

# CLASS A OFFICE SPACE *FOR LEASE*

1388 SUTTER ST  
SAN FRANCISCO, CA 94109

## *Property Highlights*



**EXCELLENT NATURAL LIGHT - SOME SUITES  
HAVE BAY AND CITY VIEWS**



**ABUNDANT ON-SITE PARKING FOR TENANTS  
AND VISITORS (CURRENTLY \$250/MONTH)**



**WITHIN BLOCKS OF MAJOR SAN FRANCISCO  
BUS LINES AND GOLDEN GATE TRANSIT**

Quality Class A Office Building

Highly accessible Van Ness corridor location

Efficient floor plan - low load factor

Building conference room

24/7 security in a professional office - no medical use

Responsive ownership and on-site property management

On-site amenities include a conference room, cafe, dry cleaner,  
print center, FedEx and UPS drop box



**BRUCE MCLELLAN**

415.229.8981

bruce.mclellan@kidder.com

LIC N° 00879071

**DAVID WIENTJES**

415.229.8969

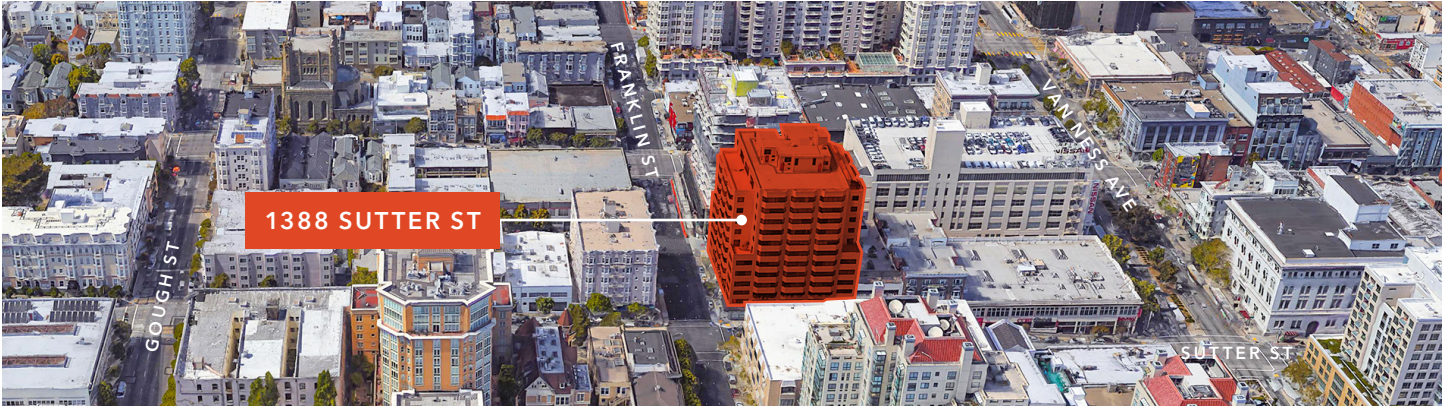
david.wientjes@kidder.com

LIC N° 00869637

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**km Kidder  
Mathews**



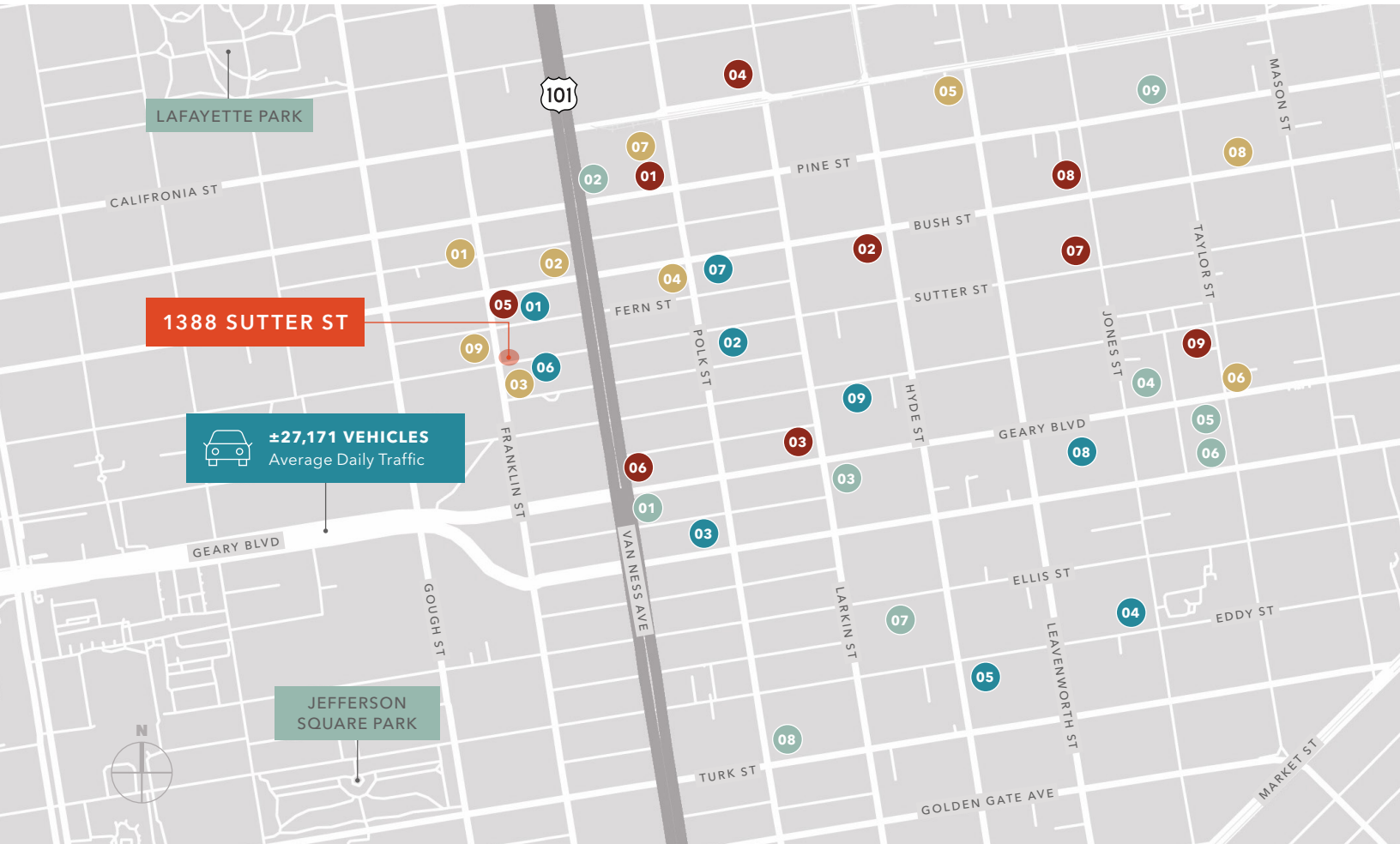
### Availabilities

Suite	SF Available	Price/SF	Date Available	Comments
4th Floor	±13,568	\$36	Now	Private deck, office intensive space, conference rooms, kitchen/breakrooms, abundant parking spaces
400	±6,092	\$36	Now	Shared private deck, office intensive space - can be combined with suite(s) 412 and 425 for ±11,130 SF
408	±2,438	\$36	Now	3 private offices, 1 small and 1 large conference room, kitchen/breakroom, copy/storage
412	±3,869	\$36	Now	Shared private deck, 2 offices, conference room, kitchen/breakroom, 5 parking spaces - can be combined with Suite 400 and 425 for ±11,130 SF
425	±1,169	\$36	Now	3 offices, conference room, 1 parking space - can be combined with Suite 400 and 412 for ±11,130 SF
412/425	±5,038	\$36	Now	Shared private deck, 5 offices, conference room, kitchen/breakroom, 6 parking spaces
505	±3,470	\$36	Now	6 offices, large conference room, kitchen/breakroom, 3 parking spaces
525	±2,861	\$36	Now	7 offices, conference room, kitchen, 3 parking spaces
600	±4,507	\$38	Now	10 offices, large conference room, kitchen, financial district views, elevator identity
1008	±1,568	\$38	Now	3 offices, kitchen
1012	±2,204	\$36	Now	4 offices, kitchen

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**EAT + DRINK**

- 01 Pistachio Kitchen
- 02 Wayo Sushi Restaurant
- 03 Cafe Pacific Plaza
- 04 Rise and Set
- 05 Zeki's Bar
- 06 Botas Tapas & Paella Bar
- 07 Hi-Lo Club
- 08 Key Klub
- 09 Limencello

**HOTELS**

- 01 Courtyard by Marriott
- 02 Holiday Inn
- 03 Cathedral Hill Hotel
- 04 Hotel Adagio
- 05 Marker Union Square
- 06 Hotel Spero
- 07 Cova Hotel
- 08 The Embassy Hotel
- 09 Nob Hill Inn

**CAFFEINE**

- 01 Juniper
- 02 Crostini & Java
- 03 Jane on Larkin
- 04 Souvenir Coffee Co.
- 05 Haraz Coffee House
- 06 Starbucks
- 07 The Birdcage
- 08 The Morning Fix
- 09 Joy's Place

**PARKING**

- 01 Garage on Fern St
- 02 80 Hemlock Garage
- 03 1000 Van Ness Garage
- 04 EZ Public Parking
- 05 Golden State Parking
- 06 Sutter Place Garage
- 07 Polk Bush Garage
- 08 Flores Parking
- 09 989 Post Parking

# ENTIRE FOURTH FLOOR



***+13,568 SF***

AVAILABLE

***NOW***

AVAILABLE

Office intensive

Private deck

Conference rooms

Kitchen/breakroom

Abundant parking

Flexibility to lease either the entire fourth floor or to combine preferred suites on the same floor

FLOOR PLAN NOT TO SCALE

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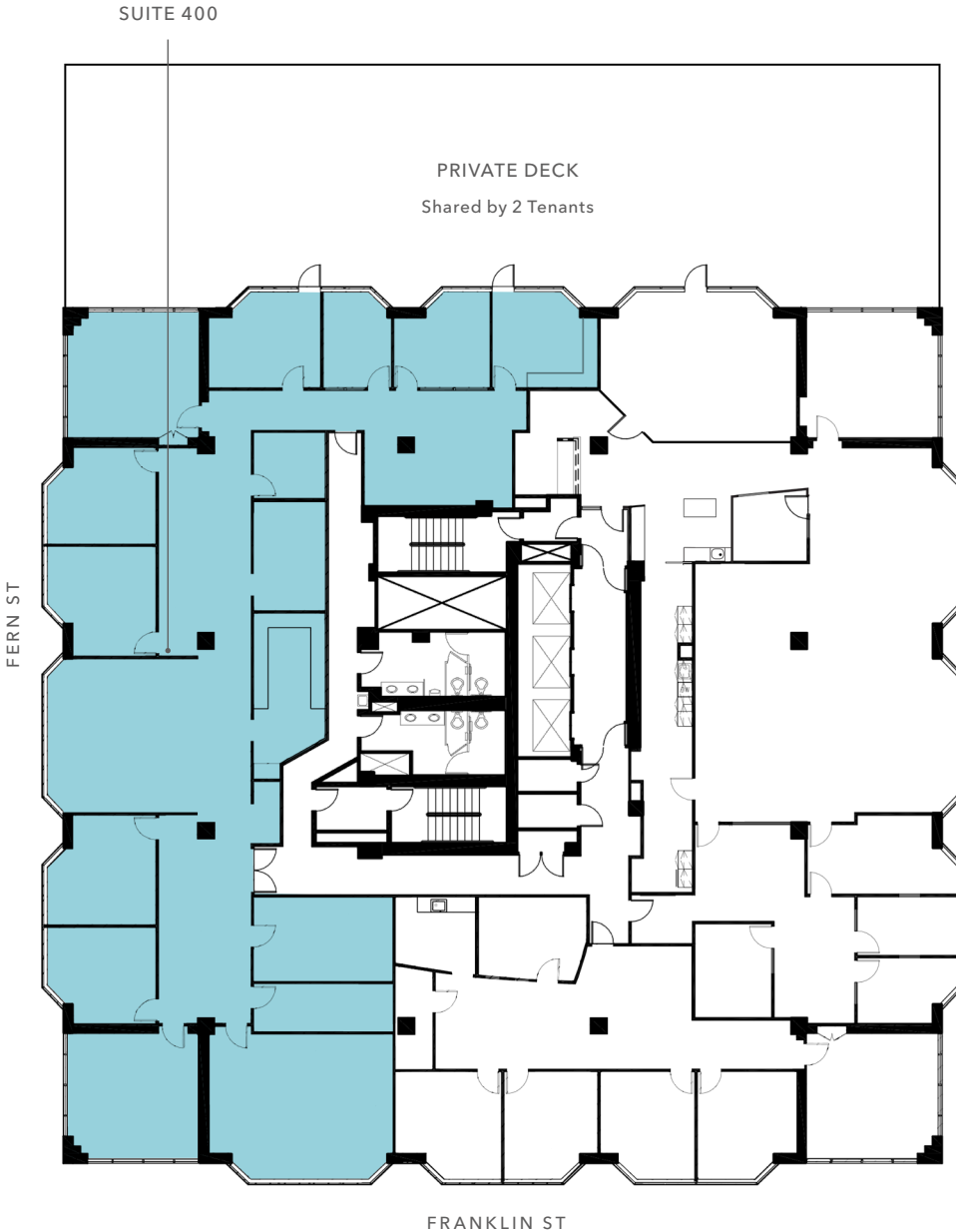
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# SUITE 400



**±6,092 SF**

AVAILABLE

**NOW**

AVAILABLE

8 offices

Shared private deck

Office intensive space

Kitchen/breakroom

Can be combined with Suite(s) 412 and 425 for ±11,130 SF

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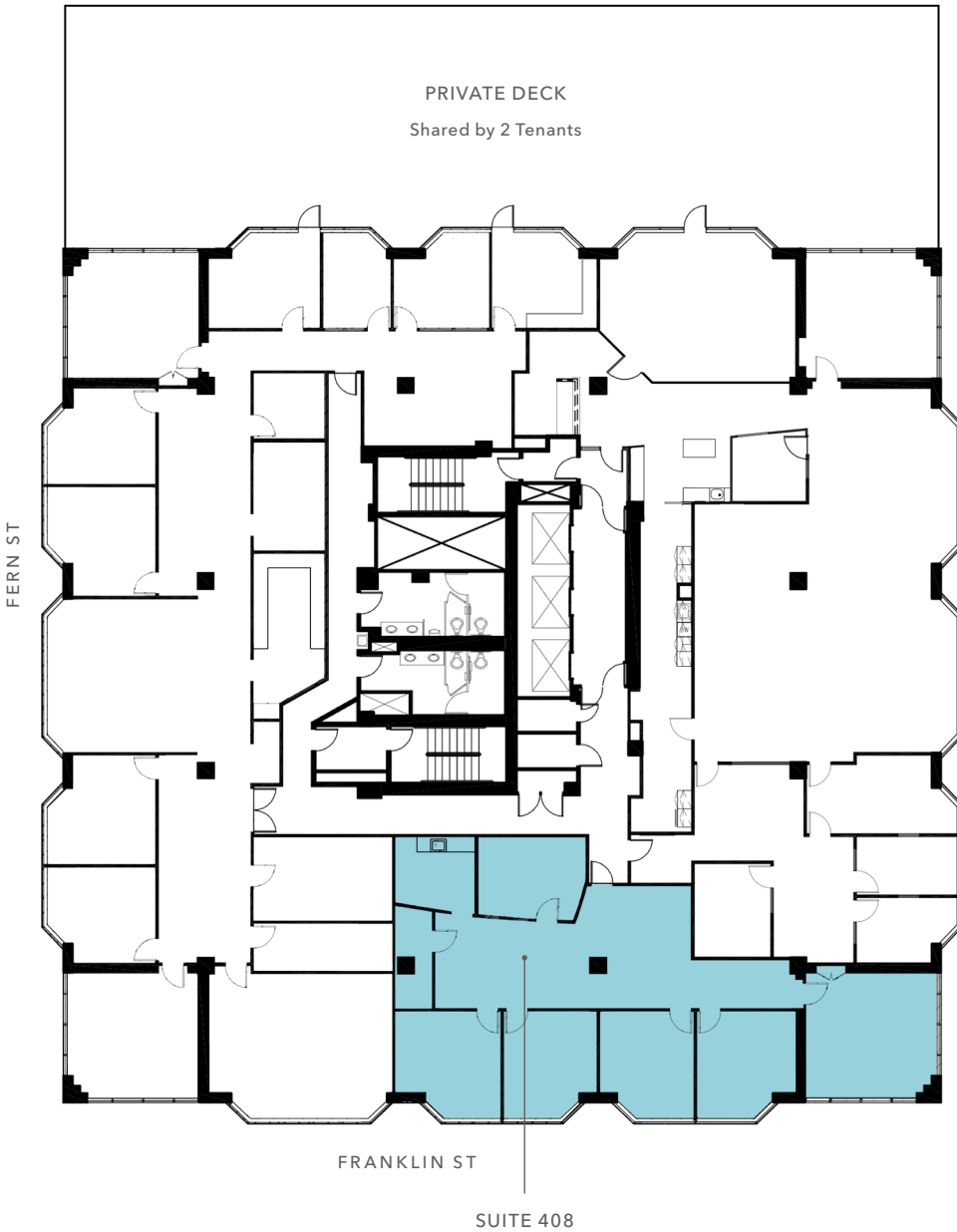
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# SUITE 408



**+2,438 SF**

AVAILABLE

**NOW**

AVAILABLE

3 offices

Large conference room

Small conference room

Kitchen/breakroom

Copy/storage

FLOOR PLAN NOT TO SCALE

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# SUITE 425



**±1,169 SF**

AVAILABLE

**NOW**

AVAILABLE

3 offices

Shared private deck

Conference room

1 parking space

Can be combined with  
Suite 400 & 412  
for ±11,130 SF

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# SUITE 412 & SUITE 425



**+13,568 SF**

AVAILABLE

**NOW**

AVAILABLE

- 5 offices
- Shared private deck
- Conference room
- Kitchen/breakroom
- 6 parking spaces

FLOOR PLAN NOT TO SCALE

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# SUITE 505



**+3,470 SF**

AVAILABLE

**NOW**

AVAILABLE

6 offices

Large conference room

Kitchen/breakroom

3 parking spaces

FLOOR PLAN NOT TO SCALE

SUITE 505

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# SUITE 525



*+2,861 SF*

AVAILABLE

*NOW*

AVAILABLE

7 offices

Conference room

Kitchen

3 parking spaces

FLOOR PLAN NOT TO SCALE

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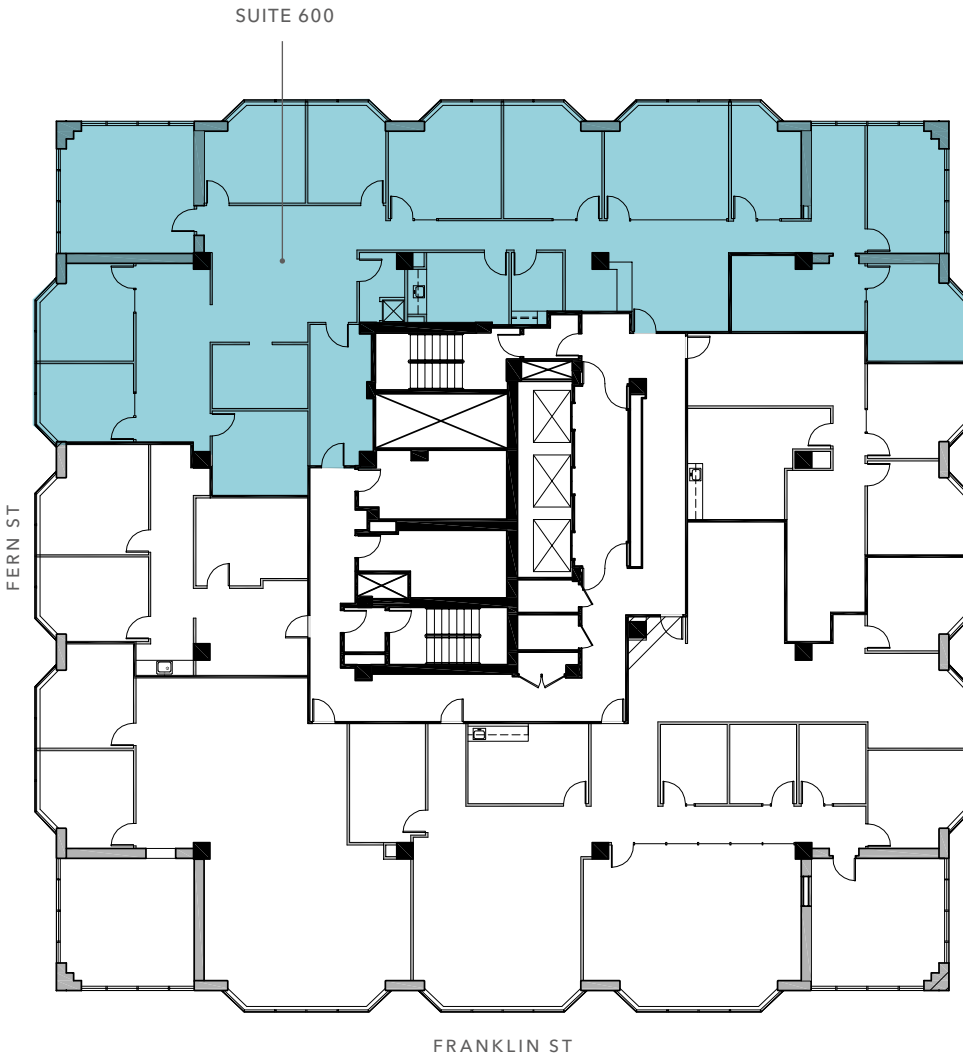
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# SUITE 600



*+4,507 SF*

AVAILABLE

*NOW*

AVAILABLE

10 offices

Conference room

Kitchen

Financial District Views

Elevator Identity

FLOOR PLAN NOT TO SCALE

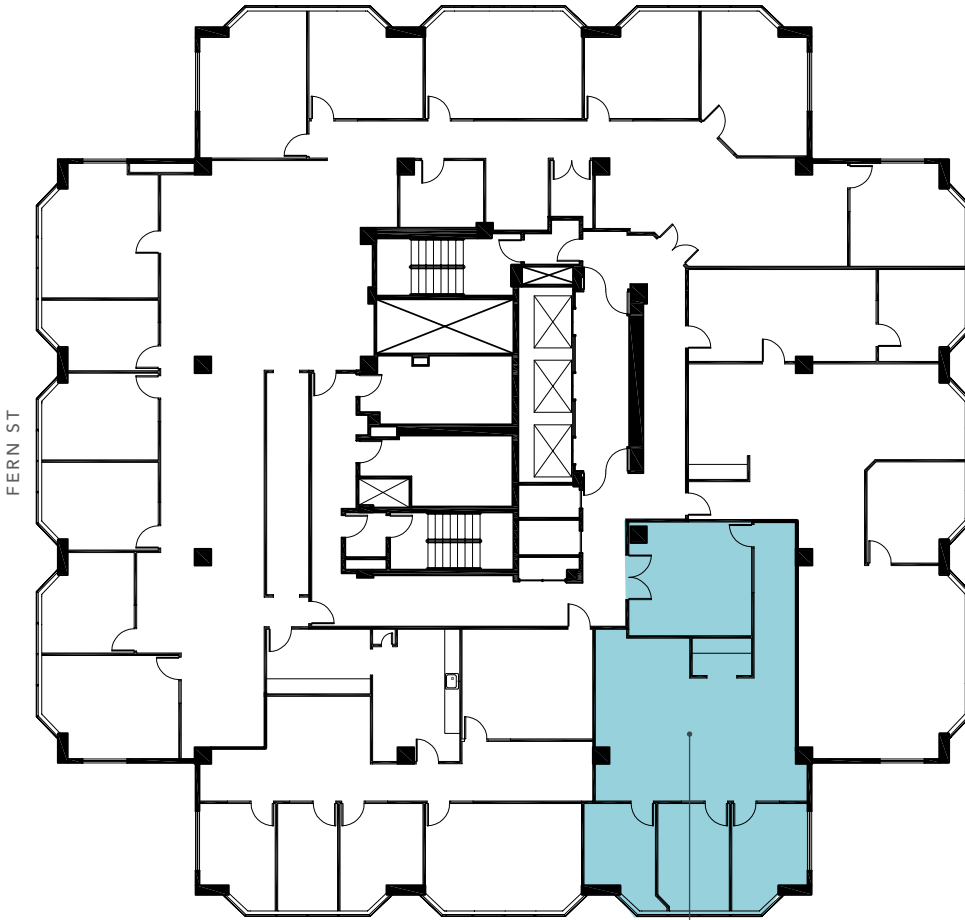
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# SUITE 1008



FERN ST

FRANKLIN ST

SUITE 1008

*+1,568 SF*

AVAILABLE

*NOW*

AVAILABLE

3 offices

Kitchen

FLOOR PLAN NOT TO SCALE

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