



# For Lease: Turnkey Suite in Union Square's Premier Medical Building

490 Post St • San Francisco • CA

Lease Rate	Building Size	Available SF
\$2,400/month (Gross)	130 Commercial Condominiums	547 SF

Semi-private office suite available for lease on the 15th floor of 490 Post Street, co-tenanted with an established psychiatrist in a calm, discreet setting — ideal for a therapist, psychologist, or complementary wellness practitioner. The space features a private in-unit bathroom with shower and kitchenette, offering a rare combination of comfort and functionality in one of San Francisco's premier

medical and professional office buildings. Operable windows flood the space with natural light and offer sweeping views of the San Francisco skyline, creating a calm and welcoming atmosphere for both practitioner and client. Perfectly positioned in the heart of Union Square, steps from Powell Street BART, top hotels, dining, and retail.

## Notable Property Features

- Semi-private suite — shared with an established psychiatrist in a calm, discreet setting
- Ideal for therapist, psychologist, counselor, or complementary healthcare provider
- Prime Union Square location — half a block from Powell Street BART & Muni
- Medical and professional office use permitted
- Private in-unit bathroom with shower
- Small in-unit kitchenette
- Operable windows with natural light and a quiet, professional atmosphere
- Open 24/7 with building security and lobby attendant
- ADA accessible with elevator service
- On-site public and monthly parking (entrance from Mason Street)
- Across from the St. Francis Hotel; steps from top hotels, dining, and retail
- One of San Francisco's main medical/professional office buildings — 130 commercial condominiums
- Rate includes utilities, building services and property expenses

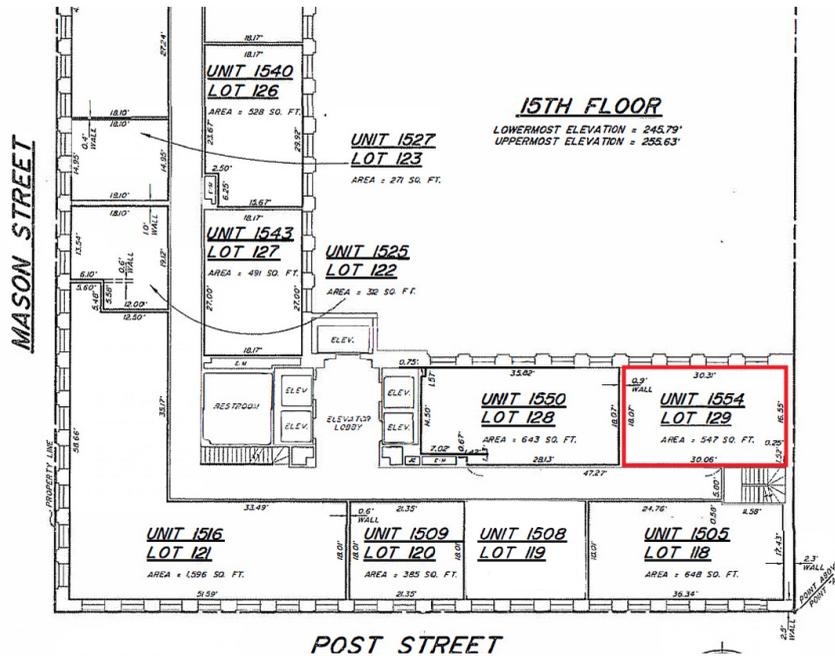


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### Notable Property Features

490 Post Street is a 16-story landmark building originally designed by renowned architect George Kelham in 1925, fully renovated in 2009, and converted to 130 commercial condominiums in 2006. The building features upgraded building systems, modernized corridors, 24-hour security, and a 4-level parking garage with valet.

### Demographics

	0.3 Mile	0.5 Mile	1 Mile
Total Households	3,998	11,005	50,346
Total Population	\$117,983	\$114,201	\$165,028
Avg. HH Income	\$117,983	\$114,201	\$165,028
Avg. House Value	\$1,196,674	\$1,344,845	\$1,375,015

Demographics data derived from AlphaMap.