

FOR LEASE

# OPERA PLAZA

601 VAN NESS AVE  
SAN FRANCISCO, CA 94102

*Spacious office suites up to ±3,455 RSF within  
walking distance to BART*



*For more leasing  
information contact*

BRUCE MCLELLAN  
415.229.8981  
bruce.mclellan@kidder.com  
LIC N° 00879071

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.







### PROPERTY HIGHLIGHTS

±876-±3,455 RSF suites available

Office spaces

Abundant covered/valet parking

Walking distance to BART

Close proximity to freeways

Travel time to SFO 20 minutes

### SUITE AVAILABILITY

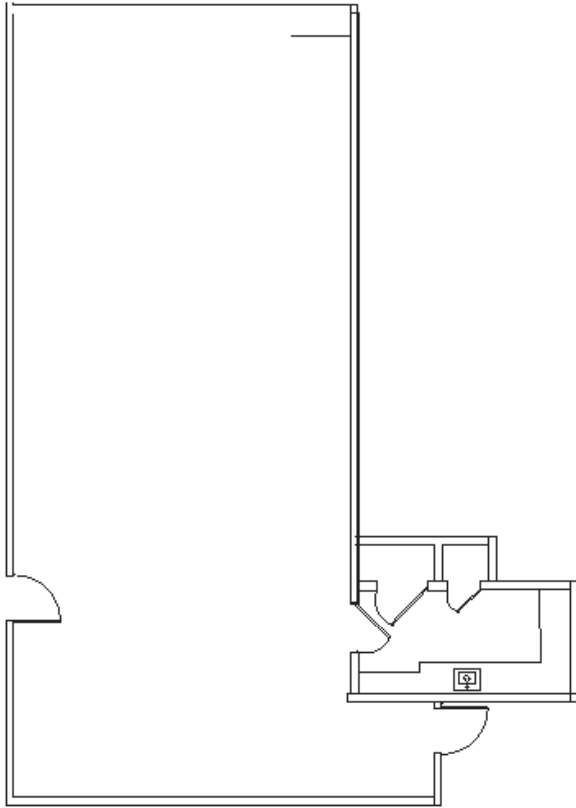
	Total SF	Space Use	Condition	Lease Rate & Terms	Date Available
SUITE 2020	±1,502	Office	Full build out	Negotiable	Now
SUITE 2038	±1,821	Office	Plug & Play	Negotiable	Now
SUITE 2040	±1,618	Office	Full build out	Negotiable	Now
SUITE 2052/2056	±3,455	Office	Full build out	Negotiable	Now
SUITE D	±1,056	Retail	Partial build out	Negotiable	Now
SUITE J	±876	Offices	Full build out	Negotiable	Now
SUITE S	±2,479	Office	Full build out	Negotiable	Jan 1, 2026

BRUCE MCLELLAN 415.229.8981 | [bruce.mclellan@kidder.com](mailto:bruce.mclellan@kidder.com) | LIC N° 00879071

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## SUITE 2020



***±1,502***

LEASE (RSF/YR)

***NEGOTIABLE***

RENTAL RATE (SF/YR)

***NOW***

DAYS AVAILABLE

Former Dental office

Open plan

Separate private kitchen area



BRUCE MCLELLAN 415.229.8981 | [bruce.mclellan@kidder.com](mailto:bruce.mclellan@kidder.com) | LIC N° 00879071

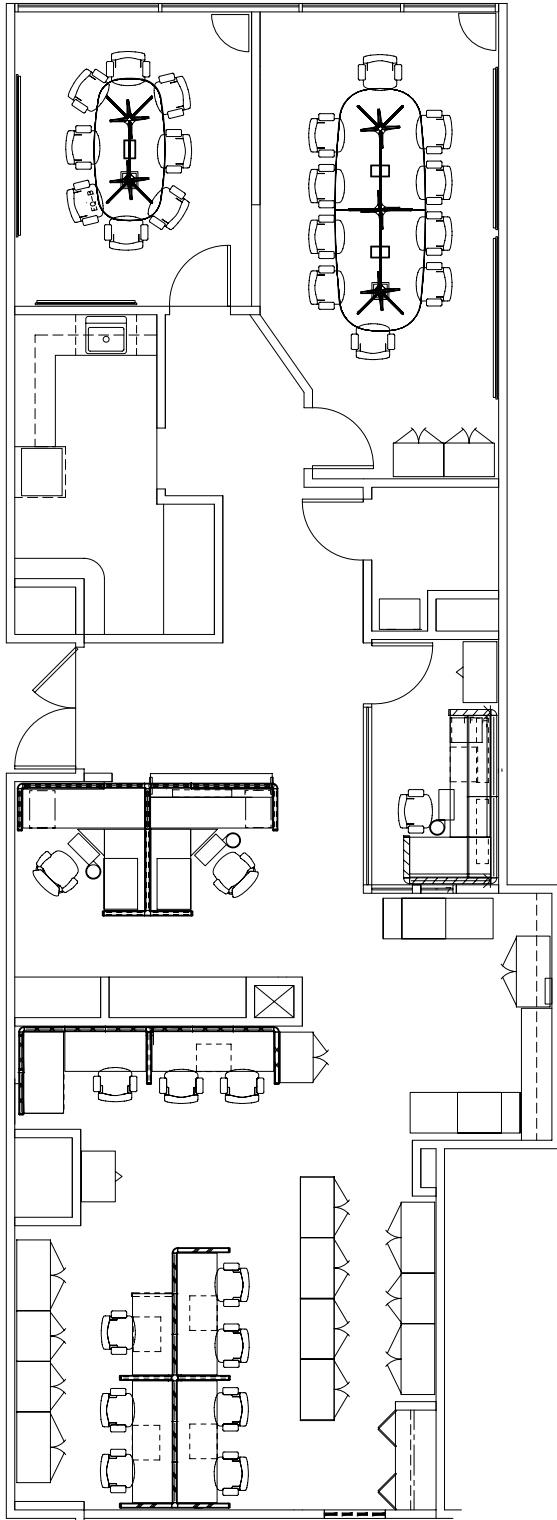
Floor plan not to scale

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## SUITE 2038



***±1,821***

LEASE (RSF/YR)

***NEGOTIABLE***

RENTAL RATE (SF/YR)

***NOW***

DAYS AVAILABLE

Plug & play furniture included

Kitchen

Open space with  
existing workstations

Floor plan not to scale

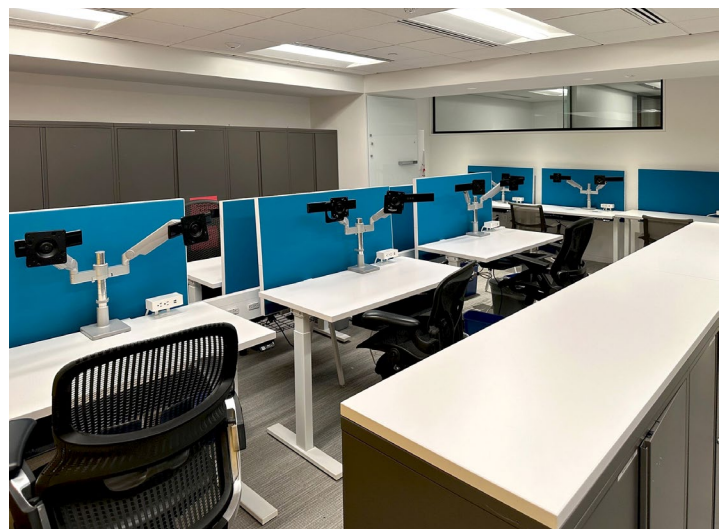
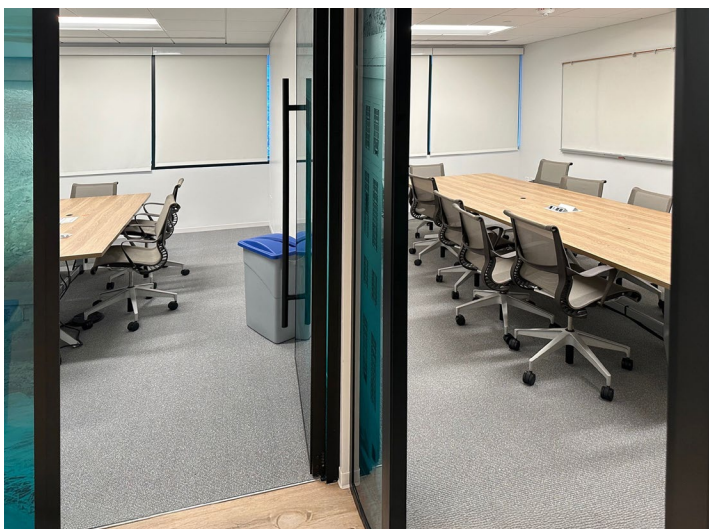
**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





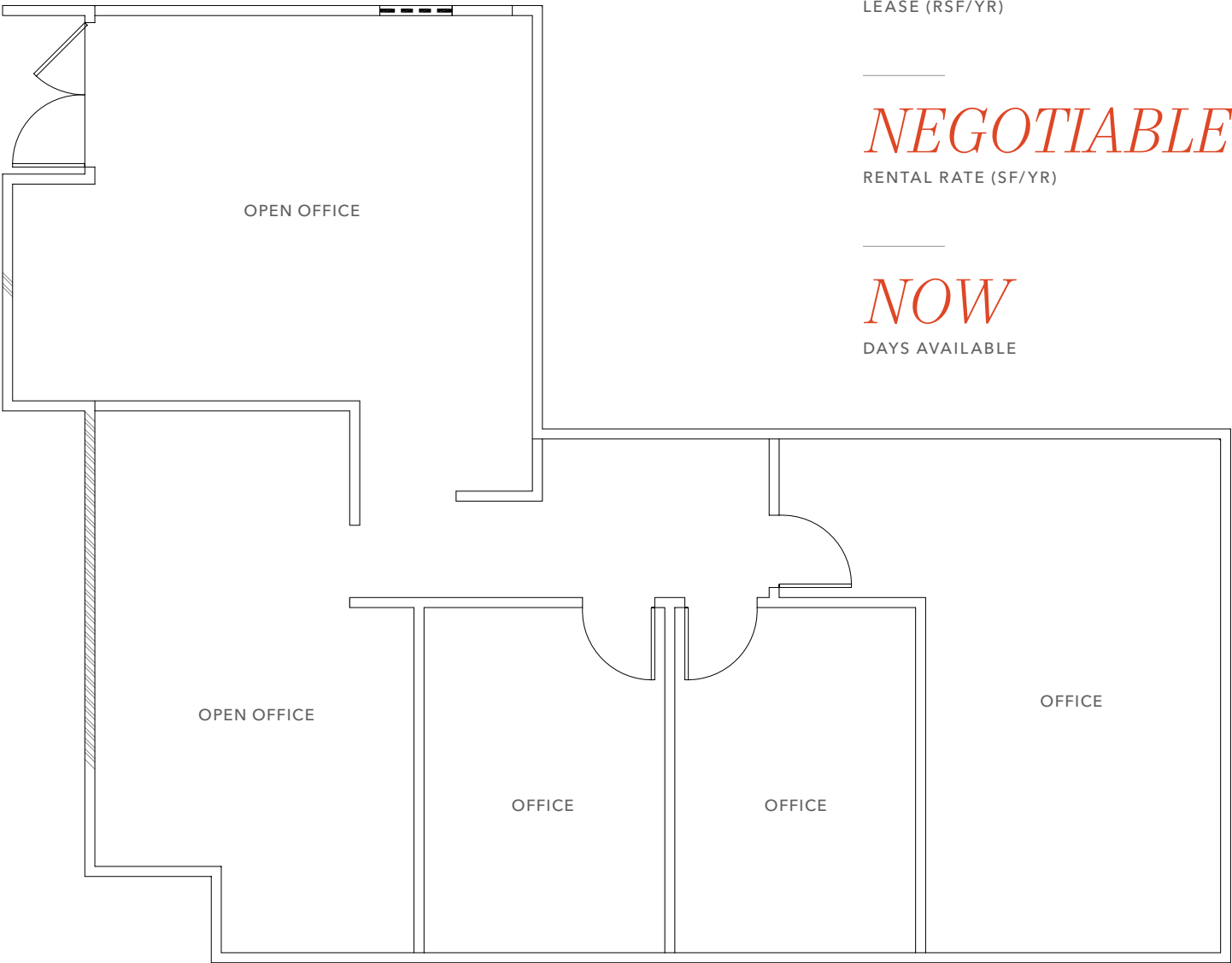
## SUITE 2038



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SUITE 2040



*±1,618*  
LEASE (RSF/YR)

*NEGOTIABLE*  
RENTAL RATE (SF/YR)

*NOW*  
DAYS AVAILABLE

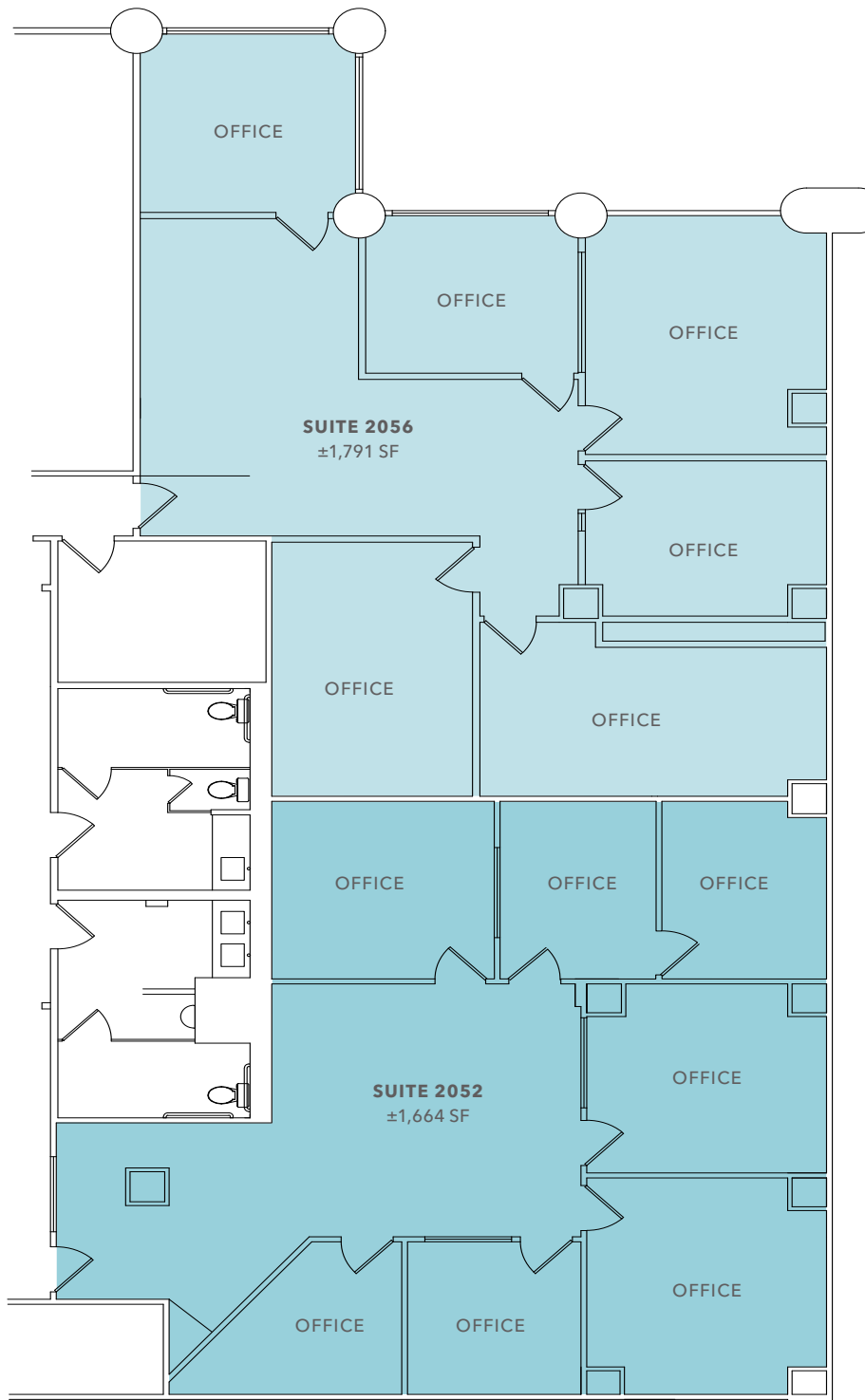
Floor plan not to scale

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## SUITE 2052/2056



***±3,455 RSF***

COMBINED 2025/2056

***±1,664 RSF***

SUITE 2052

***±1,791 RSF***

SUITE 2056

***NEGOTIABLE***

RENTAL RATE (SF/YR)

***NOW***

AVAILABLE

Office intensive layout

Interior space

Floor plan not to scale

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder Mathews



## SUITE 2052/2056



[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## SUITE D



***±1,056***

LEASE (RSF/YR)

***NEGOTIABLE***

RENTAL RATE (SF/YR)

***NOW***

DAYS AVAILABLE



**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## SUITE J



***±876***

LEASE (RSF/YR)

***NEGOTIABLE***

RENTAL RATE (SF/YR)

***NOW***

DAYS AVAILABLE

Retail space on Plaza level  
near the fountain

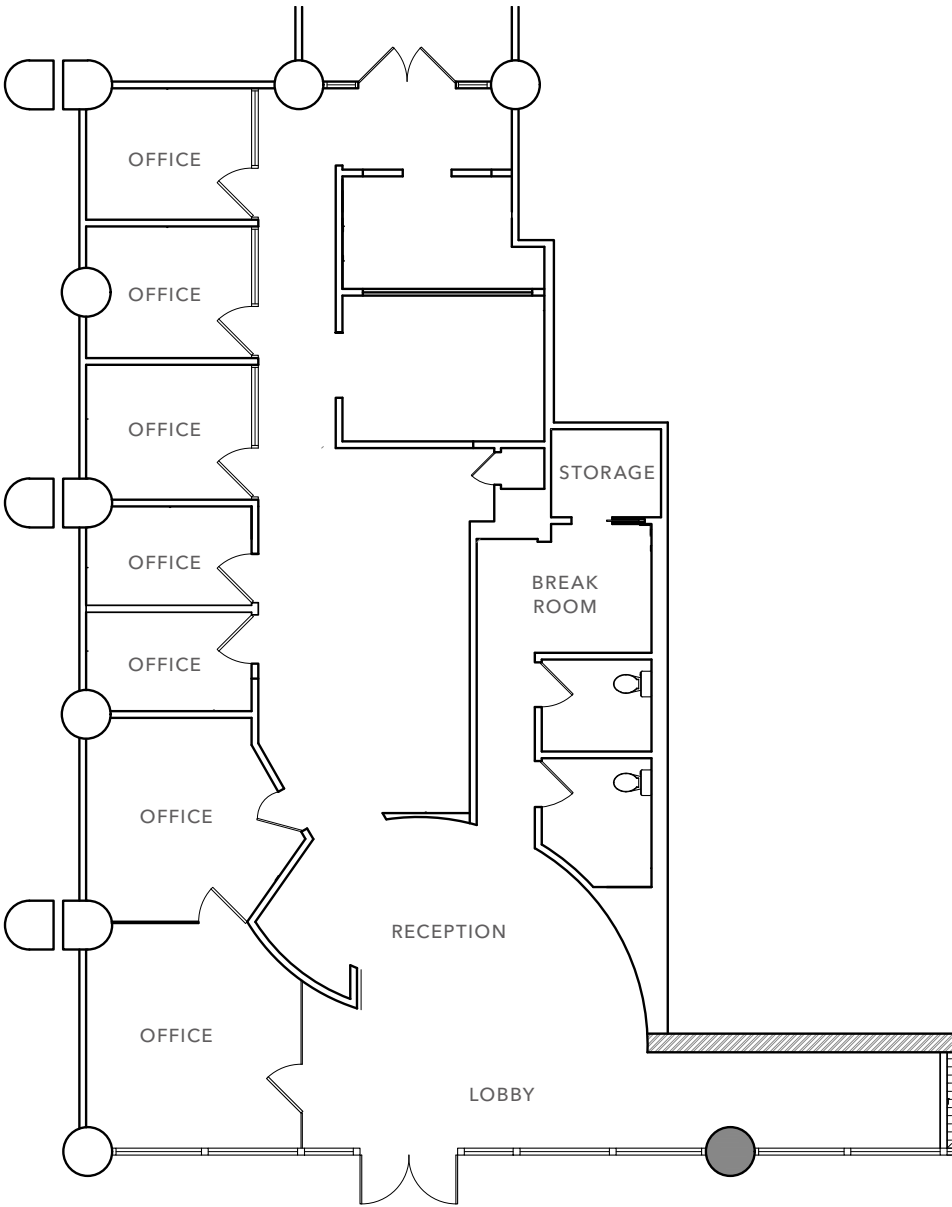


**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SUITE S



*±2,479*  
LEASE (RSF/YR)

*NEGOTIABLE*  
RENTAL RATE (SF/YR)

*JAN 1, 2026*  
DAYS AVAILABLE

Office space next to  
the fountain

Floor plan not to scale

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



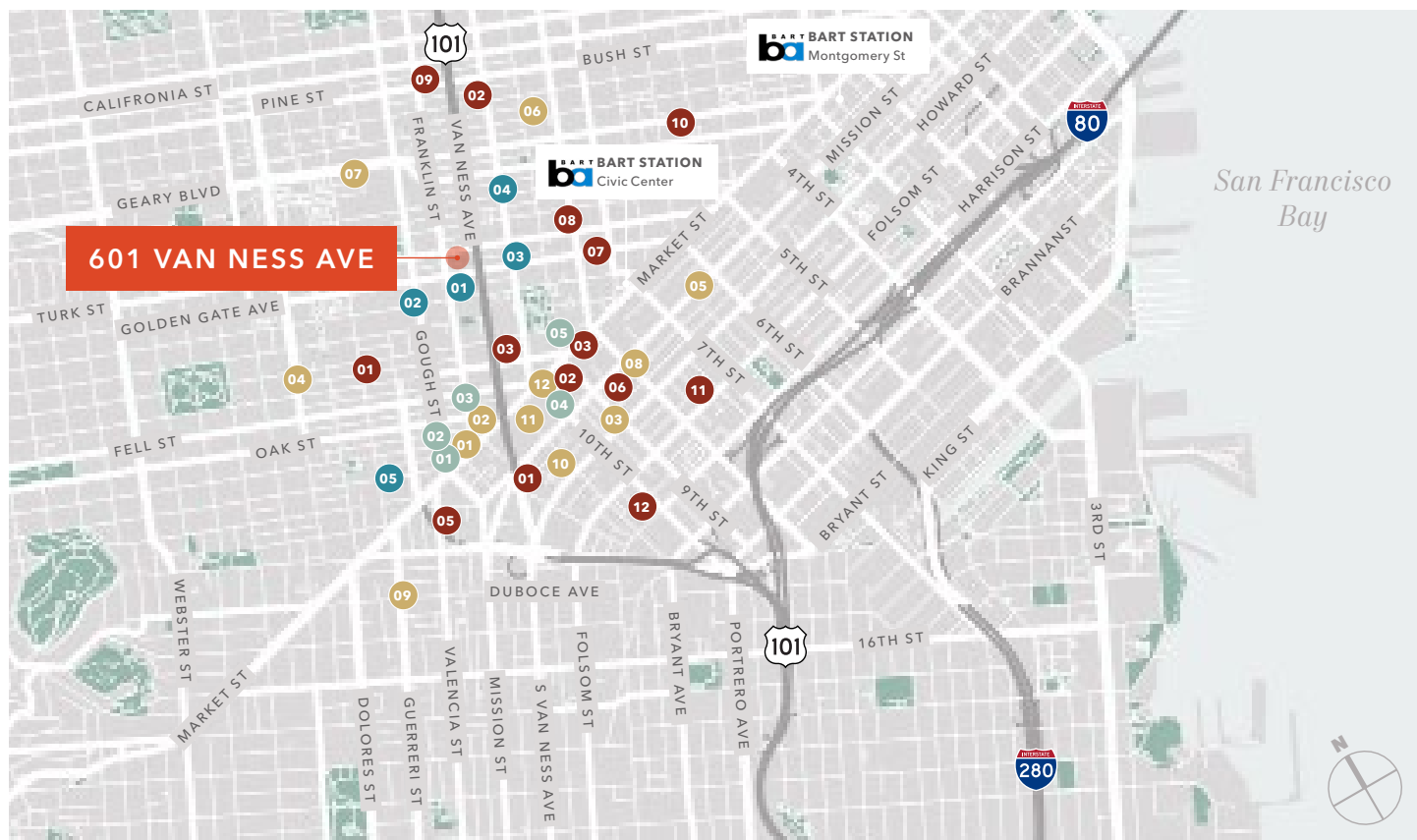




KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





## EAT + DRINK

01	RT Rotisserie
02	Klin
03	Rocco's Cafe
04	Alamo Square Seafood Grill
05	Zesty Cafe
06	Osha Thai BBQ San Francisco
07	Panda Express
08	Oasis Grill
09	Delfina Restaurant
10	V Cafe
11	Subway
12	Poké Bar

## CAFFEINE

01	Blue Bottle Coffee
02	Peet's Coffee
03	Starbucks
04	Pixlcat Coffee
05	Four Barrel Coffee
06	Cafe Suspiro
07	Philz Coffee
08	Lafayette Coffee shop
09	Van Ness Coffee shop
10	Cafecito
11	Sightglass Coffee
12	Sextant Coffee

## HOTELS

01	San Francisco Central Hotel
02	Edwardian Hotel
03	Oak Hotel
04	SoMa Park Inn
05	BEI San Francisco, Trademark

## PARKING

01	Impark
02	600 McAllister Street Parking
03	Civic Center Garage
04	530 Turk Lot
05	Performing Arts Garage

*For more leasing  
information contact*

**BRUCE MCLELLAN**  
415.229.8981  
bruce.mclellan@kidder.com  
LIC N° 00879071

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

