

**1144 SUTTER ST.  
SAN FRANCISCO, CA**

**GROUND FLOOR RETAIL SPACE  
PRIME POLK GULCH LOCATION  
OFFERED FOR LEASE**

## FOR LEASE

**PRIME COMMERCIAL  
APPROX. 6,700 SQ. FT ON  
SUTTER STREET!**

Ideally located retail/flex space in the popular Polk Gulch Corridor with approx. 28 feet of frontage!

Great for Socially Distanced Events!



**CONTACT DAN MCGUE FOR MORE  
INFORMATION!**

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**OR**

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### Property Highlights Include:

- Prime Polk Gulch Location!
- Excellent Curb Appeal!
- Ground Floor Space for Lease
- Full Lower Level w Std Ceiling Height
- Ground Floor (\$1.50/SF)
- Basement (\$0.75/SF)
- \$7,650 Per Month IG
- APN: 0669-008\*

### Includes:

- 28.5 Feet of Street Frontage
- Two ADA Restrooms
- Kitchen Area
- Ceiling Height: 11'5"
- Multiple Rooms for Events
- Approx. 3,500 Sq. Ft\*\* Ground Floor
- Approx. 3,200 Sq. Ft.\*\* Basement
- *Great For Social Distancing!*

\*Per Tax Records

\*\*Per Owner



The information contained herein has been obtained from sources we deem reliable but is not guaranteed.