



GROUND MATRIX



FOR LEASE

BOUTIQUE OFFICE SUITES

at

222

C O L U M B U S A V E N U E

San Francisco, CA 94133



Presented By:

Jerry Adamson

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CalDRE #01935945

222

222 COLUMBUS AVENUE
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San Francisco, CA 94133



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FOR LEASE | OFFICE BUILDING

Property Summary



LEASE OFFERING

Clean and move-in ready office spaces available now for flexible or long-term Tenants. This property is well-managed, clean and thoughtfully designed to deliver a comfortable workplace for our Tenants. Each office offer abundant natural light with views over Kearny or Columbus. Rent is all-inclusive, except for internet.

LOCATION DESCRIPTION

222 Columbus Avenue is perfectly situated between Jackson Square, the Financial District and North Beach. The area lends itself to some of the best restaurants, bars, coffee shops, bakeries, and shopping in San Francisco. Only a short walk from BART, enjoy an office space in a dynamic neighborhood with tons of amenities.

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| SUITE NUMBER | SIZE | RENTAL RATE |
|----------------------|---------------|---------------|
| Single Person Suites | +/- 90 RSF | \$450/month |
| Suite 414 | +/- 756 RSF | \$3,500/month |
| Mezzanine Level | +/- 1,737 RSF | \$5,200/month |

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MEZZANINE LEVEL DESCRIPTION

- Natural Light with Operable Windows on Both Sides
- Wood Floors
- One Conference Room
- New Full Kitchen
- One Private Bathroom with Shower
- Heating and Air Conditioning
- Corner Suite



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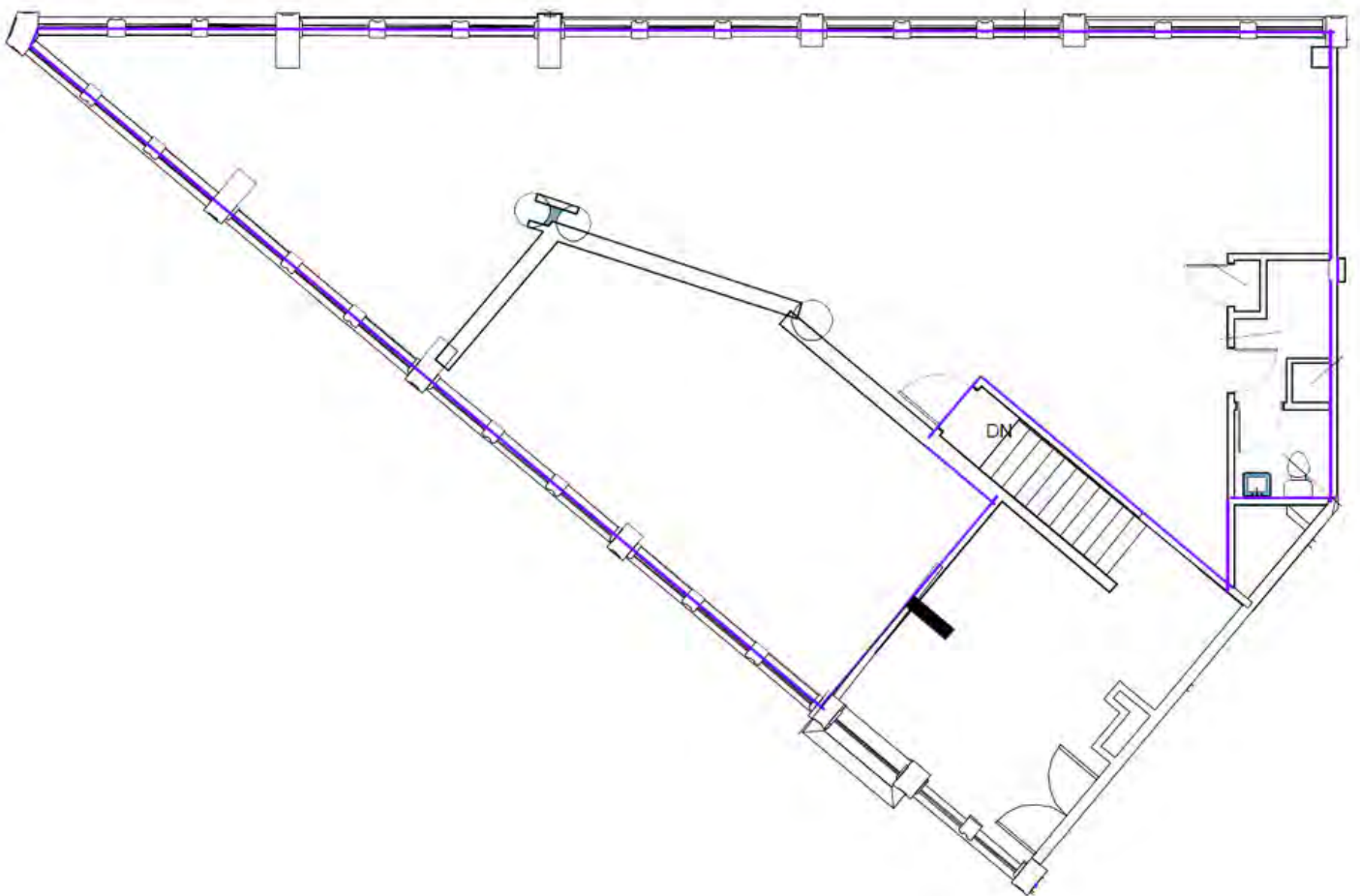
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Mezzanine Floor Plan



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SUITE 414 DESCRIPTION

- Natural Light with Operable Windows
- Wood Floors
- One Conference Room
- Open Office and Reception



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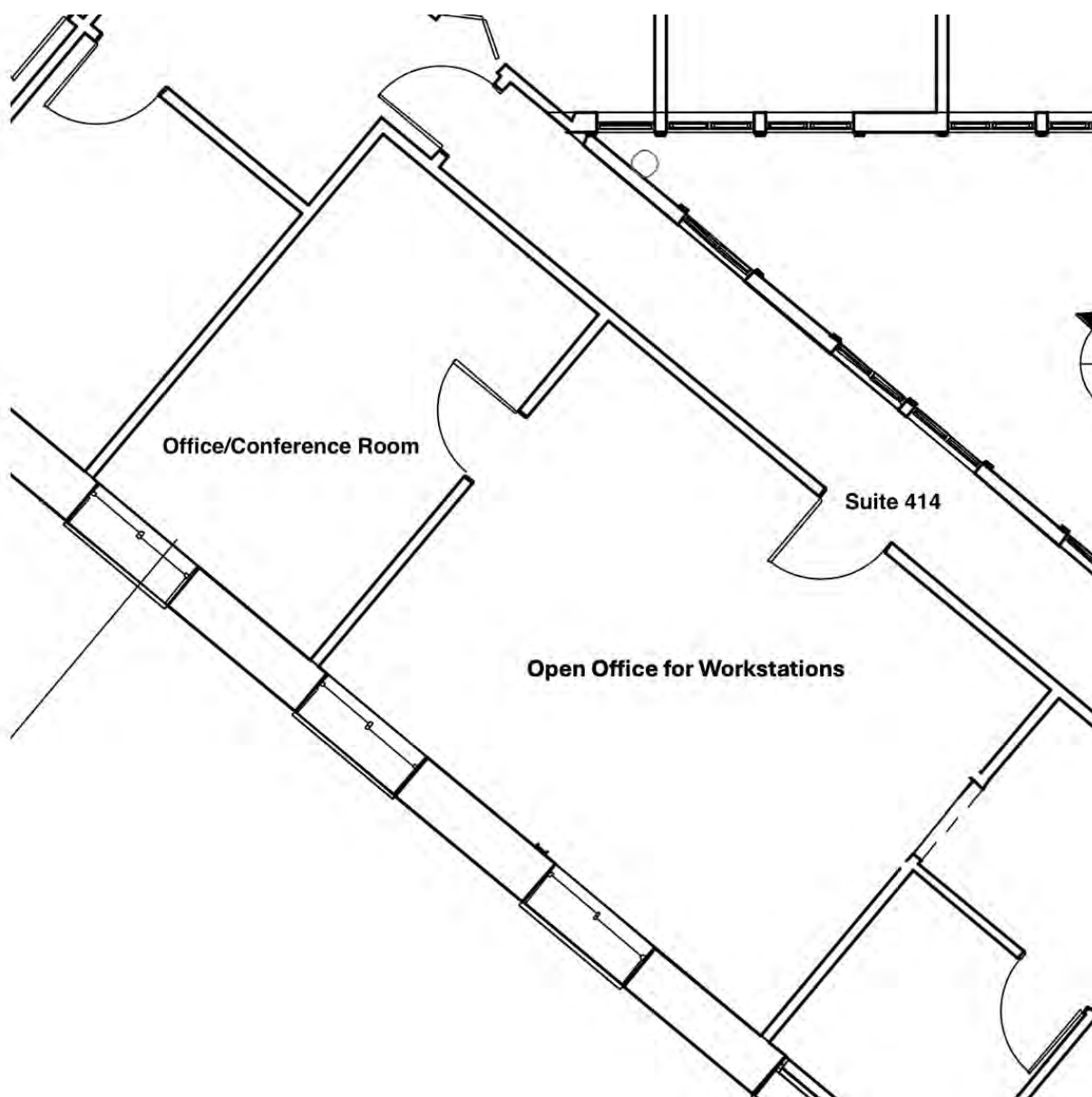
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1 Person Suites



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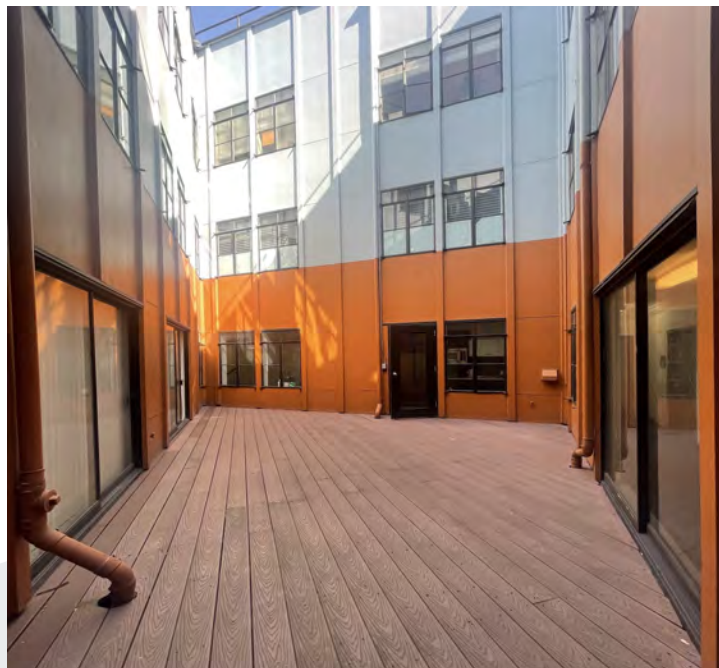
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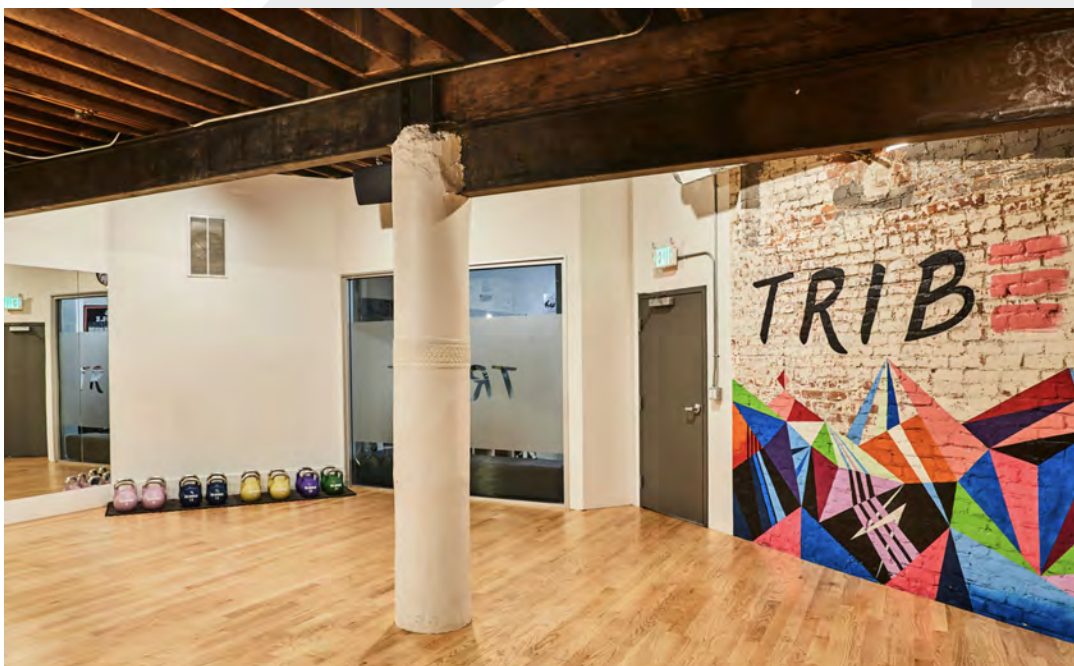
Building Amenities



222 Columbus | Common Area Break Room Amenity



222 Columbus | 2nd Floor Common Area Atrium Patio



222 Columbus | Lower Level | Tribe Fitness

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Neighborhood



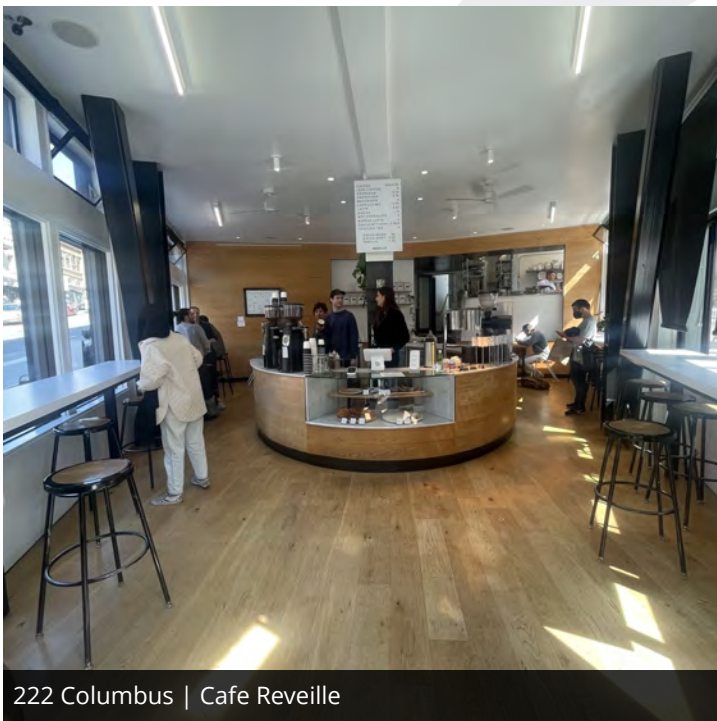
Cotogna Restaurant



Cafe Reveille



Francis Ford Coppola Building



222 Columbus | Cafe Reveille



222 Columbus | Brioche Bakery & Cafe

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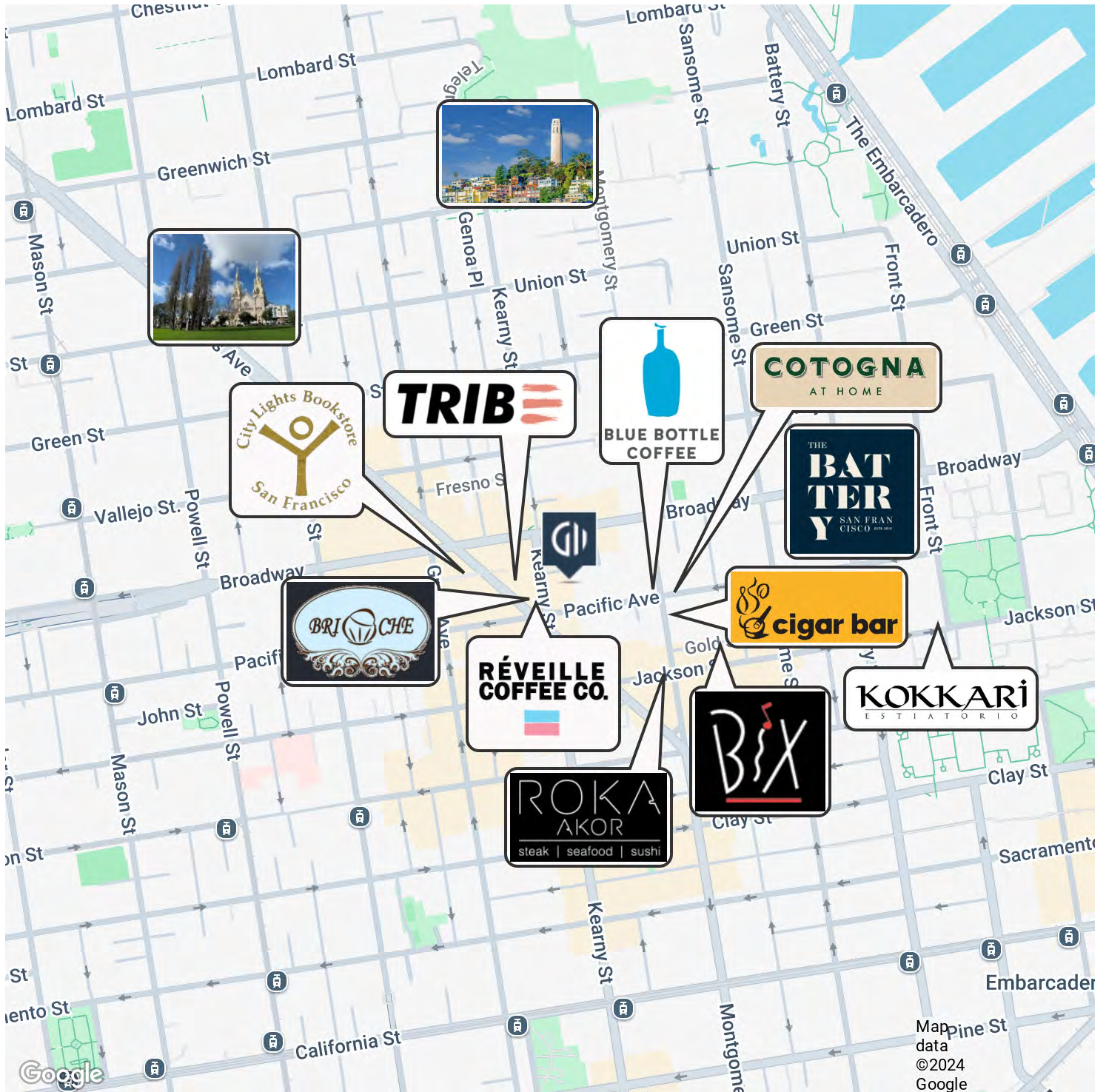
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Location Map



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