



1045 Bryant Street

San Francisco, CA

**High-End Office
Spaces for Lease**

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Building Highlights



Entire or partial building opportunity:
4,361 - 35,066 RSF



Newly renovated high-end
brick and timber building



Outstanding branding
opportunity



Outdoor patio garden area



Heavy power -
2,000 AMPs / 3 phase



Great natural light -
4 sides of windows



Nine (9) striped gated
parking spaces



Two (2) ground floor drive-in 16' 6"
tall; 8' 7" wide loading access doors



Outstanding HVAC and
operable windows opportunity



Ceiling heights: ground floor: 18' 5",
2nd floor: 13' 9", 3rd floor: 12' 5"



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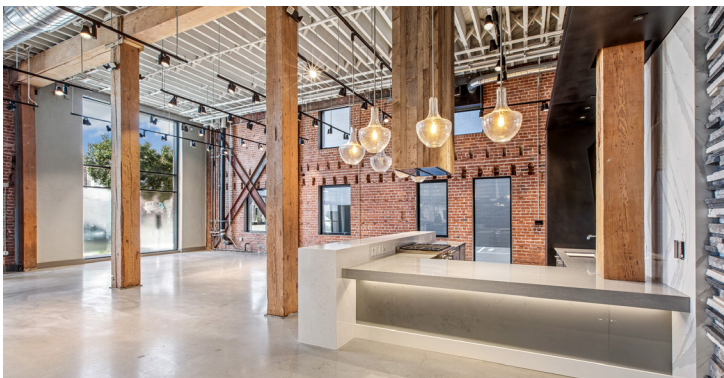
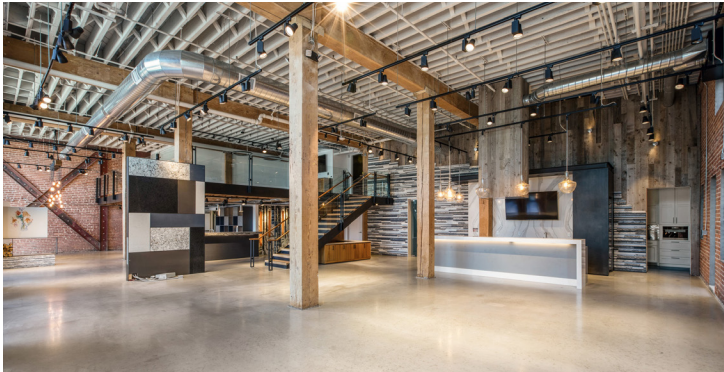
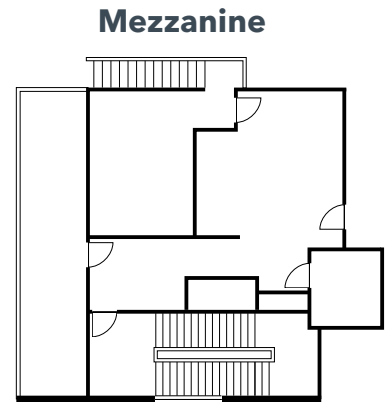
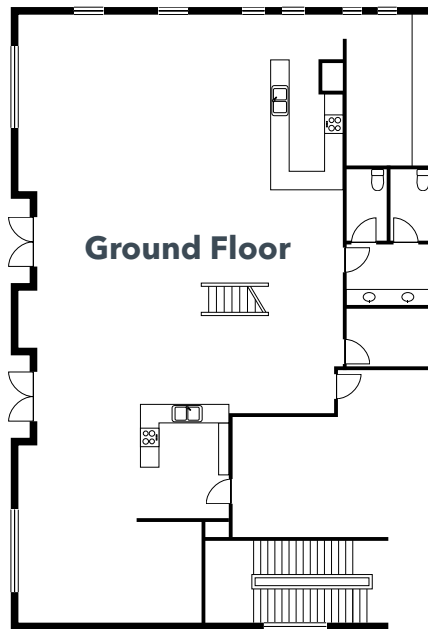
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Suite 100

4,361 SF

- Large open area for workstations
- 1 private office
- 3 kitchens / lounges
- Restrooms



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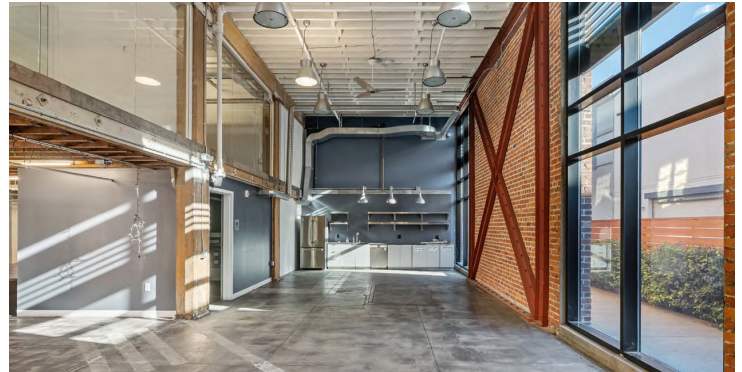
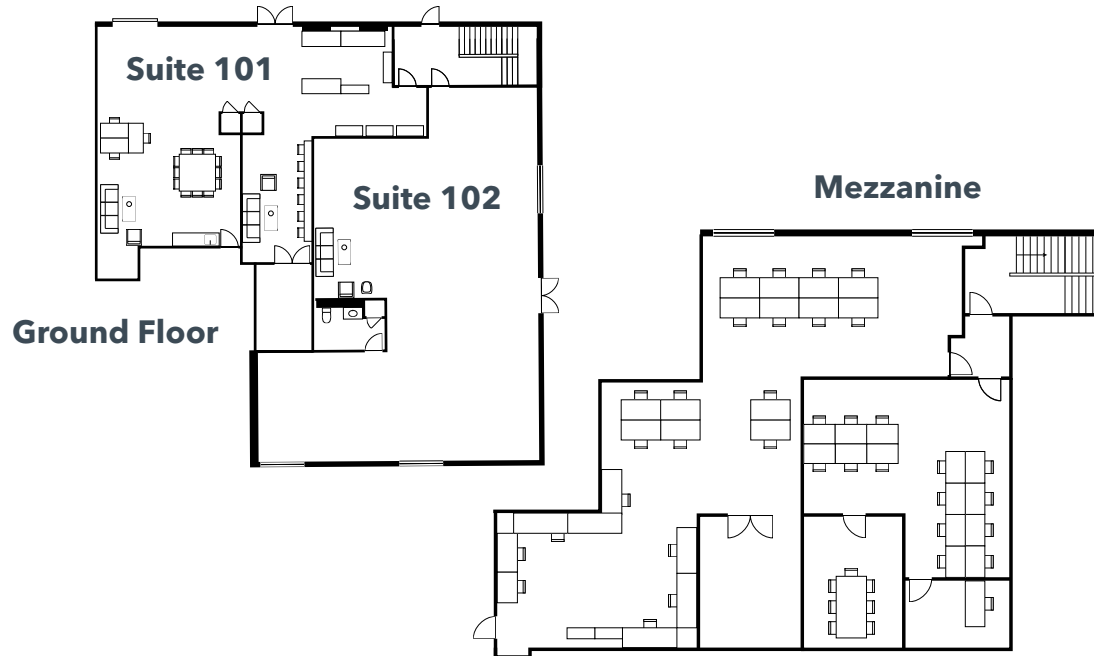
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Suite 101+102

7,901 SF

- **Suite 101:** 4,454 SF
- **Suite 102:** 3,447 SF
- Large open area for workstations
- Kitchen / lounge
- 5 meeting rooms



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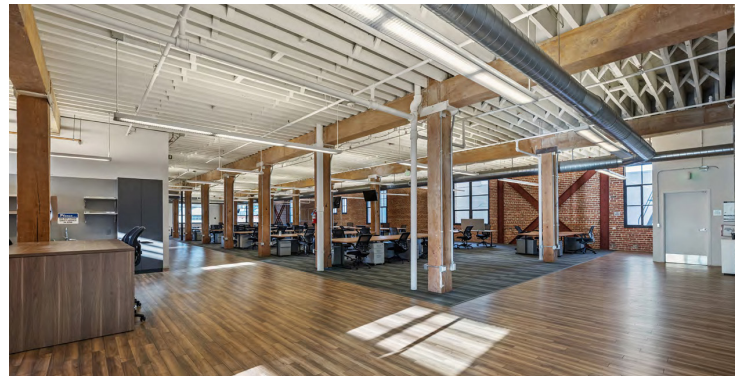
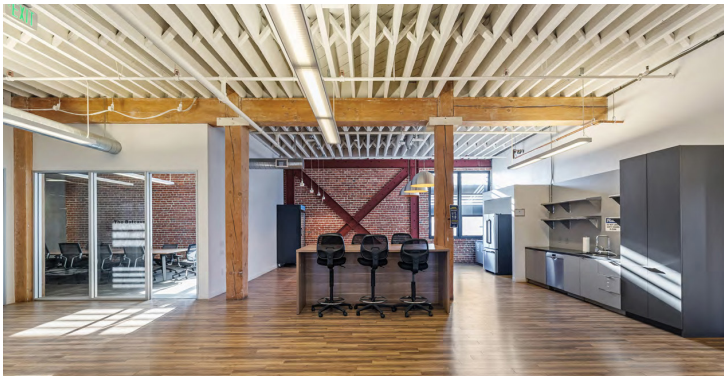
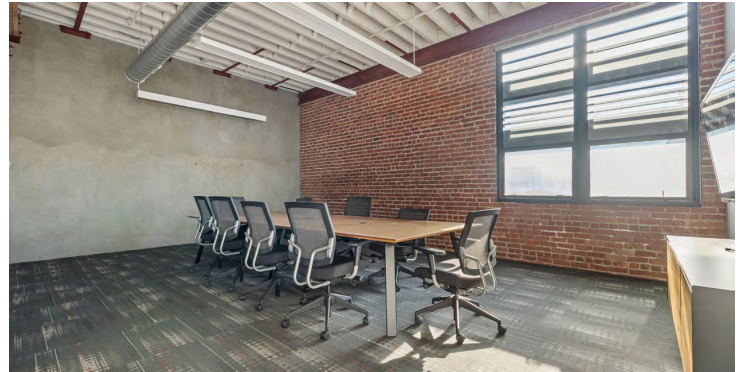
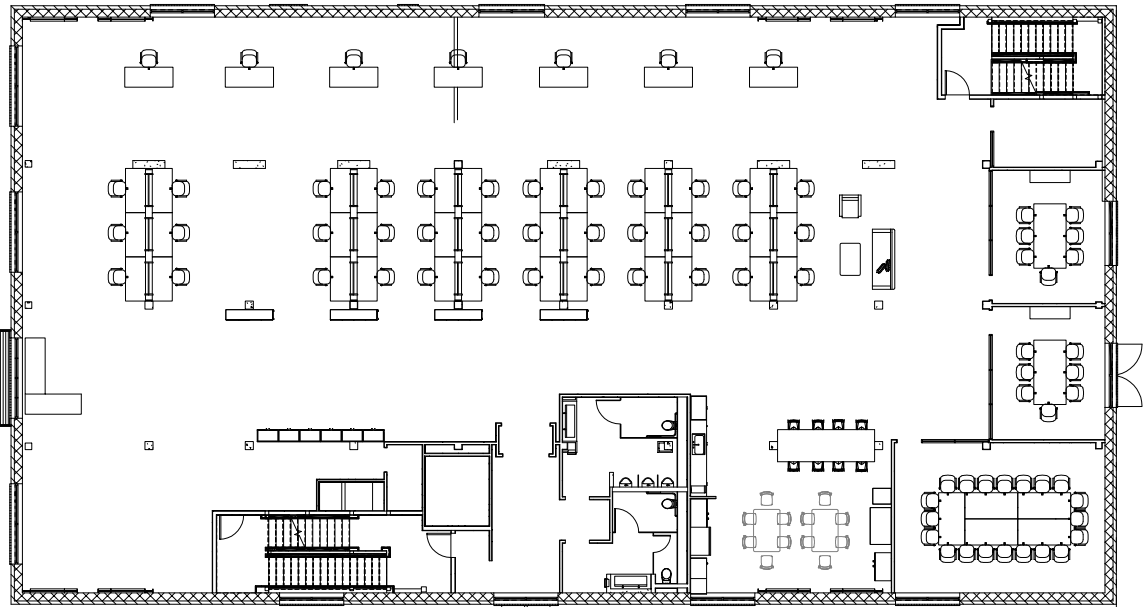
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2nd Floor
10,175 SF

- 1 large conference room
- 3 meeting rooms
- 4 phone booths
- Large open area for workstations
- Kitchen / lounge



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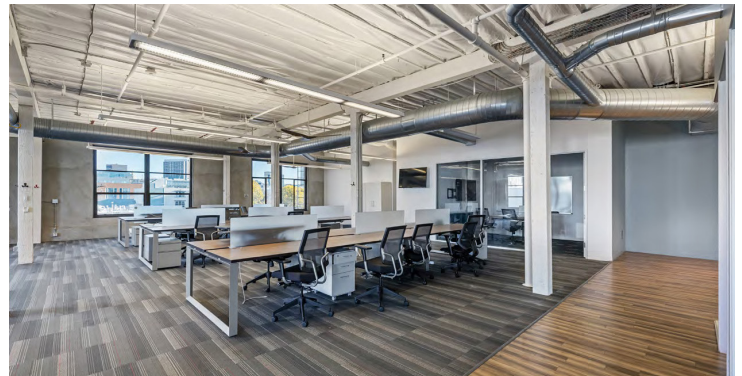
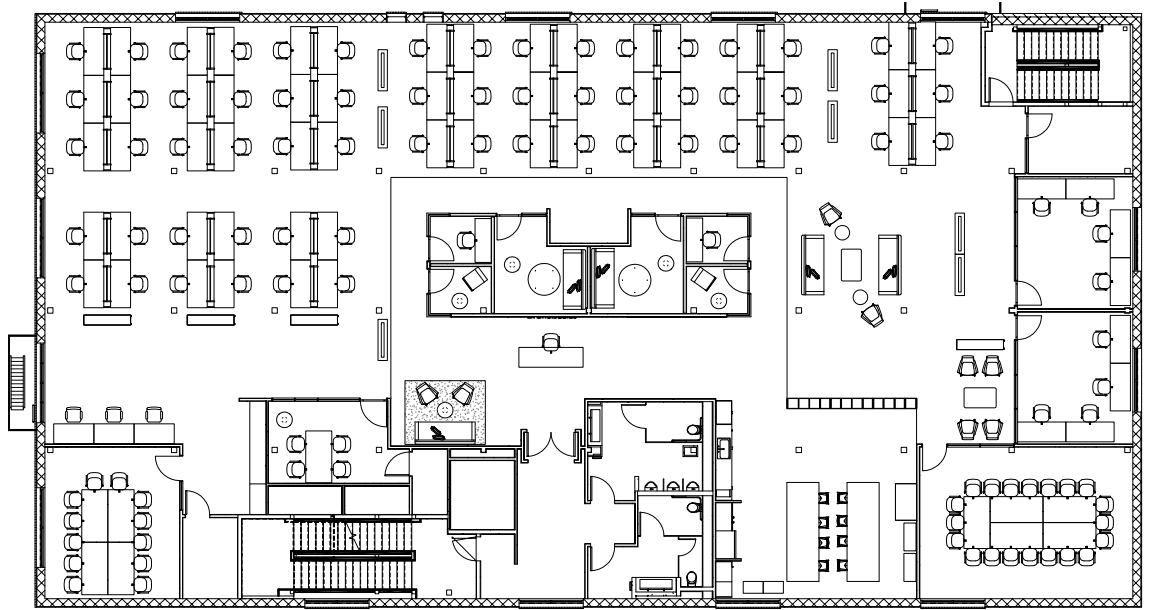
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3rd Floor
10,175 SF

- 2 large conference rooms
- 6 meeting rooms
- 4 phone rooms
- Large open area for workstations
- Kitchen / lounge
- Reception
- IT / storage closet
- Restrooms



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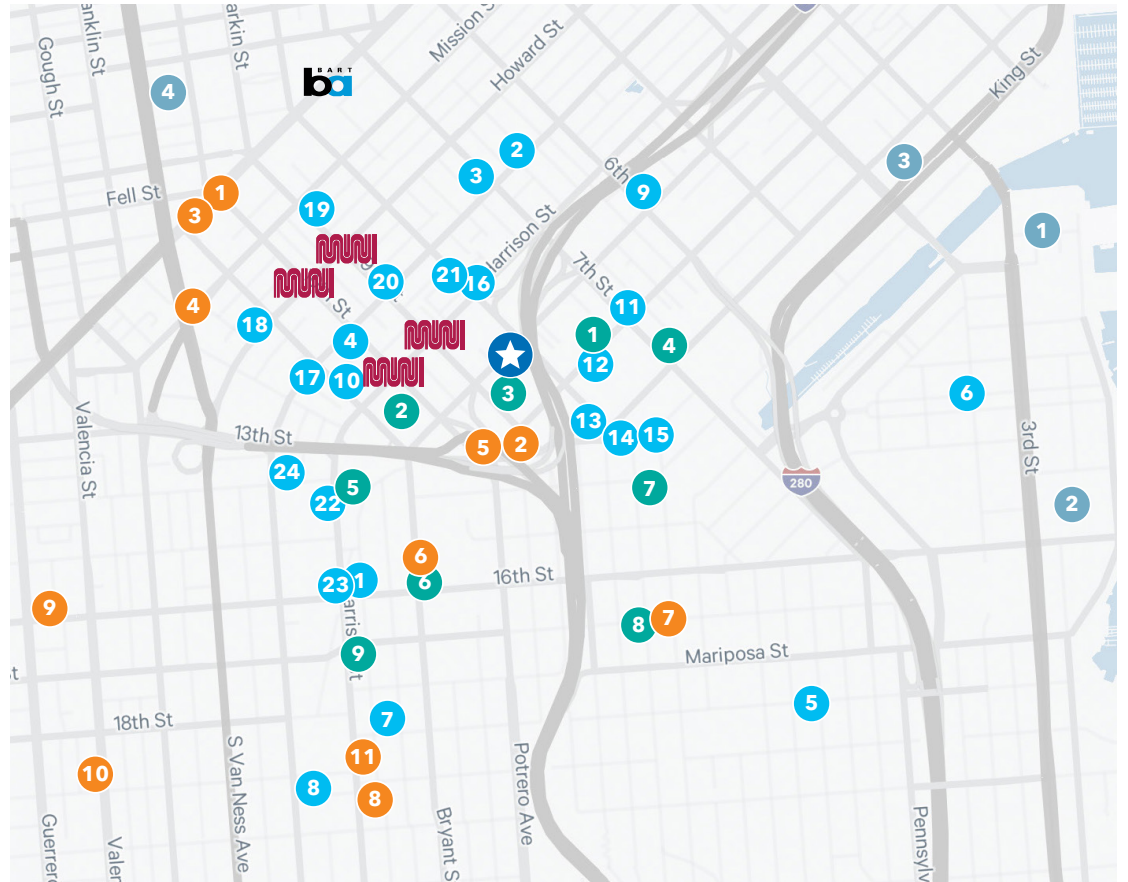
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Amenities + Transportation Map

RESTAURANTS + CAFES	RETAIL	FITNESS	OTHER POINTS OF INTEREST
1 Dandelion Chocolate - 16th Street Factory	1 REI	1 Fitness SF - Mid Market	1 Oracle Park
2 Deli Board	2 Costco	2 Fitness SF - MOMA	2 Chase Center
3 Sightglass Coffee	3 Trader Joe's	3 Orangetheory Fitness	3 Caltrain Station
4 Sextant Coffee Roasters	4 Room & Board Furniture Store	4 Equinox Van Mission	4 San Francisco City Hall
5 Chez Maman East	5 Best Buy	5 Diakadi Fitness Performance	
6 Spark Social SF	6 Petco	6 24 Hour Fitness	
7 Tartine Manufactory	7 Showplace East Furniture Store	7 Gymworx	
8 Southern Pacific Brewing	8 Whole Foods	8 Hit Fit SF	
9 Hard Knox Café	9 Gus's Community Market	9 MX3 Fitness	
10 Californios		10 Live Fit Gym - Mission	
11 Mars & Bar Restaurant		11 Mission Cliffs	

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