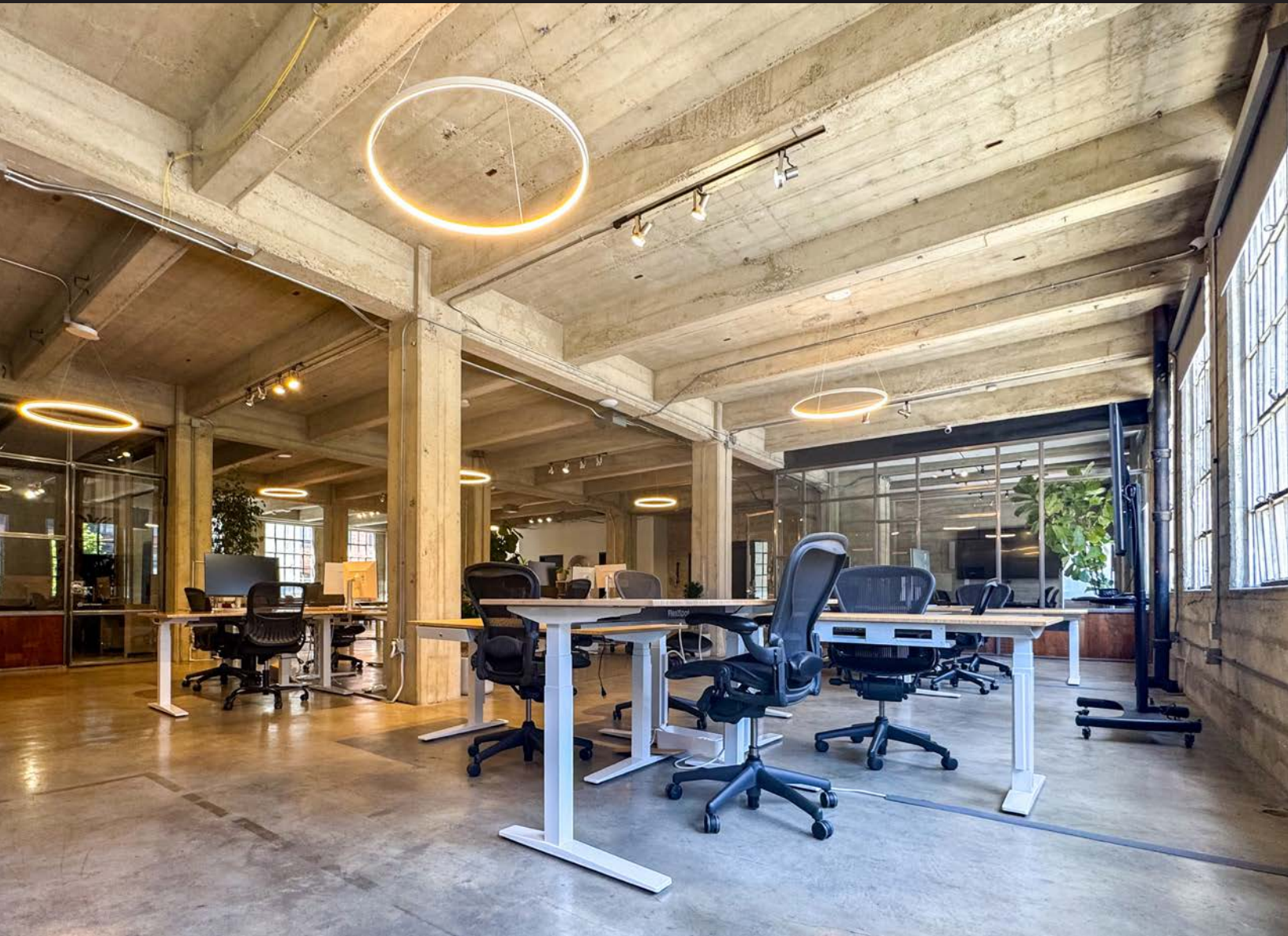


# 334 BRANNAN STREET

DIRECT LEASE OPPORTUNITY

5,359 RSF



**TIM HOGAN**

415.301.3183

[tim.hogan@avisonyoung.com](mailto:tim.hogan@avisonyoung.com)

RE Lic #01375367

**WILL O'DALY**

650.703.8336

[will.odaly@avisonyoung.com](mailto:will.odaly@avisonyoung.com)

RE Lic #02063132

**AVISON  
YOUNG**



# SPACE HIGHLIGHTS

5,359 RSF Available

- Prime South Park location
- Boutique creative building
- Long term ownership
- Roof deck with city views
- Single floor to whole building available
- Exterior signage available
- Parking / Loading dock
- Short walk to CalTrain, Muni & BART
- Showers on each floor
- Polished concrete & hardwood floor
- Direct lease

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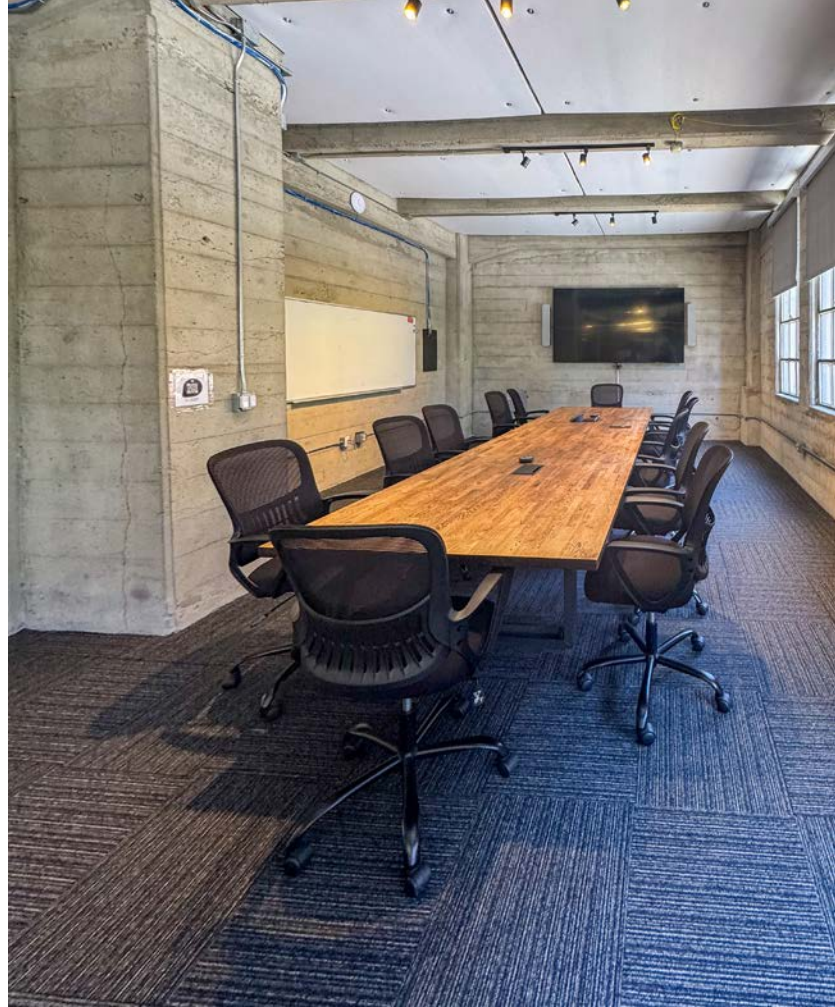
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650.703.8336

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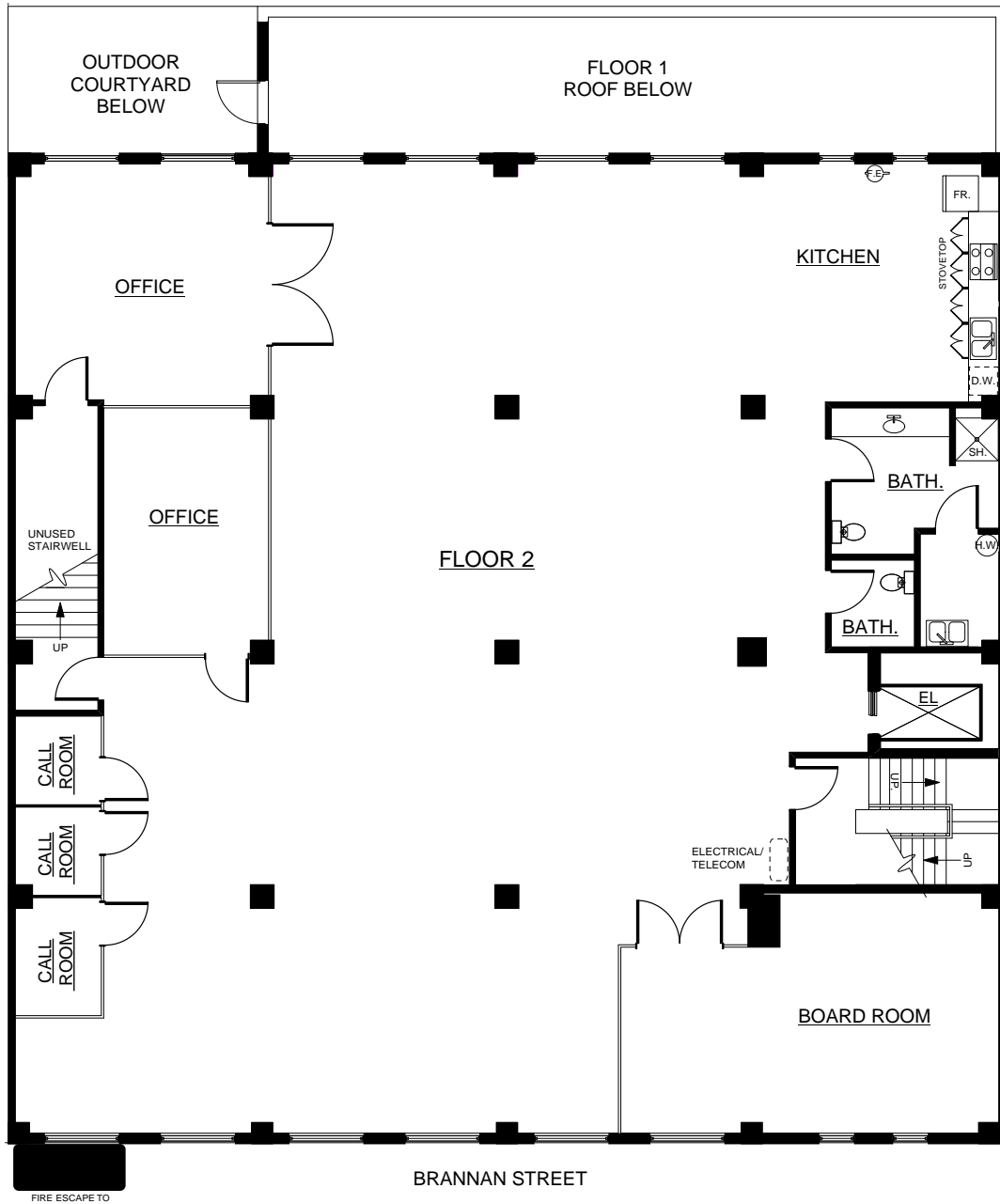
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# FLOOR PLAN

2<sup>ND</sup> FLOOR ±5,359 RSF



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415.301.3183  
tim.hogan@avisonyoung.com  
RE Lic #01375367

**WILL O'DALY**  
650.703.8336  
will.odaly@avisonyoung.com  
RE Lic #02063132

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YOUNG**

# AMENITIES AT YOUR DOORSTEP

Restaurants	
1	Rooh
2	Copper Chimney
3	Movida
4	Garaje
5	Merkado
6	Wabi-Sabi
7	SAJJ Mediterranean
8	Brickhouse Café
9	Yummy Plate
10	Little Skillet
11	Marlowe

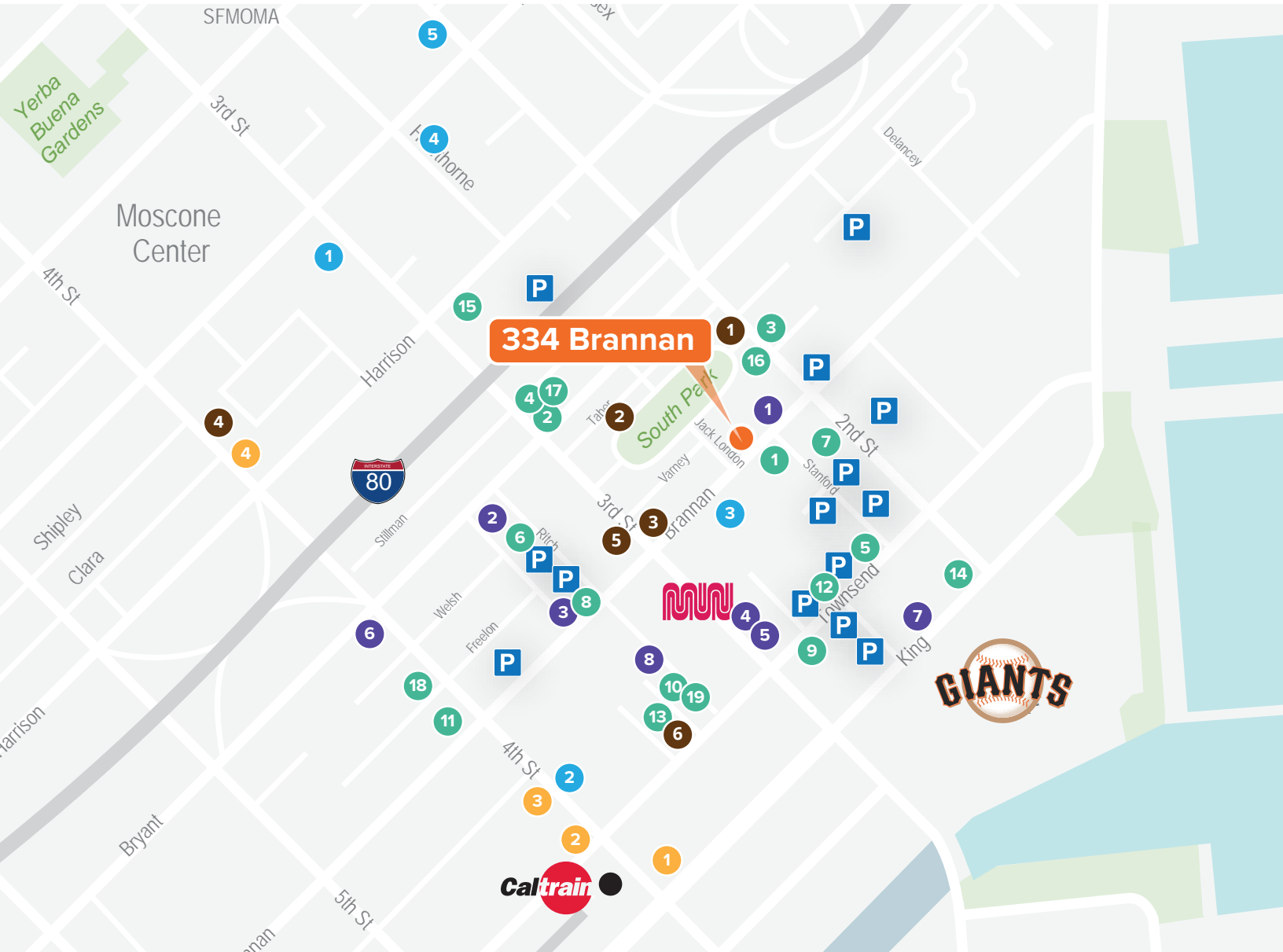
Restaurants	
12	Saison
13	Rooftop 25
14	Momo's
15	Boochmania
16	The Farmacy
17	Curry & Kabab
18	Taxsim
19	Cafe Okawari

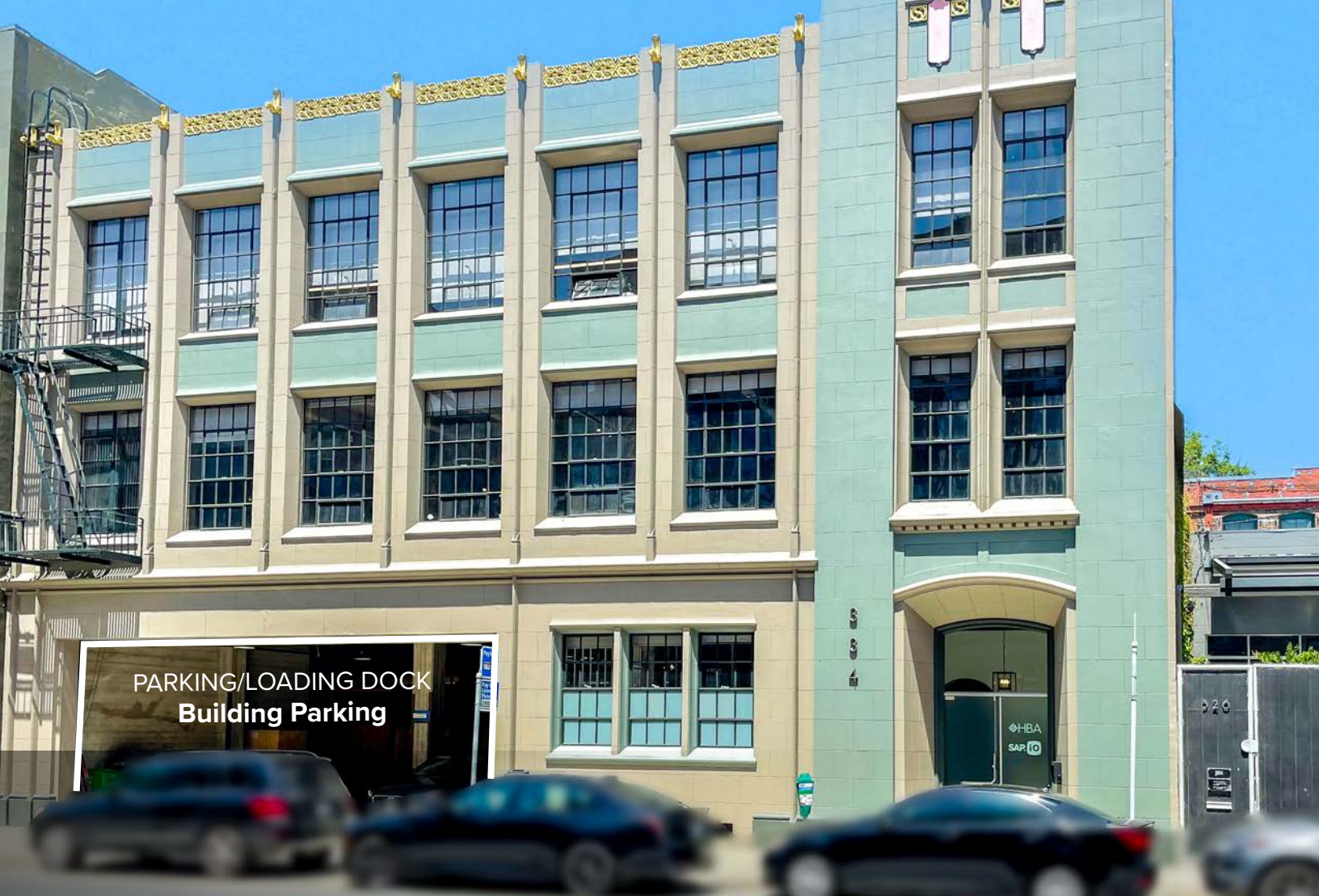
Drinks	
1	JAX
2	Lava Restaurant & Lounge
3	Brickhouse Café & Bar
4	Alchemist Bar & Lounge
5	Woodbury
6	Thriller Social Club
7	Underdogs Catina
8	Victory Hall & Parlor

Coffee	
1	Blue Bottle Coffee
2	Café Centro
3	Golden Goat Coffee
4	Café du Soleil
5	Café Buenos Aires
6	Nirvana Soul Coffee

Wellness & Fitness	
1	Crunch Fitness
2	United Barbell
3	CrossFit South Park
4	H3 Fitness
5	Strength-Fit

Shopping & Grocery	
1	Safeway
2	Walgreens
3	The UPS Store
4	Whole Foods





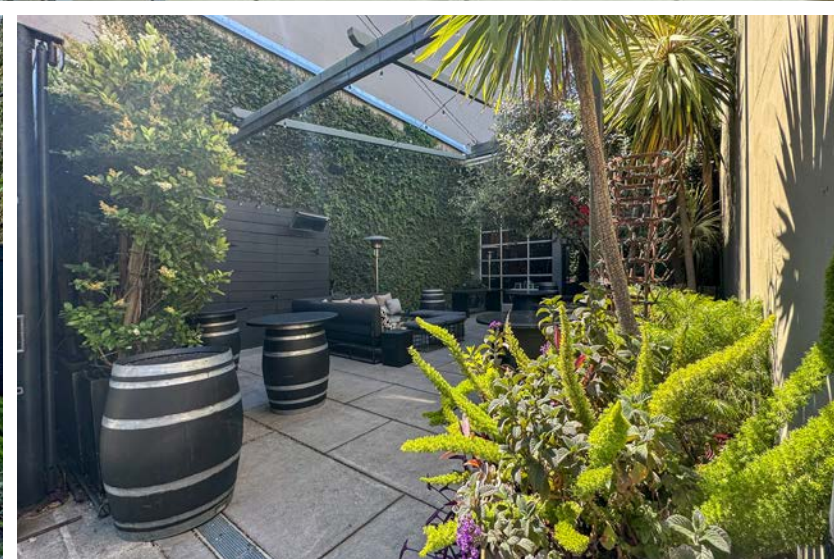
PARKING/LOADING DOCK  
Building Parking



VIBRANT SOUTH PARK AREA



# 334 BRANNAN STREET SAN FRANCISCO



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