

FOR LEASE

Office Space
West Portal

345 W Portal Ave
San Francisco, CA



Exclusively Listed By:

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OFFERING
MEMORANDUM

AJ & CO
ANDERSEN, JUNG & CO.

PROPERTY OVERVIEW



HIGHLIGHTS

Suite 320

- 578 Sq. Ft.
- Updated Condition.
- 4 Private Rooms.
- Common Area Restroom.
- Kitchen.
- Third Floor.

Suite 400

- 2,487 Sq. Ft.
- Large Open Concept.
- 7 Private Rooms.
- 1 Private Restroom.
- Direct Elevator Access.
- Penthouse w/Lots of Natural Light.

THE PROPERTY

This is an exceptional opportunity for your new or expanding office needs located in the heart of West Portal, one of San Francisco's most affluent and established commercial corridors.

The building is currently home to a strong roster of complementary tenants, including dental practices, physicians, and professional office users, creating a synergistic atmosphere and ideal for many uses. Two suites are currently available:

Suite 400 - The top floor space is approximately 2,487 Sq. Ft., featuring a large open concept center, with multiple private rooms, private restrooms, and lots of natural light.

Suite 320 – The 3rd floor space is approximately 578 Sq. Ft., with 4 private rooms, a dedicated kitchen, and in updated condition with access to the building's common area restroom.

The building is professionally managed and well-maintained showing clear pride of ownership and offers an ideal environment for medical or professional office users seeking a highly visible and accessible location. Rear parking adds further convenience for tenants and visitors alike.

LOCATION

West Portal is one of San Francisco's most established and neighborhood-oriented commercial corridors.

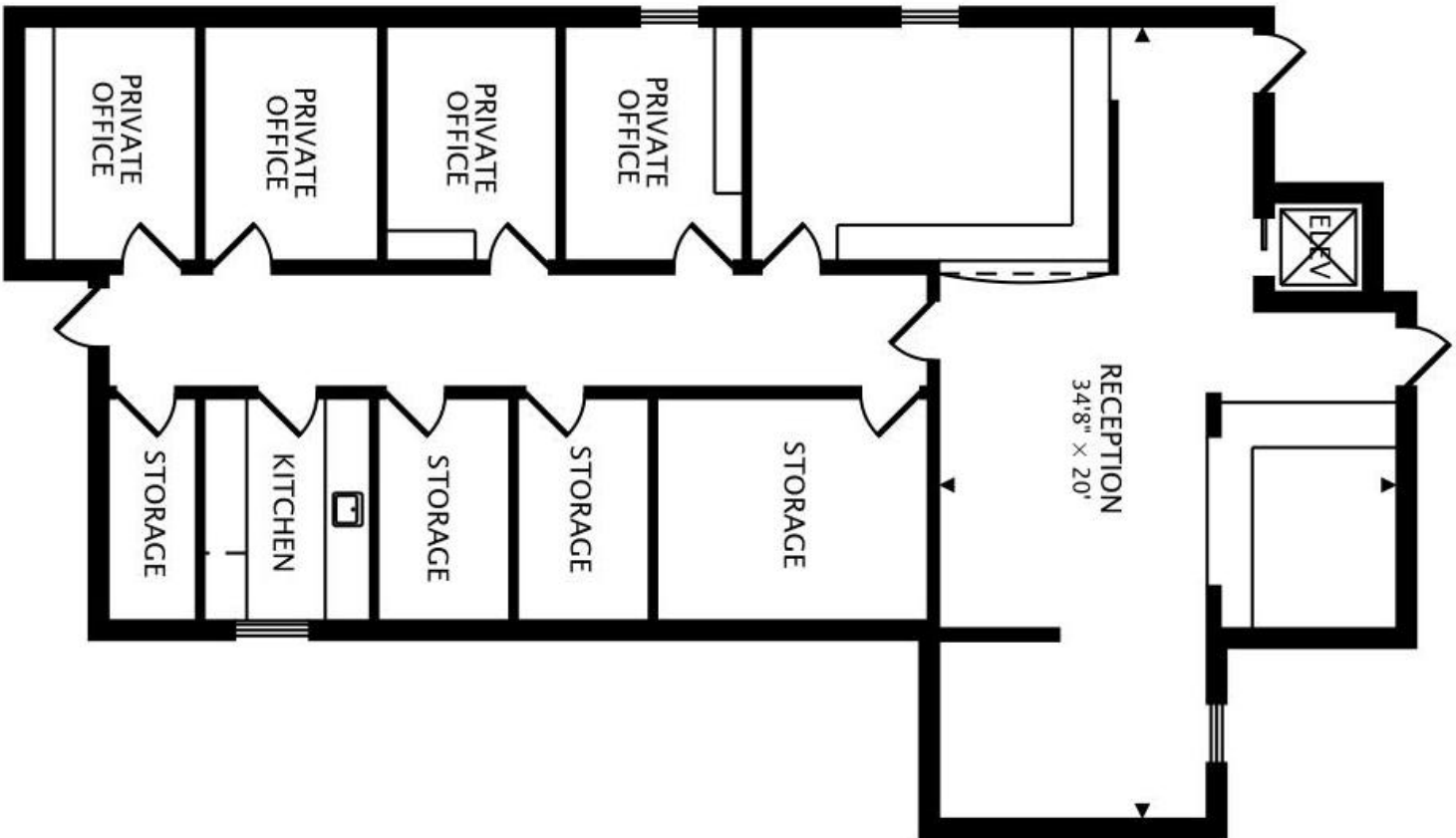
Known for its village-like atmosphere, tree-lined streets, and strong local identity, the district offers a vibrant mix of longtime retailers, restaurants, cafés, and professional services that cater to a loyal residential customer base. The area benefits from consistent foot traffic driven by both neighborhood residents and commuters utilizing the nearby Muni Metro station, providing direct connectivity to Downtown San Francisco and surrounding neighborhoods.

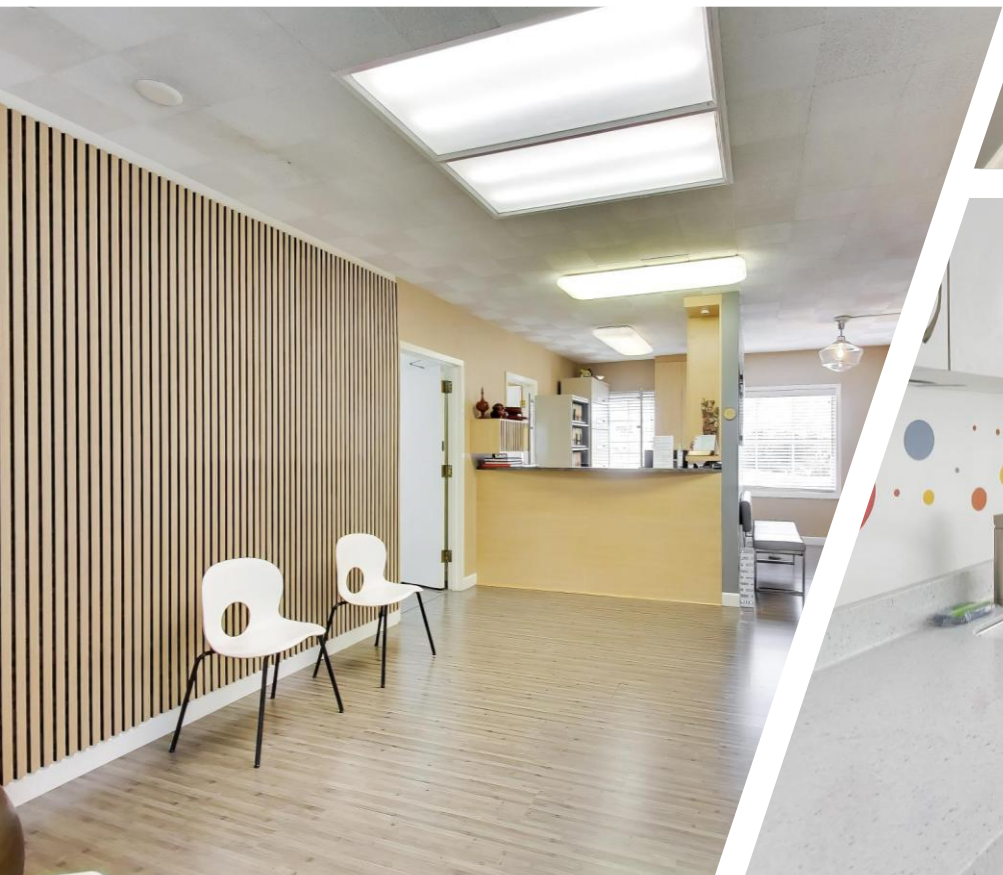
Surrounded by well-maintained residential homes and affluent residential enclaves, West Portal offers a unique balance of urban accessibility and neighborhood charm.

The district's pedestrian-friendly environment, strong community presence, and limited retail vacancy have helped maintain its appeal as a desirable destination for both local businesses and national tenants seeking visibility within one of San Francisco's most stable and affluent submarkets.

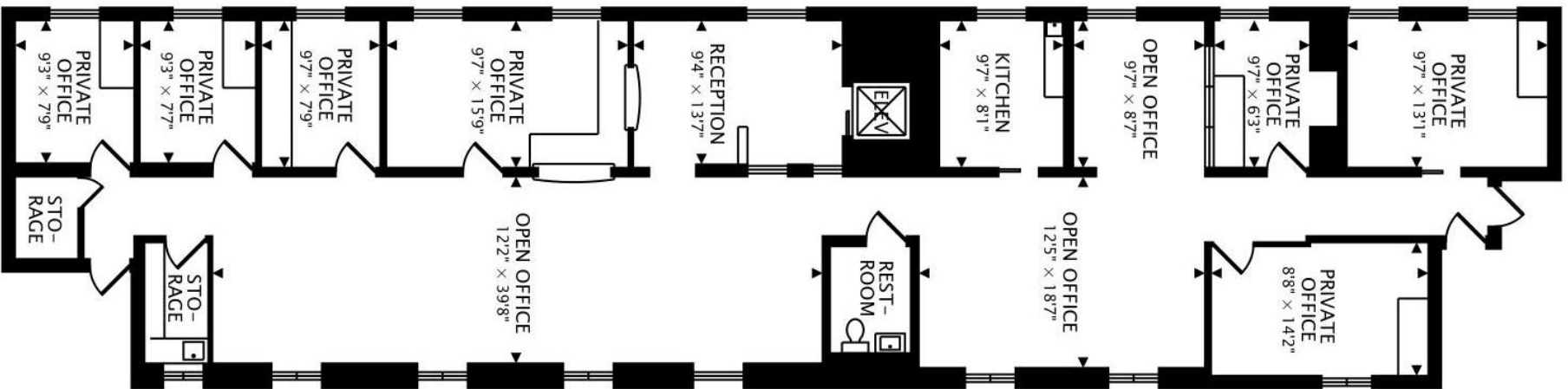


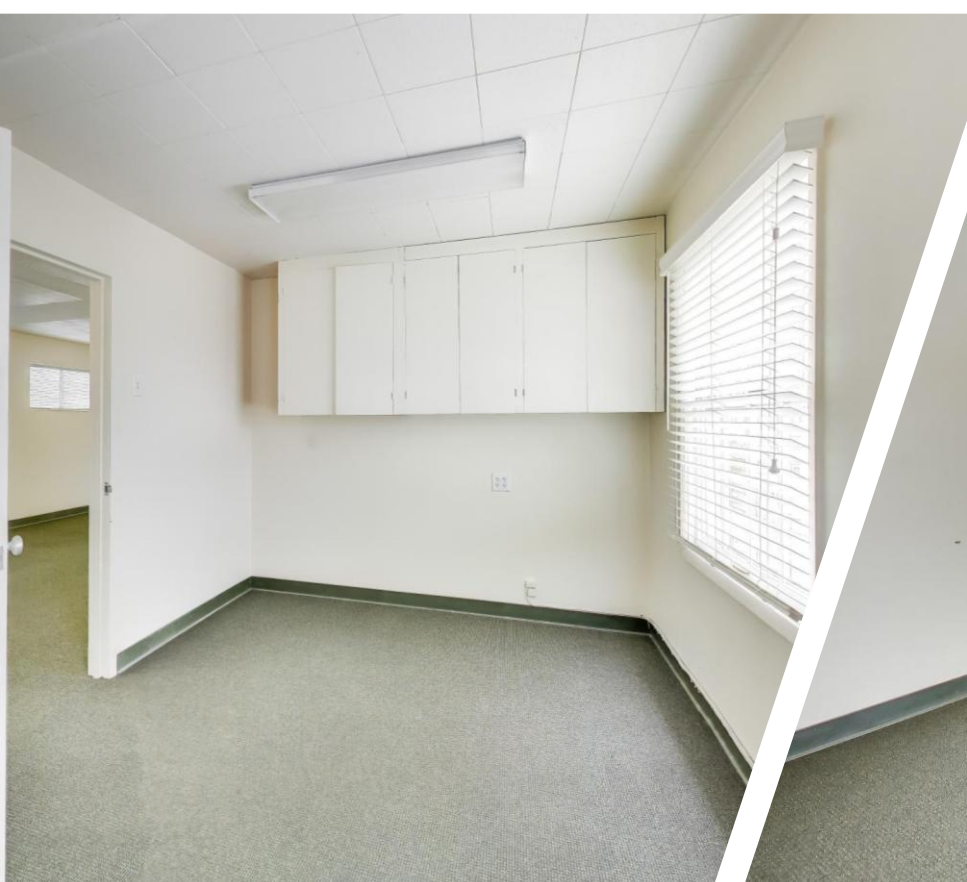
SUITE 320





SUITE 400





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