

# 536 BRYANT STREET

*Central SoMa*

**FORTRESS**

REAL ESTATE ADVISORS INC.

**\$2.00/SF  
(IG)**

**2ND FLOOR LEASING OPPORTUNITY**



# PROPERTY PROFILE

# PROPERTY HIGHLIGHTS

## CENTRAL SOMA LOCATION

This well-located building lies in the center of the recently-upzoned Central SoMa submarket.

## PROXIMITY TO SOUTH PARK

Situated within two blocks of South Park—the highly desirable nexus of the submarket—536 Bryant may appeal to tenants from the artificial intelligence, high-tech, and venture capital industries.

## PRIVATE ENTRANCE

The second floor space is accessed by a private entrance that fronts on Bryant Street to the right of the roll-up door (when facing the building).

## OPEN AIR DECK

A private, open air deck (pictured right) grants the second floor tenant opportunities to enjoy fresh air and sunshine without leaving the building.

## MEZZANINE LEVEL FULL BATHROOM

A bathroom complete with a shower offers personal hygiene flexibility to workers who exercise during the day or bike to work.

## NEARBY AMENITIES

Several dozen coffee shops, restaurants, lounges, bars, convenience stores, and grocery stores lie within a short walk of the property.

## MASS TRANSIT OPTIONS

Within a 10 minute walk of the property, the “T” subway station (4th & Brannan) and Caltrain depot (4th & King) allow for cost-effective and convenient transportation to and from the property.

## EXCELLENT FREEWAY ACCESS

On-ramps to and off-ramps from I-80, I-280, and Highway 101 rest within two blocks of the property.

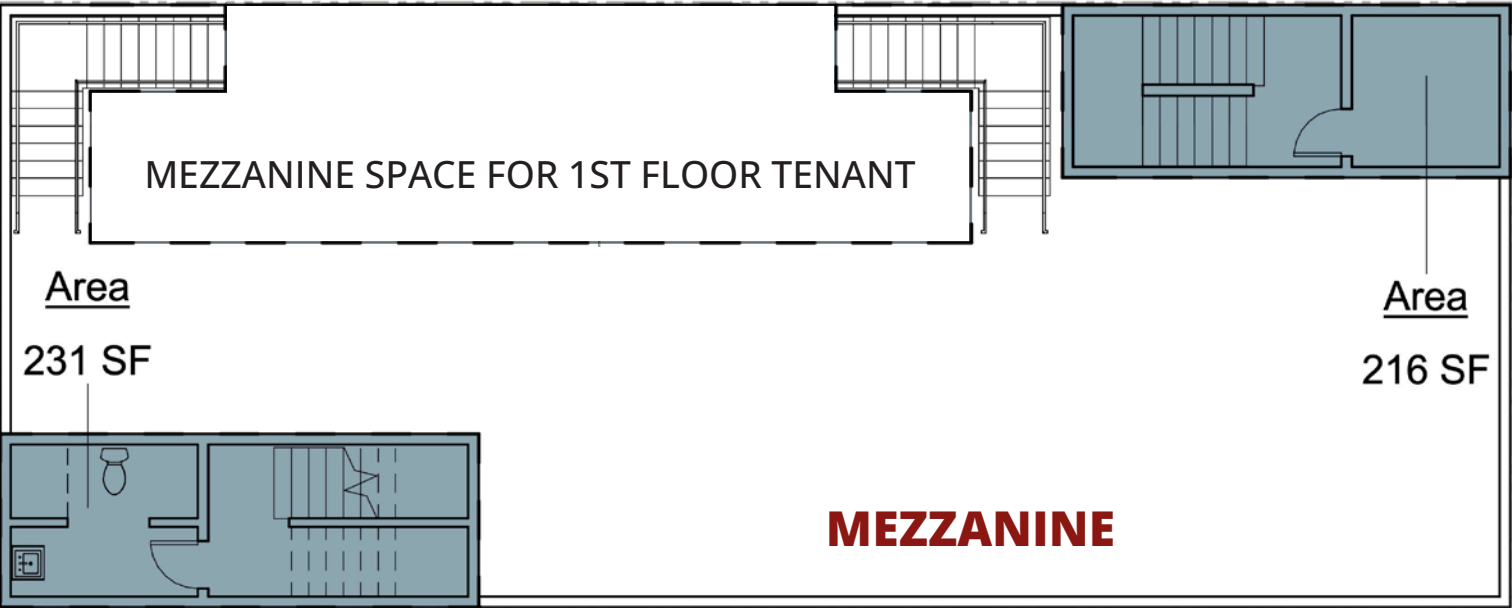
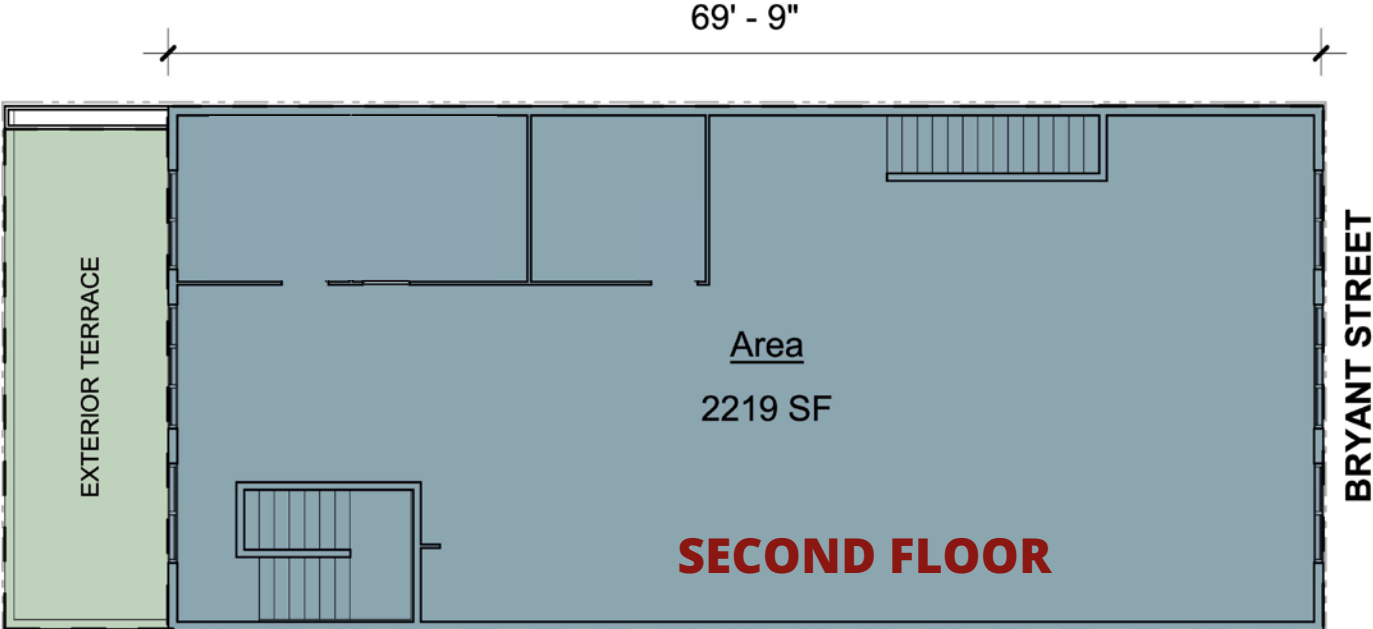
<b>ADDRESS</b>	<b>536 BRYANT</b>
<b>AVAILABLE SPACE</b>	<b>2ND FLOOR</b>
<b>TYPE</b>	<b>OFFICE</b>
<b>SIZE</b>	<b>2,666 SF</b>
<b>RENOVATED</b>	<b>YES</b>
<b>PRIVATE ENTRANCE</b>	<b>YES</b>
<b>RENT (MONTHLY)</b>	<b>\$2.00/SF (IG)</b>



# NORTHEASTERN AERIAL



# FLOOR PLANS

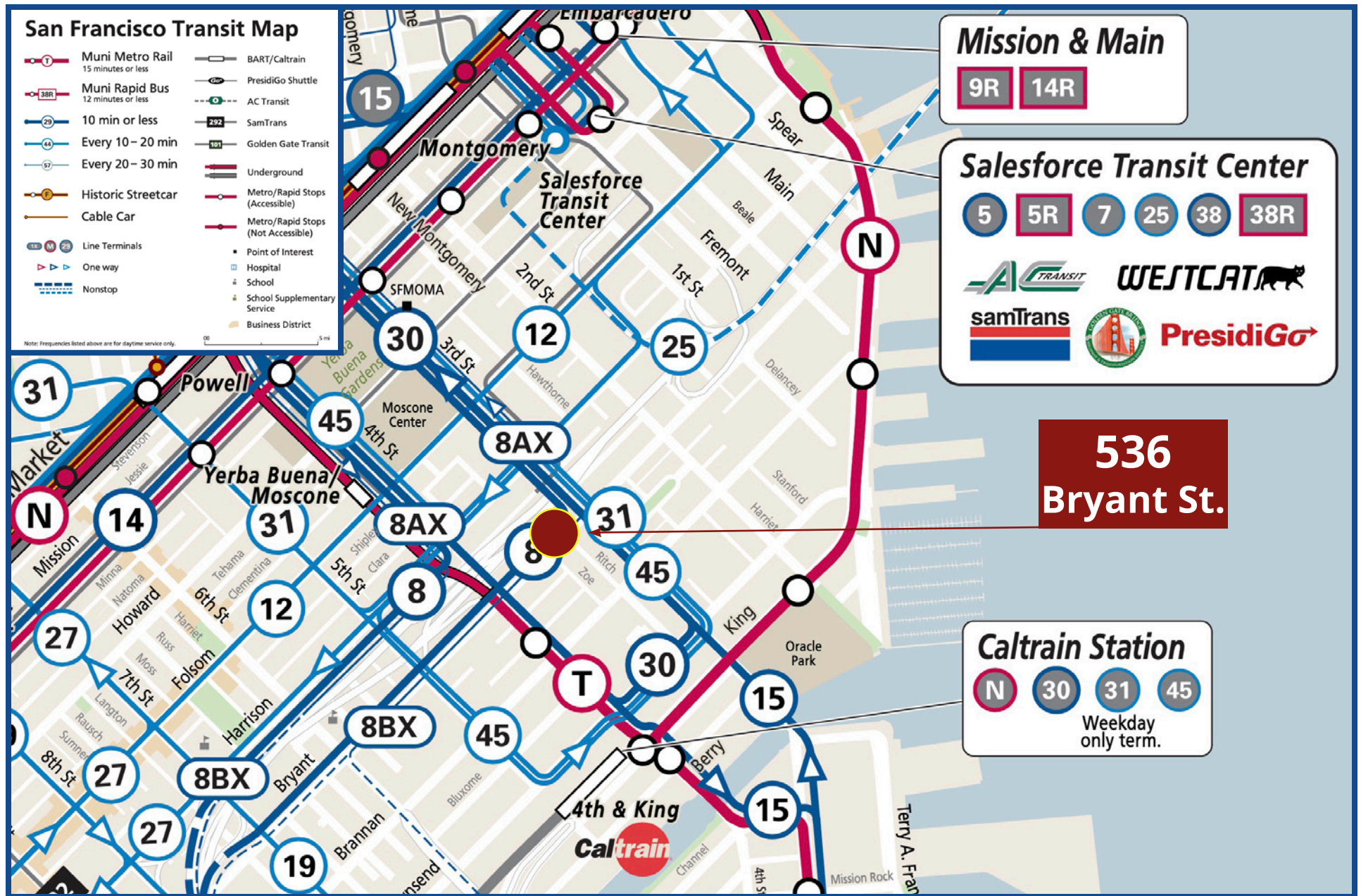


## AMENITIES

<b>1</b>	536 Bryant Street	Subject	<b>11</b>	Brickhouse Cafe & Bar	Restaurant	<b>21</b>	21st Amendment Brewery	Restaurant
<b>2</b>	Black Hammar Brewing Co.	Restaurant	<b>12</b>	Marlowe	Restaurant	<b>22</b>	ROOH SF	Restaurant
<b>3</b>	The Sarap Shop HQ	Restaurant	<b>13</b>	Taksim	Restaurant	<b>23</b>	SAJJ Mediterranean	Restaurant
<b>4</b>	Hakashi Japanese Sushi Bar & Grill	Restaurant	<b>14</b>	Sun and Moon	Restaurant	<b>24</b>	Merkado	Restaurant
<b>5</b>	Garaje Mexican	Restaurant	<b>15</b>	Local Tap	Restaurant	<b>25</b>	Saison	Restaurant
<b>6</b>	Flour & Branch	Restaurant	<b>16</b>	Golden Goat Coffee	Restaurant	<b>26</b>	Alchemist Bar & Lounge	Restaurant
<b>7</b>	The Hotel Utah Saloon	Restaurant	<b>17</b>	The Velvet Raven	Restaurant	<b>27</b>	Birdbox	Restaurant
<b>8</b>	Thriller Social Club	Restaurant	<b>18</b>	Caffe Control SP	Restaurant	<b>28</b>	Jack's Market Convenience Store	Convenience
<b>9</b>	Wabi Sabi SF at Soma	Restaurant	<b>19</b>	JAX Vineyards	Restaurant	<b>29</b>	Walgreens	Convenience
<b>10</b>	Alexander's Steakhouse	Restaurant	<b>20</b>	Blue Bottle Coffee	Restaurant	<b>30</b>	Neill's Grocery & Liquor	Grocery



# PUBLIC TRANSIT & ACCESS



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