

595 Pacific Avenue for Lease

JACKSON SQUARE'S PREMIER OFFICE BUILDING

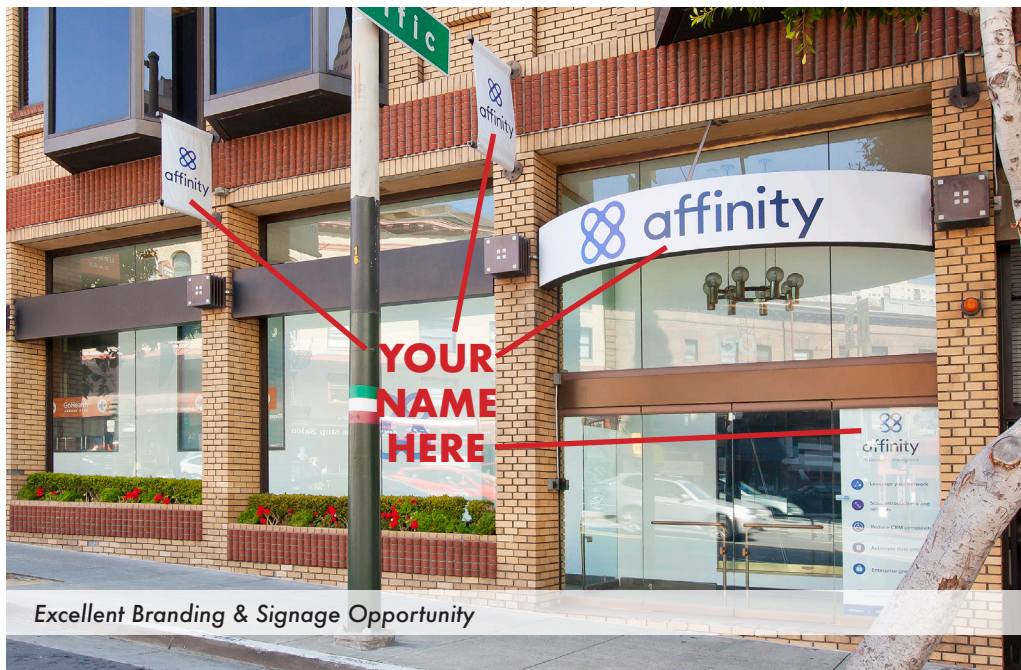
**1 Month
FREE RENT
Per Year of Term**
(Max 5 Months Free Rent)

 **COLTON**
COMMERCIAL &
PARTNERS

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PROPERTY HIGHLIGHTS:

- Great Location: Close Vicinity to Financial District, North Beach & China Town
- Large Onsite 103 Stall Secure Parking Garage
- Local Ownership & Onsite Property Management
- Great Natural Light & High Ceilings
- Full HVAC
- Built in 1985
- **Lobby and Common Area Upgrades Planned!**

For Further Information, please contact:

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Bradley L. Colton

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SUITE	RENTABLE SQUARE FEET	DATE AVAILABLE	RATE per SF/Year	TERM	COMMENTS
Garden Level - Suite 150	9,601 RSF +/-	December 1, 2019 - January 1, 2020	From \$49.00 I.G.* \$46	3 - 10 Years	One-of-a-kind building exterior signage and branding opportunity. Creative space with exposed ceilings, polished concrete floors, mostly open space and more. Excellent value opportunity!

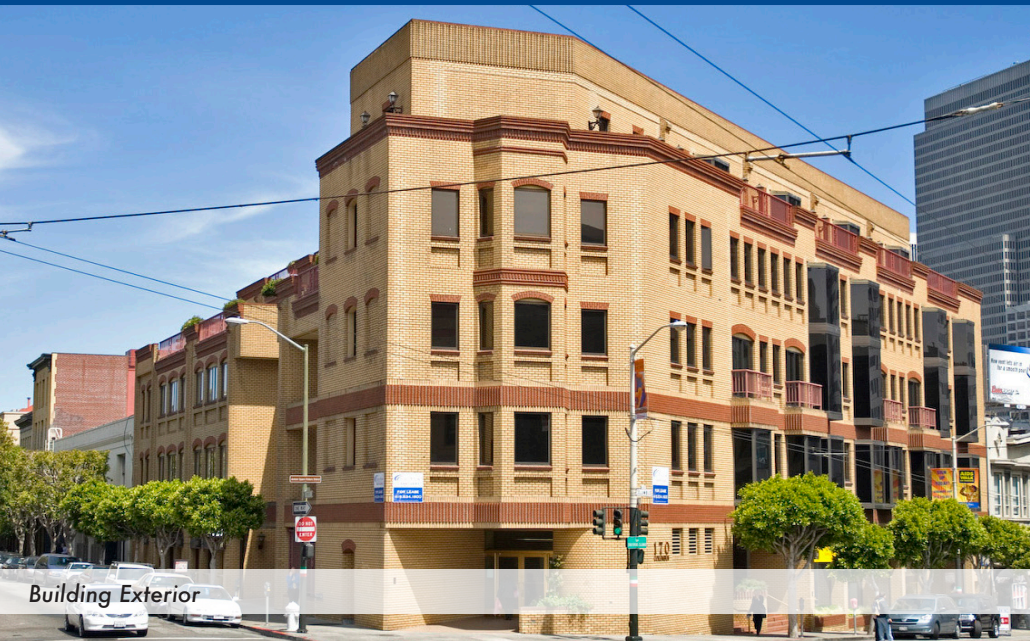
*Rate is Industrial Gross



The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

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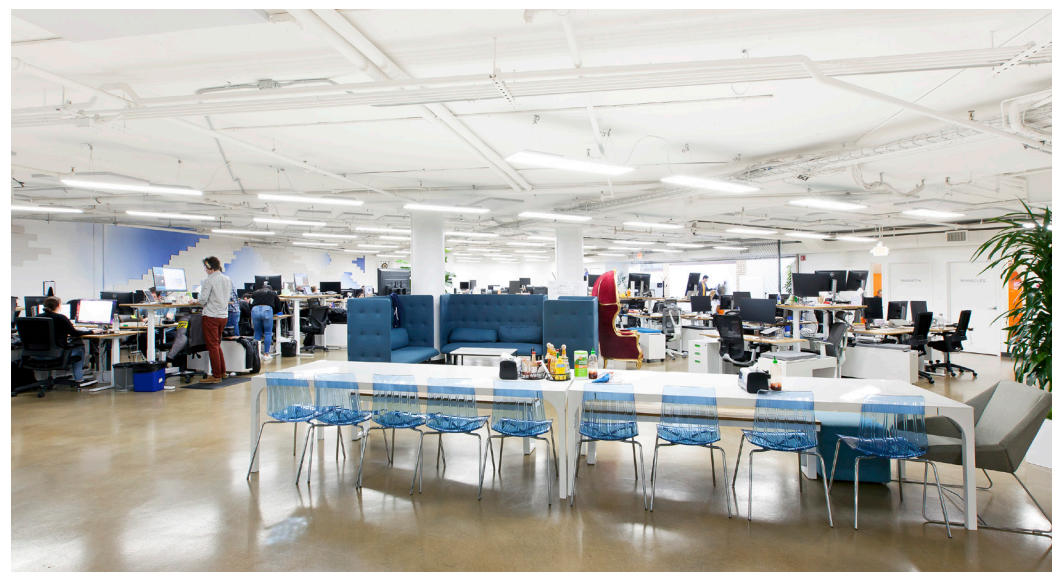
Building Exterior



Onsite Parking Garage



Large Conference Room

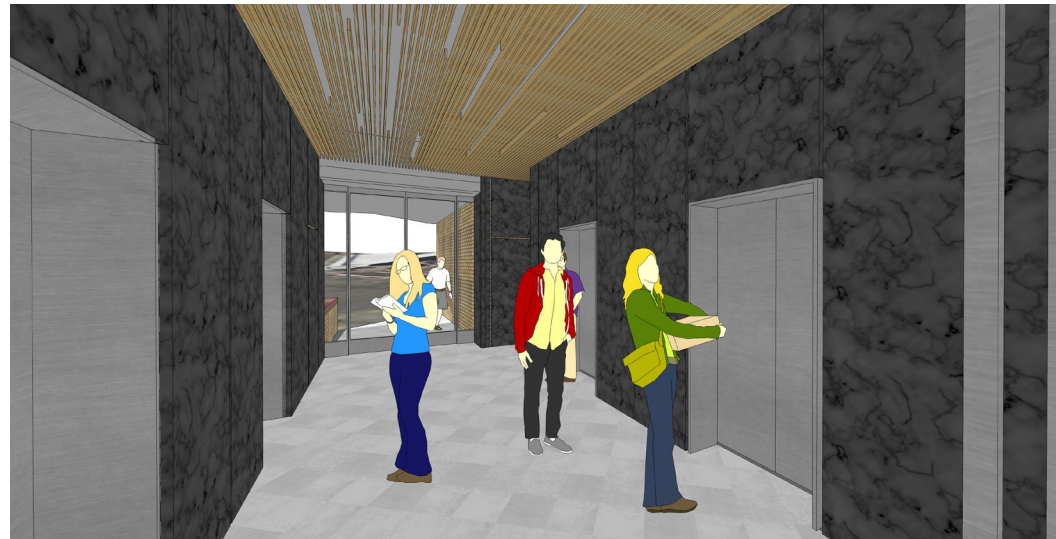
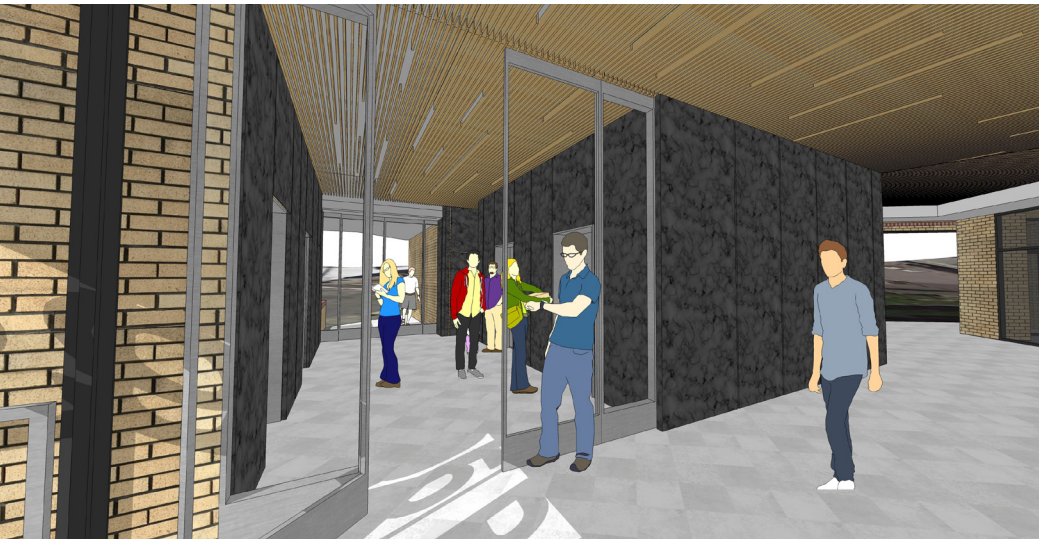


Creative Space

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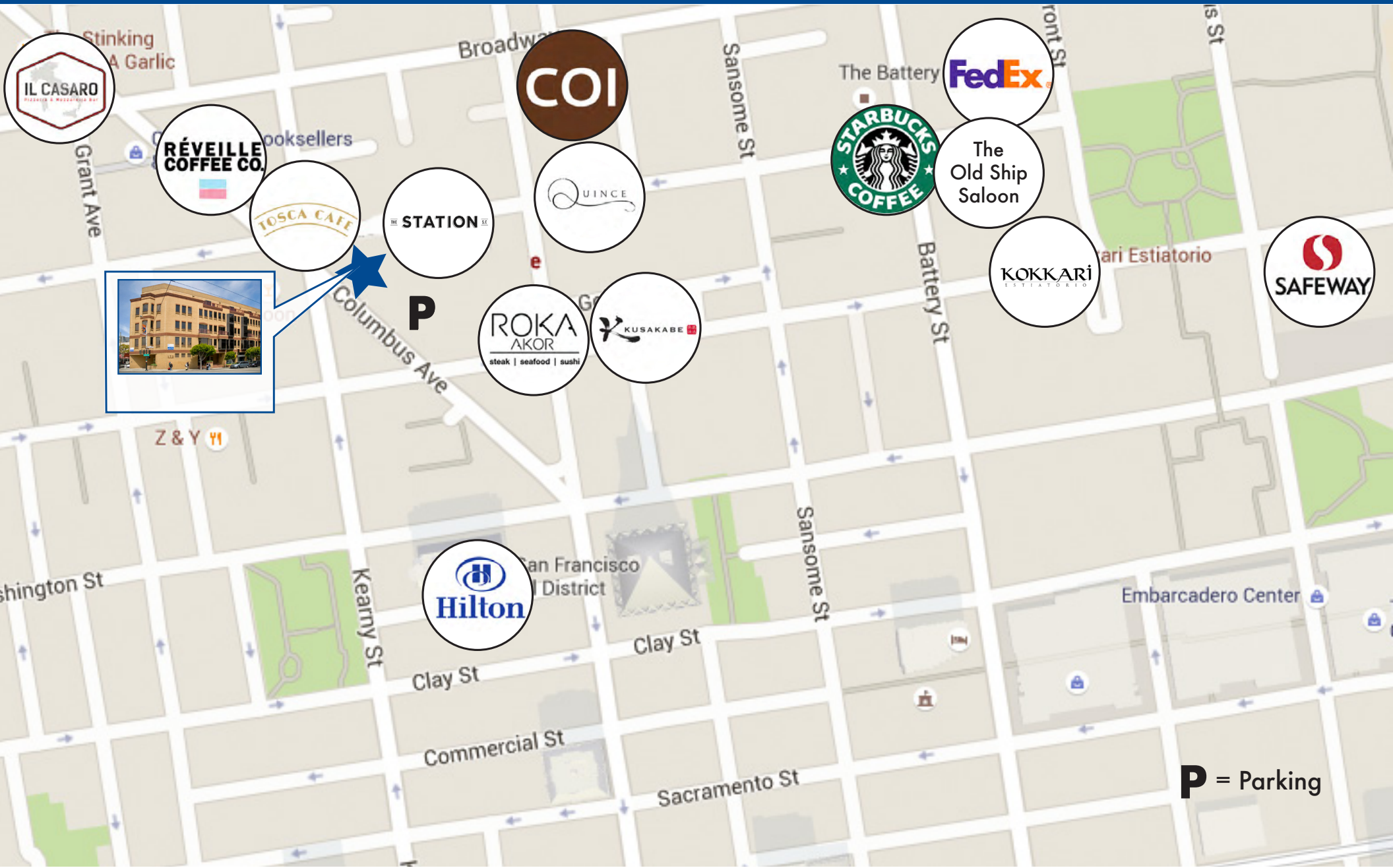
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HYPOTHETICAL PLANNED LOBBY RENOVATIONS | 595 PACIFIC AVE.



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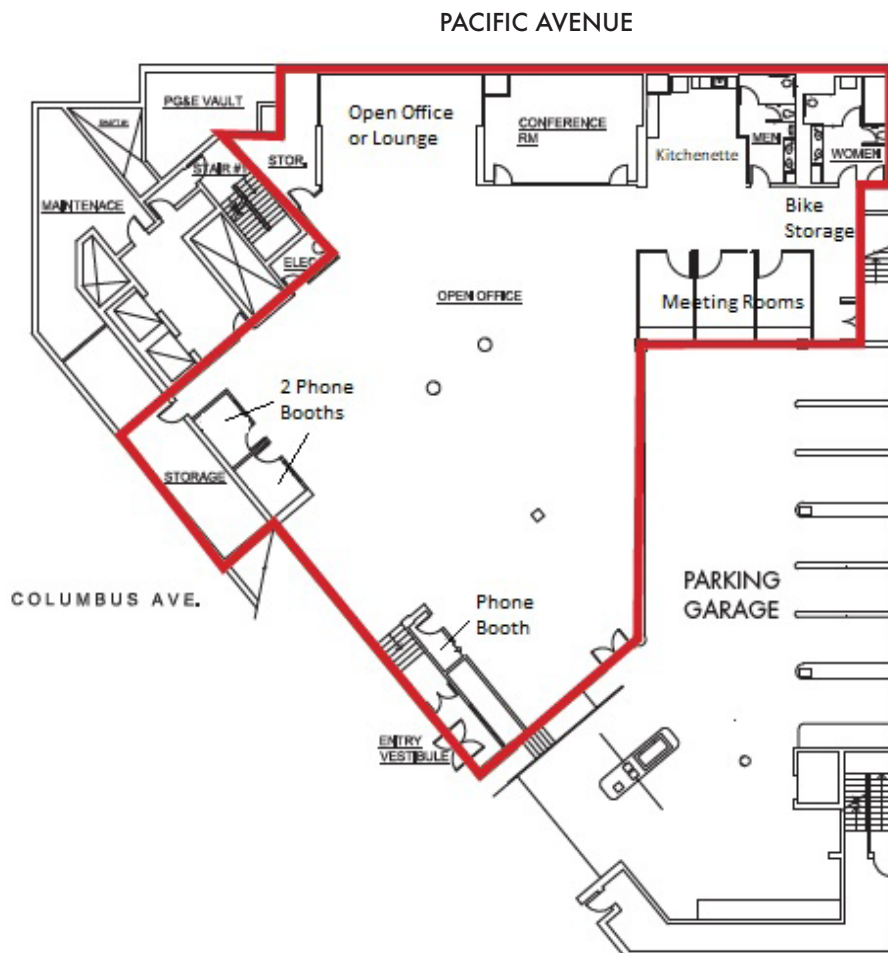
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GARDEN LEVEL FLOOR PLAN



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*For More Information,
Contact Exclusive Listing Agents*

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