

# 44 GOUGH STREET

For Lease | Creative Office Space



**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL



**CRAIG HANSSON**

craig@starboardcre.com  
415.710.7768

**MARK MEIER**

mark@starboardcre.com  
415.299.7042

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# 44 GOUGH STREET

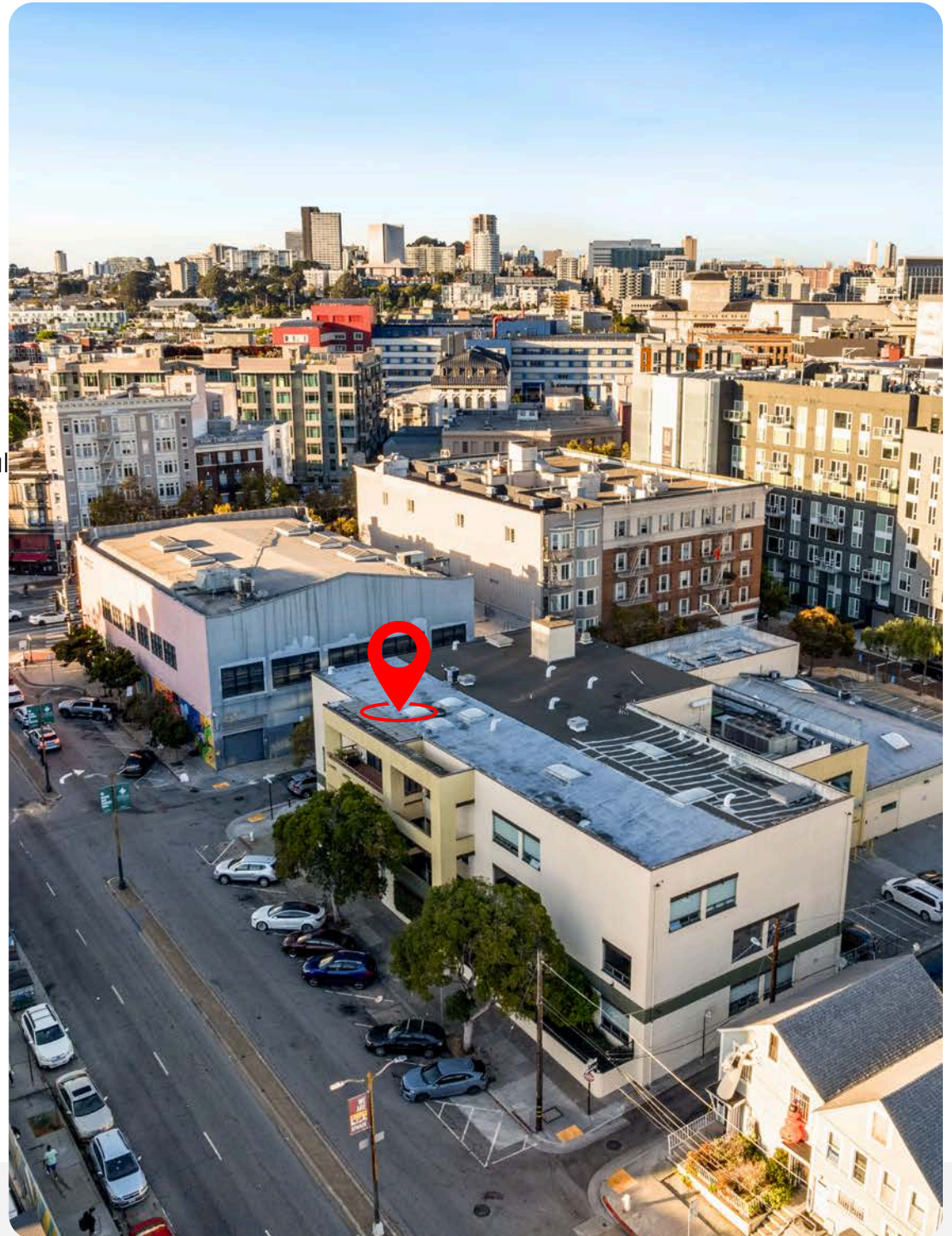
---

## Property 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

## Highlights

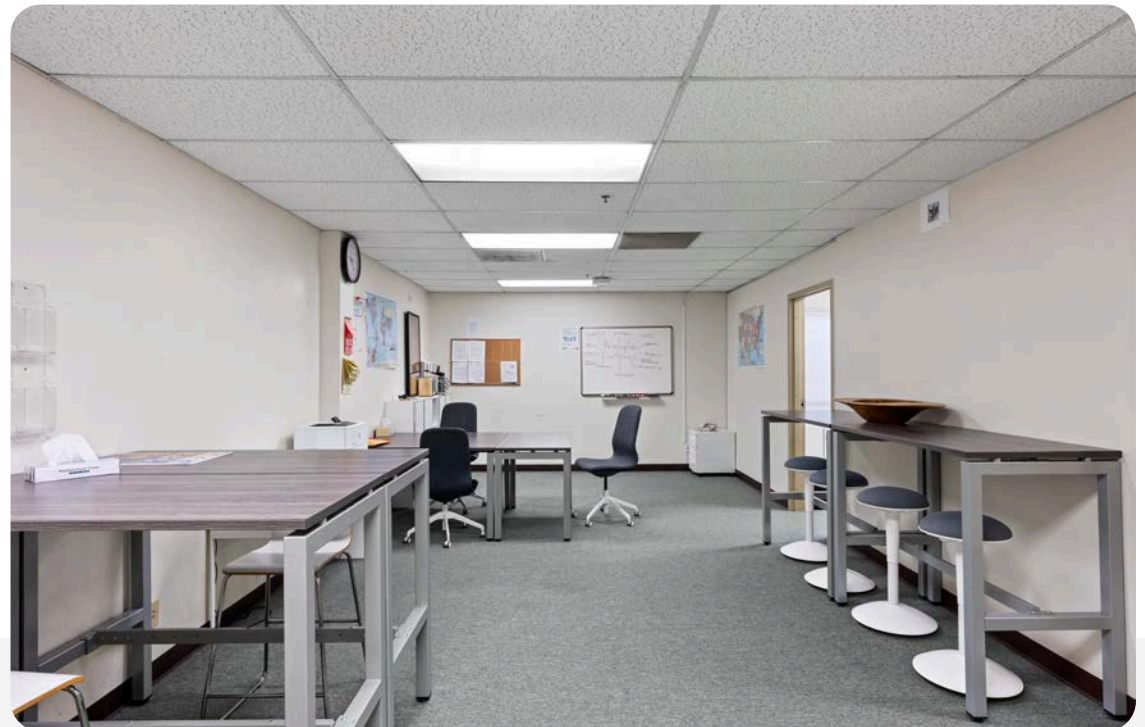
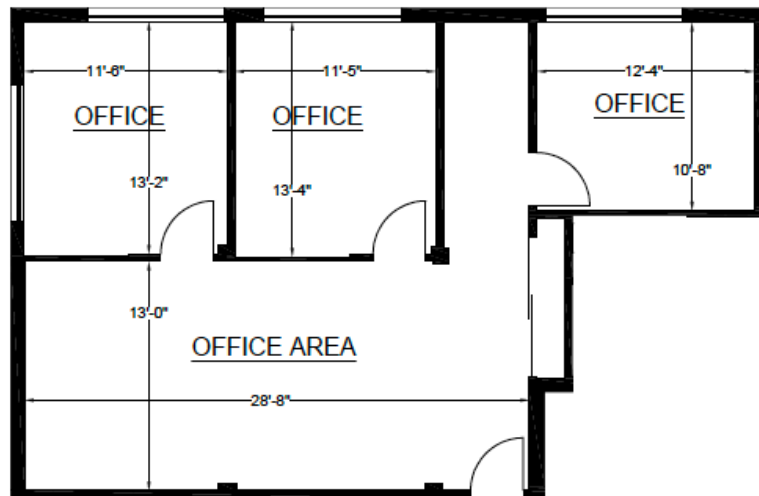
- Office opportunity at the entrance to Hayes valley!
- Two blocks from public transportation
- A variety of Smaller suites are available that are customizable to a tenant's needs
- Onsite Parking
- Variety of Cafes in the area.
- Two blocks from one of the best shopping areas in SF



# 44 GOUGH STREET

## Suite 102

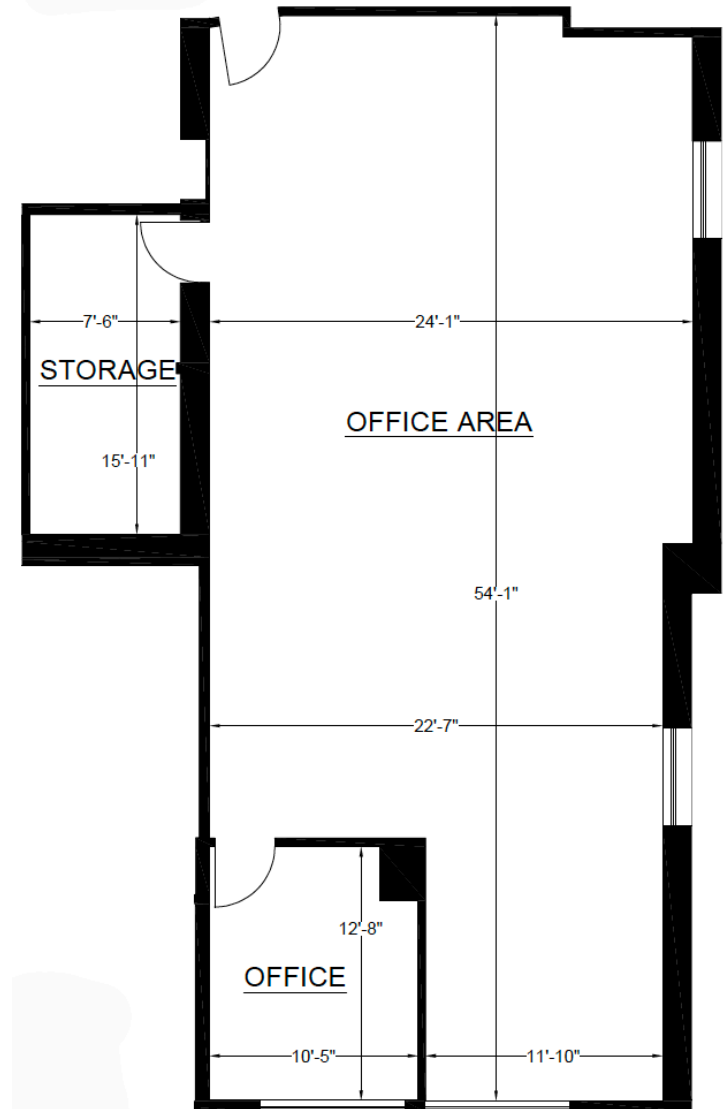
- ± 1,057 Square Ft
- 2 Offices
- 1 Large Conference Room
- Large Open Area
- Direct Access of the Lobby



# 44 GOUGH STREET

## Suite 202

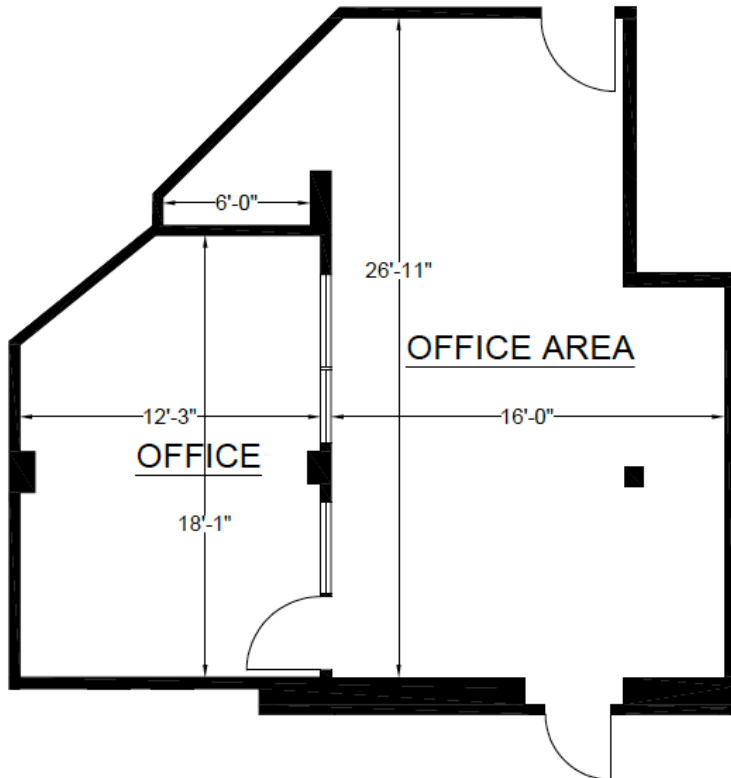
- ± 1,876 Square Ft
- Turn-Key Opportunity
- 1 Private Offices
- 1 Storage/IT Room
- Open Plan
- Lots of Window and a Skylight



# 44 GOUGH STREET

## Suite 204

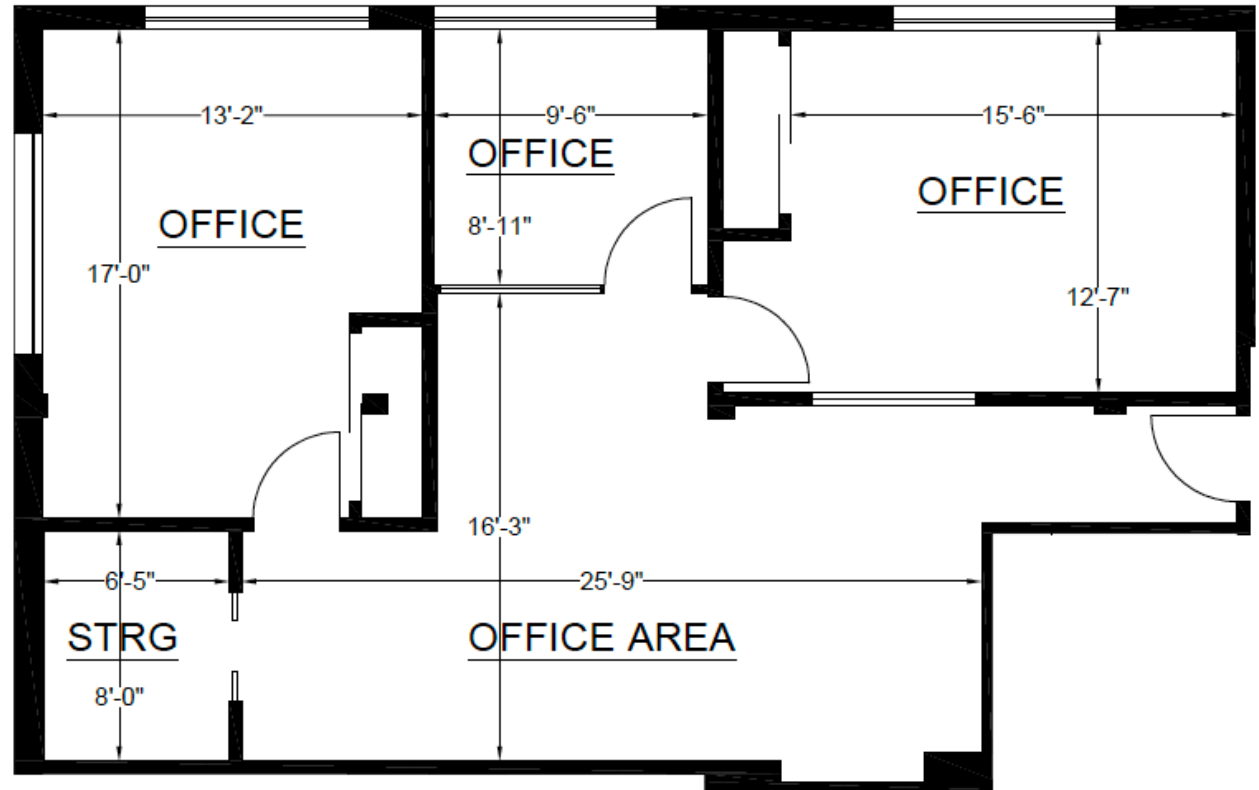
- ± 835 Square Ft
- Open Area
- 1 Large Conference Room
- Plenty of Natural Light



# 44 GOUGH STREET

## Suite 205

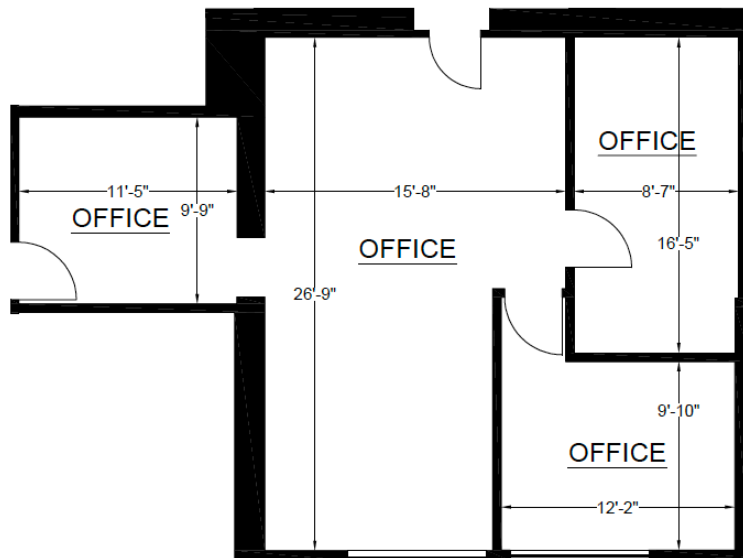
- ± 1,273 Square Ft
- 2 Offices
- 1 Conference Room
- Open Area
- Common Area Kitchen



# 44 GOUGH STREET

## Suite 210

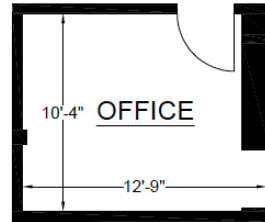
- ±1,085 Square F
- 2 Offices
- Conference Room
- 6 Work Stations
- Can be combined with Suite #203 885sf for a total of 1,970 SQFT



# 44 GOUGH STREET

## Suite 203

- ± 169 Square Ft



## Suite 213 A

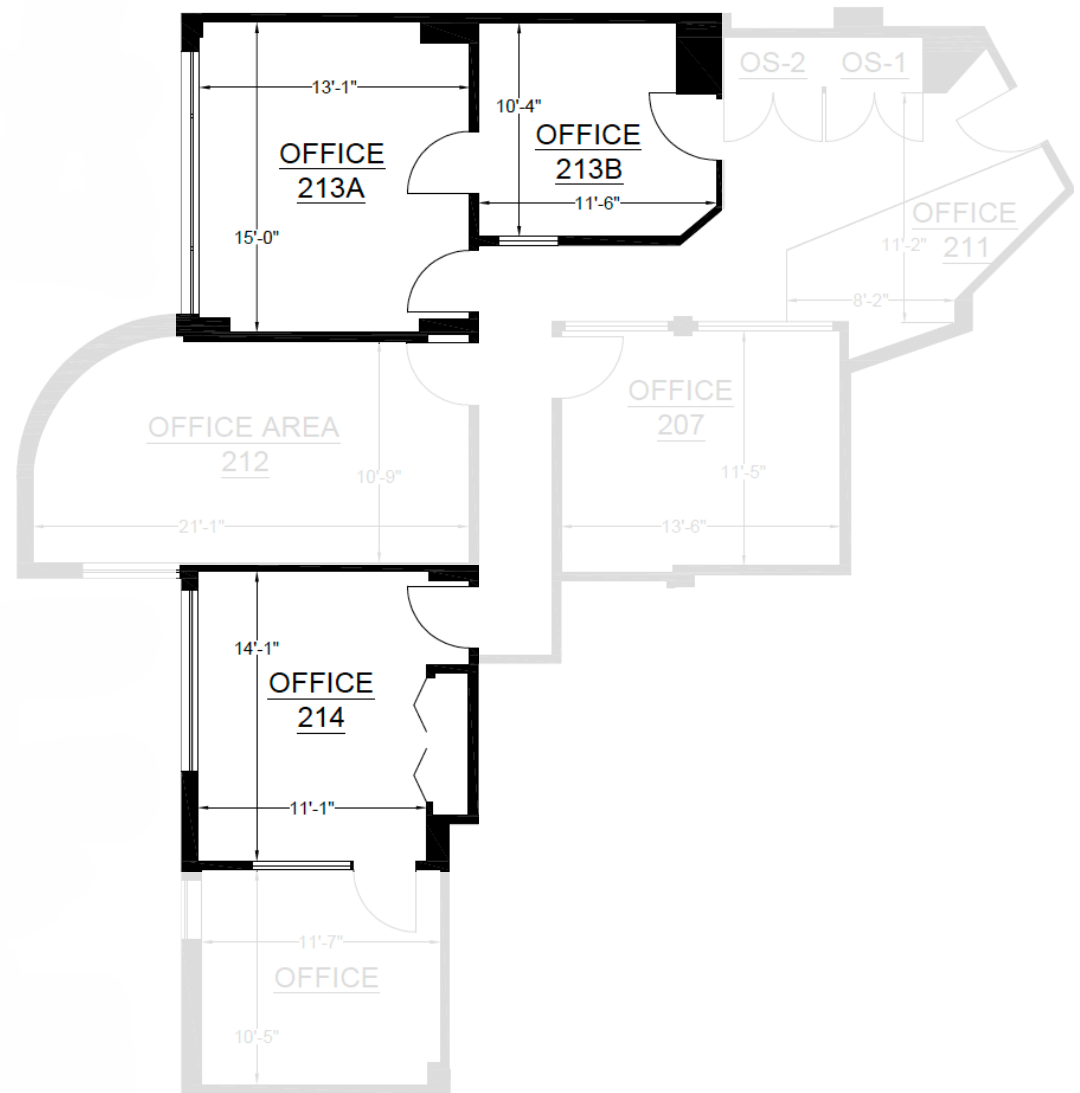
- ± 318 Square F

## Suite 213 B

- ± 189 Square F

## Suite 214

- ± 488 Square F

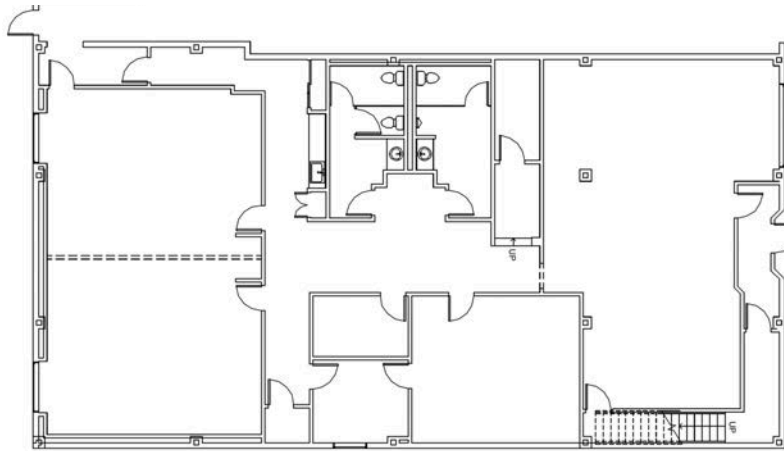




# 1231 STEVENSON ST.

## Suite #101

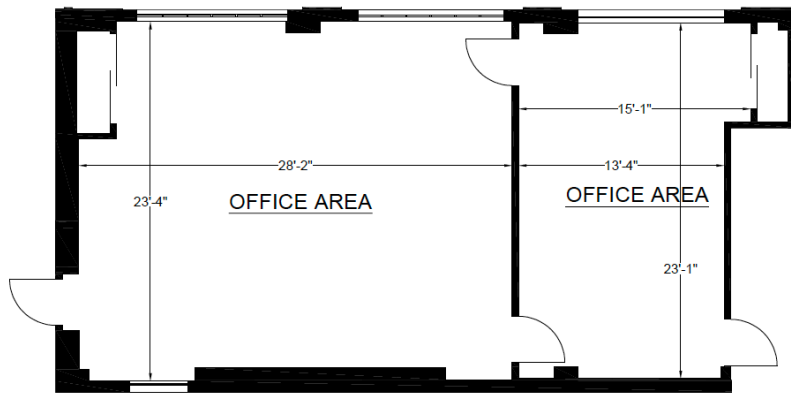
- ± 4,559 Square Ft
- Separate Ground-floor entry
- Two large conference rooms
- 2 private offices
- Kitchenette
- 2 ADA Restrooms in the suite
- Plenty of Natural Light



# 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



# 44 GOUGH STREET | Aerial Photo



# 44 GOUGH STREET

## Agents



### **Craig Hansson**

Vice President  
craig@starboardcre.com  
CELL: 415.710.7768  
CA DRE #01841643

Call

View Profile



### **Mark Meier**

Senior Leasing & Sales Associate  
mark@starboardcre.com  
CELL: 415.299.7042  
CA DRE # 02047169

Call

View Profile





**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL

STARBOARDCRE.COM  
OFC. PHONE 415.765.6900  
49 POWELL STREET, SAN FRANCISCO, CA 94102



### 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**

