

FOR LEASE

490 POST ST., SUITE 804

San Francisco, CA 94102

PRESENTED BY:

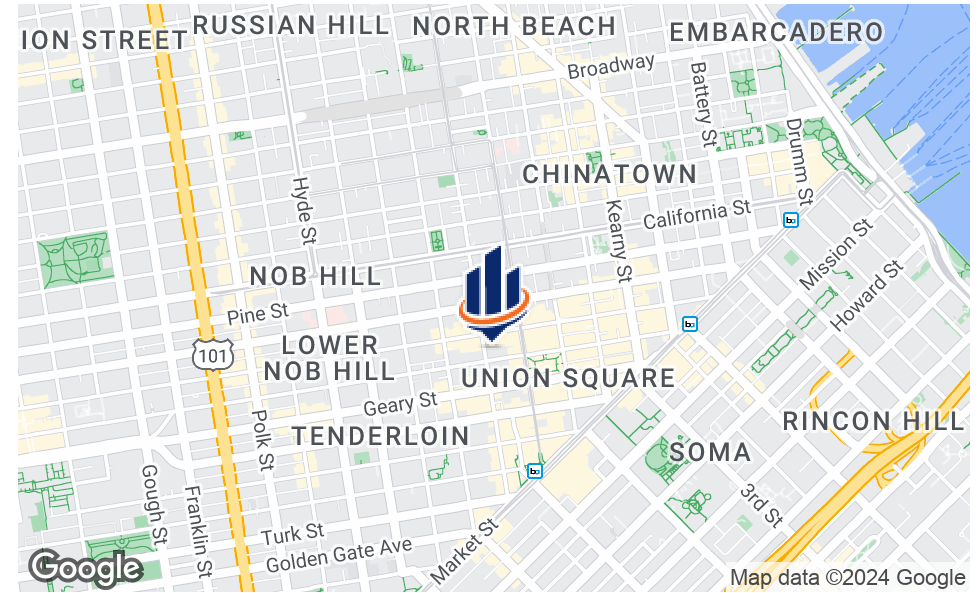
**CATHERINE HOUSE, CRE, CCIM,
FRICS**

O: 415.464.6401

catherineh@svn.com

CalDRE #01327824





OFFERING SUMMARY

LEASE RATE:	\$4.00/MO/FS
LEASE RATE MOD:	With Server Room \$3.50/MO/FS
AVAILABLE SF:	1,016 SF
YEAR BUILT:	1925
RENOVATED:	2009
ZONING:	C-3-G
MARKET:	San Francisco
SUBMARKET:	Union Square
APN:	0296-070

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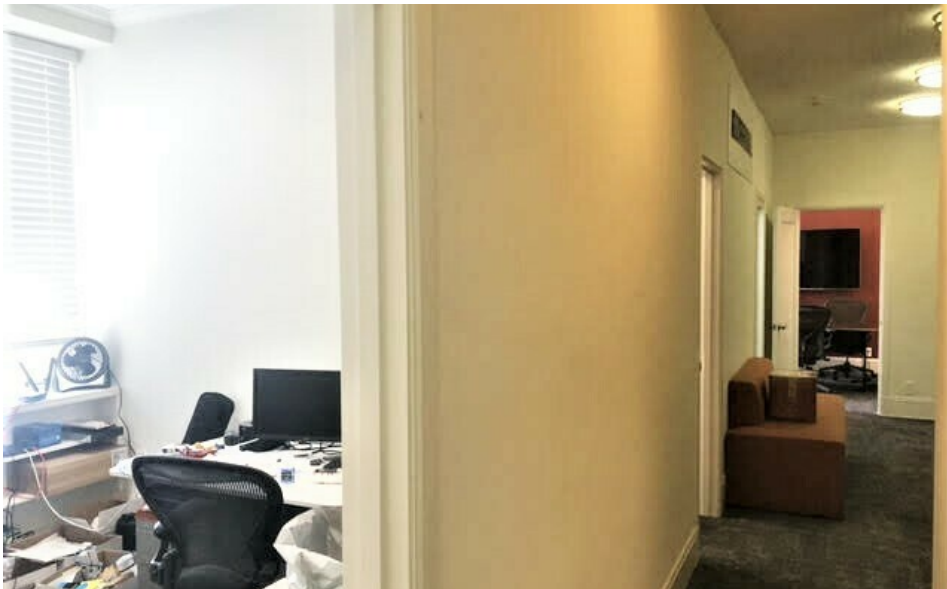
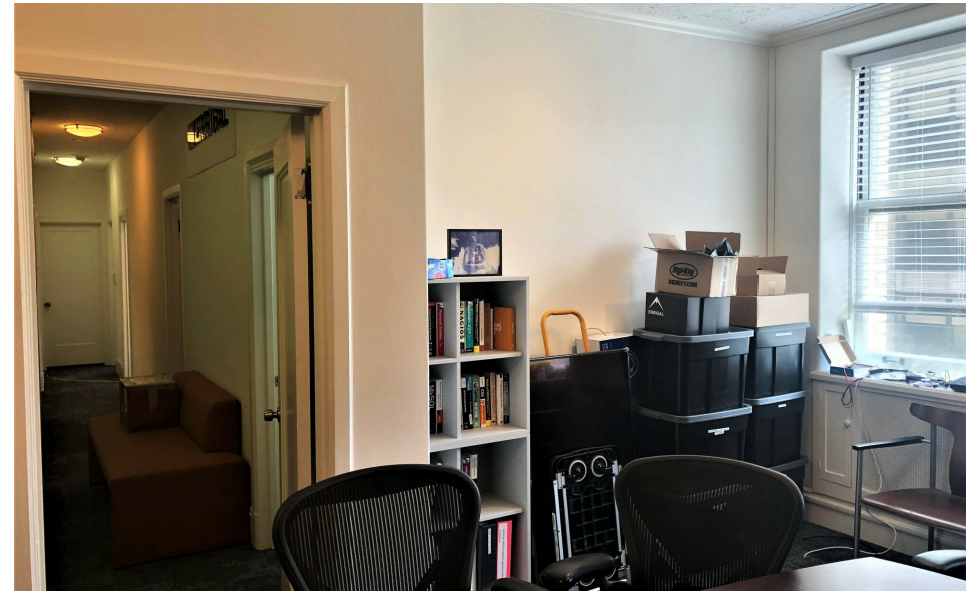
PROPERTY OVERVIEW

Suite 804 is for lease at \$4,064 per month, Full Service. This low \$4.00/SF/FS rent would be reduced to \$3.50/SF/FS if the IT server room is left in-place. The space is priced below market. Medical office and professional office uses permitted. Restroom in the suite as well as in the common area. Operable windows with lots of natural light. This is a commercial condominium in the rarely available 490 Post Street building. It is one of the preeminent medical/dental buildings in San Francisco. This suite has a great fibre network installed. Only suite in building with speeds this fast. Landlord will continue to pay for internet for tenants, a value of over \$600 per month.

PROPERTY HIGHLIGHTS

- Open 24/7 with building security
- Easy management of Owners Association expenses through a professional management company
- 490 Post is one of the main medical/dental buildings in San Francisco
- Great transportation links, BART and Muni
- Monthly/daily/hourly paid parking available in the building
- Multiple parking garages within a block

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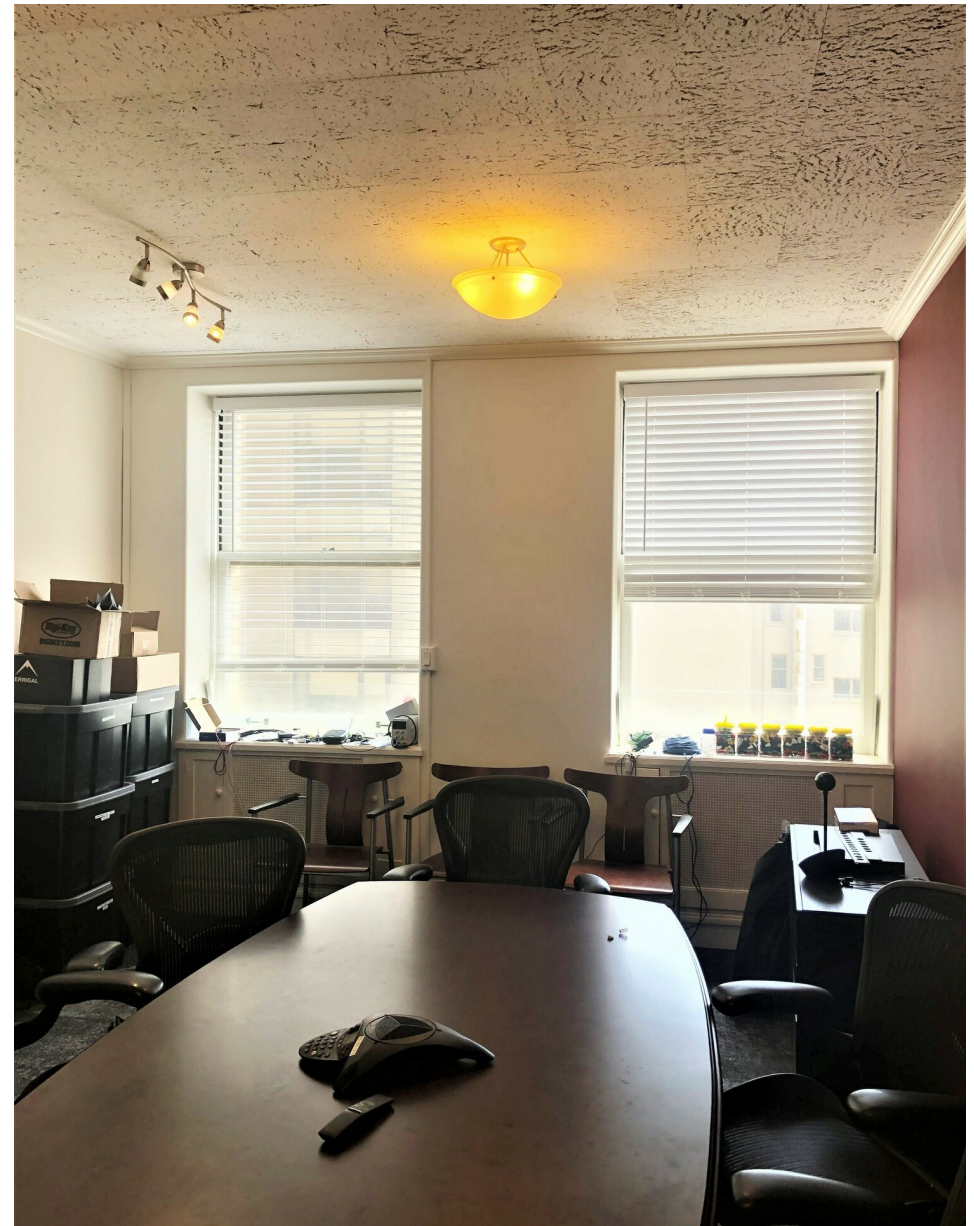


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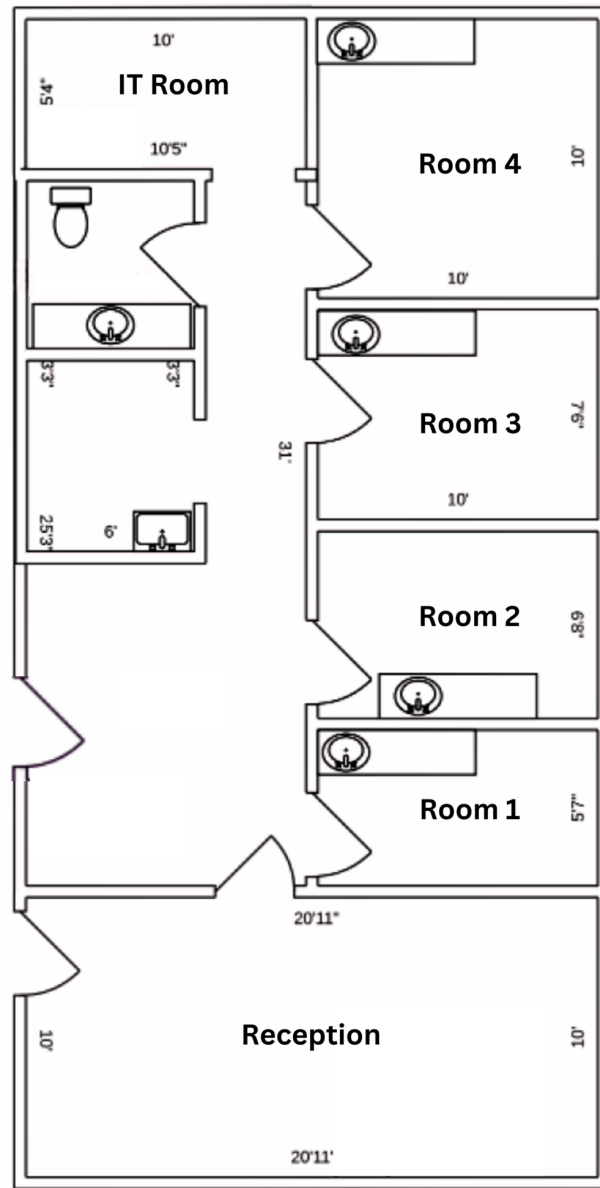
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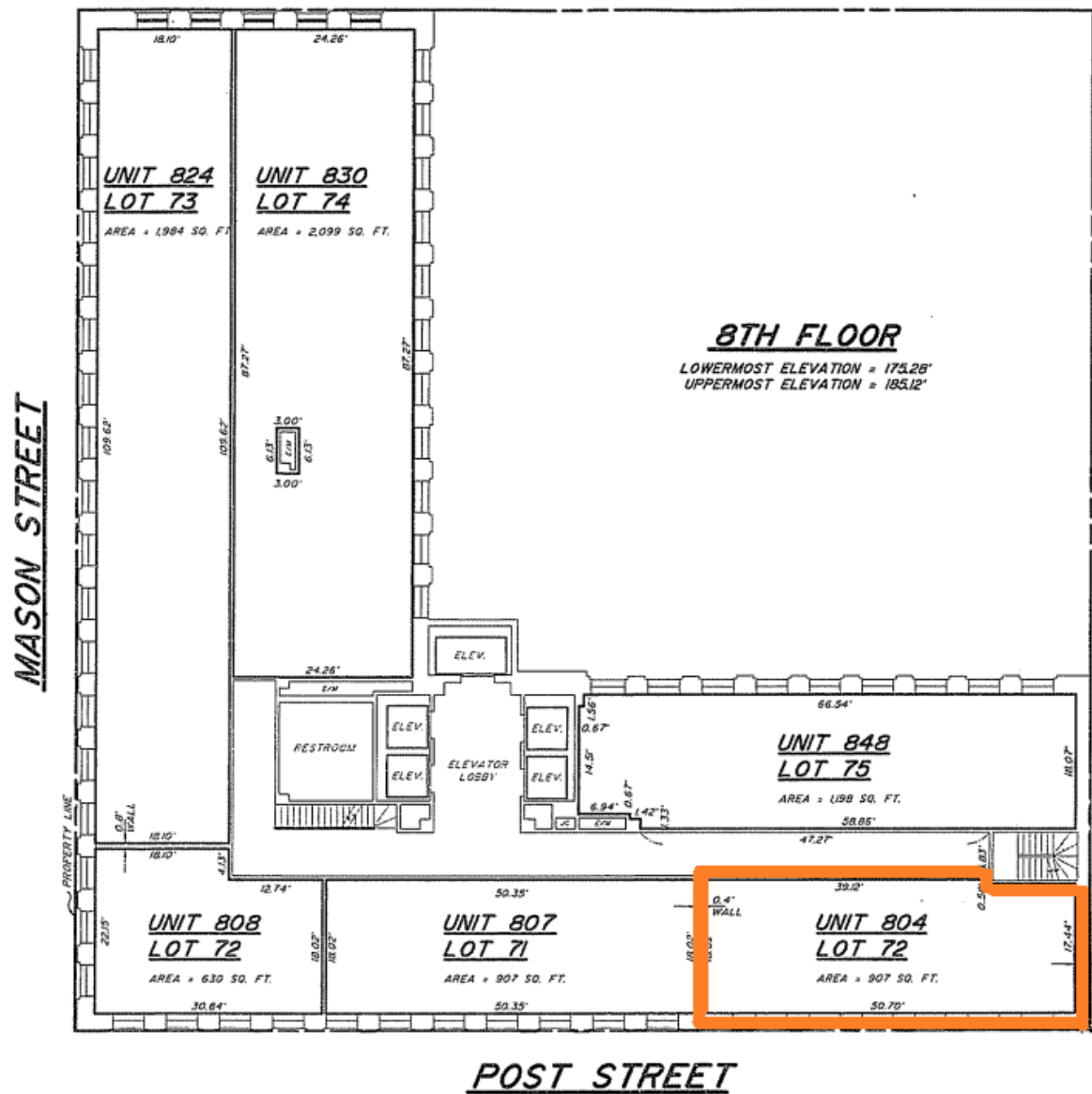
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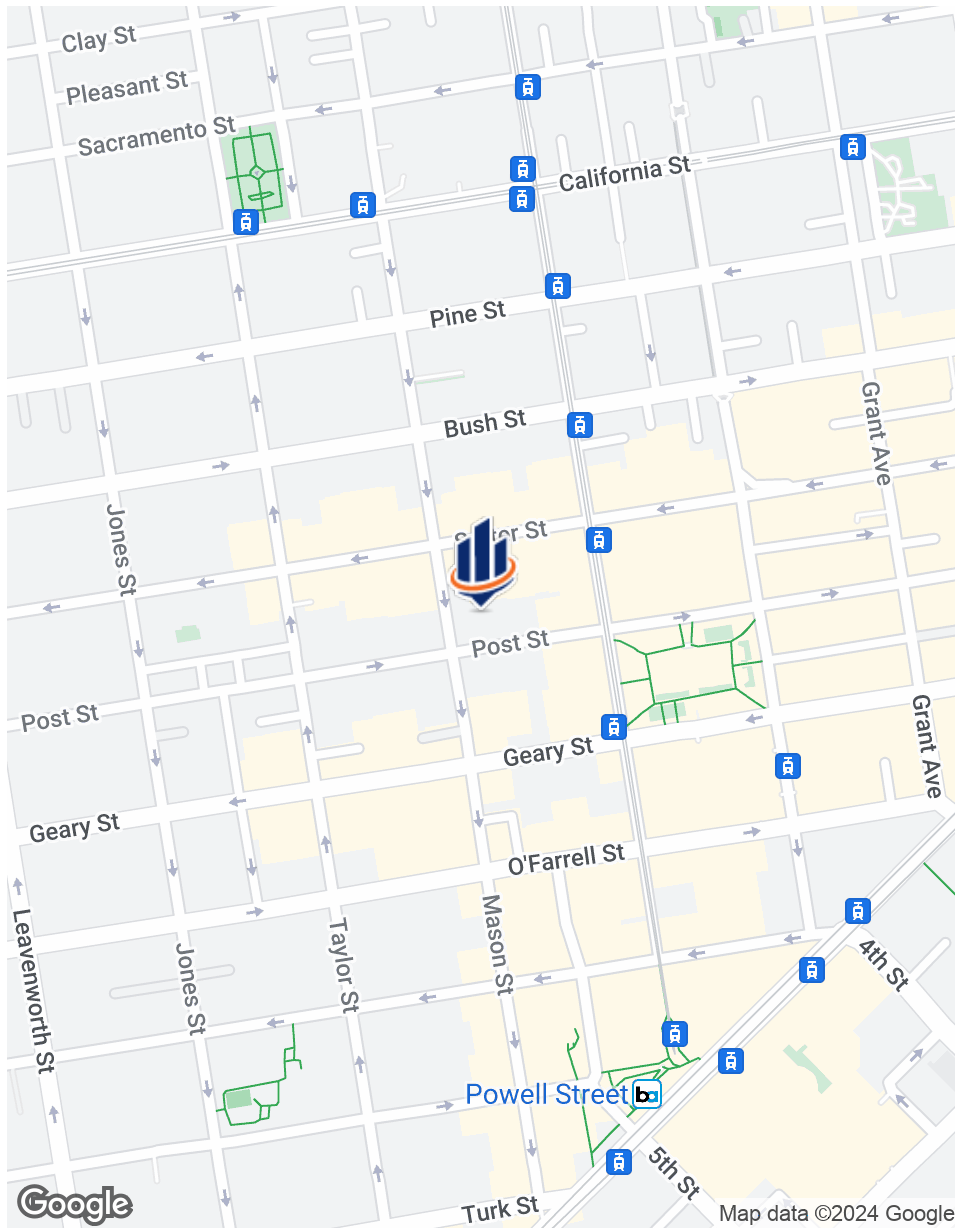
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