

CREATIVE SPACE BUILDING FOR LEASE

2134 Van Ness Avenue, San Francisco, CA 94109



JEAN KO

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CalDRE #01184706

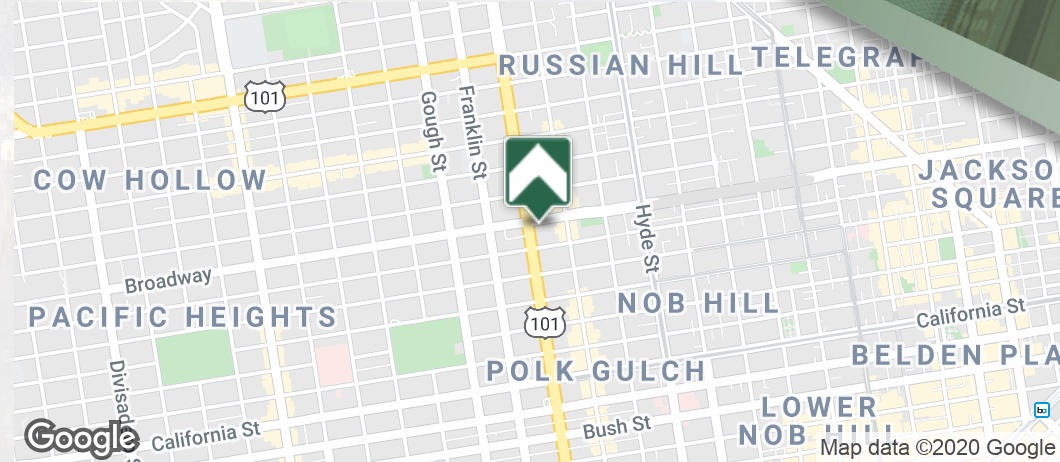
TRI Commercial Real Estate Services 71 Stevenson St, Ste 1450, San Francisco, CA 94105



FOR LEASE CREATIVE SPACE BUILDING

EXECUTIVE SUMMARY

2134 Van Ness Avenue



OFFERING SUMMARY

Lease Rate:	Call for Price
Available SF:	1,576 SF
Market:	Polk Gulch

PROPERTY OVERVIEW

Creative Space with Roof Deck For Lease.
2134 Van Ness Avenue near Broadway

PROPERTY HIGHLIGHTS

- 1,576 rsf consisting of:
- Rear 2nd floor: 866 rsf, 2 offices (one executive size), restroom, kitchenette,
- Large reception area for 4+ staff
- Penthouse: 710 rsf, 2 sides of windows, large open area for 6+ staff
- Private roof deck
- Hardwood floors
- Good natural light
- Operable windows
- Restroom



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ADDITIONAL PHOTOS

2134 Van Ness Avenue

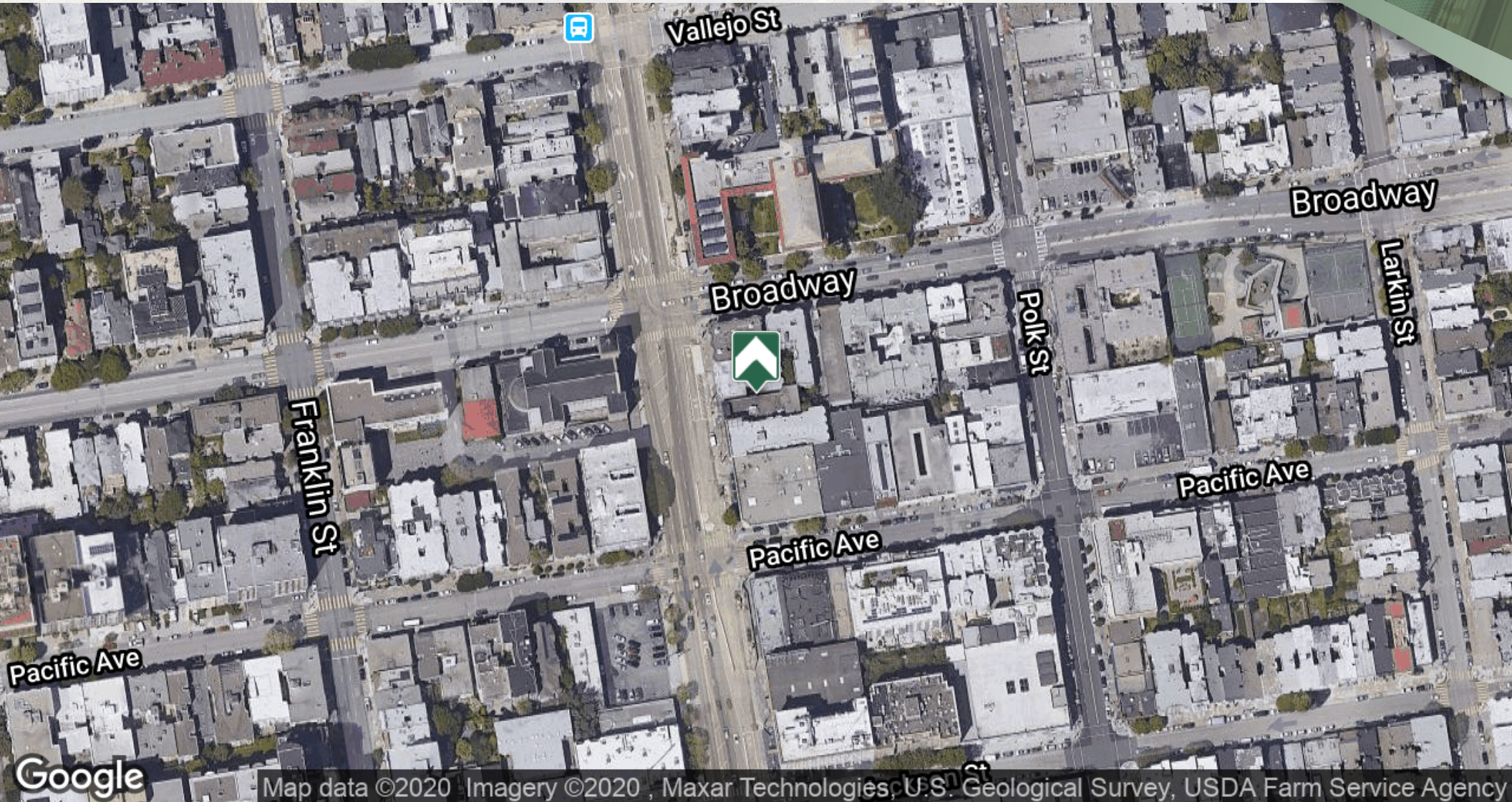


ADDITIONAL PHOTOS
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LOCATION MAPS
2134 Van Ness Avenue



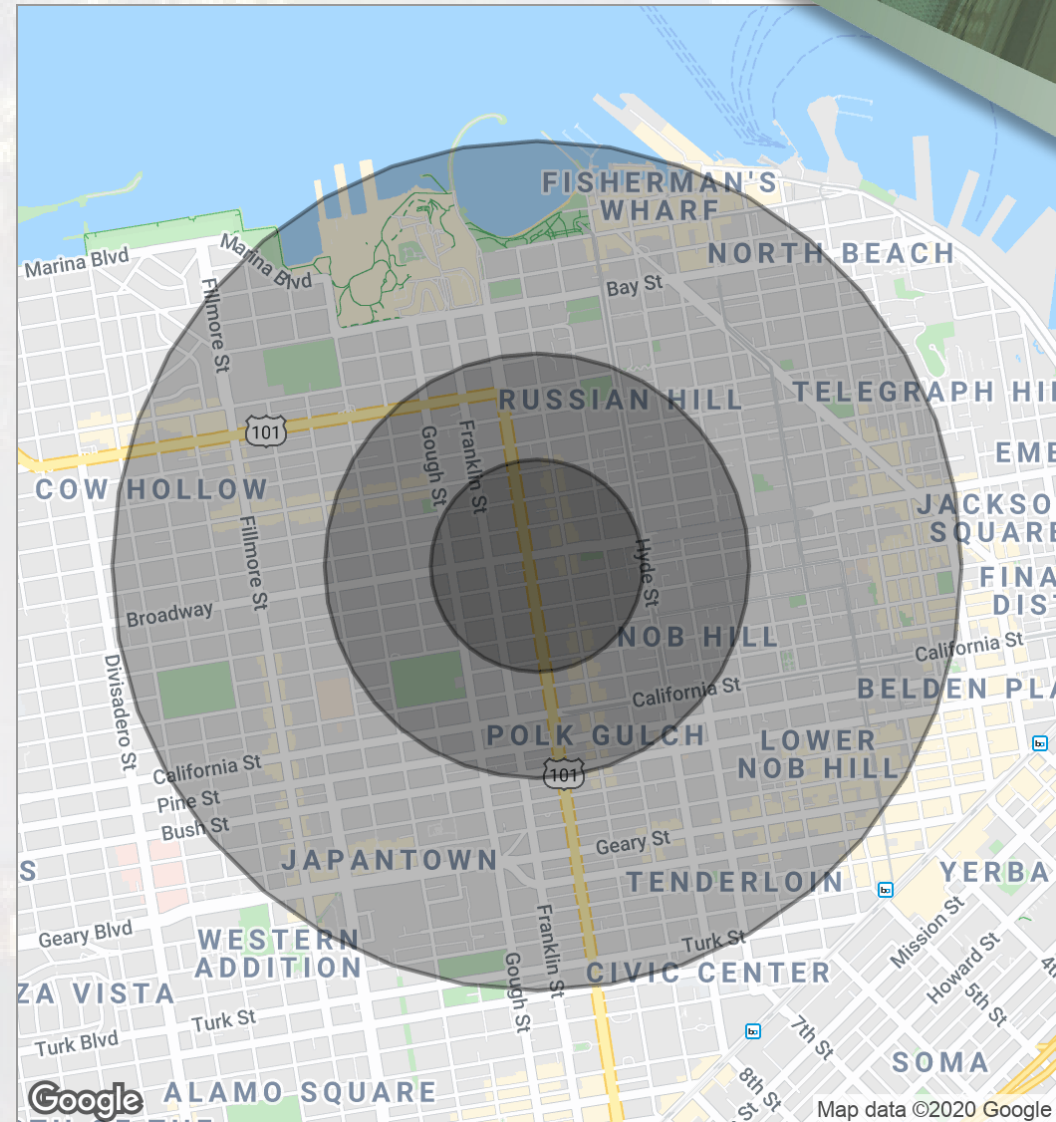
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DEMOGRAPHICS MAP

2134 Van Ness Avenue

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	9,852	32,103	119,136
Median age	35.3	37.0	39.2
Median age (Male)	35.3	37.6	39.4
Median age (Female)	35.2	36.3	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5,605	18,259	69,370
# of persons per HH	1.8	1.8	1.7
Average HH income	\$122,736	\$118,769	\$96,495
Average house value	\$980,959	\$907,977	\$929,814

* Demographic data derived from 2010 US Census





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