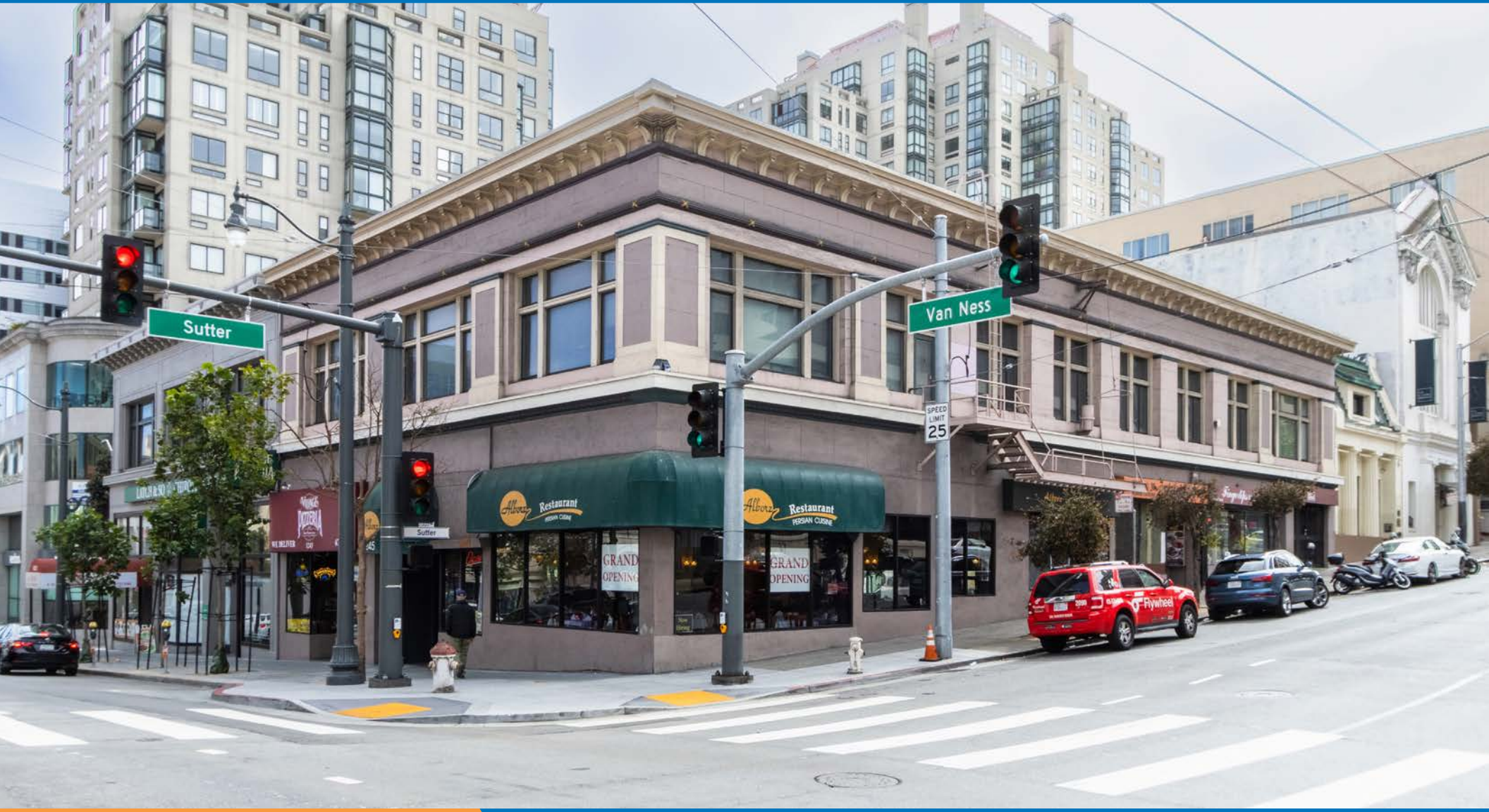


1311 SUTTER STREET

FOR LEASE | OFFICE SUITES AVAILABLE | VAN NESS CORRIDOR

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



1311 SUTTER STREET

PROPERTY SUMMARY

ADDRESS

1311 Sutter Street, San Francisco, CA 94109

AVAILABLE SPACE

Suite 202: +/- 660 Square Feet

*Suite 200B: +/- 1,107 Square Feet

*Suite 200C: +/- 1,450 Square Feet

TOTAL: +/- 3,217 Square Feet

**200B & 200C Are Currently Combined (+/- 2,557 Square Feet)*

***Suites Can Be Leased Together or Separately*

RENTAL RATE

\$1.25 / Square Foot / Month, IG

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Common Area Restrooms
- + Natural Light Throughout
- + Secure Gate Entrance
- + Walkable To Bart, Caltrain w/
Easy Access to Hwy 101



1311 SUTTER STREET



SUITE 202



SUITE 202



SUITE 200B



SUITE 200C

1311 SUTTER STREET

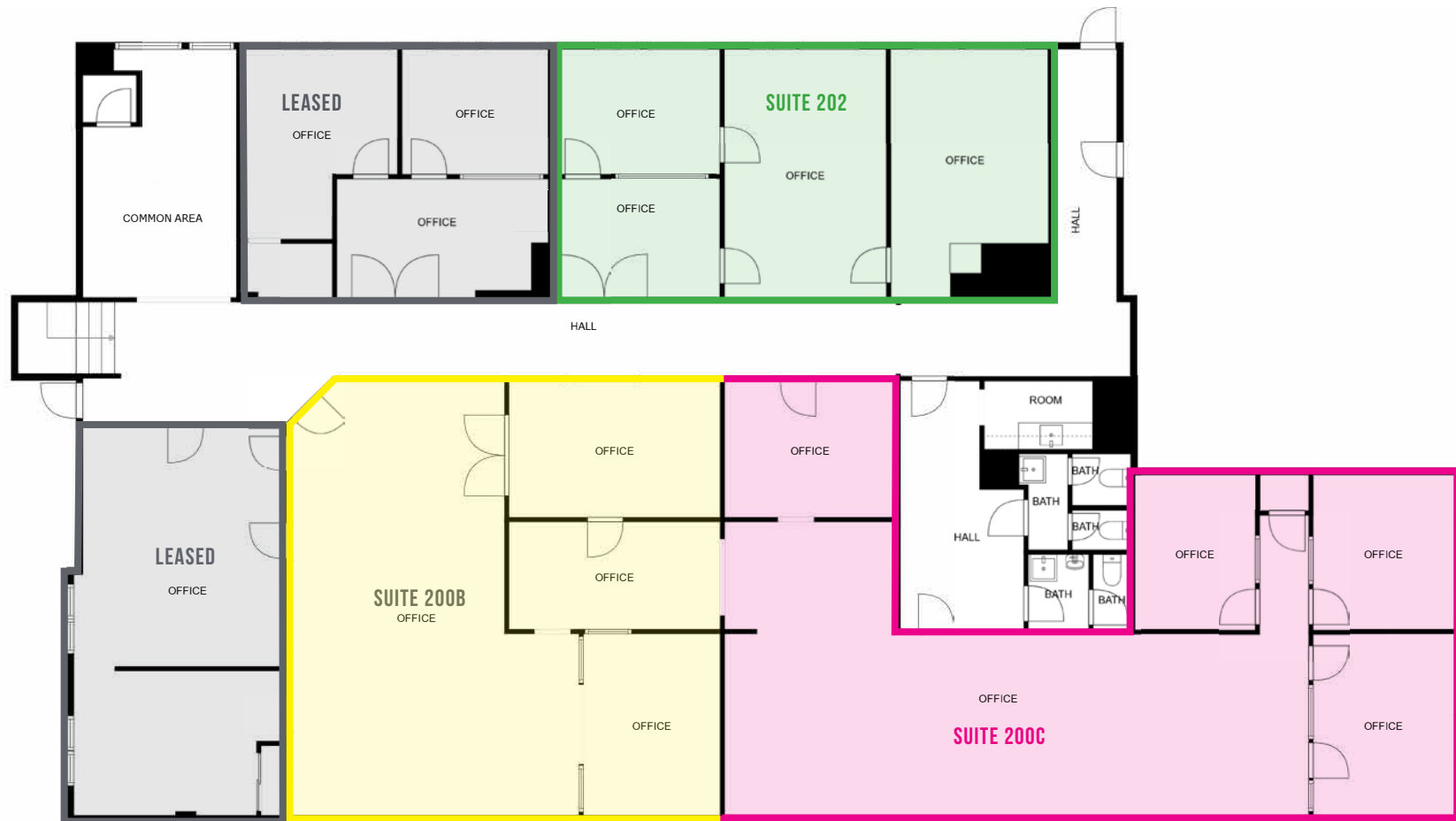
FLOOR PLAN

■ Suite 202: +/- 660 Square Feet

■ *Suite 200B: +/- 1,107 Square Feet

■ *Suite 200C: +/- 1,450 Square Feet

*200B & 200C Are Currently Combined (+/- 2,557 Square Feet)



1311 SUTTER STREET

LOCATION OVERVIEW

Desirable Van Ness Corridor location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



02 MIN to Bush St Muni
02 MIN to CPMC Van Ness
19 MIN to Civic Center Bart



05 MIN to Pacific heights
10 MIN to Mission District
11 MIN to SOMA



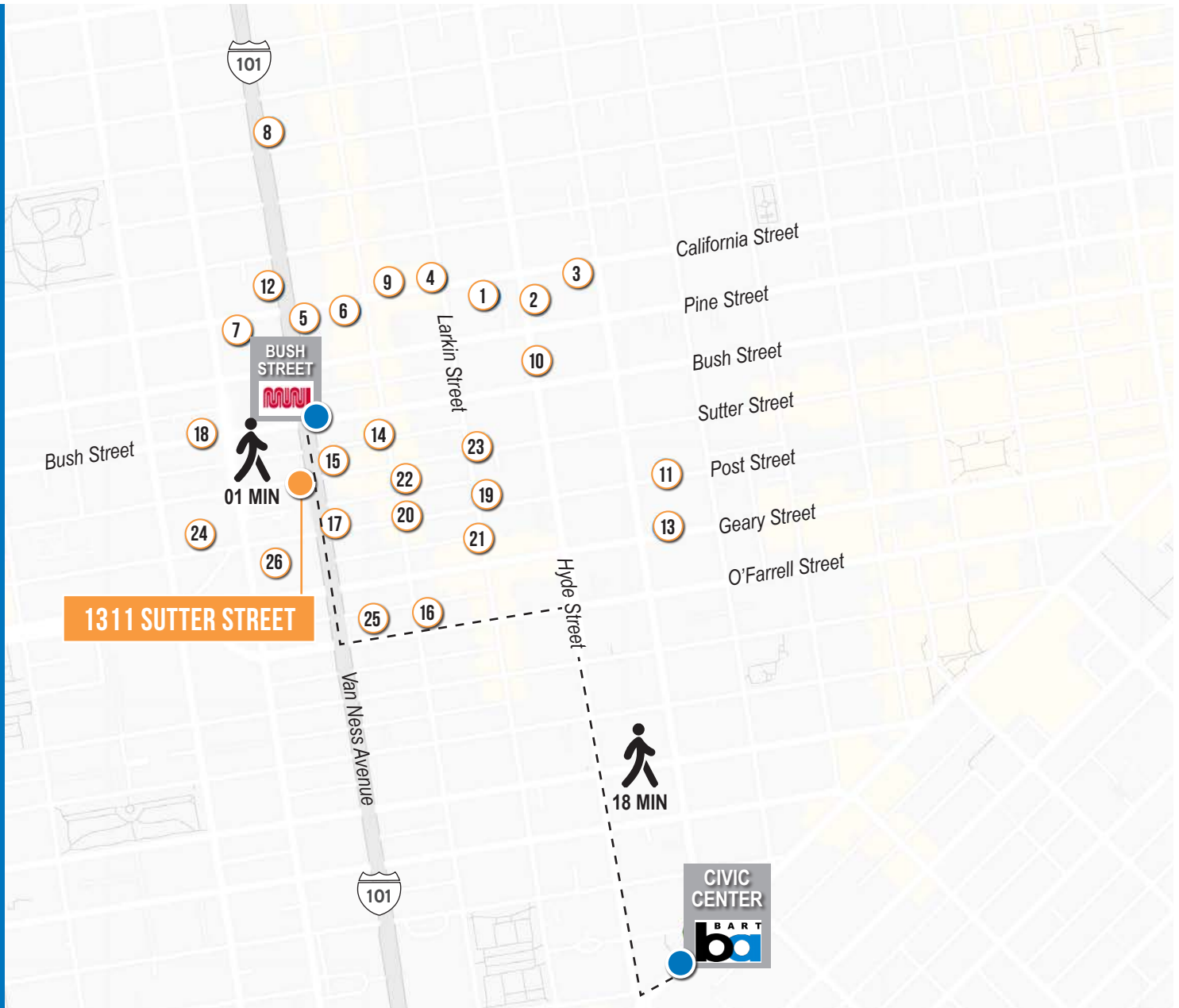
02 MIN to 101 On-Ramp
08 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



1311 SUTTER STREET

NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Nourish Cafe
- 3..... Zeki's Bar
- 4..... Mymy
- 5..... Starbucks
- 6..... Crustacean Restaurant
- 7..... Whole Foods Market
- 8..... House of Prime Rib
- 9..... Cordon Bleu Restaurant
- 10..... Saint Francis Hospital
- 11..... Farm : Table
- 12..... Guitar Center
- 13..... Mensho Tokyo SF
- 14..... Mayes Oyster House
- 15..... The Regency Ballroom
- 16..... Bread & Butter Market & Deli
- 17..... 24 Hour Fitness
- 18..... Akira Japanese Restaurant
- 19..... Members Only
- 20..... Jackalope
- 21..... Jane on Larkin
- 22..... DecoDance Bar
- 23..... halal DASTARKHAN
- 24..... Walgreens
- 25..... City Smoke House
- 26..... CPMC Van Ness



1311 SUTTER STREET



MEMBERS ONLY



CPMC VAN NESS



WHOLE FOODS MARKET



24 HOUR FITNESS



RUTH CHRIS'S STEAK HOUSE

1311 SUTTER STREET



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