



1643 Powell St. | +/- 2,700 sq. ft. Open Plan Building for Lease

Immaculate natural timber building with a brick and pane window facade and immense 18 ft. roll up door for lease.

\$40.00 per sqft. Modified Gross

Features Include:

- Six large skylights
- 30' ceilings with cross beams
- ADA compliant restroom
- Cement flooring throughout
- Open plan ready for tenant's build out
- Alarm in place
- Close to restaurants, cafes and Washington Square park

Exclusive Agent:

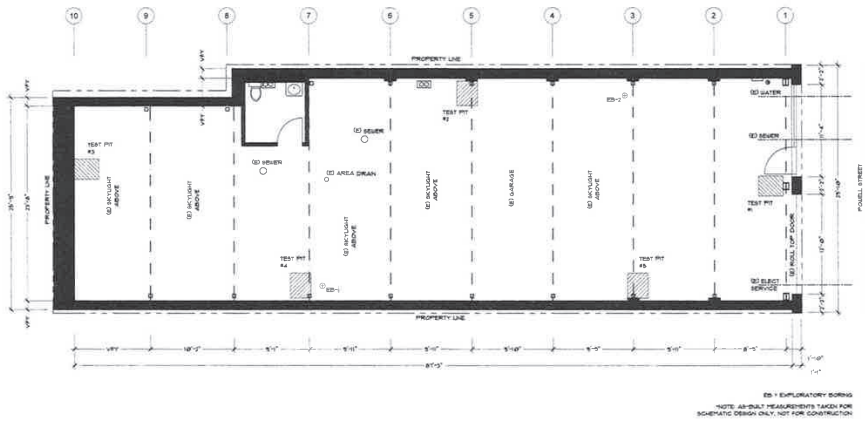
Anne Lawrence | 415.533.6980 annelawrence@vanguardsf.com BRE #01455941

Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.



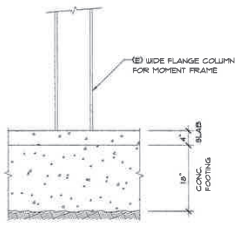
2501 Mission Street
San Francisco, CA 94110
p 415.321.7000 f 415.321.7200
www.vanguardproperties.com

COMMERCIAL LEASE | NORTH BEACH

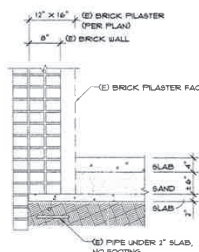


ES-1 EXPLANATORY BORING
 NOTE: ALL DIMENSIONS TAKEN FOR SCHEMATIC DESIGN ONLY. NOT FOR CONSTRUCTION.

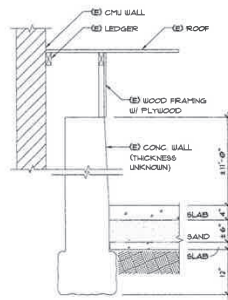
2 AS-BUILT FLOOR PLAN SCALE: 3/16" = 1'-0"



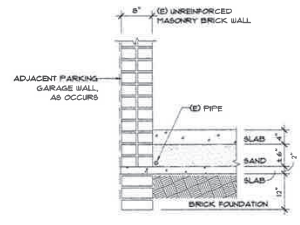
STOREFRONT W/F COLUMN # TEST PIT #1 (NTS)



BRICK WALL AT ADJ. RESIDENCE SIDE # TEST PIT #2 (NTS)



REAR WALL SECTION # TEST PIT #3 (NTS)



BRICK WALL AT ADJ. PARKING GARAGE # TEST PIT #4 #5 (NTS)

