

500
SUTTER

SAN FRANCISCO, CA



Reintroducing
a San Francisco Classic
Small Office Suites for Lease

AVISON
YOUNG



SAN FRANCISCO, CA

Located steps away from the center of San Francisco



On-Site Security



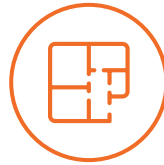
Mix of Small Traditional Office and Creative Spec Suites



Classic Union Square Location



Stunning Architecture



Flexible Terms



Easy Access to BART & MUNI



Operable Windows



Directly on the Iconic Cable Car Line



Conveniently Located Near Great Shopping/Dining



Affordable Rents!





SAN FRANCISCO, CA

Available Space

Suite	RSF	Available	Suite Description
201	794	Now	Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.
204	2,132	Now	Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.
211	306	Now	Direct elevator access. Perfect for solo office or small team office.
300	1,001	Now	4 private offices, reception area.
303	779	Now	Spec suite to be completed.
310	2,040	Now	Recently improved. 6 private offices / meeting rooms. 3-sides of windows. Great natural light.
405	2,575	Now	Spec suite to be completed.
426	494	Now	Immediate elevator access and identity, two rooms, natural light.
503	773	Now	Excellent natural light. 3 private offices / meeting rooms, IT room, reception. Sutter Street window line.
514	1,378	Now	Former physical therapist office. Small kitchenette. May be combined with Suite 511 for 1,687 RSF.
602	523	Now	Open space with windows facing Sutter Street.
612	359	Now	Open space with window, perfect for many users.
700	657	Now	2 private offices.
703	624	Now	3 rooms (former esthetician office), two sinks in place. Sutter Street views.
707	1,046	Now	Medical office with 5 offices, kitchen and reception area.
708	953	Now	Open space with 1 corner office / meeting room.
815	570	Now	Open space, former law firm; excellent for professional / personal services.

*Quoted rent is for new, "as is" deals. For deals with TI, quoted rent is low-mid \$40s / SF FSG.

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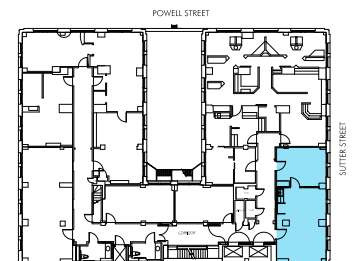
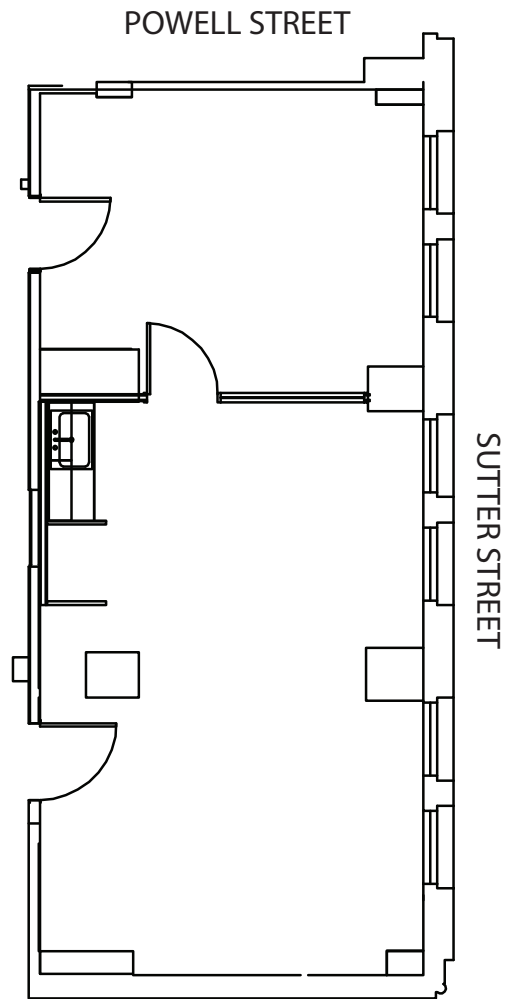


SAN FRANCISCO, CA

Suite 201

794 SF | Available now

Professional service space. Open area and one office / conference room, kitchenette, operable windows, and great natural light.



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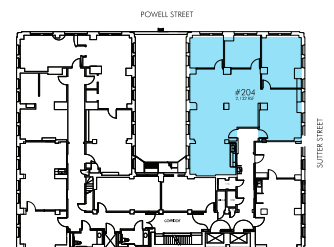
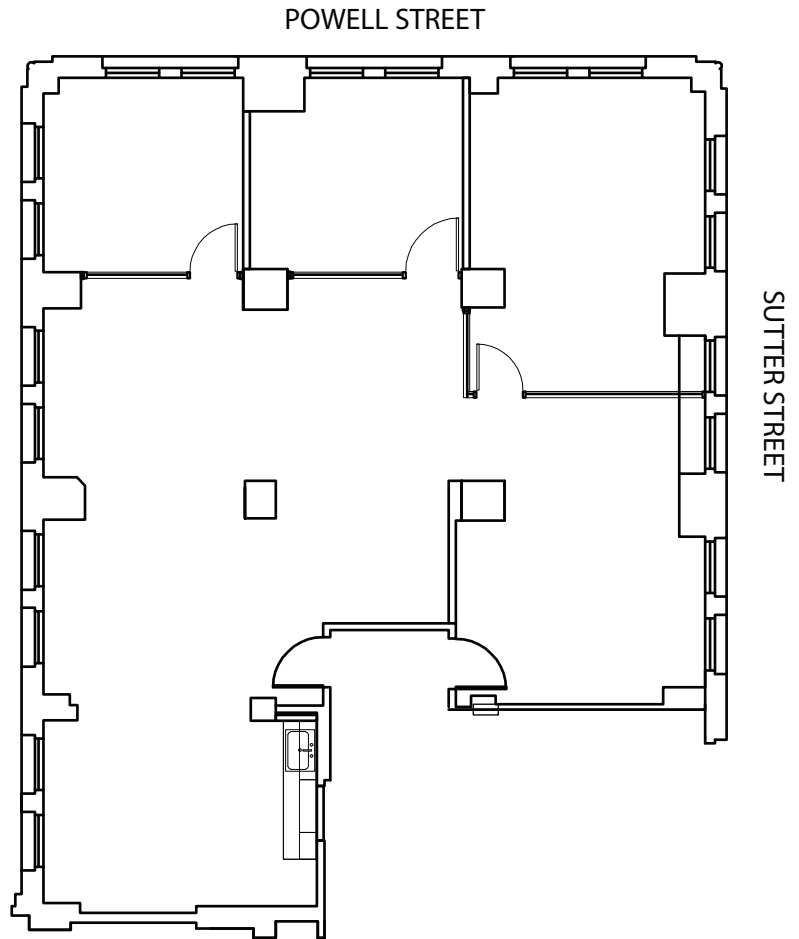


SAN FRANCISCO, CA

Suite 204

2,132 SF | Available now

Former spec suite; improved office space with kitchenette, large conference room and 2 offices / meeting rooms. Excellent natural light.



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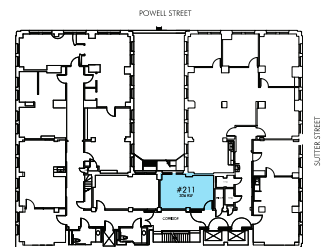
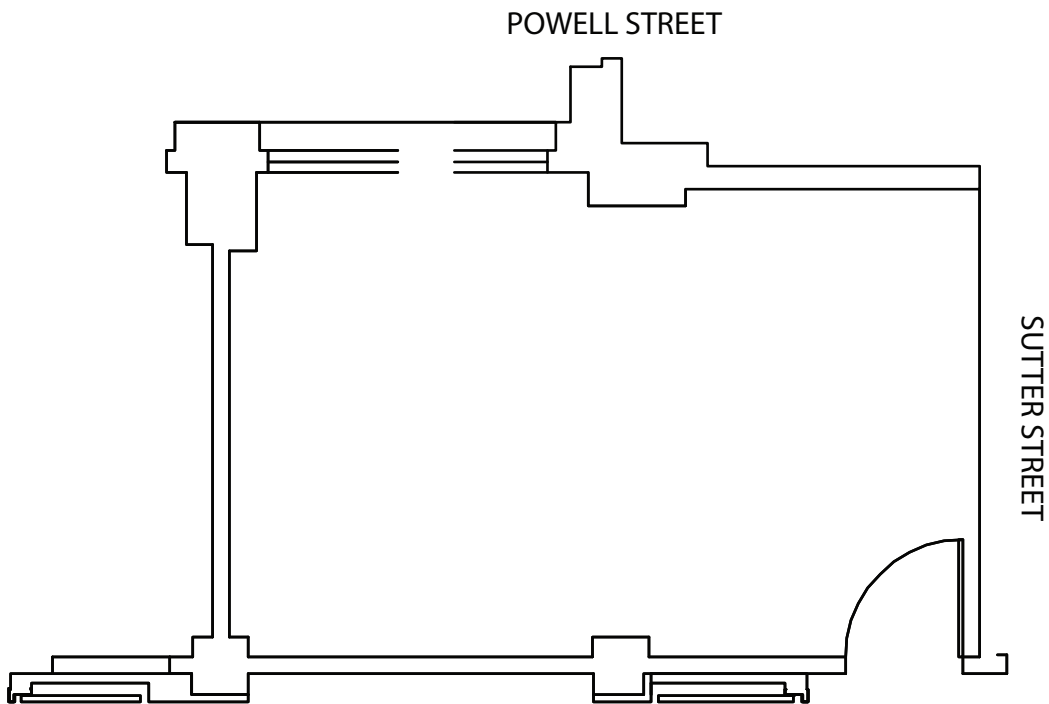


SAN FRANCISCO, CA

Suite 211

306 SF | Available now

Direct elevator access. Perfect for solo office or small team office.



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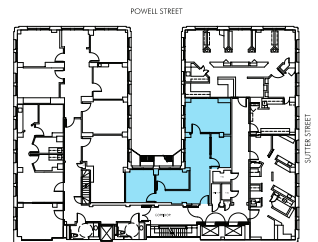
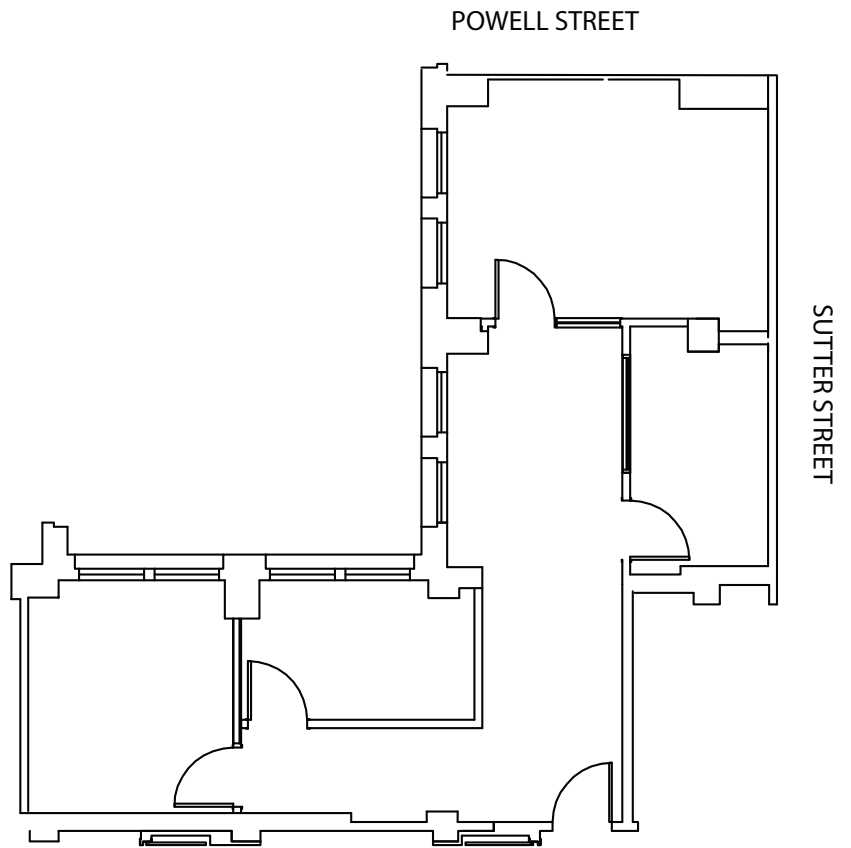




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1,001 SF | Available now
4 private offices, reception area.

Suite 300



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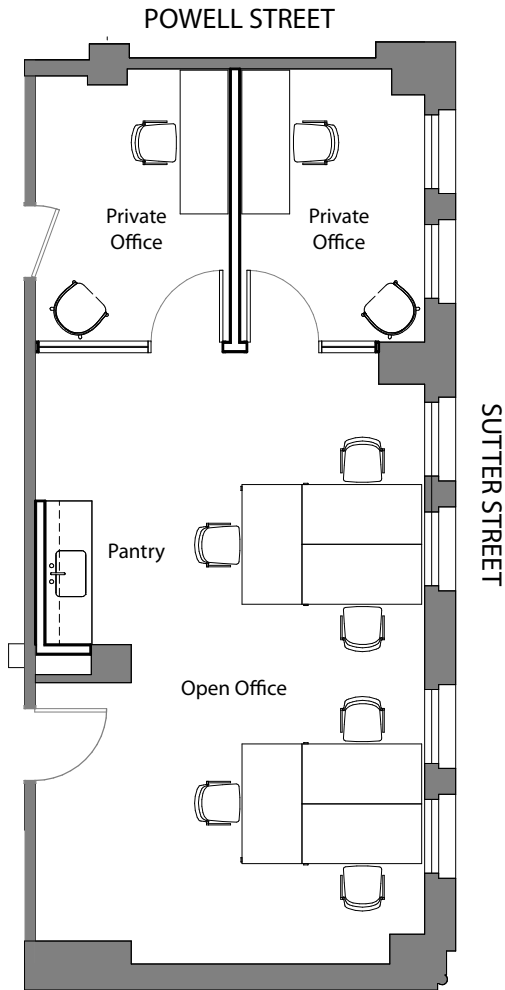


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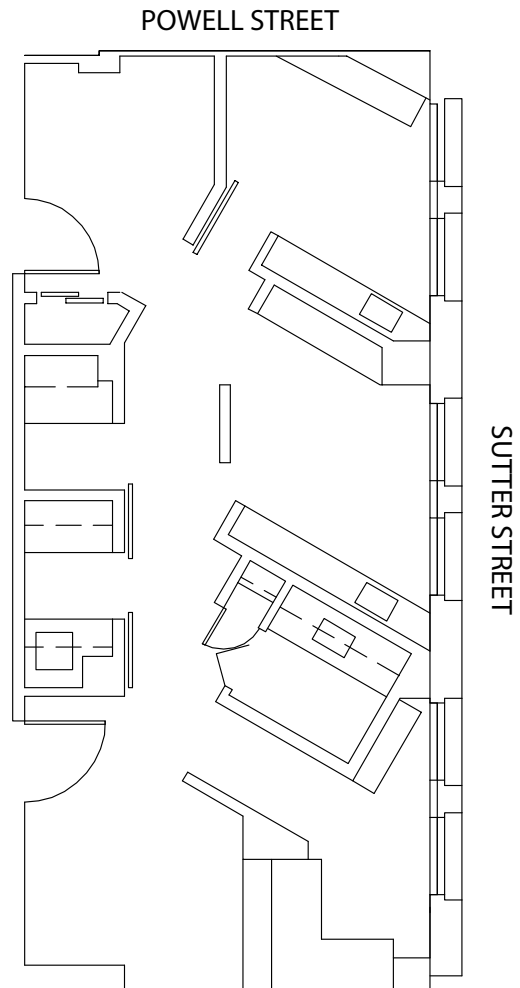
779 SF | Available now

Spec suite to be completed.

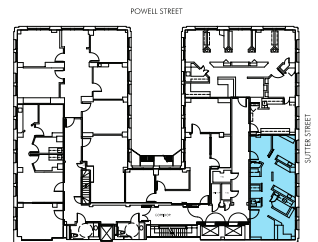
Suite 303



Hypothetical Layout



Current Layout



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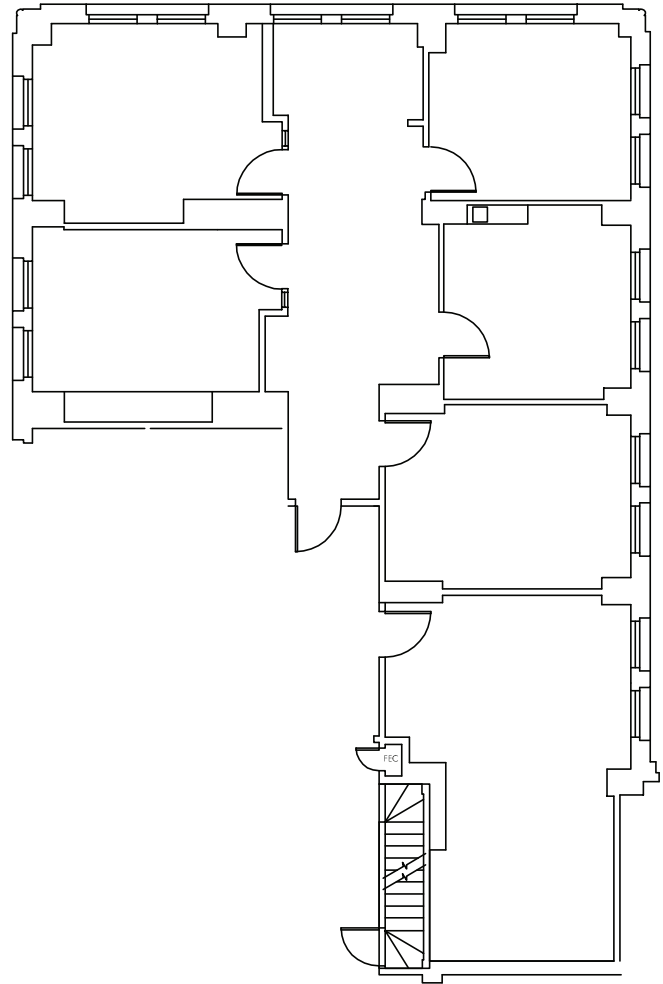
Suite 310

2,040 SF | Available now

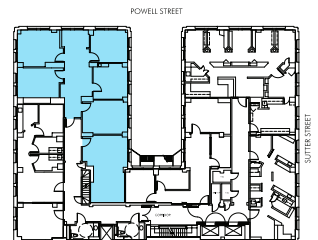
Recently improved. 6 offices / meeting rooms. 3-sides of windows, overlooking Powell Street. Great natural light.



POWELL STREET



SUTTER STREET



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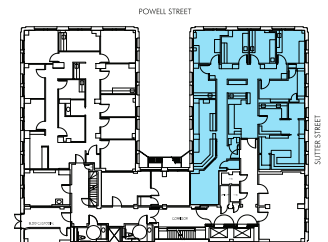
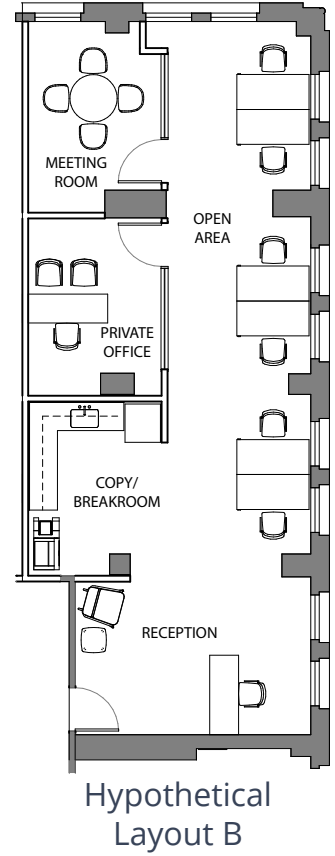
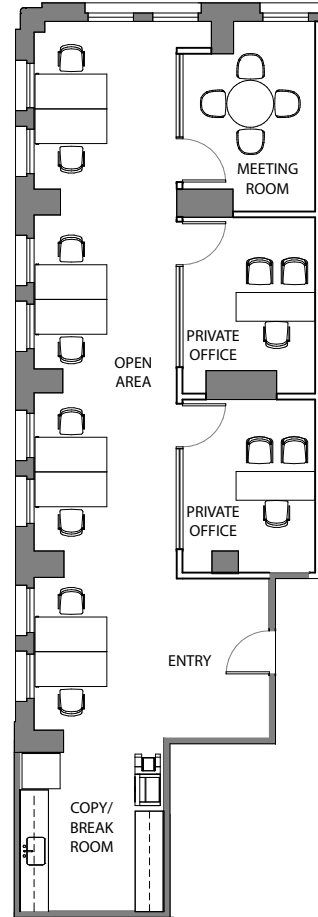
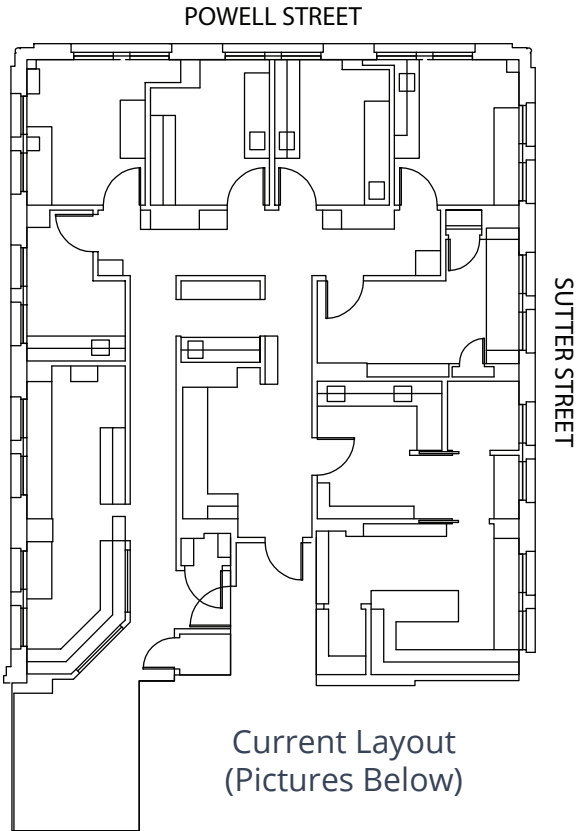


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2,575 SF | Available now

Spec suite to be completed.

Suite 405



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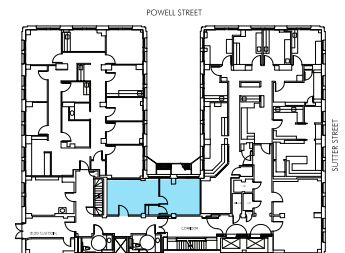
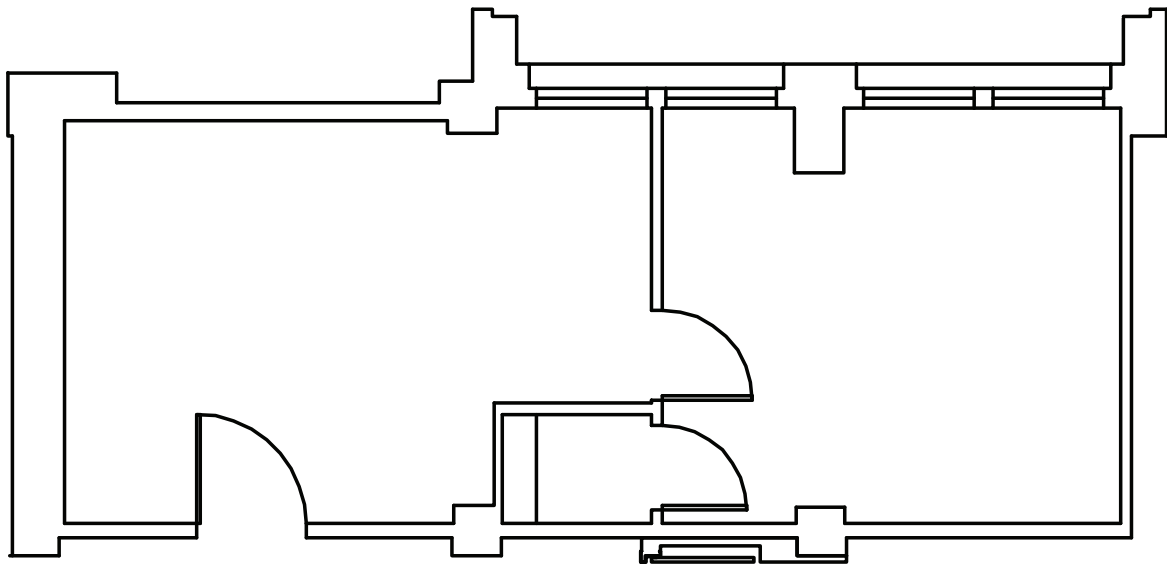


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Suite 426

494 SF | Available now

Immediate elevator access and identity, two rooms, natural light.



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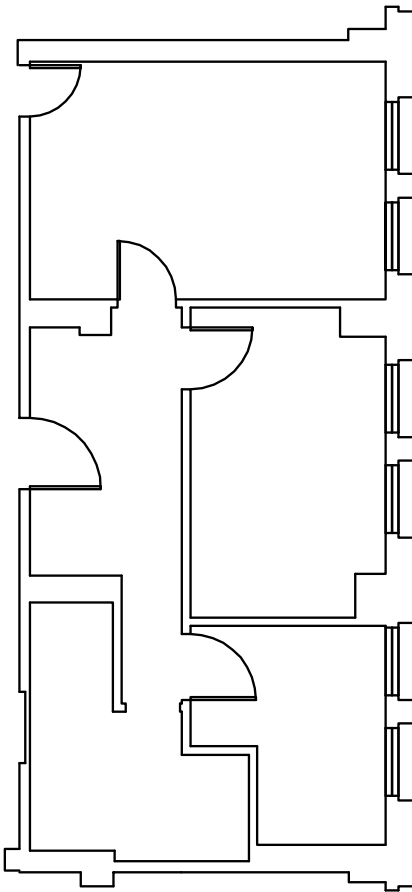
SAN FRANCISCO, CA

Suite 503

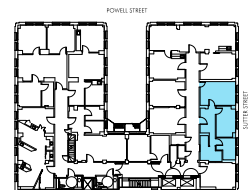
773 SF | Available Now

Excellent natural light. 3 private offices / meeting rooms, IT room, reception.
Sutter Street window line.

POWELL STREET



SUTTER STREET



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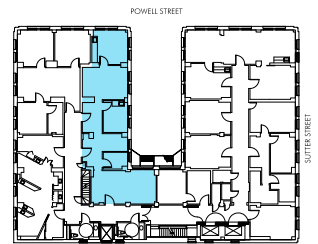
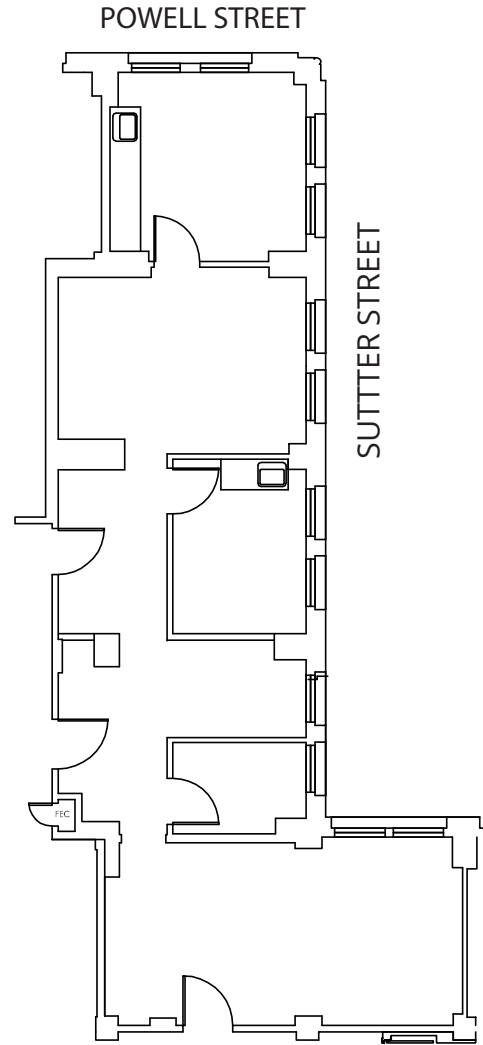


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Suite 514

1,378 SF | Available now

Former physical therapist office; small kitchenette. May be combined with Suite 511 for 1,687 RSF.



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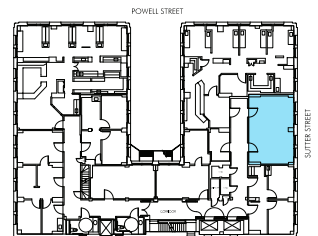
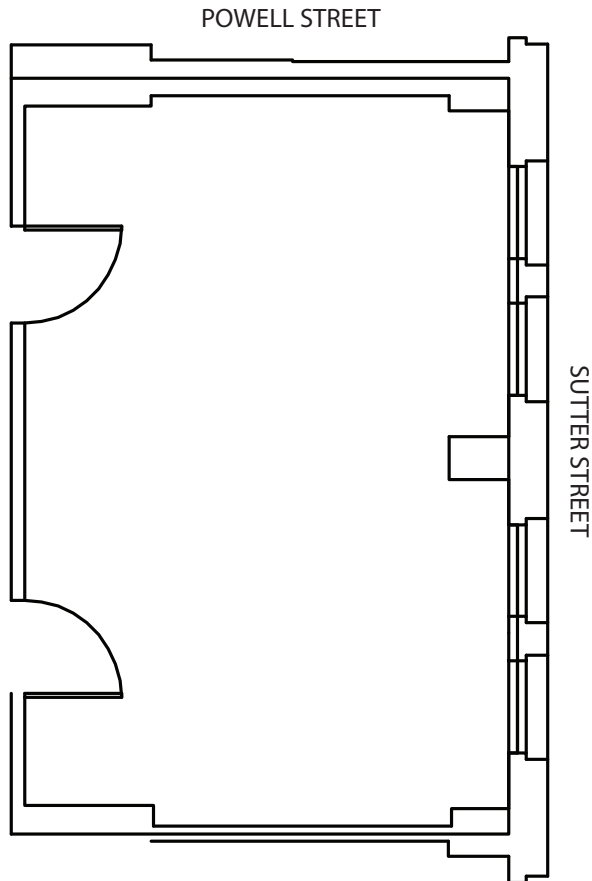


SAN FRANCISCO, CA

523 SF | Available Now

Open space with windows facing Sutter Street.

Suite 602



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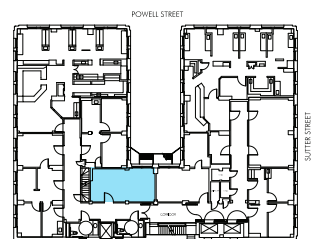
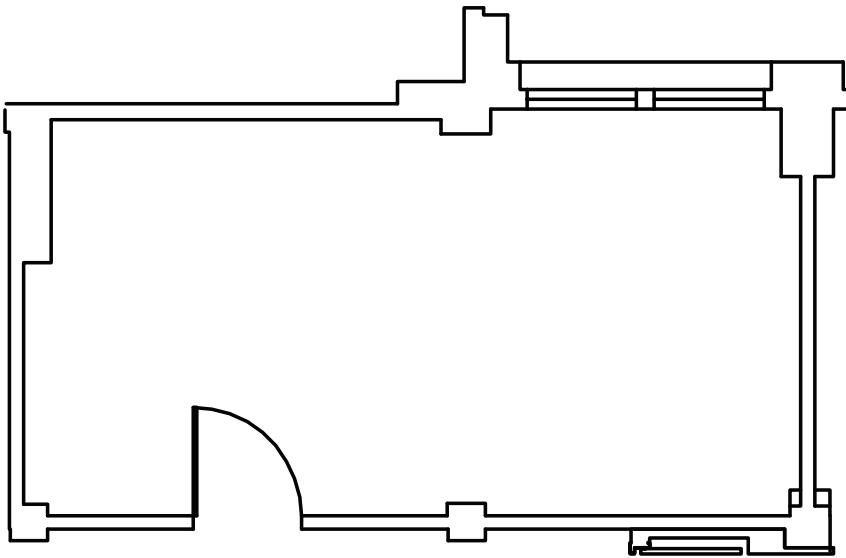


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359 SF | Available Now

Open space with window, perfect for many uses.

Suite 612



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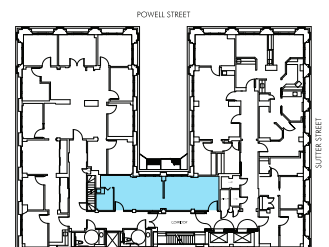
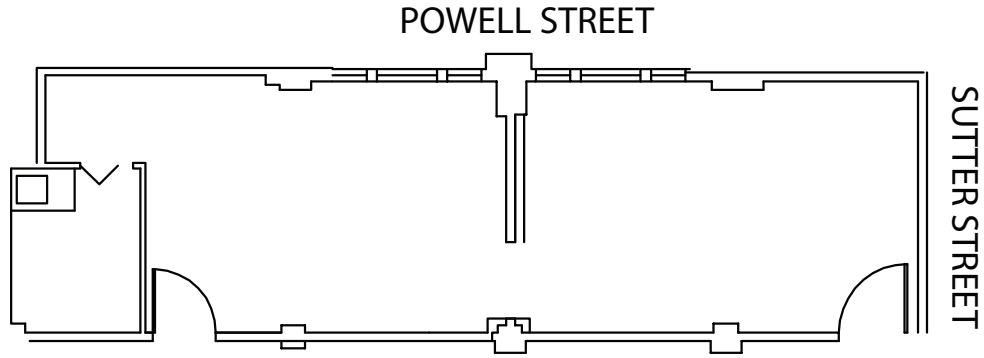


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657 SF | Available now

2 private offices.

Suite 700



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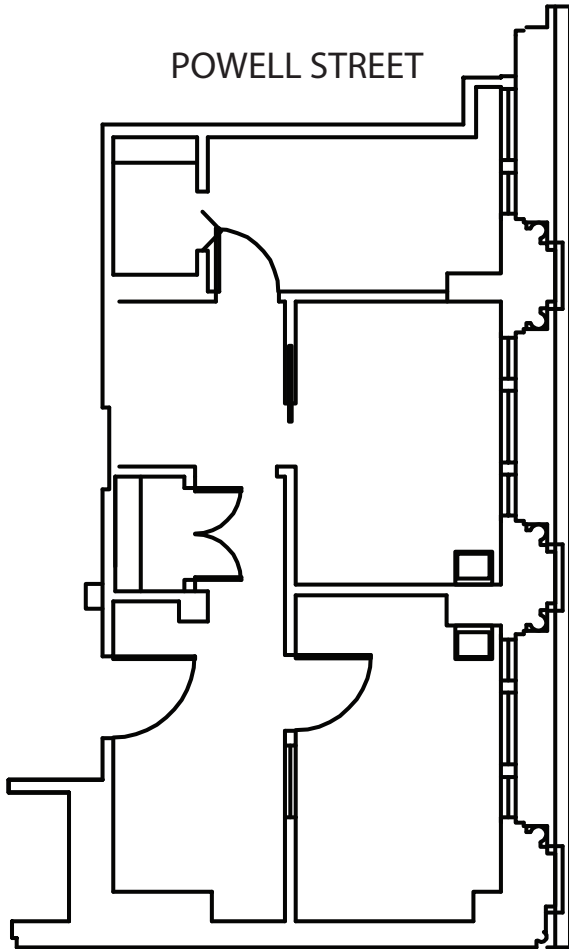


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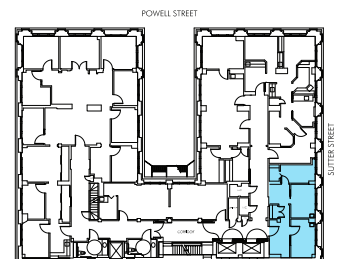
Suite 703

624 SF | Available now

3 rooms (former esthetician office), two sinks in place. Sutter Street views.



SUTTER STREET



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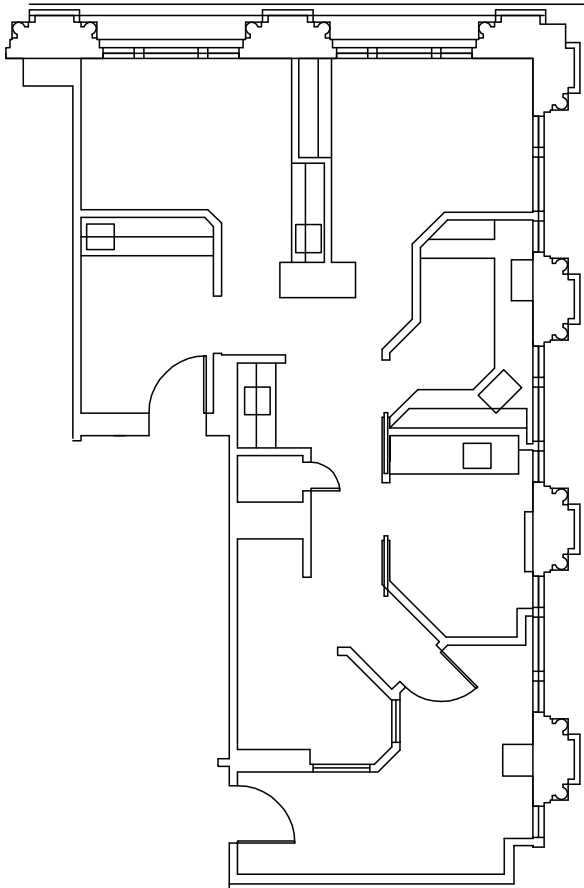
SAN FRANCISCO, CA

1,046 SF | Available now

Medical office with 5 offices, kitchen and reception area.

Suite 707

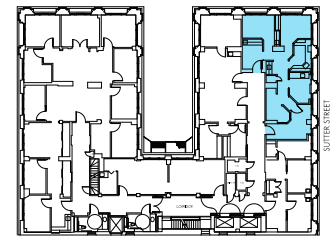
POWELL STREET



SUTTER STREET



POWELL STREET



SUTTER STREET

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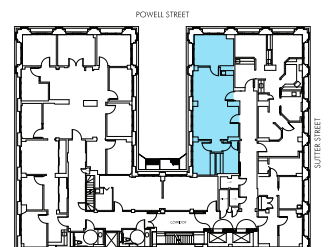
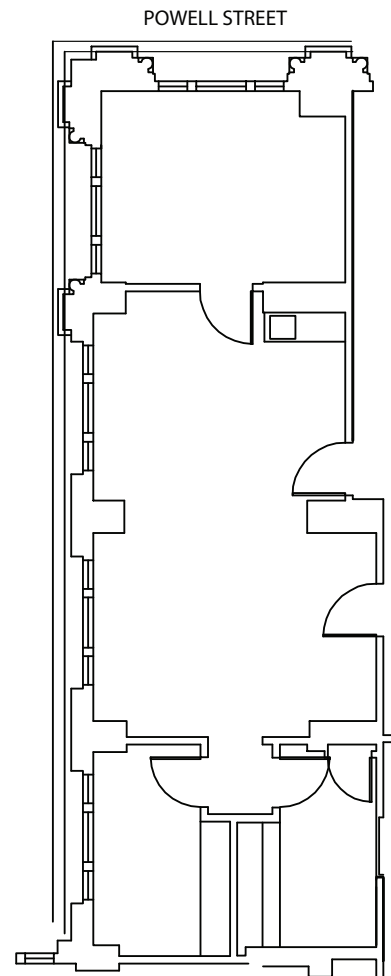


SAN FRANCISCO, CA

Suite 708

953 SF | Available now

Open space with 1 corner office / meeting room.



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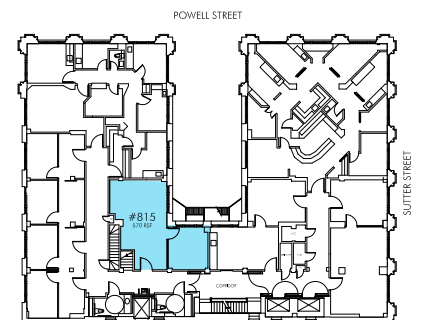
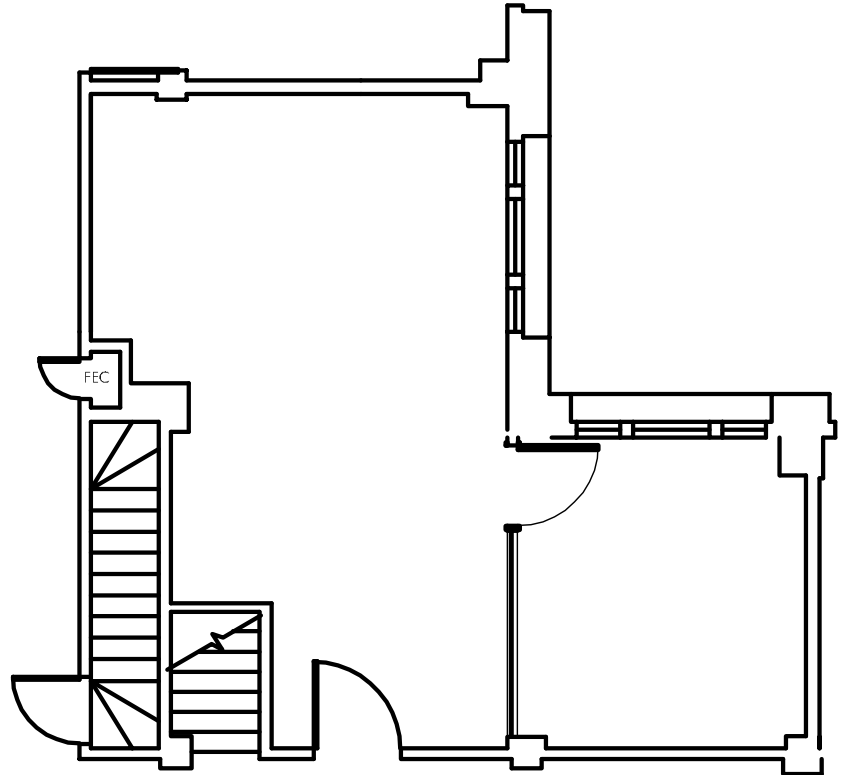


SAN FRANCISCO, CA

Suite 815

570 SF | Available now

Open space, former law firm; excellent for professional / personal services



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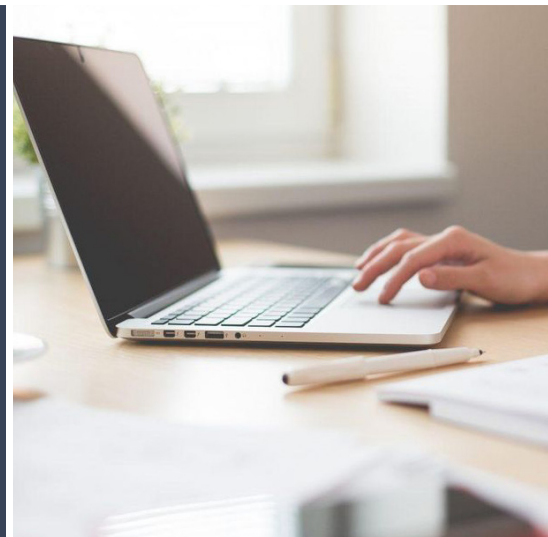
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