



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.

COMPASS  
COMMERCIAL

Get in touch

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# 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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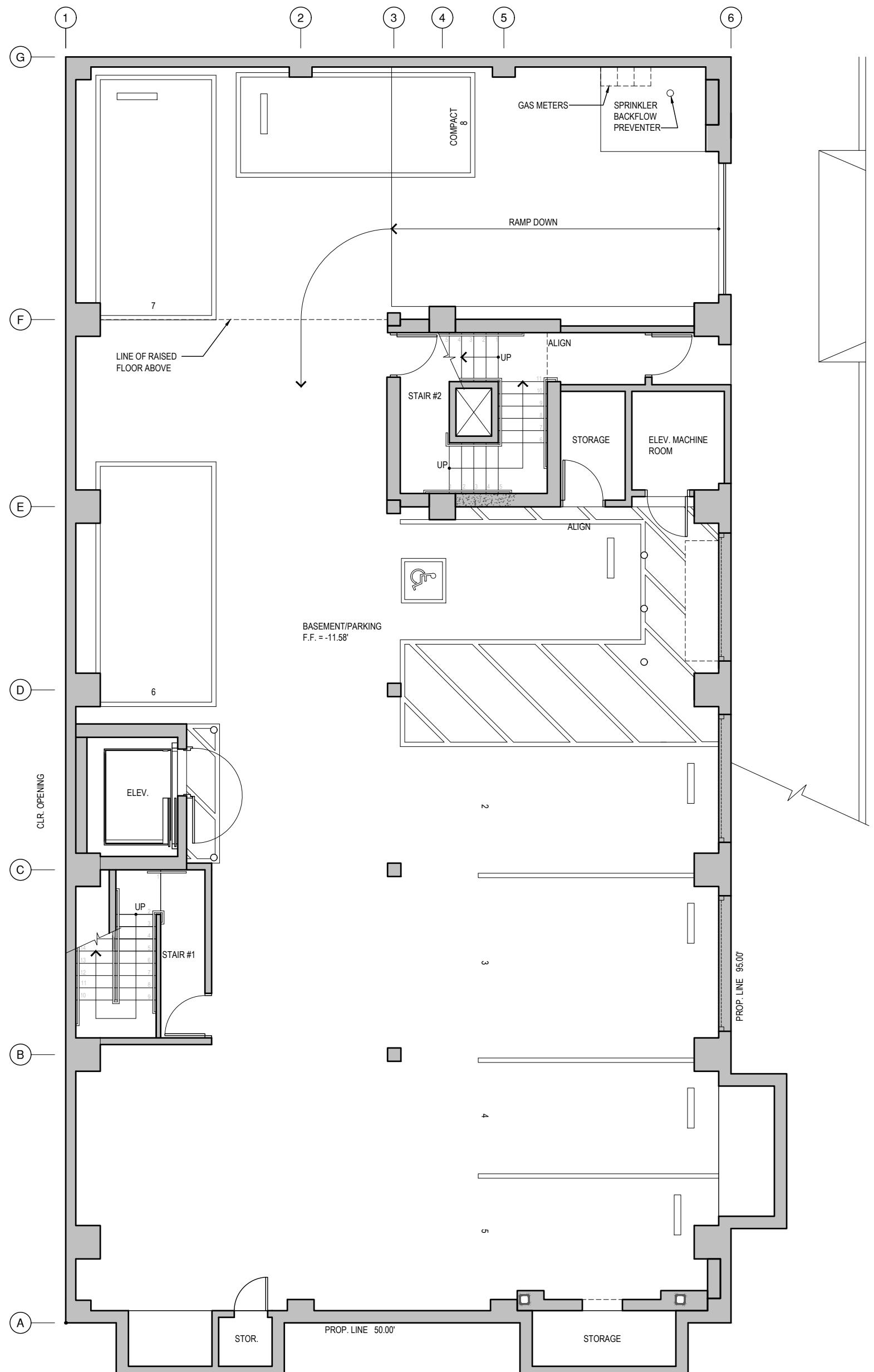
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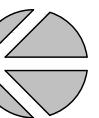
Map data  
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VAN NESS AVENUE

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PROJECT LOCATION

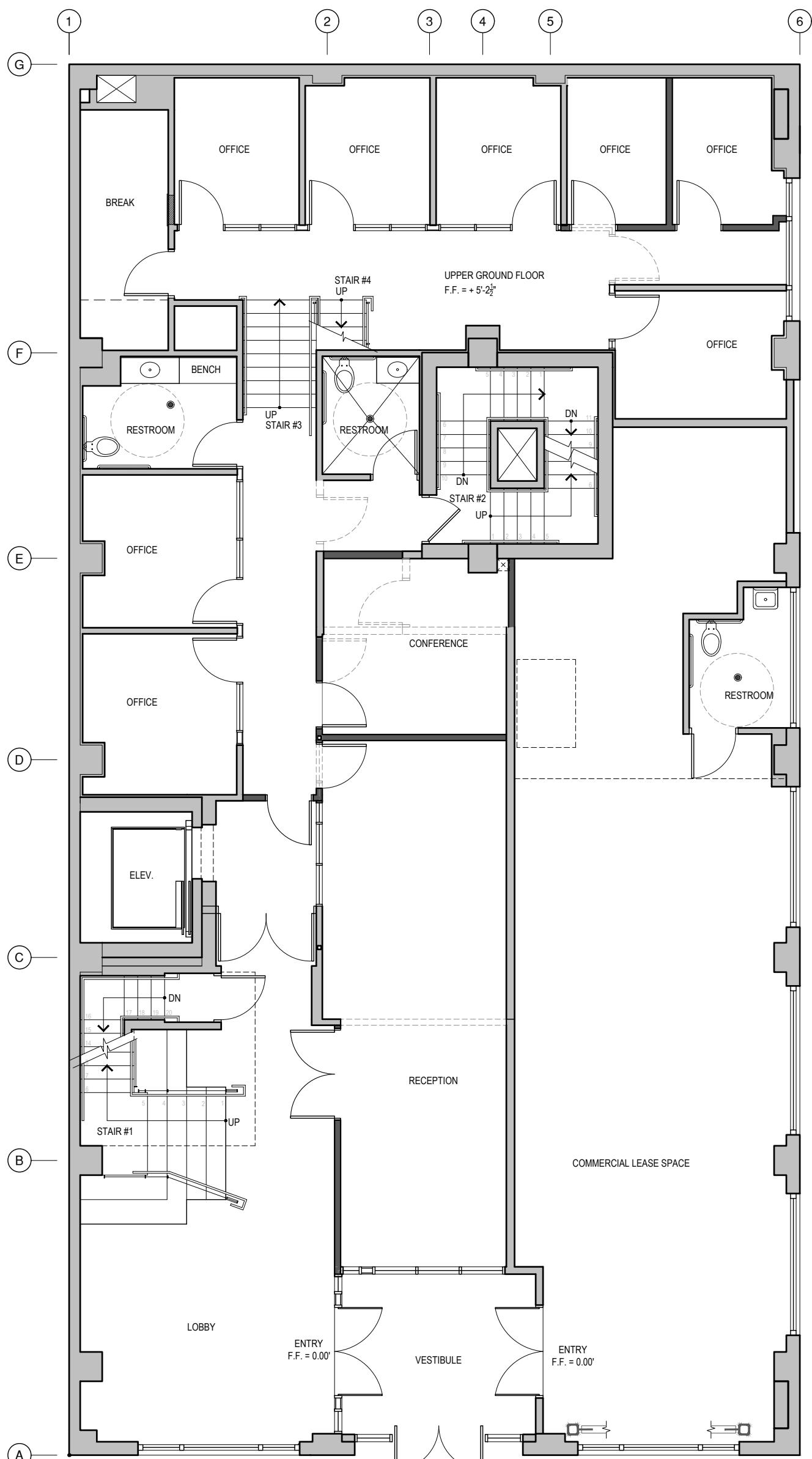
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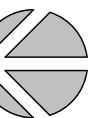
DRAWING TITLE

Basement Floor Plan

SCALE  
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(WHEN PRINTED  
FULL SIZE ON  
11X17 PAPER)

DATE  
07/11/24  
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**P0**



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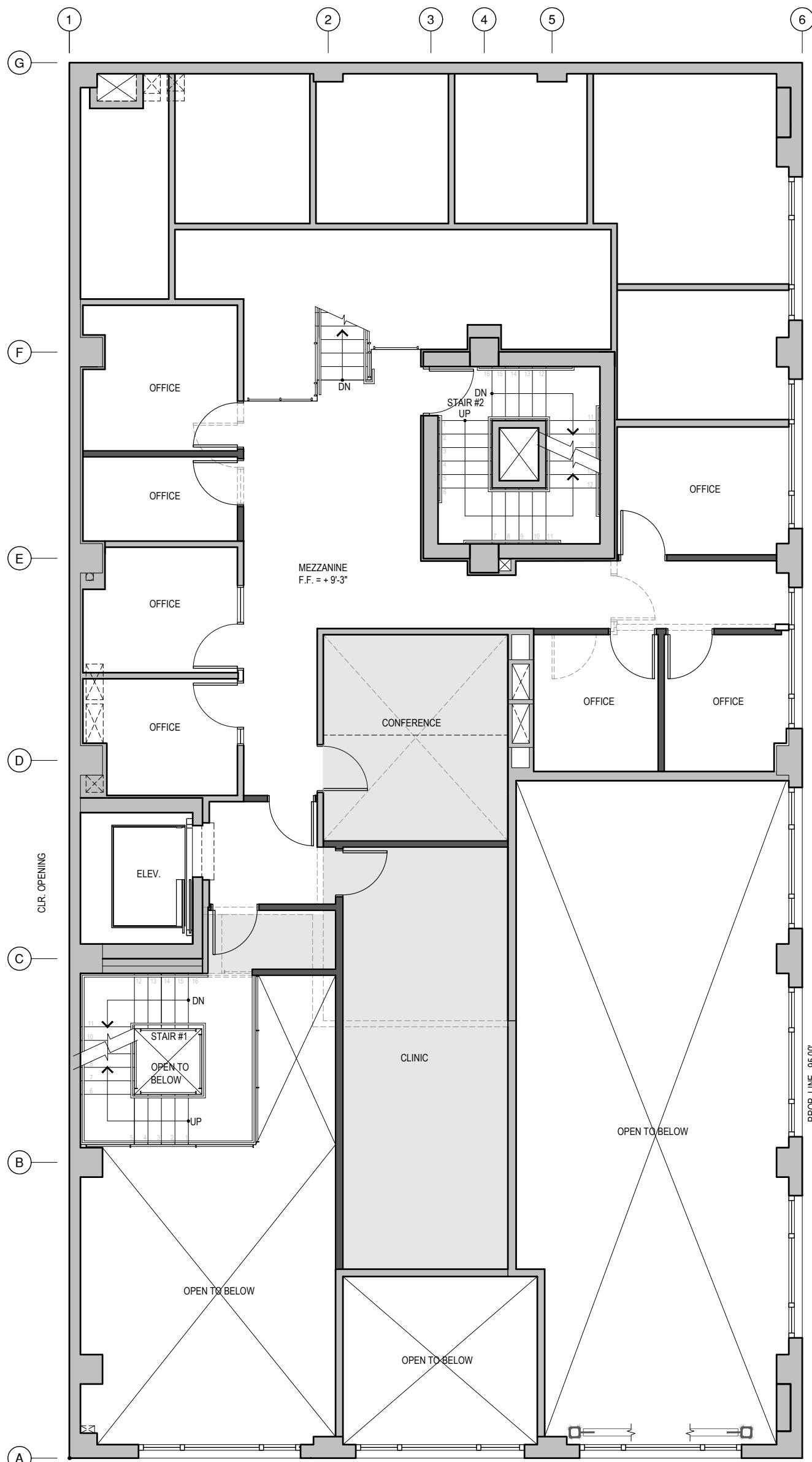
1400 Van Ness Avenue  
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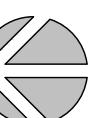
First Floor Plan

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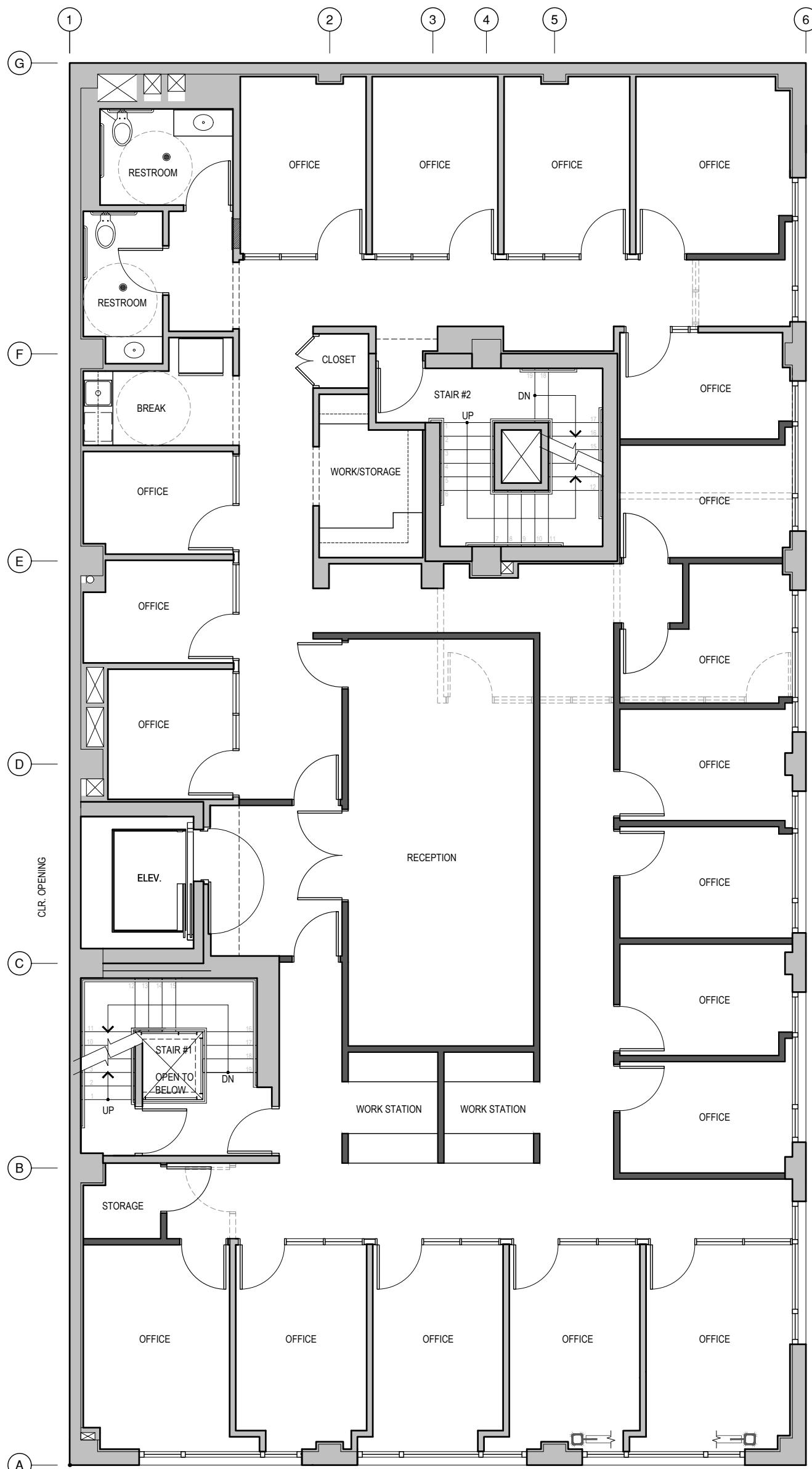
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DRAWING TITLE

Second Floor Plan

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**P2**



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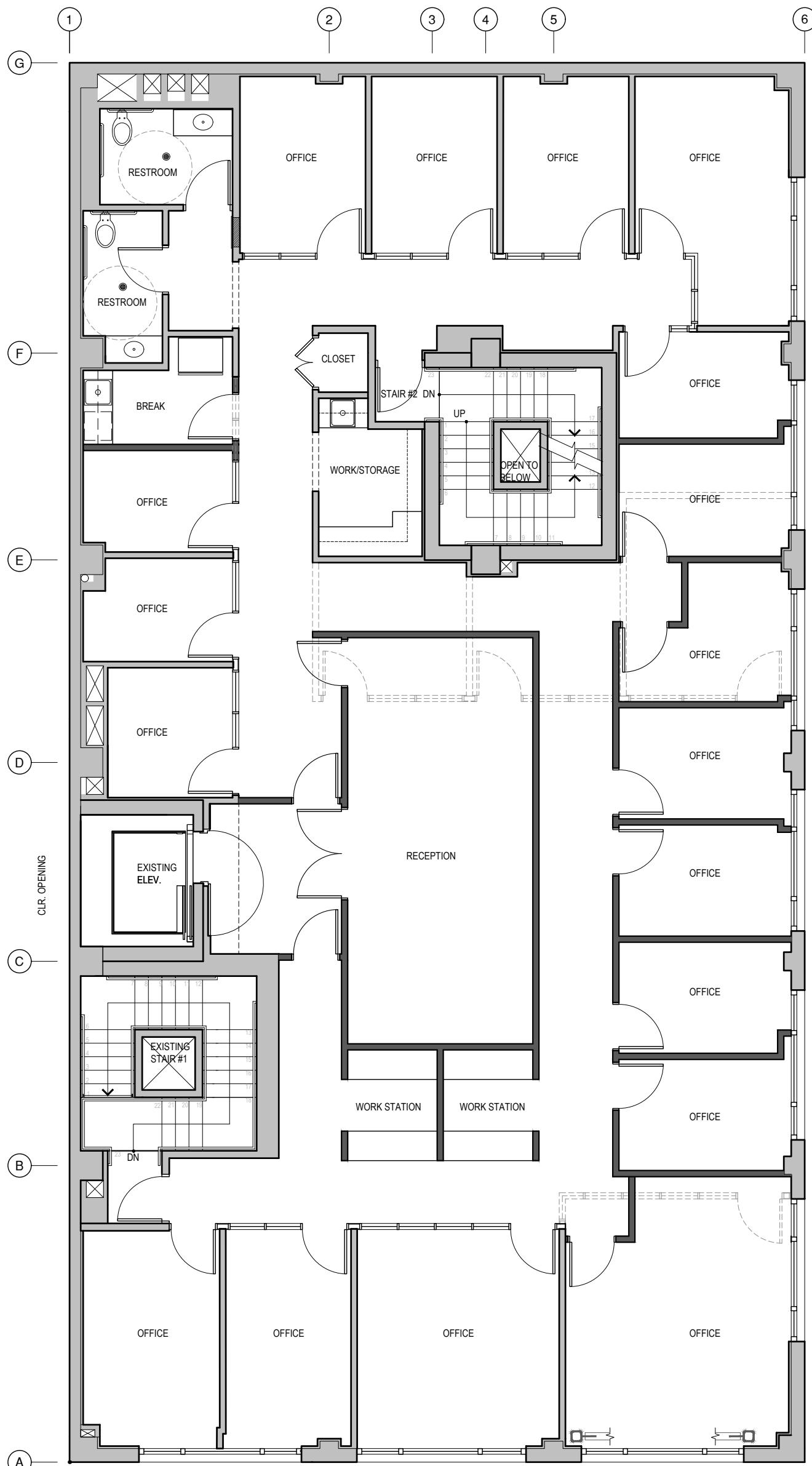
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Third Floor Plan

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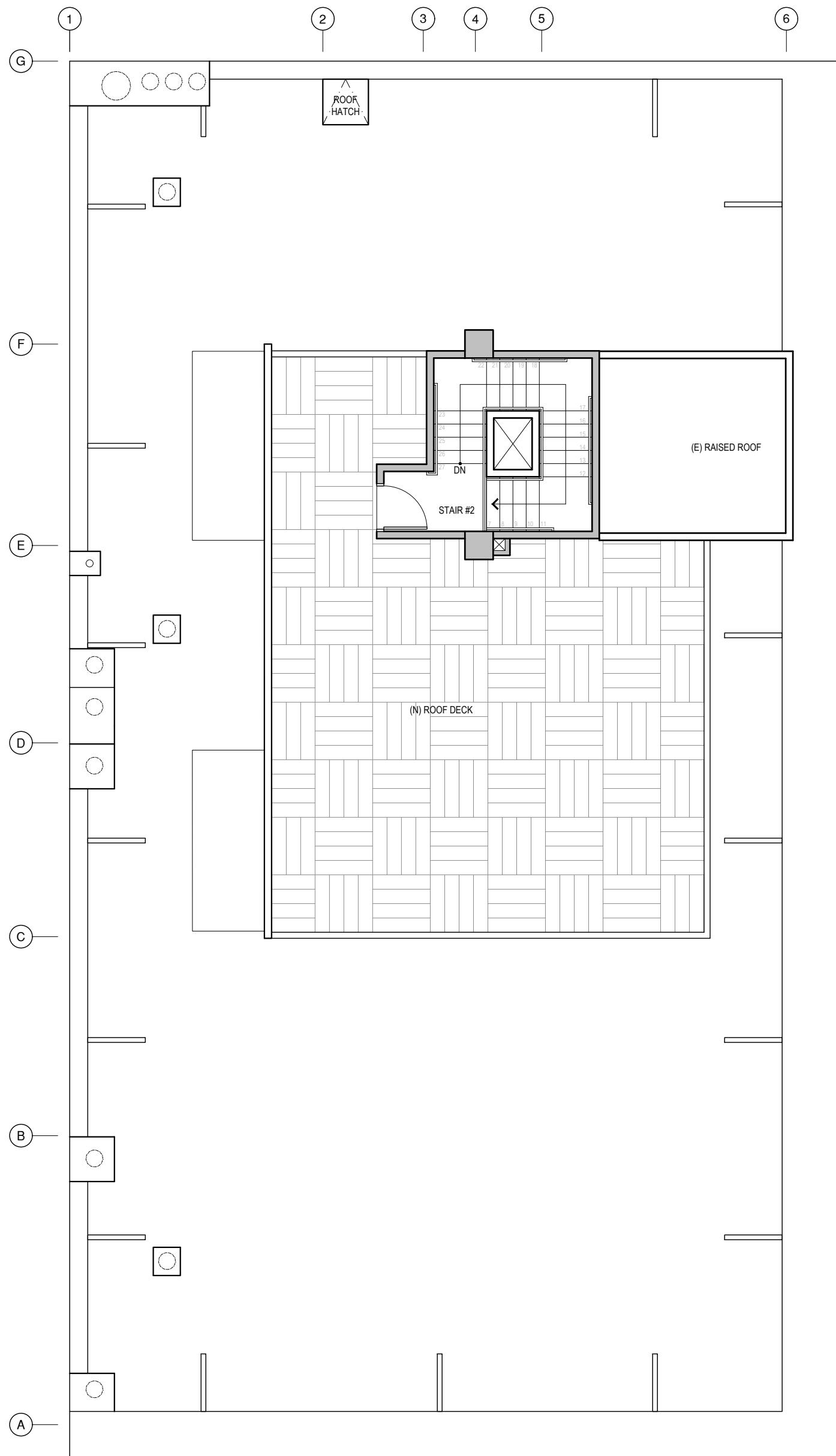
1400 Van Ness Avenue  
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Fourth Floor Plan

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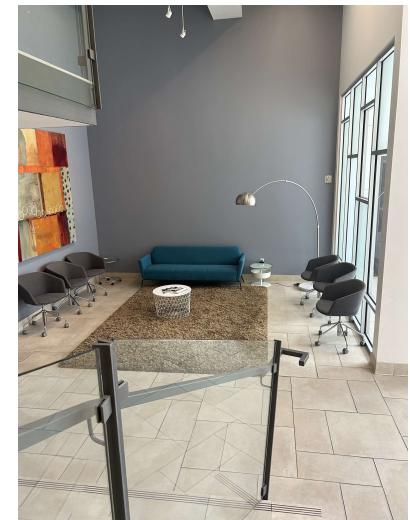
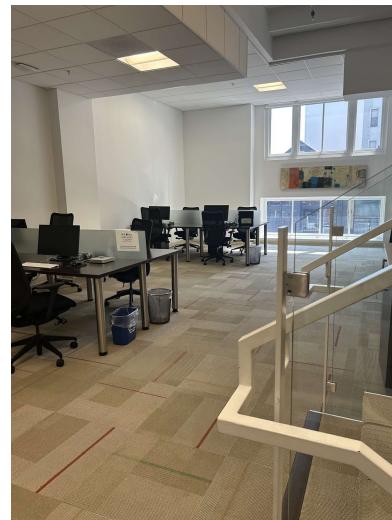
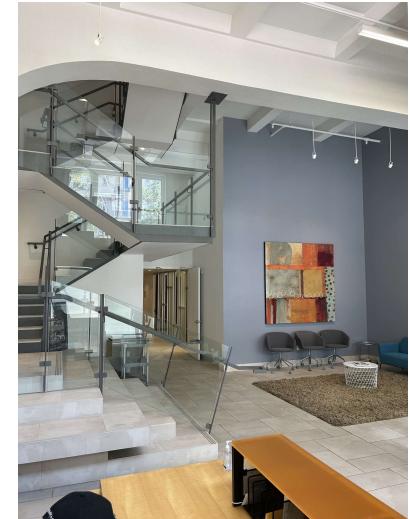
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Roof Plan

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# Additional Photos



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