

530 BUSH STREET

OFFICE SPACE FOR LEASE
UNION SQUARE SUB-MARKET

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530 BUSH STREET

Full HVAC

Excellent Natural Light

24 Hour On-Site Security

Adjacent to Union Square

Responsive Ownership

Steps to Sutter Stockton Parking Garage

On-Site Parking Potentially available

Shared access to Roof deck garden

Elevator & Air Conditioning Upgrades completed



AVAILABLE SUITES :

| SUITE | RSF | USE | RATE | COMMENTS |
|-----------------------|--|-------------------|------------|--|
| 10TH Floor | 5,143 RSF +/- | Office | LEASED | Penthouse opportunity, large private balcony, excellent natural light, city views, professional service space with 13 private offices, 2 large conference rooms, kitchenette, 2 restrooms. |
| SUITE 801 | 2,424 RSF +/- | Office | Negotiable | Mix of private offices and open space. Full kitchen, open area and IT/copy room. VIRTUAL TOUR LINK |
| SUITE 703 | 1,700 RSF +/- | Office | Negotiable | Quiet corner suite with great natural light and views. Open Space with 3 conference rooms/offices. Private reception area. Shared Kitchen with Break Room. VIRTUAL TOUR LINK |
| SUITE 700 | 4,632 RSF +/- | Office | Negotiable | Corner Suite, 3 window lines, great natural light, office intensive layout, and Private Balcony. |
| SUITE 501/650 | 8,516 RSF +/- 1,638 RSF +/- 10,154 RSF +/- | Office | Negotiable | Exclusive outdoor patio. Access to large shared outdoor roof deck. Mostly open space with many offices/break-out rooms. VIRTUAL TOUR LINK |
| SUITE 500 | 7,173 RSF +/- | Office | Negotiable | Exclusive outdoor balcony. Private offices and open space. Kitchenette. VIRTUAL TOUR LINK |
| SUITE 403 | 2,300 RSF +/- | Office | Negotiable | Mostly open space with 2 private offices, 1 interior file/copy room and IT room. VIRTUAL TOUR LINK |
| SUITE 302/400 | 8,136 RSF +/- 7,831 RSF +/- 15,967 RSF +/- | Office | Negotiable | Must be Leased together/not divisible. Great identity, unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more. Interconnecting staircase and elevator accessible to both floors. |
| SUITE 204 | 3,670 RSF +/- | Office | Negotiable | Mix of private offices and open space. Can be combined with Suite # 002 for a Total of 9,617 RSF +/- |
| SUITE 104/202 | 7,644 RSF +/- | Office | Negotiable | Mix of private offices and conference rooms. Multifloor suite with interconnecting staircase. Kitchenette. VIRTUAL TOUR LINK |
| SUITE 100 | 3,936 RSF +/- | Office/ Retail | Negotiable | Direct Bush street entry. Shell condition. Ready for improvements. VIRTUAL TOUR LINK |
| SUITE LL002 | 5,947 RSF +/- | Office/ Retail | Negotiable | Direct Bush street entry and identity. VIRTUAL TOUR LINK |



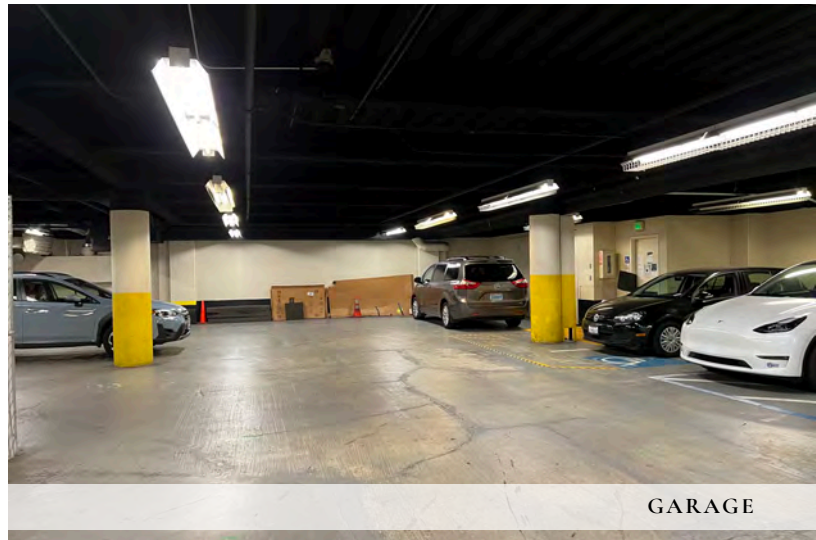
ROOF DECK



SUITE 900 - EXAMPLE OF FINISHED SPACE



SUITE 600 - EXAMPLE OF FINISHED SPACE



GARAGE



SUITE 801



SUITE 801



SUITE 703



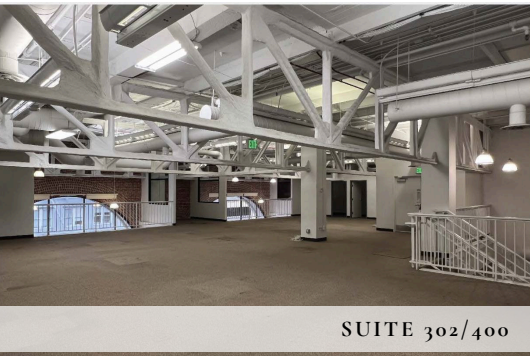
SUITE 500



SUITE 500



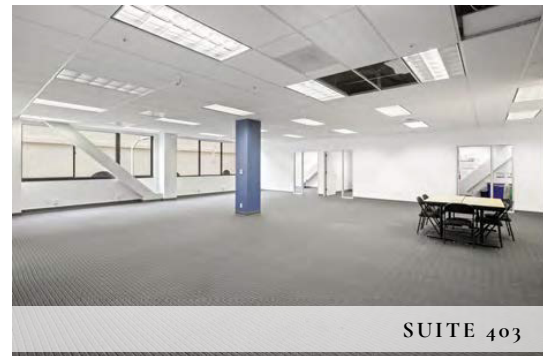
SUITE 500



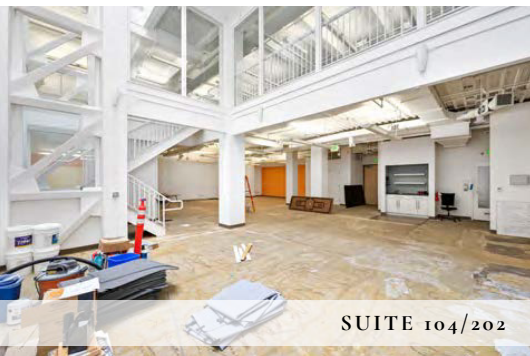
SUITE 302/400



SUITE 302/400



SUITE 403



SUITE 104/202



SUITE 104/202

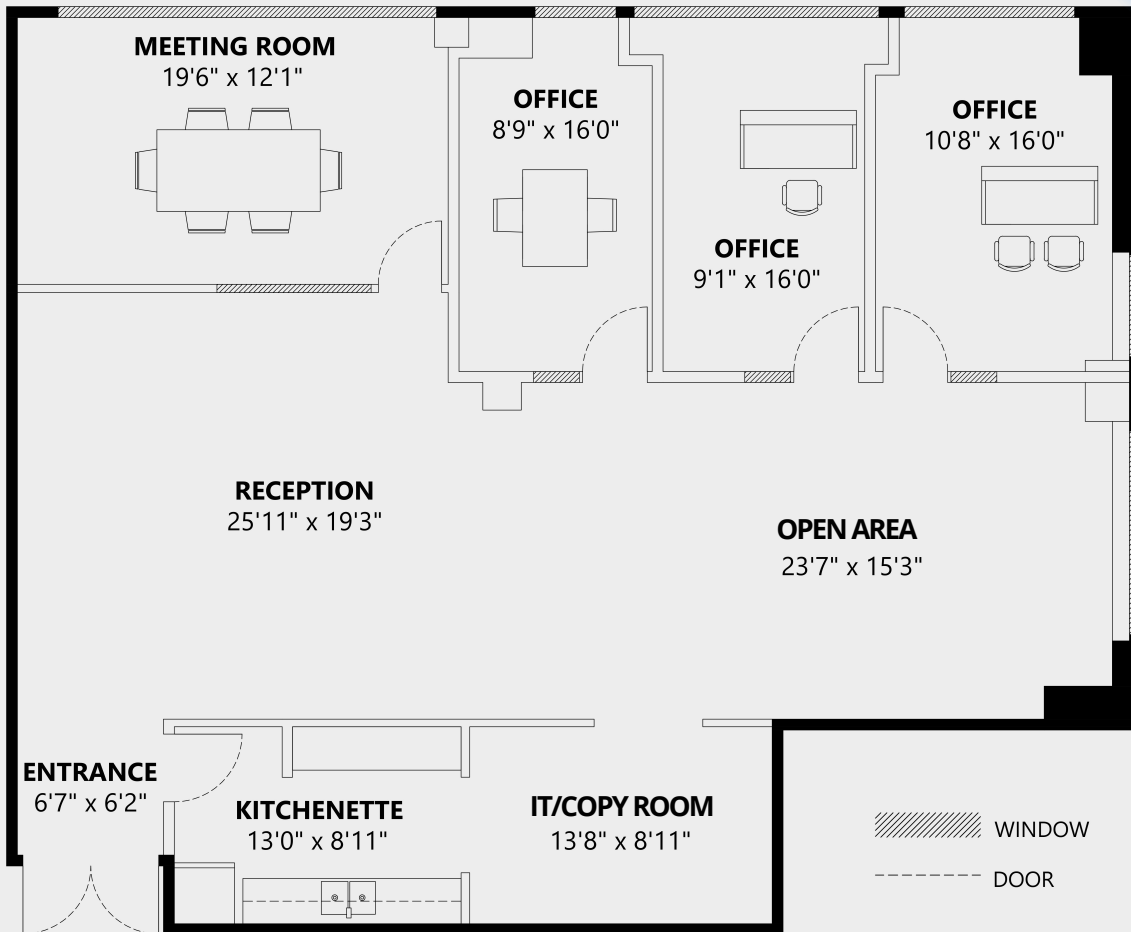


SUITE 002

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SUITE 801 FLOOR PLAN

2,424 RSF +/-



4 private offices

1 Conference Room

Open Space

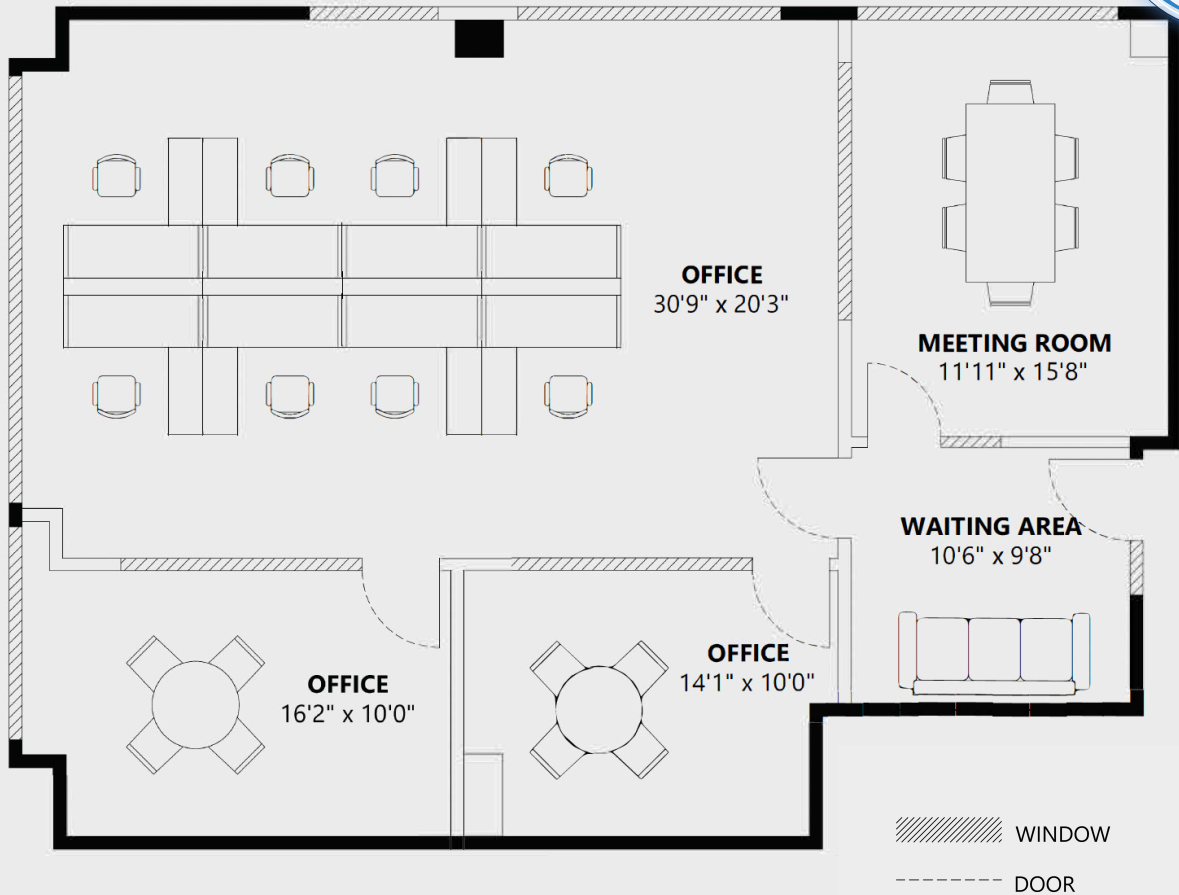
Access to Large Shared Outdoor Roof Deck

Kitchenette

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SUITE 703 FLOOR PLAN

1,700 RSF +/-



Quiet corner suite

Great natural light and views

Open Space with 3 conference rooms/ office

Private reception area

Shared full kitchen with break area

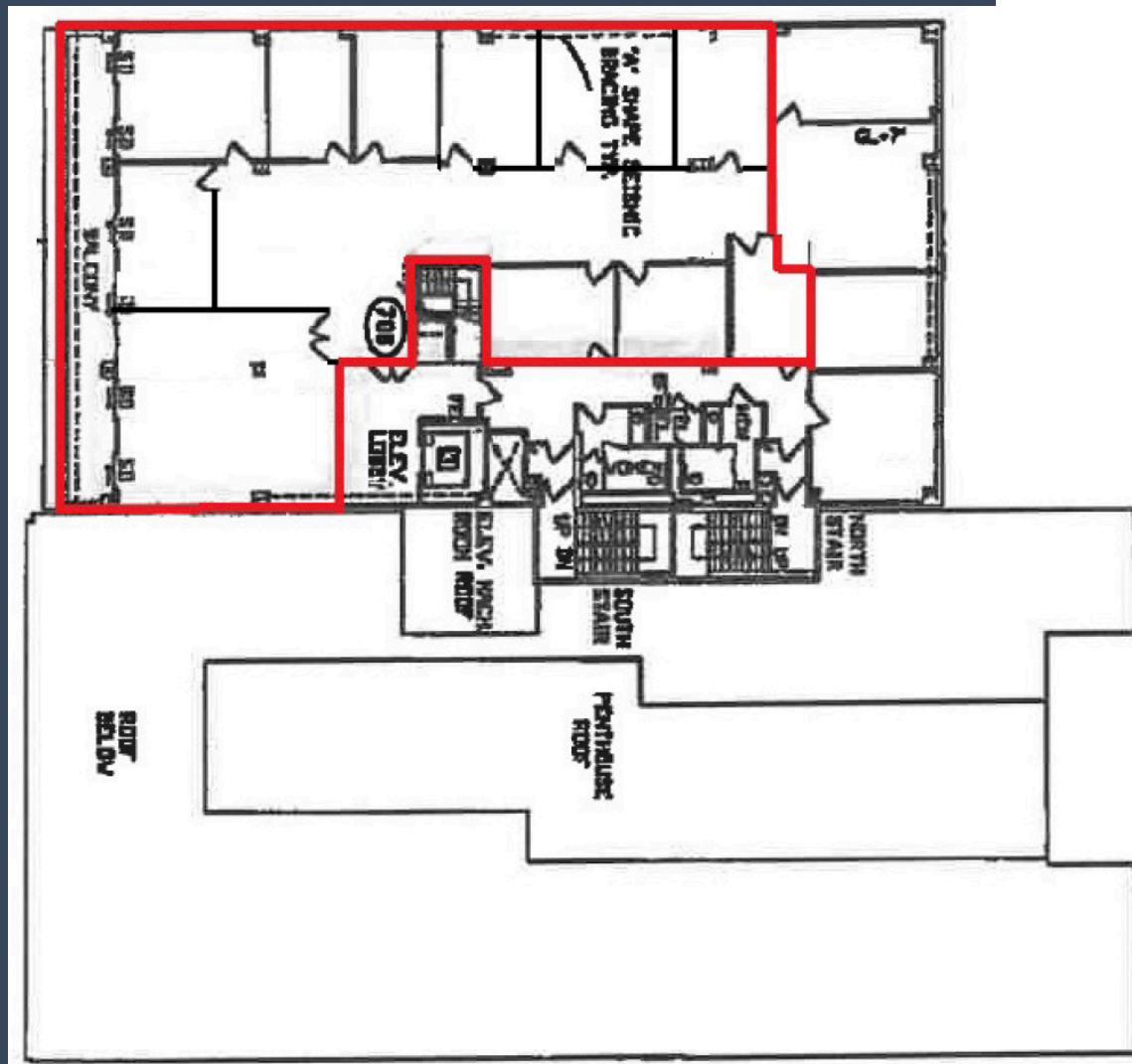
Available 11/2026



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SUITE 700 FLOOR PLAN

4,632 RSF +/-



- Corner suite
- 3 window lines
- Great natural light
- Office intensive layout
- Private balcony

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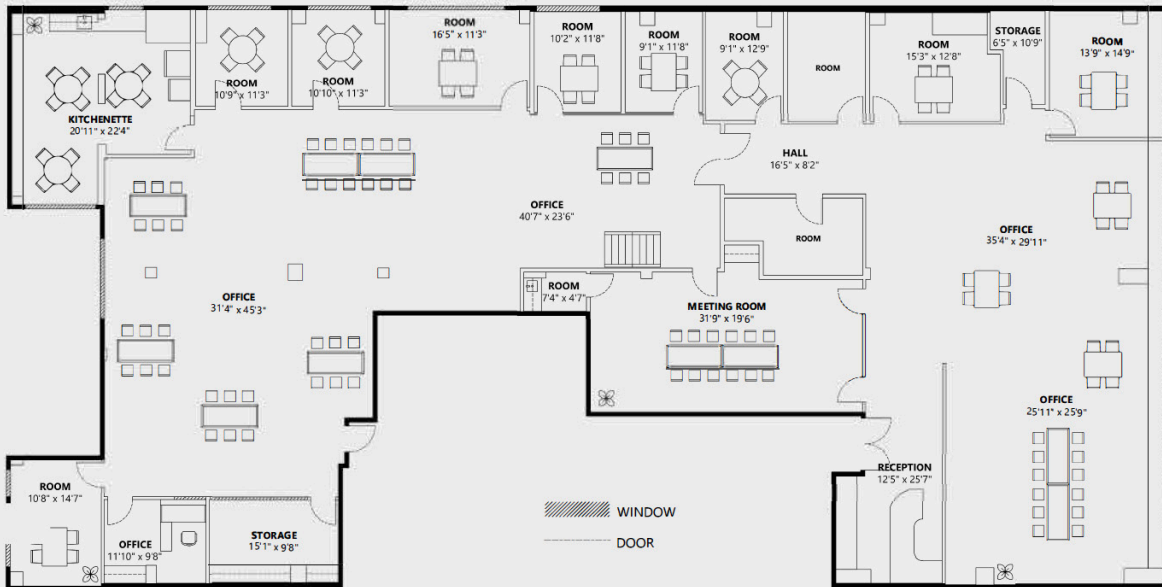
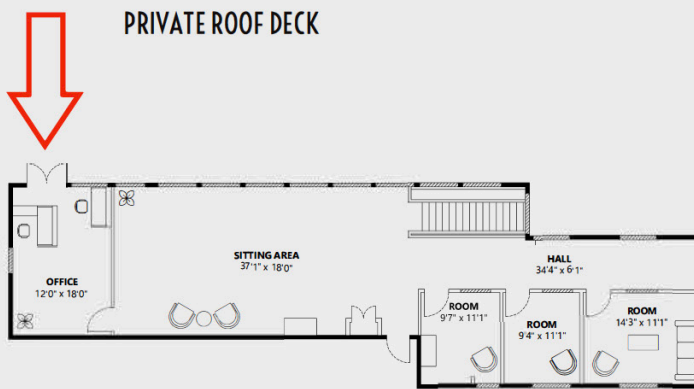
SUITE 501/650 FLOOR PLAN

SUITE 501 8,516 RSF +/-

SUITE 650 1,638 RSF +/-

TOTAL 10,154 RSF +/-

MUST BE LEASED TOGETHER / NOT DIVISIBLE



Exclusive outdoor patio + Access to Large shared Outdoor

Roof Deck

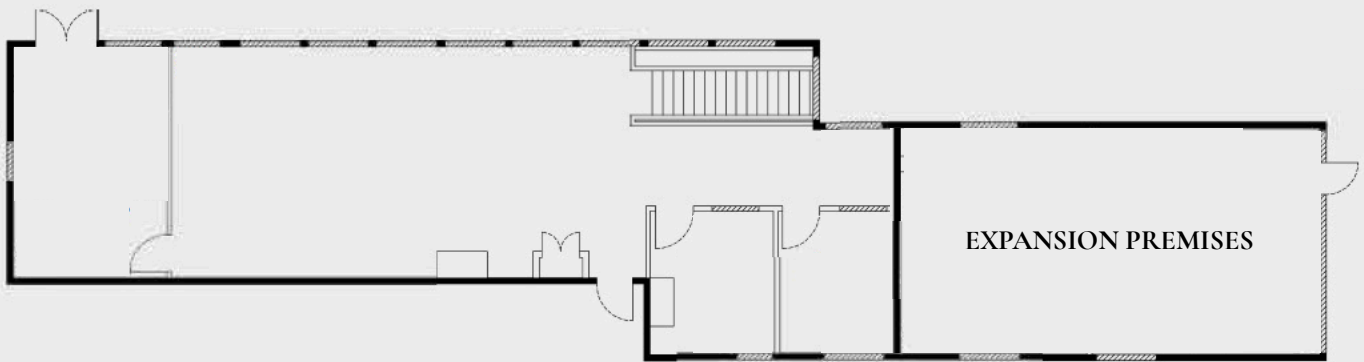
Mostly open space with many offices/break-out rooms



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EXHIBIT A

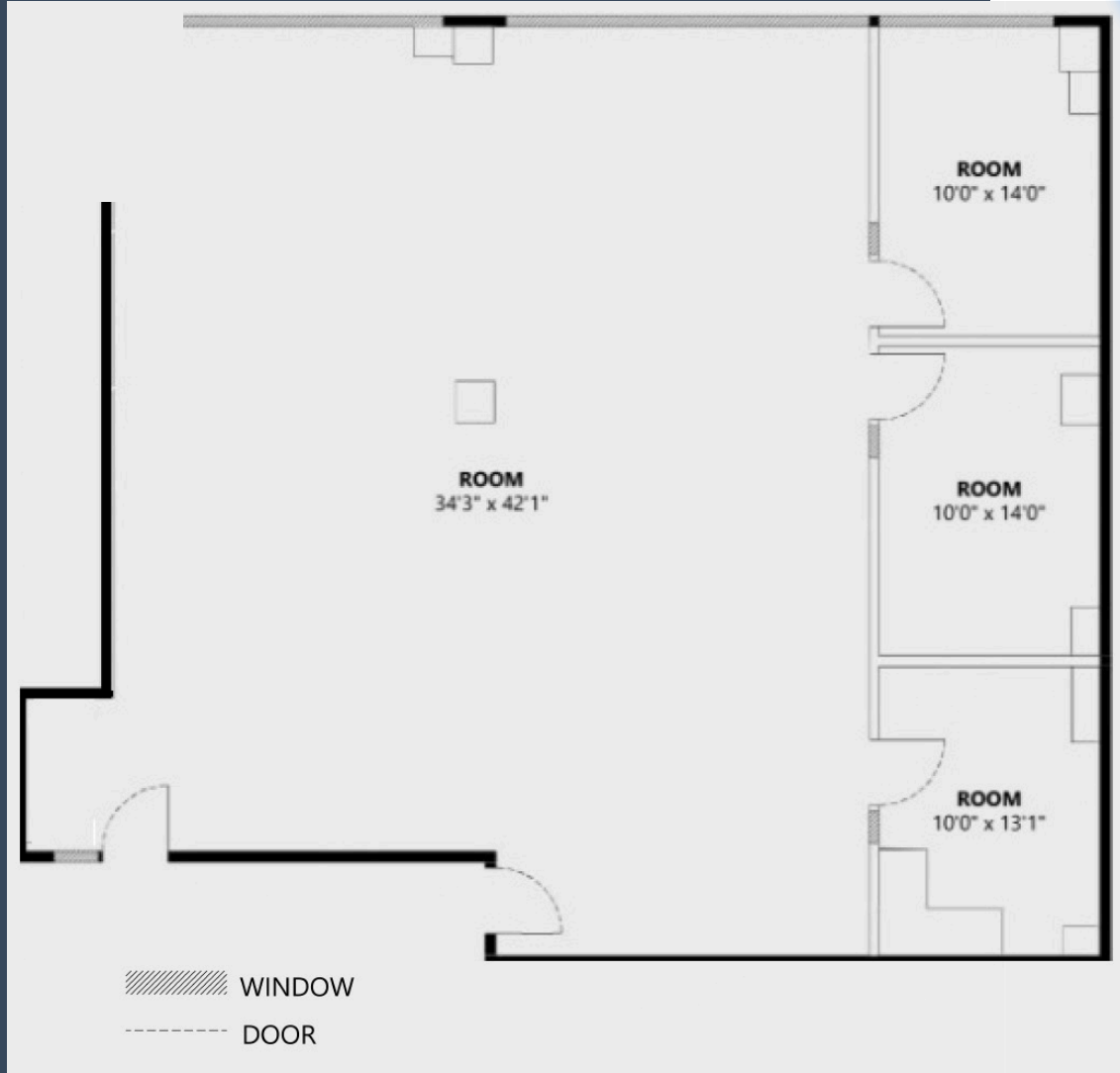
6TH FLOOR EXPANSION PREMISES



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SUITE 403 FLOOR PLAN

3,000 RSF +/-



Mostly open space

2 Private Offices

1 interior file/copy room & IT room

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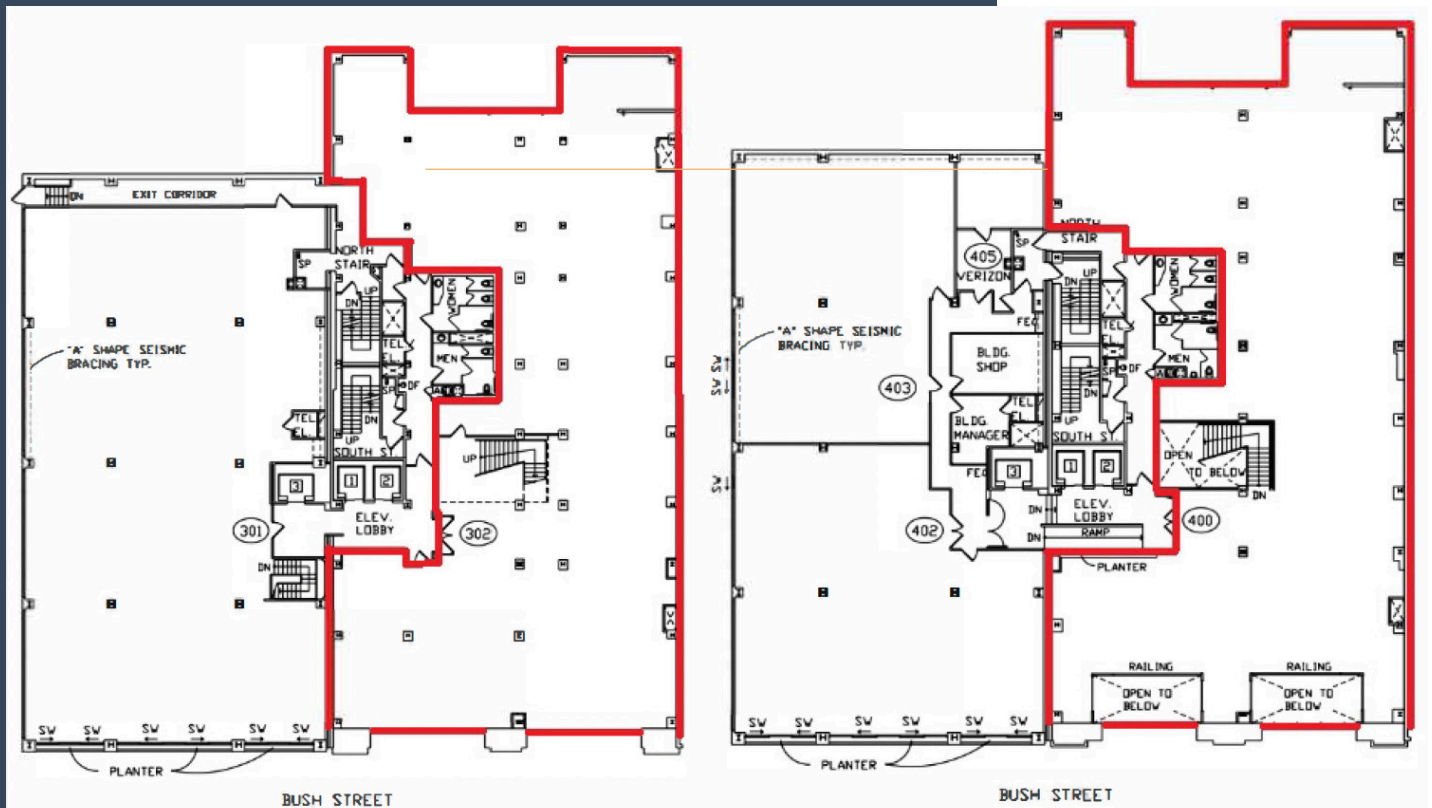
SUITE 302/400 FLOOR PLAN

SUITE 302 8,136 RSF +/-

SUITE 400 7,831 RSF +/-

TOTAL 15,967 RSF +/-

MUST BE LEASED TOGETHER / NOT DIVISIBLE



Great identity

Unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more

Full HVAC

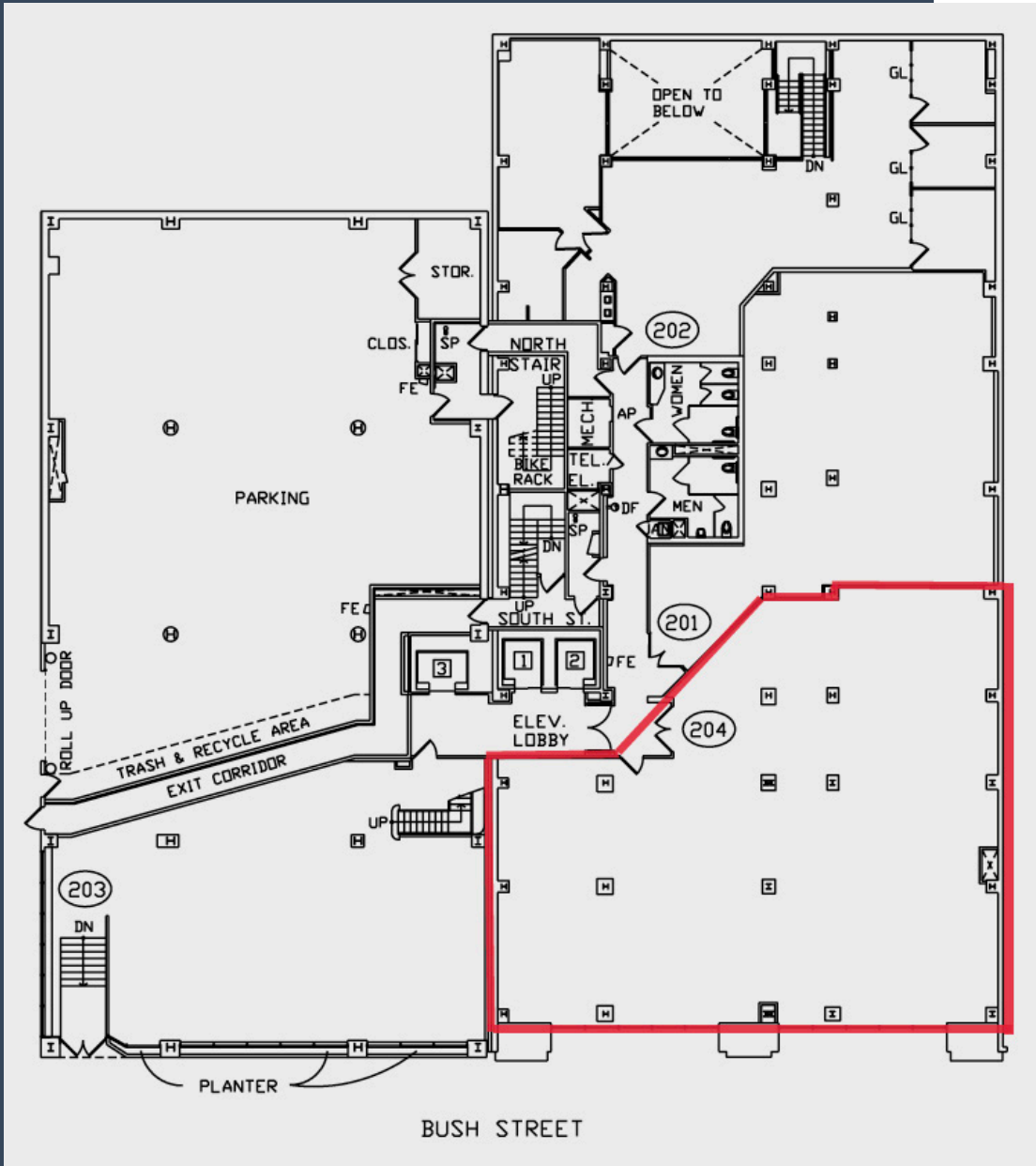
Interconnecting staircase and elevator accessible to both floors

Onsite parking potentially available

530 BUSH STREET

SUITE 204 FLOOR PLAN

3,670 RSF +/-



Can be combined with Suite# 002 for a Total of 9,617 RSF +/-

Mix of private offices and open space.

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SUITE 104/202 FLOOR PLAN

7,644 RSF +/-



Mix of private offices and conference rooms

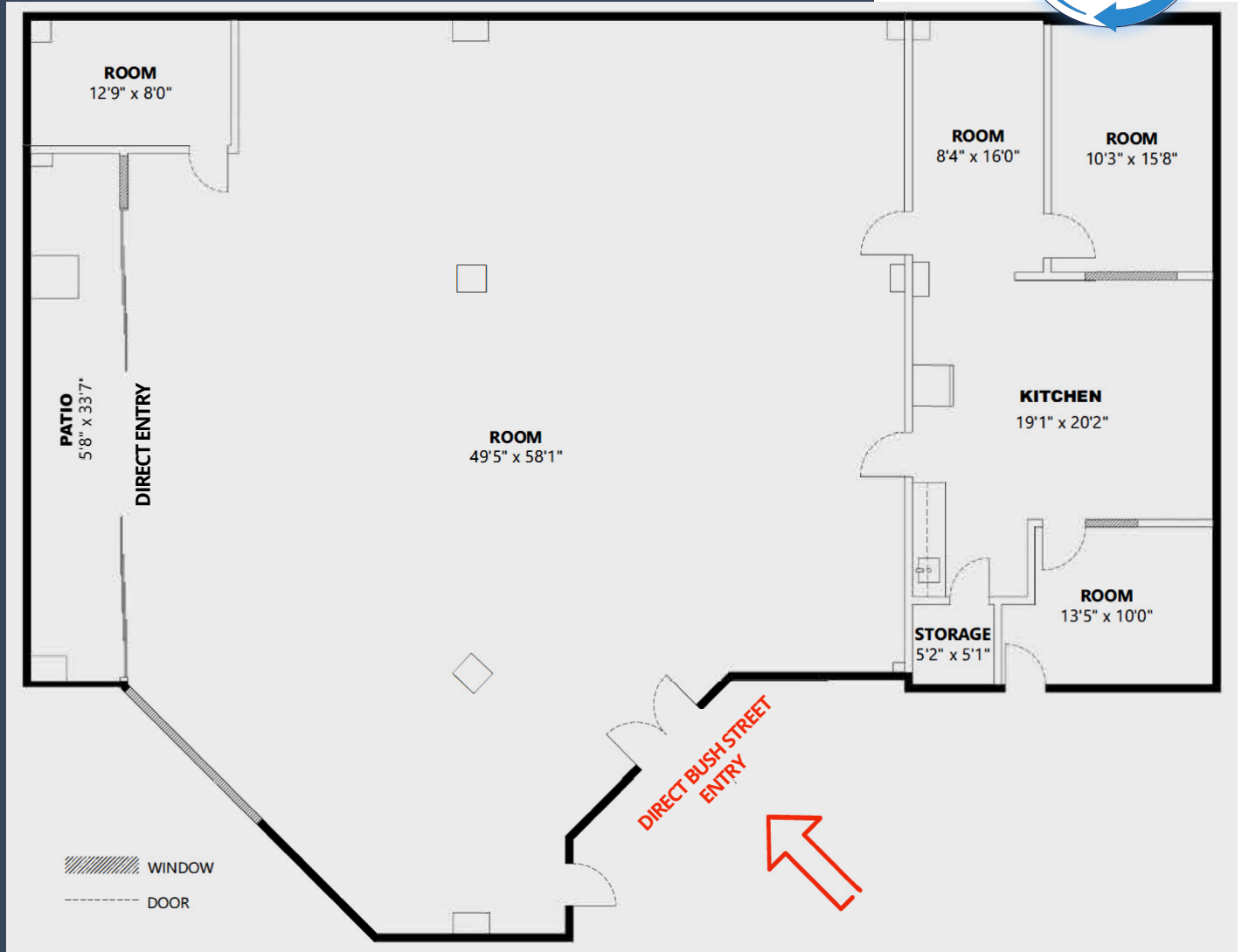
Multi-floor suite with interconnecting staircase

Kitchenette

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SUITE 100 FLOOR PLAN

3,936 RSF +/-



Direct street entry

Shell condition

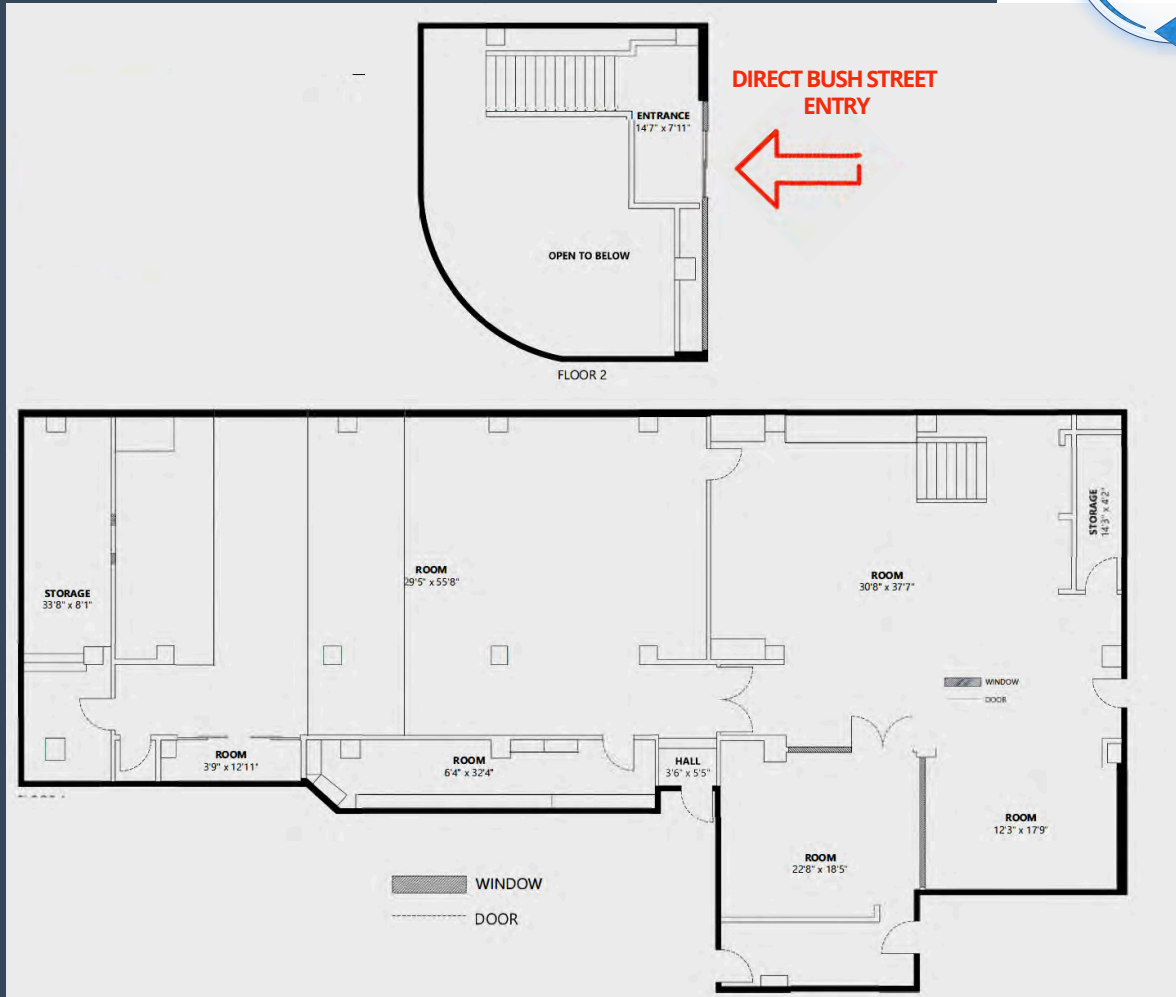
Ready for improvements



530 BUSH STREET

SUITE 002 FLOOR PLAN

5,947 RSF +/-



Bush Street Visibility and Signage

Ground floor & 2nd floor suite interconnected with interior staircase

Elevator access

Mostly open creative space with high exposed ceilings

Kitchenette

Various break-out meeting rooms conference rooms



530 BUSH STREET

LOCATION MAP

Amenity Rich Location

Adjacent to Union Square

Onsite Parking Garage

Steps to Sutter Stockton parking garage





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PLEASE CONTACT EXCLUSIVE BROKERS FOR MORE INFORMATION:

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