

FOR LEASE

1200 VAN NESS

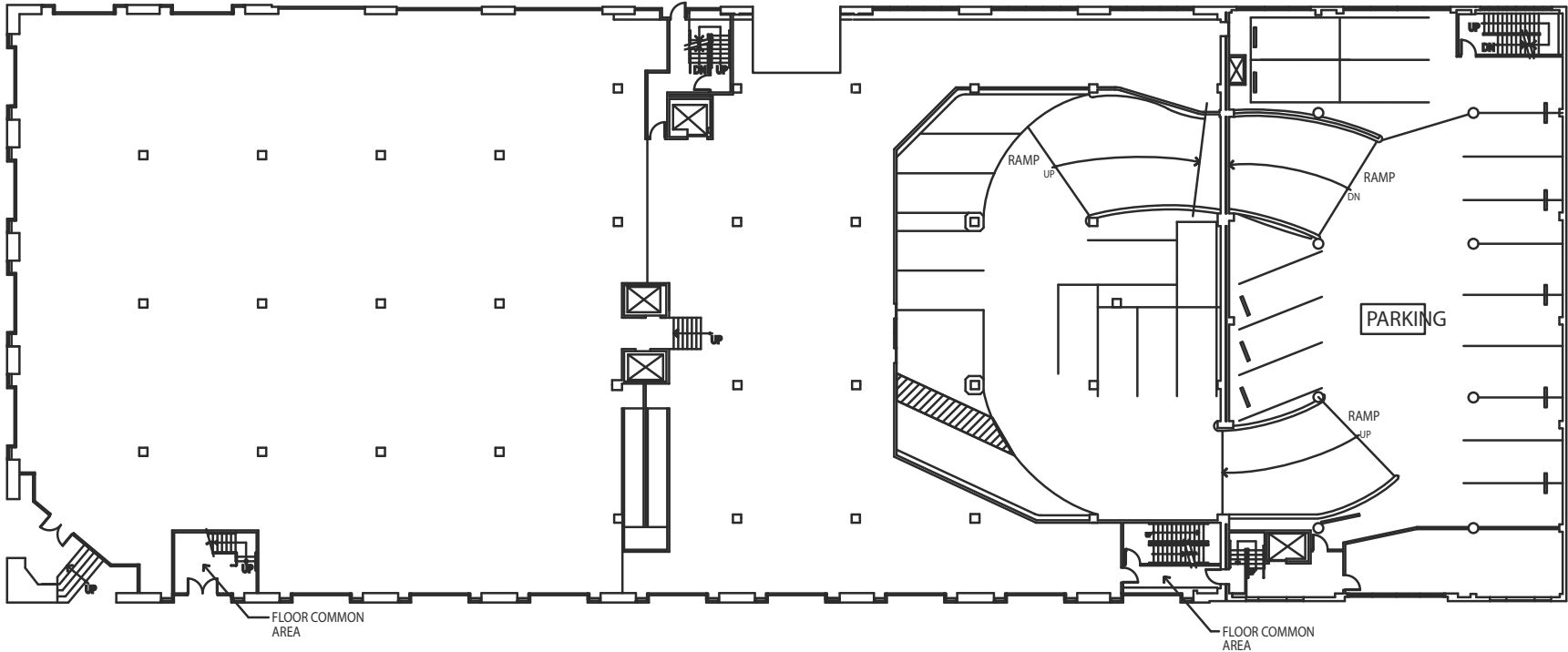
SAN FRANCISCO, CA

Ground Floor	22,000 RSF
2nd Floor	9,000 RSF
2nd Floor	7,381 RSF
<hr/> Total Available	<hr/> 38,381 RSF

- Prominent Corner Location on Newly Landscaped Van Ness Corridor
- ADT / Pedestrian Count 1,000 - 1,500 Per Day
- Tenant Improvement Allowance Available
- On-Site Parking
- 24/7 Lobby Attendant Security
- Zoned - Office, Retail, Showroom, Educational, and Institutional Uses Allowed, Among Others

GROUND FLOOR PLAN

±22,000 RSF



TOM CHRISTIAN

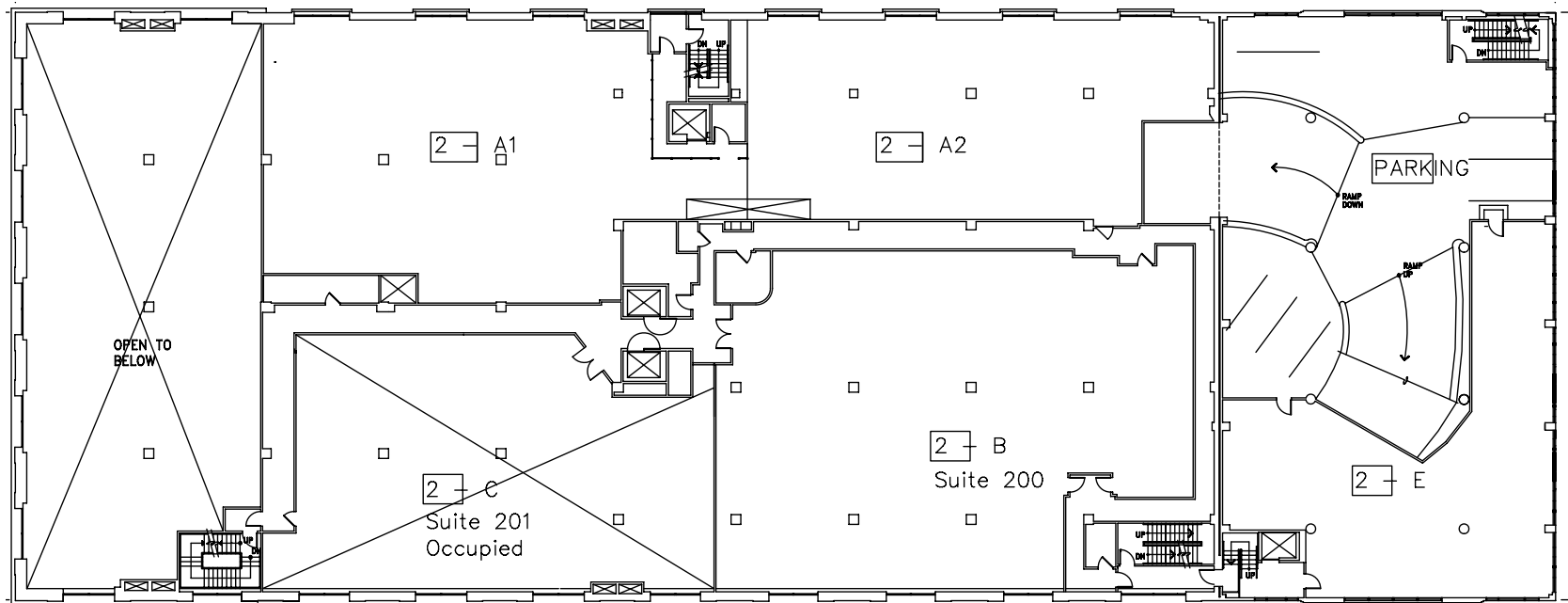
Executive Managing Director
+1 415 677 0424
tom.christian@cushwake.com
CA License 00890910

TOM NIU

Director
+1 415 568 3423
tom.niu@cushwake.com
CA License 01195261

2ND FLOOR PLAN

±16,WRSF



TOM CHRISTIAN

Executive Managing Director
+1 415 677 0424
tom.christian@cushwake.com
CA License 00890910

TOM NIU

Director
+1 415 568 3423
tom.niu@cushwake.com
CA License 01195261

AMENITIES MAP

RETAIL

- | | |
|-----------------------|--------------------------|
| 1. Whole Foods | 12. T-Mobile |
| 2. Trader Joe's / CVS | 13. Verizon |
| 3. CVS | 14. Sprint Store |
| 4. CVS | 15. Bank of America |
| 5. Walgreens | 16. Wells Fargo |
| 6. Walgreens | 17. Chase Bank |
| 7. Walgreens | 18. Citibank |
| 8. Walgreens | 19. Sprint |
| 9. BevMo | 20. CrossFit Golden Gate |
| 10. Guitar Center | 21. FedEx |
| 11. Staples | 22. AMC Theater |

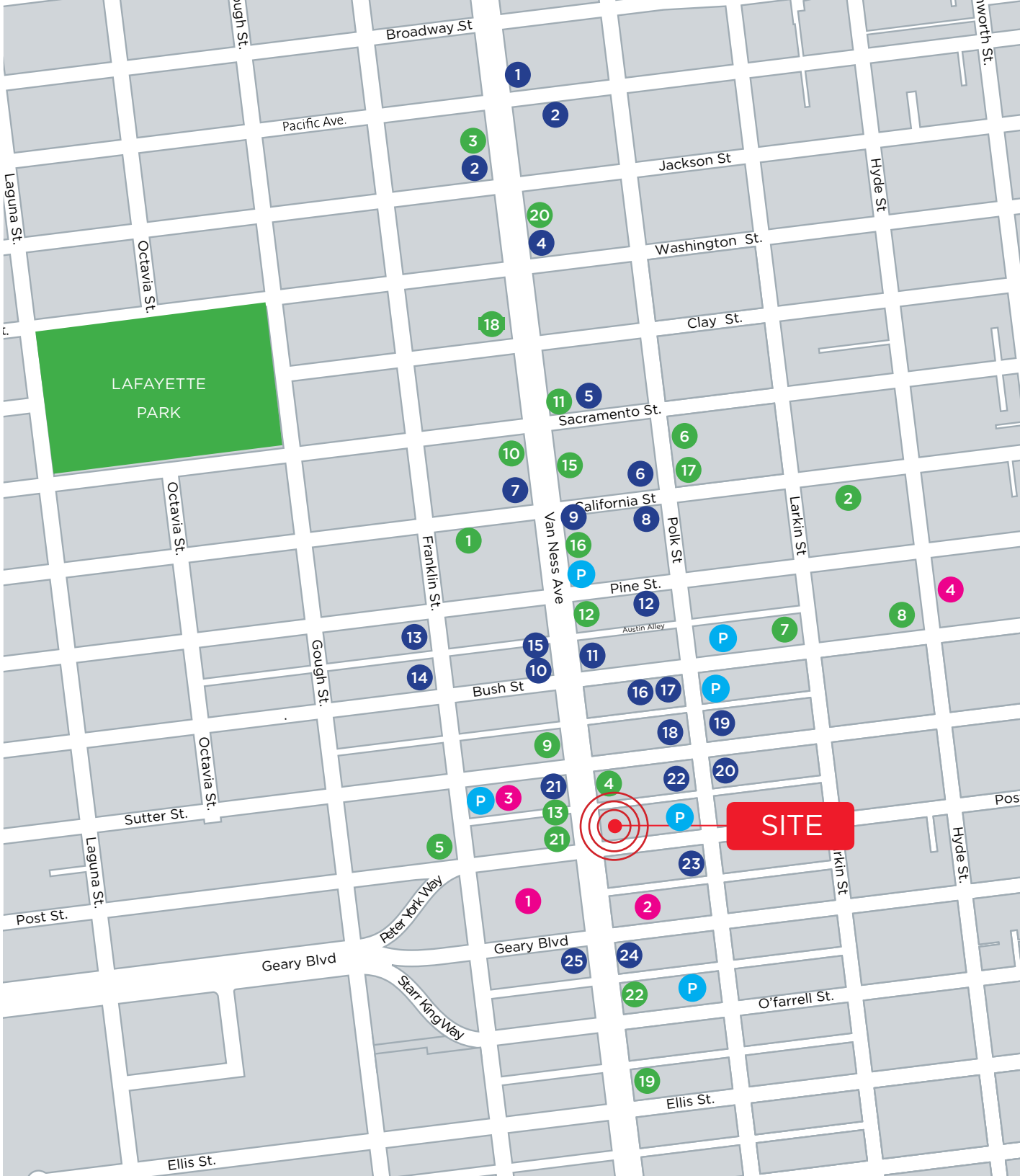
RESTAURANTS / COFFEE / BARS

- | | |
|-------------------------|---|
| 1. Harris' Steakhouse | 15. Wayo Sushi |
| 2. Craftsman and Wolves | 16. La Fina Estampa |
| 3. Subway | 17. Mayes Oyster House |
| 4. House of Prime Rib | 18. Lush Lounge |
| 5. Acquerello | 19. El Super Burrito /
Crepes Ooh La La /
R Bar |
| 6. Swan Oyster Depot | 20. UPCIDER / Subway |
| 7. Ruth's Steakhouse | 21. ABC Falafel / Alborz /
Kyoti Sushi |
| 8. Crustacean | 22. Hemlock Tavern |
| 9. Starbucks | 23. Napoli Pizza |
| 10. Starbucks | 24. Mel's Drive-In |
| 11. Peet's | 25. Tommy's Joynt |
| 12. The Grubstake | |
| 13. Akira Japanese | |
| 14. Red Door Cafe | |

MEDICAL FACILITIES

1. California Pacific Medical Center (2019)
2. CPMC Medical Office Building (Q4, 2018)
3. CPMC Internal Medicine
4. St. Francis Memorial Hospital

P Parking





TOM CHRISTIAN

Executive Managing Director
+1 415 677 0424
tom.christian@cushwake.com
CA License 00890910

TOM NIU

Director
+1 415 568 3423
tom.niu@cushwake.com
CA License 01195261