

# 715

## Bryant Street

San Francisco, CA 94107

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

Office Space  
**For Lease**

**Fully furnished**  
**Perfect for AI Startups**

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**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL

# Building Summary

<b>Address:</b>	715 Bryant Street
<b>Property Type:</b>	Office Space
<b>Available Suite:</b>	101, 102, 103, 201 & 202
<b>Term:</b>	1 to 3 Years

## Individual Spaces

1 **SUITE 101**  
± 1,550 SF

2 **SUITE 102**  
± 1,550 SF

3 **SUITE 103**  
± 2,050 SF

4 **SUITE 201**  
± 1,550 SF

## Combined Spaces

1 **SUITES 101 & 102**  
± 3,000 SF

2 **SUITES 101 & 103**  
± 3,600 SF



### Kitchenettes

Each suite includes a private en-suite kitchen



### ADA Bathrooms

Full ADA restrooms with showers



### Power Ready

3x100 AMP circuits per suite



### Natural Light

North & south exposure + downtown view



### Creative Workspaces

Flexible suites for modern teams



### Modern Infrastructure

Up-to-date systems for efficiency



### Individually Metered

Each suite has separate utility meters



### Fully Furnished

Move-in ready workspace



### AI Ready

Ideal for tech startups



### Utilities

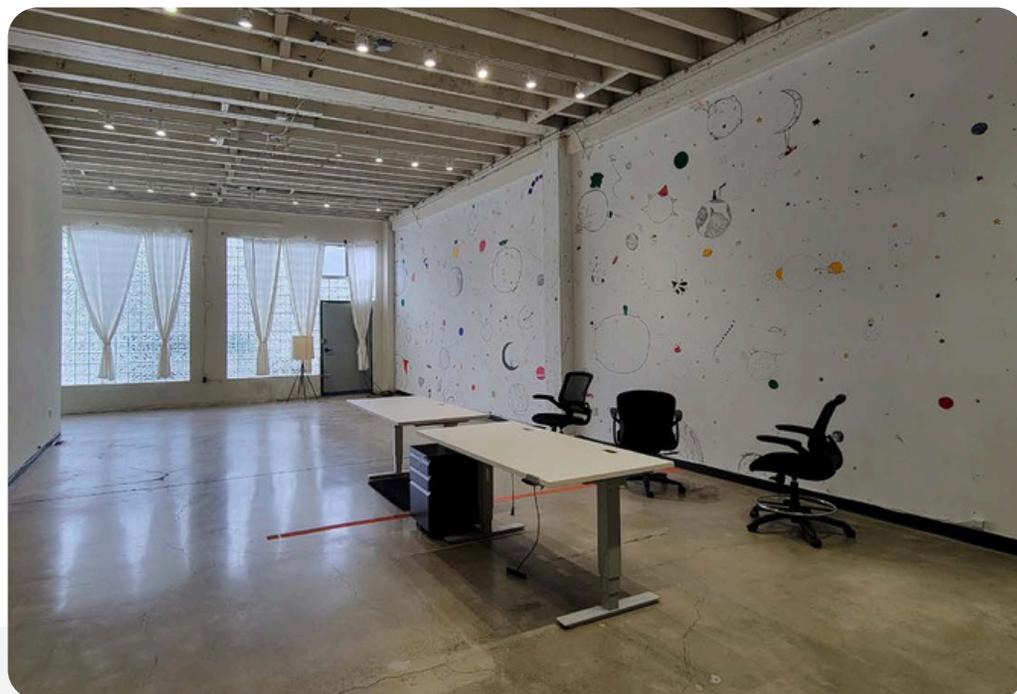
Tenant pays PG&E & garbage; water covered by landlord

# SUITE 101

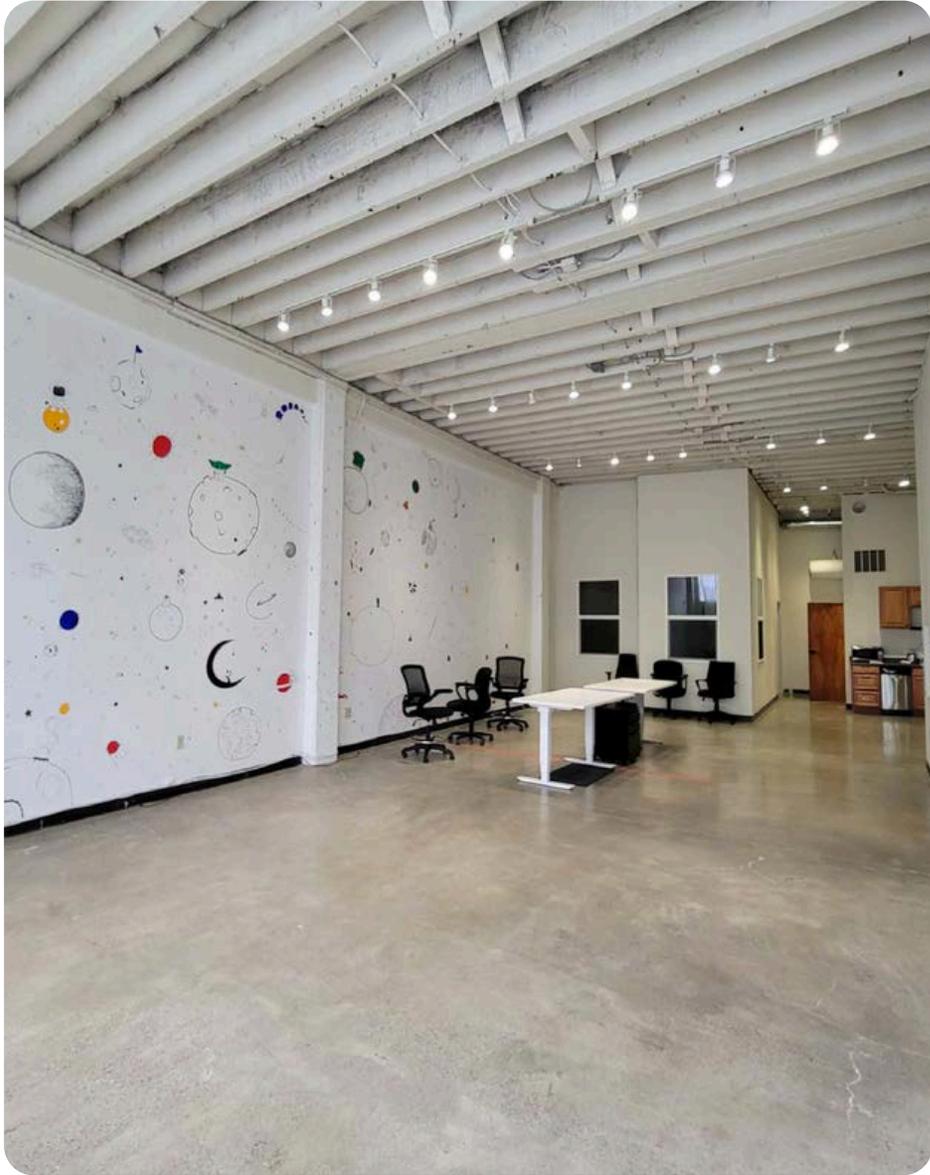
<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	1 to 3 Years

## Highlights

- Ground Floor Space
- Open Plan
- Private Office/Conference Room
- Full ADA Bathroom with Shower
- Located near FWS 101, 80, and 280 on Ramps
- Space Separately Metered Tenant pays PG&E and Garbage
- Water paid by Landlord
- Each Suite has 3x100 AMP Circuits
- AT&T Fiber comes with Building



# SUITE 101

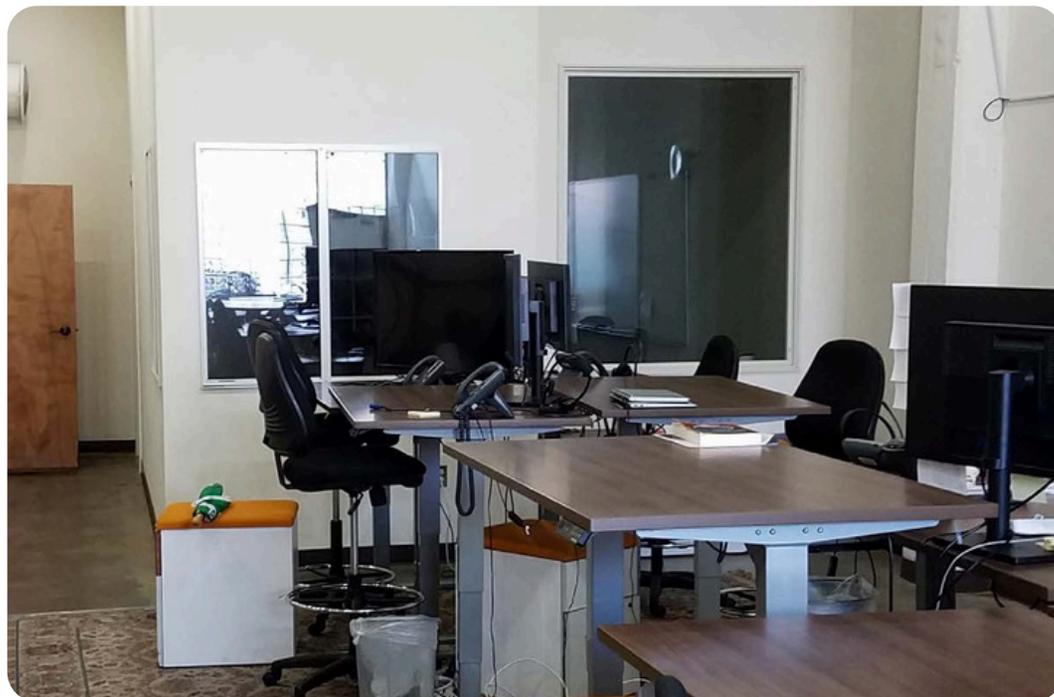


# SUITE 102

<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$29 PSF/YR
<b>Term</b>	1 to 3 Years

## Highlights

- Open ground floor layout
- Lab-ready convertible space
- Direct lobby entry with steel door
- Private office/conference room
- En-suite kitchen area
- Polished concrete flooring
- 14 ft exposed ceilings
- 3×100 AMP power per suite
- AT&T fiber internet included
- ADA bathroom with shower



# SUITE 102



# SUITE 103

<b>Size</b>	± 2050 SF
<b>Rate</b>	\$26 PSF/YR
<b>Term</b>	1 to 3 Years

## Highlights

- 18 ft ceiling height
- Includes Level 2 EV charging
- Two large skylights
- 520 SF mezzanine
- Private secured parking
- Entry and waiting area
- Handicap-accessible bathroom
- The shower is included in the restroom
- Kitchen area with hood
- Ideal for creative or light industrial use
- Efficient open layout



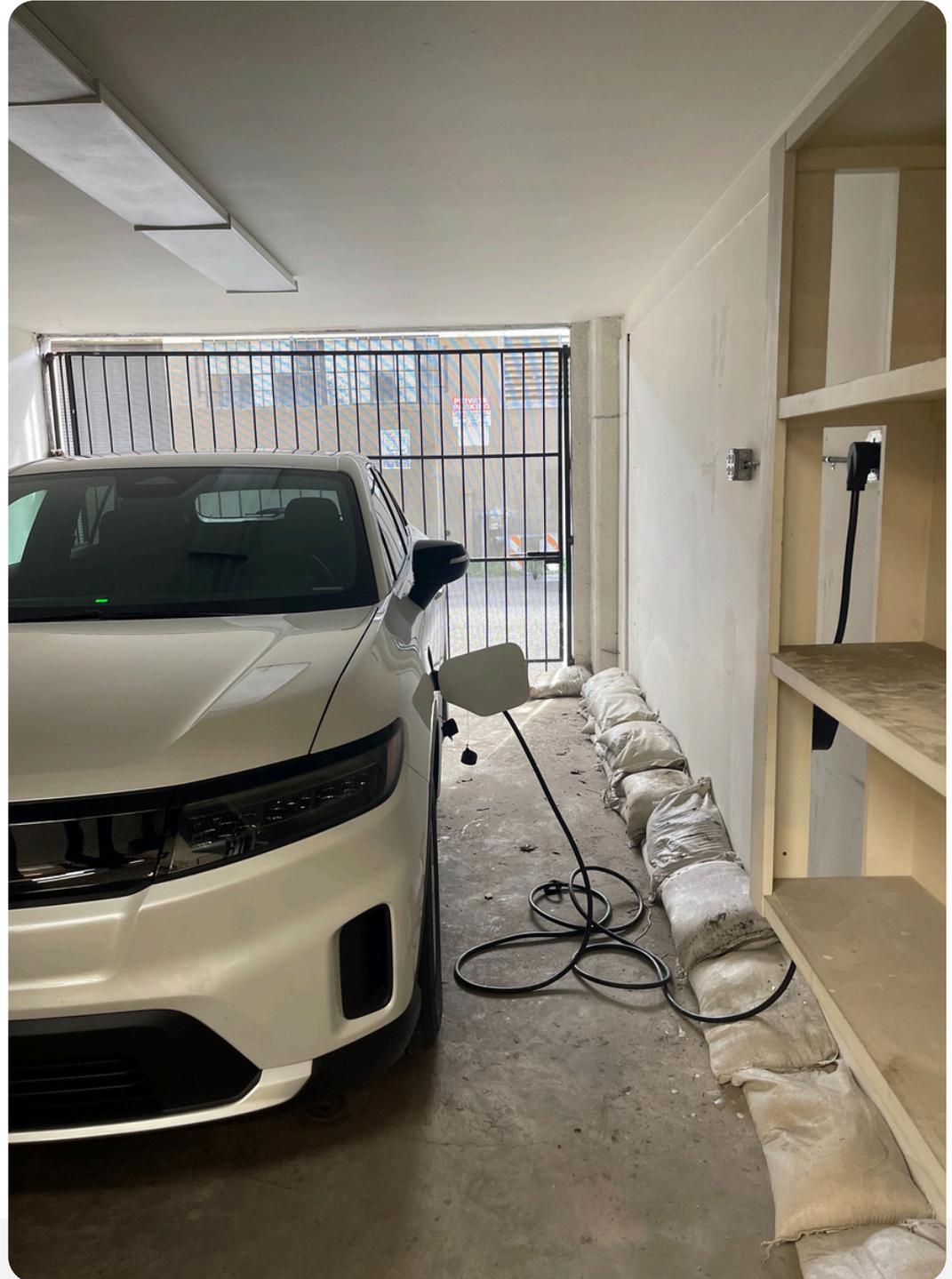
# SUITE 103



# SUITE 103

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Suite 103 now includes Level 2 EV charging conveniently located in the secured parking area at the rear of the property.

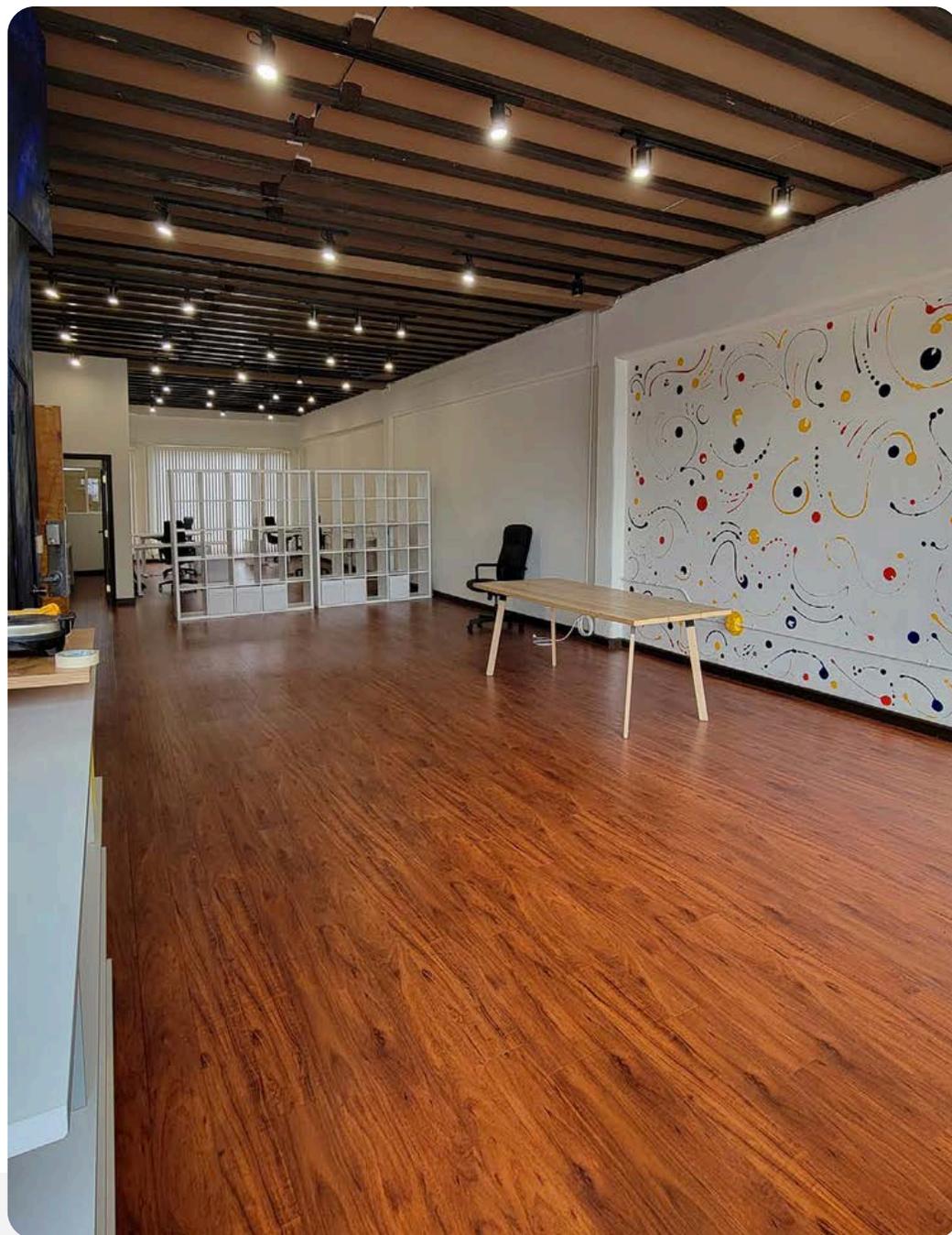


# SUITE 201

<b>Size</b>	± 1,550 SF
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	1 to 3 Years

## Highlights

- 2nd floor, bright and sunny
- En-suite kitchen
- Private office or conference room
- ADA bathroom with a shower
- Downtown views, north & south exposure
- Near 101, 80, and 280 ramps
- 11 ft insulated ceiling, laminate floors
- Roof access included
- Private HVAC with LED daylight control
- Separately metered; PG&E & garbage by tenant, water by landlord



# SUITE 201

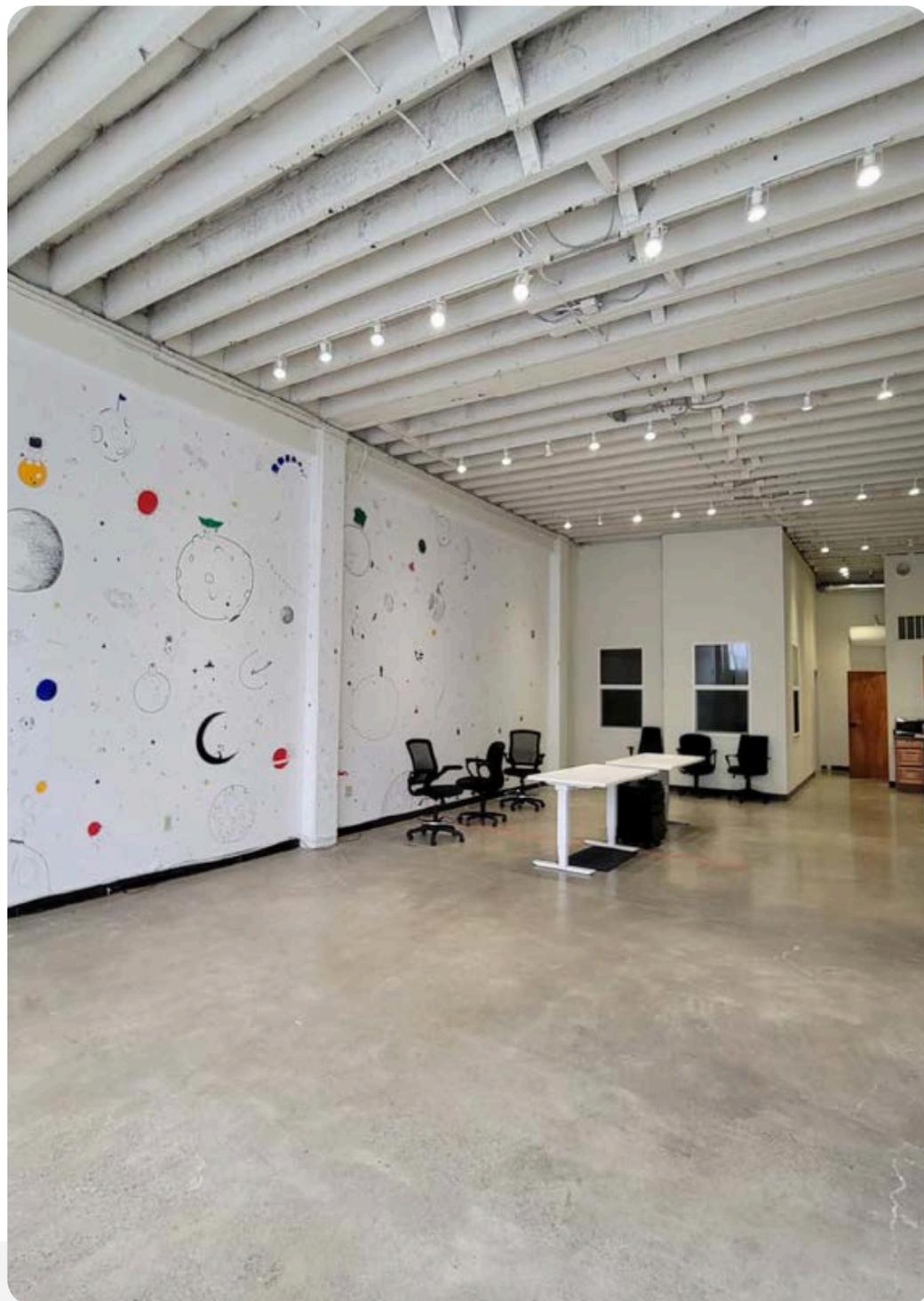


# SUITES 101 & 102

<b>Size</b>	3,000(lobby 100 sq')
<b>Rate</b>	\$32 PSF/Year
<b>Term</b>	1 to 3 Years

## Highlights

- Open-plan layout across both suites
- Two private offices or conference rooms
- Two ADA-compliant bathrooms with showers
- Direct ground floor entry with steel doors
- Two en-suite kitchen areas
- Polished concrete flooring
- 14 ft exposed ceilings
- Total of 6×100 AMP power
- AT&T fiber internet included
- Near 101, 80, and 280 freeway on-ramps



# SUITES 101 & 103

<b>Size</b>	± 3,600 SF
<b>Rate</b>	\$29 PSF/YR
<b>Term</b>	1 to 3 Years

## Highlights

- Open floor plan with 520 SF mezzanine
- 18 ft ceilings and two large skylights
- Private office and dedicated waiting area
- Kitchen with hood plus en-suite kitchenette
- Two ADA-compliant bathrooms with showers
- Direct lobby access via secure steel door
- Polished concrete flooring throughout
- Private secured parking included
- 6×100 AMP power capacity
- AT&T fiber internet connectivity

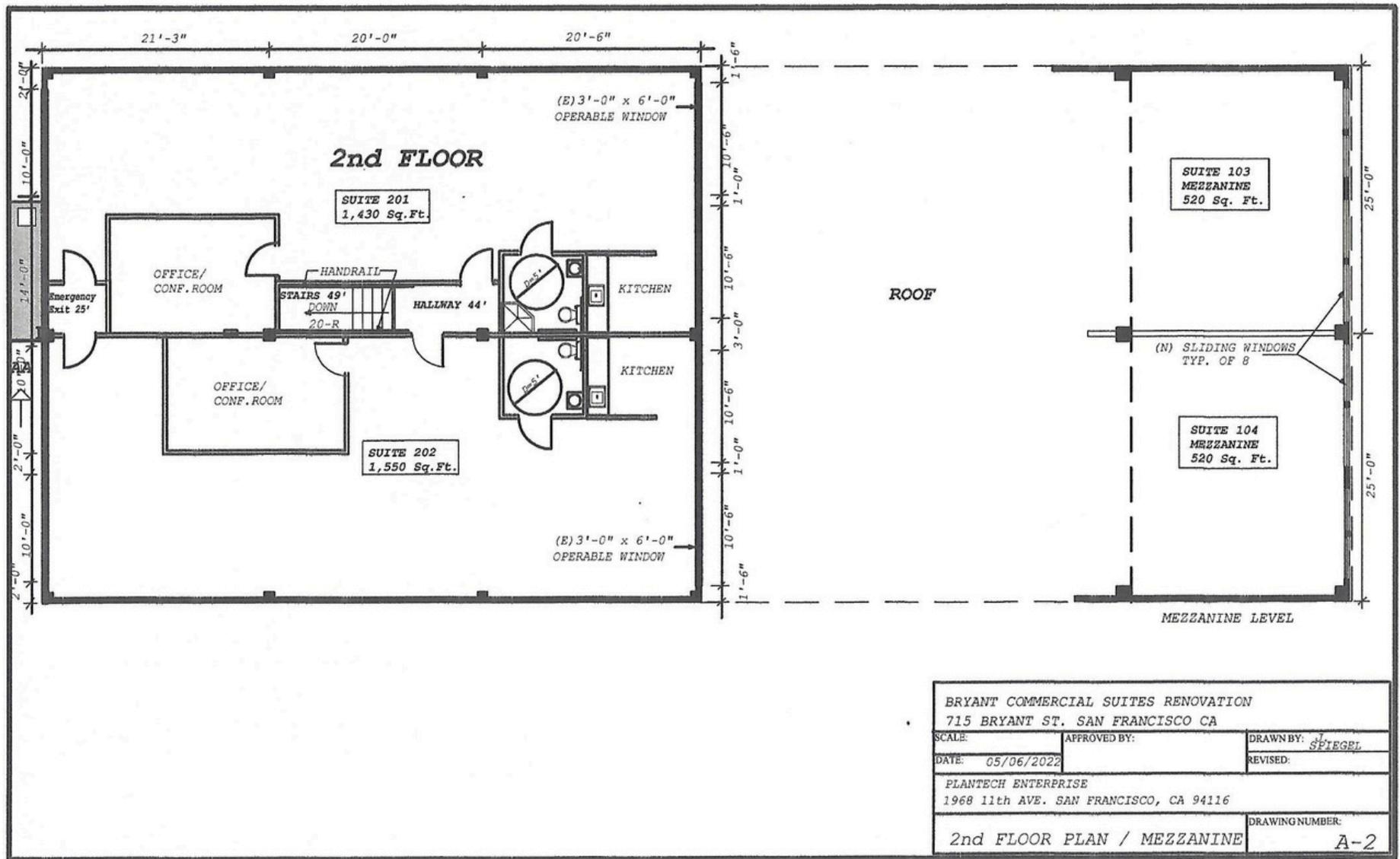


# ROOFTOP





# SECOND FLOOR - FLOOR PLAN





# NEIGHBORHOOD



# Team

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