

1625 VAN NESS AVENUE

San Francisco, CA

FOR LEASE

4th Floor, +/- 20,000 RSF



For more information or to schedule a tour, please contact:



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OPPORTUNITY OVERVIEW

PROPERTY PROFILE

| | |
|-----------|---|
| ADDRESS | 1625 Van Ness Avenue, San Francisco, CA 94109 |
| APN | 0642-003 |
| FLOOR | Fourth Floor, ± 20,000 RSF |
| BUILDING | ± 74,000 RSF |
| ZONING | RC-4 (Residential-Commercial, High Density) |
| SUBMARKET | Van Ness Corridor |

LEASE RATE: NEGOTIABLE

4th FLOOR, 20,000 RSF

- 29 Perimeter Offices
- 1 Board Room
- 2 Conference Rooms
- 1 Phone Room
- Storage Room
- Server Room
- 2 Kitchenettes
- 2 Break Rooms
- 3 Restrooms
- Unique Column Free Bullpen
Spanning >140'
- High Ceilings

BUILDING FEATURES

- HVAC
- 9,000 lb. Freight Elevator
- 2 Passenger Elevators
- Heavy Power 1200 AMP, 3
Phase, 277 Volt
- Secure Parking Garage
- Entrances on Sacramento &
Van Ness
- Long Term Local Ownership
- Tenant Improvements
Available



PHOTO GALLERY (1 of 3)



City Views, Perimeter Offices, Conference Rooms, Board Room,
Phone Room, Kitchens, Unique Column Free Bullpen



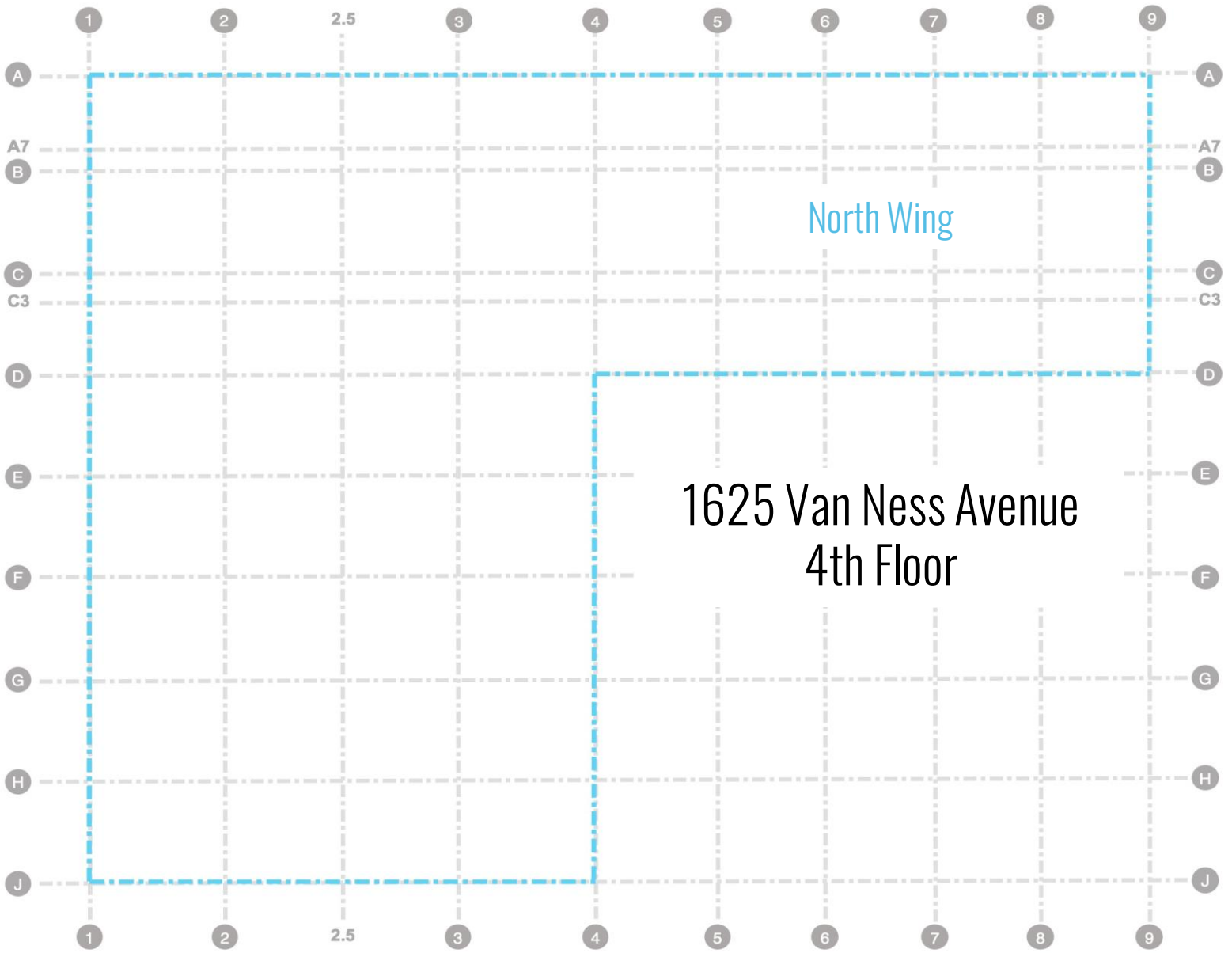


In-Building Secure Parking Garage



9,000 Lbs Freight Elevator (+ 2 Passenger Elevators)

SPACE CONFIGURATION



Note: Existing buildout not shown

Van Ness Avenue

LOCATION OVERVIEW

1625 VAN NESS AVENUE, SAN FRANCISCO, CA 94109
(between California & Sacramento Streets)

- Van Ness Corridor / Polk Gulch
- Convenient Public Transportation –
New 49 Van Ness Bus Rapid Transit
- Easy Freeway Access
- Coffee/Restaurants/Shopping
- Whole Foods Market
- Trader Joes
- Hotels
- Lafayette Park
- The Regency Ballroom
- Great American Music Hall

PRIME LOCATION

Van Ness Avenue serves as the city's primary north/south artery and benefits from one of the most desirable office and retail locations in San Francisco. The new Van Ness Bus Rapid Transit corridor features nine northbound & nine southbound boarding islands along the red, center-running transit lanes served by Muni's 49 Van Ness/Mission, 90 San Bruno Owl, and Golden Gate Transit buses.

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BEACON COMMERCIAL ADVISORS

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