



Rare, large block neighborhood
office space divisible
to 1,500 SF



For Lease

Office Space

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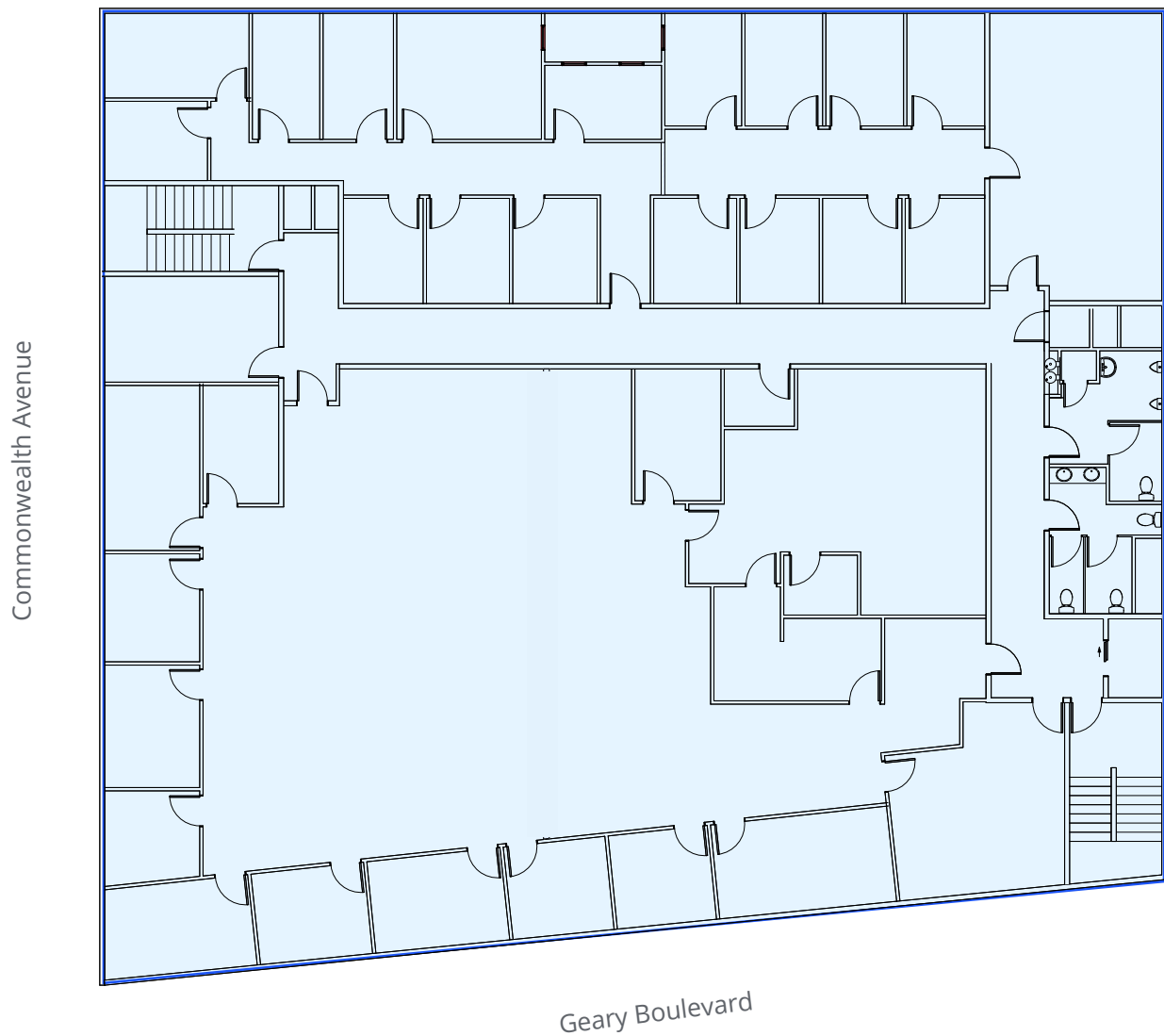
Highlights

- **±15,800 SF in total**
- **±9,860 SF available on the 2nd Floor (Divisible to ±1,500 SF)**
- **±6,000 SF Available on the 3rd Floor (Divisible to ±2,800 SF)**
- Includes 10 parking spaces
- A.D.A. compliant entryways & restrooms
- Window-lined private offices, conference rooms, and open space
- Can be demised
- High-identity corner on busy Geary corridor
- Available Now

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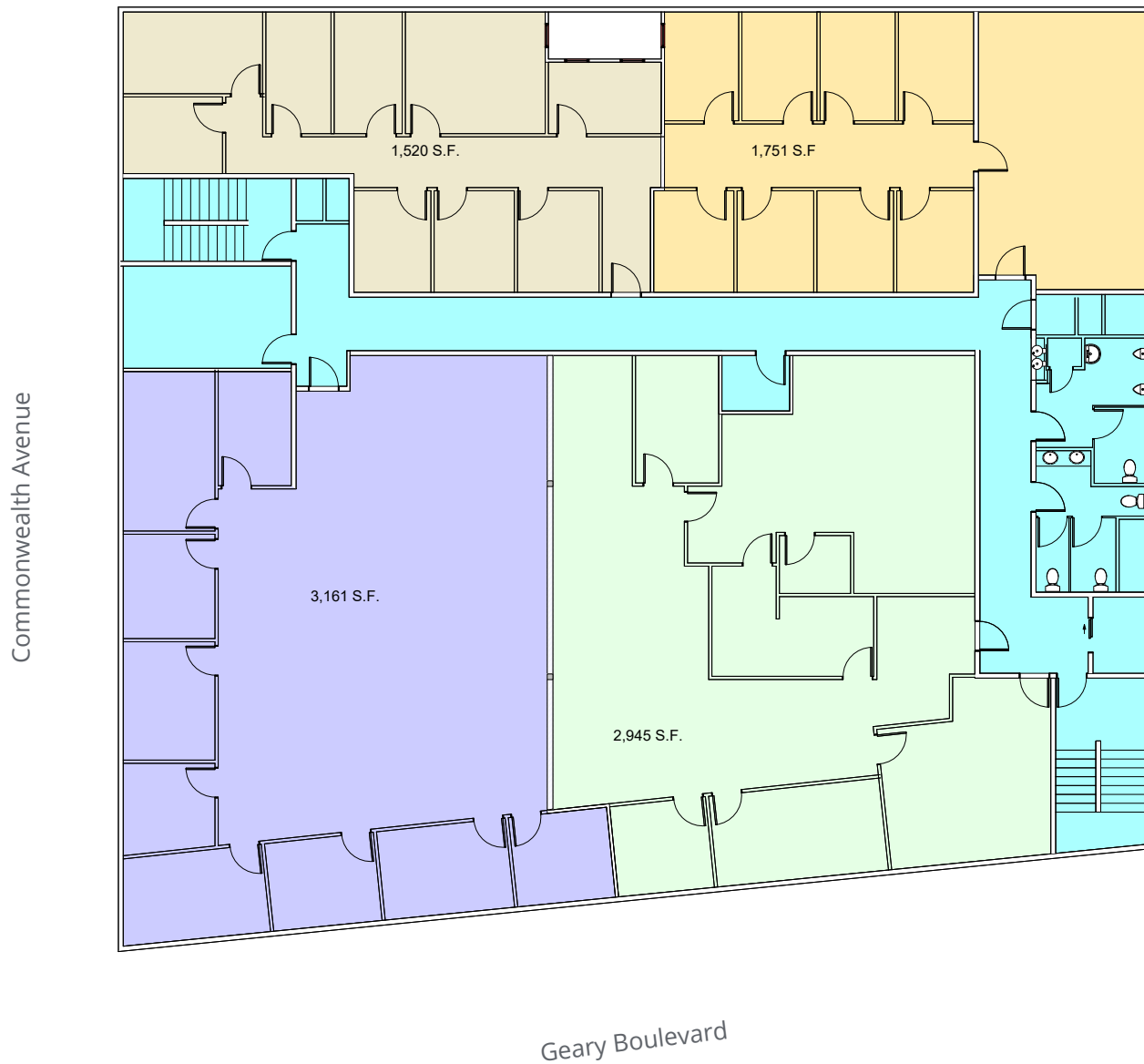
Floor plans

Floor 2 – ±9,860 SF: Full Floor



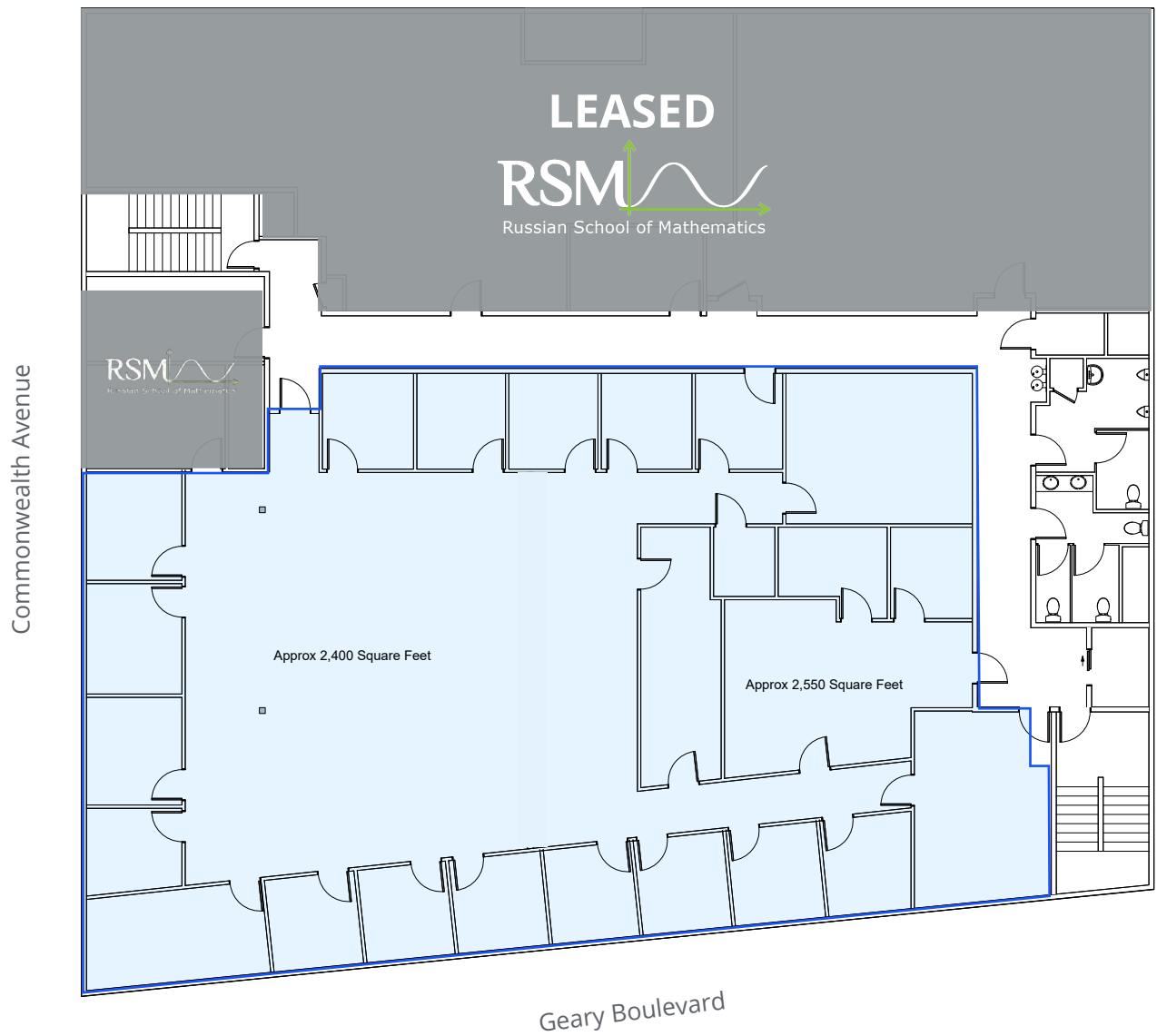
Floor plans

Floor 2 – Divisible to $\pm 1,520$ SF



Floor plans

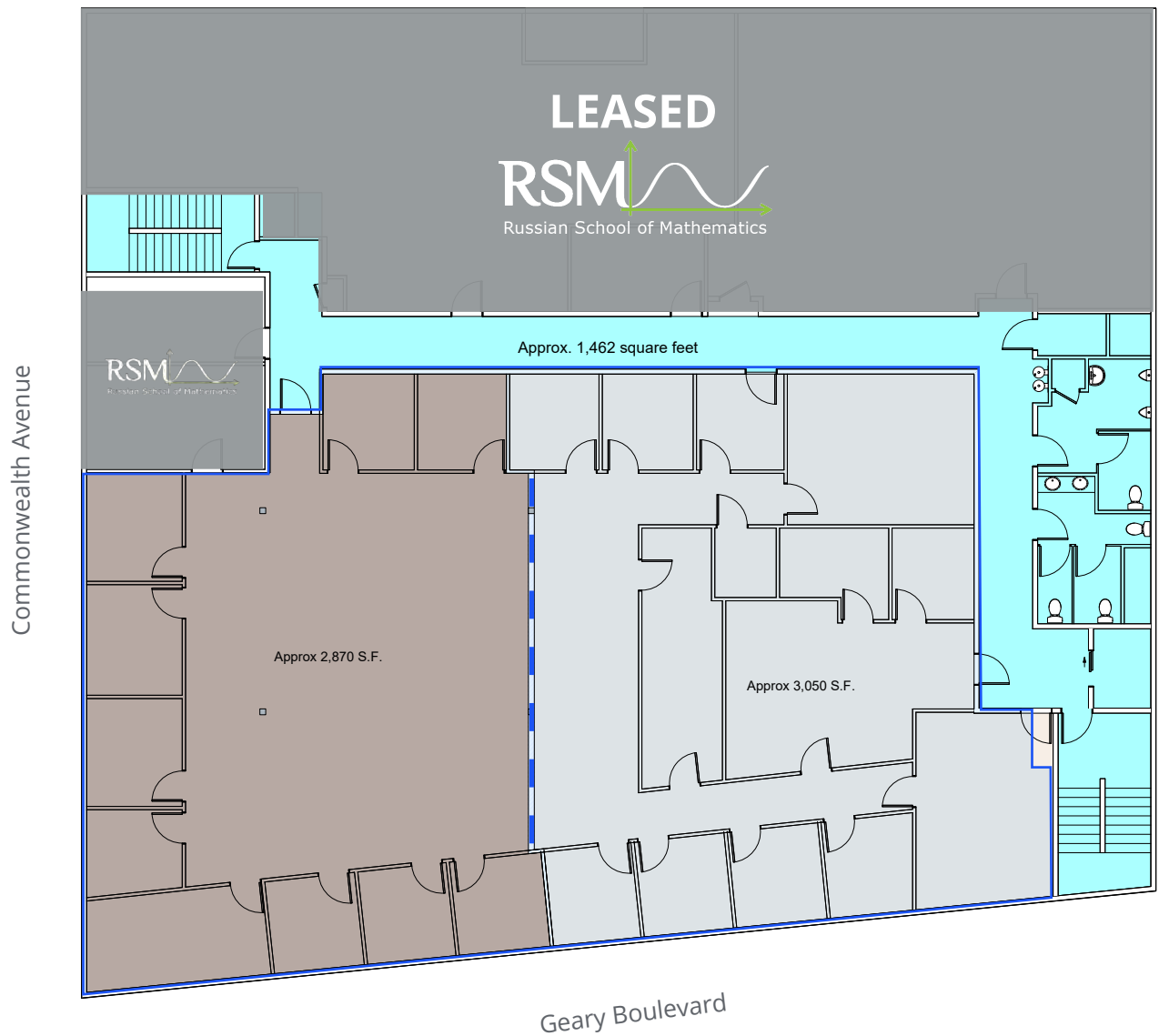
Floor 3 - $\pm 6,000$ SF



Floor plans

Floor 3 - Demised

-- Divisible to $\pm 2,400$ SF

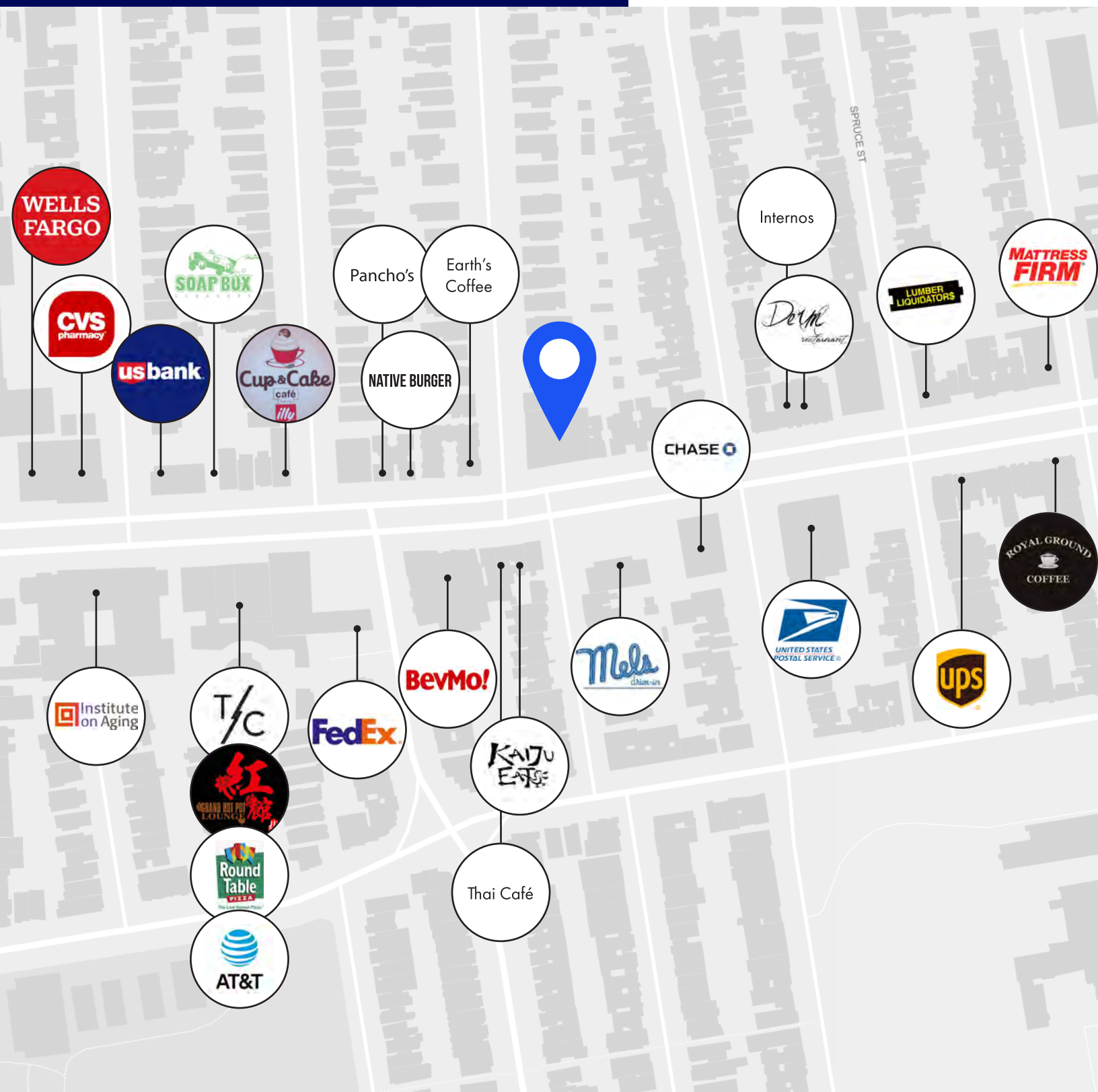


Location



Subject
property

Nearby Amenities



Subject
property



Demographics

	0.25 Mile Ring	05. Mile Ring	1 Mile Ring
2025 Total Population	4,771	19,136	63,342
Population Change from 2000 to 2025	10.6%	5.6%	3.0%
Median Age	36.7	35.1	36.3
Education: Bachelor's or Graduate/Professional Degree	1,064	4,102	15,318
2025 Households	2,027	7,727	28,118
Average Household Size	2.24	2.25	2.18
2025 Median Household Income	\$122,134	\$151,976	\$171,383
2027 Median Household Income	\$165,718	\$175,451	\$185,919
2025 Est HH Income \$200,000+	32.9%	38.9%	44.1%
Median Home Value	\$1,927,165	\$2,000,001	\$1,847,592
Owner Occupied	32.6%	30.5%	30.3%
Renter Occupied	64.7%	69.5%	69.7%
White Collar	90.9%	87.5%	87.8%
Blue Collar	9.0%	12.5%	12.2%