

815 HYDE ST

San Francisco, CA



Price: \$22.00 - \$35.00 /SF/Yr

Historic concrete and steel office building located in San Francisco, CA. This building primarily hosts medical offices. Located close to San Francis Memorial Hospital. There is a large rear courtyard and is convenient to public transportation. Most tenants are in medical/health related businesses.

HIGHLIGHTS

- Adjacent to San Francis Memorial Hospital
- Close to the California Street Cable Car and Commuter Rail
- Ideal location for medical offices
- Situated in a beautiful historical building

815 HYDE ST

San Francisco, CA

3RD FL, STE 300

SPACE	3rd Fl, Ste 300
SIZE	1,448 SF
LEASE TERM	1 Year Minimum
RATE	\$35.00 /SF/YR
SPACE USE	Office/Medical
CONDITION	Full Build-Out
AVAILABLE	Now

High ceilings, furnished common waiting area, after hour HVAC accessible, full build out, and ready to move in. 4 offices include reception desk with sinks.

- Shared Expenses: Industrial Gross
- 4 Private Offices
- Can be combined with additional space(s) for up to 2,762 SF of adjacent space
- Central Air and Heating
- Natural Light
- Fully Built Out as Health Care Space
- 13' Finished Ceilings
- Reception Area
- Kitchen
- High Ceilings
- After Hours HVAC Available



815 HYDE ST

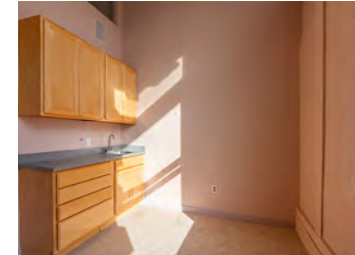
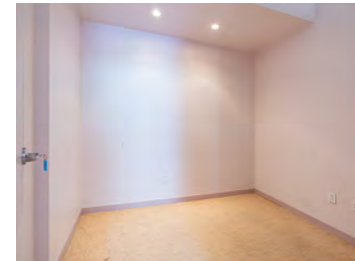
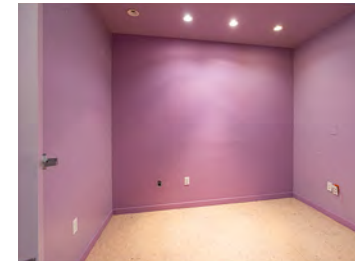
San Francisco, CA

3RD FL, STE 301

SPACE	3rd Fl, Ste 301
SIZE	1,314 SF
TERM	Negotiable
RATE	\$35.00 /SF/YR
SPACE USE	Office/Medical
CONDITION	Full Build-Out
AVAILABLE	Now

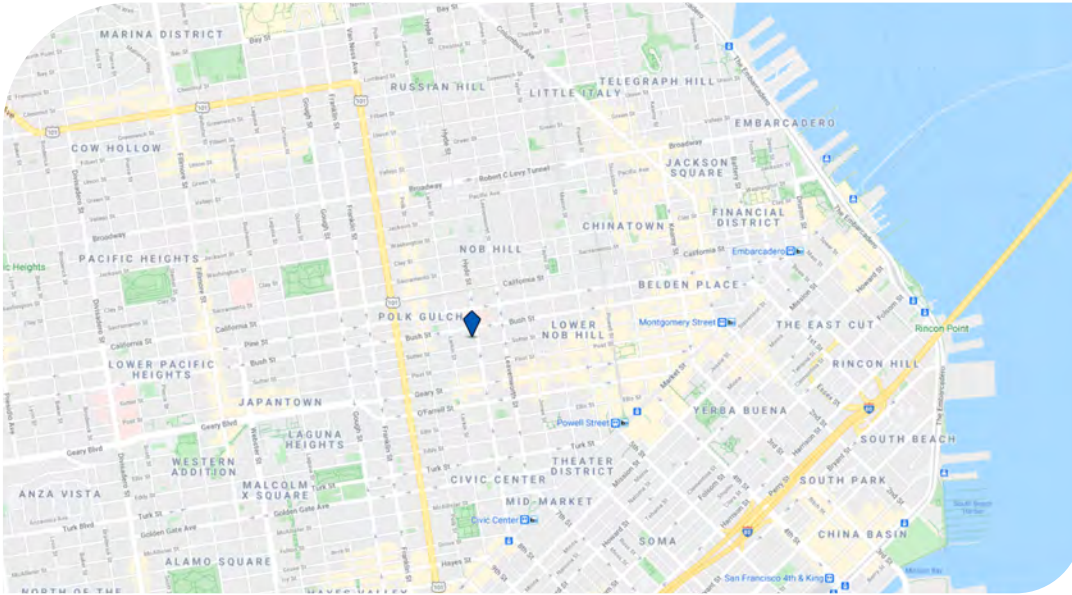
Space is move-in ready, furnished common waiting area, lease space full build-out, four individual examine rooms with total of five countertop sinks, reception desk with metal reception desk shutter, high ceiling, and original brick wall.

- Shared Expenses: Industrial Gross
- 4 Private Offices
- Can be combined with additional space(s) for up to 2,762 SF of adjacent space
- Central Air Conditioning
- High Ceilings
- After Hours HVAC Available
- Fully Built Out as Health Care Space
- 13' Finished Ceilings
- Reception Area
- Natural Light



815 HYDE ST

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- 1 MILE
- 3 MILES
- 5 MILES
- 15 MIN DRIVE

TRANSPORTATION

WALK SCORE®
Walker's Paradise (99)

TRANSIT SCORE®
Rider's Paradise (90)

BIKE SCORE®
Biker's Paradise (87)



- California and Hyde Transit StopSan Francisco Municipal Railway (California Street Cable Car)
- California and Larkin Transit StopSan Francisco Municipal Railway (California Street Cable Car)
- California and Leavenworth Transit StopSan Francisco Municipal Railway (California Street Cable Car)
- California and Polk Transit StopSan Francisco Municipal Railway (California Street Cable Car)
- California and Jones Transit StopSan Francisco Municipal Railway (California Street Cable Car)

4 min walk	0.2 mi
6 min walk	0.3 mi
6 min walk	0.3 mi
7 min walk	0.4 mi
8 min walk	0.4 mi



- San Francisco 4th & King Commuter Rail (Caltrain)
- 22nd Street Commuter Rail (Caltrain)

5 min drive	1.7 mi
7 min drive	2.9 mi



- San Francisco International Airport
- Oakland International Airport

24 min drive	14.4 mi
31 min drive	19.9 mi

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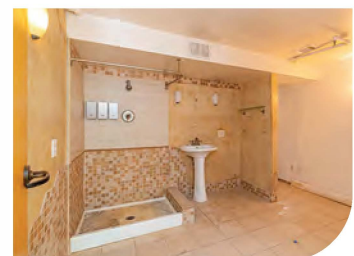
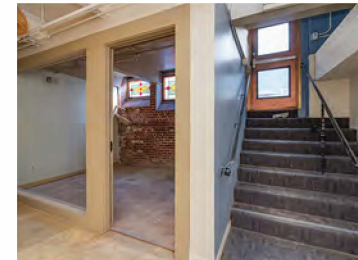
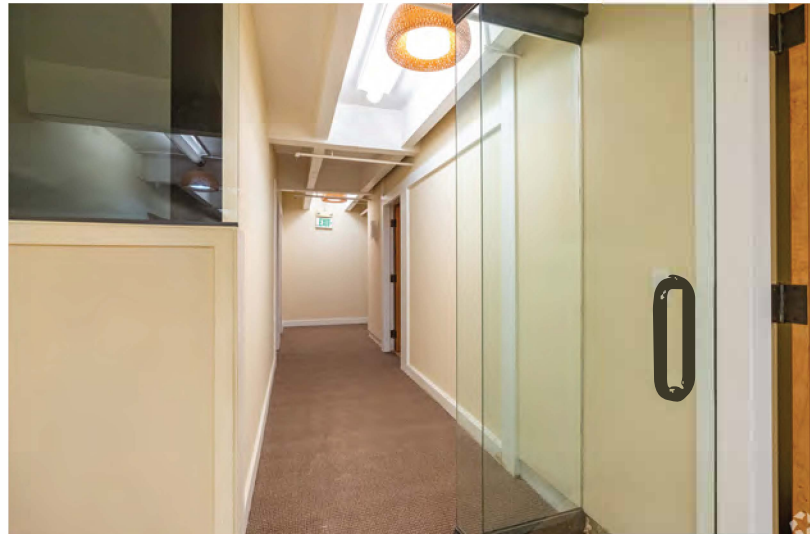
San Francisco, CA

LOWER LEVEL

SPACE	Lower Level
SIZE	2,100 SF
LEASE TERM	1 Year Minimum
RATE	\$22.00 /SF/YR
SPACE USE	Office
CONDITION	Full Build-Out
AVAILABLE	Now

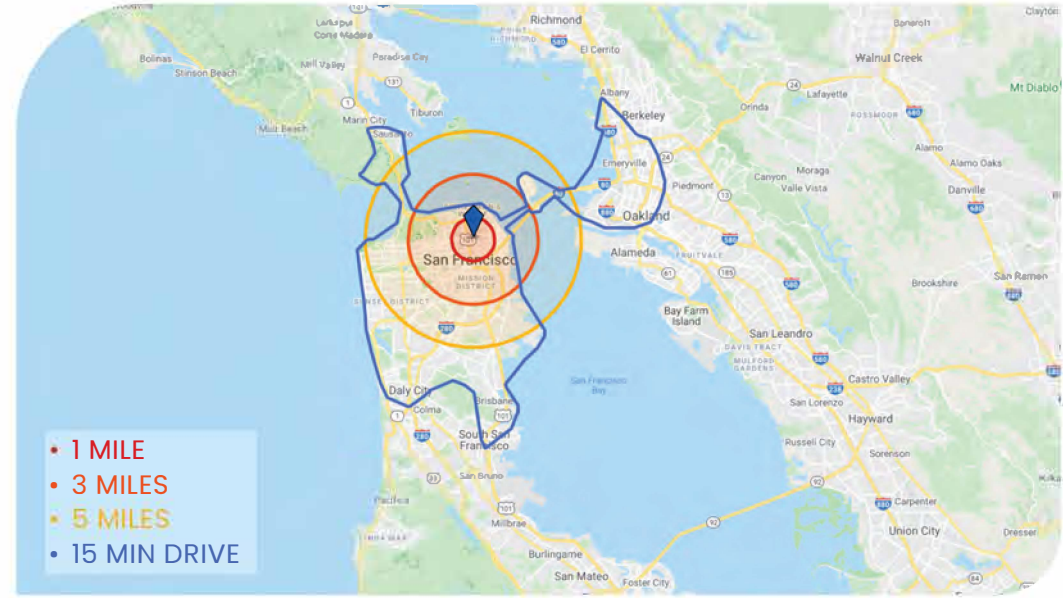
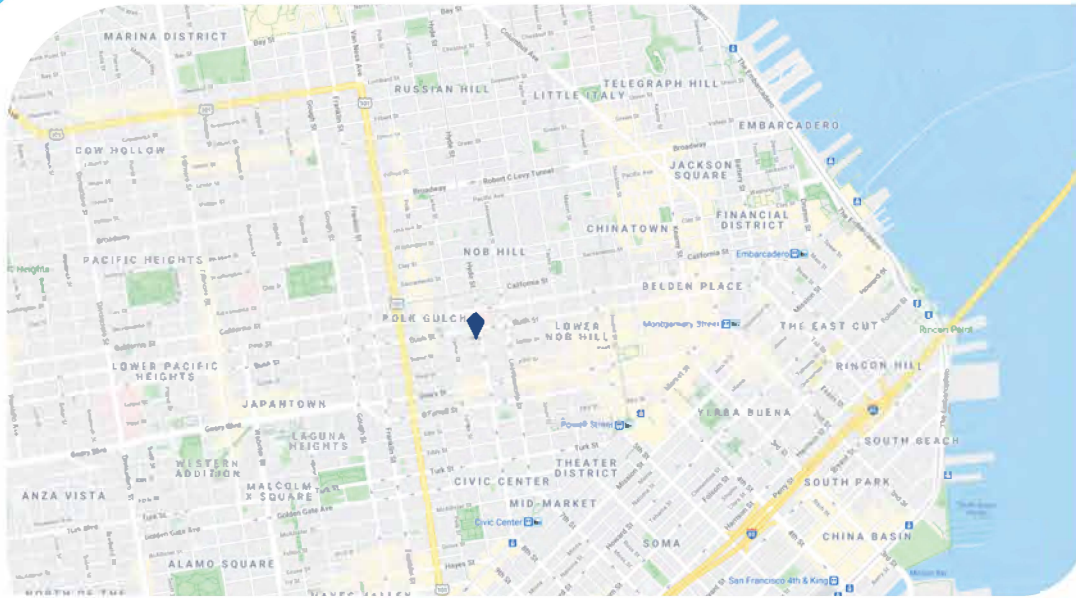
This premise is in a prime location, adjacent to San Francis memorial hospital. It's an ideal location for dental office, physical therapies, sport training, spa, and healthcare related businesses.

- Shared Expenses: Semi-Net
- Mostly Open Floor Plan Layout
- Space is Newly Renovated
- Fully Built Out as Standard Office
- Partitioned Offices
- Central Air and Heating
- Elevator Access



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