

FOR SALE/LEASE

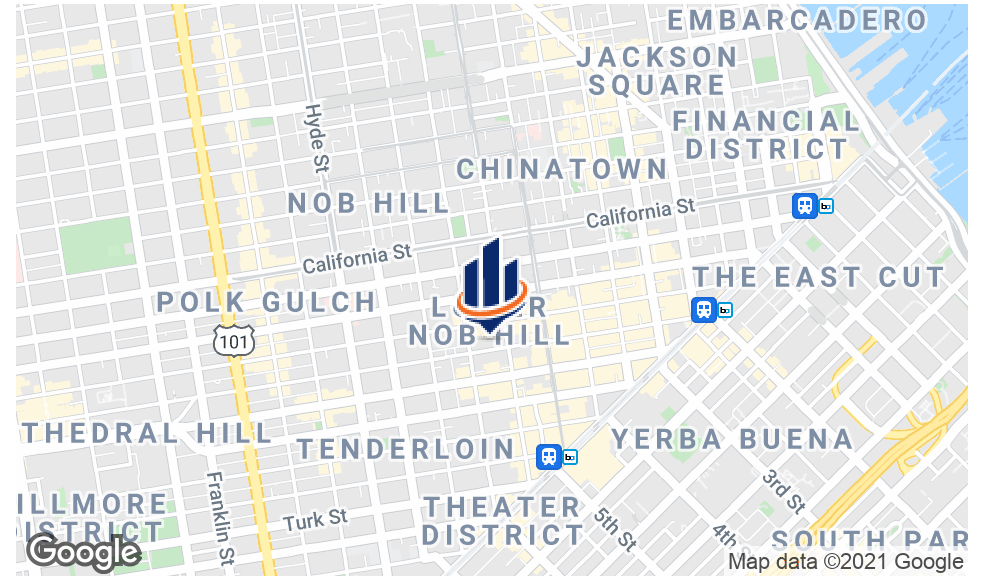
# 490 POST STREET, SUITE 1701-1702

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490 POST STREET,  
SUITE 1701-1702

San Francisco, CA 94102





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,060,000
<b>LEASE RATE:</b>	\$66.00 SF/YR/FS
<b>SUITE SIZE:</b>	1,874 SF
<b>BALCONY SIZE:</b>	409 SF
<b>PRICE / SF:</b>	\$1099.25
<b>ZONING:</b>	C-3-G
<b>MARKET:</b>	San Francisco
<b>SUBMARKET:</b>	Union Square
<b>APN:</b>	0296-142, 0296-143

## PROPERTY OVERVIEW

±2,283 comprising a ±1,874 office and a ±409 SF balcony with views of Coit Tower, the Bay, and Salesforce Tower. Creative, penthouse suite with soaring ceilings, and hardwood floors. Lots of natural light from windows & doors to balcony. Great for entertaining clients with a large ±58 SF by ±7 SF balcony.

## PROPERTY HIGHLIGHTS

- Open 24/7 with building security
- 90% LTV SBA Financing available for qualified buyers
- Easy management of Owners Association expenses through professional management company
- Prime Union Square location.
- Great transportation links via Powell Street BART & Muni, & Cable Car
- Monthly parking available in the 200+, 4 level public parking garage in the building
- Additional multiple parking garages within a block

















490 Post Street located in the Union Square Submarket



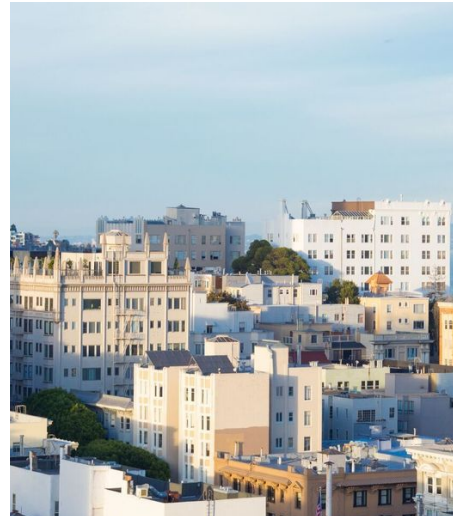
Magnificent Ground Floor Lobby Entrance



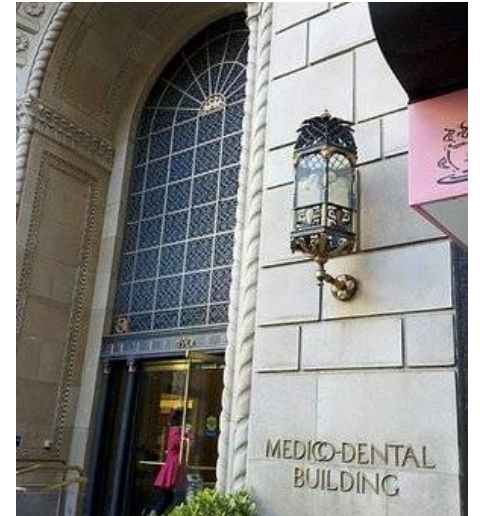
490 Post Street Exterior



490 Post Street Entrance



View from Balcony



490 Post Street Entrance



