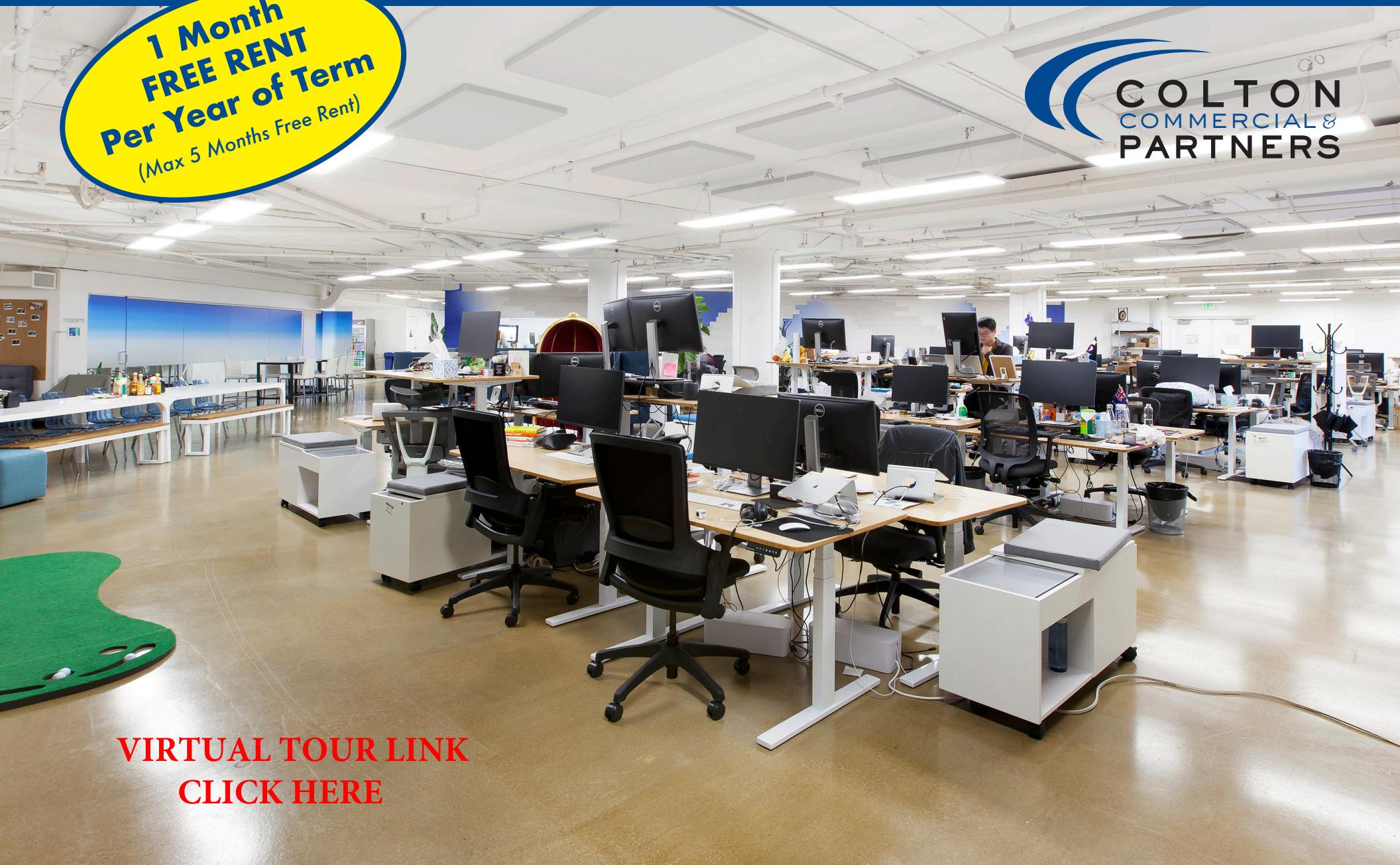


595 Pacific Avenue for Lease

JACKSON SQUARE'S PREMIER OFFICE BUILDING

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

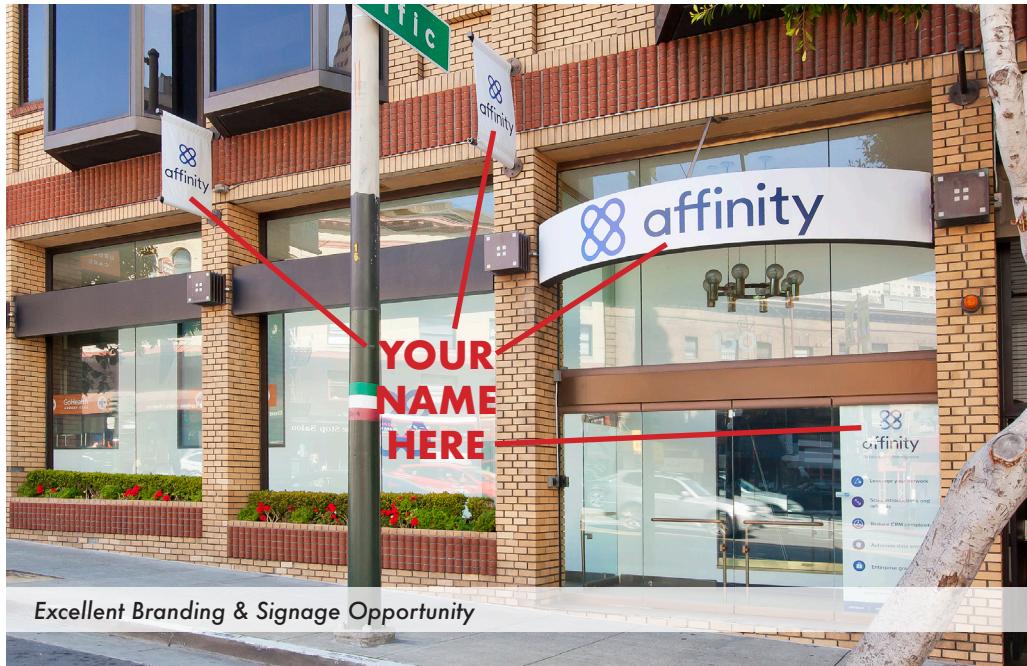


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COLTON
COMMERCIAL &
PARTNERS

595 Pacific Avenue for Lease

JACKSON SQUARE'S PREMIER OFFICE BUILDING



Excellent Branding & Signage Opportunity

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:

Jay D. Shaffer

(415) 834-1600 ext. 203

jshaffer@coltoncommercialsf.com

License #: 01444640

Bradley L. Colton

(415) 834-1600

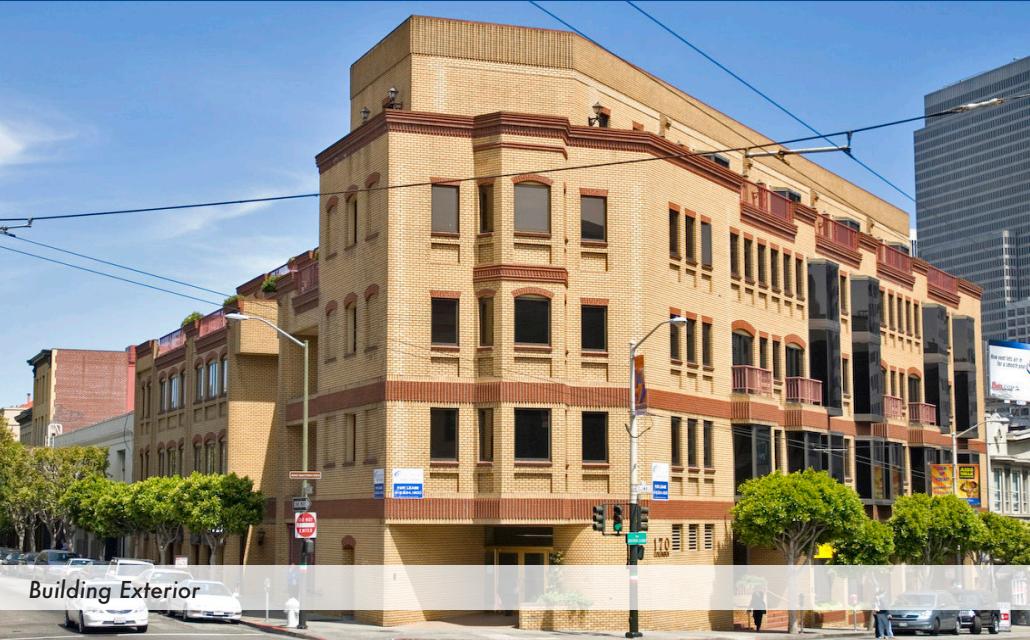
bcolton@coltoncommercialsf.com

License #: 00805116

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 <small>*Rate is Industrial Gross</small>	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!

595 Pacific Avenue for Lease

JACKSON SQUARE'S PREMIER OFFICE BUILDING



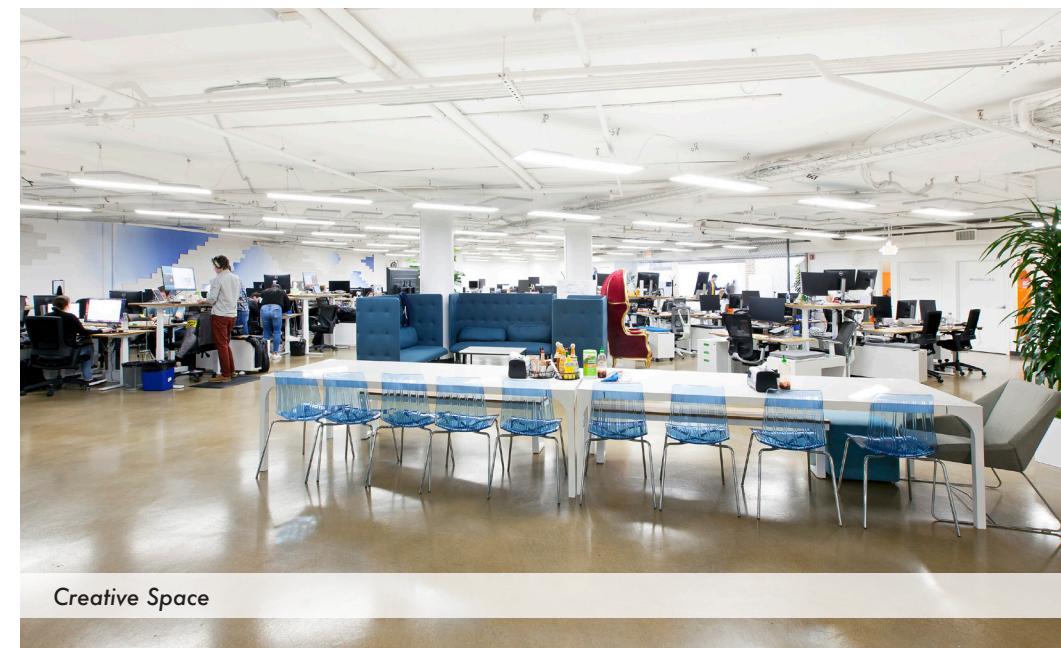
Building Exterior



Onsite Parking Garage



Large Conference Room

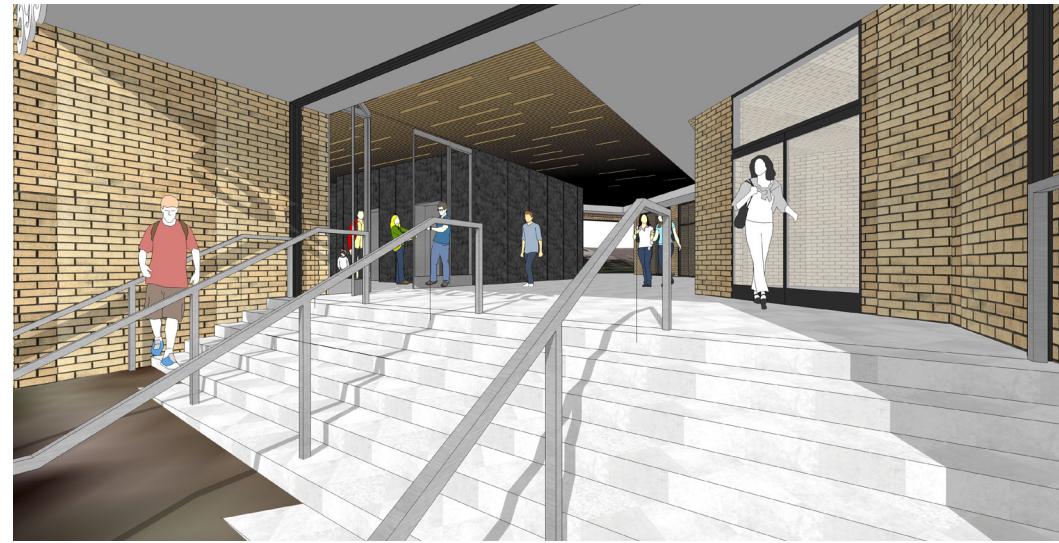


Creative Space

595 Pacific Avenue for Lease

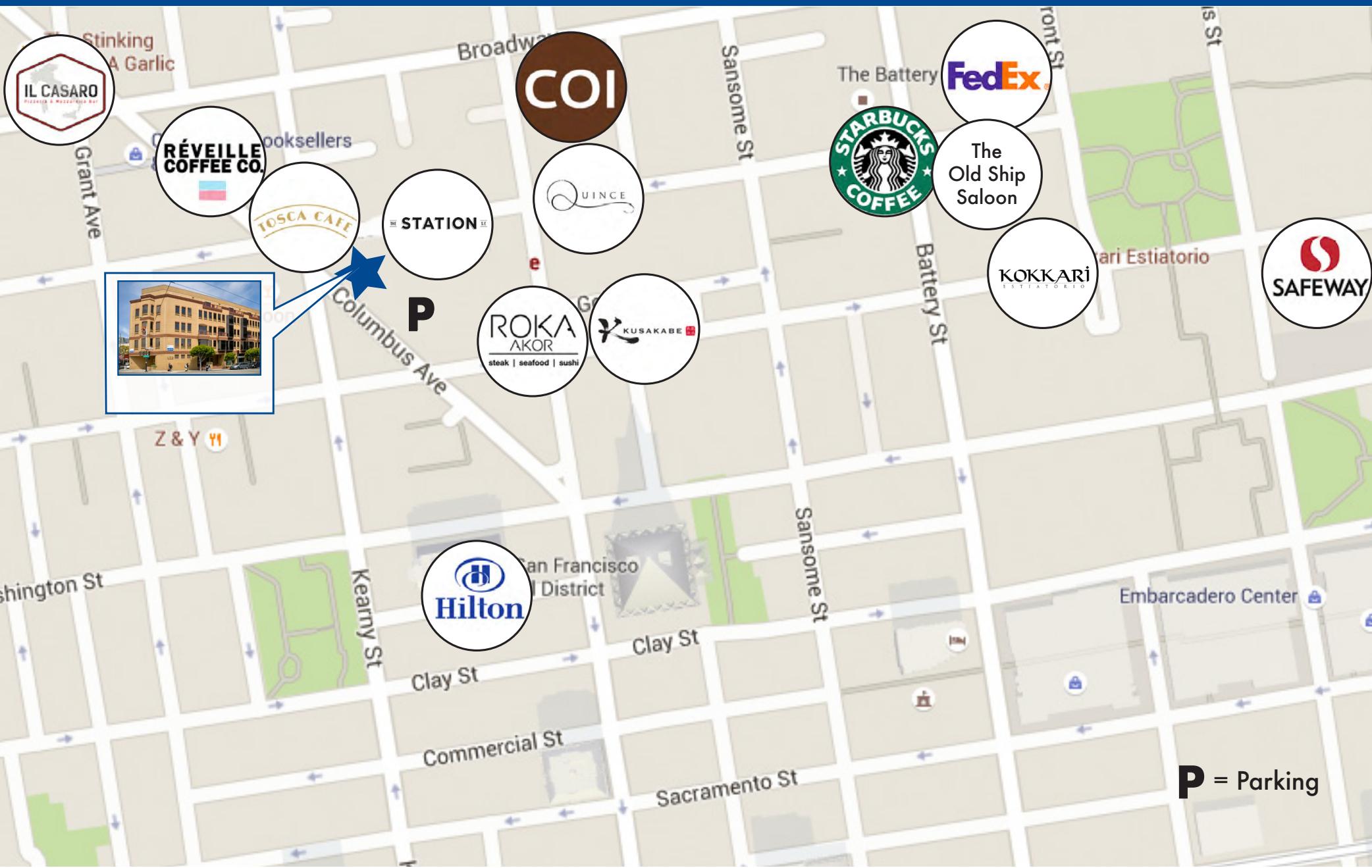
JACKSON SQUARE'S PREMIER OFFICE BUILDING

HYPOTHETICAL PLANNED LOBBY RENOVATIONS | 595 PACIFIC AVE.



595 Pacific Avenue for Lease

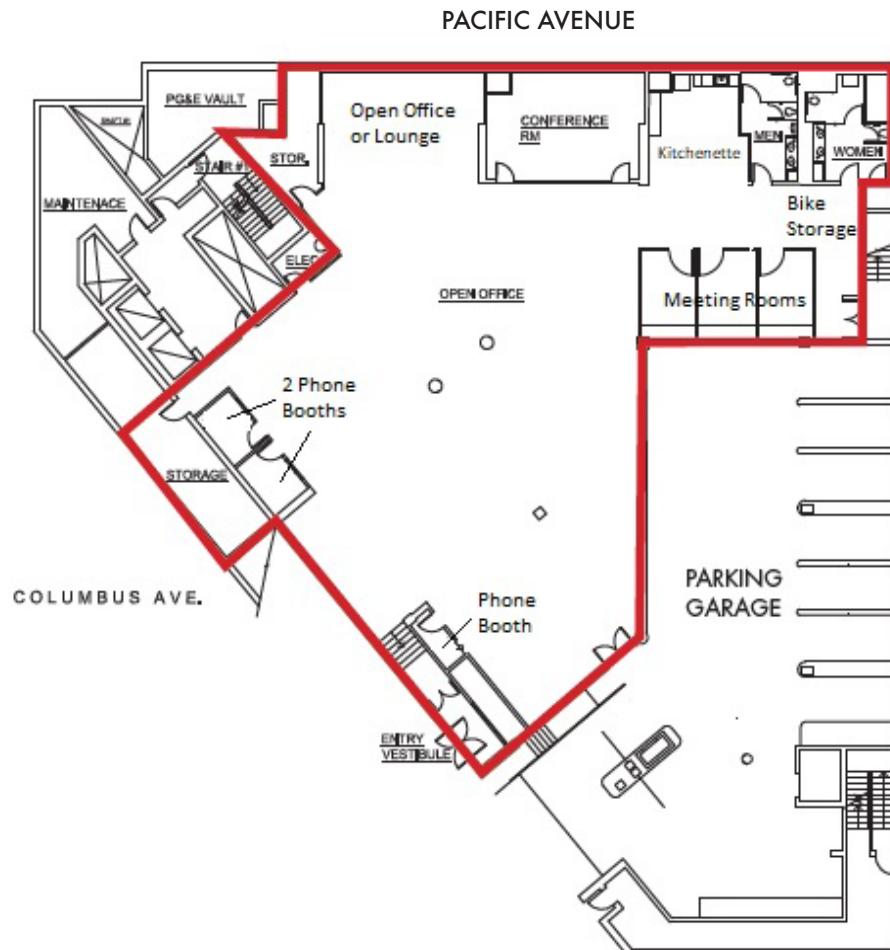
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595 Pacific Avenue for Lease

JACKSON SQUARE'S PREMIER OFFICE BUILDING

GARDEN LEVEL FLOOR PLAN



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For More Information,
Contact Exclusive Listing Agents

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