



1700
CALIFORNIA
OFFICE & MEDICAL SPACE FOR LEASE

PREMIER OFFICE & MEDICAL OPPORTUNITY

OFFICE & MEDICAL SUITES AVAILABLE RANGING FROM 1,213 SF TO 4,494 SF
NEW LOBBY/ENTRANCE 2019
EXPANSIVE GLASS LINE
ON-SITE PARKING
TERRACES

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AVAILABILITIES

Suite #	Size	Description	Date Available
550	1,306 RSF	Skyline views, open office, new ceiling/lighting, T-24 compliant	Lease Pending
520	4,473 RSF	Medical office space. Corner suite with exterior deck, and views of downtown San Francisco. reception, waiting room, uni-sex restroom, and 3 Plumbed exam rooms, private office intensive.	Lease Pending
480	1,558 RSF	Corner suite with expansive glass line, open work space, 3 offices, open work space, kitchen, exclusive unisex restroom	Now
470	2,530 RSF	Separate receptions & waiting areas, 6 offices (4 exterior) kitchen, storage	Now
340	4,494 RSF*	14 Offices, separate reception & waiting areas, storage	Now
350	3,795 RSF*	9 Private offices/meeting rooms, uni-sex restroom, kitchenette	30 Days
320	1,213 RSF *	Elevator identity, 1 office, open area, kitchen, storage	Now
310	5,537 RSF*	Recently renovated space with high end finishes throughout, 16 Private offices, 3 conference rooms, private deck, open kitchen and reception.	Now
300	3,794 RSF	Medical, 5 Exam rooms, secured reception file area	Now
280	3,439 RSF	800 SF exclusive deck, exterior glass line throughout, reception, 4 offices, kitchen	Now
G2	3,593 RSF	Construction underway. Space to be delivered with tenant improvement allowance. Plans include 1 conference room, 3 meeting rooms, 2 private offices, private restrooms, kitchenette, copy and storage.	November 1, 2019

***CONTIGUOUS SPACE - FULL 3RD FLOOR AVAILABLE 20,993 RSF**

BUILDING FEATURES

New lobby and office Entrance underway 2019



New common areas throughout (restrooms, showers, bike lockers)



Expansive Glass Line windows/views



City skyline views and exterior terraces (selected suites)



Efficient Layouts office and medical suites available ranging from 1,500 - 5,000 SF



Abundant transportation alternatives and on-site vehicle parking



Prominent medical corridor near Sutter Health with 10 different medical specialties on site



Close - by food service amenities

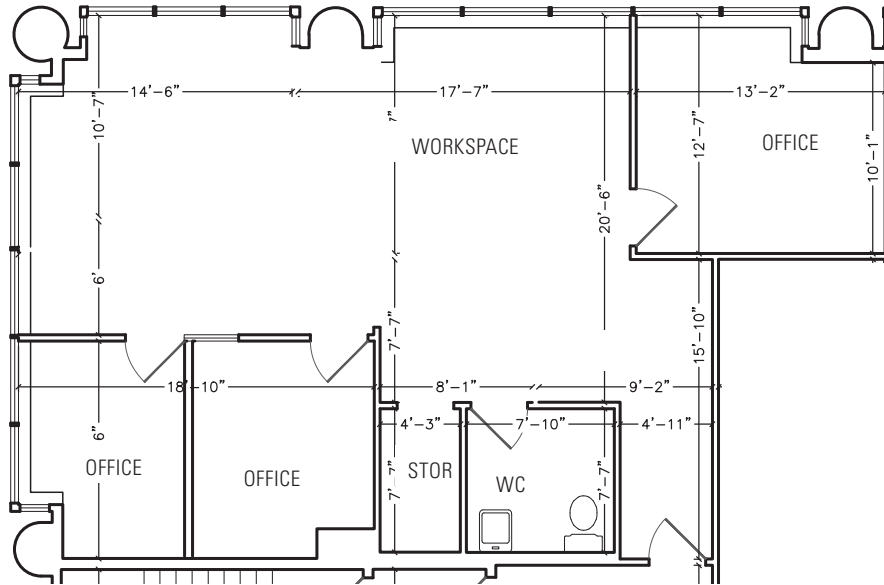


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SUITE 480 FLOOR PLAN - 1,558 RSF




PLAN HIGHLIGHTS

 / Corner suite with expansive glass line

 / 3 Offices

 / Open work space

 / Kitchen

 / Exclusive uni-sex restroom

 / Available Now



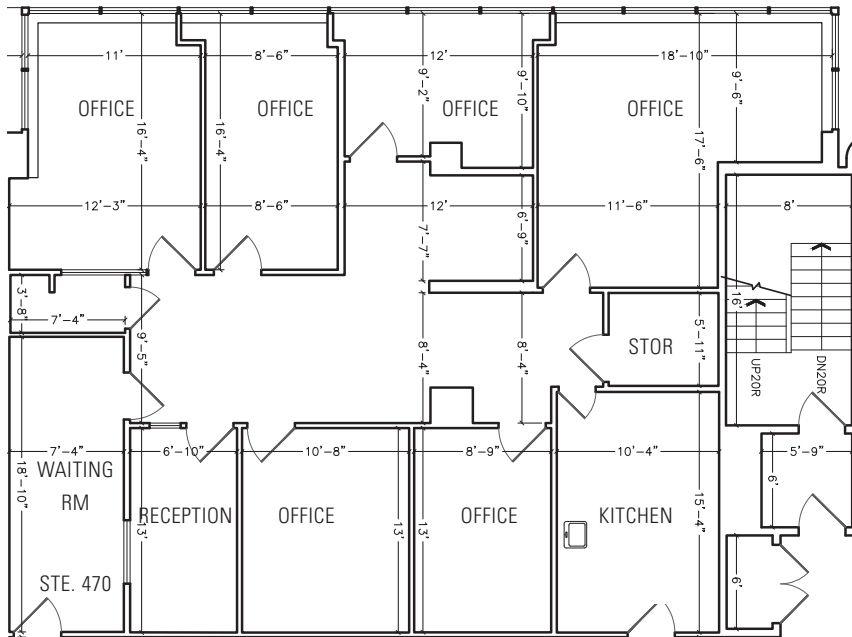
*Pictures not representation of current build-out

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SUITE 470 FLOOR PLAN - 2,530 RSF



PLAN HIGHLIGHTS

 / Separate reception & waiting areas

 / 6 Offices (4 Exterior)

 / Kitchen

 / Storage

 / Available Now



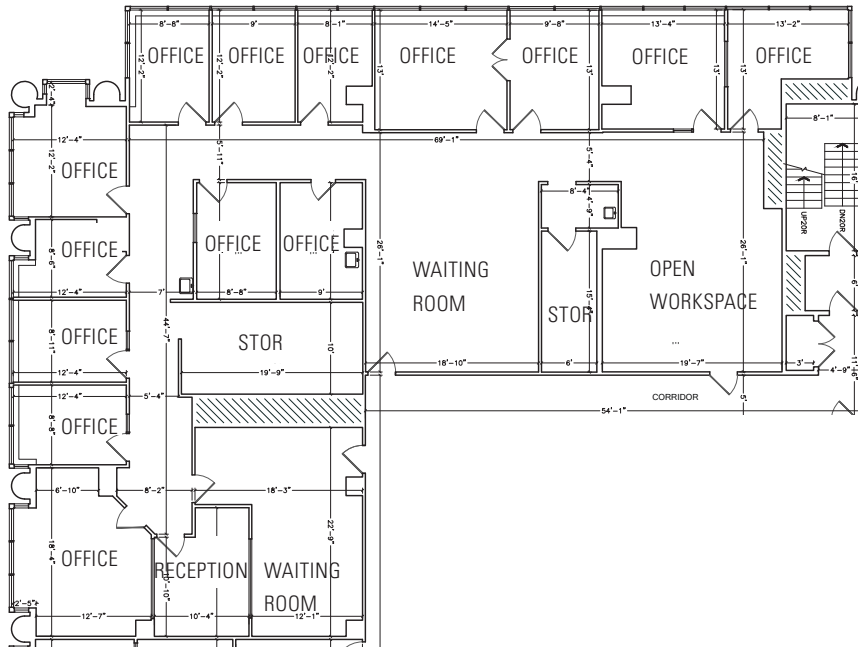
*Pictures not representation of current build-out

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SUITE 340 FLOOR PLAN - 4,494 RSF



PLAN HIGHLIGHTS

 / 14 Offices

 / Separate reception & waiting areas

 / Storage

 / Available Now



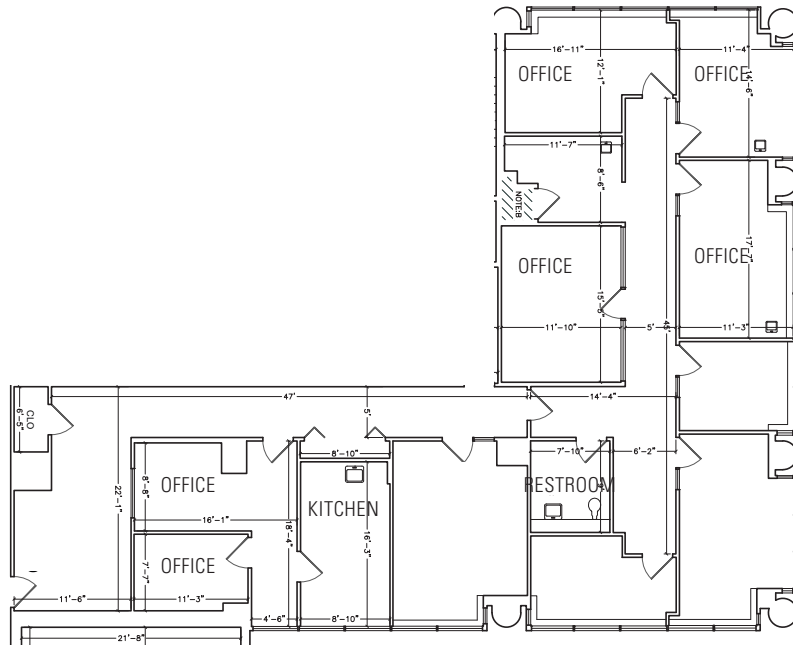
*Pictures not representation of current build-out

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SUITE 350 FLOOR PLAN - 3,795 RSF



PLAN HIGHLIGHTS

 / 9 Offices

 / Uni-sex restroom

 / Kitchenette

 / 30 Days



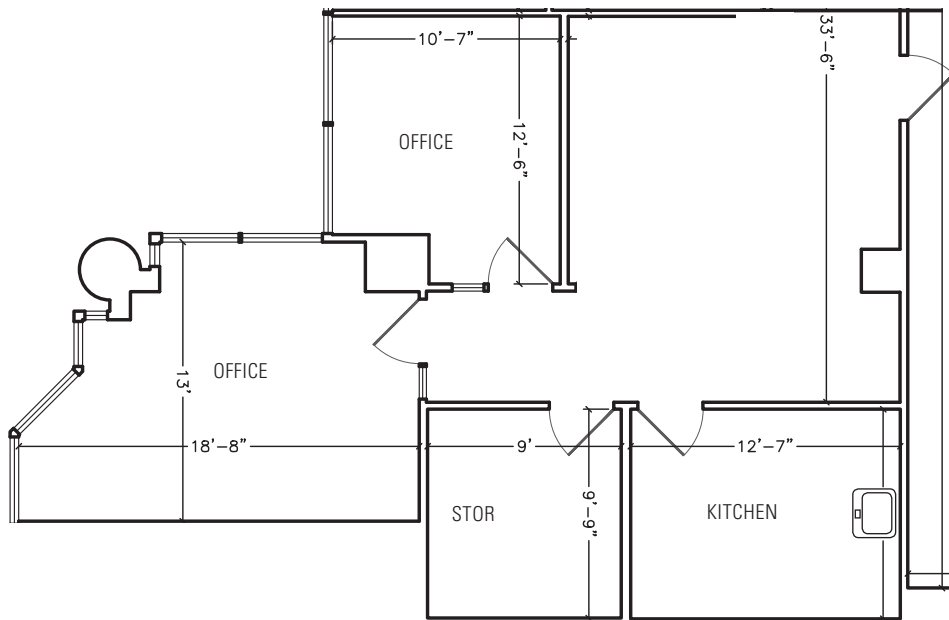
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SUITE 320 FLOOR PLAN - 1,213 RSF



PLAN HIGHLIGHTS



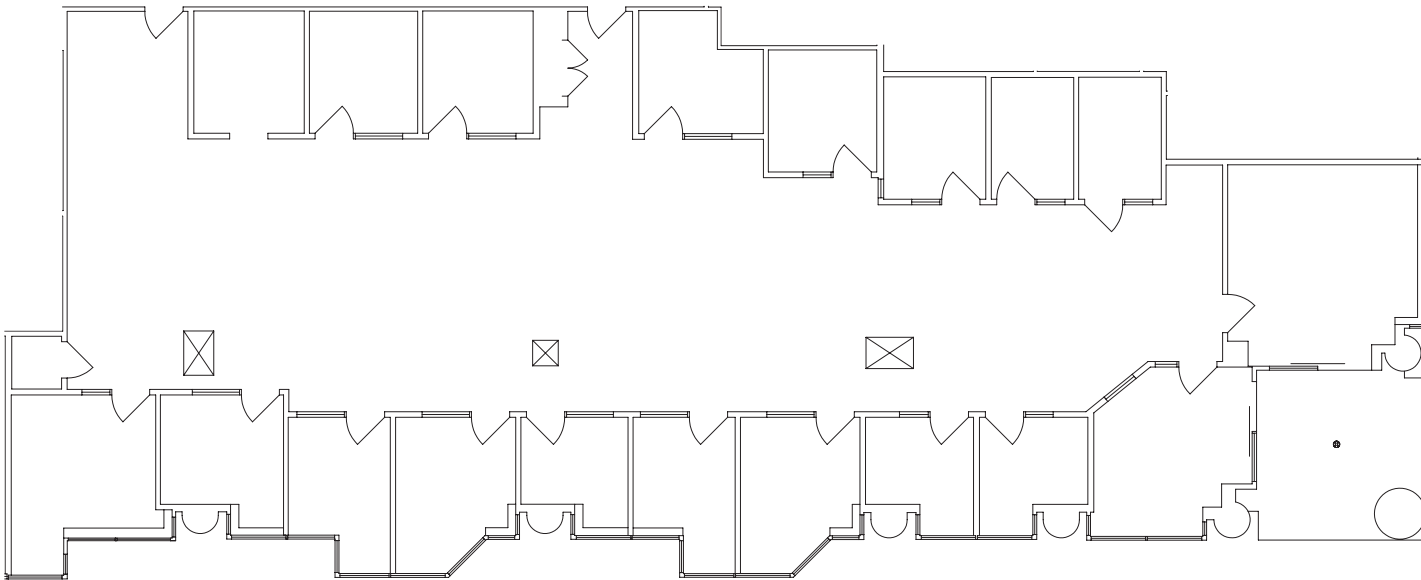
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SUITE 310 FLOOR PLAN - 5,537 RSF



PLAN HIGHLIGHTS

 / Recently renovated space

 / High end finishes throughout

 / 16 Private offices

 / 3 Conference room

 / Private deck

 / Open kitchen and reception

 / Available now

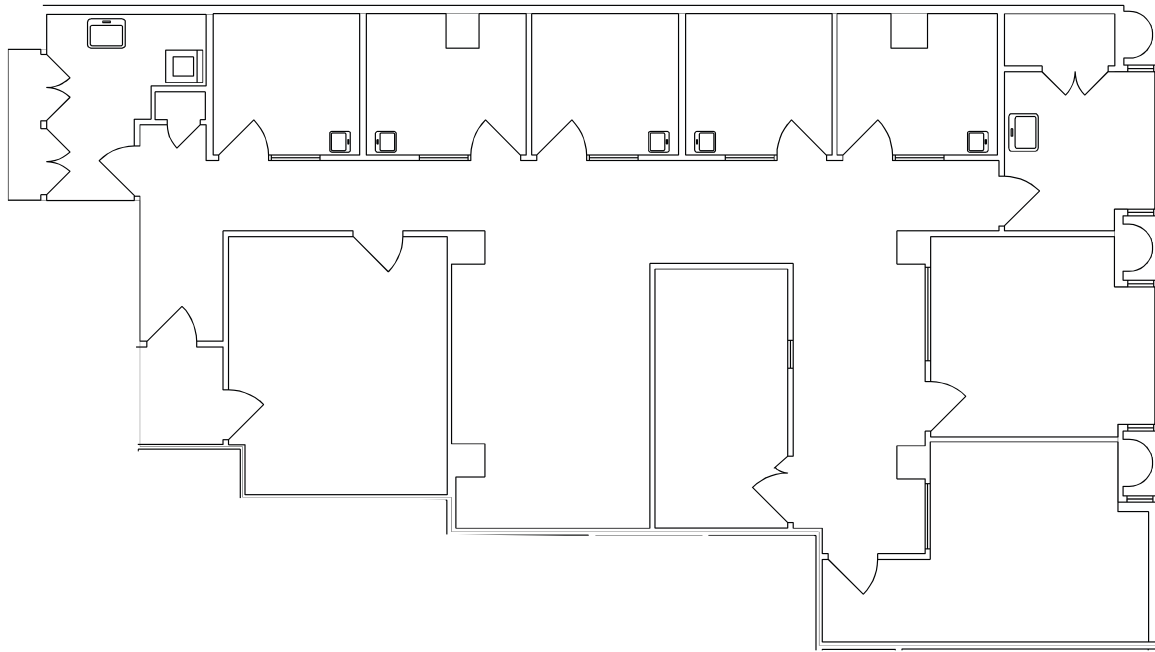


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SUITE 300 FLOOR PLAN - 3,794 RSF



PLAN HIGHLIGHTS

 / Medical space

 / 5 Exam rooms

 / Secured reception

 / File area

 / Available now



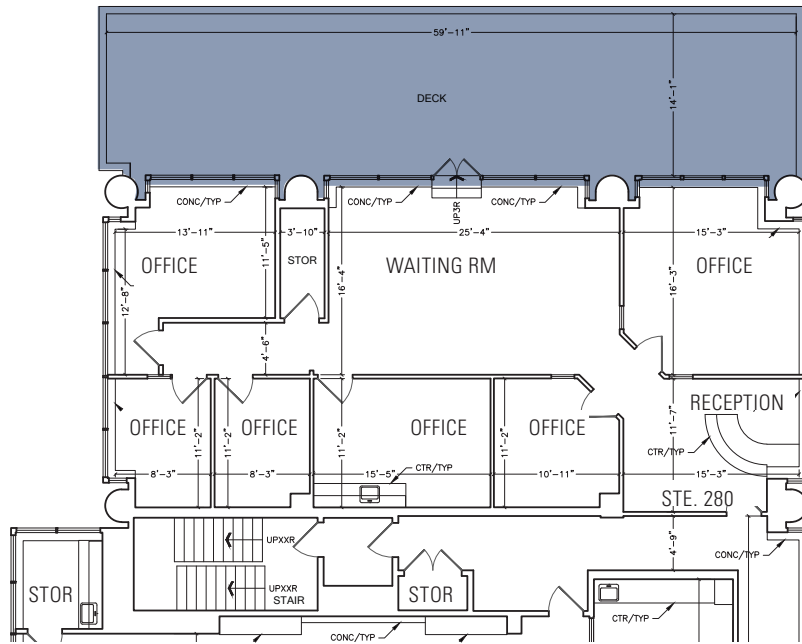
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SUITE 280 FLOOR PLAN - 3,439 RSF



PLAN HIGHLIGHTS

 / 800 SF Exclusive deck

 / Exterior glass line throughout

 / Reception

 / 4 Offices

 / Kitchen

 / Available Now



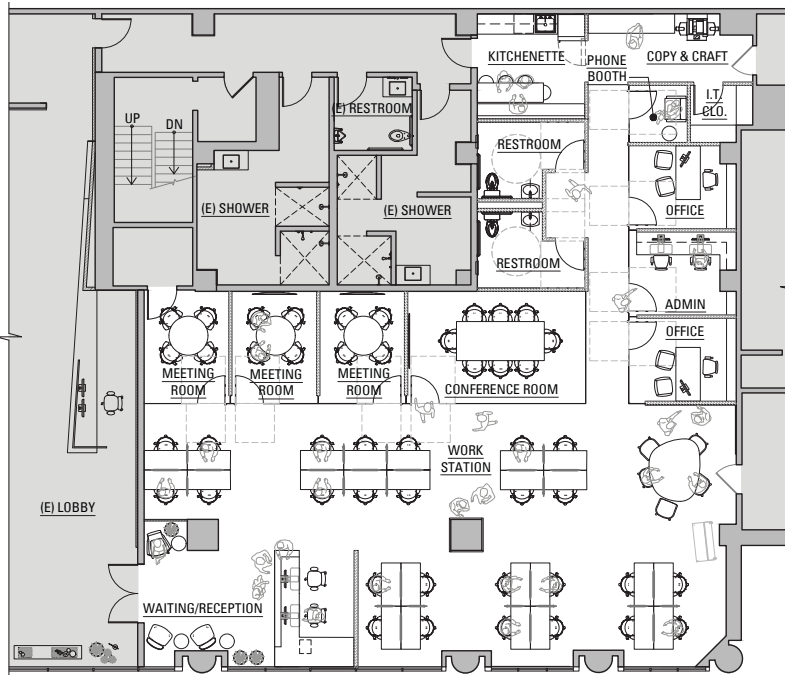
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SUITE G2 FLOOR PLAN - 3,593 RSF



PLAN HIGHLIGHTS

-  / Construction underway
-  / Space to be delivered with TI allowance
-  / 1 Conference room
-  / 3 Meeting rooms
-  / 2 Private offices
-  / Private restrooms
-  / Kitchenette, copy and storage
-  / Available November 1, 2019



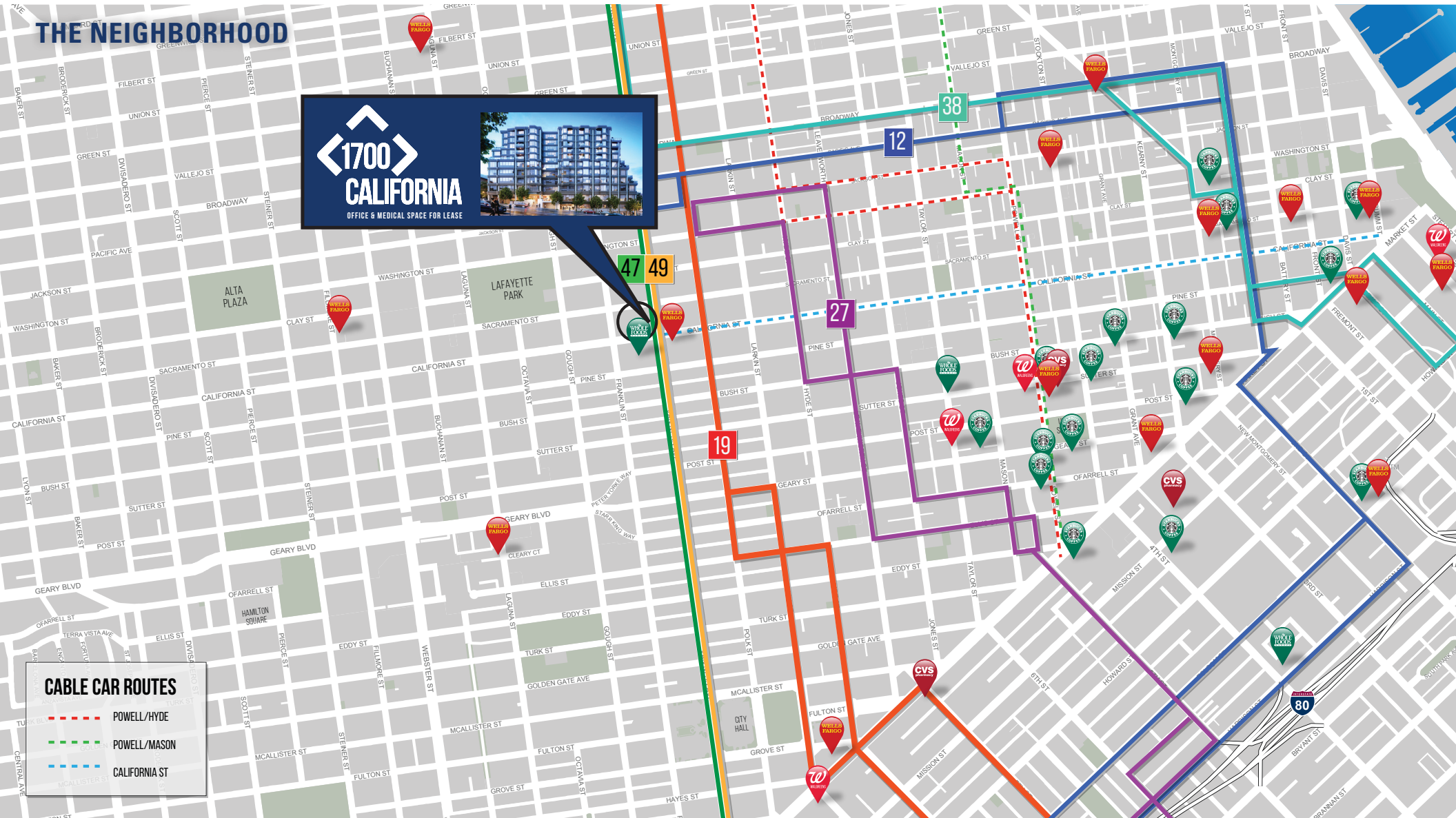
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THE NEIGHBORHOOD



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CABLE CAR ROUTES	
	POWELL/HYDE
	POWELL/MASON
	CALIFORNIA ST