

# 44

## Gough Street

San Francisco CA 94103

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

DO WELL  
OR DO  
GOOD?  
YES.

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VFCA.EDU

# For Lease

## \$24 PSF

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**STARBOARD CRE**  
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# BUILDING SUMMARY

Address:	44 Gough Street
Property Type:	Office/ Mixed Use
Square Footage:	36,041 Square Ft
Lot Size:	25,749.5 Square Ft
Year Built:	1924
Number of Stories:	3 Stories
Zoning:	NCT-3 Residential/Mixed with Commercial



## 44 Gough St.

1	<b>Suite 102</b> ±1,057 SF 1st Floor
2	<b>Suite 202</b> ±1,876 SF 2nd Floor
2	<b>Suite 203</b> ±169 SF 2nd Floor
2	<b>Suite 204</b> ±835 SF 2nd Floor
2	<b>Suite 205</b> ±1,273 SF 2nd Floor
2	<b>Suite 210</b> ±1,085 SF 2nd Floor
2	<b>Suite 213 A</b> ±318 SF 2nd Floor
2	<b>Suite 213 B</b> ±189 SF 2nd Floor
2	<b>Suite 214</b> ±488 SF 2nd Floor

## 1231 Stevenson St.

1	<b>Suite 101</b> ±4,559 SF 1st Floor
2	<b>Suite 1231</b> ±1,502 SF 2nd Floor

# BUILDING SUMMARY

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## RATE

\$24 PSF



## USE

Office



## Building Height

3 stories



## Building Size

36,041 SF



## Flexible Suites

Smaller suites available – customizable to your needs.



## Easy Commute

Just 2 blocks from public transportation.



## Onsite Parking

Convenient parking is available for tenants.



## Prime Location

Office opportunity at the entrance to Hayes Valley.



## Food & Coffee Nearby

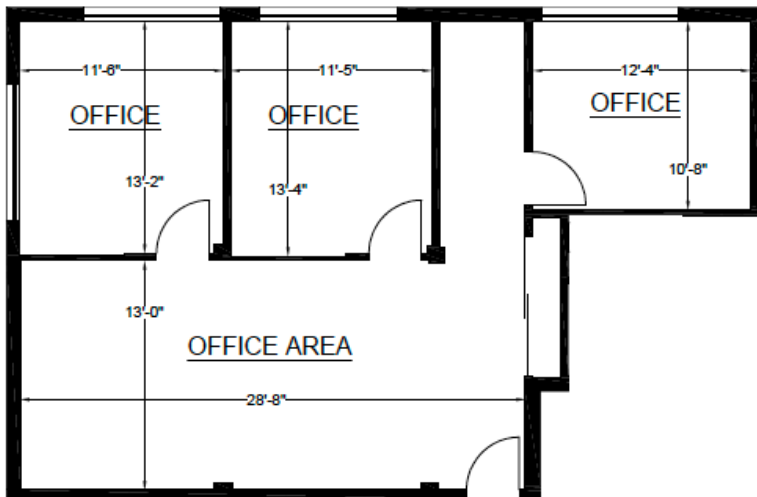
Great selection of cafés in the neighborhood.





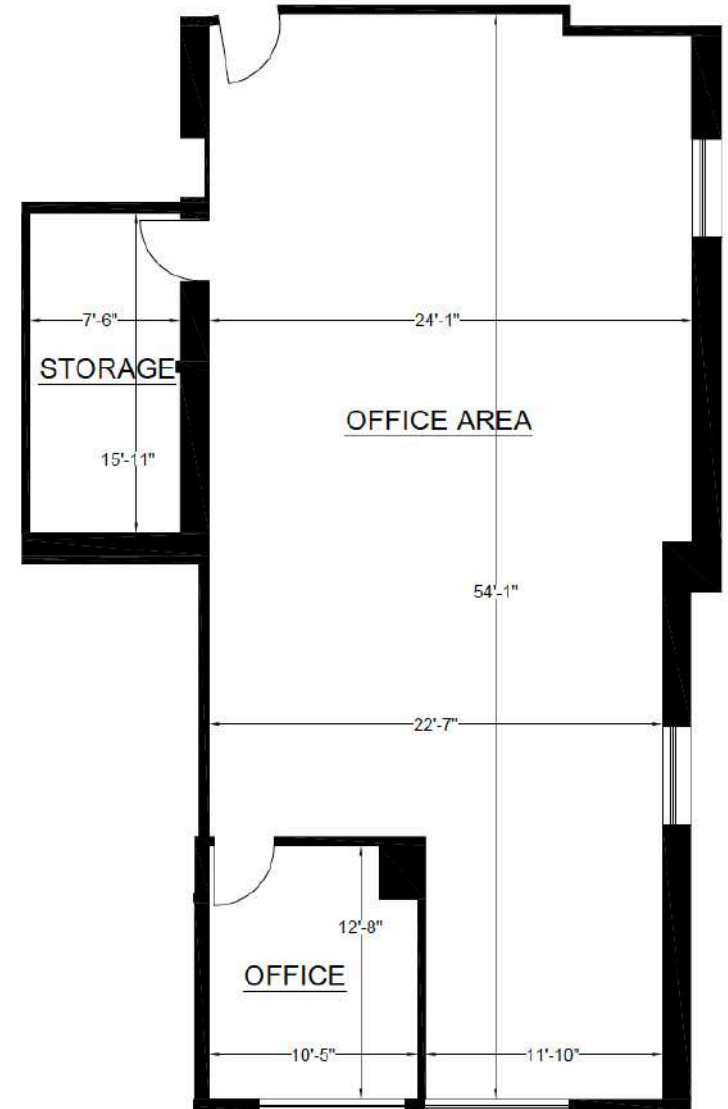
# SUITE 102

- ± 1,057 Square Ft
- 2 Offices
- 1 Large Conference Room
- Large Open Area
- Direct Access of the Lobby



# SUITE 202

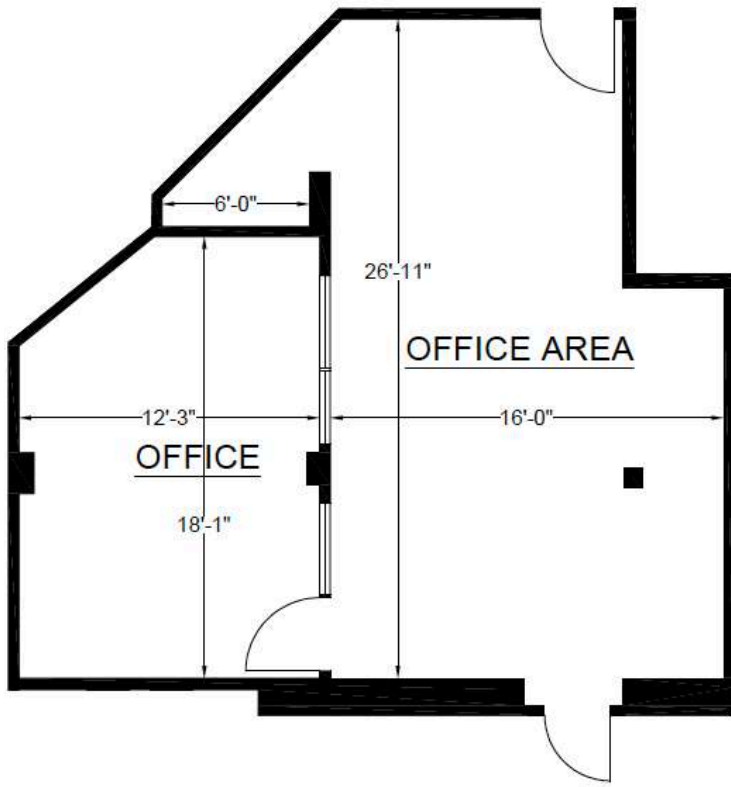
- ± 1,876 Square Ft
- Turn-Key Opportunity
- 1 Private Offices
- 1 Storage/IT Room
- Open Plan
- Lots of Window and a Skylight





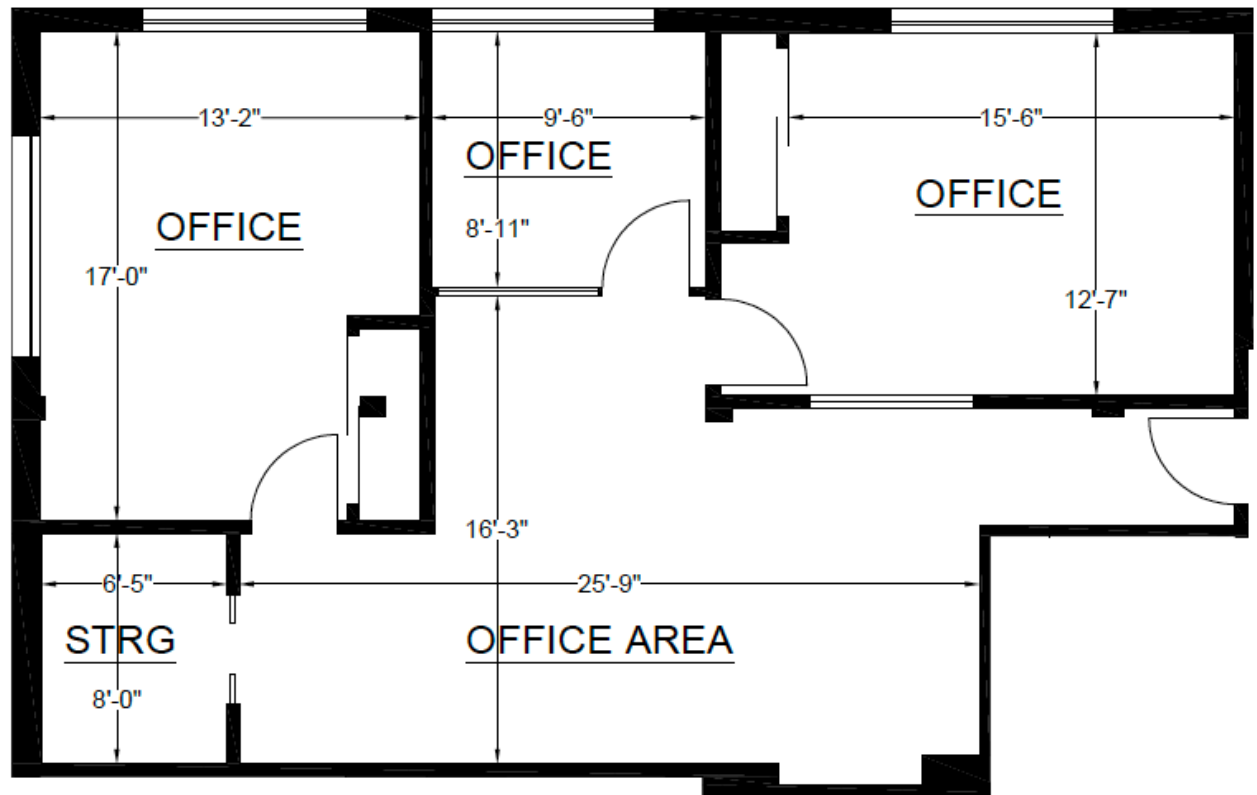
# SUITE 204

- ± 835 Square Ft
- Open Area
- 1 Large Conference Room
- Plenty of Natural Light



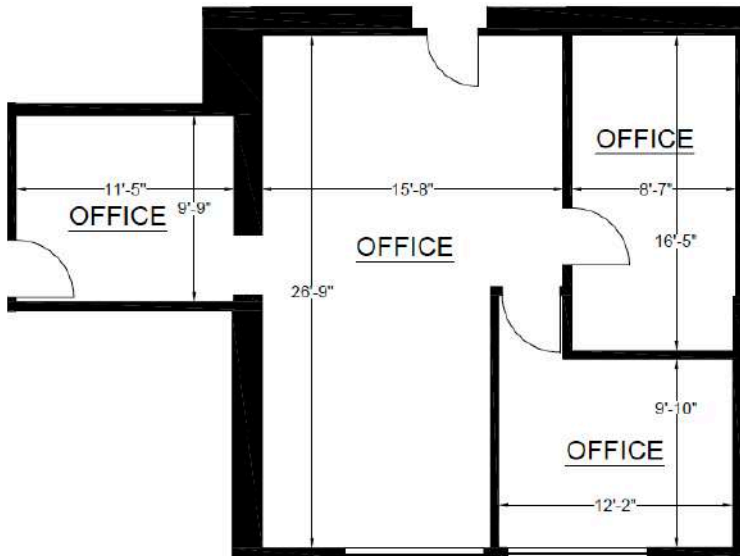
# SUITE 205

- ± 1,273 Square Ft
- 2 Offices
- 1 Conference Room
- Open Area
- Common Area Kitchen



# SUITE 210

- ±1,085 Square F
- 2 Offices
- Conference Room
- 6 Work Stations
- Can be combined with Suite #203 885sf for a total of 1,970 SQFT

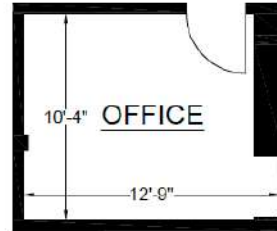




# SUITES 203, 213 A, 213 B, 214

## Suite 203

- ± 169 Square Ft



## Suite 213 A

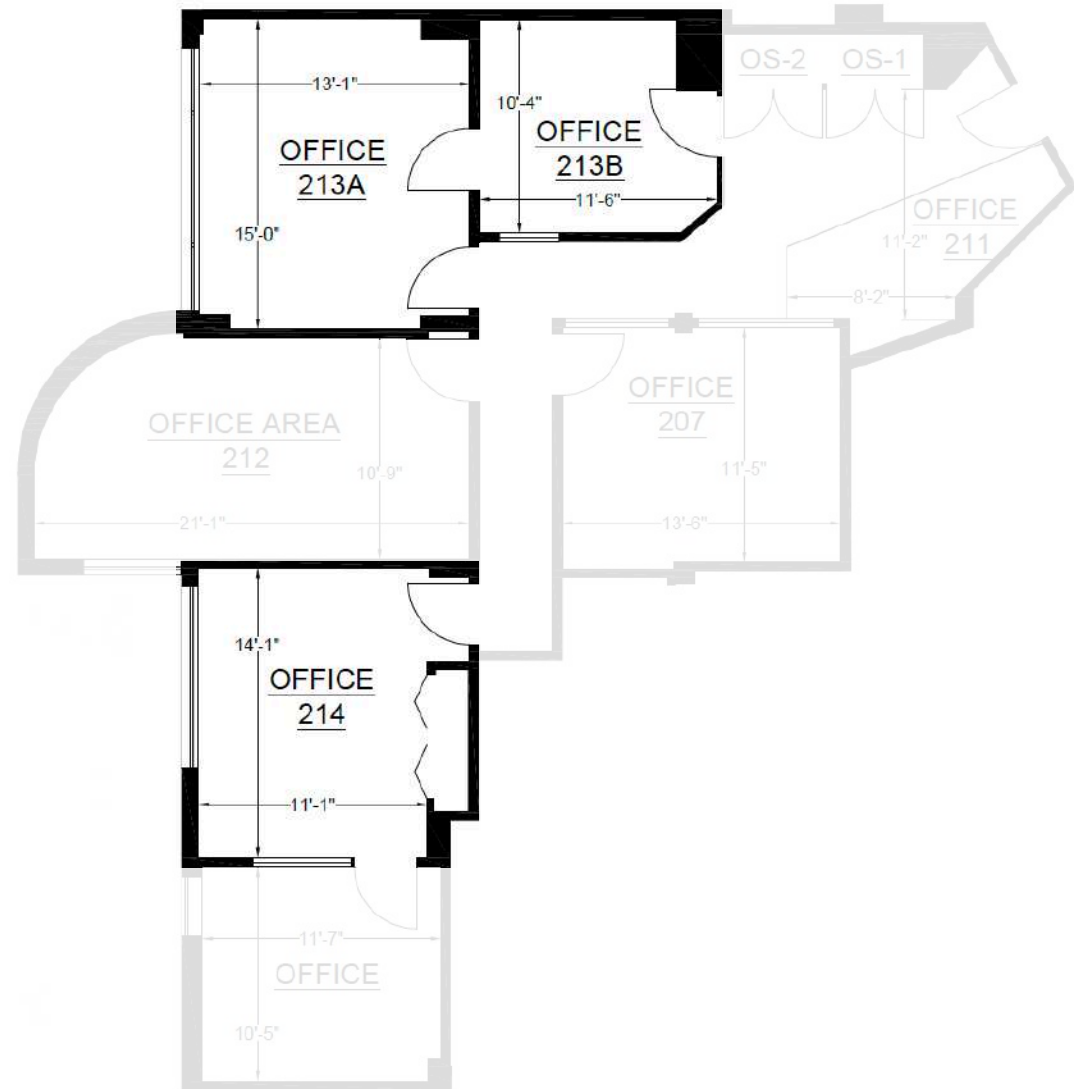
- ± 318 Square F

## Suite 213 B

- ± 189 Square F

## Suite 214

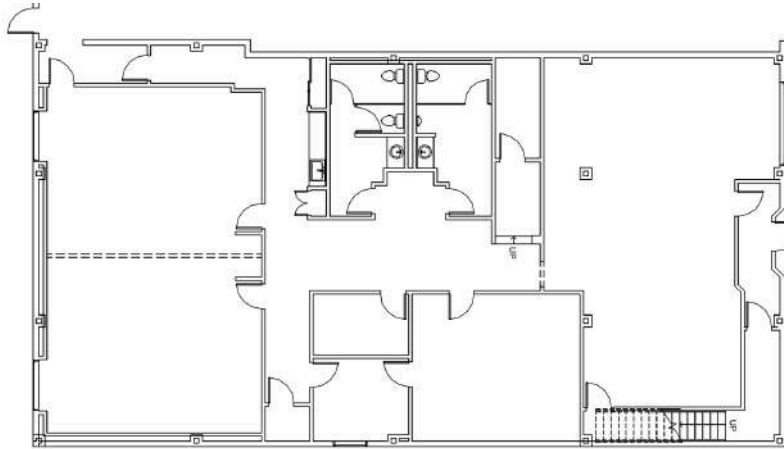
- ± 488 Square F



# 1231 Stevenson St.

## Suite #101

- ± 4,559 Square Ft
- Separate Ground-floor entry
- Two large conference rooms
- 2 private offices
- Kitchenette
- 2 ADA Restrooms in the suite
- Plenty of Natural Light

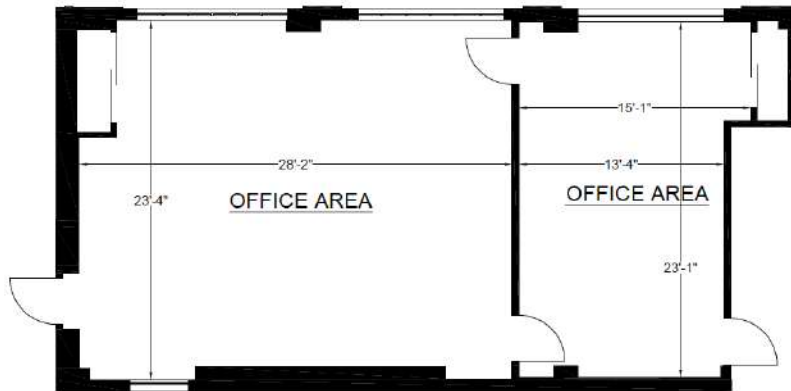




# 1231 Stevenson St.

## Suite 1231 – 2nd Floor

- ± 1,502 Square F
- it can be combined with the ground floor
- Direct access from the street
- Plenty of natural light
- Hardwood floors through out
- Former yoga studio





# AERIAL PHOTO





# Team

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