

# 2480

## Mission Street

San Francisco, CA 94110

LOS PORTALES MEDICAL & DENTAL CENTER

LA VISTA EYE CLINIC

LOS PORTALES

# For Lease

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TCN  
WORLDWIDE  
REAL ESTATE SERVICES

Professional  
Startup  
Medical  
Dental  
Therapy  
Offices



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# BUILDING SUMMARY

<b>ADDRESS:</b>	2480 Mission Street
<b>LEASE RATE:</b>	\$2.60 - \$3.85/SF/Month
<b>AVAILABLE SF:</b>	± 16,550 SF
<b>RANGE SF:</b>	445 - 2,548 SF
<b>NNN EXPENSES:</b>	\$1.40/SF/MO
<b>TERM:</b>	Negotiable
<b>PROPERTY:</b>	Multi-Tenant
<b>TYPE:</b>	Office
<b>AMENITIES:</b>	Rooftop deck, Elevators, Tenant parking



## Prime Mission Street Location

Central and premier office space destination



## Easy Transit Access

Steps from BART and MUNI for Bay Area-wide connectivity.



## On-Site Parking Garage

Secure parking with convenient access via San Carlos Street for tenants.



## Flexible Suite Configurations

Options available for solo practitioners or larger group practices - including startups



## Health care Tenancy

Home to a diverse network of medical professionals.



## Local Amenities

Food joints and shops. Rich cultural scenes. Multiple banks and financial services.



# 2480 Mission Street

## LOS PORTALES CENTER

Nestled in San Francisco's lively Mission District. Discover one of the neighborhood's premier destinations for professional office spaces. This well-maintained office building offers a range of suites from 445 SF to 2,548 SF, with the possibility to merge units to fit your growing business needs.

Enjoy a professional and welcoming environment ideal for startups, professional services, medical and dental practices, beauty and wellness providers, and various therapy practices. Single occupants and group tenants are both welcome.

## Highlights

- Flexible lease terms at competitive rates
- Secure on-site parking garage with convenient tenant access
- Easy access to public transportation
- Surrounded by top local amenities, including Grand Coffee, Lolinda, and Foreign Cinema
- Building management and attendant on site
- Open Monday through Saturday

Grow your business in a space that combines comfort, convenience, and professionalism—perfectly positioned in one of the city's most vibrant neighborhoods.

Sample photos showcase a selection of existing, beautifully designed units.

# FIRST FLOOR

## Spaces and Floorplan

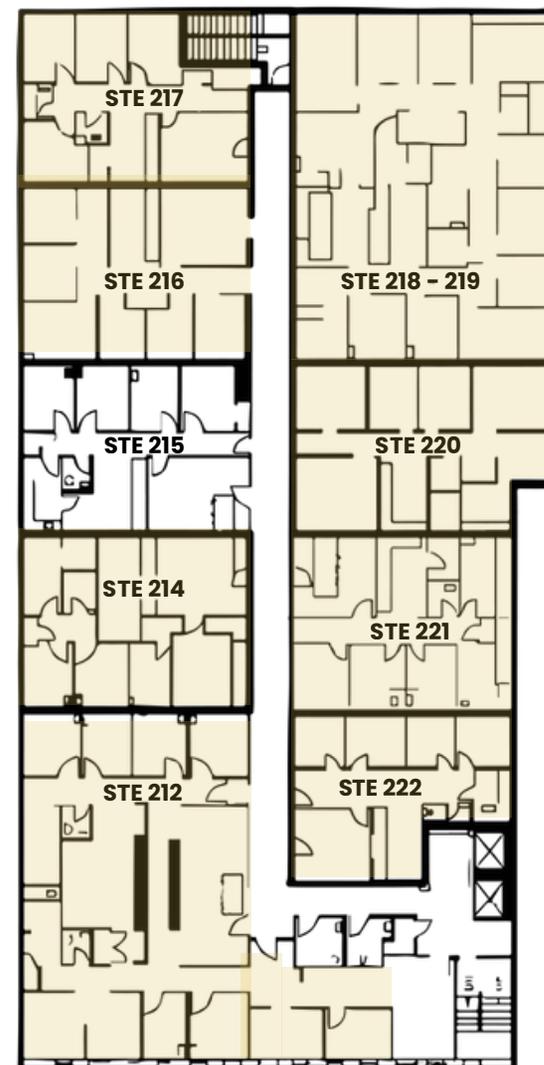
Suite #	Rentable Size/ SF	Space Use
103	± 2,260	Office - Open to the street and to lobby
104	± 975	Office
106	± 992	Plumbed Dental 2 ops
107(A)	± 727	Office
107(B)	± 445	Office



# SECOND FLOOR

## Spaces and Floorplan

Suite #	Rentable Size/ SF	Space Use
212	± 2,854	Office
214	± 1,109	Plumbed Dental 2 ops
216	± 1,129	Office
217	± 1,009	Office
218-219	± 2,548	Plumbed Dental 4 ops
220	± 1,176	Office
221	± 1,047	Office
222	± 926	Office



# LOBBY





# SAMPLE OFFICES



# MORE IMAGES

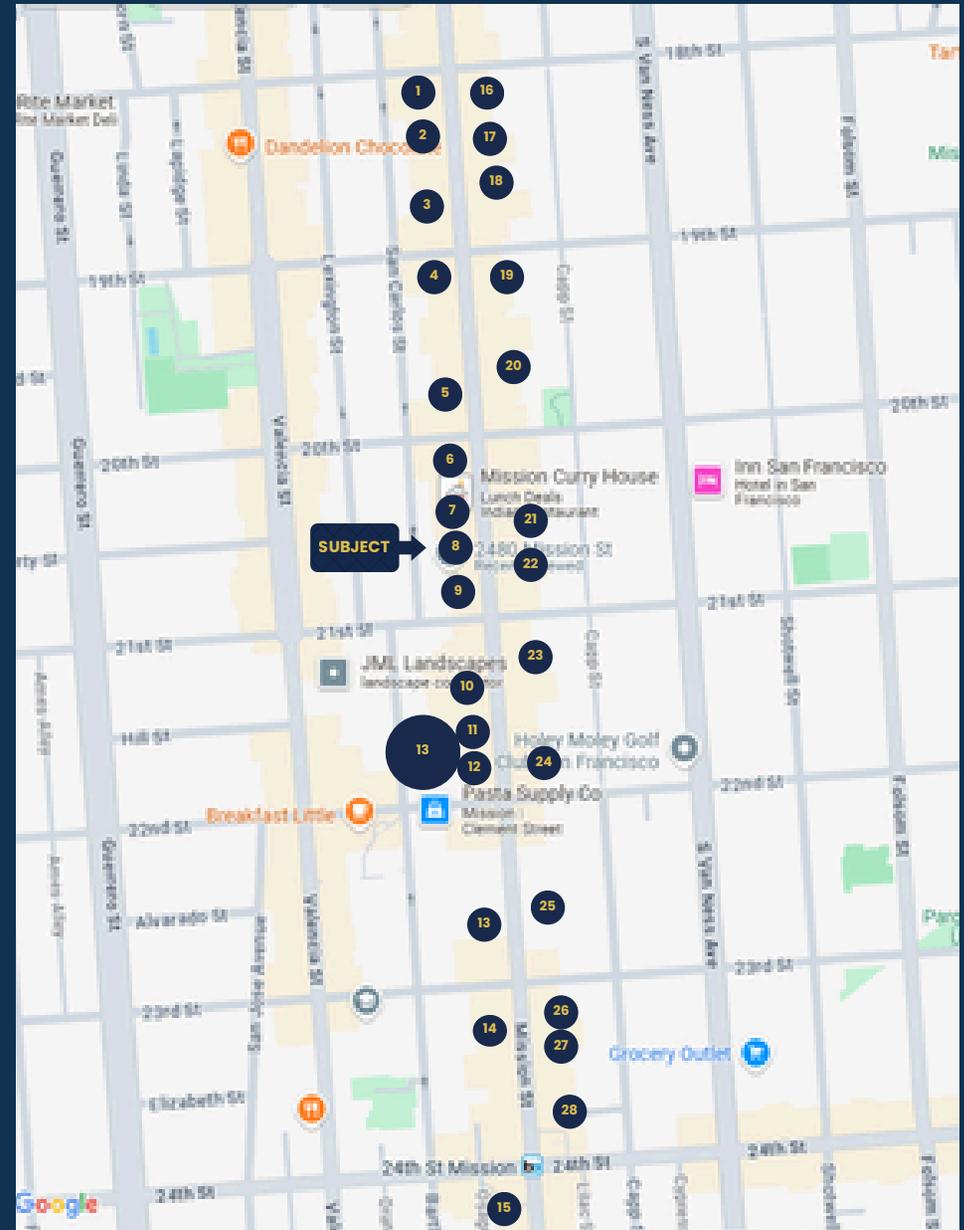


# MORE IMAGES



# LOCAL AMENITIES

1. Duc Loi Supermarket
2. Hafa Adai Restaurant
3. Mission Oyster Bar
4. Las Tinajas Restaurant
5. El Dorado Restaurant
6. Milagros Medical
7. Mission Medical
- 8. Los Portolas Building**
9. Mission Optometry
10. Lolinda Restaurant
11. Foreign Cinema
12. Alamo Drafthouse Cinema
13. Grand Coffee Too
14. City Mental Health
15. Bank of the West
16. Mio Preschool Too
17. Gracia's Madre Restaurant
18. Lupalandia Brewery
19. Plaza Adalante
20. Cha Cha Cha
21. Cafe La Taza
22. Old Mission Barbershop
23. The Smile Center
24. Wells Fargo Bank
25. Grand Theater
26. Bank of America
27. La Corneta Taqueria
28. Taqueria El Farolito



# AGENT



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Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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