

A photograph of a multi-story office building with a beige facade and dark window frames. The building is viewed from a low angle, showing its height against a blue sky with light clouds. A black metal fence is in the foreground, and a tree is on the left. A red semi-transparent banner is overlaid on the right side of the image.


# Versatile Office Space Hayes Valley For Lease

459 Fulton Street, Ste 306, San Francisco, 94102

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# 459 Fulton Street | Suite 306

<b>Street Address</b>	459 Fulton Street, San Francisco, 94102
<b>Unit Size</b>	307±sf
<b>Lease Rate</b>	\$815/mo (\$2.65/sf/mo)
<b>Operating Expenses</b>	\$280/mo
<b>Security Deposit</b>	Equal to last month's rent
<b>Zoning</b>	NCT - Hayes nct
<b>Available</b>	Immediately

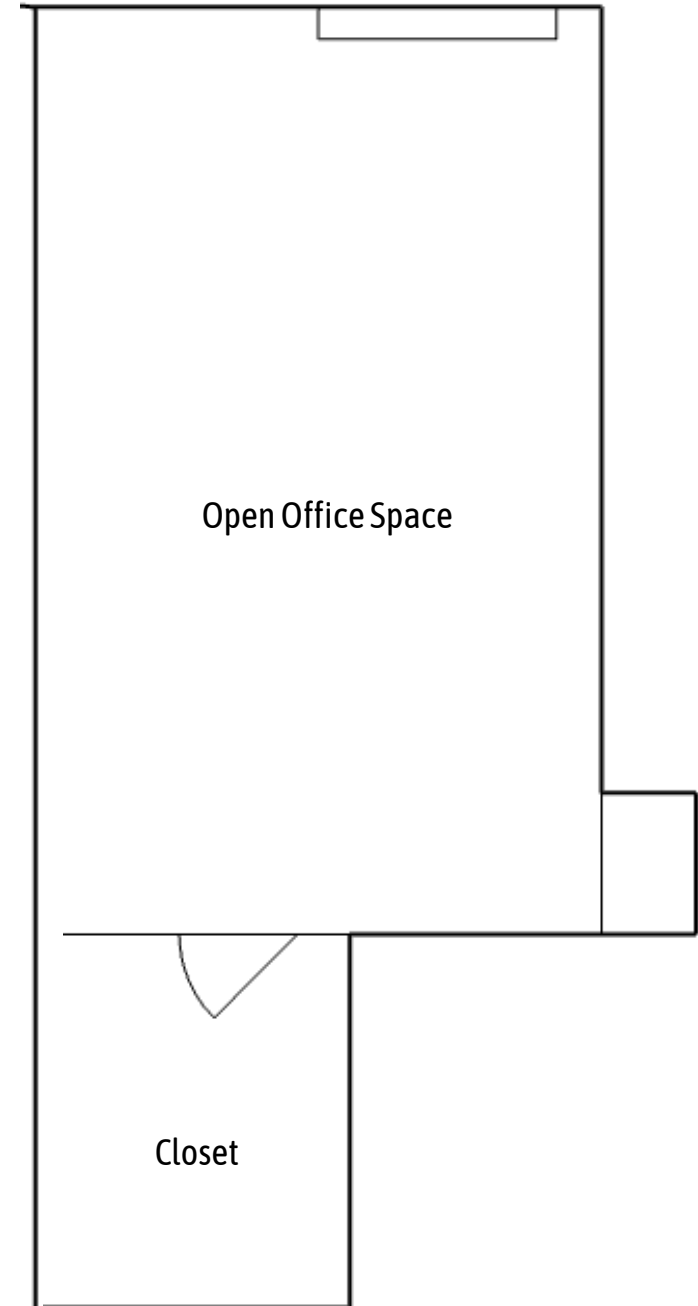
## Property Features

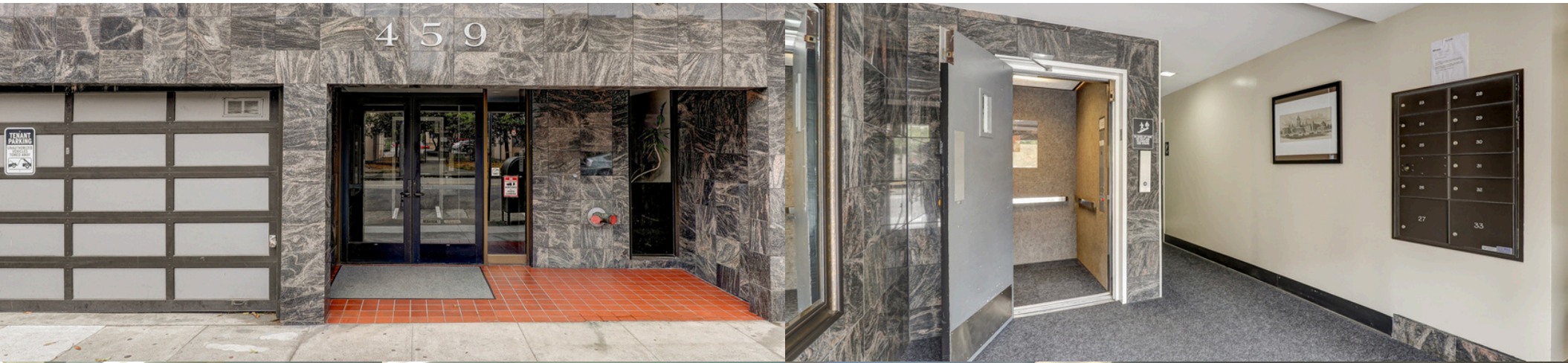
- Two (2) Elevators and Two (2) Sets of Stairs
- Shared Kitchenette on Each Floor
- Restrooms on Each Floor
- One (1) Gender Neutral Restroom for the premises
- Secure Building Entry with Locked Mailboxes in Lobby and Storage Locker
- Gated Carport Parking Available for an additional \$250/month
- Exterior security cameras
- Newly installed cool roof
- Bike rack behind parking gates
- Proximity to BART and MUNI with bike lanes
- Walkable to Trader Joes, City Hall, SF Courthouse, Parks, Hayes Valley restaurants, cafes and boutiques

## Suite Features

- Top Floor Suite
- Versatile Reception/Entry area
- Open Floor Plan Office Space
- Walk-In closet with Built in shelves
- Central heating and AC
- Fully wired for Comcast and AT&T

## Floorplan





## Hayes Valley, San Francisco

Hayes Valley is a busy, vibrant neighborhood. The main commercial stretch, Hayes Street, is filled with a wide array of boutiques, dessert shops, restaurants, cafes, bars, and other shops. The close-knit neighborhood features a community garden and a pocket park with art installations. Our building is located just a few blocks to the North on Fulton Street, and it is also conveniently located just a few blocks from the Civic Center (i.e. City Hall & the Courthouse), the Opera House, SF Ballet, Davies Symphony Hall, SF Jazz, the Asian Art Museum, the main library, and public transportation to get you where you need to go.

Fulton Street in Hayes Valley, San Francisco, offers residents a variety of convenient transportation options. Public transit is easily accessible, with several Muni bus lines, including the 5-Fulton and 21-Hayes, providing direct routes to downtown and other neighborhoods. Additionally, the N-Judah light rail line is a short walk away, offering rapid transit across the city. For those who prefer biking, Fulton Street is bike-friendly, with dedicated lanes and bike-sharing stations nearby. Car commuters can take advantage of nearby access to the Central Freeway, connecting to Highway 101. Ride-sharing services like Uber and Lyft are also readily available, making it easy to navigate the city without owning a car.

