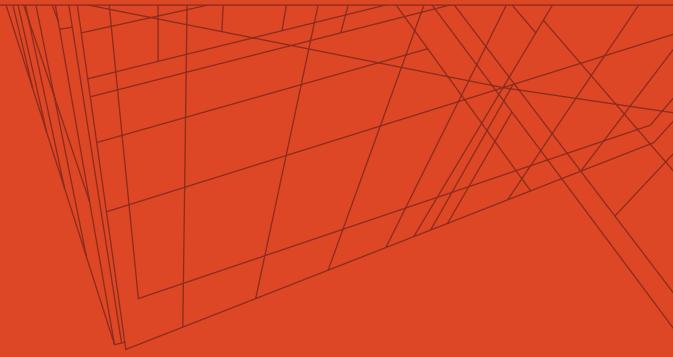


FOR LEASE

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*

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BRUCE MCLELLAN
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bruce.mclellan@kidder.com

LIC N° 00879071

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PROPERTY HIGHLIGHTS

±876-±3,455 RSF suites available

Walking distance to BART

Office spaces

Close proximity to freeways

Abundant covered/valet parking

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

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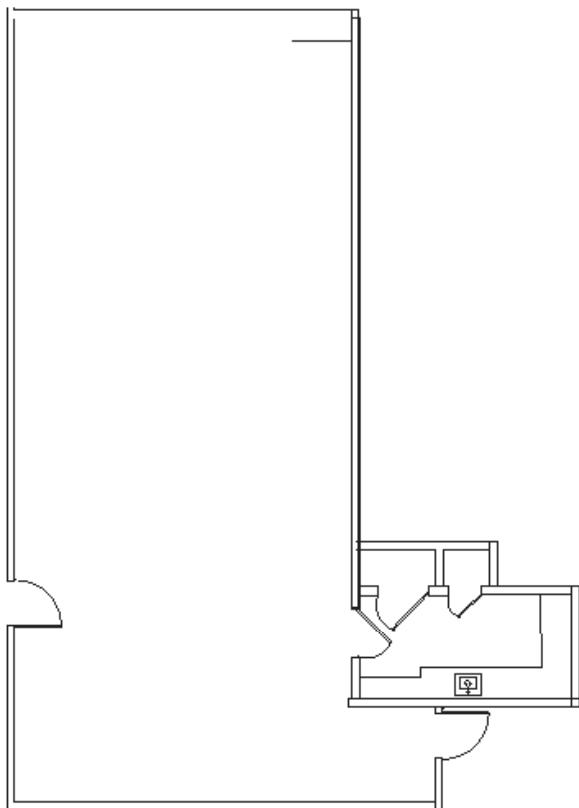
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FOR LEASE | OPERA PLAZA

SUITE 2020



±1,502

LEASE (RSF/YR)

NEGOTIABLE

RENTAL RATE (SF/YR)

NOW

DAYS AVAILABLE

Former Dental office

Open plan

Separate private kitchen area



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Floor plan not to scale

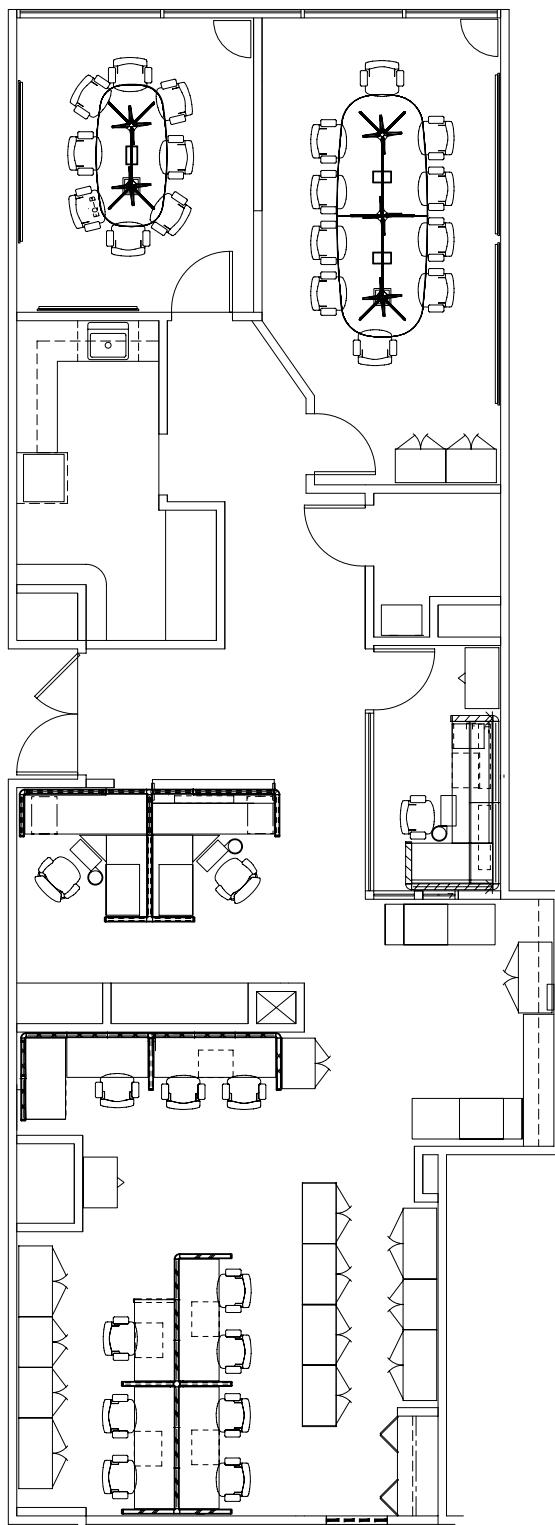
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SUITE 2038



±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

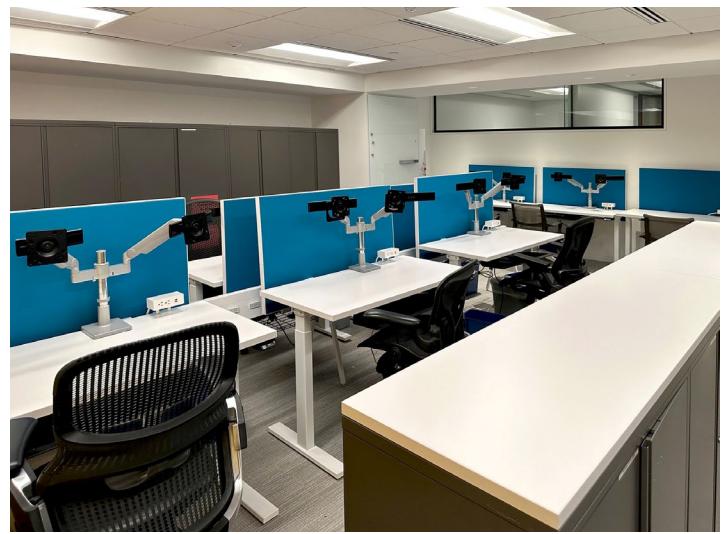
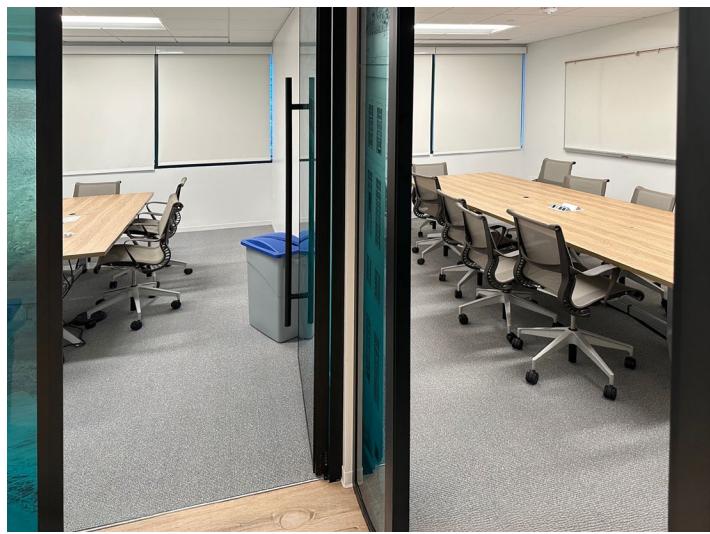
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SUITE 2038



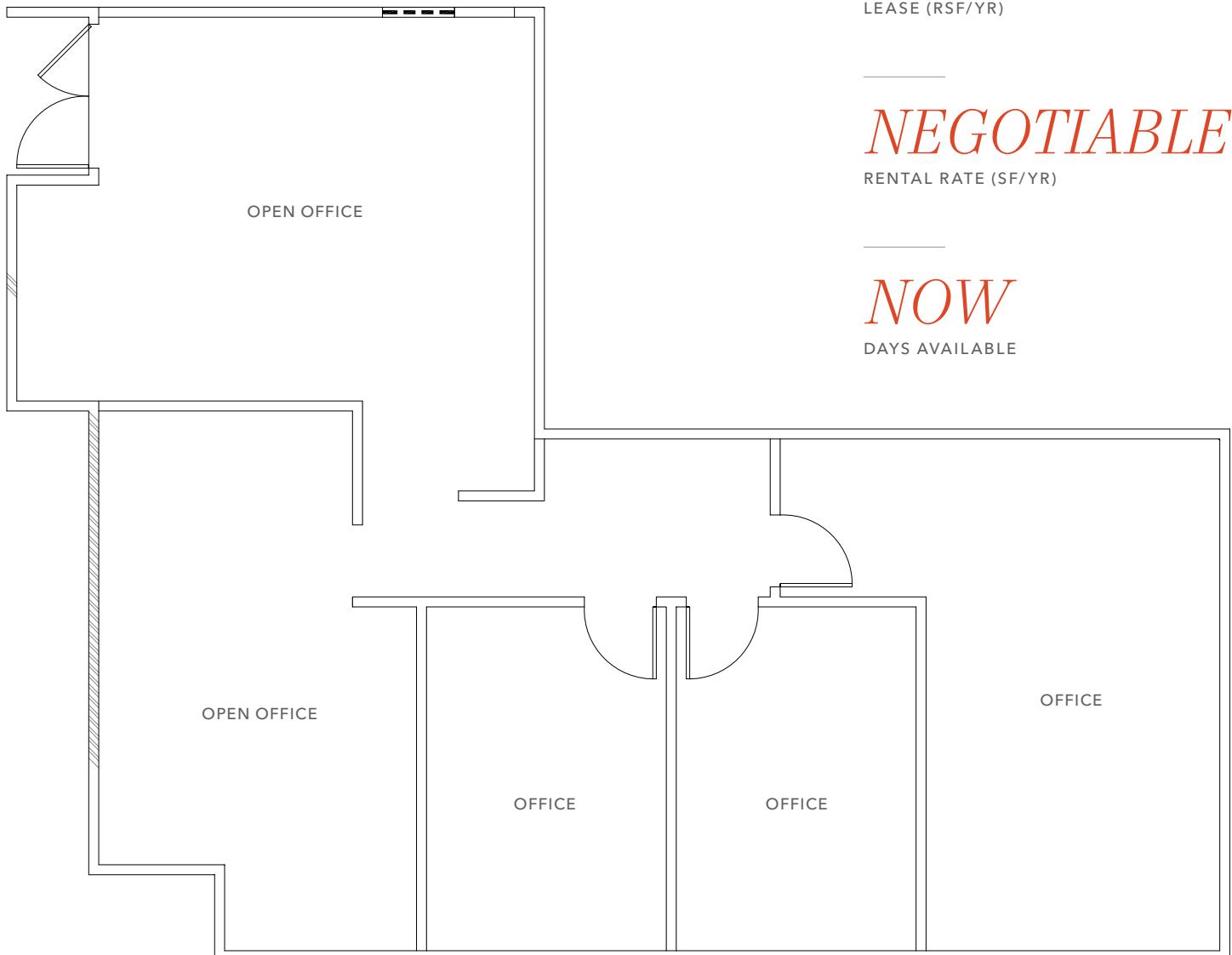
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SUITE 2040



±1,618

LEASE (RSF/YR)

NEGOTIABLE

RENTAL RATE (SF/YR)

NOW

DAYS AVAILABLE

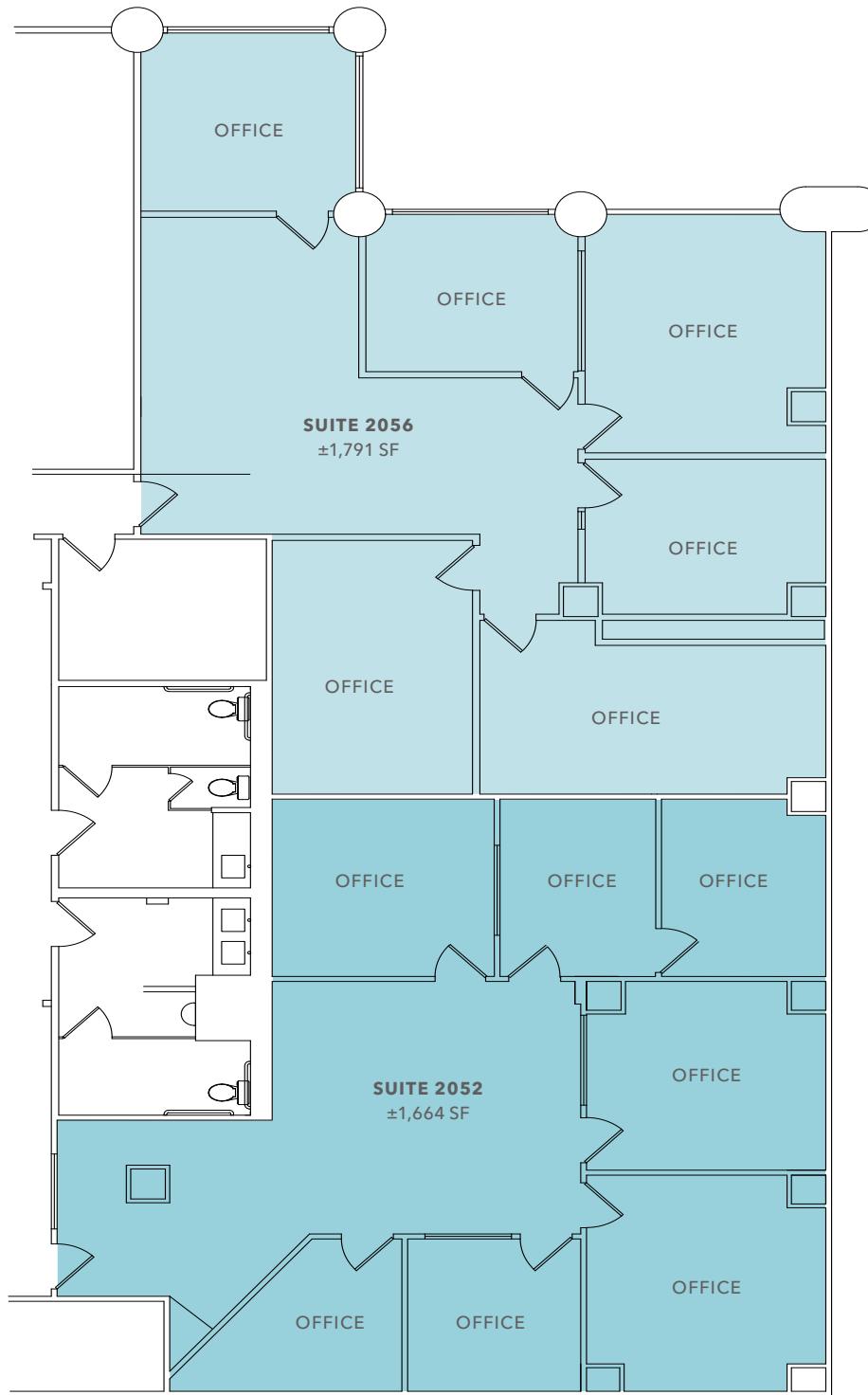
Floor plan not to scale

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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

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SUITE 2052/2056



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FOR LEASE | OPERA PLAZA

SUITE D



±1,056

LEASE (RSF/YR)

NEGOTIABLE

RENTAL RATE (SF/YR)

NOW

DAYS AVAILABLE



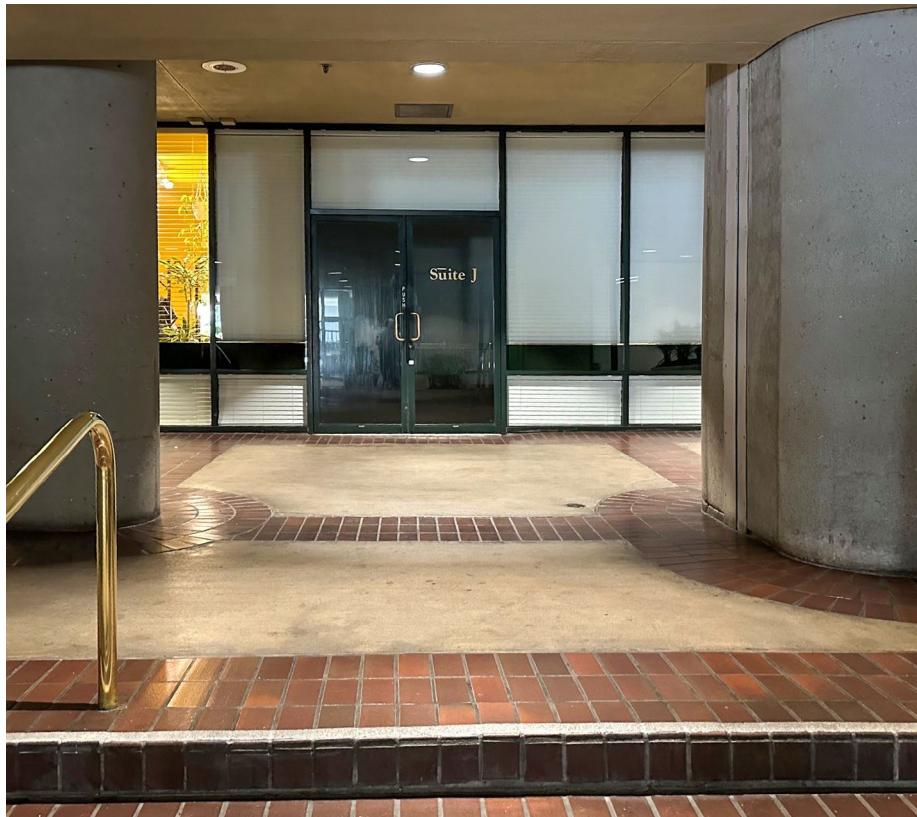
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SUITE J



± 876

LEASE (RSF/YR)

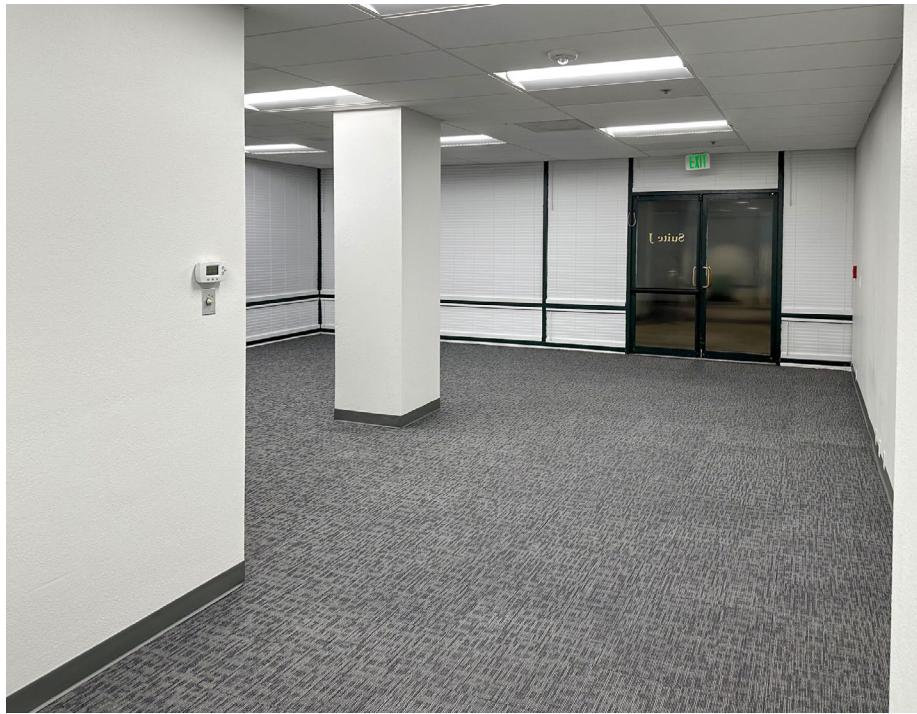
NEGOTIABLE

RENTAL RATE (SF/YR)

NOW

DAYS AVAILABLE

Retail space on Plaza level
near the fountain

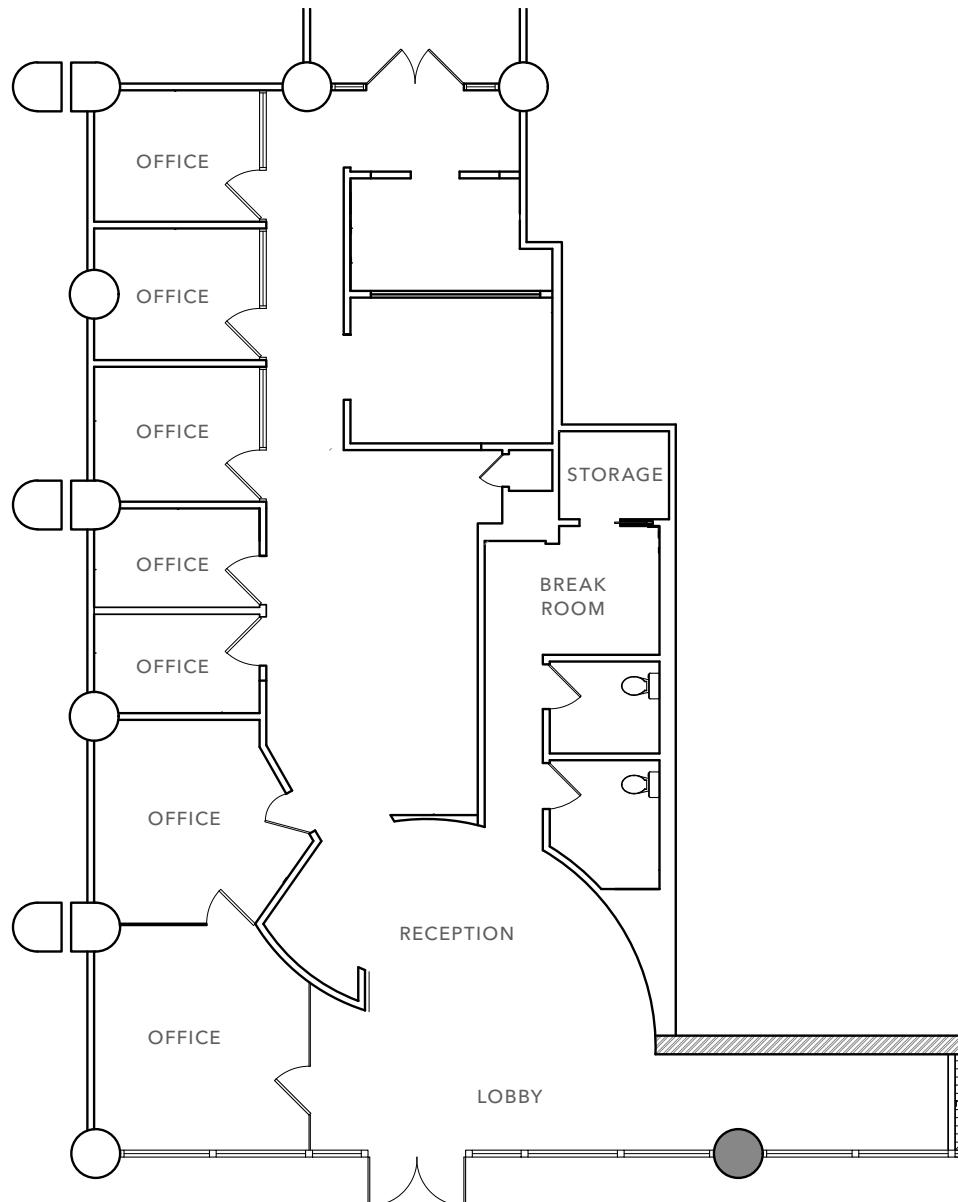


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SUITE S



±2,479

LEASE (RSF/YR)

NEGOTIABLE

RENTAL RATE (SF/YR)

JAN 1, 2026

DAYS AVAILABLE

Office space next to
the fountain

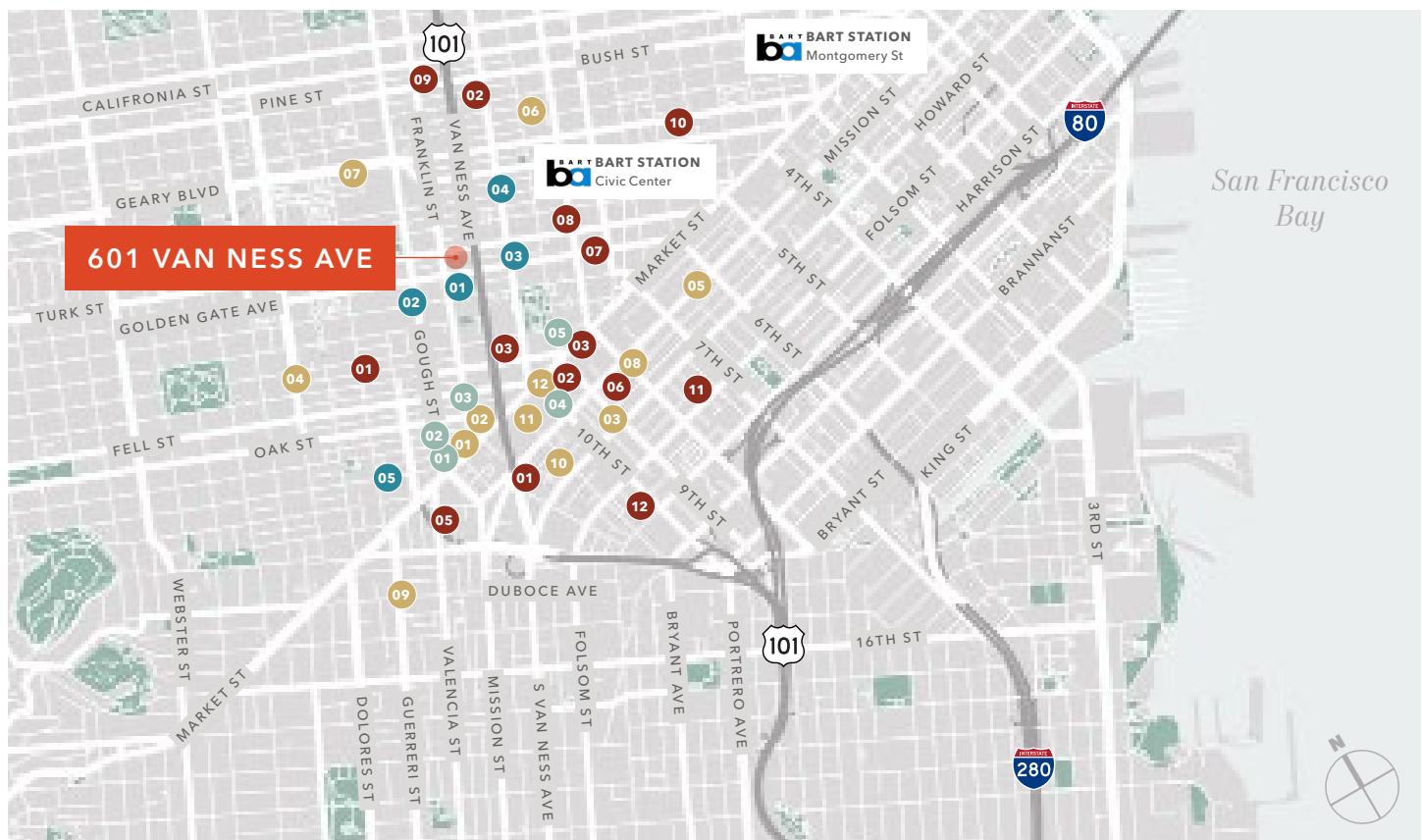
Floor plan not to scale

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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 Preforming Arts Garage

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