

# 211

## Sutter Street

San Francisco CA 94108

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# For Lease

# Office Space

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# Building Summary

Address:	211 Sutter Street
Property Type:	Office Space
Rate:	Negotiable
Available Floor:	2F, 3F, 5F, 8F+Mezz, 10F, PH
Term:	Negotiable
Size:	±19,283 SF

## Spaces

10	<b>10th Floor</b> ±3,285 SF	<b>Penthouse</b> ±862 SF
8	<b>8th Floor + Mezzanine</b> ±5,123 SF	
5	<b>5th Floor</b> ±3,441 SF	
3	<b>3rd Floor</b> ±3,286 SF	
2	<b>2nd Floor</b> ±3,286 SF	

## Building Info

211 Sutter Street, also known as the Sherman Clay Building, is a historic 10-story commercial office building.



### History

Historic Charm, Modern Functionality



### Location

Financial District, 2 blocks from Montgomery BART



### Space

Full-Floor Spaces available



### Light

Excellent natural light



### Comfort

Fully Equipped with HVAC



### Flexibility

Flexible Lease Terms to fit your needs

# Highlights



## Full-Floor Identity

Private, branded presence on every floor.



## Open Floor Plans

Ideal for collaboration and customization.



## High or Soaring Ceilings

Spacious feel throughout.



## Wood Floors

Clean, modern finishes.



## Conference / Breakout Rooms

Multiple across all floors.



## Phone Rooms

Available on 10th floor.



## Kitchens / Kitchenettes

Each floor includes one.



## Break Rooms

Featured on mezzanine level.



## Private Restrooms

On every floor.



## Natural Light

Especially strong on upper floors & Penthouse.



## Internal Stairwell

Connects mezzanine with 8th floor.



## Walk-Up Penthouse

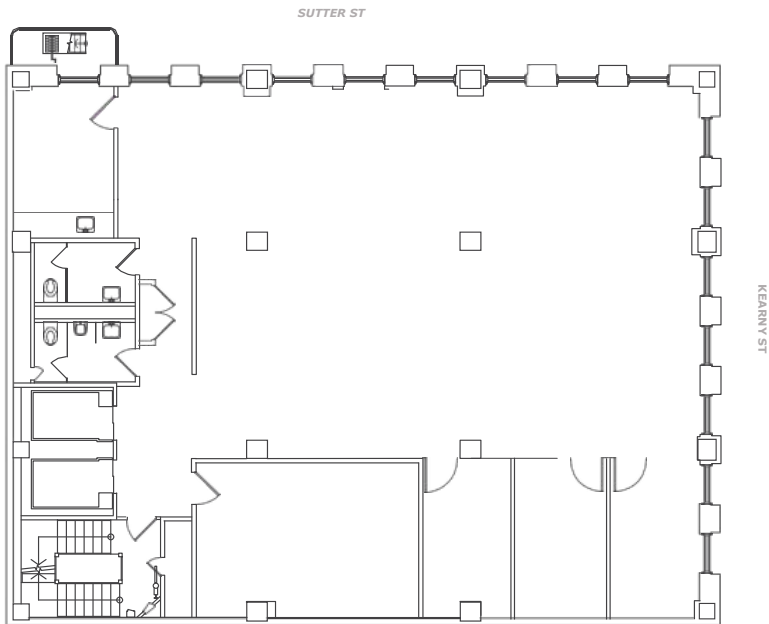
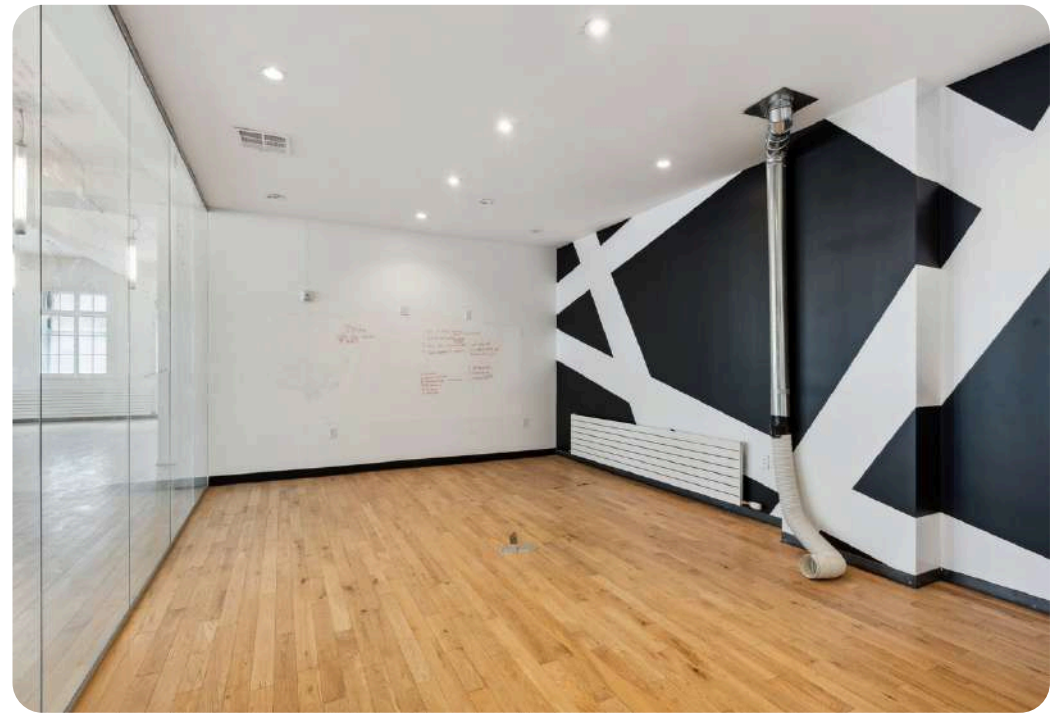
Unique top-floor opportunity.



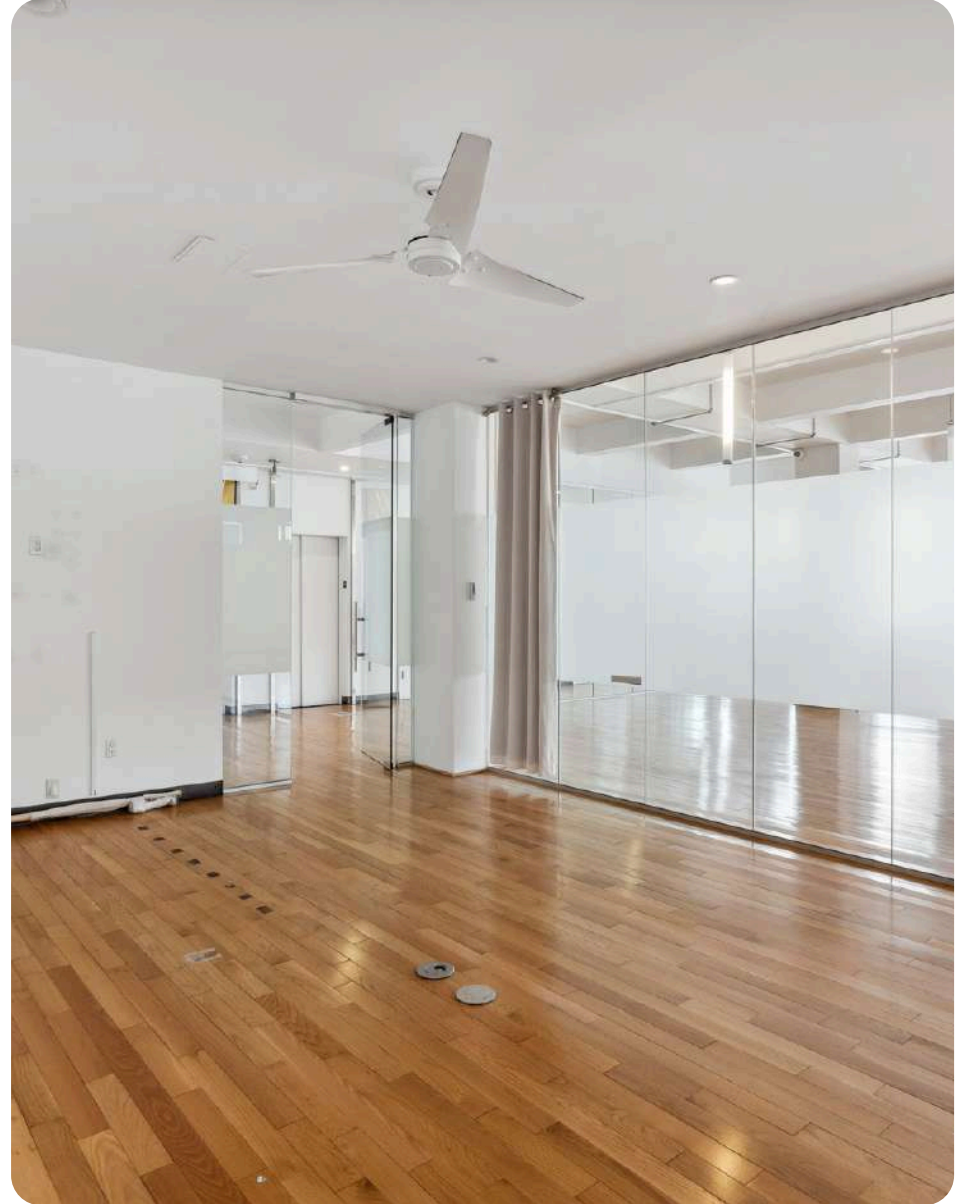
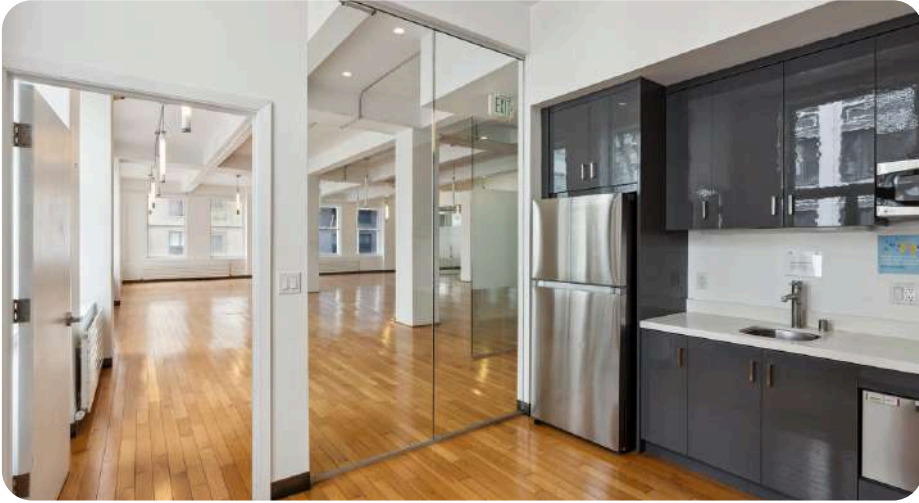
# 2nd Floor

**±3,286 SF**

- Full-floor identity
- Open office floor plan
- High ceilings with wood floors
- Three meeting rooms
- One conference room
- Full kitchen
- Private restrooms



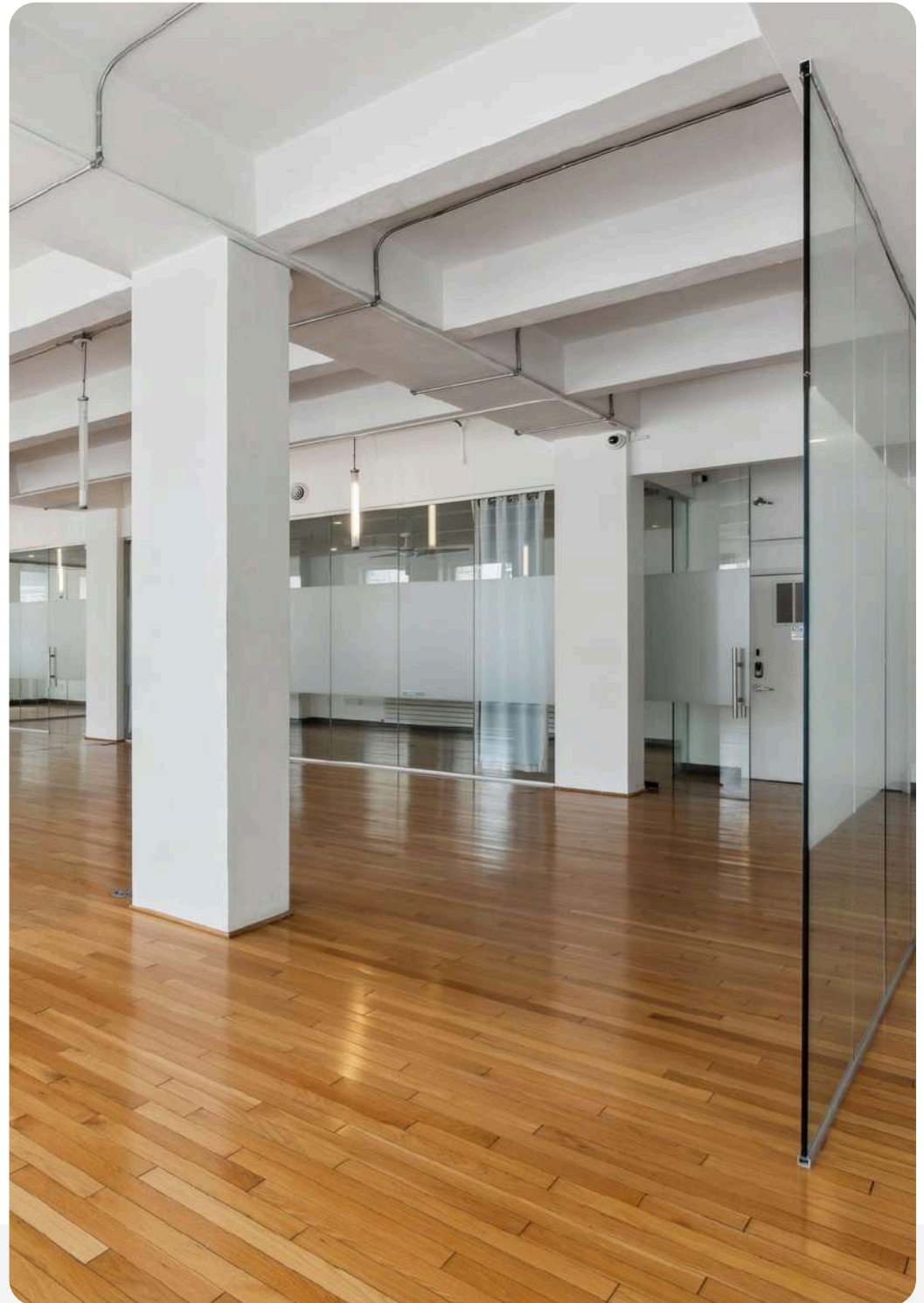
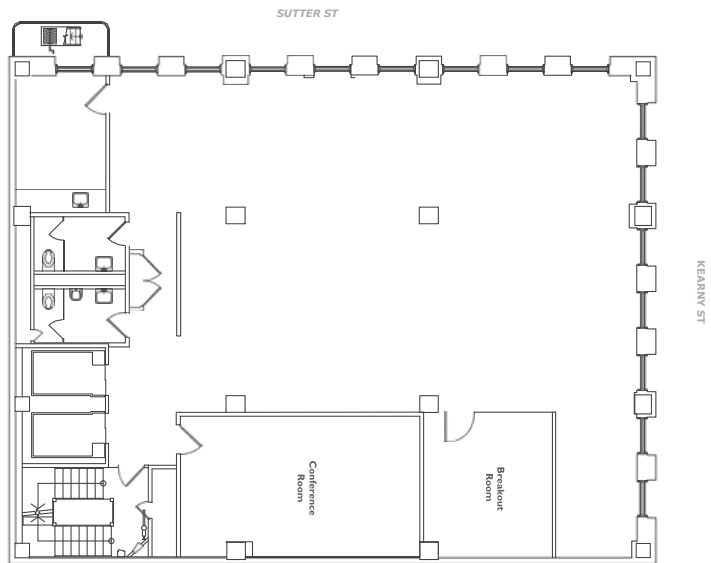
# Images



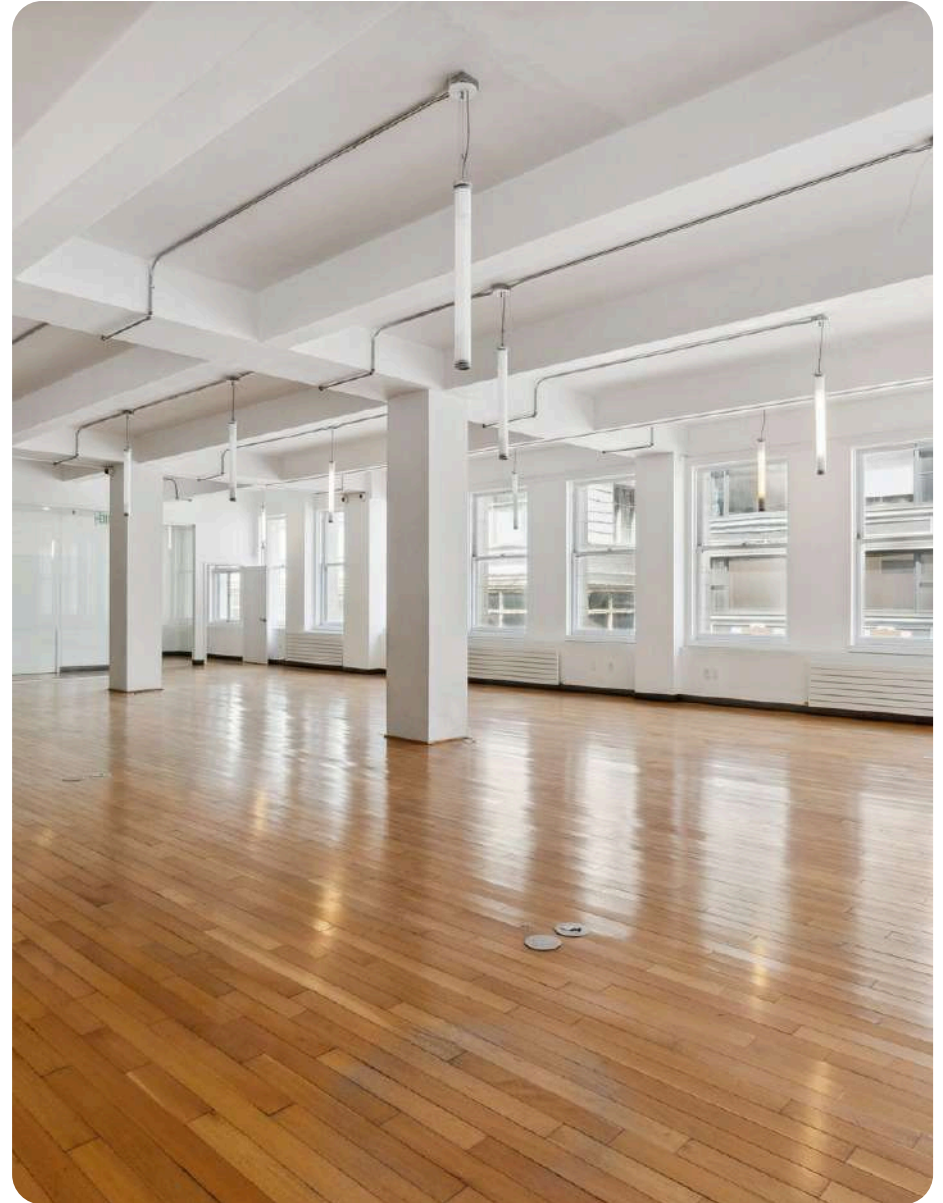
# 3rd Floor

**±3,286 SF**

- Full-floor identity
- Open office floor plan
- High ceilings with wood floors
- One breakout room
- One conference room
- Full kitchen
- Private restrooms



# Images

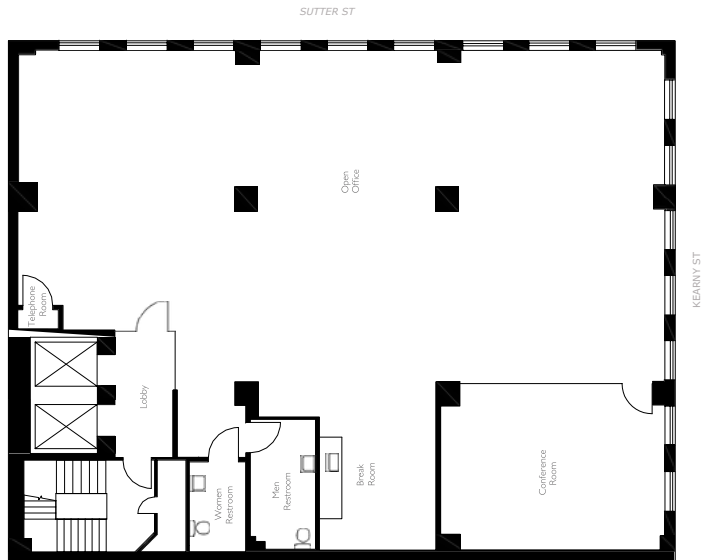


# 5th Floor

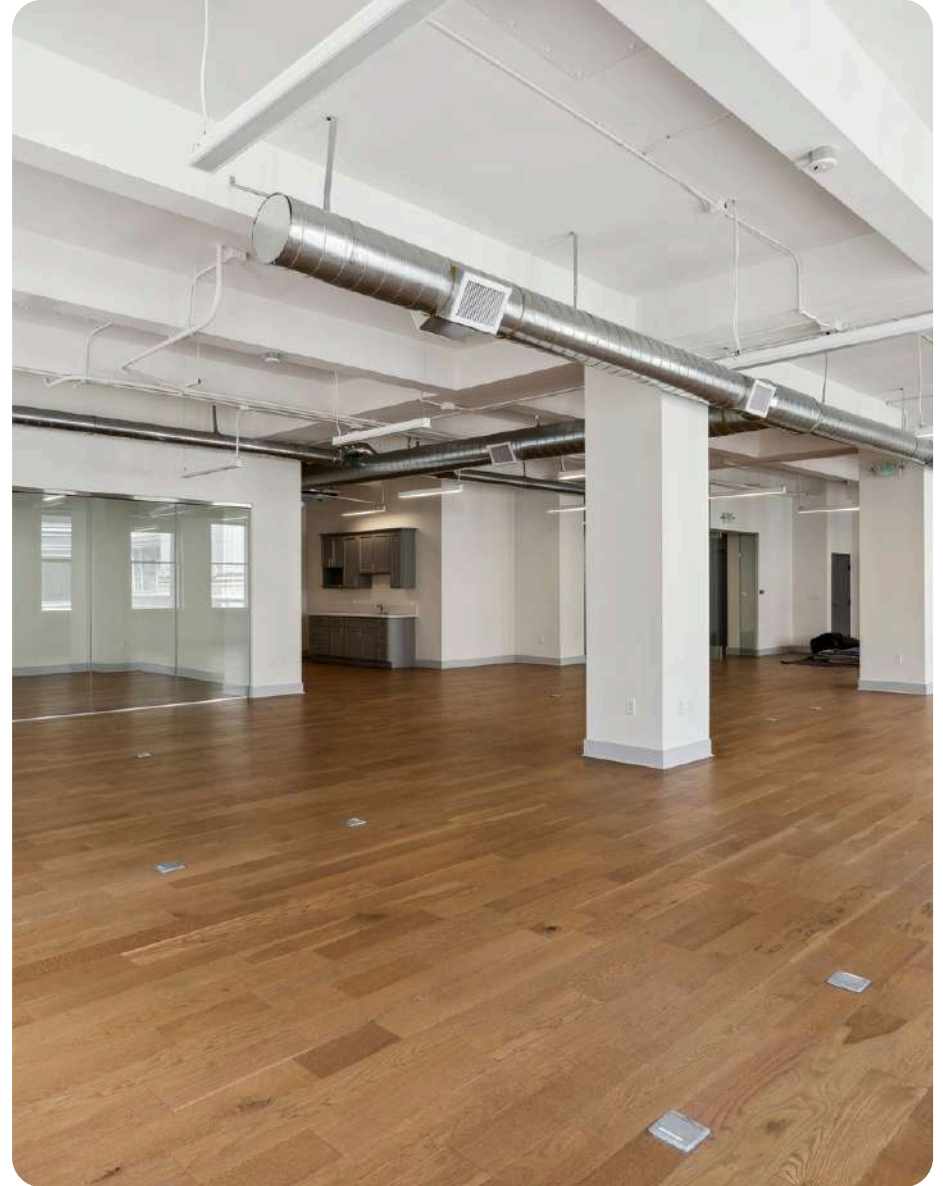
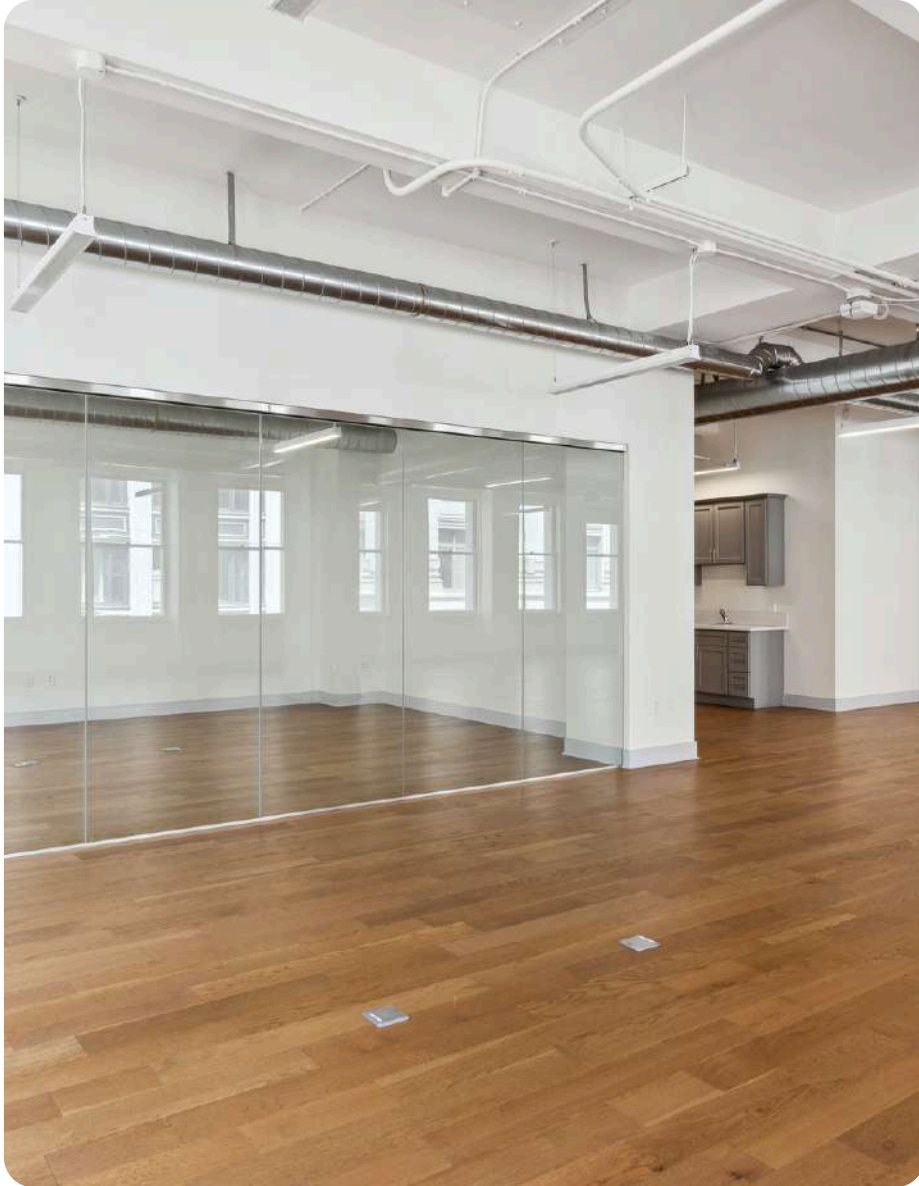
±3,441 SF

- Full-floor identity
- Open office floor plan
- Three sides of window line
- One conference room
- Open plan
- Private restrooms
- Kitchen

3D Virtual Tour



# Images

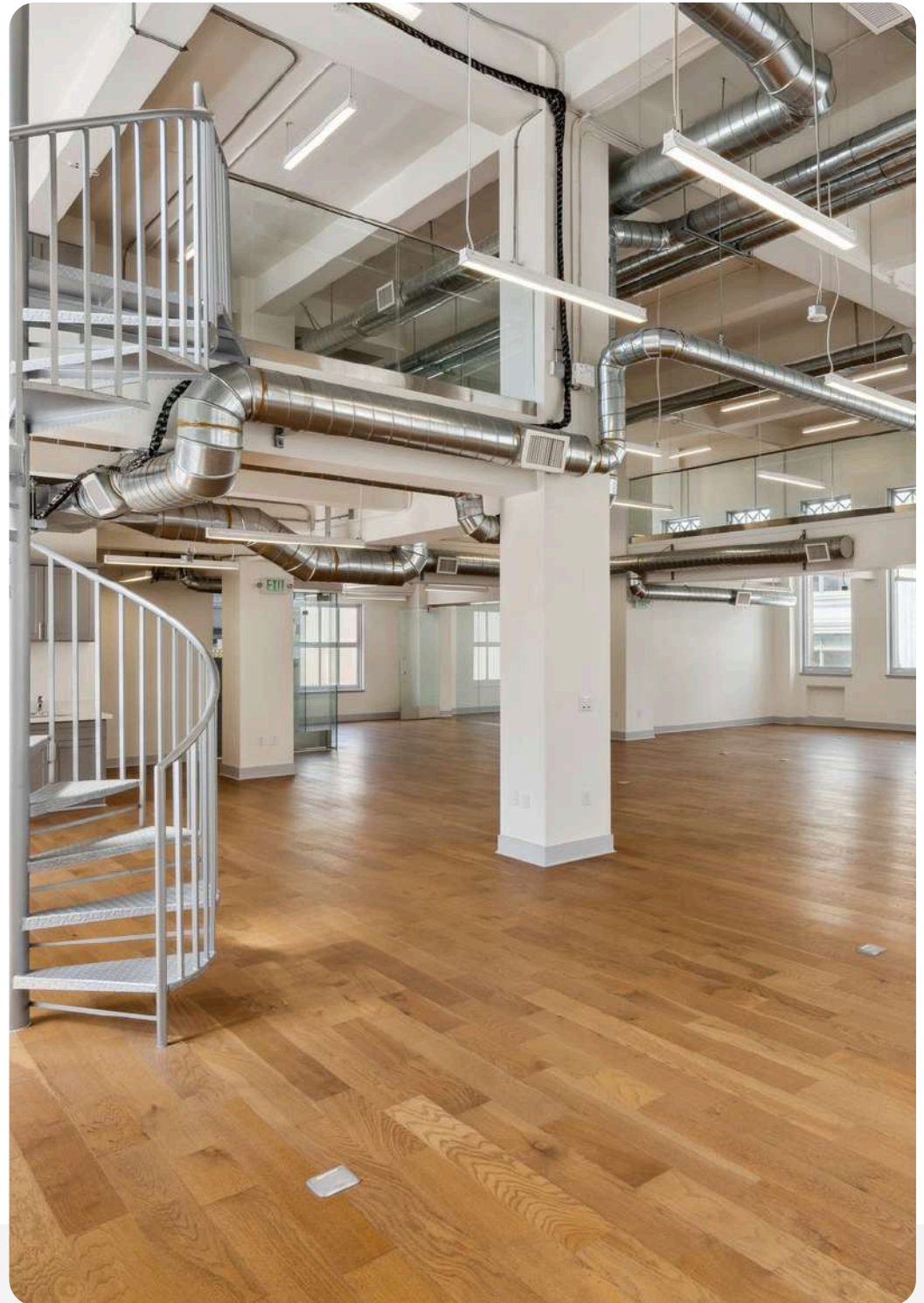
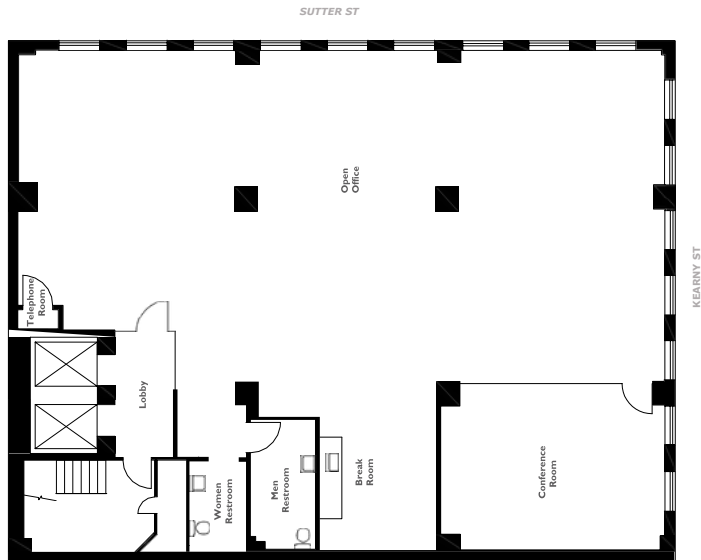


# 8th Floor

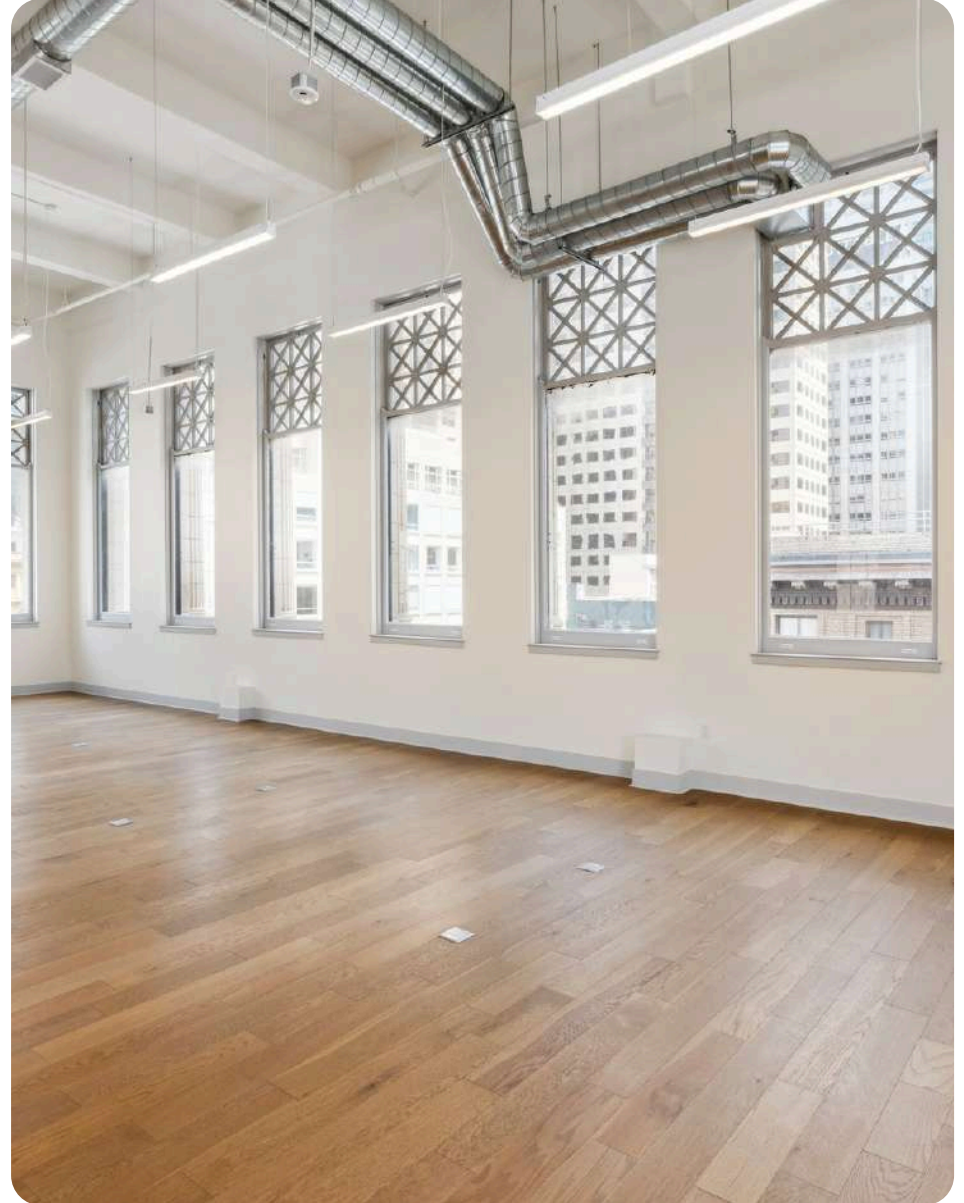
±5,123 SF

- Full-floor identity with mezzanine and internal stairwell
- Open office floor plan
- Soaring ceiling height
- Kitchen
- Break room
- Private restrooms

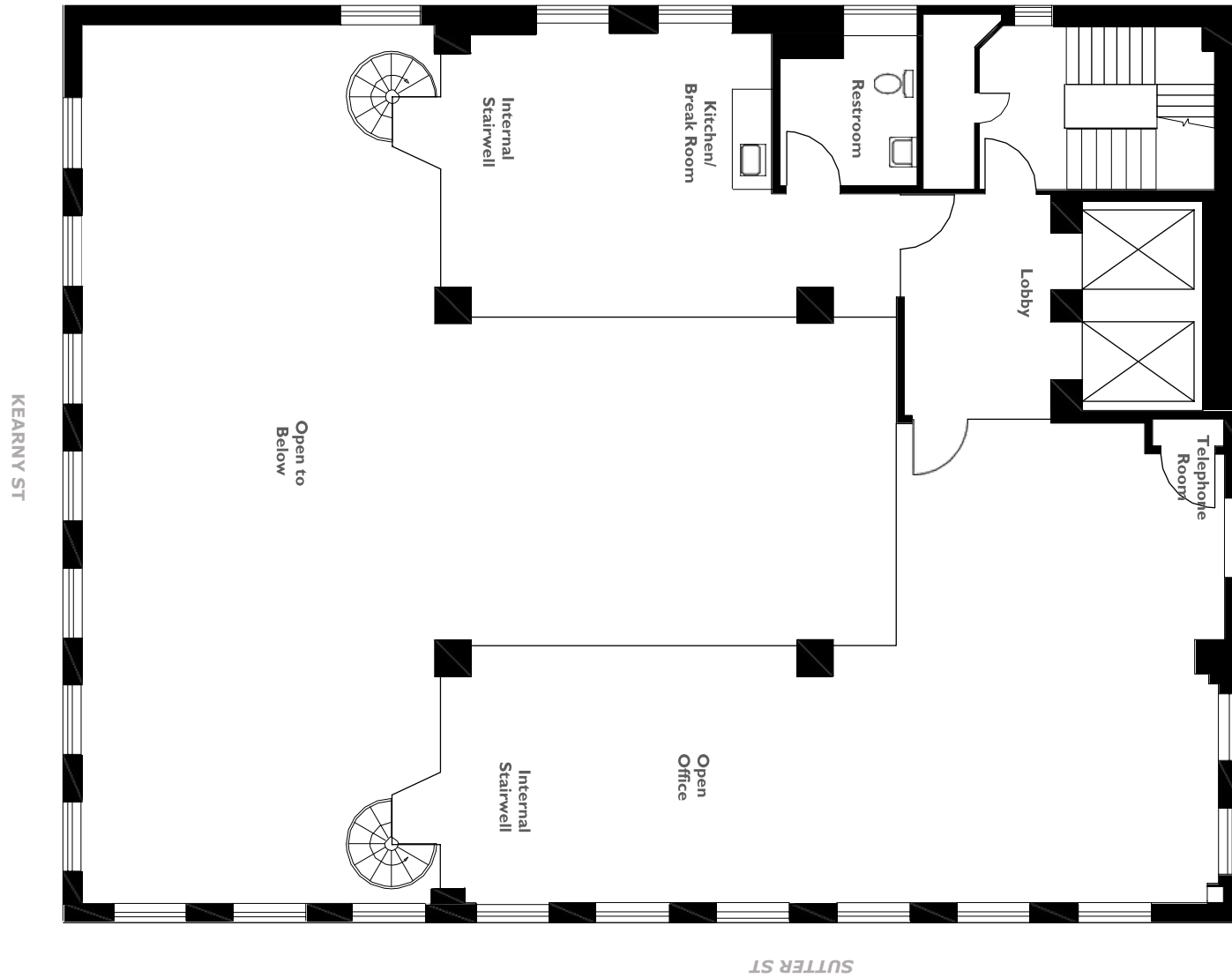
3D Virtual Tour



# Images



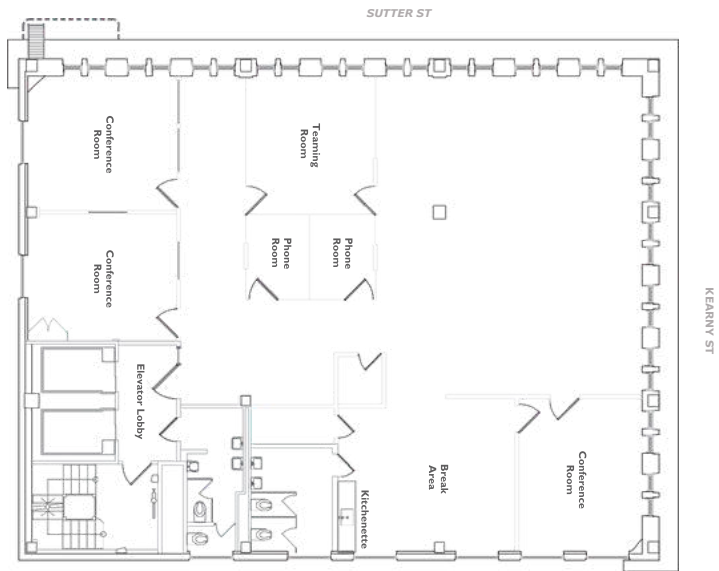
# Mezzanine | Floorplan



# 10th Floor

±3,285 SF

- Four conference or breakout rooms
- Two phone rooms
- Internal restrooms
- Kitchen

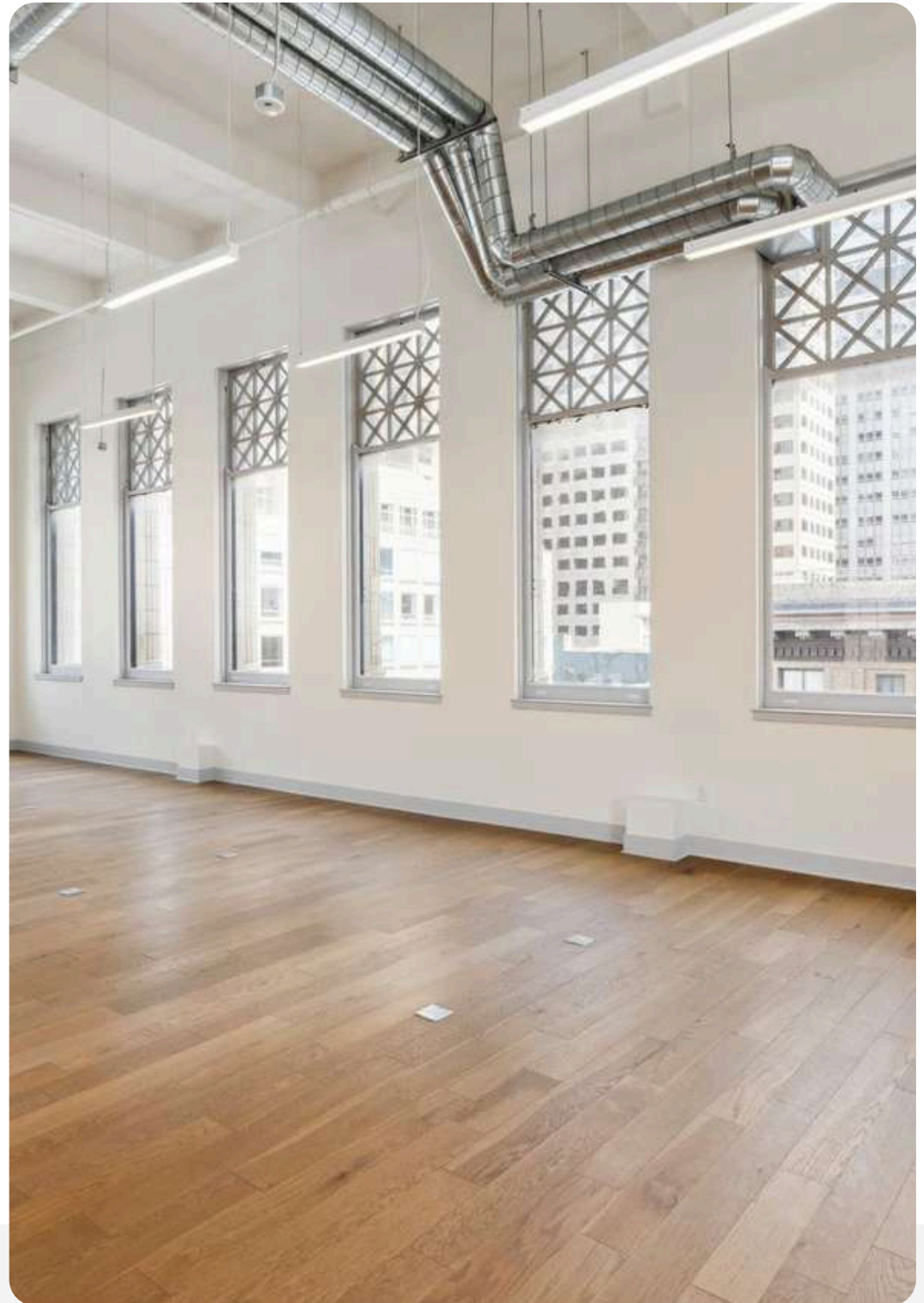


# Penthouse

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**±862 SF**

- Walk-up penthouse (access from 10th floor)
- Open floor plan
- Abundant natural light
- Kitchenette
- Private restroom
- Negotiable lease term



# Team

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