

49

Powell Street

San Francisco CA 94102

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Lease

OFFICE SPACE

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BUILDING SUMMARY

| | |
|----------------|-----------------------|
| Address: | 49 Powell Street |
| Size: | ± 3,200 SF each floor |
| Property Type: | Office |
| Term: | 1 – 5 Years |

Spaces Available

1

2nd FLOOR

± 3,200 SF | \$39.00 SF/YR

2

3rd 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.

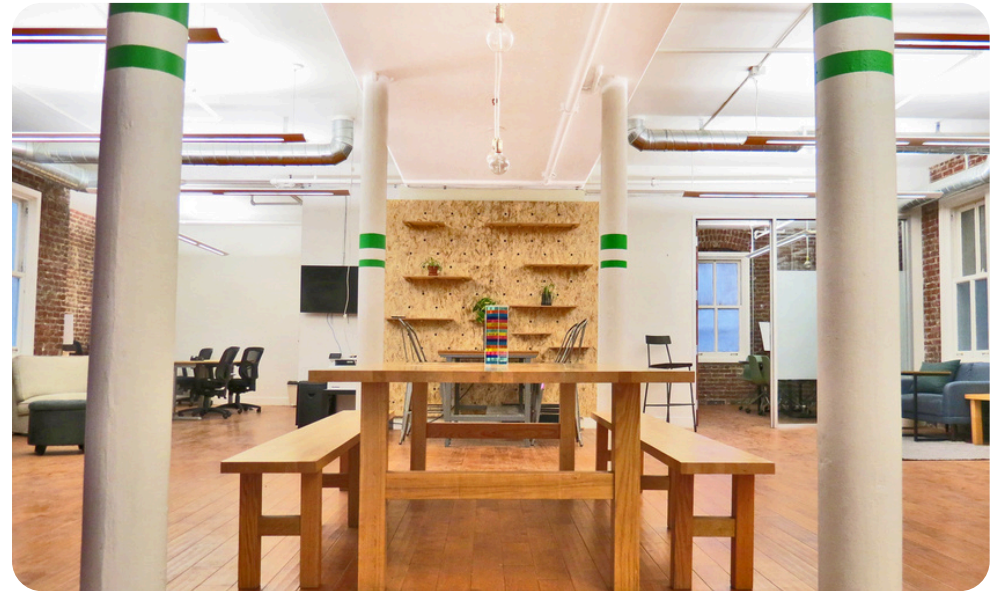
2ND FLOOR | Overview

| | |
|--------------|-----------------------|
| Size: | ± 3,200 SF |
| RATE: | \$39.00 SF/YR |
| TYPE: | INDUSTRIAL GROSS (IG) |
| TERM: | 1 – 5 YEARS |

HIGHLIGHTS

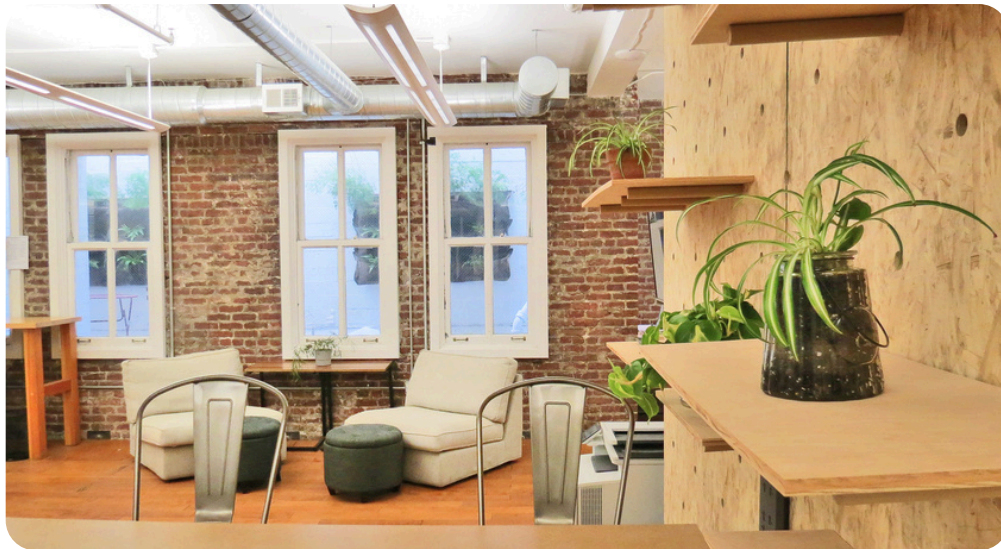
- Fully furnished
- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- One conference room with a private glass door
- Operable windows throughout
- Modern remodeled kitchenette
- Stainless steel appliances
- Touchless water faucets
-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

\$3.00 BROKER COMMISSION FEE

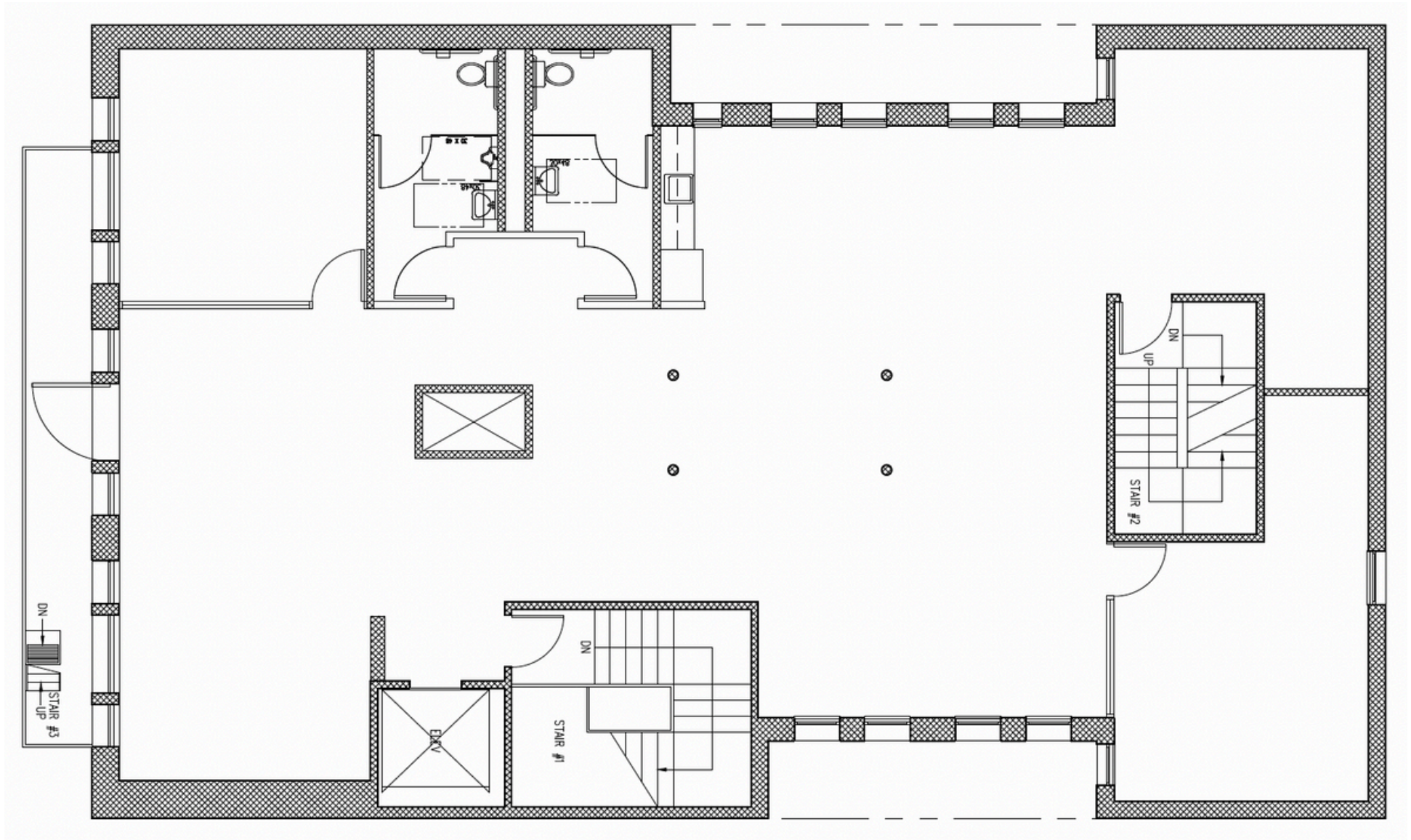


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2ND FLOOR | IMAGES



2ND FLOOR | FLOORPLAN



3RD FLOOR | Overview

| | |
|--------------|-----------------------|
| Size: | ± 3,200 SF |
| RATE: | \$32.00 SF/YR |
| TYPE: | INDUSTRIAL GROSS (IG) |
| TERM: | 1 – 5 YEARS |

HIGHLIGHTS

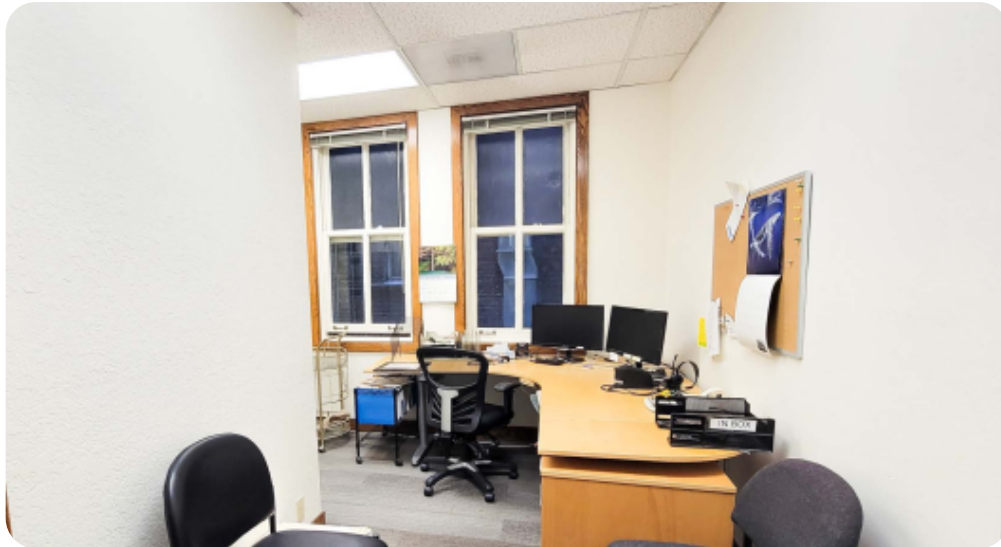
- Full-floor elevator access
- Flexible open floor plan
- Adjustable sit-stand desks
- Safety desk shields installed
- Private glass-door offices
- Operable windows throughout
- Modern remodeled kitchenette
- Quartz countertop finishes
- Stainless steel appliances
- Touchless water faucets
- Soap and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

\$3.00 BROKER COMMISSION FEE

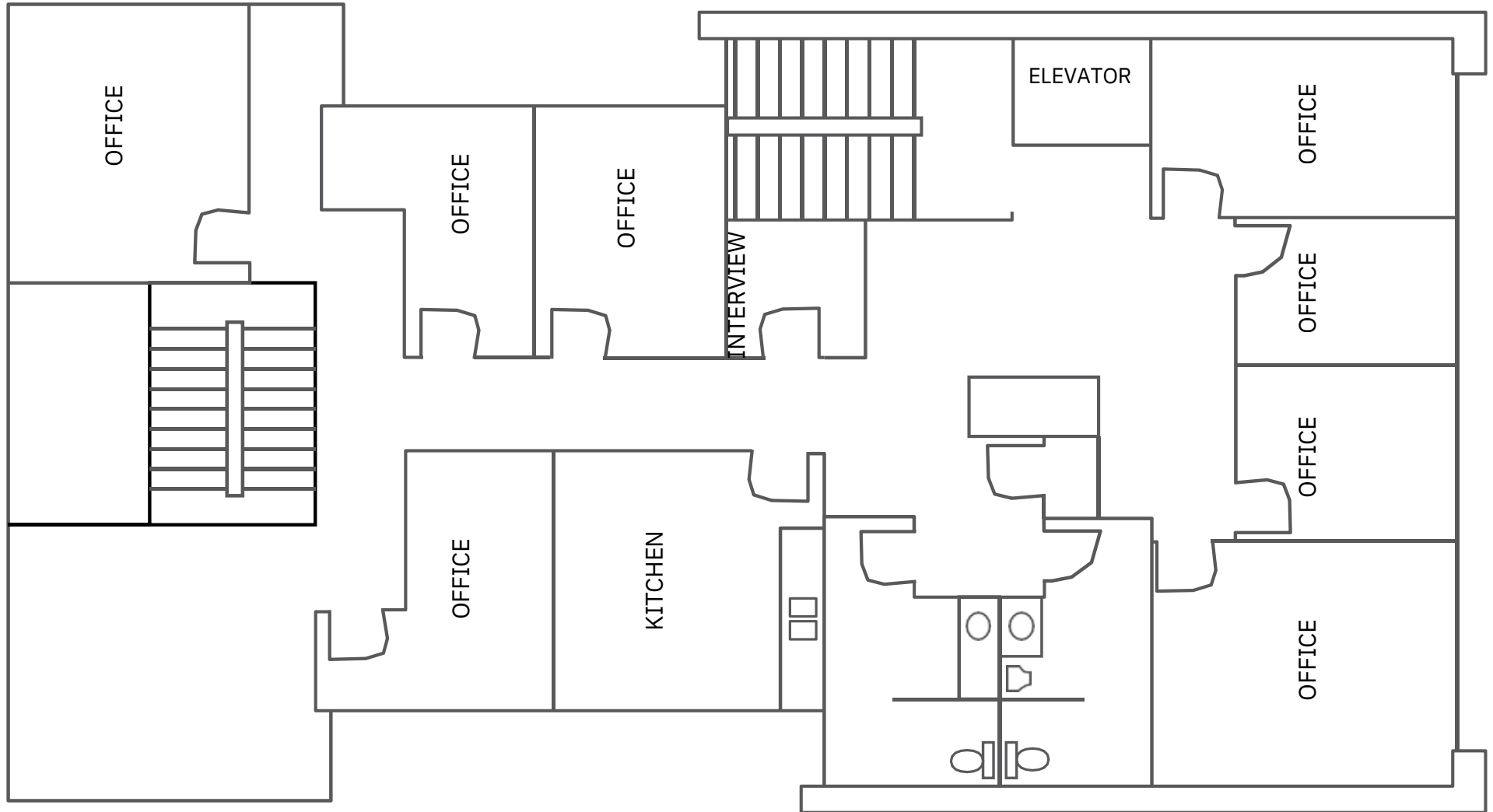


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3RD FLOOR | IMAGES



3RD FLOOR | FLOORPLAN



Team



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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