



**1499 WASHINGTON STREET** SAN FRANCISCO CA 94109

± 1,100 SQ FT RETAIL/OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

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## EXECUTIVE SUMMARY

### 1499 WASHINGTON STREET San Francisco CA 94109



**Offered at \$48 PSF M.G.**

**APN** 0216-020

**Unit Size** ± 1,100 Sq Ft

**Zoning** RM-3

**Cross Street** Hyde Street

**Year Built** 1911

Compass Commercial is pleased to present the opportunity to lease 1499 Washington Street, a retail/office space located on a prominent corner in San Francisco's desirable Nob Hill neighborhood.

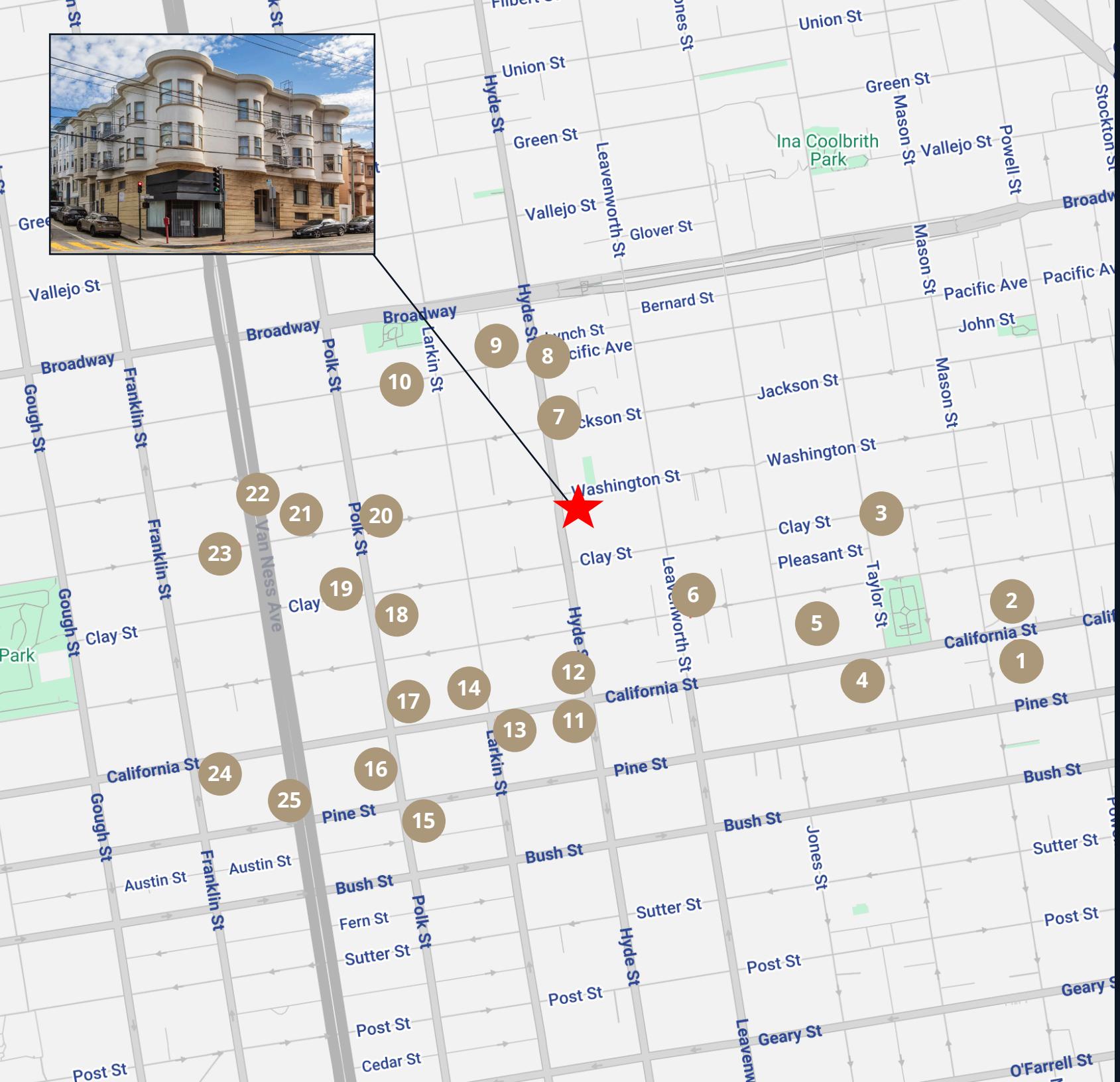
This approximately ±1,100 square foot space benefits from a highly visible corner location along San Francisco's iconic Cable Car route, offering excellent exposure in a well-trafficked area.

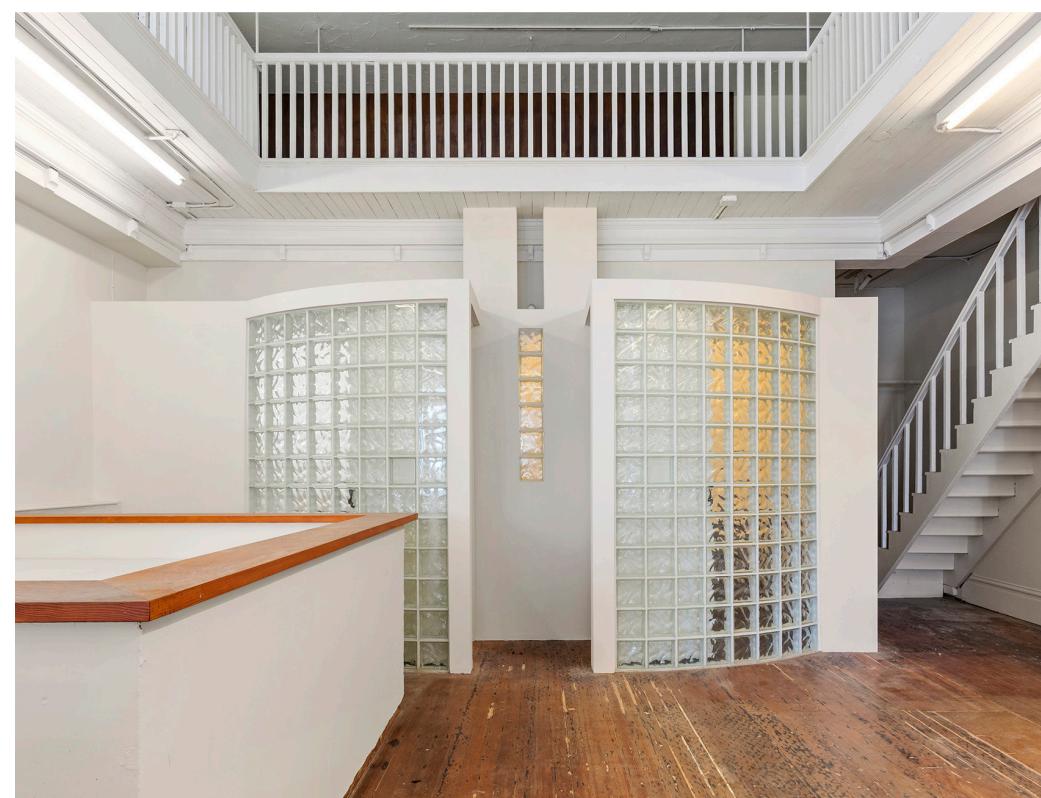
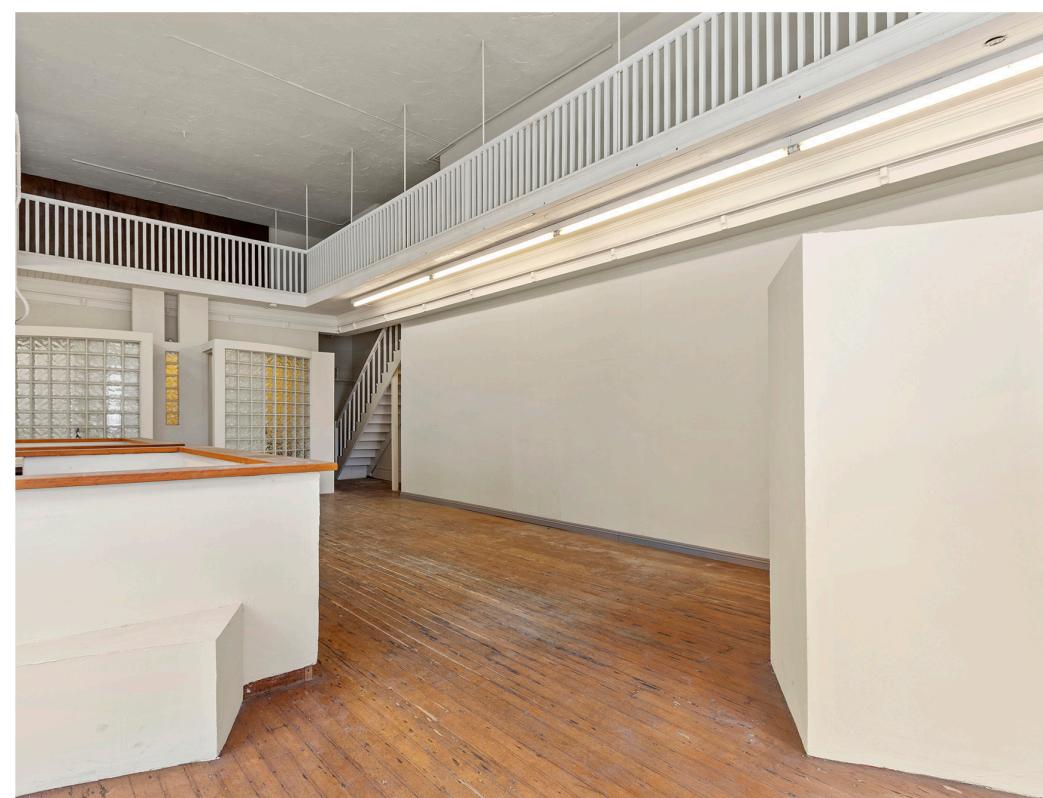
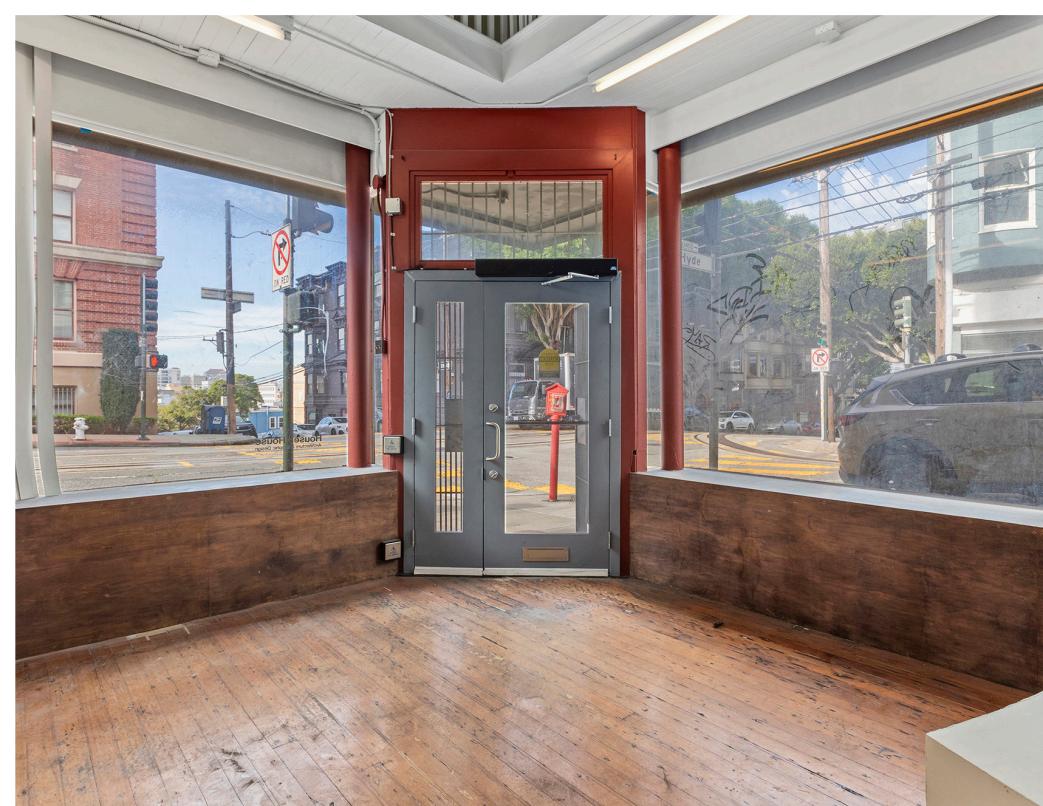
The property features a functional layout with a mezzanine level and large windows provide abundant natural light throughout the space.

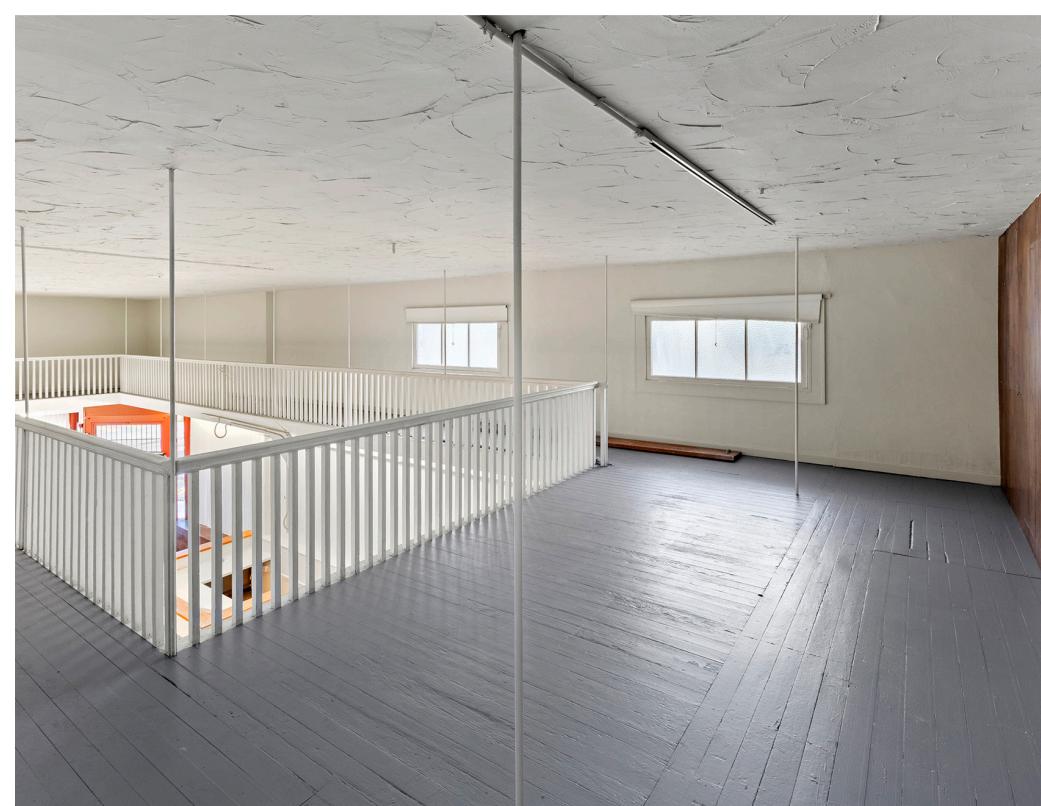
Surrounded by an abundance of popular restaurants, cafés, and local businesses, and with easy access to public transportation, 1499 Washington Street presents an excellent opportunity in a highly desirable location in one of San Francisco's most sought-after neighborhoods.



# LOCATION MAP







# CONFIDENTIALITY & DISCLOSURE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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