

FOR LEASE OFFICE BUILDING

477 Pacific Avenue, San Francisco, CA 94133



FEATURES

- Prime Jackson Square Location
- Elevator identity
- 2nd-floor recent upgrades
- Operable windows

HIGHLIGHTS

Boutique office building in excellent Jackson Square location: nearby to North Beach and Chinatown, 2 Blocks from the Transamerica Pyramid

For more information visit: www.tricommercial.com

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FOR LEASE OFFICE BUILDING

EXECUTIVE SUMMARY

477 Pacific Avenue



OFFERING SUMMARY

Lease Rate:	\$78.00 SF/yr (Full Service)
Building Size:	9,570 SF
Available SF:	1,640 to 3,280 SF
Number Of Units:	2
Year Built:	1984
Zoning:	C-2
Market:	Jackson Square

PROPERTY OVERVIEW

Prime Jackson Square, built out office space with collaborative and private space

PROPERTY HIGHLIGHTS

- Full floor office suites
- 5 private offices
- Kitchen
- In-suite restrooms
- City views
- Elevator

FOR LEASE OFFICE BUILDING

LEASE SPACES
477 Pacific Avenue



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,640 SF	Lease Rate:	\$78.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	1,640 SF	Full Service	\$78.00 SF/yr	Built out office space with collaborative and private space
3rd Floor	Available	1,640 SF	Full Service	\$78.00 SF/yr	Built out office space with collaborative and private space

3RD FLOOR

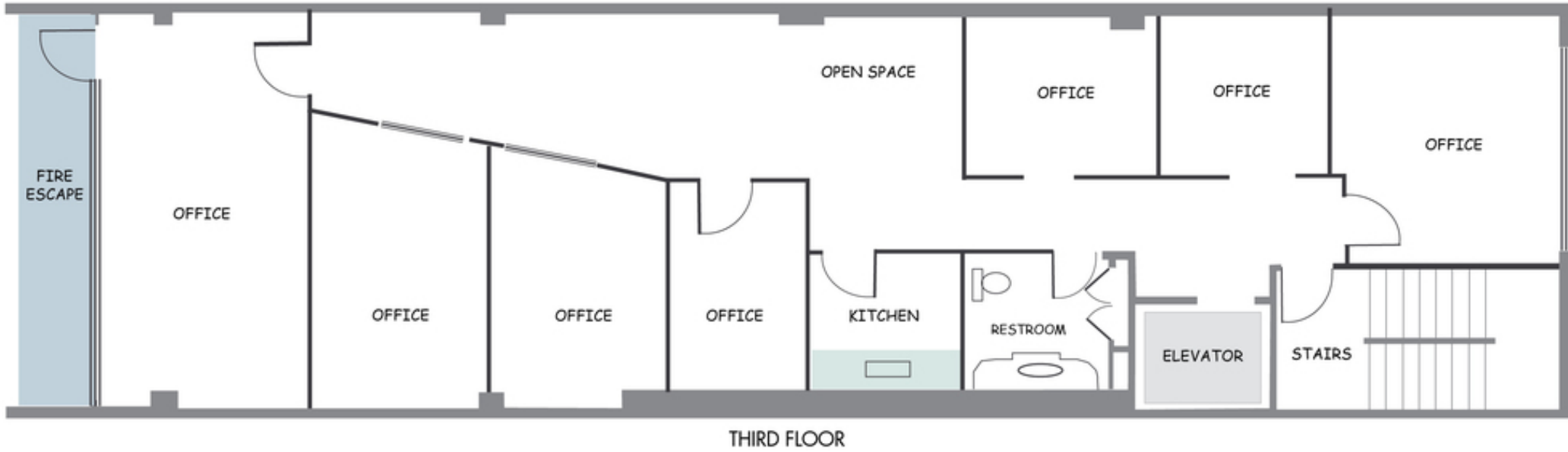
PHOTOS
477 Pacific Avenue



FLOOR PLAN 3RD FLOOR

FLOOR PLAN
477 Pacific Avenue

THE GUZZARDO BUILDING - 477 PACIFIC AVENUE



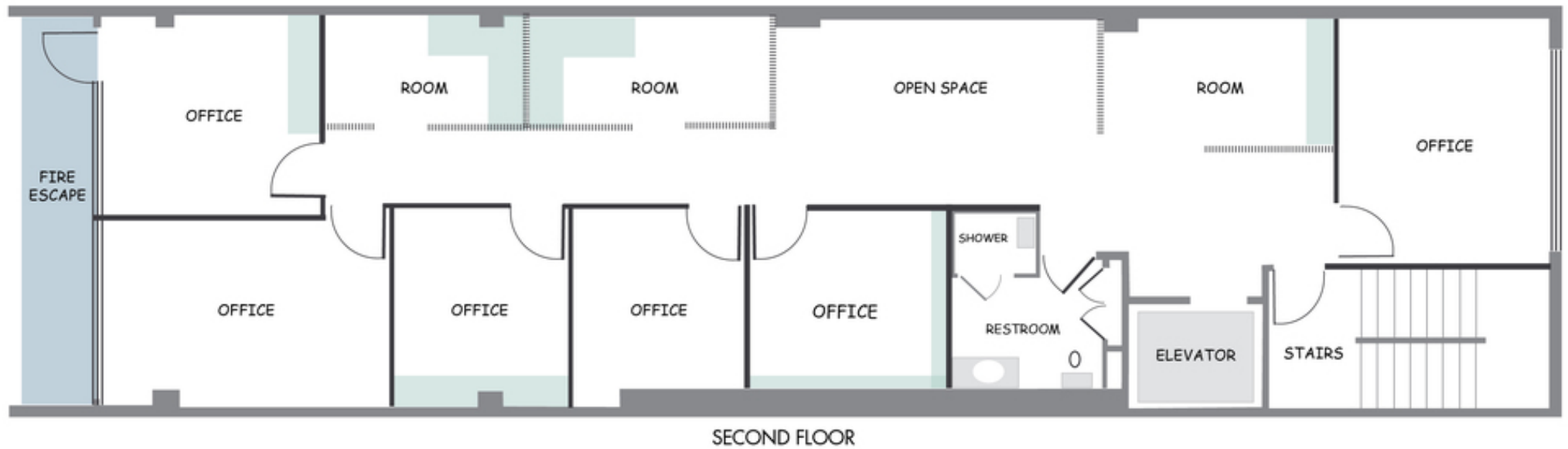
2ND FLOOR PHOTOS
477 Pacific Avenue



FLOOR PLAN SECOND FLOOR

FLOOR PLANS
477 Pacific Avenue

THE GUZZARDO BUILDING - 477 PACIFIC AVENUE



FOR LEASE OFFICE BUILDING

RETAILER MAP
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