

1244 SUTTER STREET - SAN FRANCISCO

31,100 +/- SQ. FT. AVAILABLE

SPACES AVAILABLE

MEZZANINE - 3,300 sq. ft.

2ND FLOOR - 9,300 sq. ft.

1ST FLOOR - 9,300 sq. ft.

LOWER LEVEL - 9,300 sq. ft.



Building Features

- ❖ Newly renovated
- ❖ 83 Feet of Frontage on Sutter Street
- ❖ Former home of the historic Avalon Ballroom
- ❖ Second floor has dramatic 25' ceilings, Palladian windows and column-free space
- ❖ 9,300 sq. ft. floorplates and 3,300 sq. ft. mezzanine
- ❖ Freight Elevator services First Floor and Lower Level
- ❖ Prominent location adjacent to Van Ness
- ❖ Easy access to Highway 101 and public transportation

TERM: 3-10 Years
RENTAL RATE: Call for Pricing
POSSESSION: Immediate
DIVISIBLE TO: 12,600 Sq. Ft.

For tours and information call:

DAVID POLATNICK
(415) 442-5005
david@propertyx.com
www.propertyx.com

PolatnickProperties,INC. 660 Third Street, Suite 150 * San Francisco, CA 94107 * T (415) 442-5000 * F (415) 442-5007

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1244 SUTTER STREET - PHOTOS



SECOND FLOOR

- * 25' Ceilings
- * Column-Free Space
- * Palladian Windows

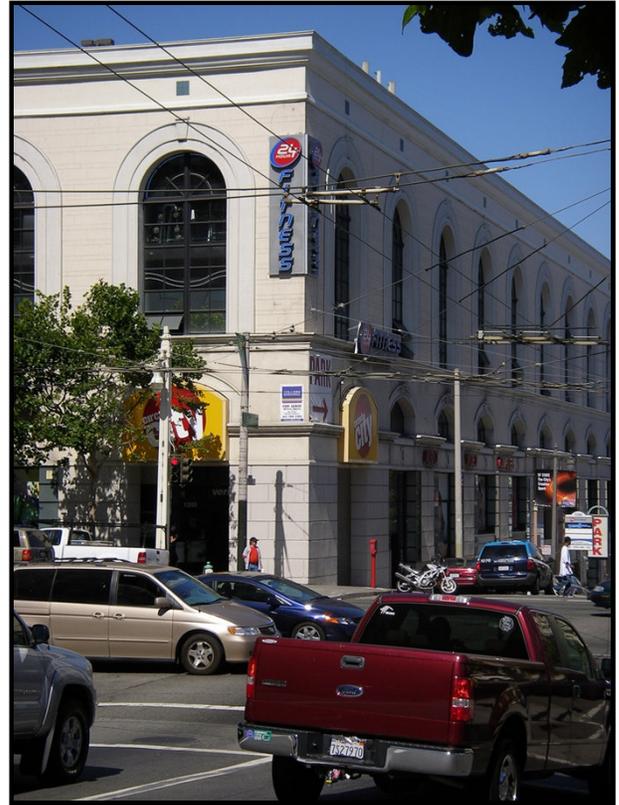


Large conference room with excellent natural light and adjacent kitchen

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1244 SUTTER STREET - AREA AMENITIES



Corner of Sutter and Van Ness

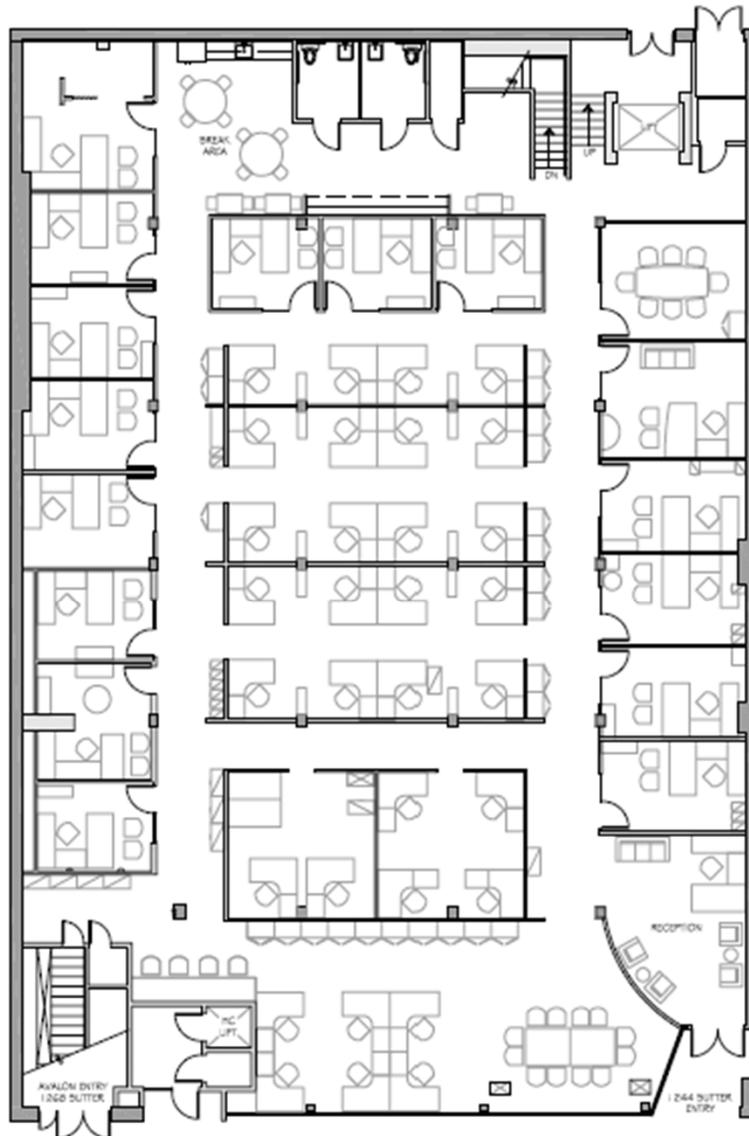
Mancini's SLEEPWORLD



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1244 SUTTER STREET – FIRST FLOOR PLAN



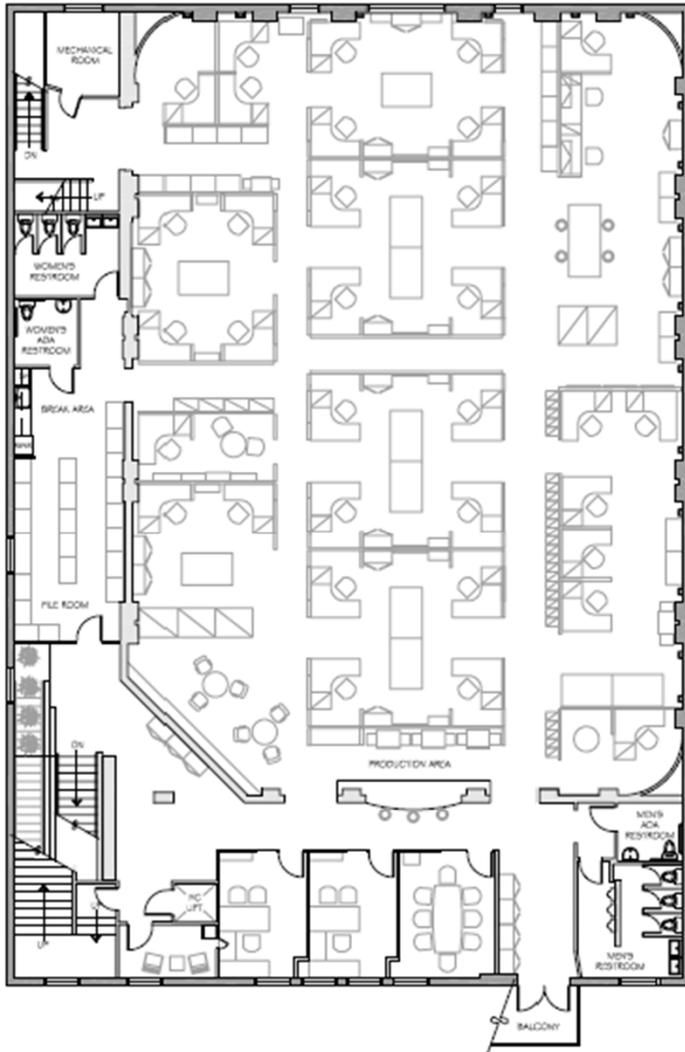
Ceiling Height - 15'

Approximate buildout and furniture layout

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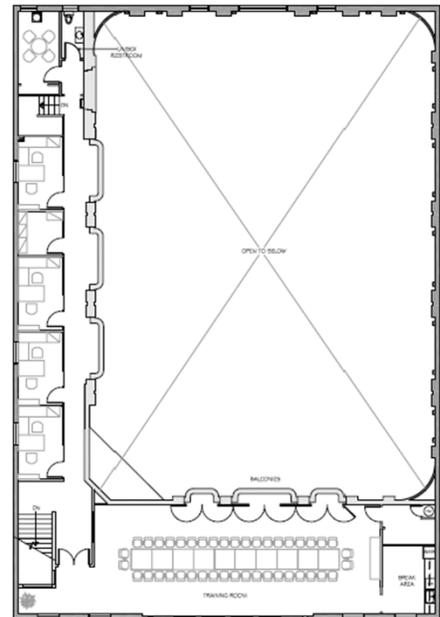
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1244 SUTTER STREET – SECOND FLOOR PLAN



Ceiling Height - 25'

2ND FLOOR MEZZANINE



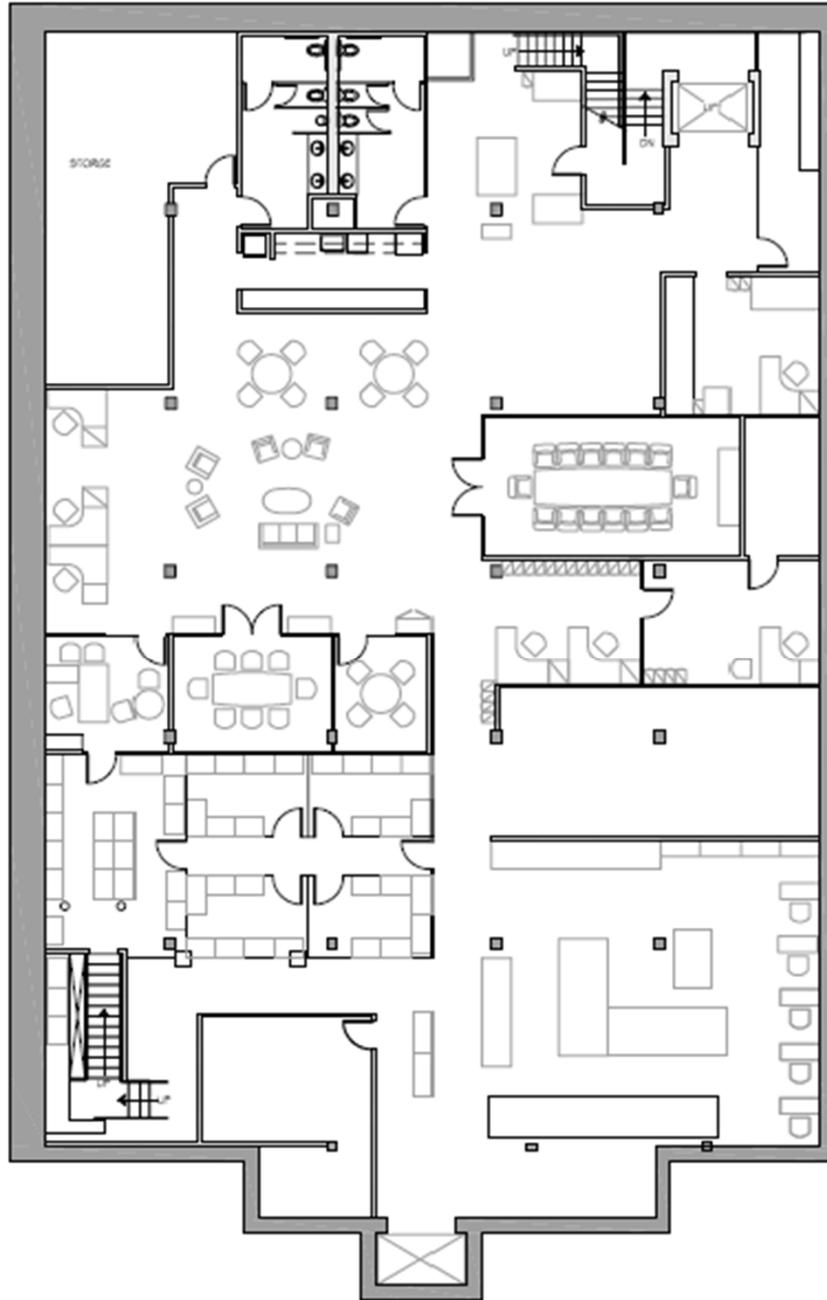
Ceiling Height - 11'9"

Approximate buildout and furniture layout

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1244 SUTTER STREET – LOWER LEVEL FLOOR PLAN



Ceiling Height - 8'5"

Approximate buildout and furniture layout

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