



FOR LEASE

# 487 BRYANT STREET

CREATIVE SOUTH PARK OFFICE  
SPACES



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# 487 BRYANT STREET

## PROPERTY SUMMARY

### ADDRESS

487 Bryant Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor: +/- 3,337 Square Feet

Ground Floor: +/- 2,860 Square Feet

**TOTAL: +/- 6,197 Square Feet**

*\*Floors Can Be Leased Together or Separately*

### RENTAL RATE

Second Floor: \$24 / Square Foot / Year, IG

Ground Floor: \$36 / Square Foot / Year, IG

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Fully Built-Out Creative Office Spaces
- + Ideal South Park Location
- + Motivated Ownership Group
- + Elevator Access
- + Full HVAC
- + Move-in Ready / Furniture Available
- + Walkable to Caltrain, BART, MUNI, & Oracle Park



# 487 BRYANT STREET

## PROPERTY SUMMARY | SECOND FLOOR

### ADDRESS

487 Bryant Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor: +/- 3,337 Square Feet

*\*Floors Can Be Leased Together or Separately*

### RENTAL RATE

Second Floor: \$24 / Square Foot / Year, IG

### AVAILABLE

Immediately



## BUILDING ATTRIBUTES

- + Fully Built-Out Creative Office Space
- + Six (6) Glass Meeting Rooms
- + One (1) Glass Boardroom
- + Elevator Access
- + Full HVAC
- + Two (2) Restrooms
- + Kitchenette
- + Move-in Ready / Furniture Available



**SECOND FLOOR**

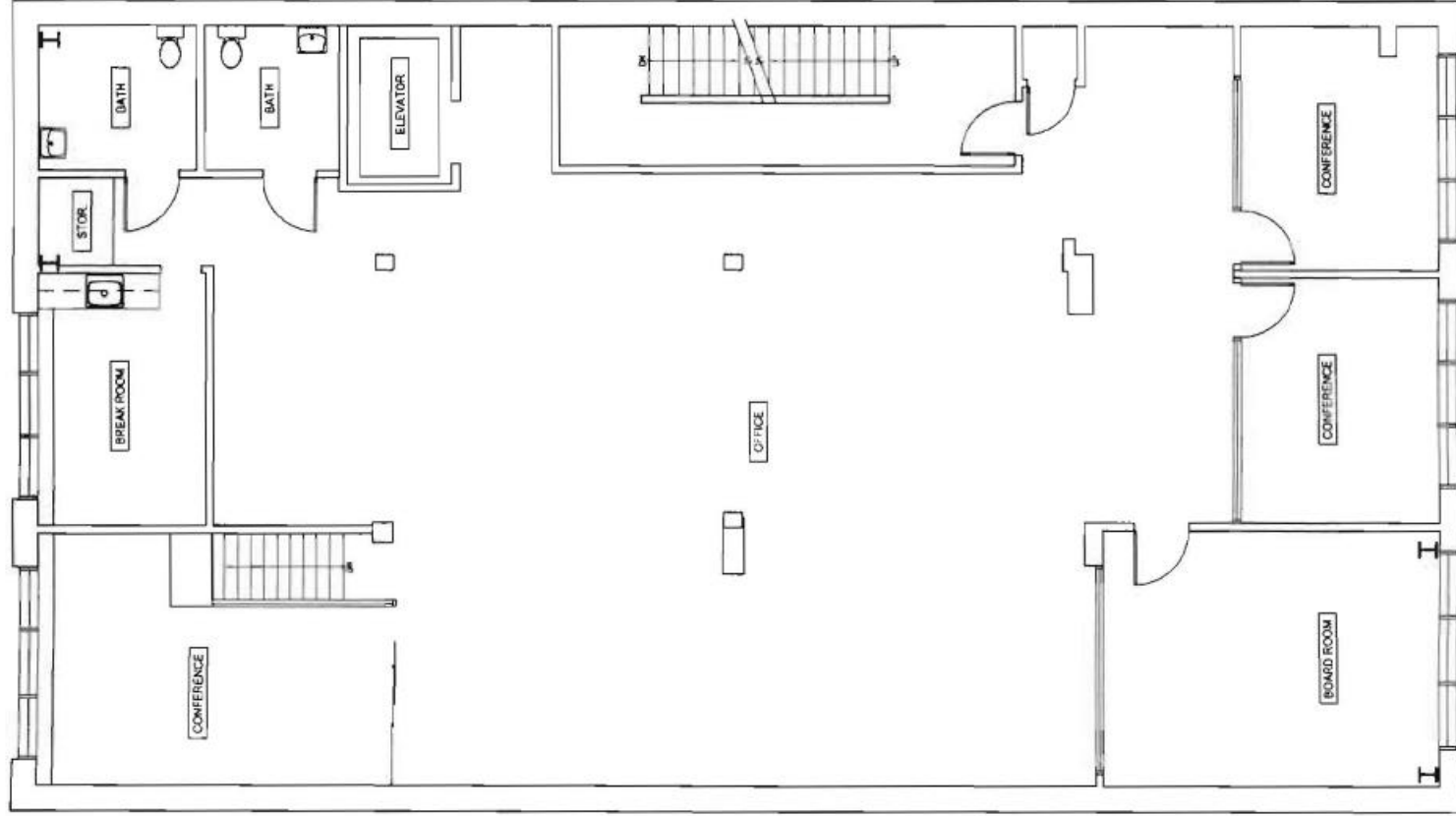


# 487 BRYANT STREET

## Floor Plans

Second Floor

+/- 3,337 Square Feet



BRYANT STREET

# 487 BRYANT STREET

## PROPERTY SUMMARY

### ADDRESS

487 Bryant Street, San Francisco, CA 94107

### AVAILABLE SPACE

Ground Floor: +/- 2,860 Square Feet

### RENTAL RATE

\$36 / Square Foot / Year, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Direct Ground Floor Access
- + Great Window Line
- + One (1) Conference Rooms
- + Two (2) Meeting Rooms
- + Full HVAC
- + Two (2) Restrooms
- + Kitchenette
- + Move-In Ready / Furniture Available

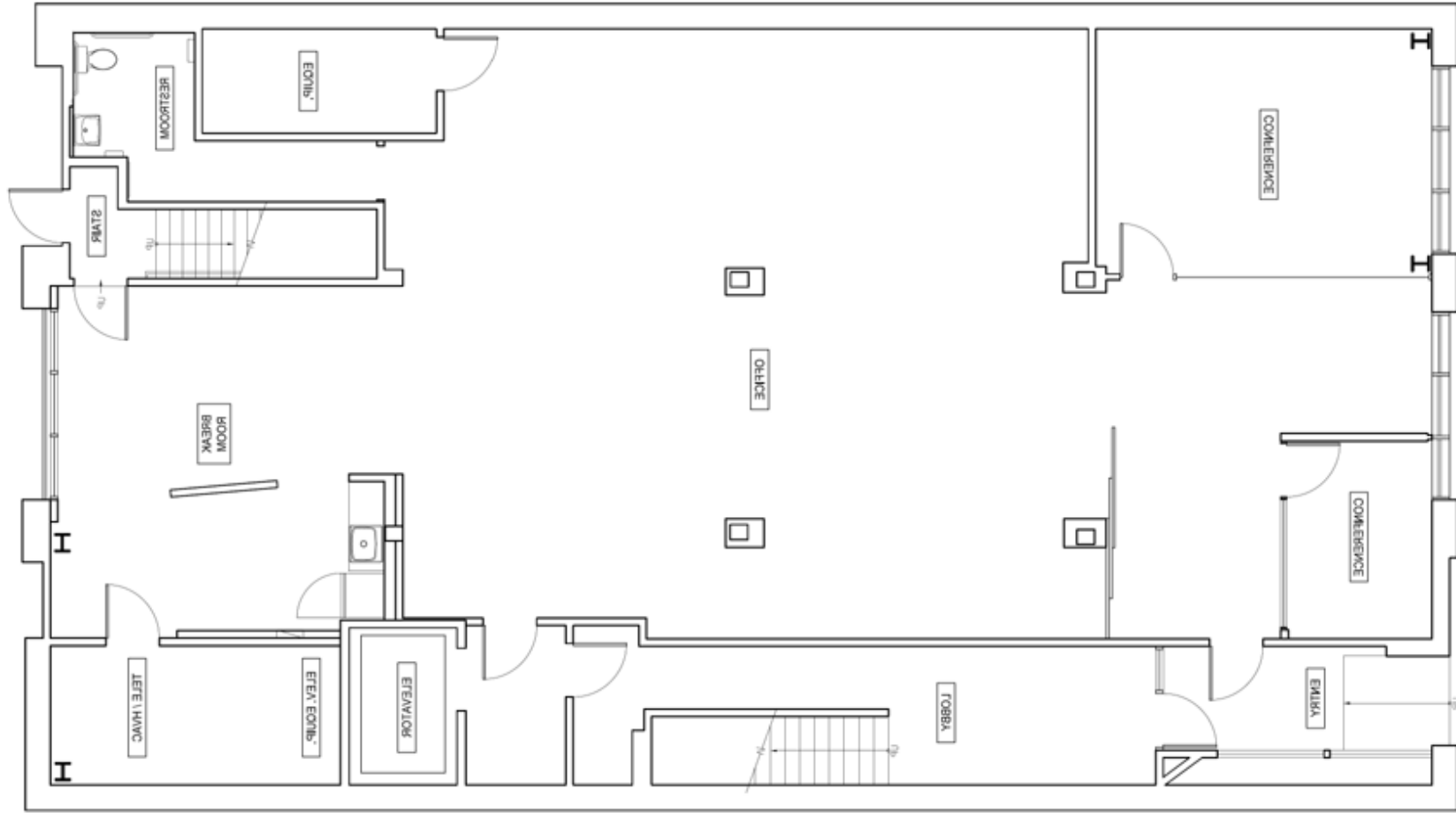


# 487 BRYANT STREET

## Floor Plans

Ground Floor

+/- 2,860 Square Feet



Bryant Street

# 487 BRYANT STREET



487 BRYANT STREET

BRYANT STREET

JACK LONDON ALLEY

SOUTH PARK STREET

JACK LONDON ALLEY

## LOCATION OVERVIEW

Highly desirable South Park location, walkable to nearby amenities and close proximity to Oracle Field.



- 09 MIN to 2nd & King Muni
- 09 MIN to Oracle Park
- 10 MIN to 4th St Caltrain



- 06 MIN to Union Square
- 07 MIN to Financial District
- 08 MIN to Chase Center

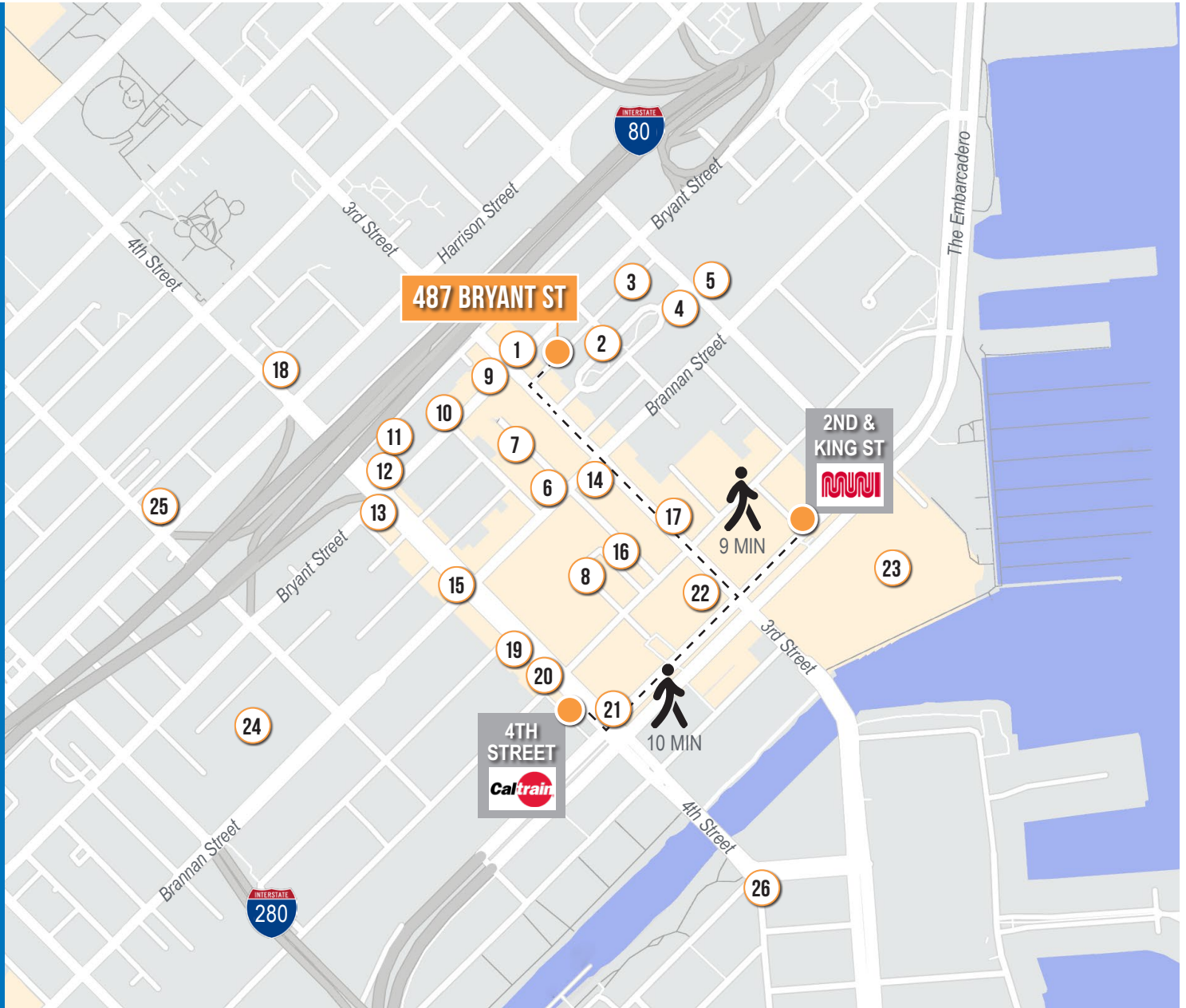


- 01 MIN to 80 On-Ramp
- 05 MIN to 280 On-Ramp
- 08 MIN to 101 On-Ramp

# 487 BRYANT STREET

## NEARBY AMENITIES

- 1..... Flour & Branch
- 2..... Caffe Centro
- 3..... Blue Bottle Coffee
- 4..... Movida
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Wabi Sabi
- 8..... ROOFTOP 25
- 9..... Hakashi
- 10..... Black Hammer Brewing
- 11..... Shell Gas Station
- 12..... Thriller Social Club
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Marlowe
- 16..... Little Skillet
- 17..... Alchemist Bar & Lounge
- 18..... Whole Foods Market
- 19..... The UPS Store
- 20..... Walgreens
- 21..... Safeway
- 22..... Lucky Strike San Francisco
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market



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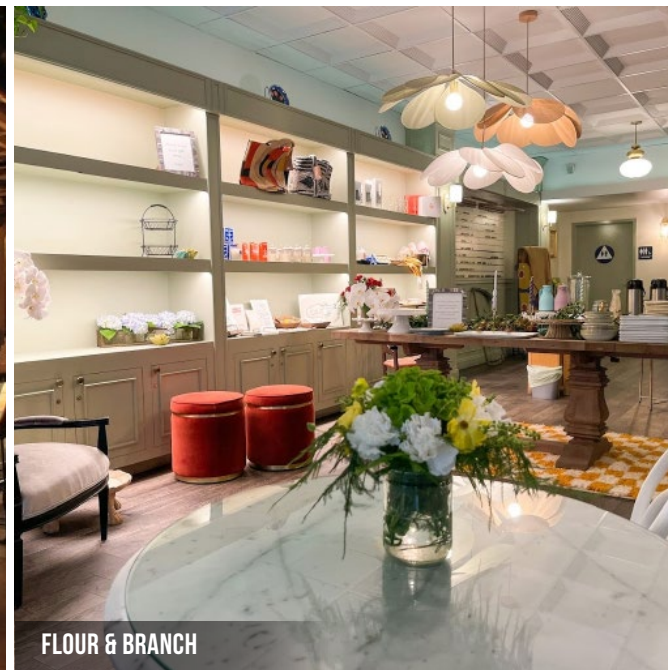
MARLOWE



ROOFTOP 25



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

487 BRYANT  
STREET



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