

FOR LEASE

OFFICE AND RETAIL SUITES AVAILABLE

445-447 SUTTER ST, SAN FRANCISCO, CA



**HISTORICAL
LOW-RISE**



**LEASED
BILLBOARD**



**20 MINUTE
WALK TO
FERRY BLDG**



**100/100
WALKER'S
PARADISE**



**8 MINUTE
WALK TO BART**



**100/100
RIDER'S
PARADISE**

SUITE AVAILABILITY

Suite	Total SF	Monthly Rent	Available
GROUND	±2,103	Negotiable	Now
3RD FLOOR	±10,659	Negotiable	Now
410	±205	\$3.50 PSF	Now
411	±202	\$3.50 PSF	Now
423	±221	\$3.50 PSF	Now
425 & 427	±421	\$3.50 PSF	Now
426	±219	\$3.50 PSF	Now
429	±209	\$3.50 PSF	Now
505	±208	\$3.50 PSF	Now
507	±218	\$3.50 PSF	Now

Suite	Total SF	Monthly Rent	Available
513	±236	\$3.50 PSF	Now
514	±195	\$3.50 PSF	Now
515	±258	\$3.50 PSF	Now
516	±271	\$3.50 PSF	Now
701	±172	\$3.50 PSF	Now
703	±267	\$3.50 PSF	Now
705-A	±223	\$3.50 PSF	Now
801	±249	\$3.50 PSF	Now
808	±722	\$3.50 PSF	Now

BRUCE MCLELLAN

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±2,103 SF

AVAILABLE

NEGOTIABLE

RATE

NOW

AVAILABLE



One block off of Union Square
Branding exposure with awning and
banner signage available
Open showroom area
Private office
Two restrooms

*Floor plans not to scale

LEGEND

- Available
- Leased

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±10,659 SF

DIVISIBLE TO ±5,000 SF

NEGOTIABLE

RATE PSF

NOW

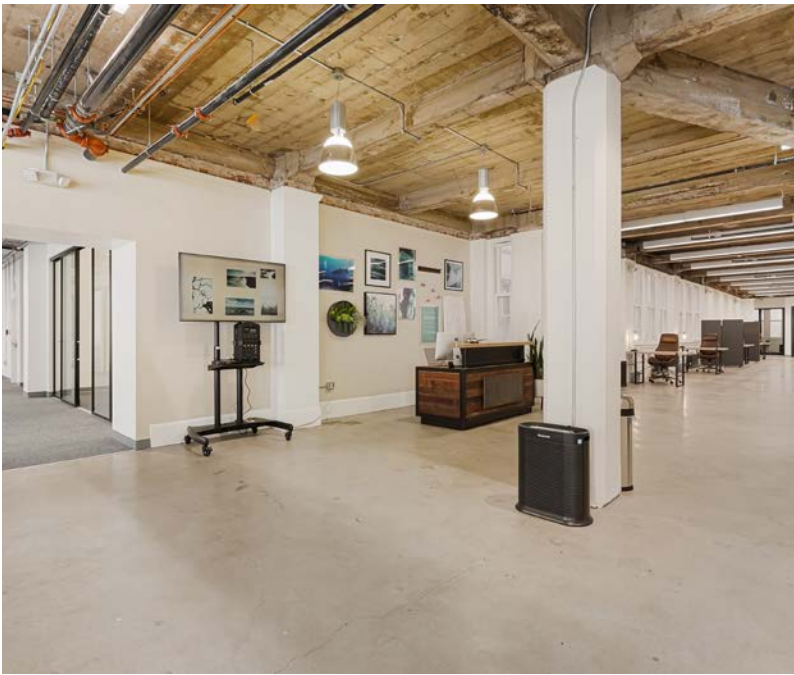
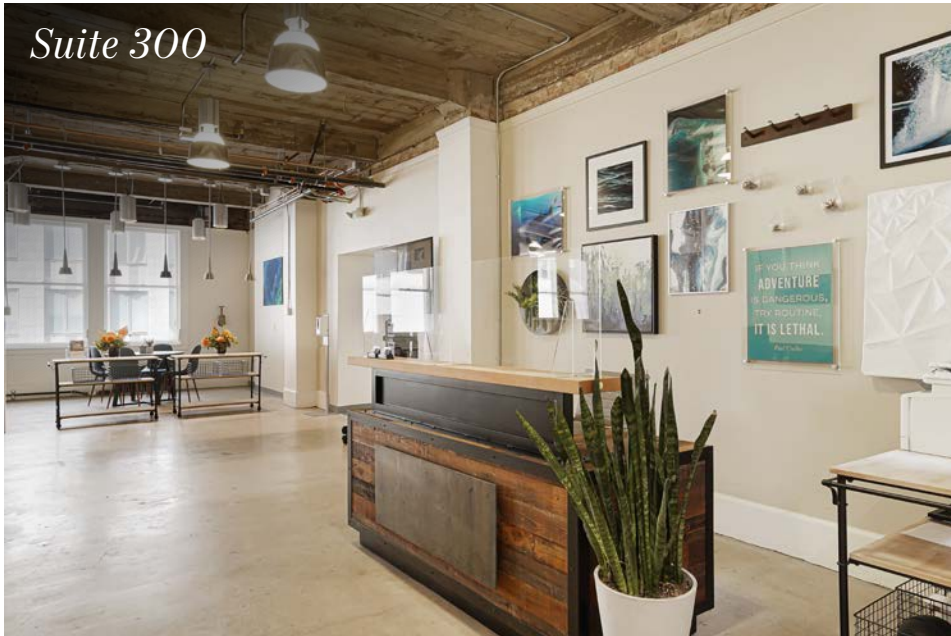
AVAILABLE

- Full floor available
- Creative lease opportunity
- Mix of open space and private offices
- Operable windows and HVAC
- 24 hour on-site security

*Floor plans not to scale

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SUITE AVAILABILITY

Suite	Total SF	Rate	Monthly Rent	Available	Suite	Total SF	Rate	Monthly Rent	Available
410	±205	\$3.50 PSF	\$717.50	Now	425 & 427	±421	\$3.50 PSF	\$1,473.50	Now
411	±202	\$3.50 PSF	\$707.00	Now	426	±219	\$3.50 PSF	\$766.50	Now
423	±221	\$3.50 PSF	\$773.50	Now	429	±209	\$3.50 PSF	\$731.50	Now

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445-447 SUTTER ST, 5TH FLOOR



*Floor plans not to scale

SUITE AVAILABILITY

Suite	Total SF	Rate	Monthly Rent	Available
505	±208	\$3.50 PSF	\$728.00	Now
507	±218	\$3.50 PSF	\$763.00	Now
513	±236	\$3.50 PSF	\$826.00	Now

Suite	Total SF	Rate	Monthly Rent	Available
515	±258	\$3.50 PSF	\$903.00	Now
516	±271	\$3.50 PSF	\$948.50	Now

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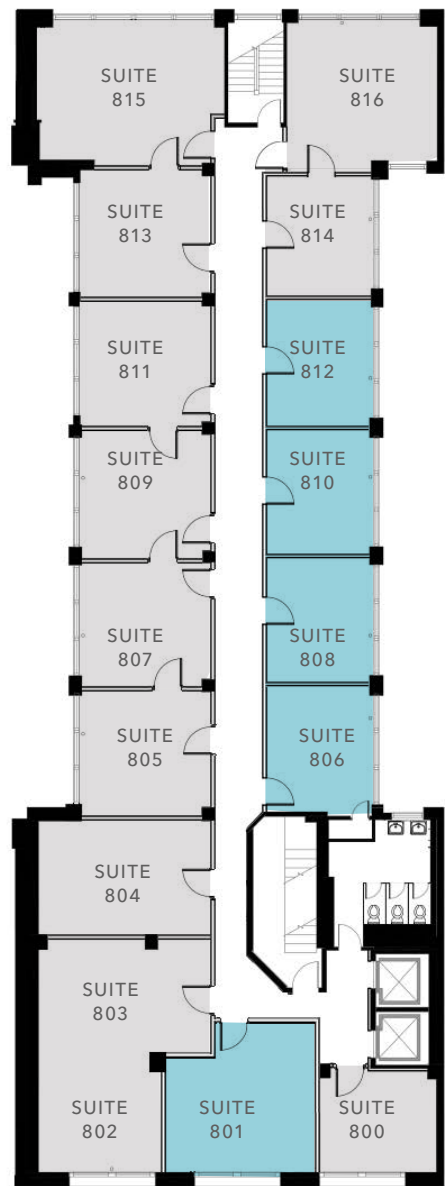
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SUITE AVAILABILITY

Suite	Total SF	Rate	Monthly Rent	Available	Suite	Total SF	Rate	Monthly Rent	Available
701	±172	\$3.50 PSF	\$602.00	Now	705-A	±223	\$3.50 PSF	\$780.50	Now
703	±267	\$3.50 PSF	\$934.50	Now	715	±217	\$3.50 PSF	\$759.50	Now

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*Floor plans not to scale

LEGEND

- Available
- Leased

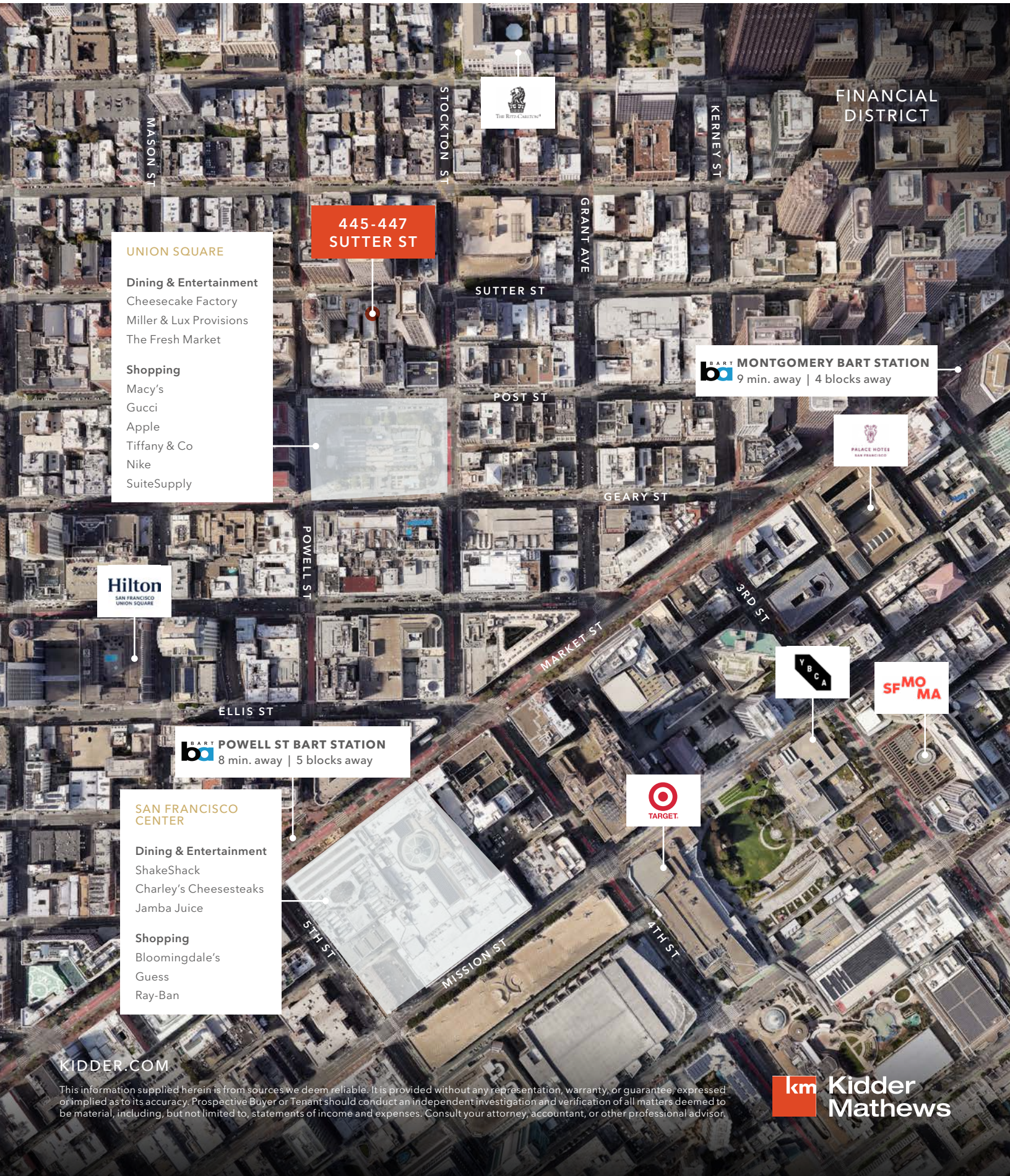
SUITE AVAILABILITY

Suite	Total SF	Rate	Monthly Rent	Available
801	±249	\$3.50 PSF	\$871.50	Now

Suite	Total SF	Rate	Monthly Rent	Available
808	±722	\$3.50 PSF	\$2,527.00	Now

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FINANCIAL DISTRICT



445-447
SUTTER ST

UNION SQUARE

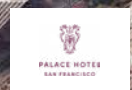
Dining & Entertainment

Cheesecake Factory
Miller & Lux Provisions
The Fresh Market

Shopping

Macy's
Gucci
Apple
Tiffany & Co
Nike
SuiteSupply

BART MONTGOMERY BART STATION
9 min. away | 4 blocks away



ELLIS ST

BART POWELL ST BART STATION
8 min. away | 5 blocks away

SAN FRANCISCO CENTER

Dining & Entertainment

ShakeShack
Charley's Cheesesteaks
Jamba Juice

Shopping

Bloomingdale's
Guess
Ray-Ban

