

2200 VAN NESS AVENUE



venturapartners

**FOR LEASE | FULLY RENOVATED, HIGH-VISIBILITY
RETAIL/OFFICE SPACE WITH BASEMENT**

Lease Offering

Address:	2200 Van Ness Avenue, San Francisco, CA
	Ground Floor: +/- 5,588 SF
Available Space:	Basement: +/- 831 SF
	Total: +/- 6,419 SF
Asking Rate:	\$2.75 PSF, IG
Term:	5+ Years Negotiable
Zoning:	RC-3 and NDC
Available:	Immediately
Parking:	On-Site Spaces Available



FEATURES



Premier Location:

Positioned on Van Ness Avenue, a key north-south corridor offering direct access to the Marina, Pacific Heights, North Beach, Civic Center districts



Superb Transit Access:

Direct Access to the Van Ness Bus Rapid Transit line. 86 / 74 / 99 Transit / Bike / Walk Scores



Amenity-Rich Location:

Steps from Lafayette Park and the highly amenitized Polk and Union Street corridors



Move-In Ready:

Fully renovated in 2020 with ADA-compliant accessibility



Highly Visible Corner:

Van Ness Avenue and Broadway Street

Space Attributes



Modern Upgrades Lighting Throughout



Tech Purifier Water Fountain



One (1) Lactation Room



Recently Renovated Offices



Kitchenette and Break Area



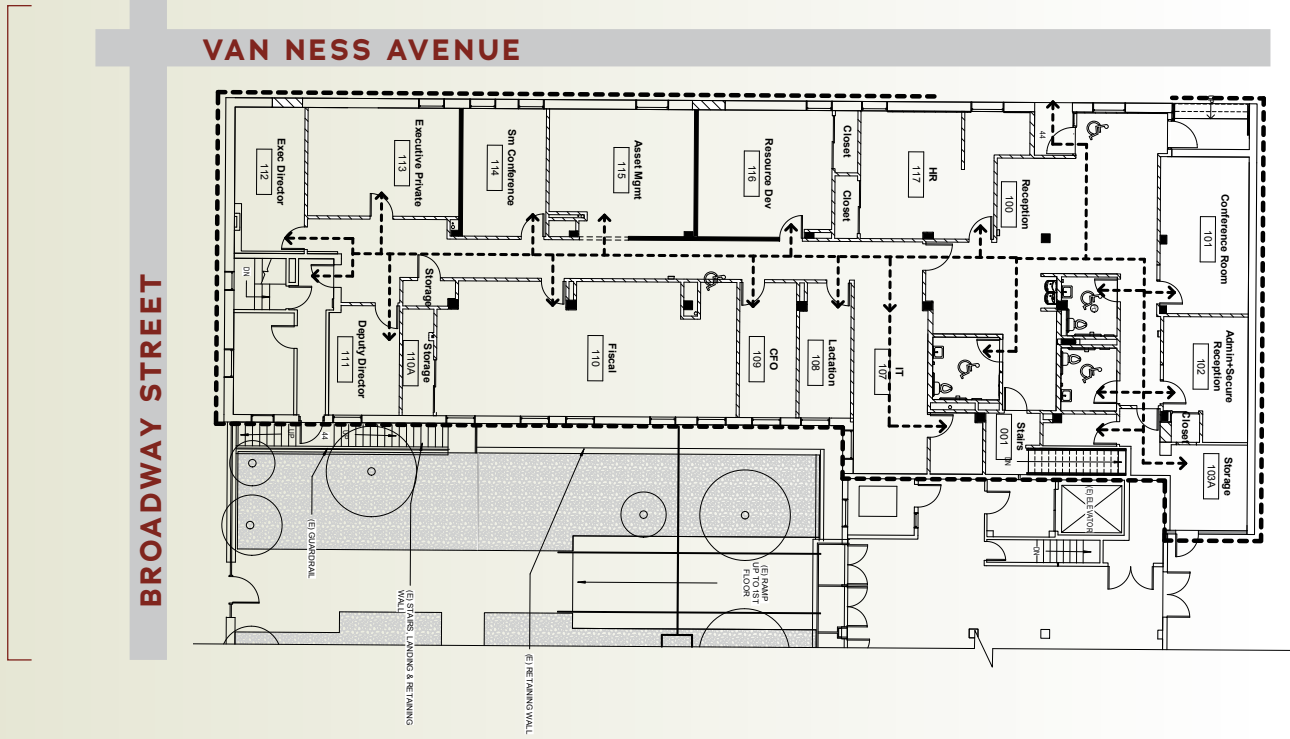
Climate-Controlled Server Room

Three (3) ADA Accessible Restrooms

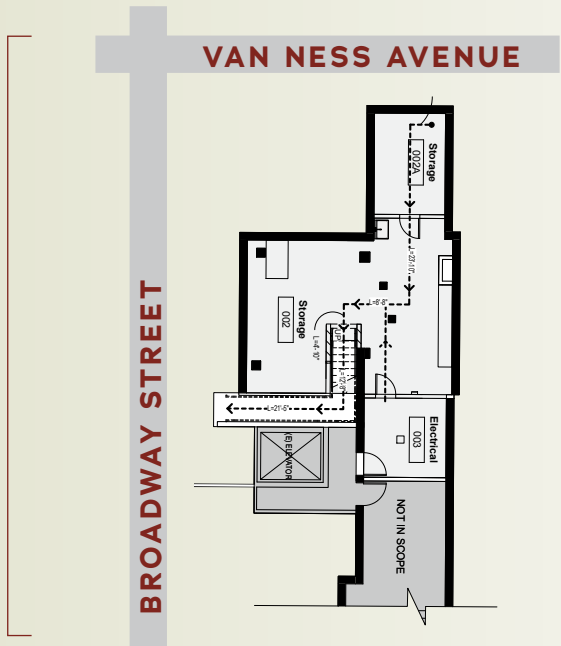
Basement Storage

Updated Mechanical Systems

Retail/Office
Floor Plan
+/- 5,588 SF



Basement
Floor Plan
+/- 831 SF



Location Overview



Marina District

North Beach District

Russian Hill District

Union Street

2200 VAN NESS AVENUE

Polk Street

Pacific Heights District

Van Ness Bus Rapid Transit Line

Van Ness Street

Broadway Street



Transit Score: **86**



Bike Score: **74**

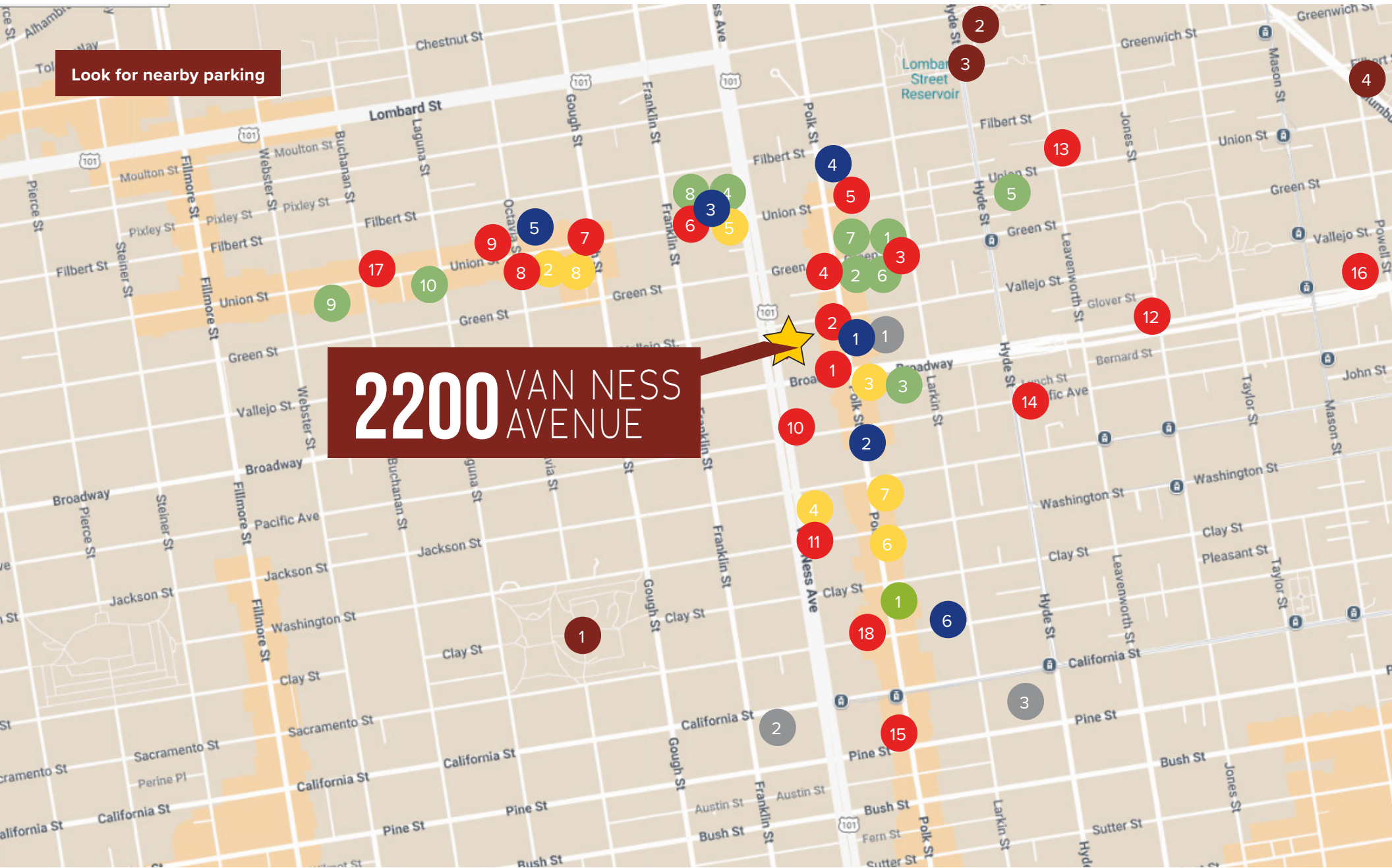


Walk Score: **99**

Neighborhood Amenities

Look for nearby parking

2200 VAN NESS AVENUE



Neighborhood Amenities List

Attractions

- 1 Lafayette Park
- 2 Lombard Street
- 3 George Sterling Park
- 4 Washington Square

Fitness

- 1 Live Fit Gym • Polk Street
- 2 Crunch Fitness
- 3 moveSF
- 4 CrossFit Golden Gate
- 5 Club Pilates
- 6 Raven Pilates
- 7 BODYROK POLK
- 8 Crunch Fitness

Convenience & Grocery

- 1 Walgreens Pharmacy
- 2 Whole Foods Market
- 3 Trader Joe's

Bars and Lounges

- 1 Woods Polk Station
- 2 William Cross Wine Merchants & Wine Bar
- 3 Shanghai Kelly's
- 4 Black Horse London Pub
- 5 Habibi Bar: Wine Shop & Bar
- 6 Macondray
- 7 Mezcalito
- 8 Hairchitect Barber Shop & Lounge San Francisco
- 9 Blue Whale Restaurant & Lounge
- 10 Bus Stop

Coffee and Cafe

- 1 Peet's Coffee
- 2 Cafe Réveille
- 3 Motoring Coffee
- 4 Fueling Station Cafe
- 5 Avotoasty
- 6 Sunday Morning Coffee Club

Restaurants and Lounges

- 1 Sabor Gaúcho Prime Brazilian Steakhouse
- 2 House of Sushi
- 3 SSAL
- 4 Blue Barn Polk
- 5 Leopold's
- 6 Dork Eat's
- 7 Camino Alto
- 8 Happy Poke
- 9 Roaming Goat
- 10 Harris' Restaurant - The San Francisco Steakhouse
- 11 House of Prime Rib
- 12 Serafina
- 13 Sumac | Modern Street Food
- 14 Collina
- 15 Himalayan Cuisine SF
- 16 Enter The Cafe
- 17 Mama's Luncheonette
- 18 Acquerello



Lafayette Park - 5 Blocks Away



Harris Restaurant - 1 Block Away



Colina - 3 Blocks Away



Blue Barn Polk - 1 Block Away



Sabor Gaucho Prime Brazilian Steakhouse - 1 Block Away



House of Prime Ribs - 3 Blocks Away

2200 VAN NESS AVENUE



Priscilla Wilder

Phone Number: (415) 636-0000
Email: pwilder@venturapartners.com
RE Lic. #01903660



70 Otis Street
San Francisco, CA 94103
venturapartners.com

Disclaimer: The information contained herein has been obtained from sources deemed reliable, but no guarantee, warranty, or representation is made as to accuracy or completeness thereof. Prospective tenants and buyers should conduct their own independent investigations and consult appropriate advisors. Corporate Lic. #01494052

