

# 49 Powell Street

San Francisco CA 94102

TCN WORLDWIDE REAL ESTATE SERVICES

# For Lease

## OFFICE SPACE


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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

# BUILDING SUMMARY

| | |
|---|---|
| **Address:** | 49 Powell Street |
| **Size:** | ± 3,200 SF / Floor |
| **Property Type:** | Office |
| **Term:** | 1 - 5 Years |
| **Rate:** | Negotiable |

## 49 Powell Street

1. **6th Floor** ±3,200 SF — $42 IG (Available December 1st)
2. **5th Floor** ±3,200 SF — $39 IG
3. **3rd Floor** ±3,200 SF — $36 IG
4. **2nd Floor** ±3,200 SF — $42 (FS)



**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.

# 6TH FLOOR | Overview

| | |
|---|---|
| **SIZE:** | ±3,200 SF |
| **TYPE:** | INDUSTRIAL GROSS (IG) |
| **RATE:** | $42 IG (Available December 1st) |
| **TERM:** | 1 - 5 YEARS |

## Fully Furnished

### HIGHLIGHTS

- Direct elevator access opening into suite
- Excellent natural light throughout
- Expansive Powell Street window line
- Operable windows for fresh air
- Two large private or conference rooms
- Spacious open bullpen area
- Additional dedicated conference room
- Two medium-sized private offices
- Option to extend lease up to 5 years
- Functional and efficient floor layout
- Ideal for teams seeking a prime location



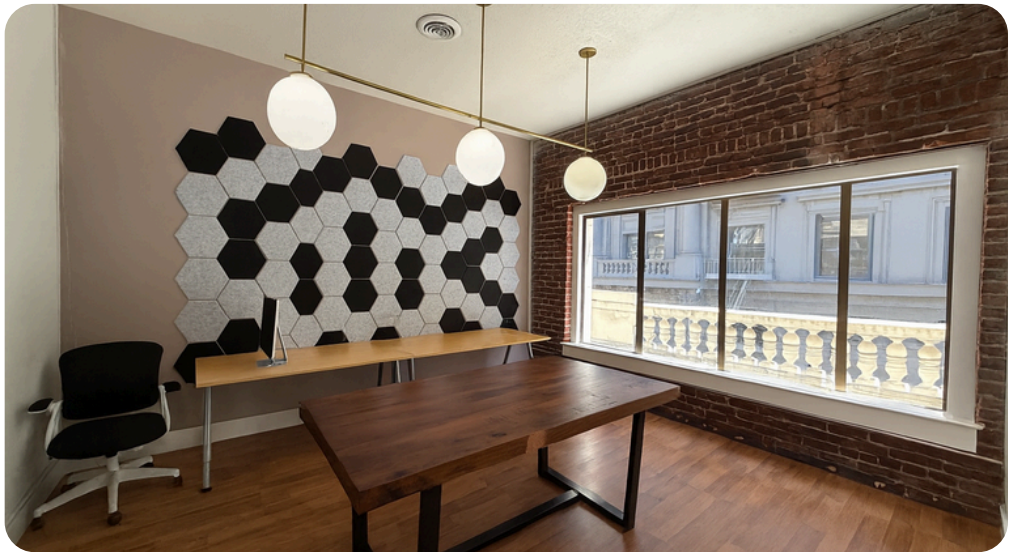


**Available December 2026**
**$3.00 BROKER COMMISSION FEE**

# 6TH FLOOR | IMAGES

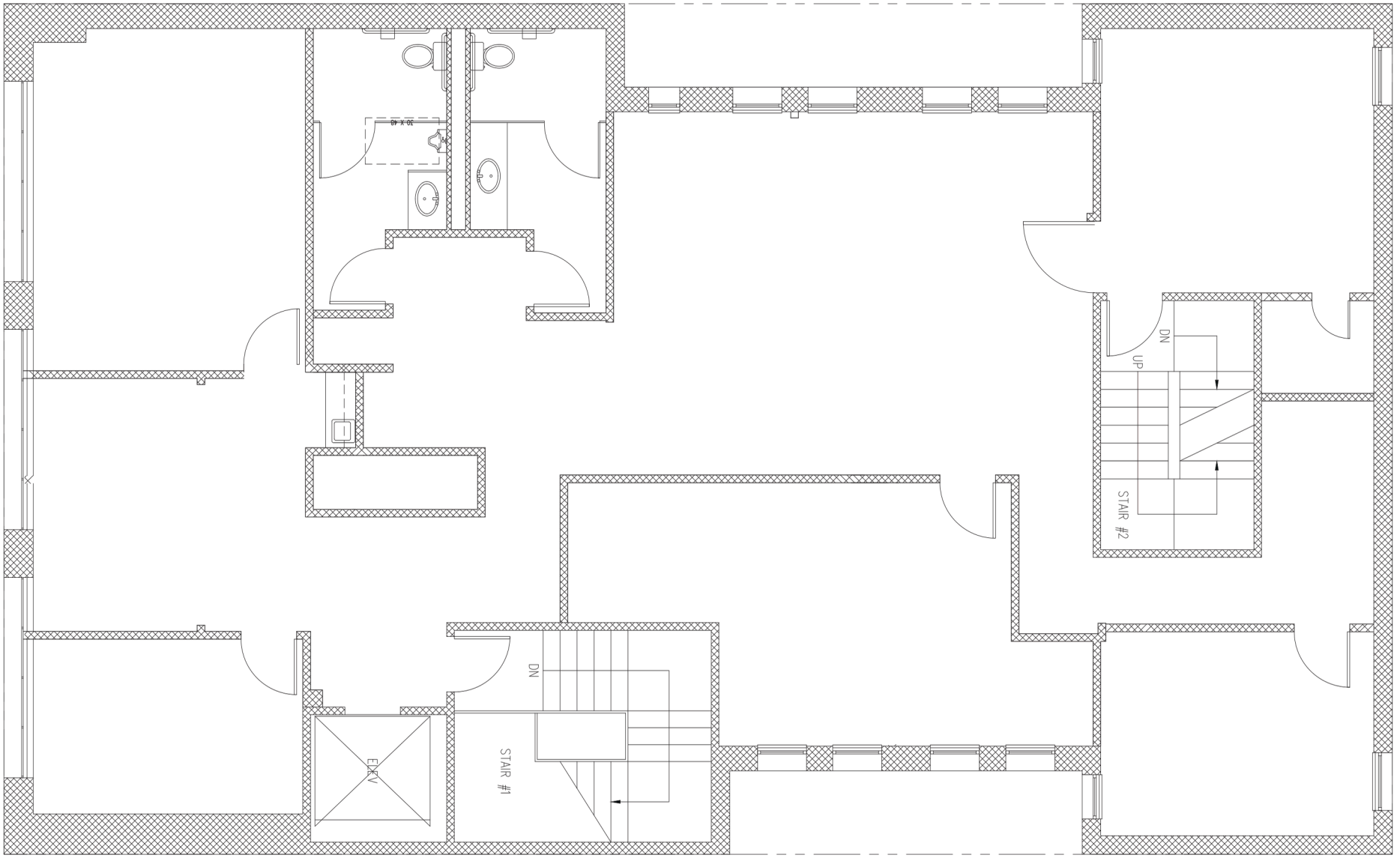






# 6TH FLOOR | FLOORPLAN



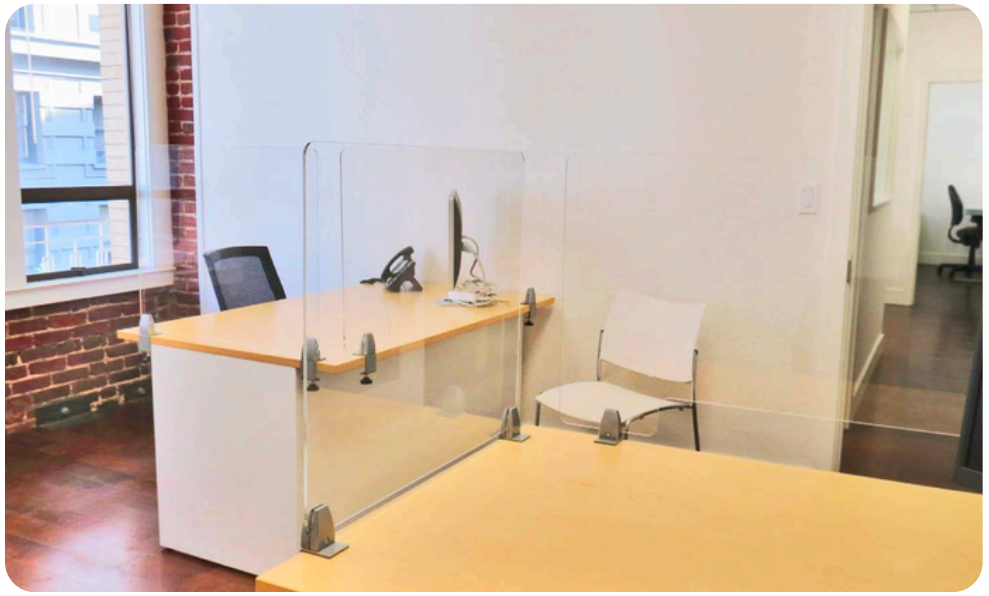
# **5TH FLOOR** | Overview

| | |
|---|---|
| **SIZE:** | ±3,200 SF |
| **RATE:** | $39 IG |
| **TYPE:** | INDUSTRIAL GROSS (IG) |
| **TERM:** | 1 - 5 YEARS |

## HIGHLIGHTS

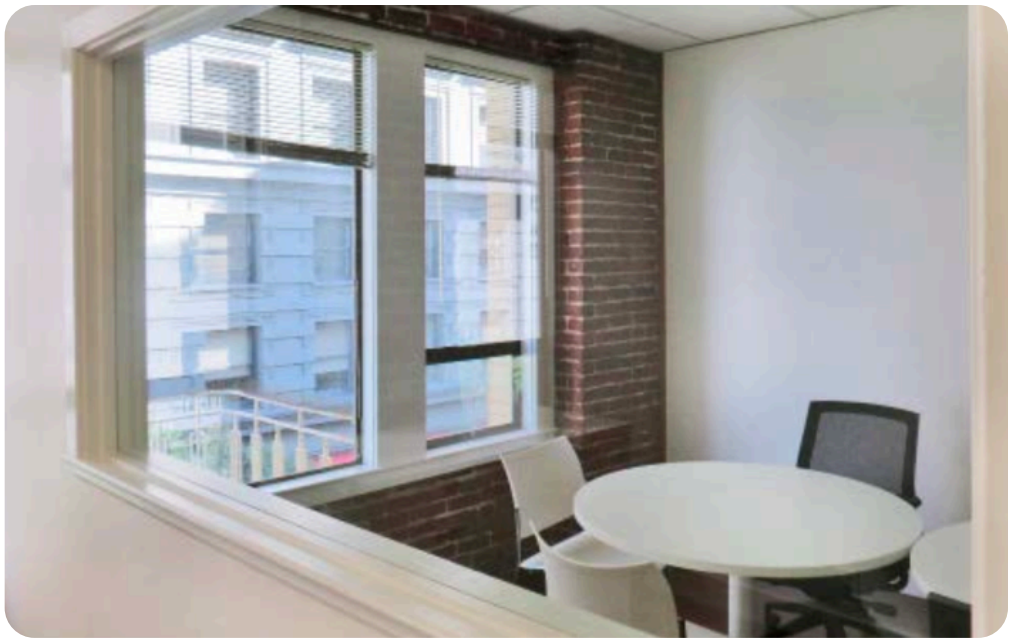
- Key card elevator access with direct entry to the full floor
- Adjustable manual sit-stand desks, spaciously positioned with polycarbonate desk-shields
- Private offices with framed glass doors and operable windows
- Brand-new touchless stainless steel faucets, soap, and sanitizer dispensers
- Remodeled kitchenette with quartz countertop and stainless steel appliances (fridge and dishwasher)
- Two separate restrooms
- Wipe-clean materials throughout

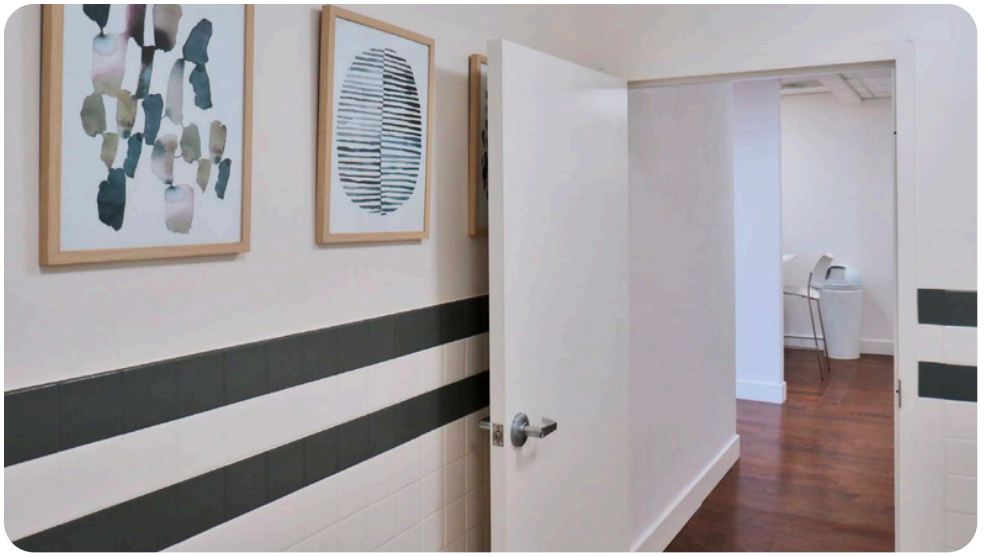
**$3.00 BROKER COMMISSION FEE**

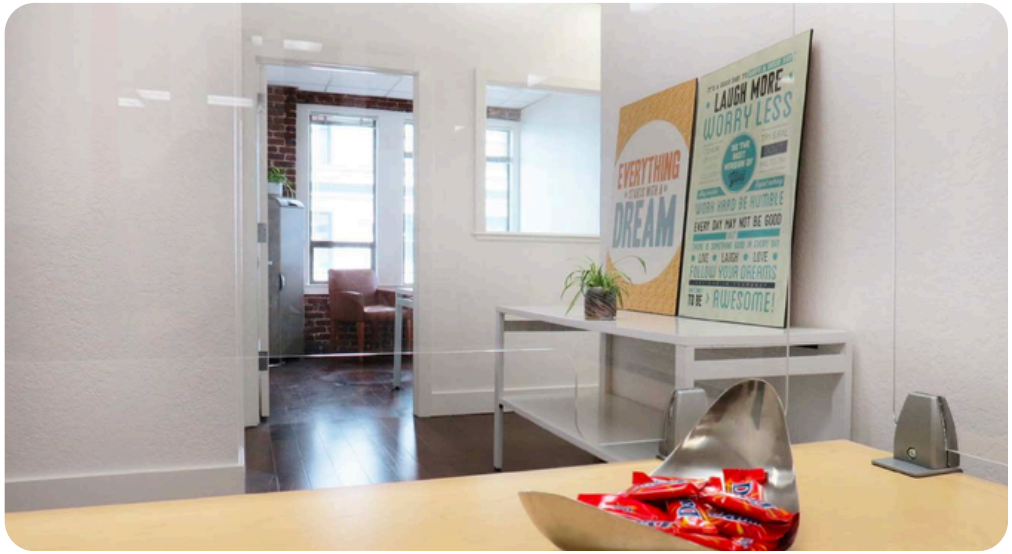




# 5TH FLOOR | IMAGES

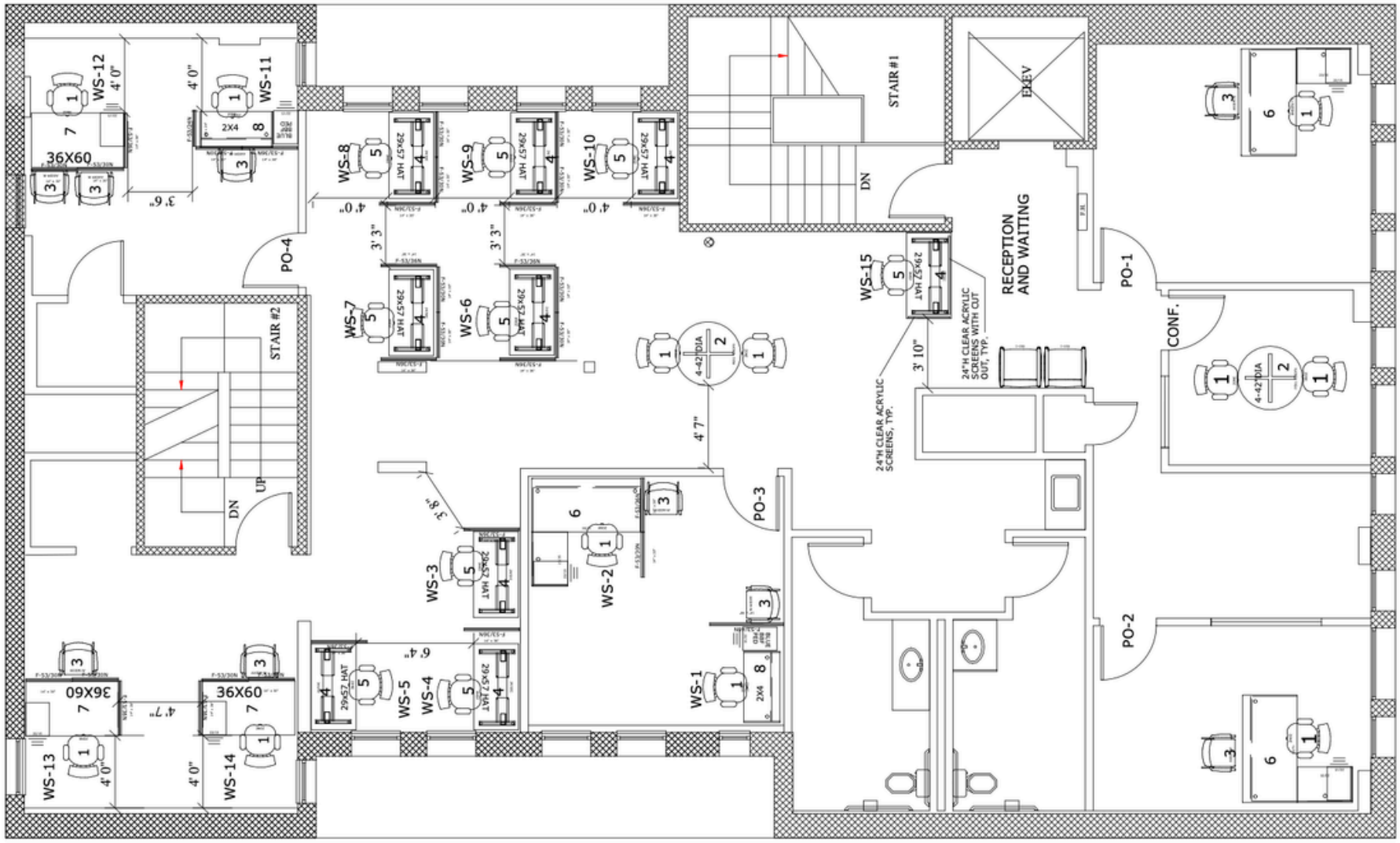









# 5TH FLOOR | FLOORPLAN



# **3RD FLOOR** | Overview

| | |
|---|---|
| **Size:** | ± 3,200 SF |
| **RATE:** | $36 IG |
| **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



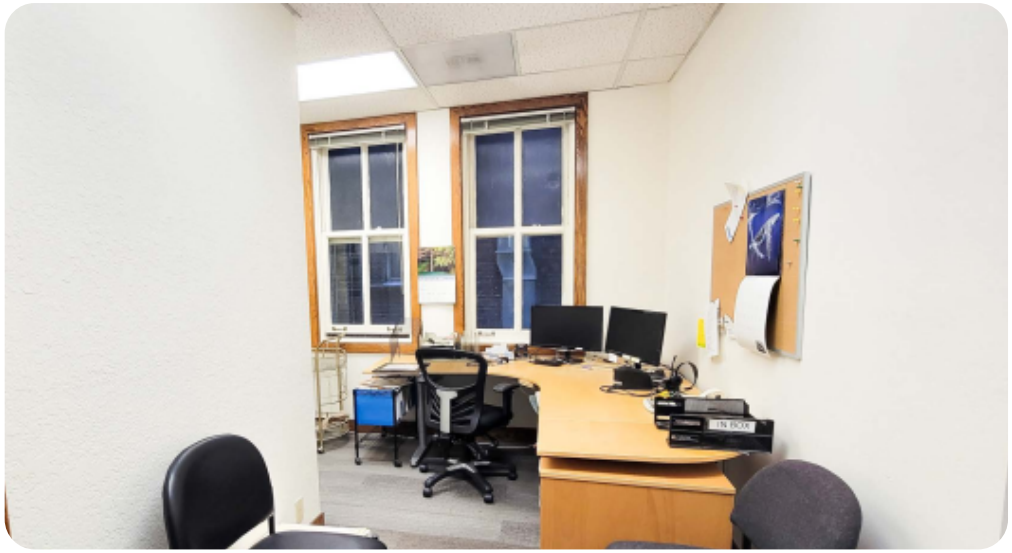


**$3.00 BROKER COMMISSION FEE**

# 3RD FLOOR | IMAGES

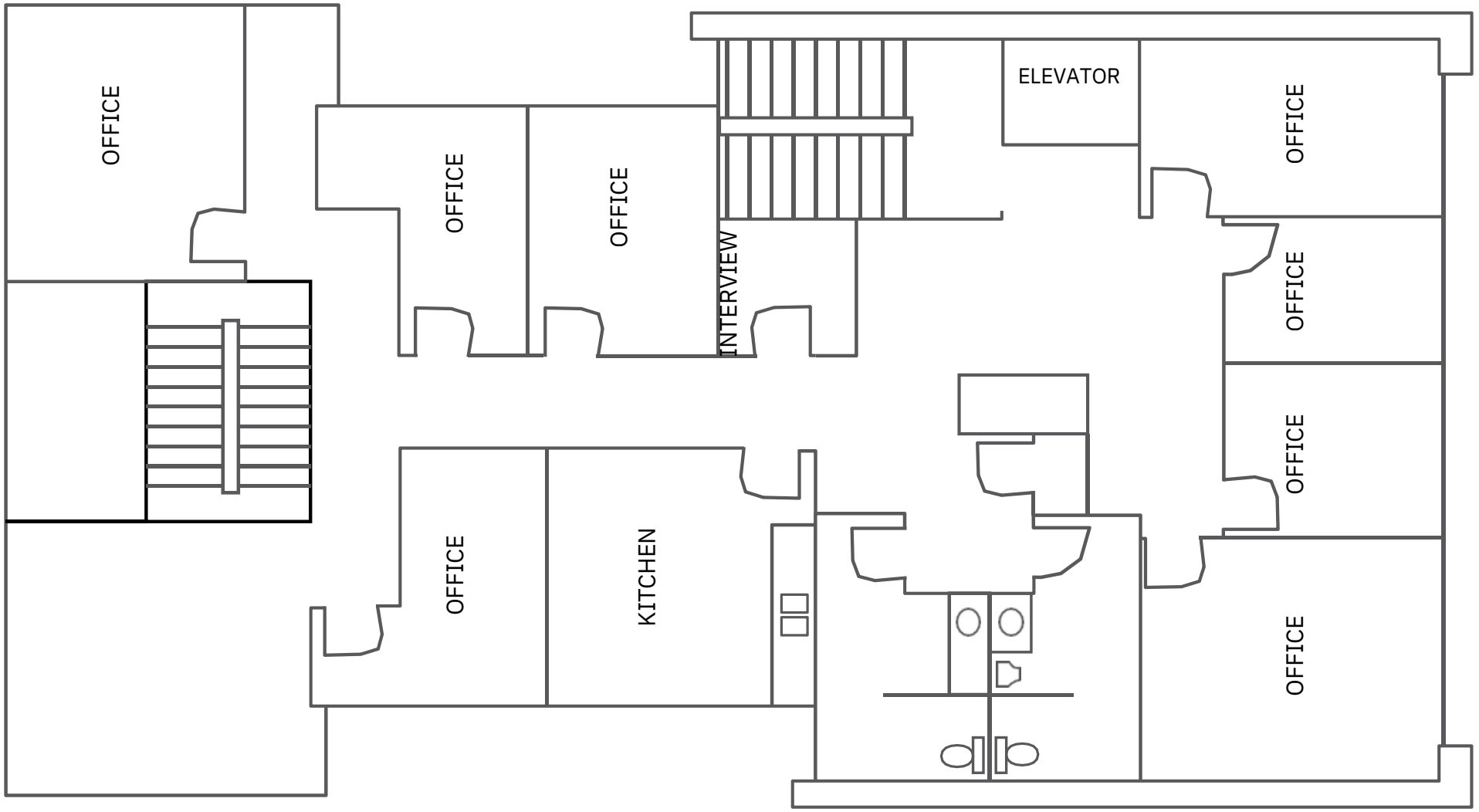








# 3RD FLOOR | FLOORPLAN



# **2ND FLOOR** | Overview

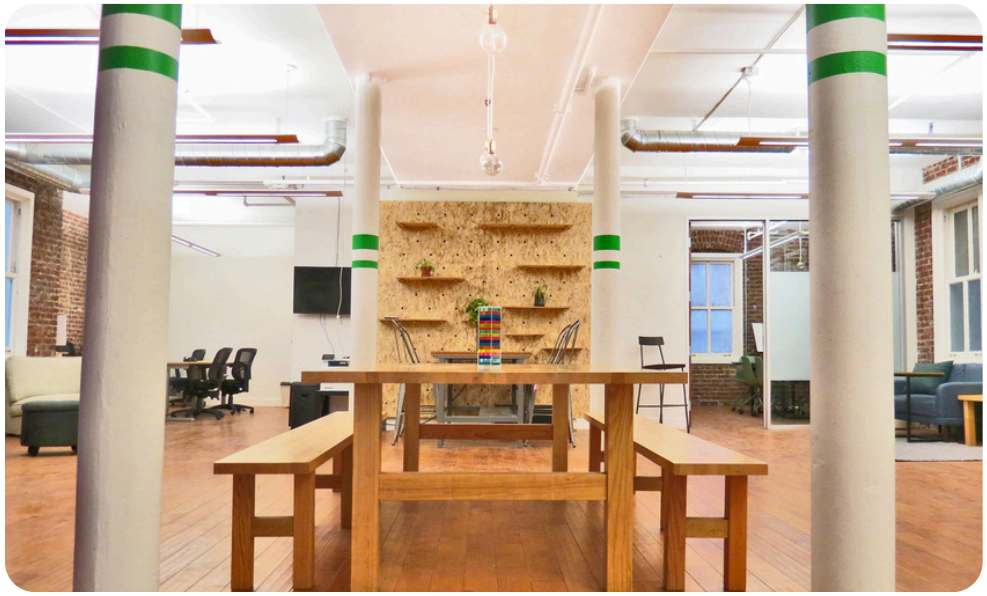
| | |
|---|---|
| **Size:** | ± 3,200 SF |
| **RATE:** | $42 (FS) |
| **Listing Type:** | Lease |
| **Tenancy:** | Multi Tenant |

**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

**Developed fully furnished with tv monitors and ATT fiber ready to go for immediate occupancy.**

**$3.00 BROKER COMMISSION FEE**





# 2ND FLOOR | IMAGES

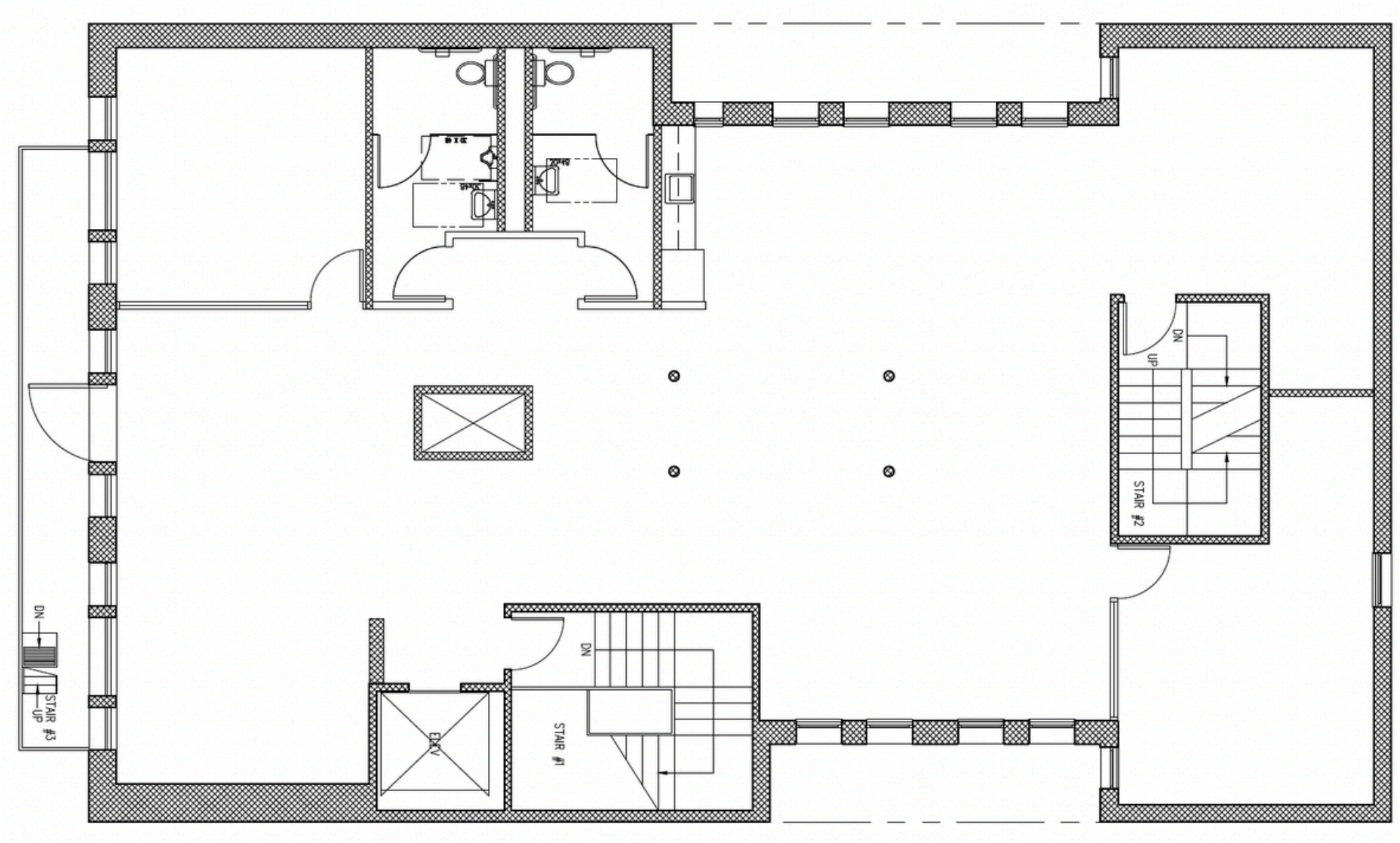








# **2ND FLOOR** | FLOORPLAN



# 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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