

189

Kearny Street

San Francisco CA 94104

TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE

Retail Space

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BUILDING SUMMARY

Submarket:	Financial District
Address:	211 Sutter St / 189 Kearny St
Square Footage:	±3,423 SQFT
Position:	Basement
Ceiling Height:	±11'
Spaces:	1 st Floor Entrance + BSMT
Zoning:	C-3-0
Rate:	Call for details



Central Financial Hub

Prime Financial – Union Square Location



Prominent Neighbors

Among Top Corporates



Excellent Transit Access

Steps from Montgomery



Rich Amenities

Cafes, gyms & shops nearby



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FINANCIAL DISTRICT – UNION SQUARE

189 Kearny Street is located at 211 Sutter St, also known as the Sherman Clay Building, is a historic 10-story commercial office building located where San Francisco's Financial District meets Union Square — a vibrant intersection of business, retail, and hospitality. The property combines classic architectural character with a prime location surrounded by world-class amenities.

The neighborhood is anchored by the city's premier hotels, flagship retailers, and a steady flow of professionals and visitors throughout the week. With seamless access to BART, Muni, and major transit lines, the area benefits from strong weekday activity and weekend traffic from nearby shopping and dining destinations.

Positioned among luxury brands, creative firms, and independent cafés, 189 Kearny St offers exceptional exposure and versatility for operators looking to serve both the professional and lifestyle markets in one of San Francisco's most dynamic corridors.



Hidden Below the Sherman Clay

An atmospheric, lower-level space built for lounge, bar, or specialty retail concepts. _____



Discreet Entry Presence

Full-height glass storefront along Kearny offers an understated entrance beside Chipotle.



ADA Compliant Access

Direct elevator from the street level provides seamless accessibility to the lower level.



Historic Office Setting

Located within a 10-story Financial District building surrounded by offices, hotels, and retail.



Speakeasy Potential

Ideal for a private lounge, tasting room, or bar concept with a concealed, exclusive feel.



Open, Flexible Layout

Expansive floor plate with clean sightlines, high ceilings, and updated systems.



Built for Activation

Perfect for operators seeking an atmospheric, experience-driven concept in a downtown core.



ALLEN
EDMONDS
PORT WASHINGTON



SUTTER ST

LANGteuscher
Chocolates of Switzerland

COMPTON PL



GRANT AVE

The
White
House
Garage



POST ST



YADAV
DIAMONDS AND JEWELRY



MAIDEN LN



GEARY ST

Theory



invene.

CHOTTO



Just For Fun



189 KEARNY ST



KEARNY ST



MARKET ST.

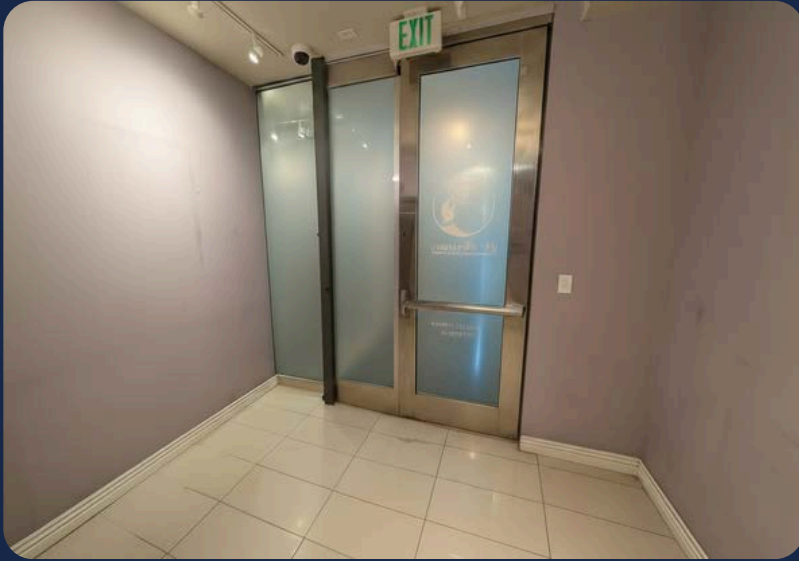


MONTGOMERY ST

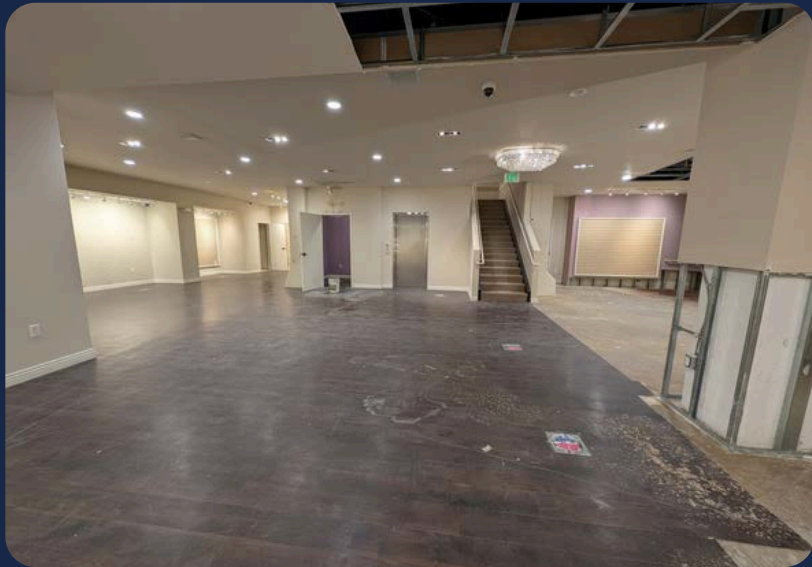
PALACE HOTEL
SAN FRANCISCO



ENTRY



BASEMENT FLOOR



LEASING TEAM



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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

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