

# 222 Kearny Street

San Francisco, CA

**High-End Office  
Spaces for Lease**

Mike McCarthy | Lic# 00929942  
415.489.1756  
mike.mccarthy@transwestern.com

Brian McCarthy | Lic# 01840990  
415.489.1753  
brian.mccarthy@transwestern.com

Maddie Meyersieck | Lic# 01961652  
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maddie.meyersieck@transwestern.com

Tyler Hill | Lic# 02268870  
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**Features & Amenities**

-  ±127,000 SF class A office building
-  Surrounded by restaurants, shopping & hotels
-  Large windows & abundant natural light
-  8,000 SF of ground floor amenity retail
-  Rooftop lounge coming soon
-  Valet parking
-  Excellent public transit access (Montgomery BART Station)
-  Financial district office building adjacent to Union Square
-  Secured bike room

**100** Transit Score

**99** Walk Score



**360°** Matterport Virtual Tour













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### Space Availabilities

Suite	RSF	Availability	Virtual Tour
900	8,285	Now	
800	8,285	Now	
603	2,086	Now	
600	8,903	Now	
550	7,469	Now	
500	8,731	Now	
410	3,075	Now	
310	3,613	Now	
308	5,180	Now	
304	5,301	Now	
300	2,104	Now	
200	15,982	Now	



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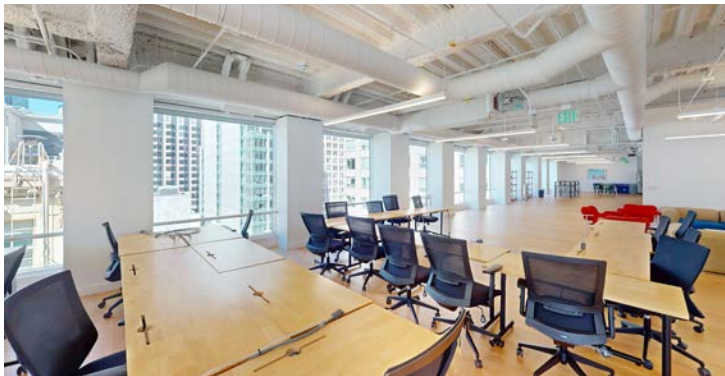
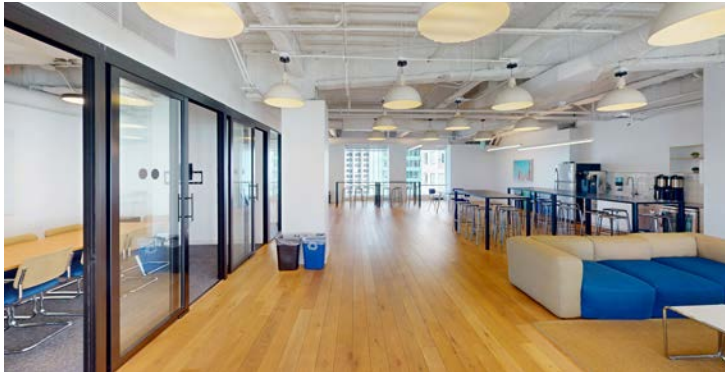
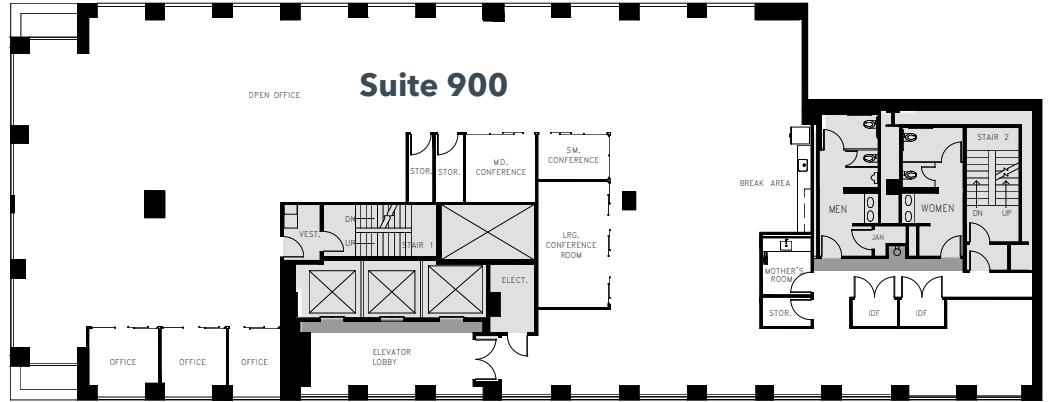
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**Suite 900**

**8,285 RSF**

- Available now
- Full floor identity
- Fully furnished
- 5 offices
- 1 large conference room
- 2 small conference rooms
- Kitchen
- IT room
- Abundant natural light
- 3 phone booths
- En-suite restrooms
- Wellness room



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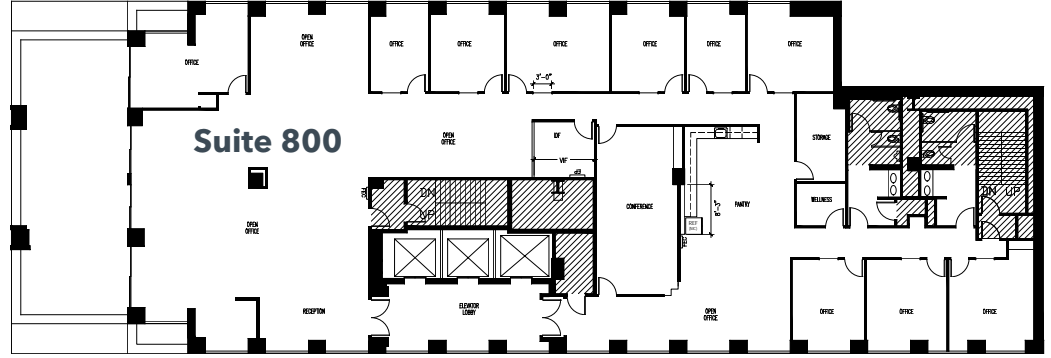
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**Suite 800**  
**8,285 RSF**

- Available now
- Can be furnished within 30 days
- Full floor identity
- Exclusive outdoor deck
- 10 offices
- 1 large conference room
- 2 meeting rooms
- Kitchen
- IT room
- Abundant natural light



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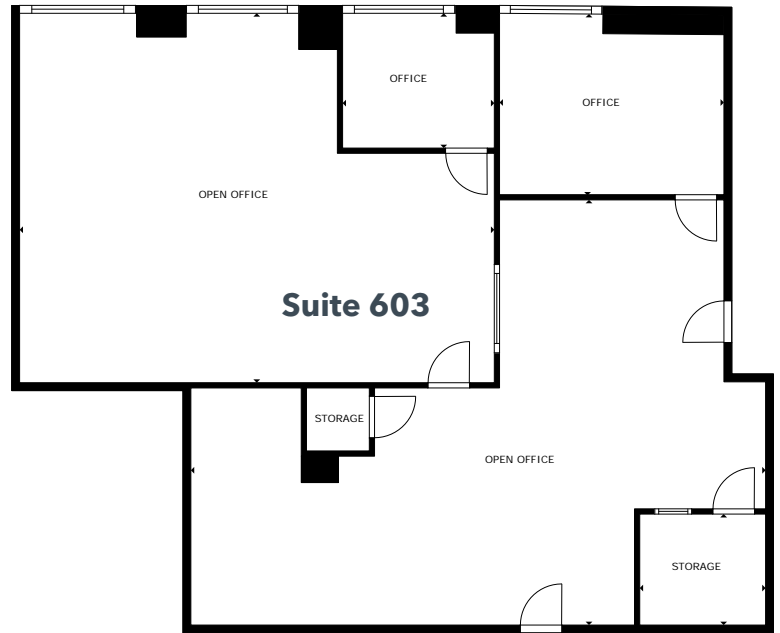
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**Suite 603**  
**2,086 RSF**

- Available now
- Can be furnished within 30 days
- 2 open work areas
- 2 meeting rooms / private offices
- Storage
- Natural light



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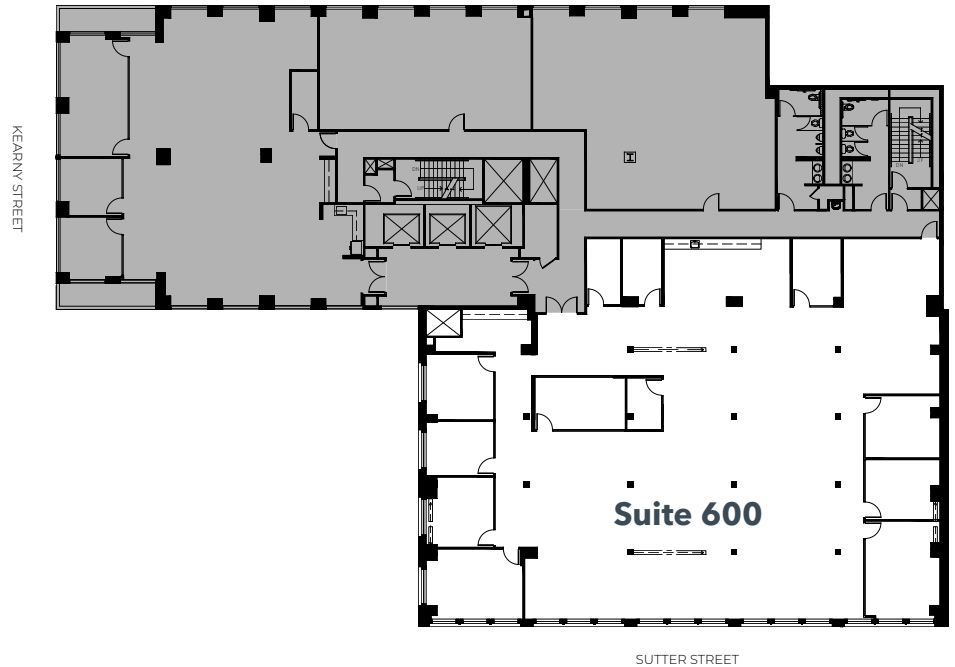
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**Suite 600**  
**8,903 RSF**

- Available now
- Can be furnished within 30 days
- Directly off elevator lobby
- Creative open space
- Brick exterior
- Large windows and natural light
- Break area
- 7 private rooms
- 1 conference room
- Storage



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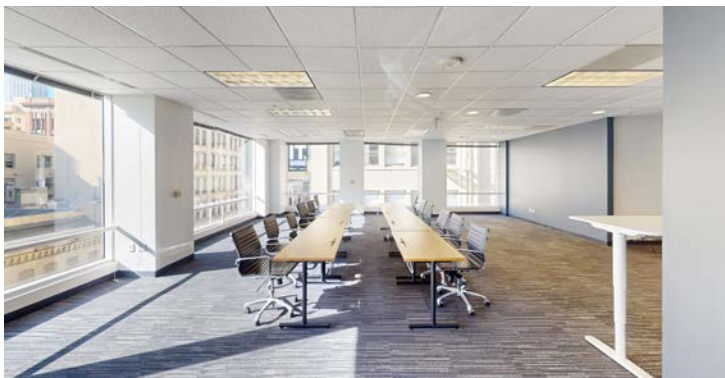
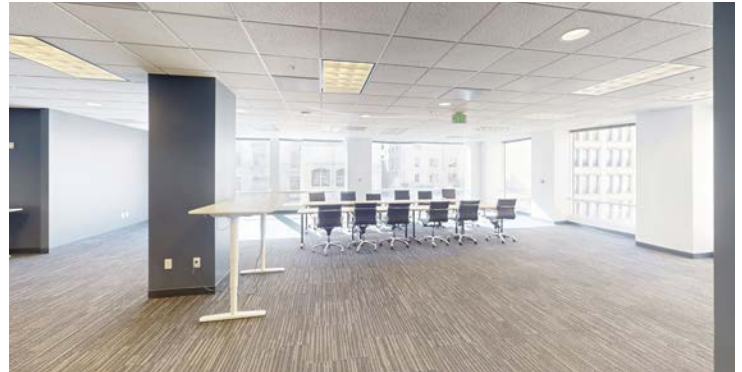
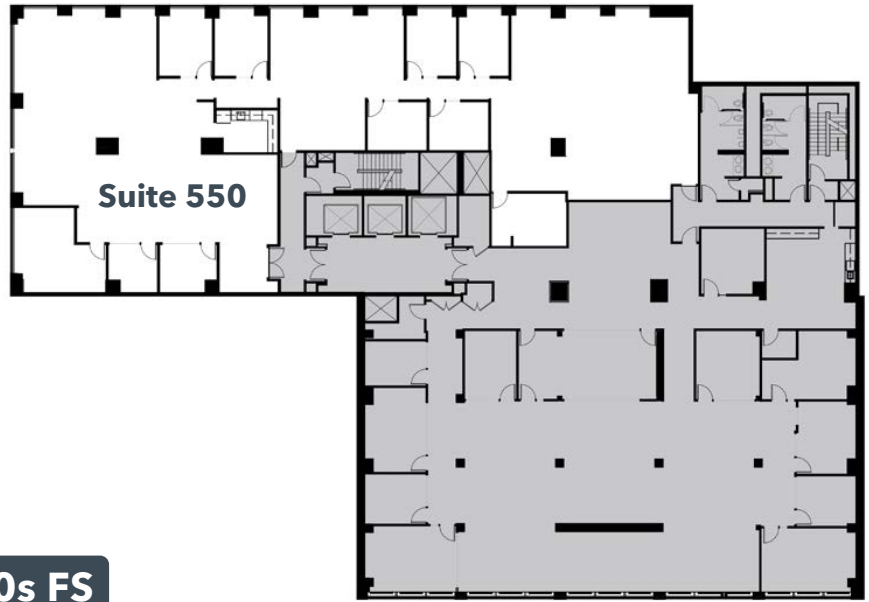
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**Suite 550**  
**7,469 RSF**

- Available now
- Can be furnished within 30 days
- Front door identity directly off the elevator lobby
- 8 meeting rooms / offices
- 1 conference room
- 2 large open areas for workstations
- Kitchen
- IT room
- Abundance of natural light



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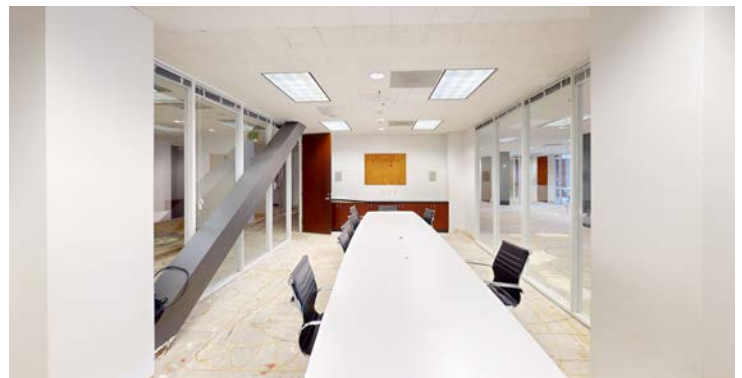
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**Suite 500**  
**8,731 RSF**

- Available now
- Can be fully furnished within 30 days
- Front door identity directly off the elevator lobby
- 9 meeting rooms / offices
- 2 conference rooms
- Large open area for workstations
- Kitchen
- IT room
- Abundance of natural light



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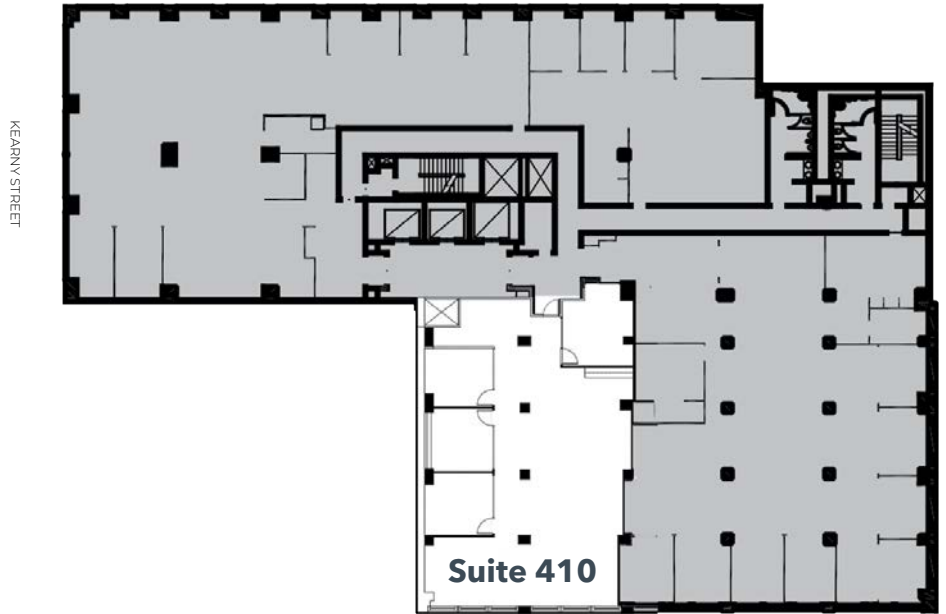
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**Suite 410**  
**3,075 RSF**

- Available now
- Can be furnished within 30 days
- 3 private offices
- Open area for workstations
- Open kitchen
- Break area
- 1 conference room
- Storage



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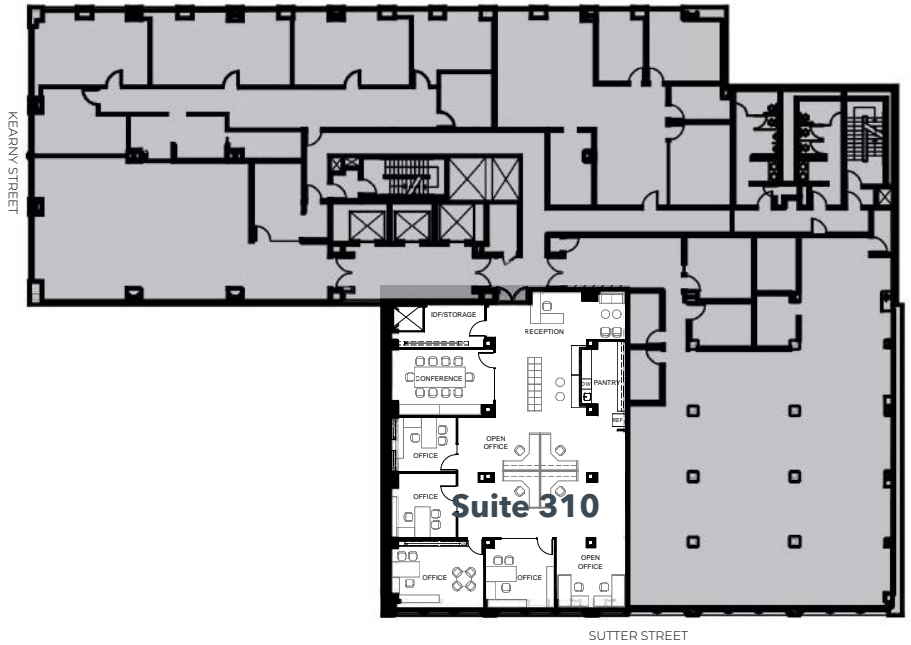
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**Suite 310**

**3,613 RSF**

- Available now
- Can be furnished within 30 days
- 4 private offices
- Open area for workstations
- Kitchen
- Conference room
- Storage / potential hidden speakeasy



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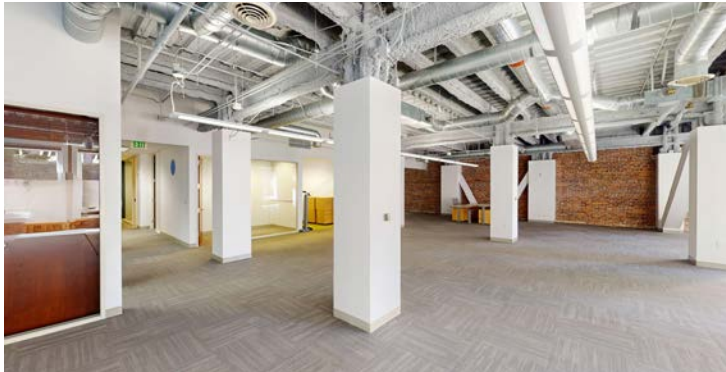
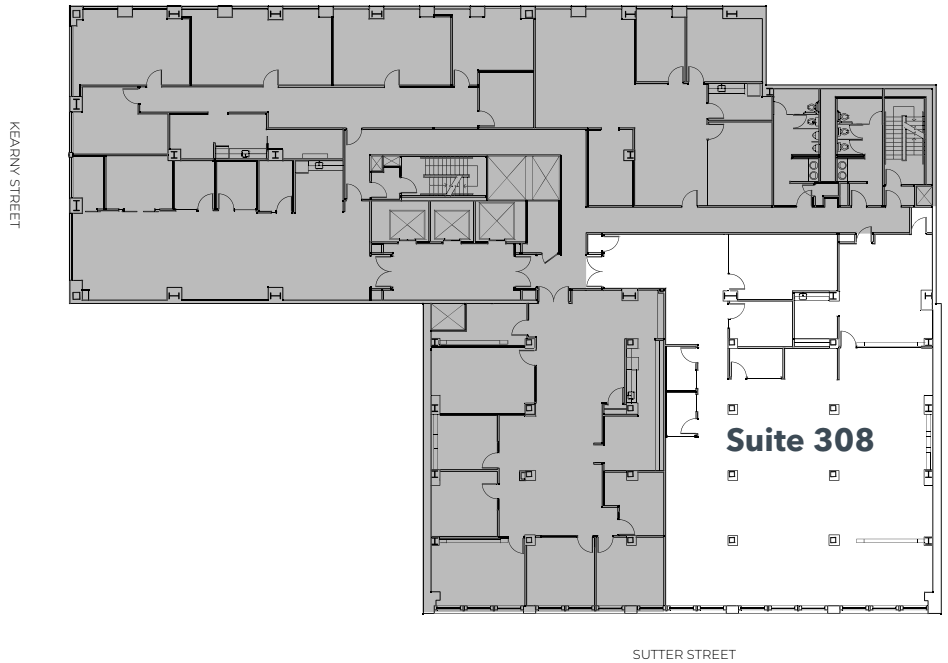
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**Suite 308**  
**5,180 RSF**

- Available now
- Can be furnished within 30 days
- Creative suite with exposed ceilings
- Direct identity off the elevator lobby
- Fantastic Sutter Street views
- Conference room
- 3 huddle rooms
- 1 office
- Kitchen with lunchroom area
- Large open area for workstations
- Storage / supply area



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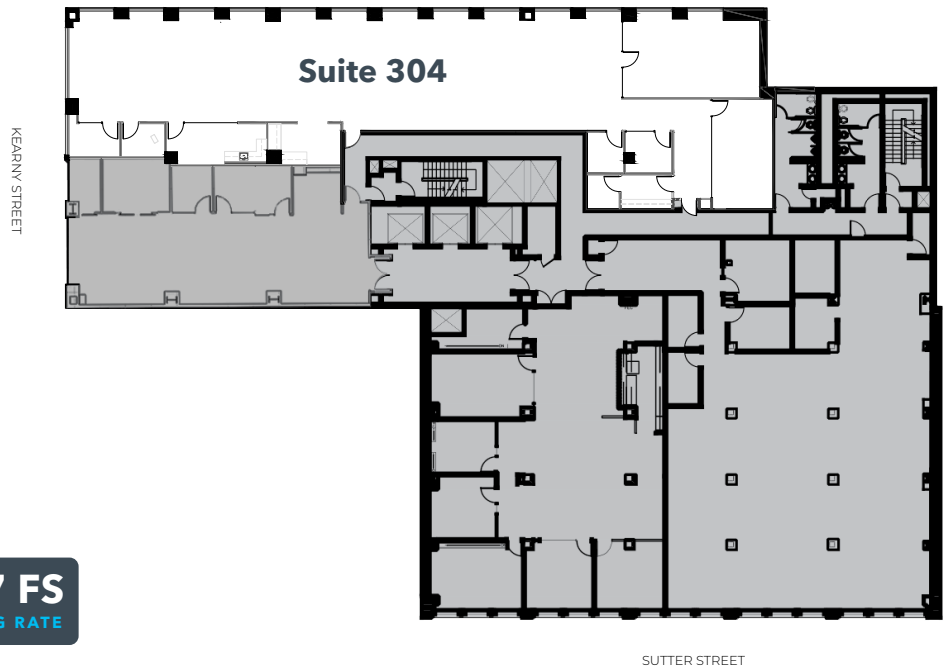
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**Suite 304**  
**5,301 RSF**

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- Can be furnished within 30 days
- Large open area for workstations
- Kitchen
- 2 conference rooms
- 4 huddle rooms
- Storage / supply room



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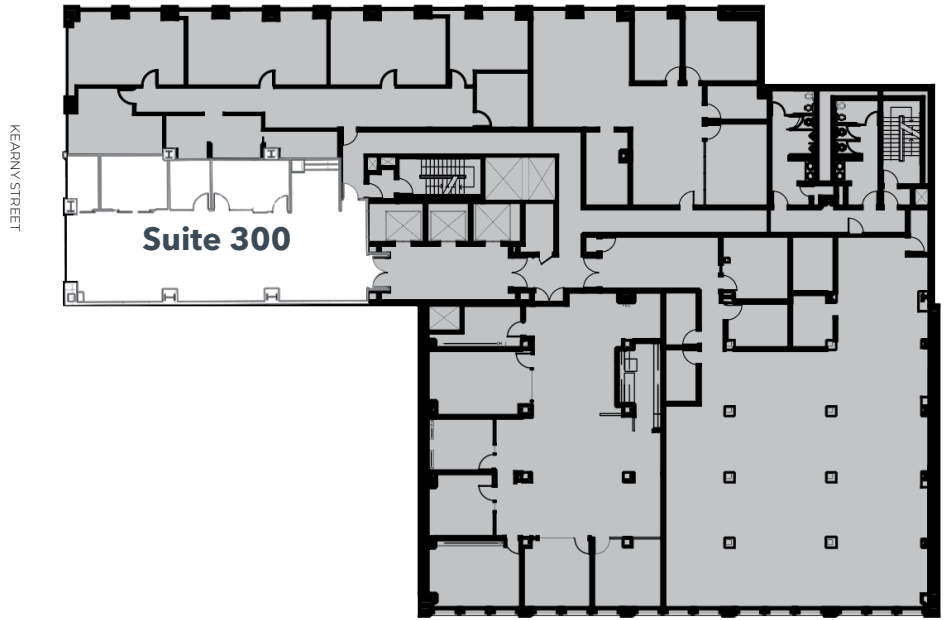
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**Suite 300**  
**2,104 RSF**

- Available now
- Can be furnished within 30 days
- 3 private offices
- Open area for workstations
- Kitchen
- 1 conference room
- Storage



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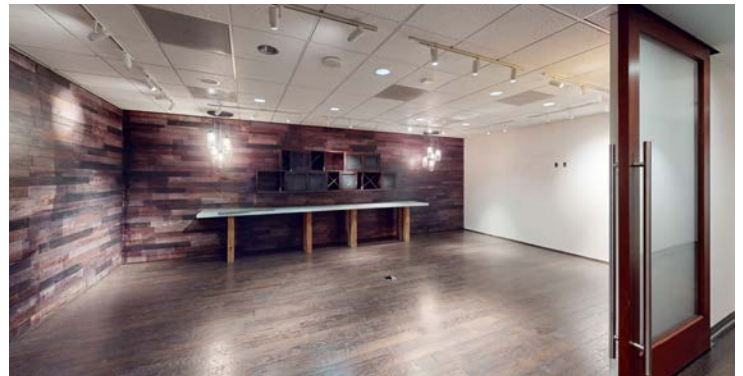
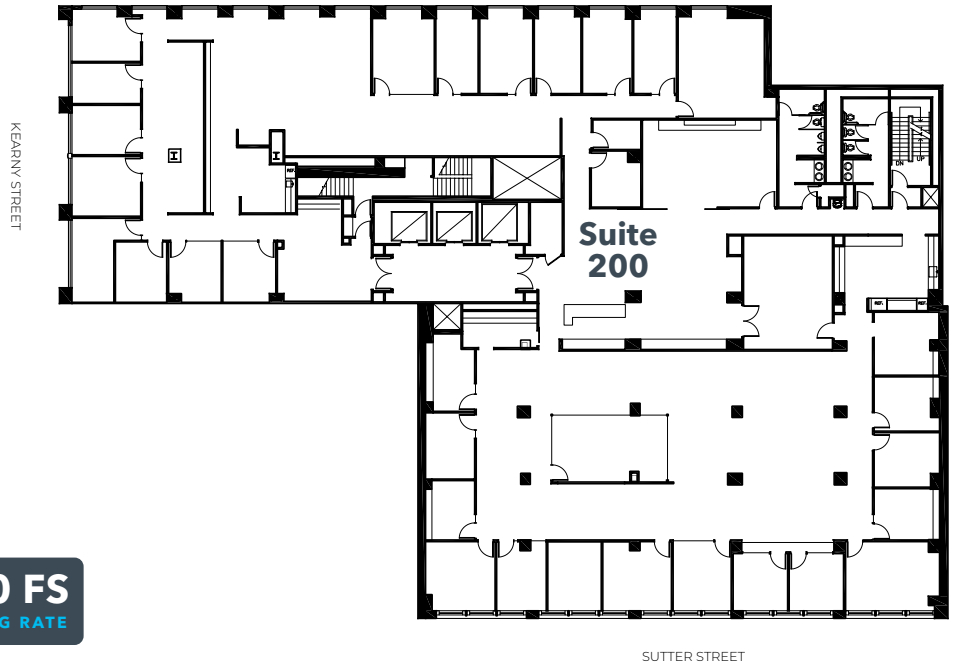
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**Suite 200**  
**15,982 RSF**

- Available now
- Can be furnished within 30 days
- 29 offices
- 3 conference rooms
- Lounge area
- Kitchen
- Large windows
- Abundant natural light



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