



Medical/Office Building For Lease (Sub-Lease/Direct)

1400 Van Ness Avenue

SAN FRANCISCO, CA 94109

Prime corner building with great signage & 50+/- parking spaces available.

Get in touch

David Bell
Junior Vice President
415.307.8056
david.bell@compass.com
CalDRE #01862467

Gary Barboro
Senior Vice President
415.867.6512
gary.barboro@compass.com
CalDRE #01125826

COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	Negotiable
Sub-Lease Term Expiration:	11/30/27
Total RSF:	13,994 SF
Year Built:	1913
Year Renovated:	2007
Zoning:	RC4

Property Overview

Prime Van Ness boutique retail/medical/office building for sub-lease.

Highlights

- 2 blocks from CPMC Sutter Health Van Ness Campus.
- Exceptional quality of improvements.
- Single/multi-tenant identity.
- Large gallery reception area.
- 6 car parking plus storage on site, plus up to 56 car parking next door.
- Turnkey - furniture included.
- Great public transit access.

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Available Spaces

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,282 - 13,994 SF	Lease Rate:	Negotiable

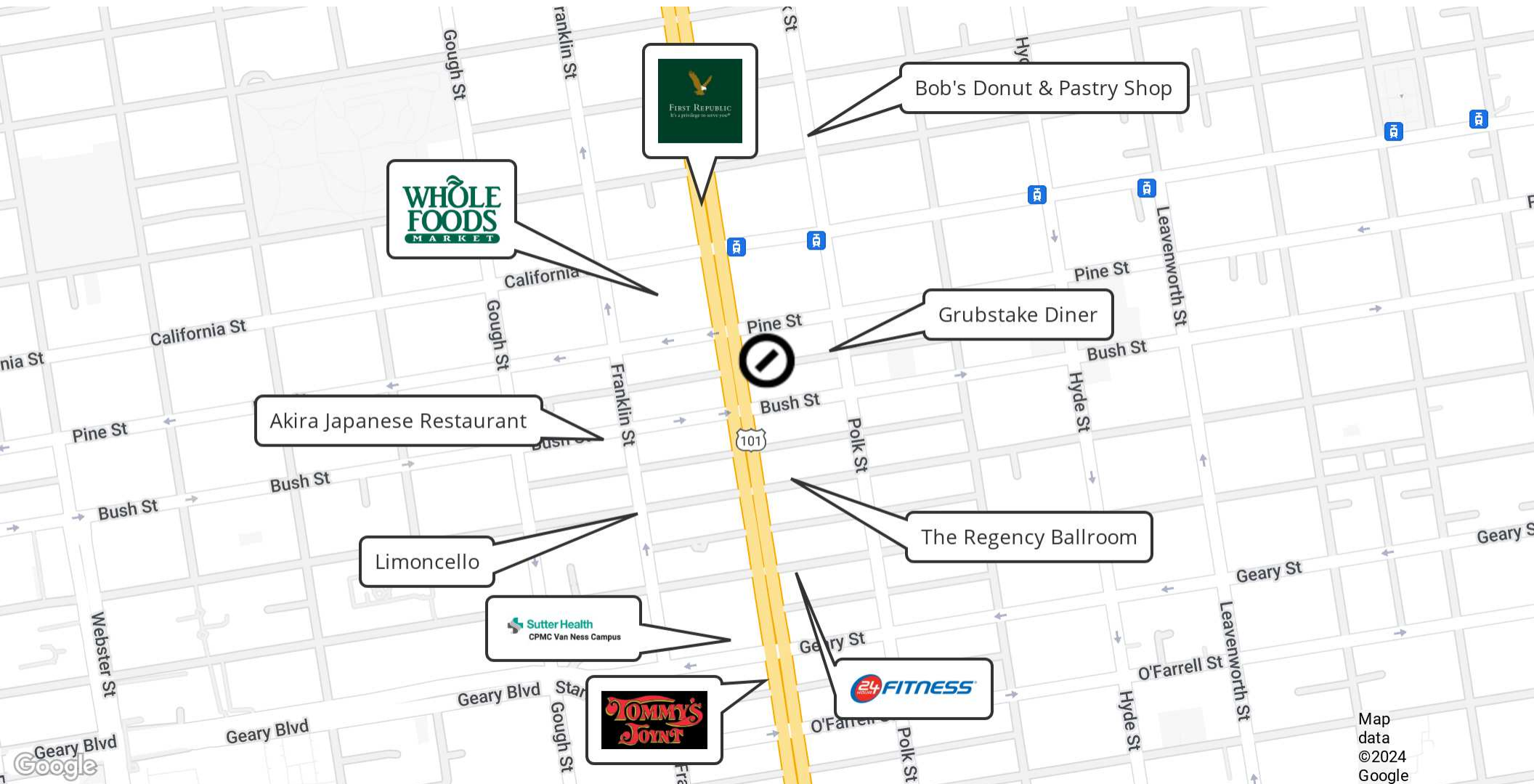
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Ground Floor Retail	Available	1,282 SF	Full Service	Negotiable	Formerly a Peets Coffee store.
Ground/Mezz/2nd Floor Medical/Office	Available	4,160 SF	Full Service	Negotiable	15 private offices, open area, 2 restrooms, break room.
3rd Floor Medical/Office	Available	4,276 SF	Full Service	Negotiable	19 private offices, open area, 2 restrooms, break room.
4th Floor Medical/Office	Available	4,276 SF	Full Service	Negotiable	18 private offices, open area, 2 restrooms, break room.

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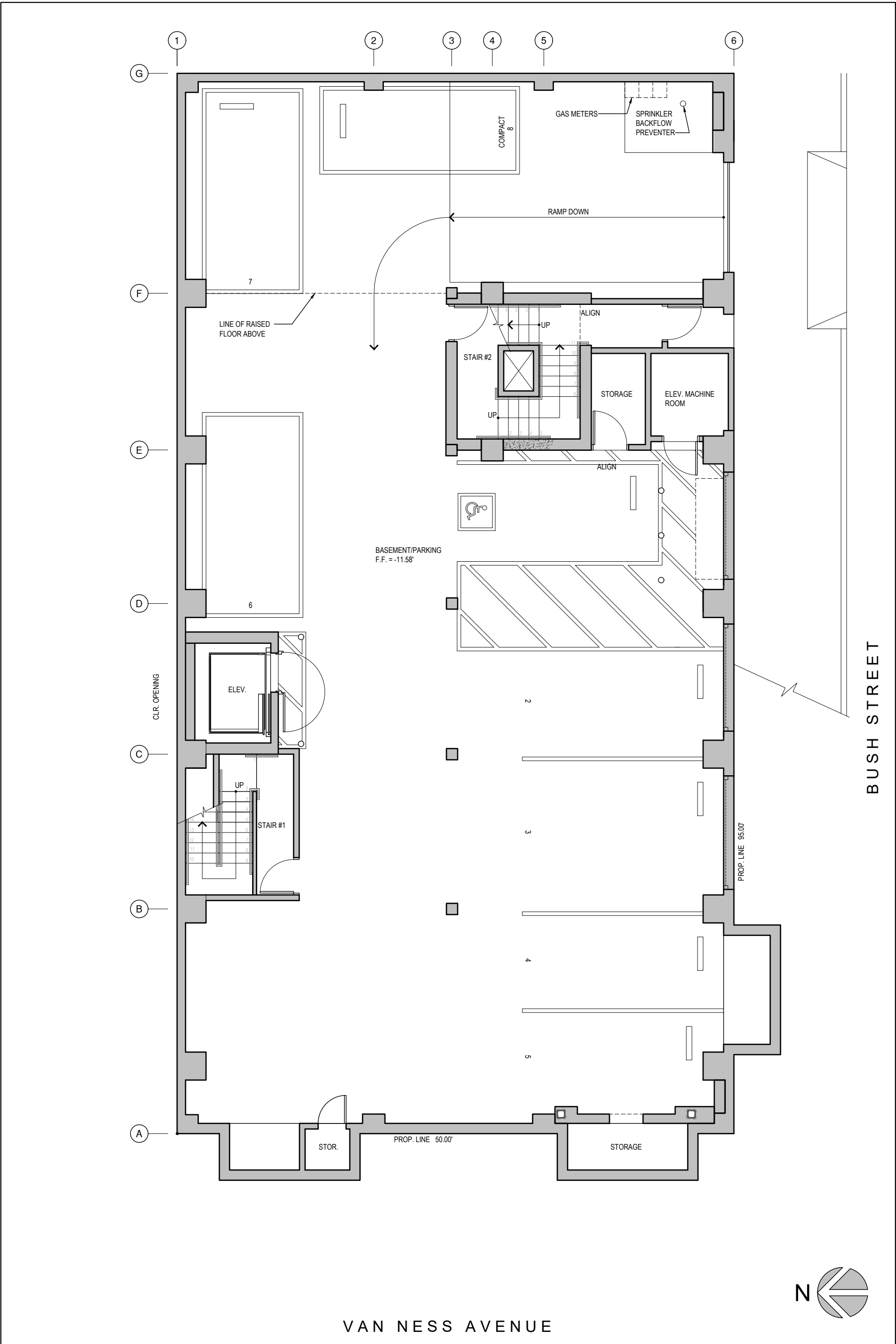
Location Map




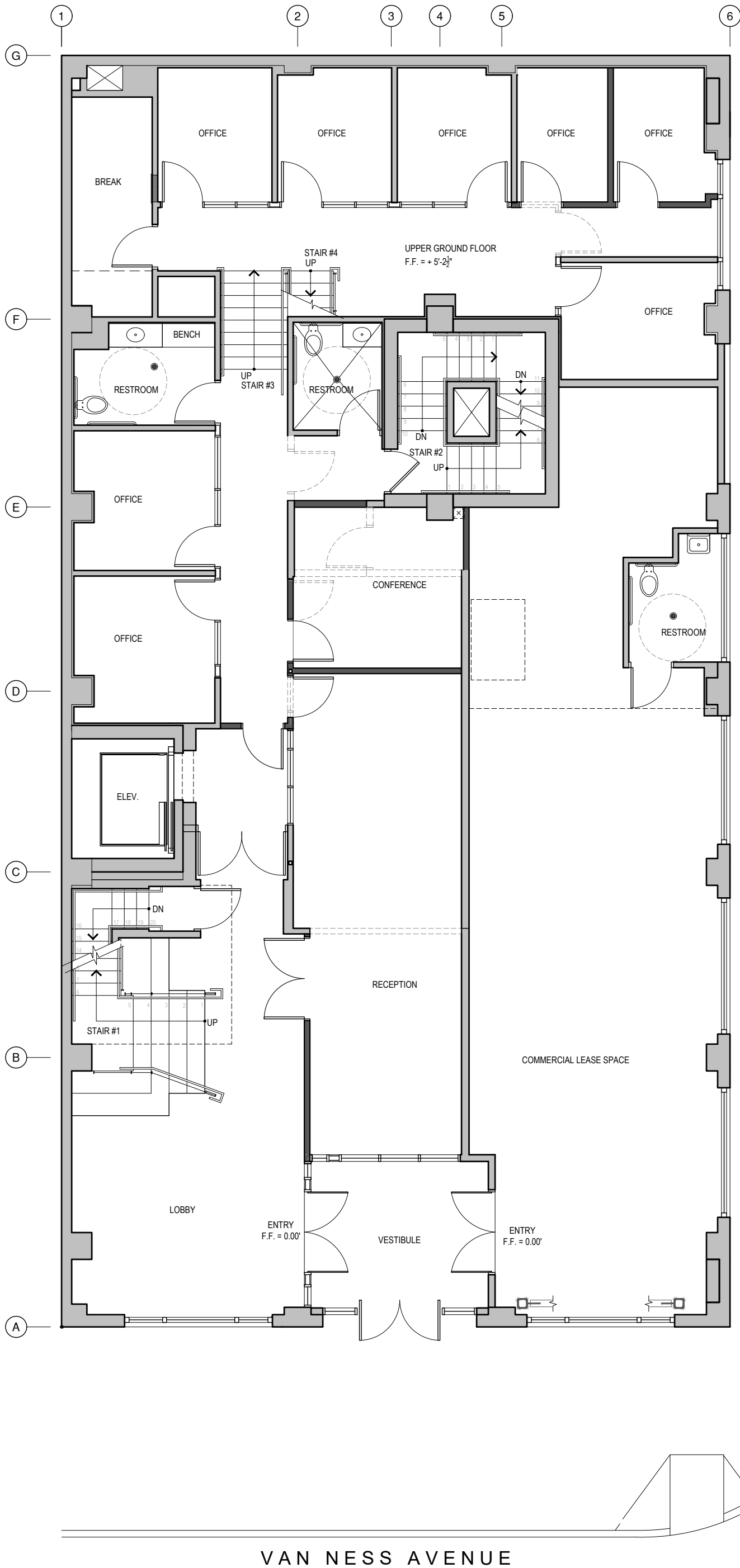
Map
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<div><p>Michael Zucker & Associates 155 Montgomery St Suite 201 San Francisco CA 94104 T 415.957.0909 F 415.957.0638</p></div>	<div>PROJECT LOCATION</div> <div>1400 Van Ness Avenue San Francisco, CA 94109</div>	<div>DRAWING TITLE</div> <div>Basement Floor Plan</div>	<div>SCALE</div> <div>1/8"=1'-0" (WHEN PRINTED FULL SIZE ON 11X17 PAPER)</div>	<div>DATE</div> <div>07/11/24</div> <div>SHEET NO.</div> <div>P0</div>
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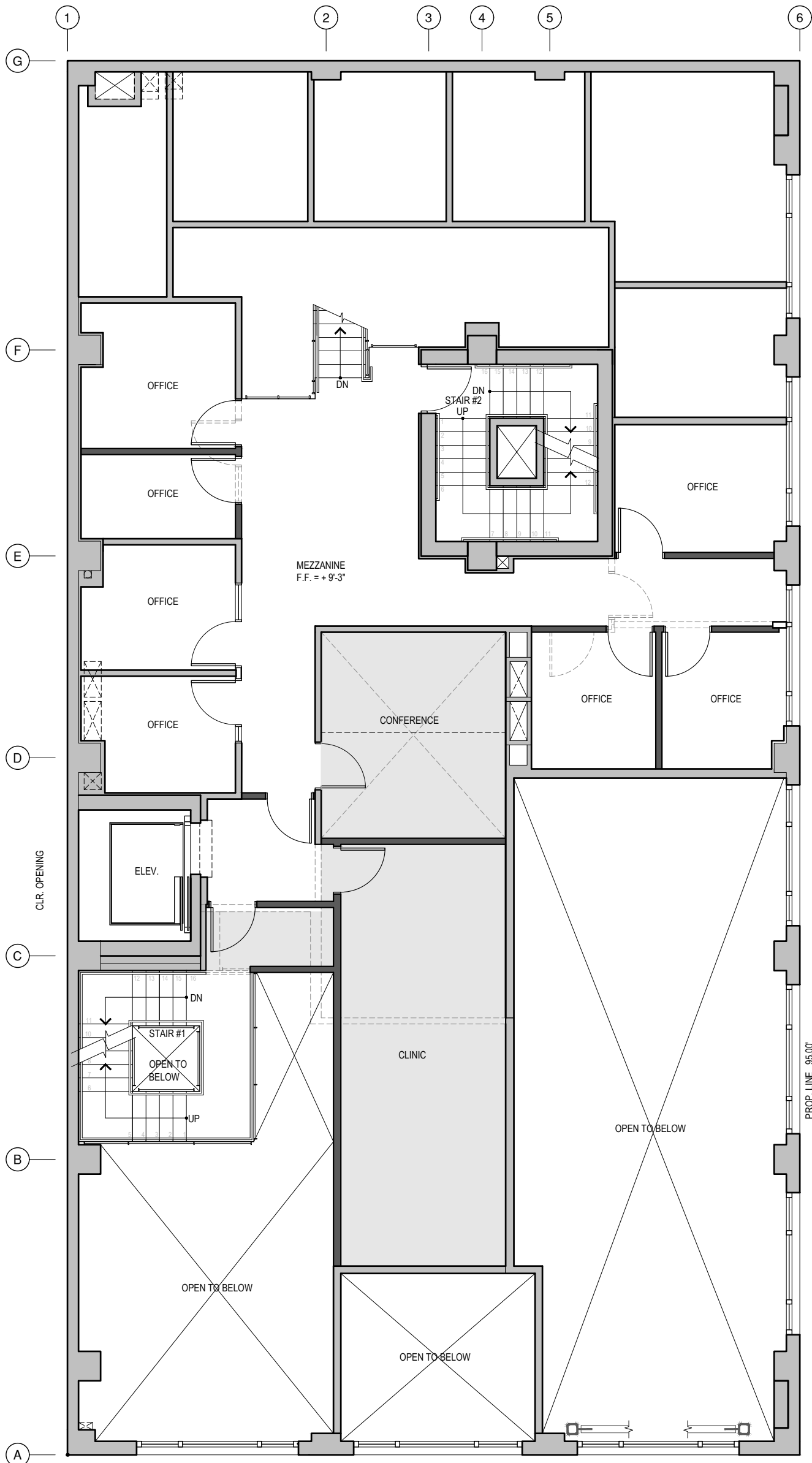
**Michael Zucker
& Associates**
155 Montgomery St
Suite 201
San Francisco CA 94104
T 415.957.0909
F 415.957.0638

PROJECT LOCATION
**1400 Van Ness Avenue
San Francisco, CA 94109**

DRAWING TITLE
First Floor Plan

SCALE
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P1



VAN NESS AVENUE



**Michael Zucker
& Associates**
155 Montgomery St
Suite 201
San Francisco CA 94104
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F 415.957.0638

PROJECT LOCATION

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DRAWING TITLE

Second Floor Plan

SCALE

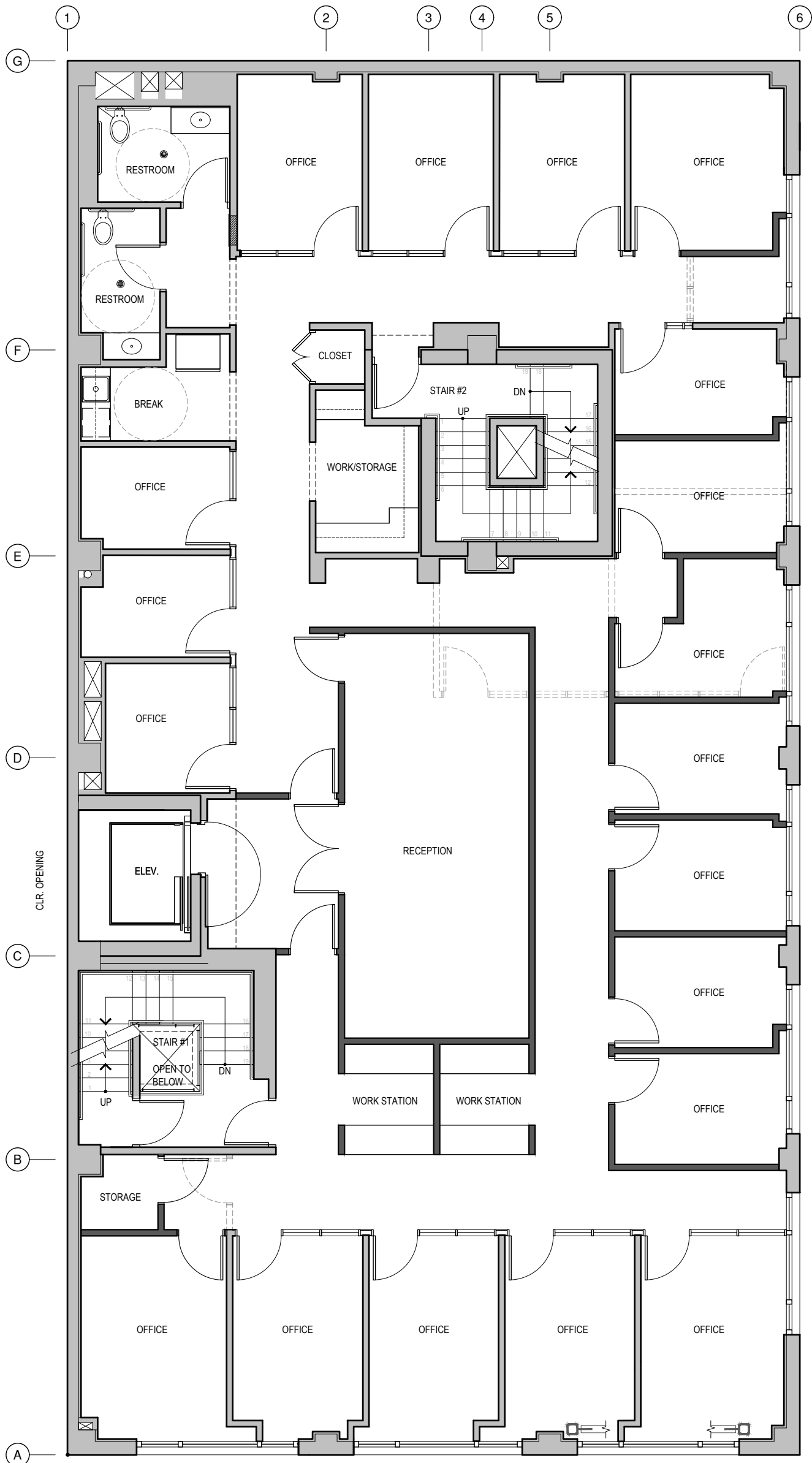
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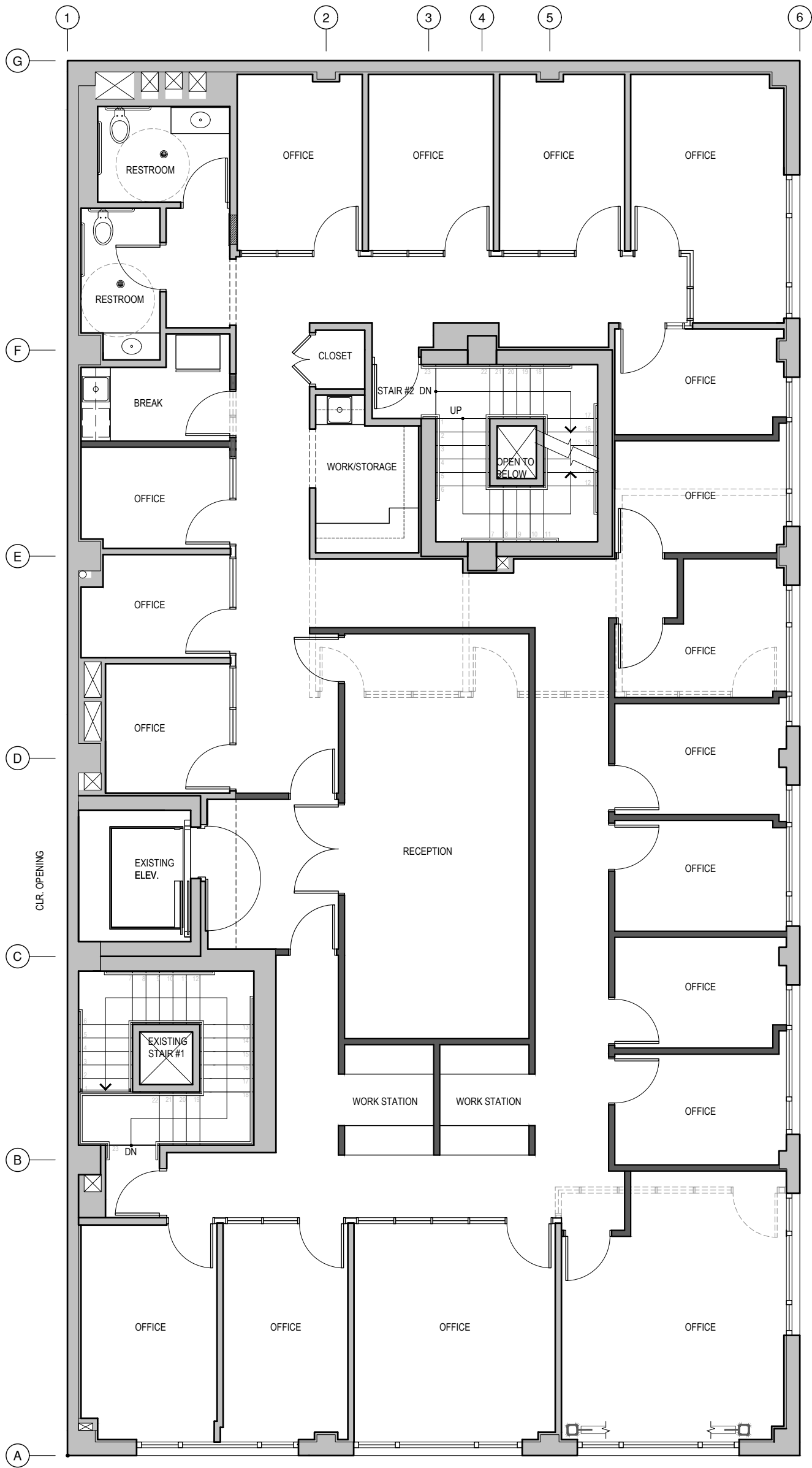
**Michael Zucker
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155 Montgomery St
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San Francisco CA 94104
T 415.957.0909
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PROJECT LOCATION
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DRAWING TITLE
Third Floor Plan

SCALE
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P3



BUSH STREET

VAN NESS AVENUE



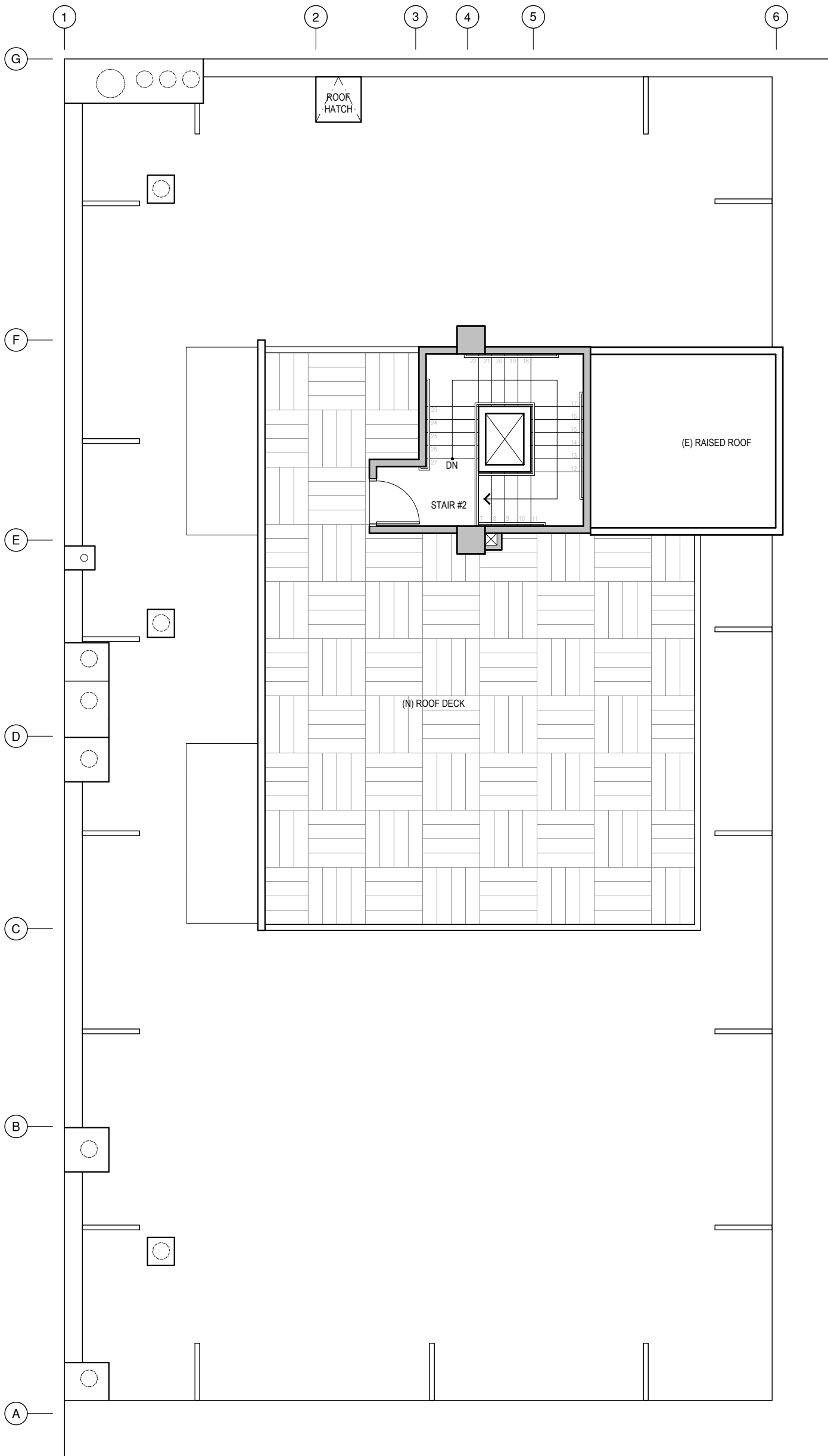
**Michael Zucker
& Associates**
155 Montgomery St
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San Francisco CA 94104
T 415.957.0909
F 415.957.0638

PROJECT LOCATION
**1400 Van Ness Avenue
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DRAWING TITLE
Fourth Floor Plan

SCALE
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P4



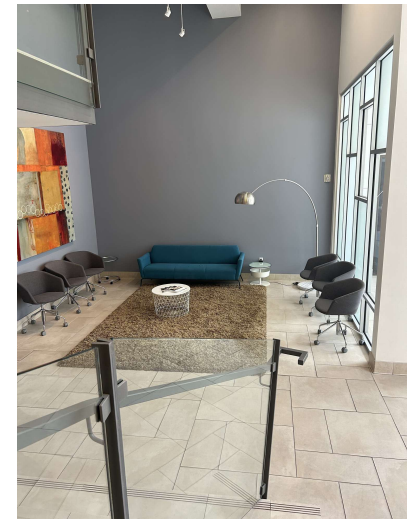
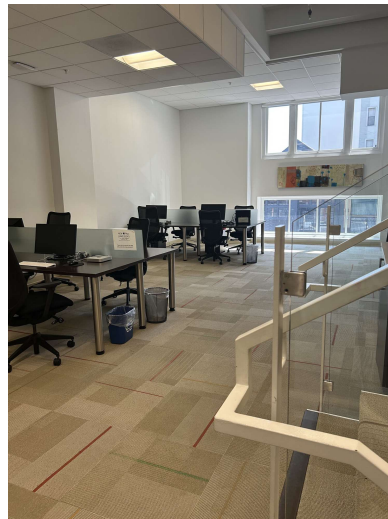
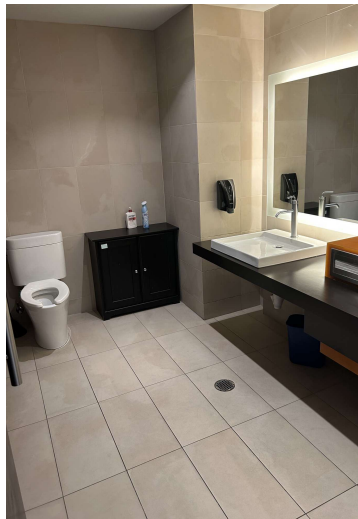
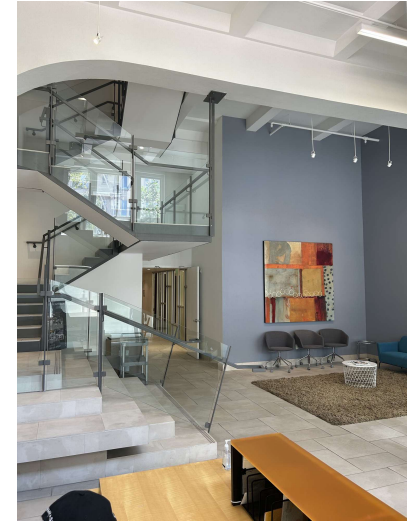
BUSH STREET

VAN NESS AVENUE



	PROJECT LOCATION		DRAWING TITLE		SCALE	DATE
	1400 Van Ness Avenue San Francisco, CA 94109		Roof Plan		1/8"=1'-0" (WHEN PRINTED FULL SIZE ON 11X17 PAPER)	07/11/24
						SHEET NO. P5

Additional Photos



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