



SAN FRANCISCO, CA 94107

520 Bryant Street

FOR LEASE

Move-in Ready Flex Building
Near South Park

TREVOR GUDIM

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We're Here to Help – Reach Out Today!

425 2nd St. Suite 450, San Francisco, CA 94107 | info@calcosf.com | (415) 970-0000 | calcosf.com

PROPERTY SUMMARY

| 520 Bryant St.

AVAILABLE SPACE

SPACE | +/- 10,537 Square Feet

RENTAL RATE | Call Listing Broker for Rental Rate

AVAILABLE | Immediately

PROPERTY HIGHLIGHTS

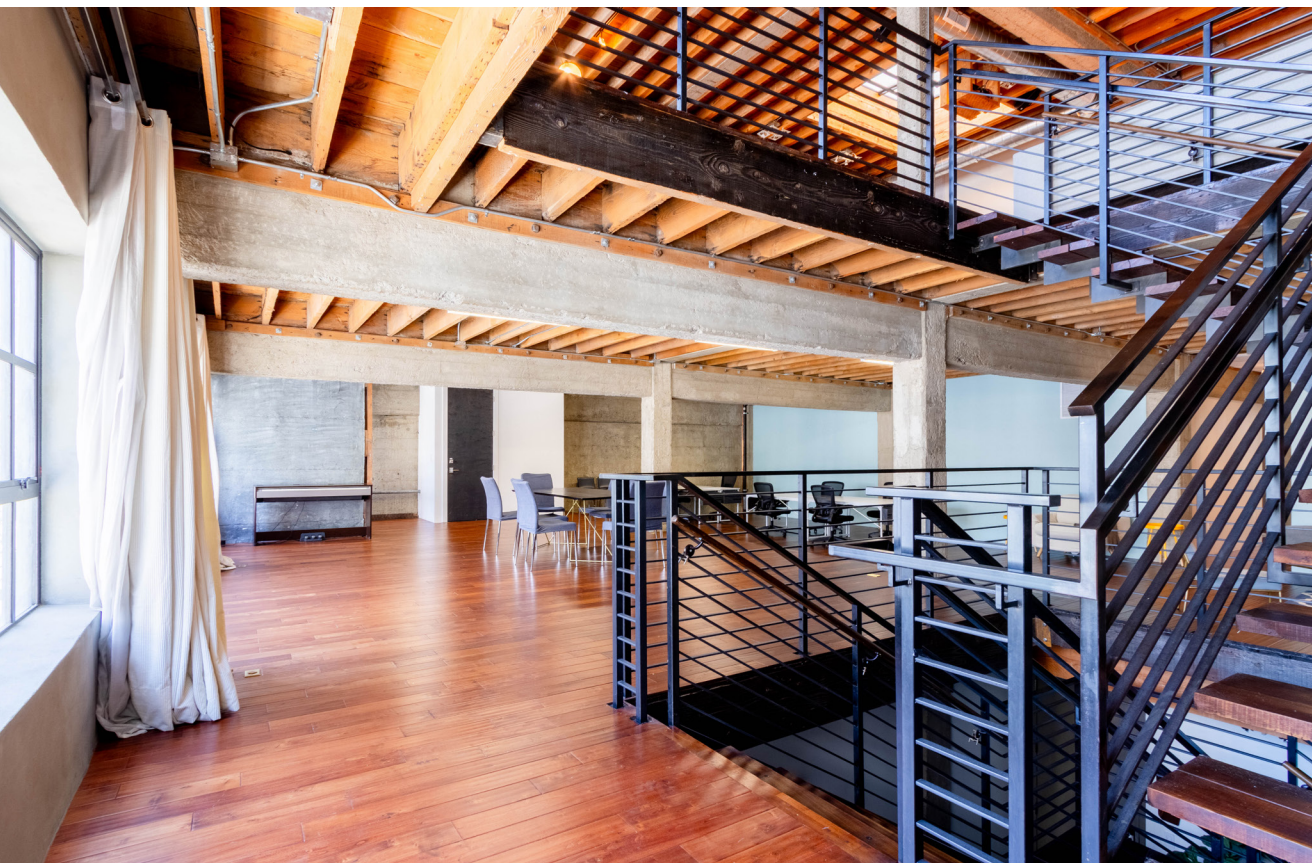
- Move-In Ready Flex Building
- Single Tenant Identity
- Ground Floor Workshop w/ Floor Drains
- Grade Level Roll Up Door
- Luxury Kitchen and Appliances
- Hardwood Floors Throughout
- Multiple Full Restrooms
- Modern Industrial Features
- 1/2 Block to South Park
- Located Among Many Popular Neighborhood Amenities



GALLERY

| 520 Bryant St.

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GALLERY

| 520 Bryant St.

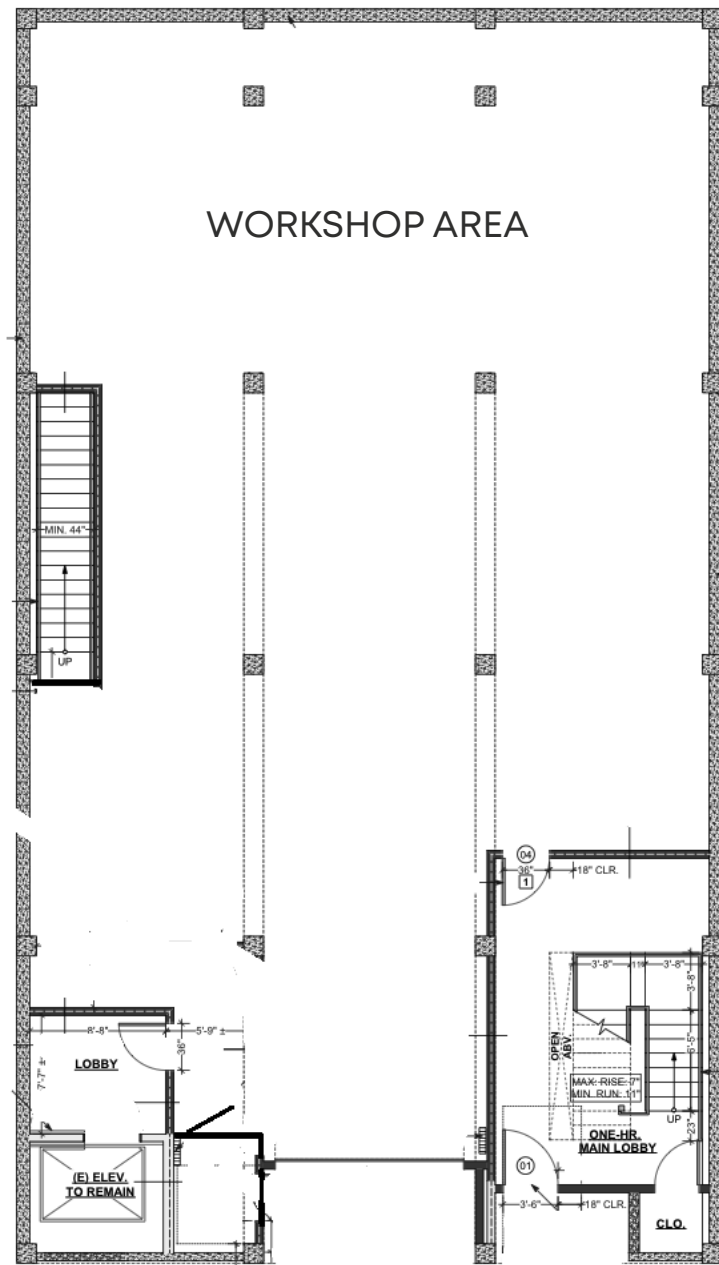
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FLOOR PLANS

| 520 Bryant St.

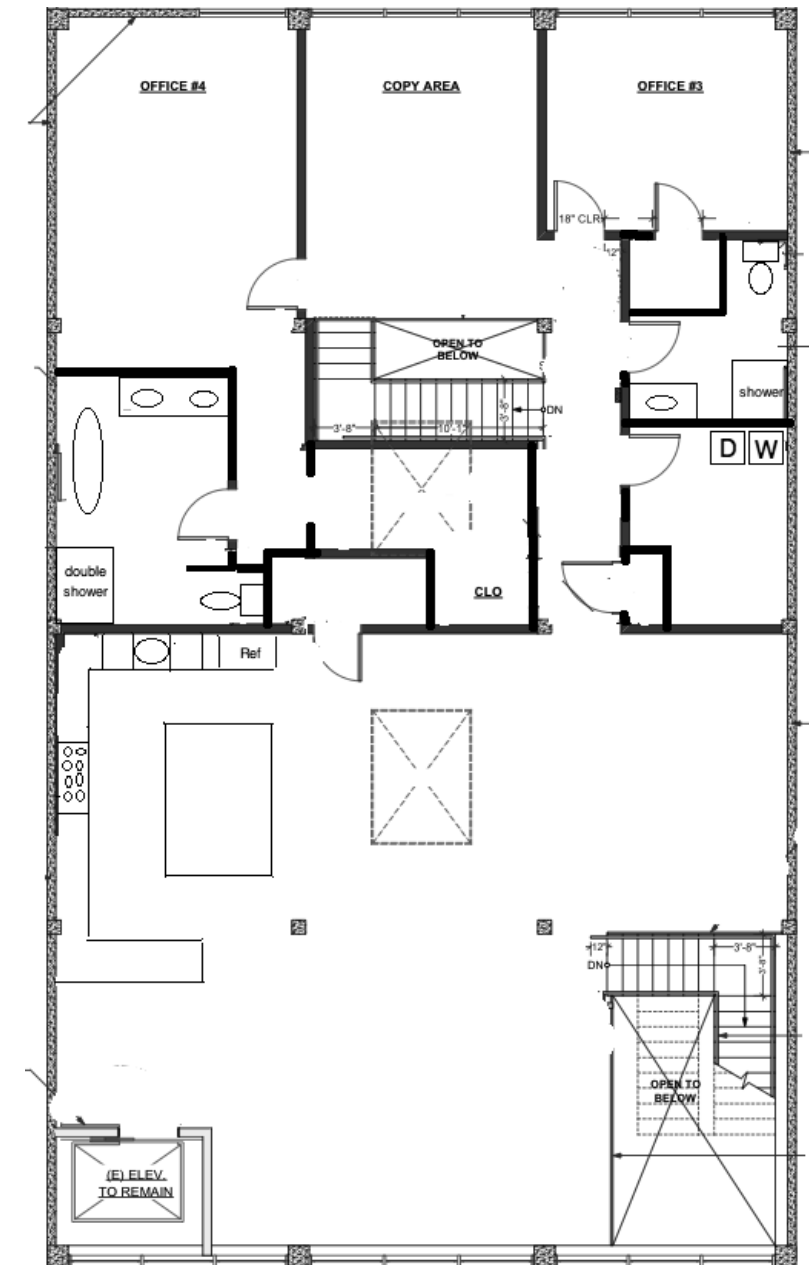
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



LOCATION OVERVIEW

| 520 Bryant St.



Desirable South of Market location, walkable to nearby amenities and to surrounding neighborhoods.



02 MIN to 3rd & Bryant
Muni

09 MIN to 4th St Caltrain

19 MIN to Powell St BART



04 MIN to SOMA

05 MIN to Union Square

07 MIN to Financial District



02 MIN to 80 On-Ramp

04 MIN to 280 On-Ramp

08 MIN to 101 On-Ramp



NEARBY AMENITIES

| 520 Bryant St.

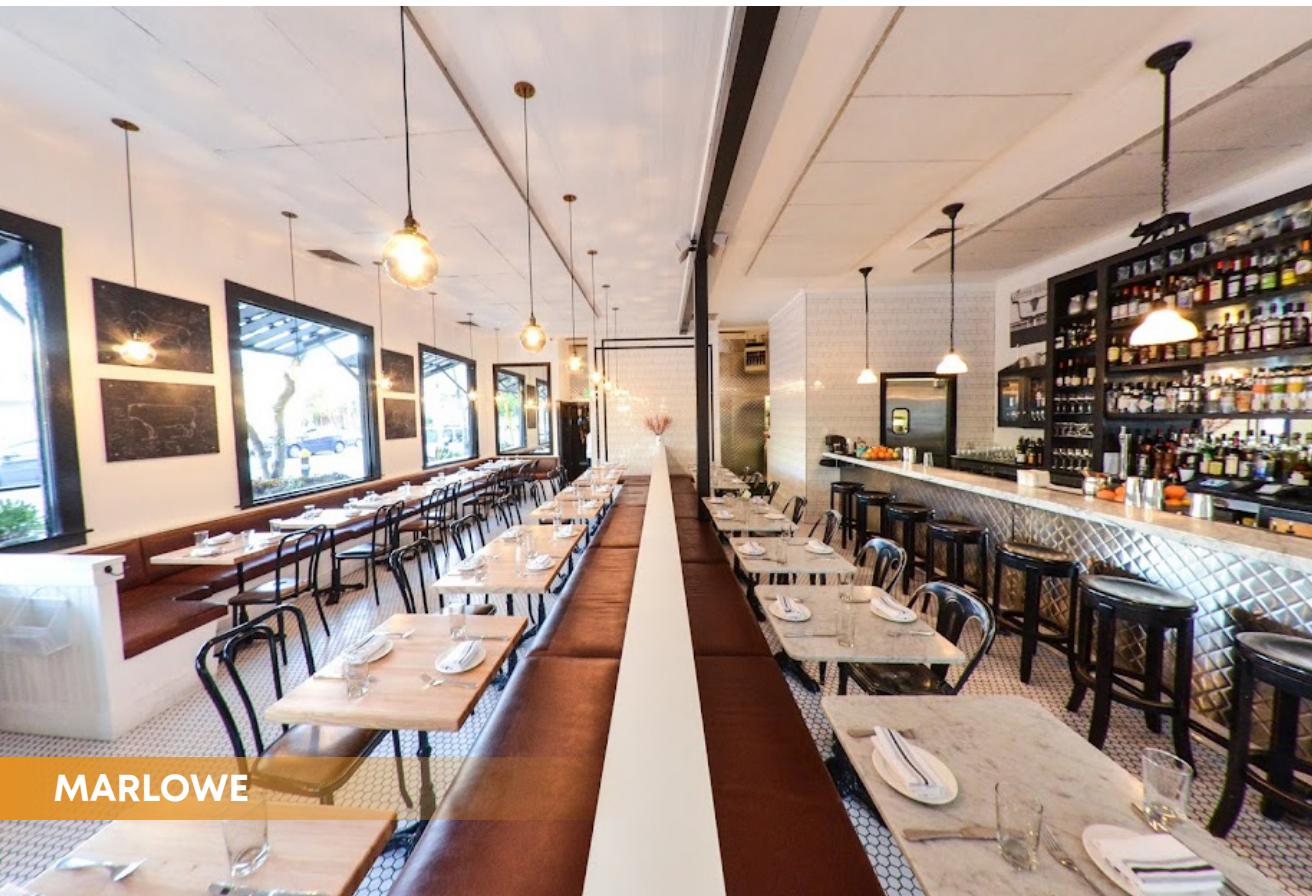
- 1 Black Hammer Brewing
- 2 Hakashi Japanese Sushi
- 3 Garaje
- 4 Flour & Branch
- 5 Shell Gas Station
- 6 The Hotel Utah Saloon
- 7 Brickhouse
- 8 Wabi Sabi
- 9 ROOFTOP 25
- 10 Local Tap
- 11 Marlowe
- 12 Little Skillet
- 13 Alchemist Bar & Lounge
- 14 Thriller Social Club
- 15 Whole Foods Market
- 16 The UPS Store
- 17 Walgreens
- 18 Safeway
- 19 Gus's Community Market
- 20 Lucky Strike SF
- 21 Oracle Park
- 22 Caffe Centro
- 23 Movida
- 24 SF Flower Mart
- 25 All Star Donuts
- 26 21st Amendment Brewery



NEARBY AMENITIES

| 520 Bryant St.

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MARLOWE



ROOFTOP 25



LITTLE SKILLET



FLOUR & BRUNCH



ALCHEMIST BAR & LOUNGE

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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.