

49

Powell Street

San Francisco CA 94102

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Lease

OFFICE SPACE

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BUILDING SUMMARY

Address: 49 Powell Street

Size: ± 3,200 SF

Property Type: Office

Term: 1 – 5 Years

Rate: Negotiable

505 Beach St.

1	6th Floor ±3,200 SF	\$38 IG (Available December 1st)
2	5th Floor ±3,200 SF	\$38 IG
3	3rd Floor ±3,200 SF	\$36 IG
4	2nd Floor ±3,200 SF	\$42 (FS) Fully Services



Secure Key Card Access

Elevator opens directly into suite with controlled entry.



Bright Natural Lighting

Large window lines provide excellent natural light throughout.



Flexible Workstations Setup

Manual sit-stand desks with protective polycarbonate desk shields.



Private Offices & Conference

Framed glass doors enclose multiple private and meeting spaces.



Modern Kitchenette Area

Quartz countertop, stainless steel appliances, fridge, and dishwasher.



Upgraded Touchless Fixtures

New faucets, soap, and sanitizer dispensers ensure hygienic use.



Flexible Lease Options

Sublease until 2023 with up to five additional years.

6TH FLOOR | Overview

SIZE:	±3,200 SF
TYPE:	INDUSTRIAL GROSS (IG)
RATE:	\$38 IG (Available December 1st)
TERM:	1 – 5 YEARS

Fully Furnished

HIGHLIGHTS

- Direct elevator access opening into suite
- Excellent natural light throughout
- Expansive Powell Street window line
- Operable windows for fresh air
- Two large private or conference rooms
- Spacious open bullpen area
- Additional dedicated conference room
- Two medium-sized private offices
- Option to extend lease up to 5 years
- Functional and efficient floor layout
- Ideal for teams seeking a prime location

Available December 2026

\$3.00 BROKER COMMISSION FEE

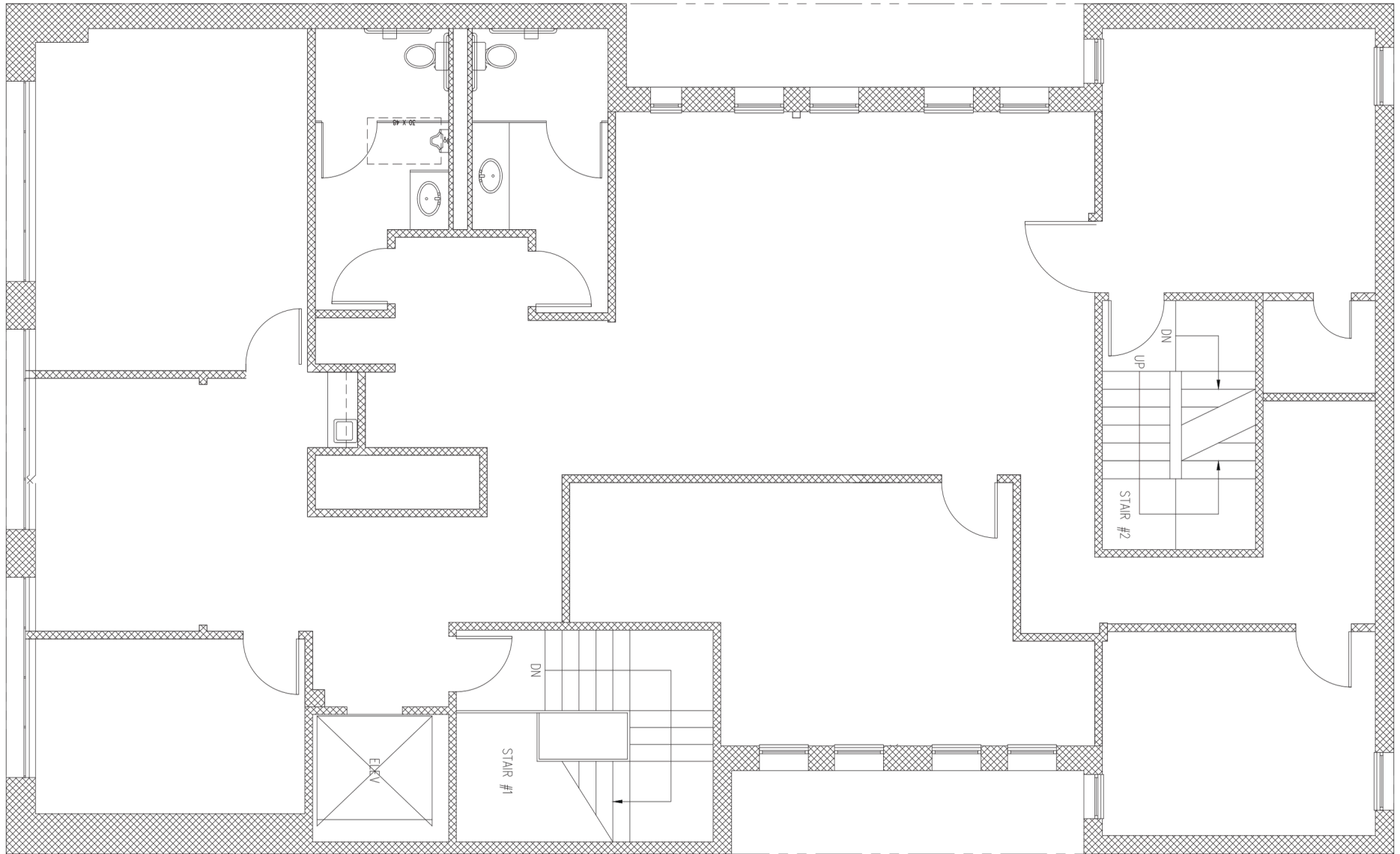


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6TH FLOOR | IMAGES



6TH FLOOR | FLOORPLAN



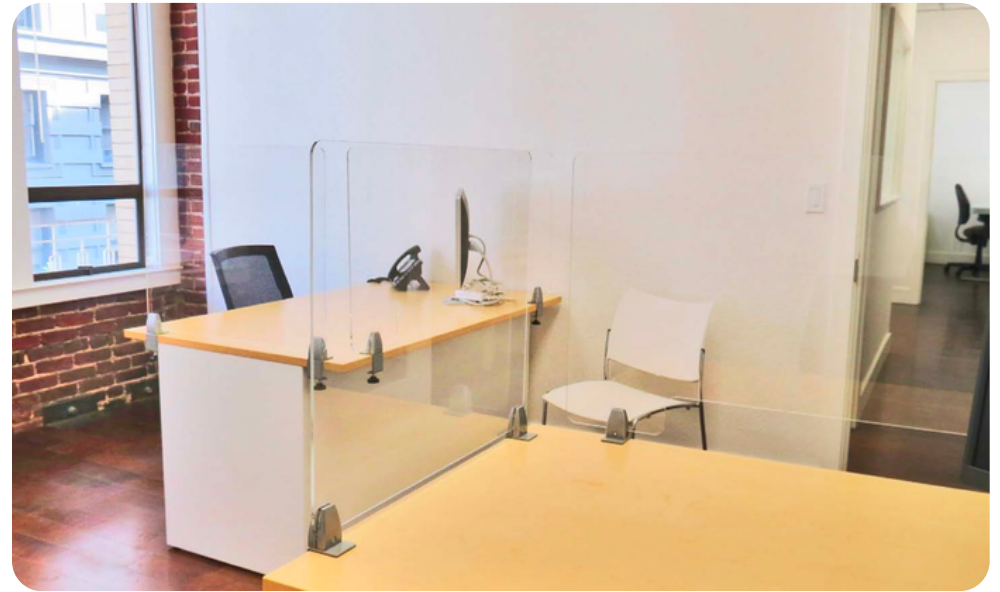
5TH FLOOR | Overview

SIZE:	±3,200 SF
RATE:	\$38 IG
TYPE:	INDUSTRIAL GROSS (IG)
TERM:	1 – 5 YEARS

HIGHLIGHTS

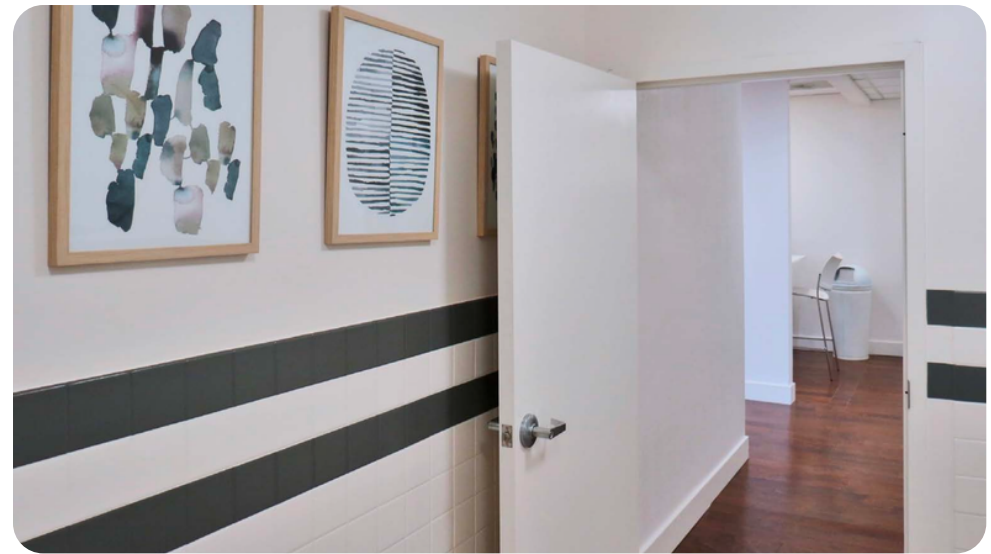
- Key card elevator access with direct entry to the full floor
- Adjustable manual sit-stand desks, spaciouly positioned with polycarbonate desk-shields
- Private offices with framed glass doors and operable windows
- Brand-new touchless stainless steel faucets, soap, and sanitizer dispensers
- Remodeled kitchenette with quartz countertop and stainless steel appliances (fridge and dishwasher)
- Two separate restrooms
- Wipe-clean materials throughout

\$3.00 BROKER COMMISSION FEE

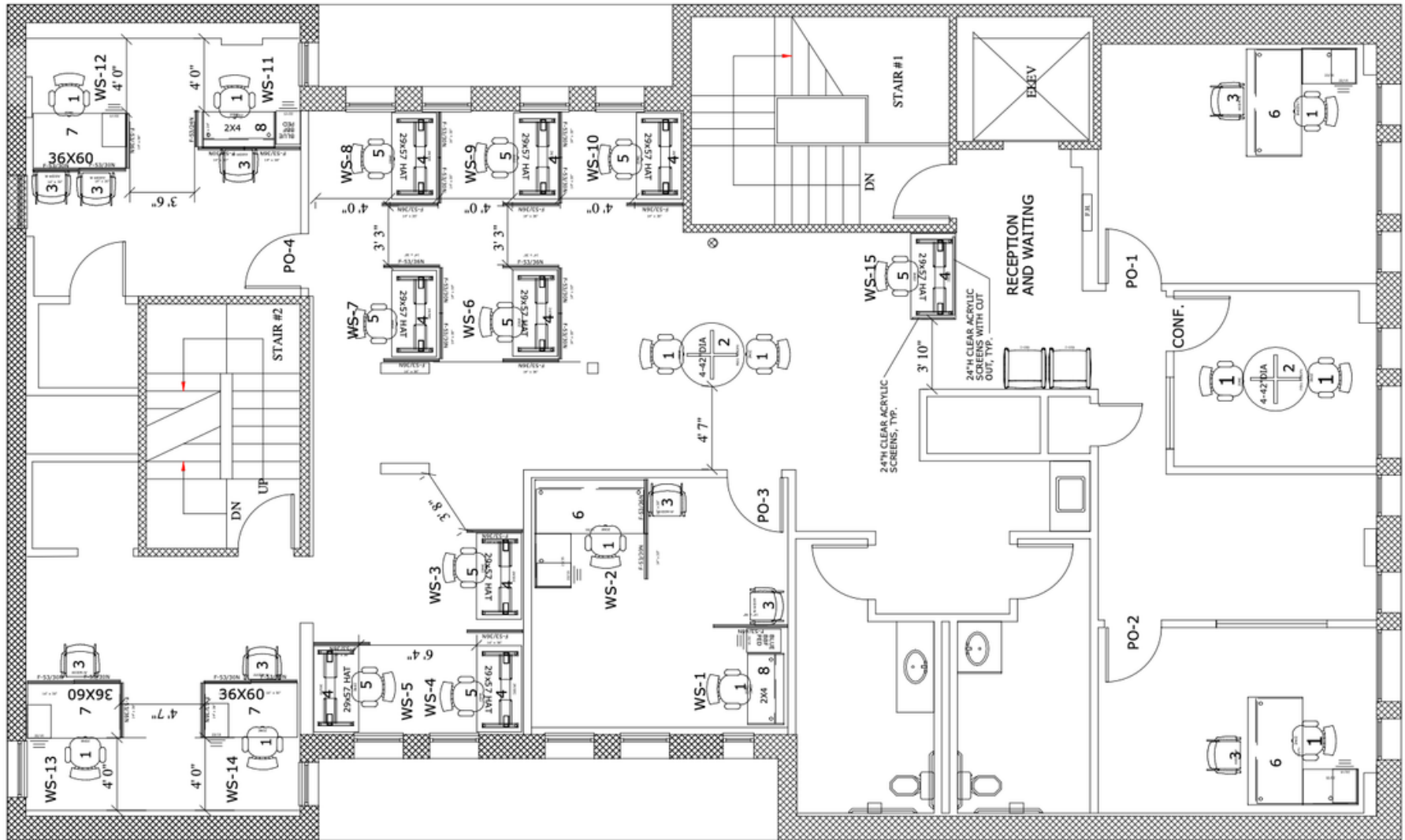


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5TH FLOOR | IMAGES



5TH FLOOR | FLOORPLAN



3RD FLOOR | Overview

Size:	± 3,200 SF
RATE:	\$36 IG
TYPE:	INDUSTRIAL GROSS (IG)
TERM:	1 – 5 YEARS

HIGHLIGHTS

- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- Private glass-door offices
- Operable windows throughout
- Modern remodeled kitchenette
- Quartz countertop finishes
- Stainless steel appliances
- Touchless water faucets
- Soap and sanitizer dispensers
- Two private restrooms
- Contemporary interior finishes
- Secure professional setting

\$3.00 BROKER COMMISSION FEE

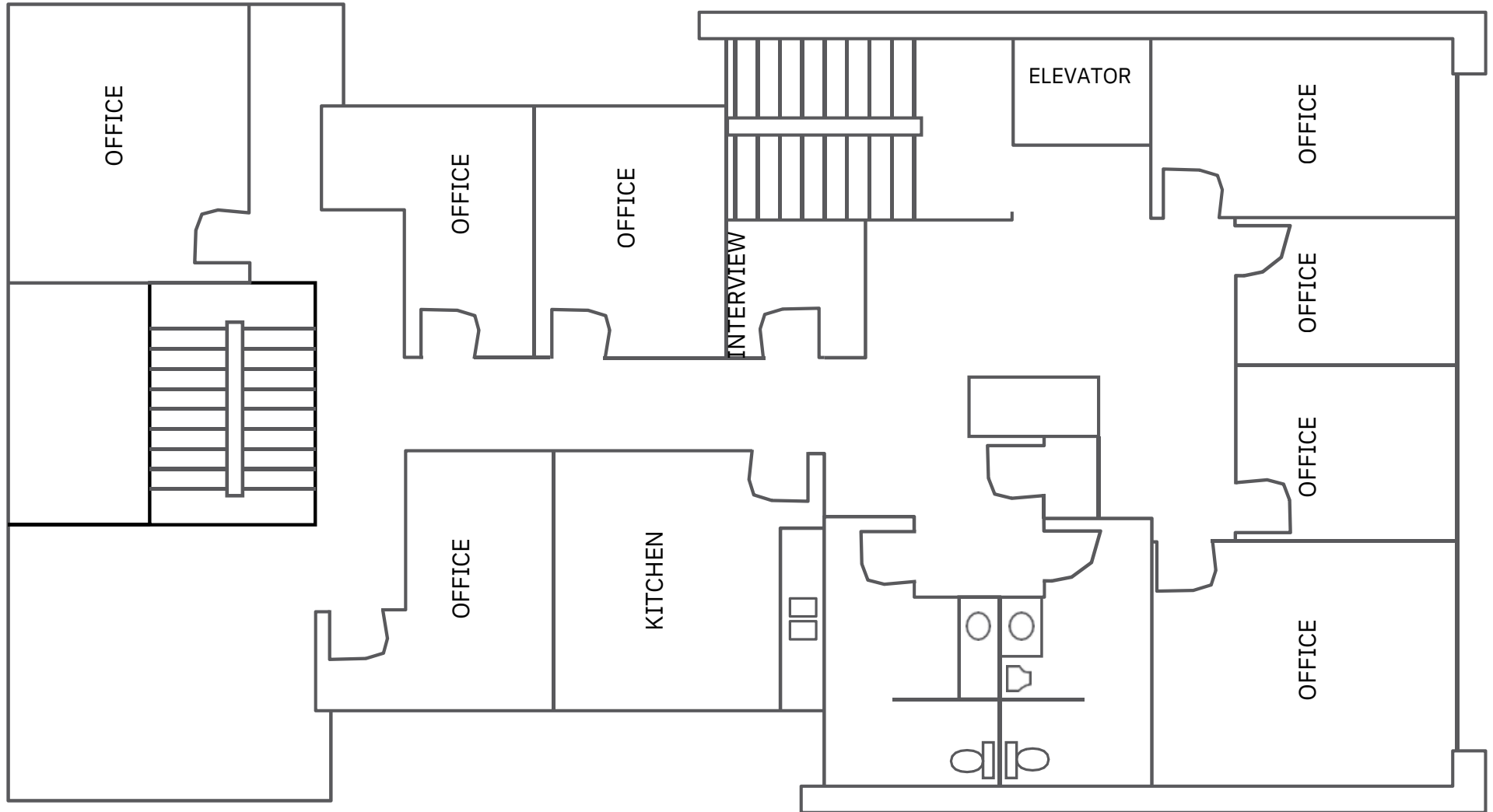


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3RD FLOOR | IMAGES



3RD FLOOR | FLOORPLAN



2ND FLOOR | Overview

Size: ± 3,200 SF
RATE: \$42 (FS) Fully Services
Listing Type: Lease
Tenancy: Multi Tenant

HIGHLIGHTS

- Fully furnished
- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- One conference room with a private glass door
- Operable windows throughout
- Modern remodeled kitchenette
- Stainless steel appliances
- Touchless water faucets
- Soap and sanitizer dispensers
- Two private restrooms
- Contemporary interior finishes
- Secure professional setting

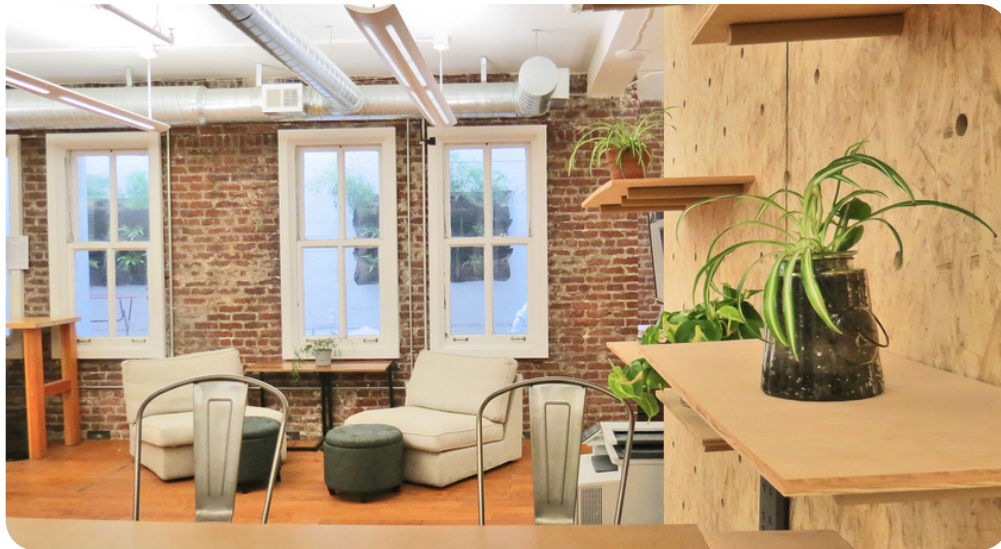
Developed fully furnished with tv monitors and ATT fiber ready to go for immediate occupancy.

\$3.00 BROKER COMMISSION FEE

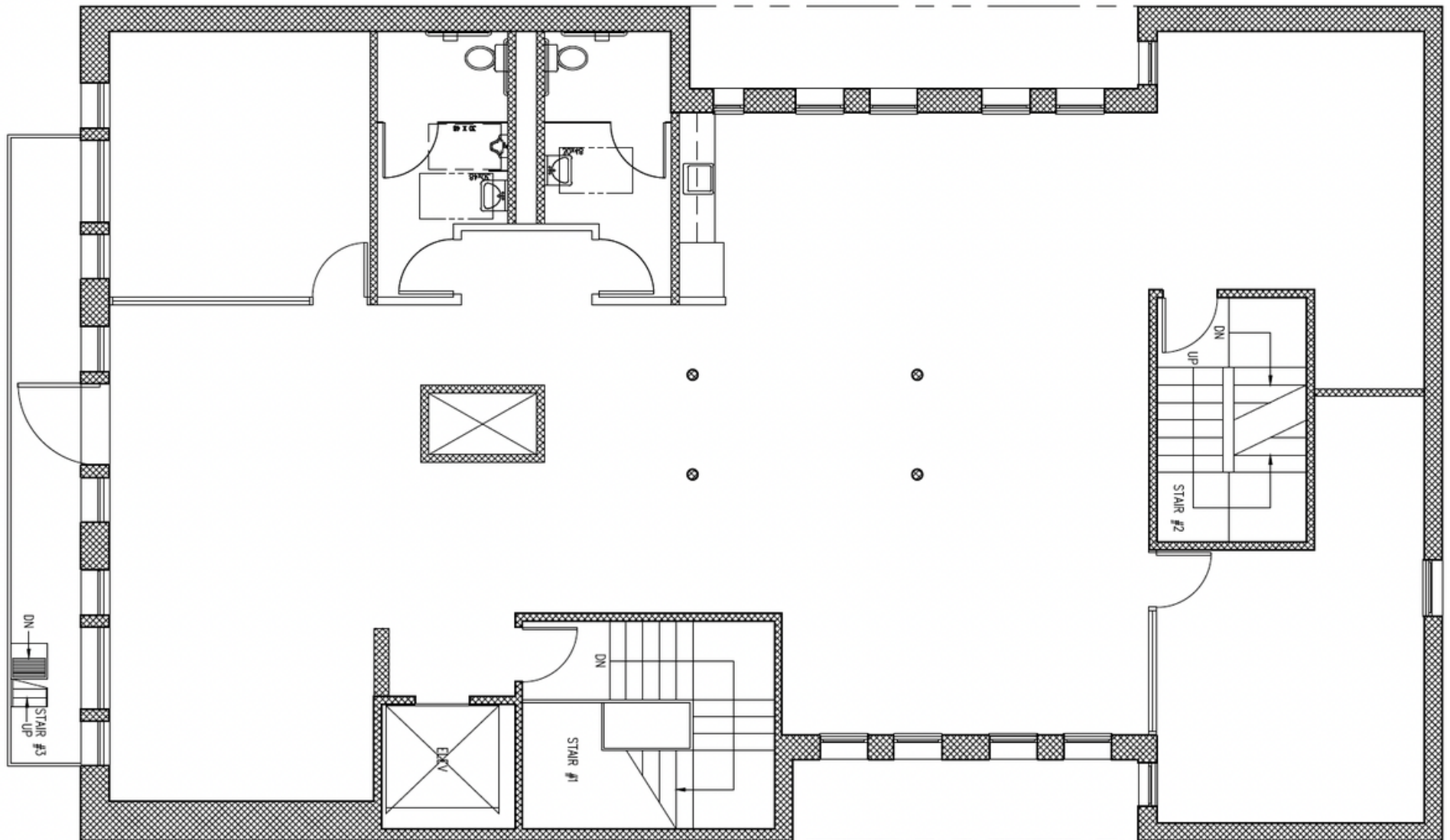


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2ND FLOOR | IMAGES



2ND FLOOR | FLOORPLAN



Team



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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