



FOR LEASE

487 BRYANT STREET

CREATIVE SOUTH PARK OFFICE
SPACES



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487 BRYANT STREET

PROPERTY SUMMARY

ADDRESS

487 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor: +/- 3,598 Square Feet

Ground Floor: +/- 3,598 Square Feet

TOTAL: +/- 7,196 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

Second Floor: \$33 / Square Foot / Year, IG

Ground Floor: \$33 / Square Foot / Year, IG

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Fully Built-Out Creative Office Spaces
- + Ideal South Park Location
- + Motivated Ownership Group
- + Elevator Access
- + Full HVAC
- + Move-in Ready / Furniture Available
- + Walkable to Caltrain, BART, MUNI, & Oracle Park



487 BRYANT STREET

PROPERTY SUMMARY | SECOND FLOOR

ADDRESS

487 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor: +/- 3,598 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

Second Floor: \$33 / Square Foot / Year, IG

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Fully Built-Out Creative Office Space
- + Six (6) Glass Meeting Rooms
- + One (1) Glass Boardroom
- + Elevator Access
- + Full HVAC
- + Two (2) Restrooms
- + Kitchenette
- + Move-in Ready / Furniture Available



SECOND FLOOR

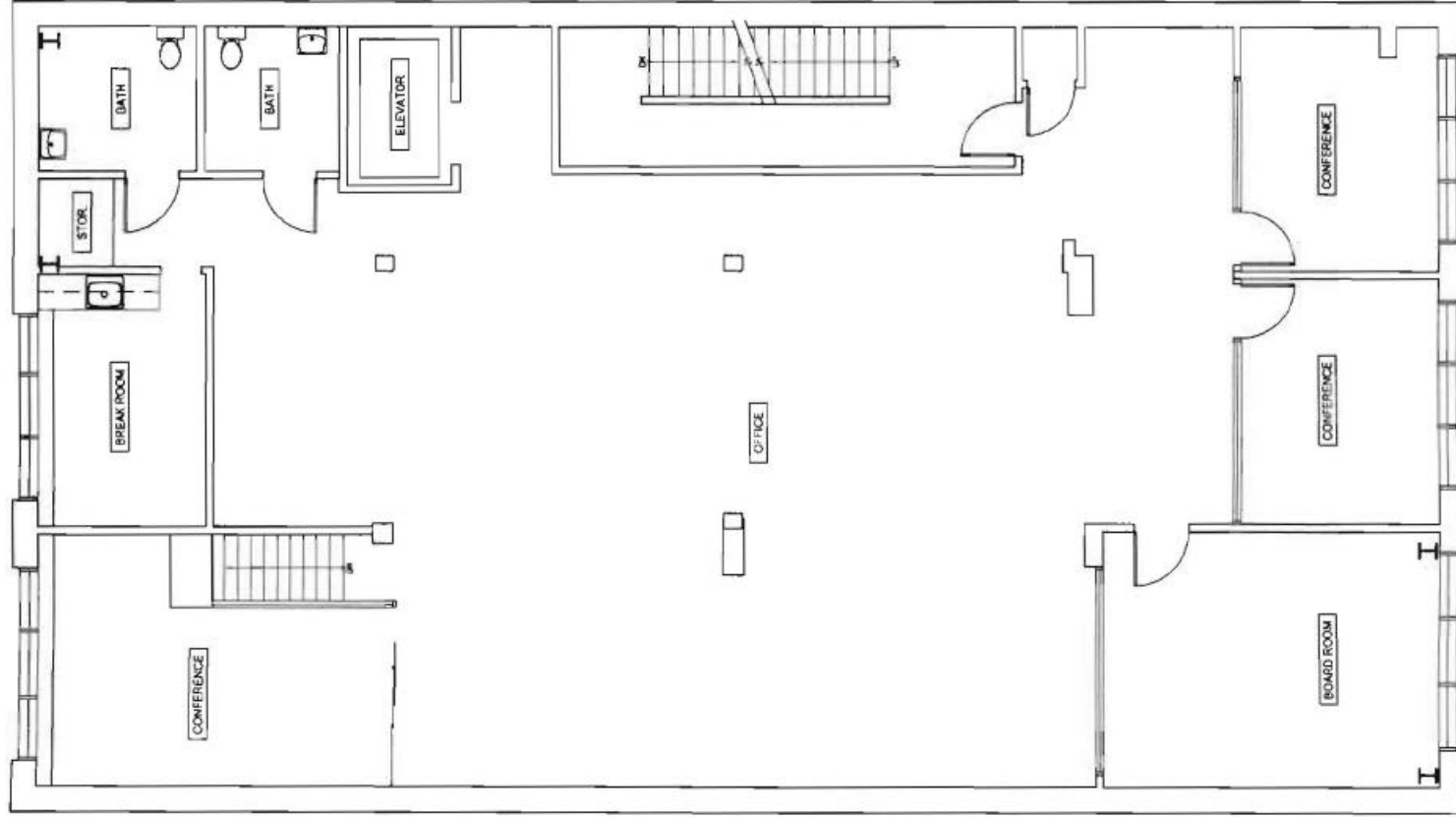


487 BRYANT STREET

Floor Plans

Second Floor

+/- 3,598 Square Feet



BRYANT STREET

487 BRYANT STREET

PROPERTY SUMMARY

ADDRESS

487 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor: +/- 3,598 Square Feet

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Direct Ground Floor Access
- + Great Window Line
- + One (1) Conference Rooms
- + Two (2) Meeting Rooms
- + Full HVAC
- + Two (2) Restrooms
- + Kitchenette
- + Move-In Ready / Furniture Available

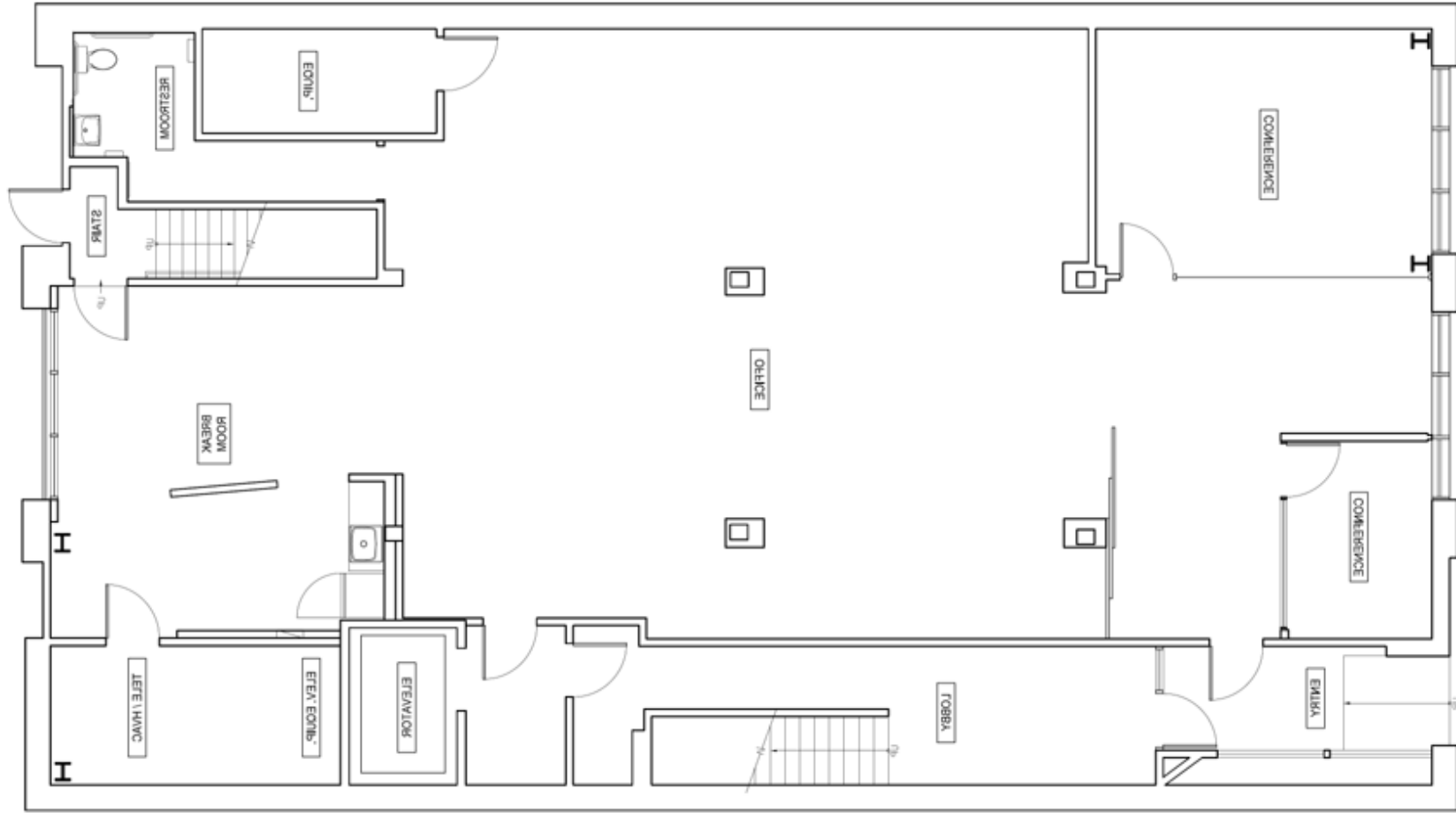


487 BRYANT STREET

Floor Plans

Ground Floor

+/- 3,598 Square Feet



Bryant Street

487 BRYANT STREET



487 BRYANT STREET

BRYANT STREET

JACK LONDON ALLEY

SOUTH PARK STREET

JACK LONDON ALLEY

LOCATION OVERVIEW

Highly desirable South Park location, walkable to nearby amenities and close proximity to Oracle Field.



09 MIN to 2nd & King Muni
09 MIN to Oracle Park
10 MIN to 4th St Caltrain



06 MIN to Union Square
07 MIN to Financial District
08 MIN to Chase Center

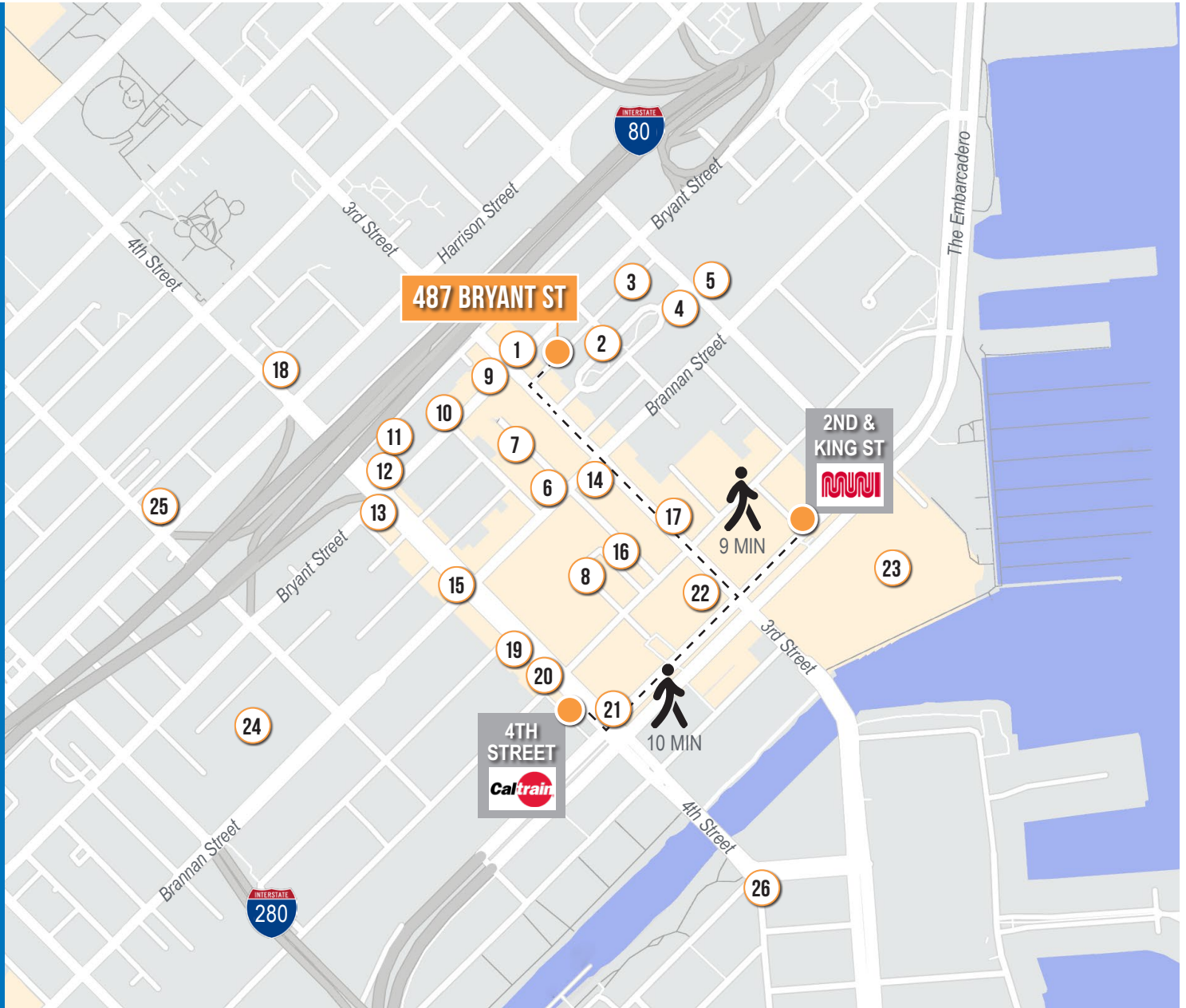


01 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp
08 MIN to 101 On-Ramp

487 BRYANT STREET

NEARBY AMENITIES

- 1..... Flour & Branch
- 2..... Caffe Centro
- 3..... Blue Bottle Coffee
- 4..... Movida
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Wabi Sabi
- 8..... ROOFTOP 25
- 9..... Hakashi
- 10..... Black Hammer Brewing
- 11..... Shell Gas Station
- 12..... Thriller Social Club
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Marlowe
- 16..... Little Skillet
- 17..... Alchemist Bar & Lounge
- 18..... Whole Foods Market
- 19..... The UPS Store
- 20..... Walgreens
- 21..... Safeway
- 22..... Lucky Strike San Francisco
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market



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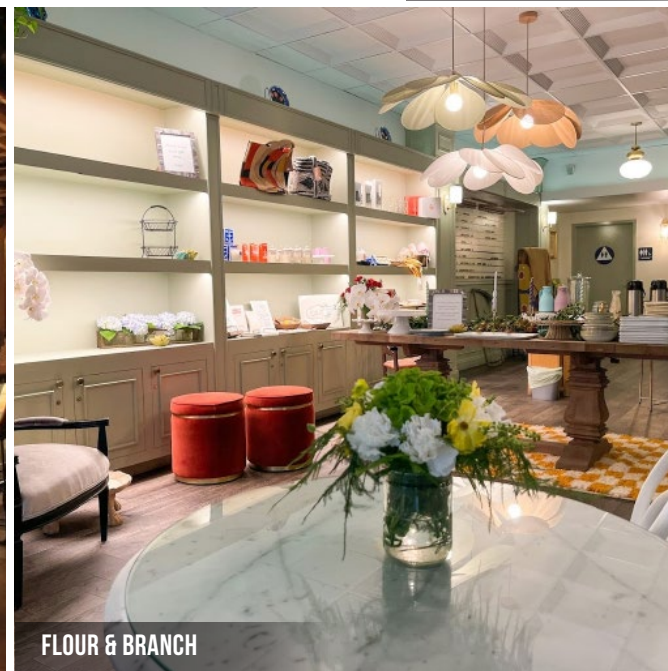
MARLOWE



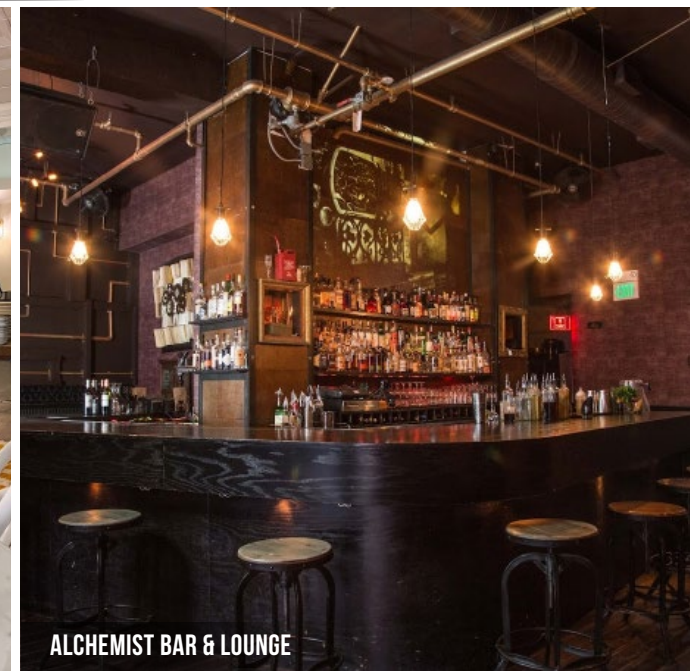
ROOFTOP 25



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

487 BRYANT
STREET



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