



**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL

For Lease

**256 SUTTER STREET**

San Francisco, CA 94108

Creative offices near Financial  
District/Union Square, close to BART

**Chayanee Jantaradaval (Nim)**  
415.860.9546



STARBOARDCRE.COM  
49 POWELL STREET, SAN FRANCISCO, CA 94102

**Building:** 256 Sutter Street, San Francisco.  
**Size:** 1,750 RSF on each floor  
**Floor:** 2 Floors  
**Type:** Office  
**Term:** Negotiable

Two floors are available for lease in San Francisco, near the Financial District and Union Square, close to BART.

Each floor offers 1,750 RSF with flexible lease terms, suitable for various uses such as a hair salon, creative office space, and professional services. All floors feature operable windows, high ceilings, and excellent natural light, emphasizing a versatile and attractive leasing opportunity.

**3% Commission to procuring broker**



## \$5,000 /Month

- All NNN
- Trash approx \$80-90
- PG&E varies from \$100-200 bc heat is electrical
- No charge for common area cleaning
- Water is split 2x per year.



**Rentable SF:** 1,750 RSF  
**Lease Type:** Creative Office Space  
**Term:** Flexible

## Highlights

- Operable Windows
- High Ceiling
- Excellent Natural Light



# 5TH FLOOR IMAGES

For Lease



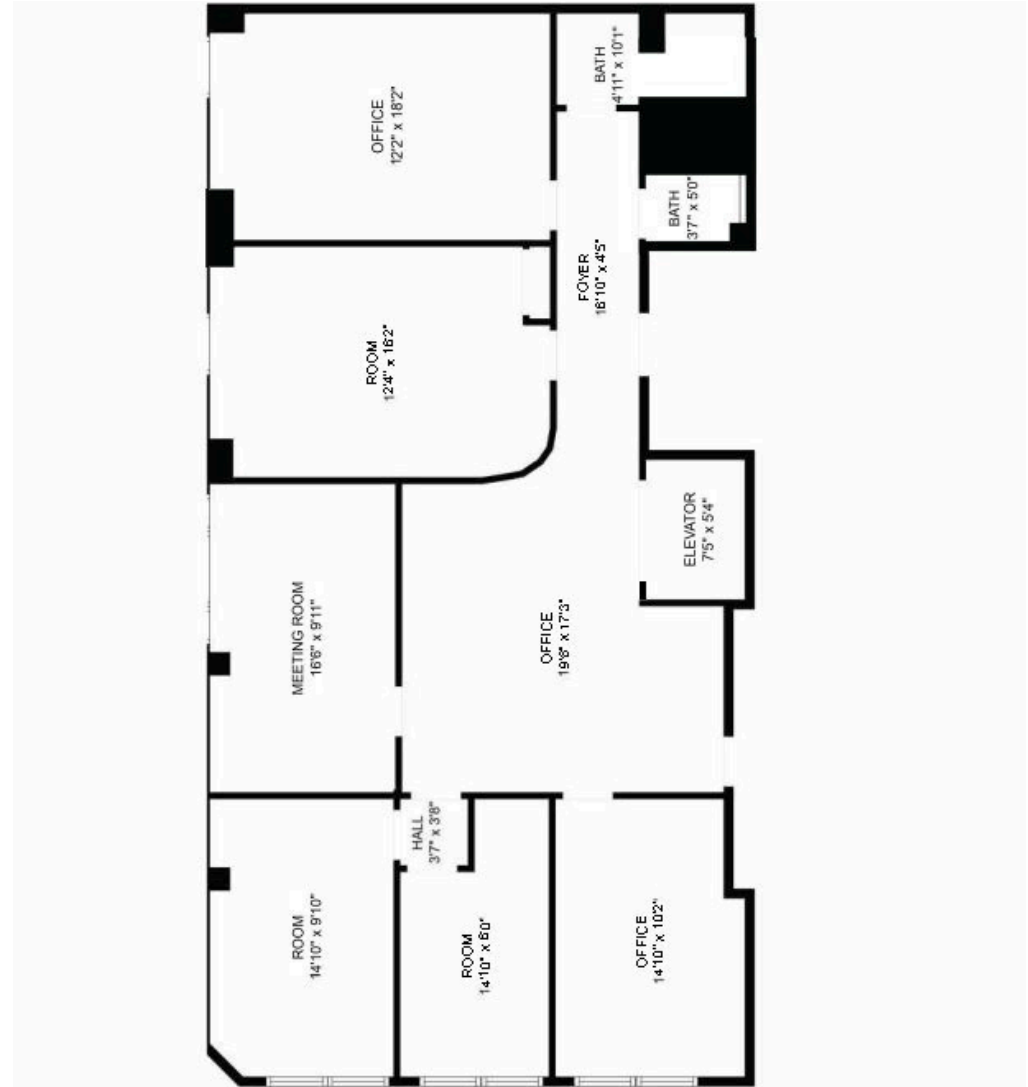
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**Rentable SF:** 1,750 RSF  
**Lease Type:** Professional Services Space  
**Term:** Flexible

## Highlights

- Operable Windows
- High Ceiling
- Excellent Natural Light
- Previously a lawyers office



# 6TH FLOOR IMAGES

For Lease



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## **Chayanee Jantaradaval**

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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.

**CA DRE# 01103056**

