

OFFICE SPACE FOR LEASE

109
STEVENSON
STREET

INCREDIBLE OFFICE OPPORTUNITY

EXCLUSIVELY REPRESENTED BY:

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SPACE HIGHLIGHTS:

PRIME SOUTH FINANCIAL DISTRICT LOCATION
PRIME LOCATION ON BUSTLING 2ND STREET
LESS THAN 1/2 BLOCK FROM BART AND MUNI

ENTIRE 5TH FLOOR

- UNIQUE FULL FLOOR OPPORTUNITY
- APPROXIMATELY 2,000 RSF +/-
- OFFICE INTENSIVE LAYOUT WITH
7 PRIVATE OFFICES,
1 CONFERENCE ROOM
- FULL HVAC,
- OPERABLE WINDOWS,
- PRIVATE RESTROOM,
- BASEMENT STORAGE

SUITE 200

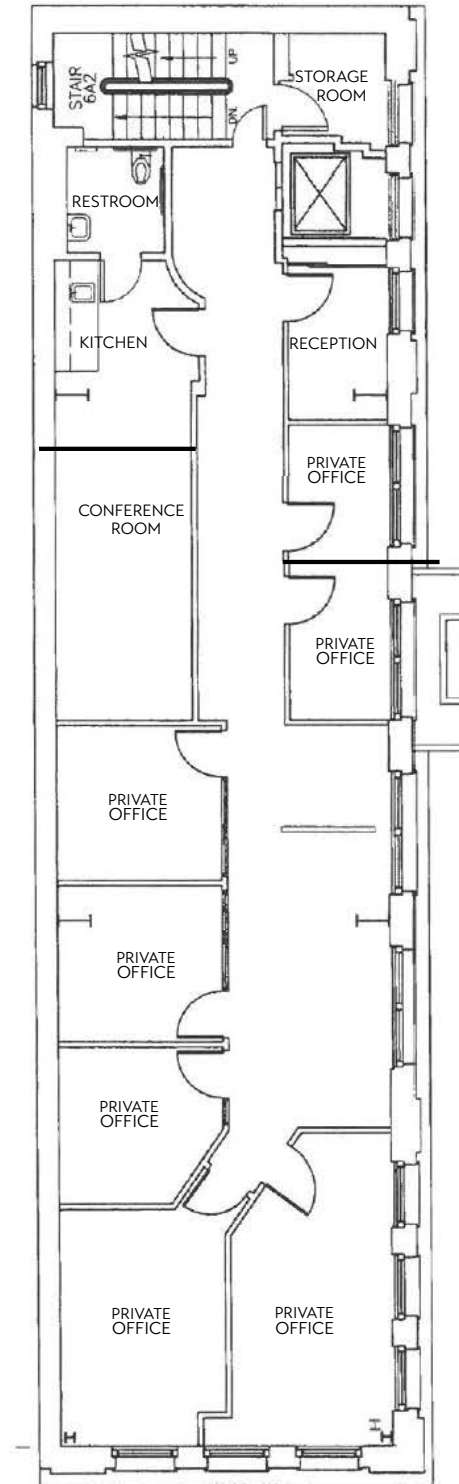
- APPROXIMATELY 2,000 RSF +/-
- HIGH END DESIGN SPACE
- OFFICE INTENSIVE LAYOUT WITH
7 PRIVATE OFFICES,
1 CONFERENCE ROOM
- FULL HVAC,
- OPERABLE WINDOWS,
- PRIVATE RESTROOM,
- BASEMENT STORAGE,
- TERM 2 - 5 YEARS



2,000 RENTABLE SQUARE FEET

ENTIRE 5TH FLOOR

- UNIQUE FULL FLOOR OPPORTUNITY
- OFFICE INTENSIVE LAYOUT WITH
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1 CONFERENCE ROOM
- FULL HVAC,
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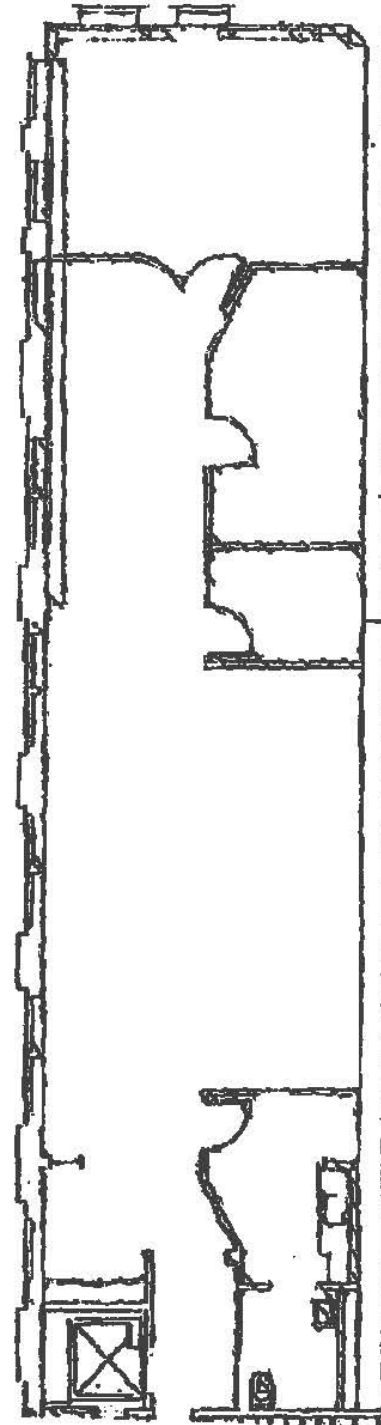




2,000 RENTABLE SQUARE FEET

SUITE 200:

- HIGH END DESIGN SPACE
- OFFICE INTENSIVE LAYOUT WITH 7 PRIVATE OFFICES,
1 CONFERENCE ROOM
- FULL HVAC,
- OPERABLE WINDOWS,
- PRIVATE RESTROOM,
- BASEMENT STORAGE,
- APPROXIMATELY 2,000 RSF +/-
- TERM 2 - 5 YEARS



DOES NOT REFLECT CURRENT AS-BUILTS CONDITION



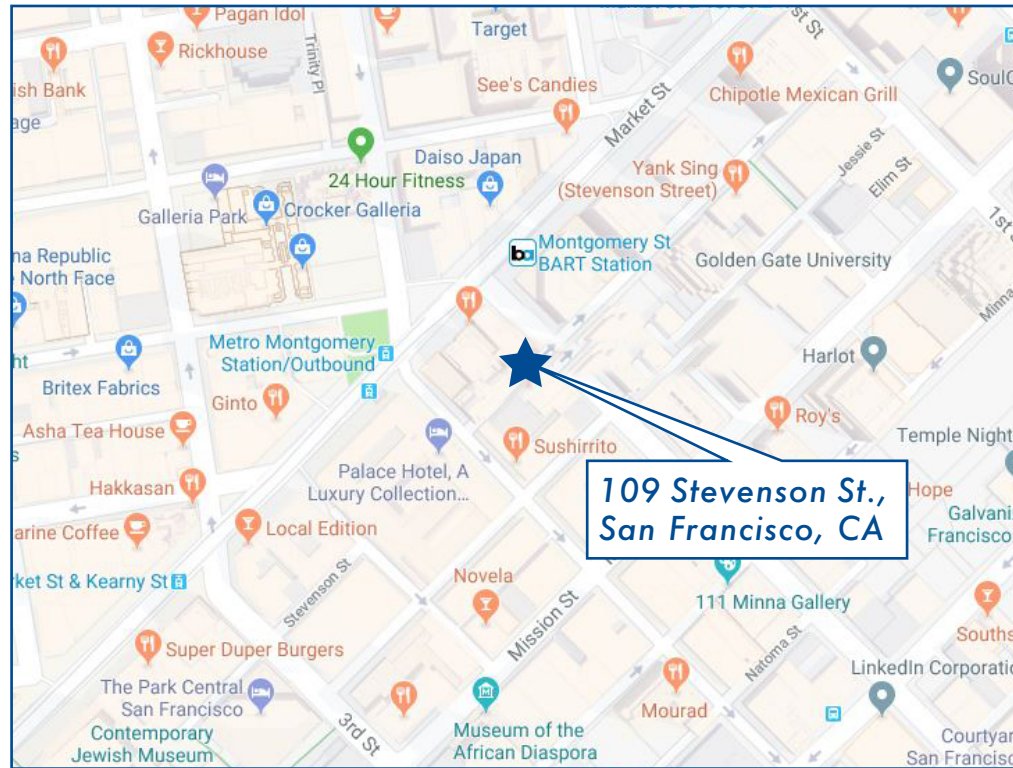
109 STEVENSON STREET

BART
1 MINUTE WALK TO BART

MUNI
1 MINUTE WALK TO MUNI

Walk Score
99
WALK SCORE

NEAR RESTAURANTS



The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty nor representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.