

# 49

## Powell Street

San Francisco CA 94102

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# For Lease

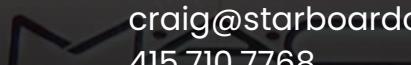
# OFFICE SPACE

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# BUILDING SUMMARY

<b>Address:</b>	49 Powell Street
<b>Size:</b>	± 3,200 SF each floor
<b>Property Type:</b>	Office
<b>Term:</b>	1 – 5 Years

## Spaces Available

1

### 2<sup>nd</sup> FLOOR

± 3,200 SF | \$39.00 SF/YR

2

### 3<sup>rd</sup> FLOOR

± 3,200 SF | \$32.00 SF/YR



### Secure Key Card Access

Elevator opens directly into suite with controlled entry.



### Bright Natural Lighting

Large window lines provide excellent natural light throughout.



### Flexible Workstations Setup

Manual sit-stand desks with protective polycarbonate desk shields.



### Private Offices & Conference

Framed glass doors enclose multiple private and meeting spaces.



### Modern Kitchenette Area

Quartz countertop, stainless steel appliances, fridge, and dishwasher.



### Upgraded Touchless Fixtures

New faucets, soap, and sanitizer dispensers ensure hygienic use.



### Flexible Lease Options

Sublease until 2023 with up to five additional years.

# 2ND FLOOR | Overview

**Size:** ± 3,200 SF

**RATE:** \$39.00 SF/YR

**TYPE:** INDUSTRIAL GROSS (IG)

**TERM:** 1 - 5 YEARS

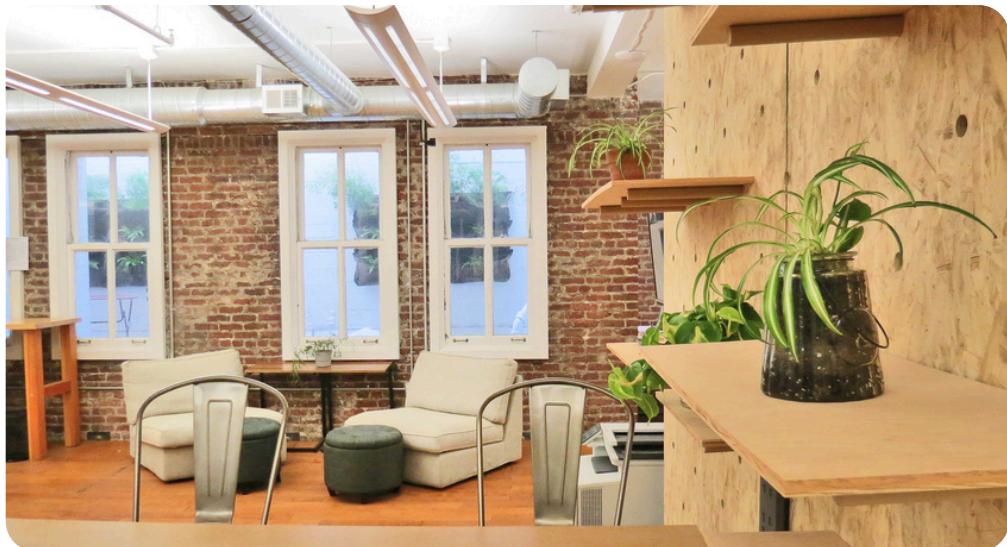
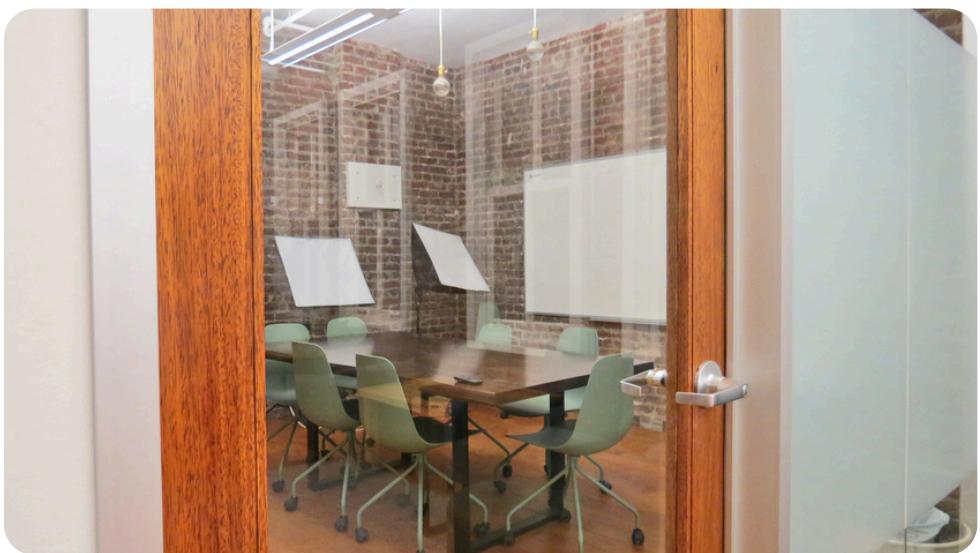
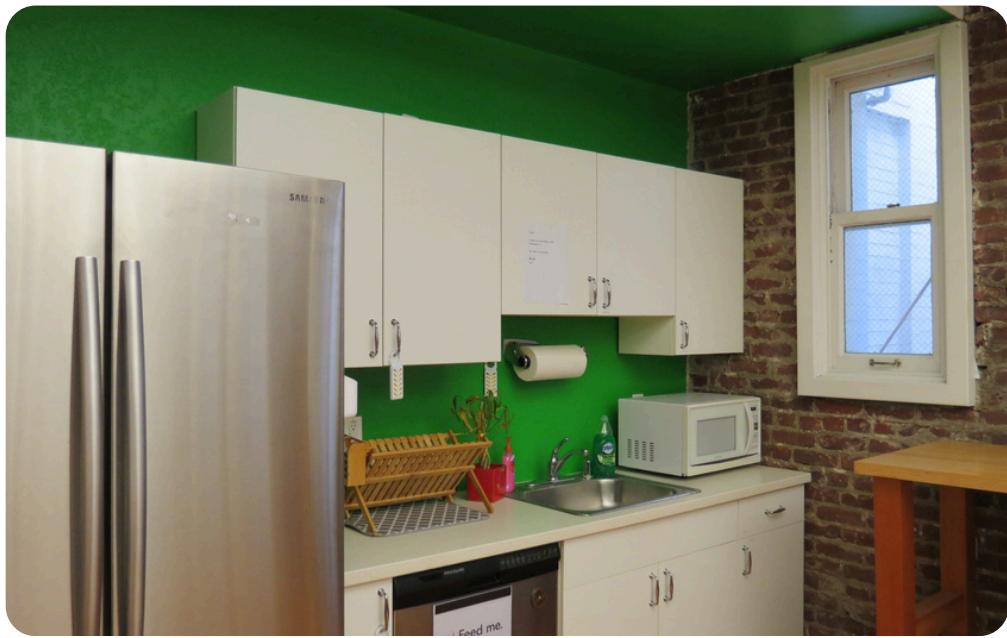
## HIGHLIGHTS

- Fully furnished
- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- One conference room with a private glass door
- Operable windows throughout
- Modern remodeled kitchenette
- Stainless steel appliances
- Touchless water faucets
- Soap and sanitizer dispensers
- Two private restrooms
- Contemporary interior finishes
- Secure professional setting

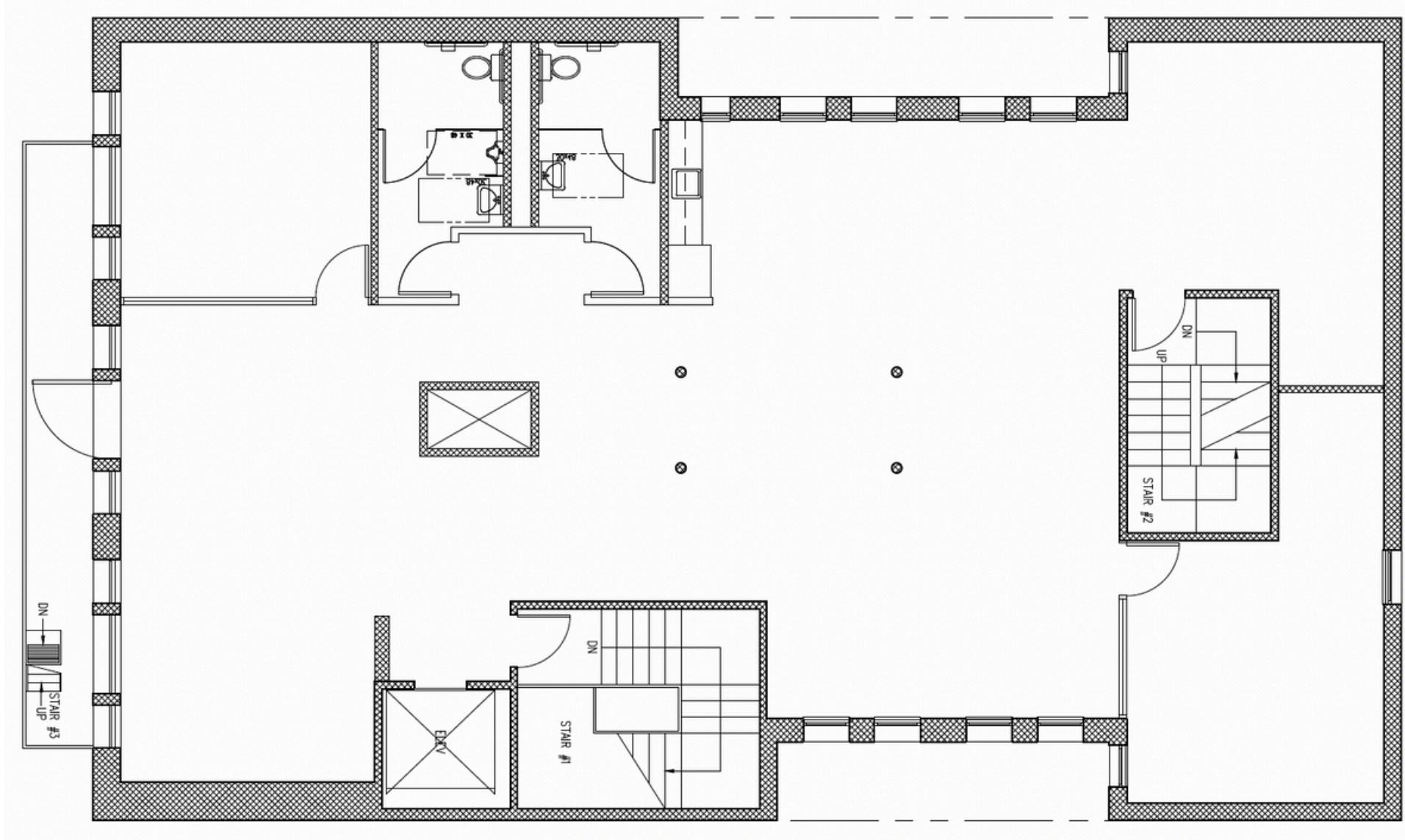
**\$3.00 BROKER COMMISSION FEE**



# 2ND FLOOR | IMAGES



# 2ND FLOOR | FLOORPLAN



# 3RD FLOOR | Overview

**Size:** ± 3,200 SF

**RATE:** \$32.00 SF/YR

**TYPE:** INDUSTRIAL GROSS (IG)

**TERM:** 1 - 5 YEARS

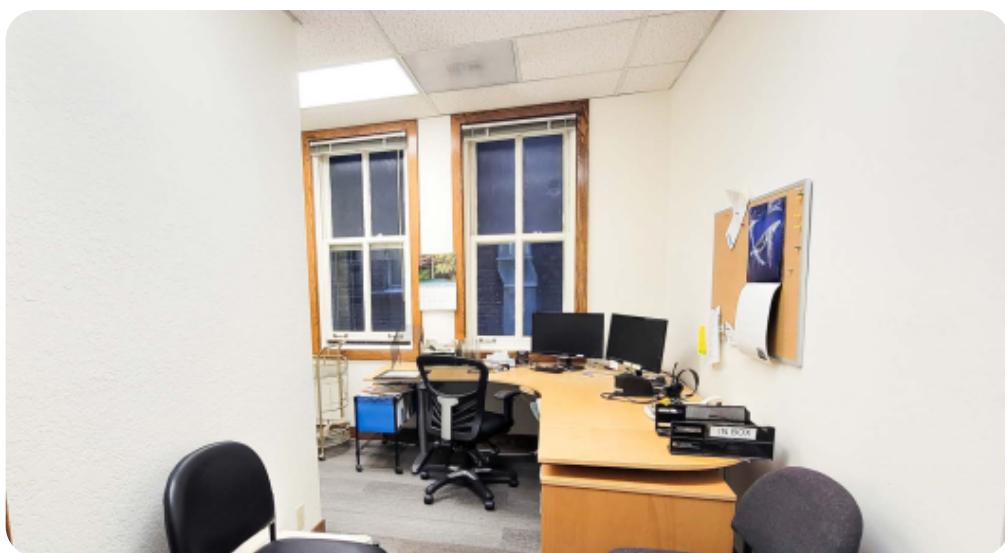
## HIGHLIGHTS

- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- Private glass-door offices
- Operable windows throughout
- Modern remodeled kitchenette
- Quartz countertop finishes
- Stainless steel appliances
- Touchless water faucets
- Soap and sanitizer dispensers
- Two private restrooms
- Contemporary interior finishes
- Secure professional setting

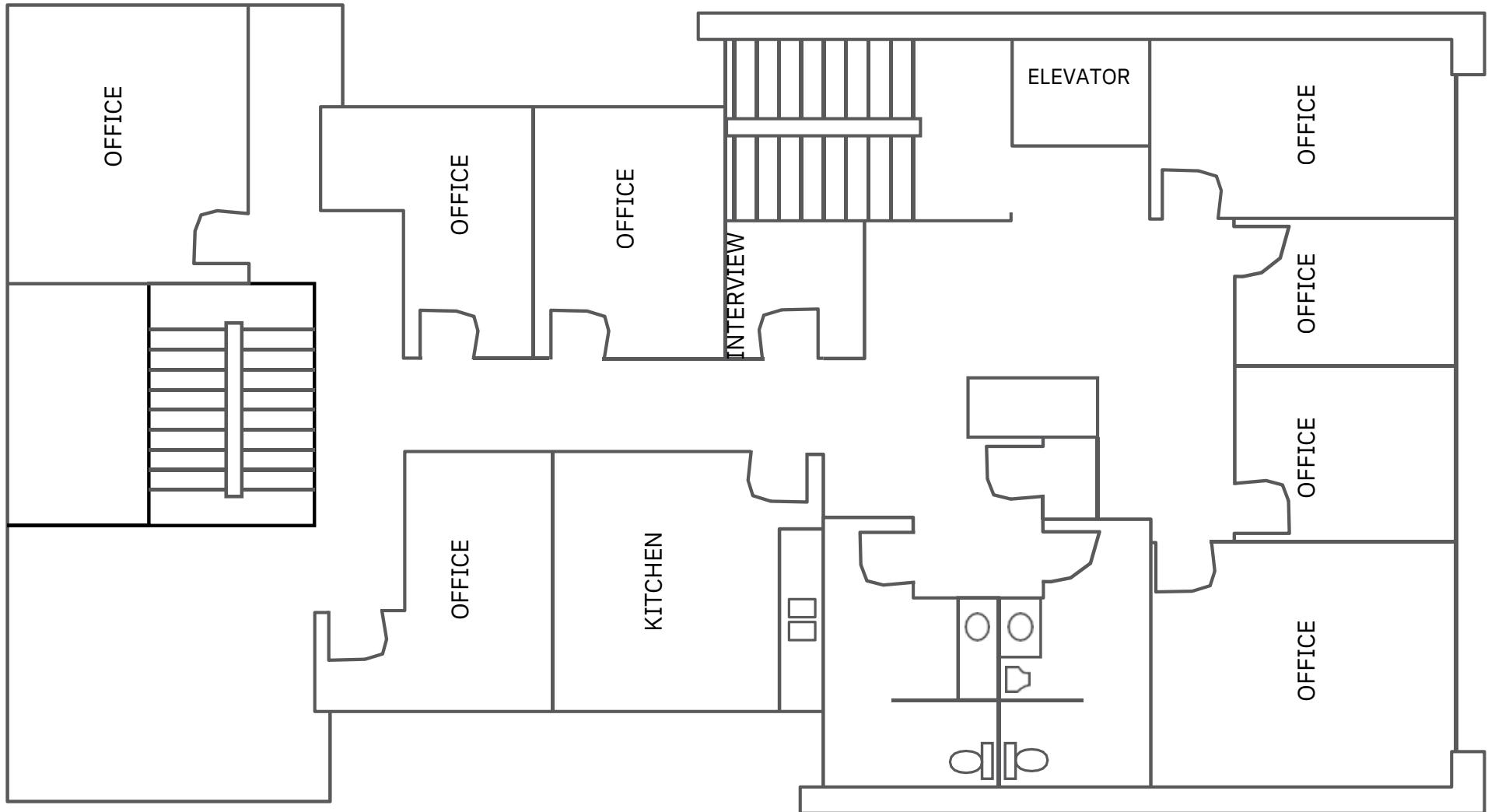
**\$3.00 BROKER COMMISSION FEE**



# 3RD FLOOR | IMAGES



# 3RD FLOOR | FLOORPLAN



# Team

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