

# FOR LEASE

*Classic historical low rise building, centrally located*

45-47 KEARNY STREET  
SAN FRANCISCO, CA

HVAC and operable windows

Newly renovated elevators

Property management on site

Bonus commission

## AVAILABILITIES

SUITE 600 ±3,147 SF Now Available

SUITE 700 ±3,006 SF Now Available

SUITE 801 ±2,983 SF Now Available

*For more information, contact*

JIM WALKER  
415.229.8910  
jim.walker@kidder.com  
LIC N° 01750435

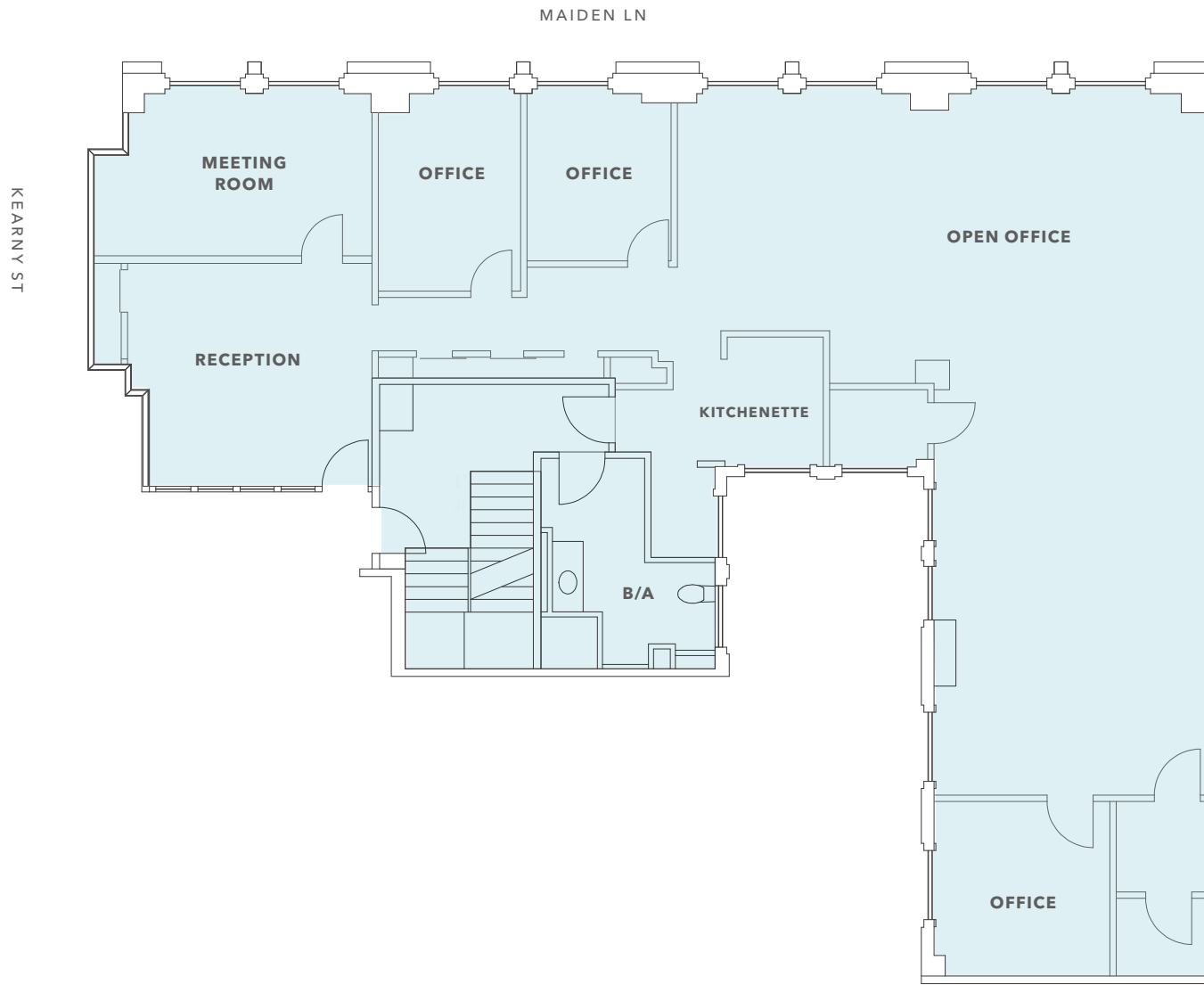
KATE SCHMITZ  
415.229.8905  
kate.schmitz@kidder.com  
LIC N° 01998222

47KEARNY.COM | KIDDER.COM



**km** Kidder  
Mathews

## FLOOR PLAN



*SUITE 600*

AVAILABLE

*±3,147 SF*

AVAILABLE

*NOW*

AVAILABLE

### PROPERTY FEATURES

Office intensive

HVAC and operable windows

Tenant improvement  
package available

Kitchenette/production room

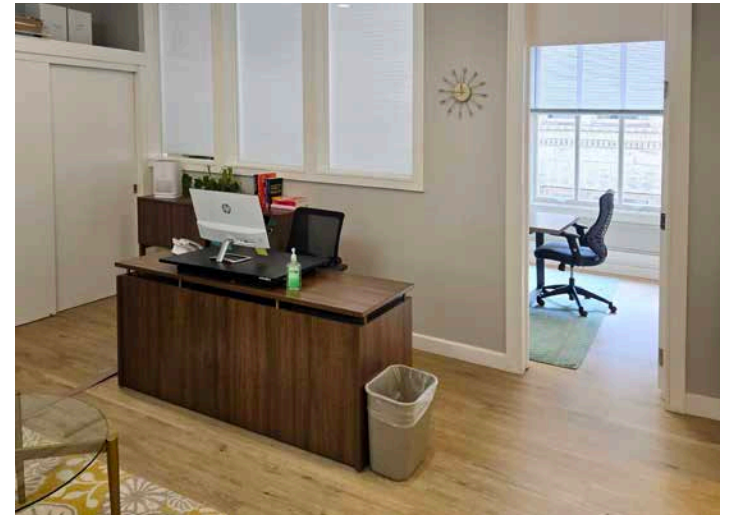
Natural light

[47KEARNY.COM](http://47KEARNY.COM) | [KIDDER.COM](http://KIDDER.COM)

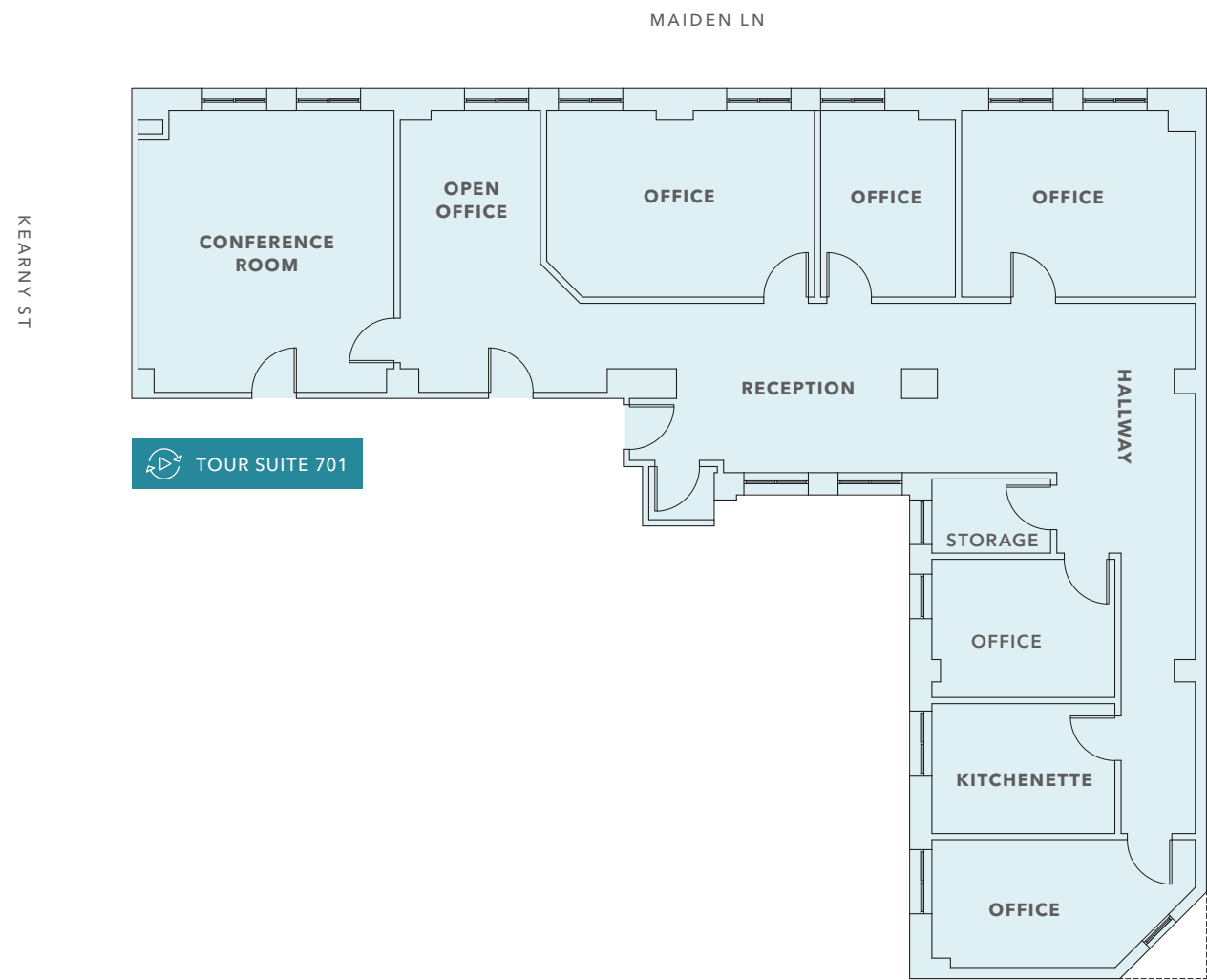
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## SUITE 600 - INTERIOR PHOTOS



# FLOOR PLAN



*SUITE 700*

AVAILABLE

*±3,006 SF*

AVAILABLE

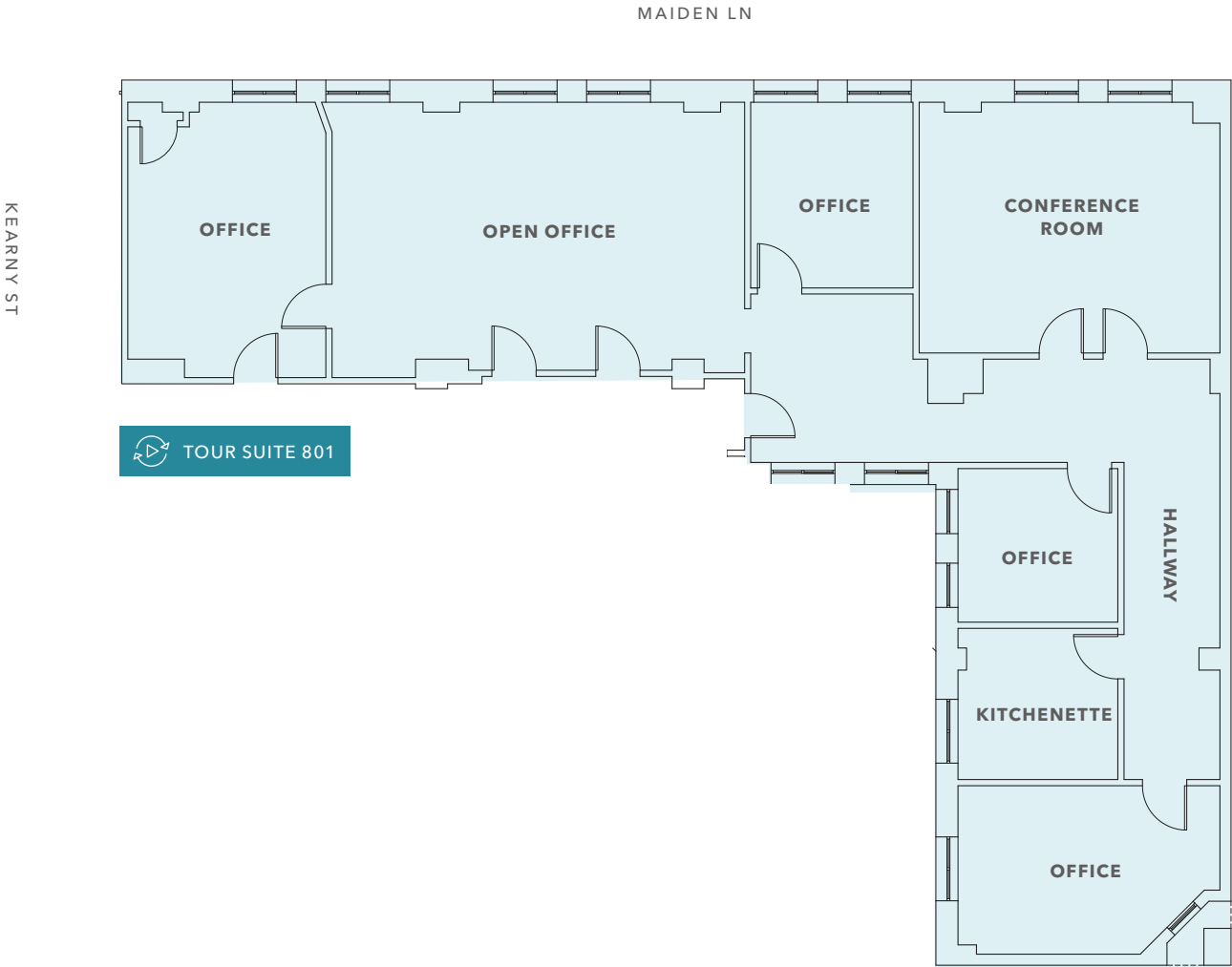
*NOW*

AVAILABLE

## PROPERTY FEATURES

- Can be divided
- Office intensive
- HVAC and operable windows
- Tenant improvement package available
- Natural light

# FLOOR PLAN



SUITE 801

AVAILABLE

±2,983 SF

AVAILABLE

NOW

AVAILABLE

## PROPERTY FEATURES

- Four offices, one conference room, and an open office area
- HVAC and operable windows
- Tenant improvement package available
- Kitchenette/production room
- Natural light



## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Wayfare Tavern
- 02 Chez BeeSen
- 03 La Fusion
- 04 Kokkari
- 05 Barcha
- 06 International Smoke
- 07 Harborview Restaurant & Bar
- 08 Yank Sing
- 09 Schroeder's
- 10 Tadich Grill
- 11 Pabu Izakaya
- 12 Paris Baguette
- 13 Mendocino Farms

### RETAIL

- 01 Safeway
- 02 Aesop
- 03 Allbirds
- 04 Thom Browne
- 05 Isabel Marant
- 06 APC
- 07 Filson
- 08 Walgreens
- 09 Walgreens
- 10 Chase Bank
- 11 Sephora
- 12 UPS
- 13 Fog City Flea Trading Post

### LIFESTYLE & FITNESS

- 01 Barry's - Financial District
- 02 24 Hour Fitness - Montgomery
- 03 Fitness SF - Transbay
- 04 Equinox - Pine Street
- 05 Bodyrok FIDI Studio
- 06 Bay Club - Financial District

### RECREATION & PARKS

- 01 Sue Bierman Park
- 02 St. Mary's Square
- 03 Sydney G. Walton Square
- 04 Salesforce Park
- 05 Wells Fargo Museum
- 06 Rincon Park





*For more information, contact*

JIM WALKER  
415.229.8910  
jim.walker@kidder.com  
LIC N° 01750435

KATE SCHMITZ  
415.229.8905  
kate.schmitz@kidder.com  
LIC N° 01998222

[47KEARNY.COM](http://47KEARNY.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

