

215 FREMONT
SAN FRANCISCO



RETAIL FOR
LEASE



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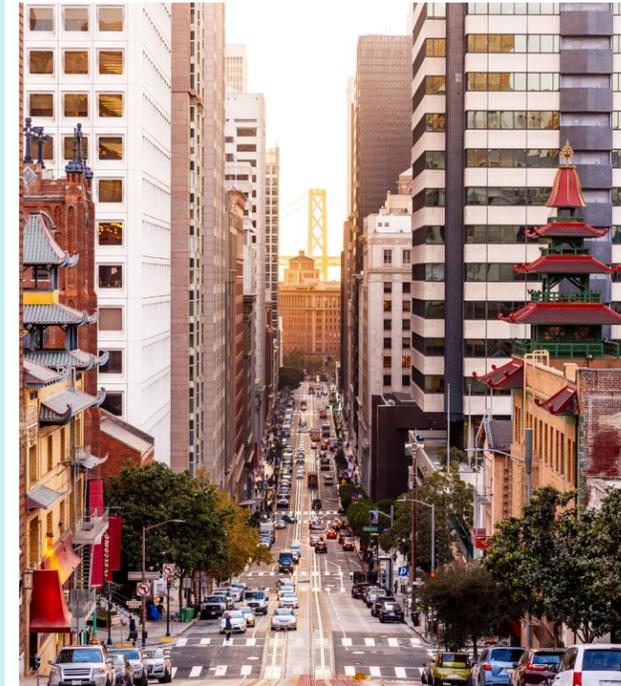


SOUTH FINANCIAL DISTRICT

215 Fremont is a Class A, 8-story building located at the juxtaposition of South FiDi and the emerging East Cut neighborhood. It's situated mere steps away from the Transbay Transit Center with its 5.4-acre rooftop park and is adjacent to transportation options including BART, Golden Gate Ferry, MUNI bus lines and Cal Train offering convenient access for the 276,070 daytime employee base.

No submarket in San Francisco has experienced more growth than the Transbay and East Cut neighborhood. One of the fastest growing submarkets in the country, the neighborhood has seen record breaking levels of office growth over the past 3 years. On average, Fremont Street sees 45,281 drivers per day and Howard Street sees 12,795.

Active. Educated. Affluent. Creative. The area's customer profile provides excellent demographic levels for urban retailers to succeed and thrive.





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THE DEMOGRAPHICS



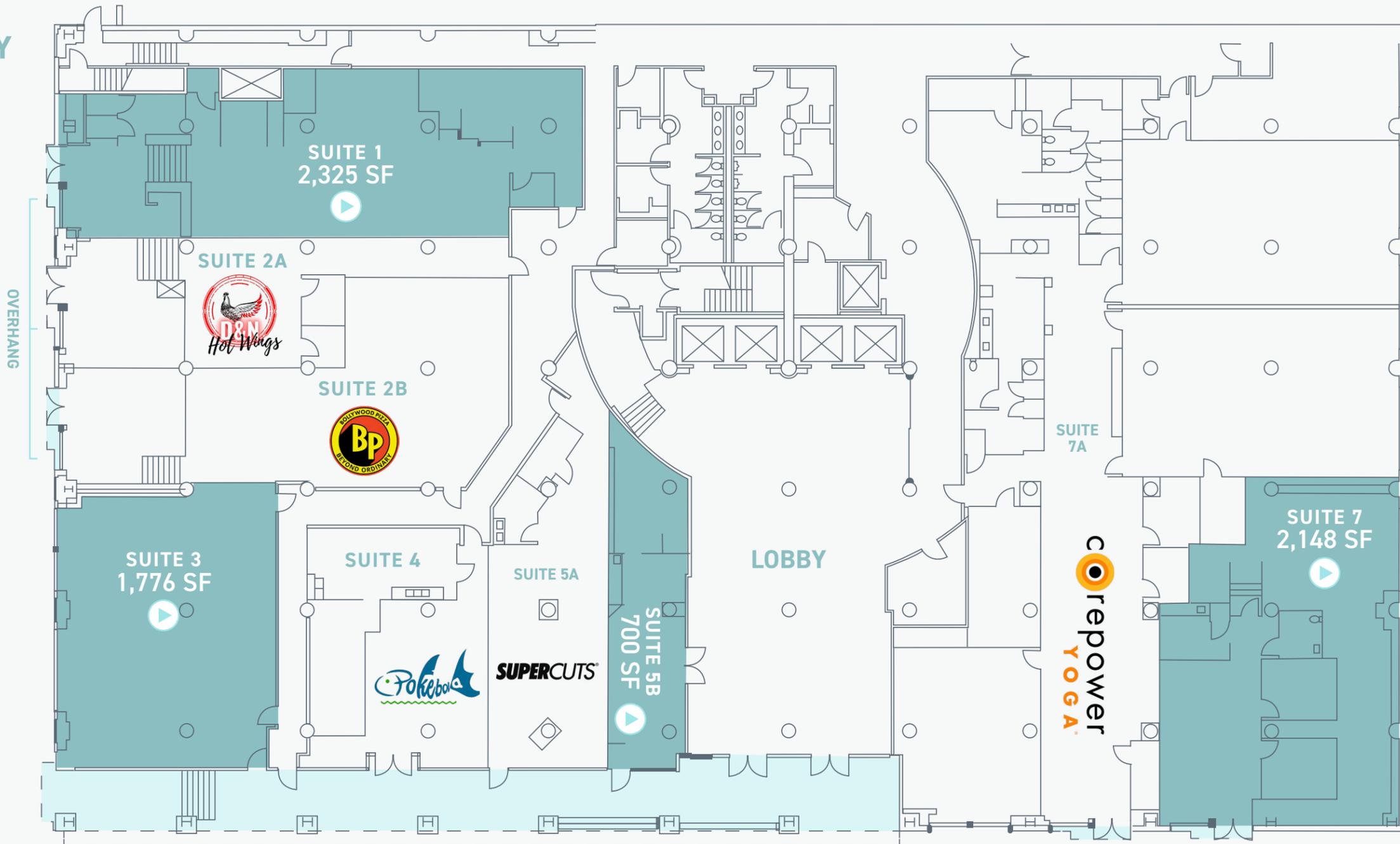


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THE PROPERTY

HOWARD ST



FREMONT ST





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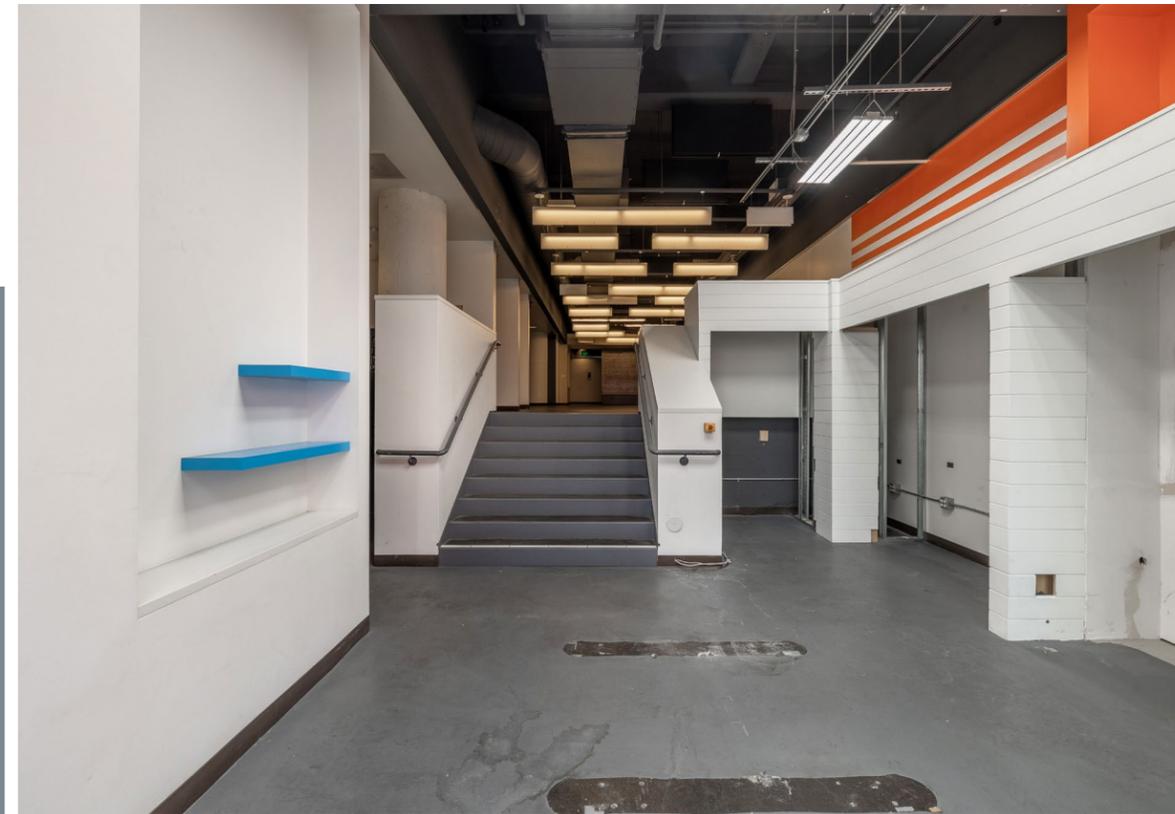
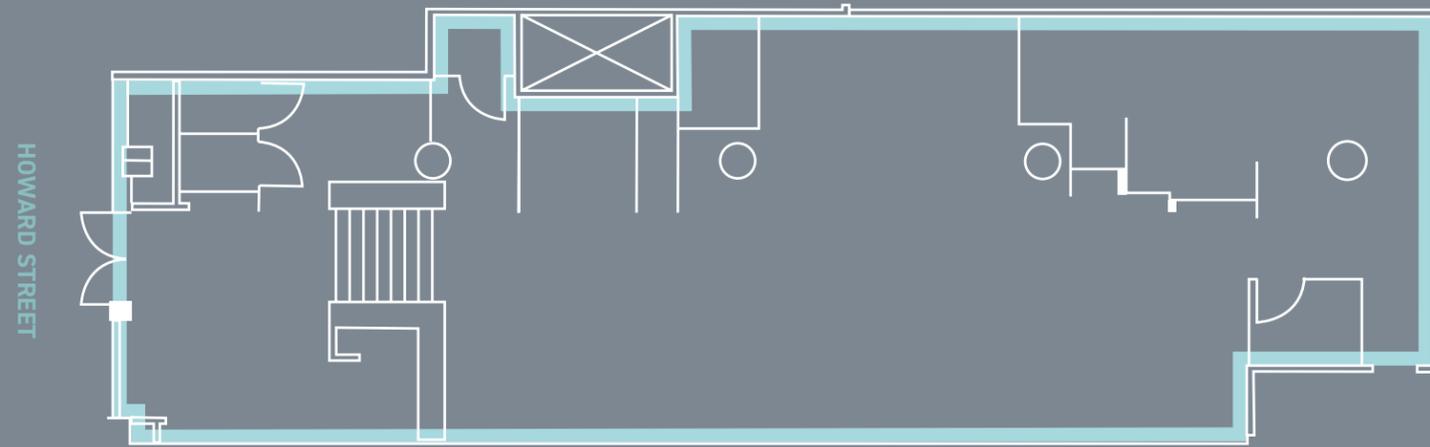
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THE SPACE

SUITE 1 - 2,325 SF

HIGHLIGHTS:

- Ideal for boutique retail, health, and beauty services
- Move-in ready (formerly a salon)
- Potential to combine with Suite 2 for up to 3,583 SF
- Employee kitchen and ADA bathrooms





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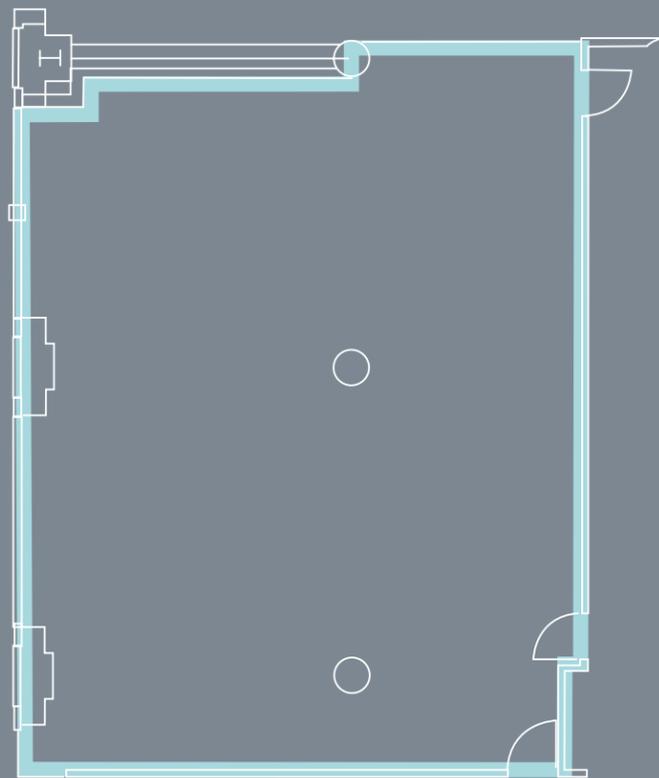
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THE SPACE

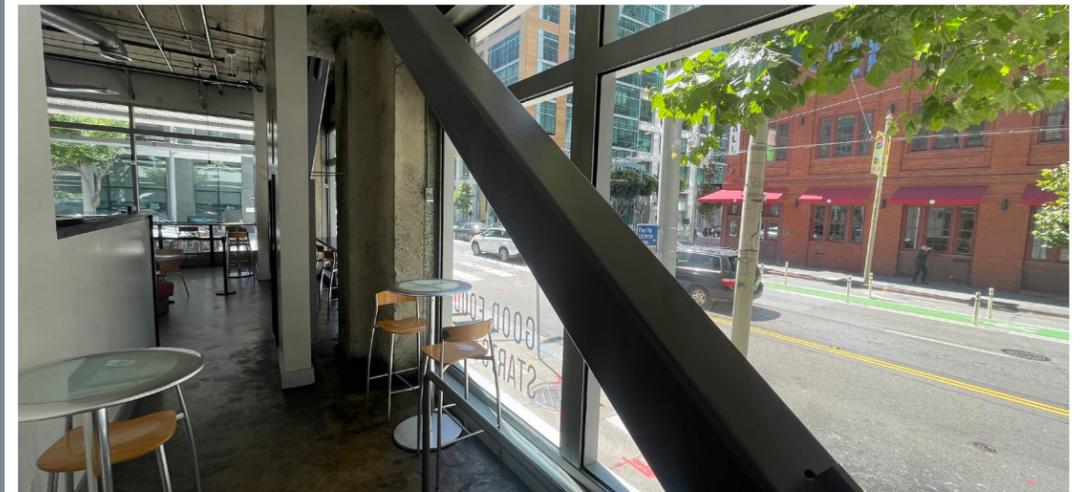
SUITE 3 - 1,776 SF

HIGHLIGHTS:

- Prime Visibility of corner suite available
- Ideal 2nd gen café space
- Type 2 Venting exists with FF&E



HOWARD STREET





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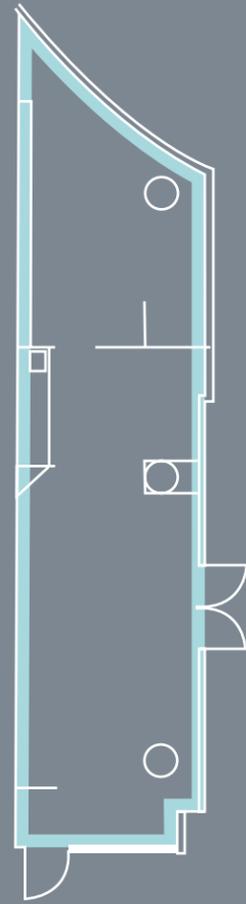
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THE SPACE

SUITE 5B - 700 SF

HIGHLIGHTS:

- Ideal for coffee or cafe
- Updated interior includes FFE
- Type 2 Hood
- Entrances from the street and lobby



FREMONT STREET





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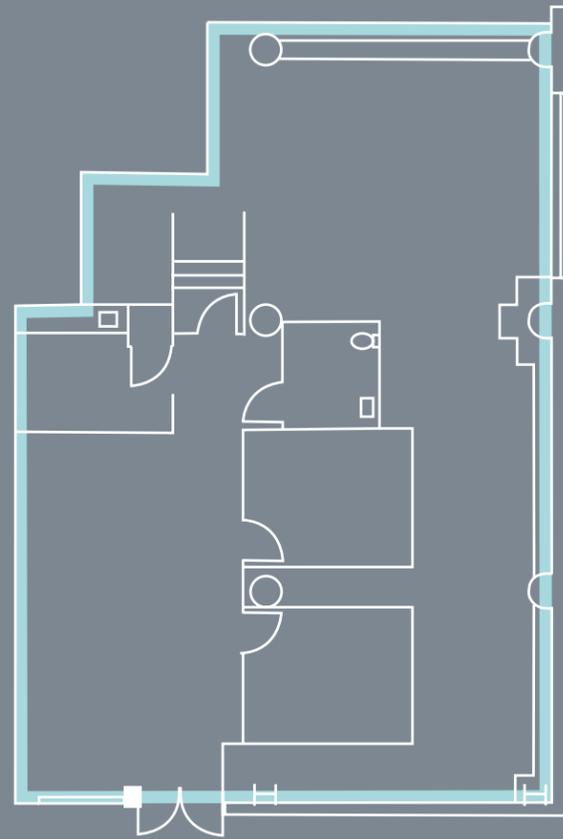
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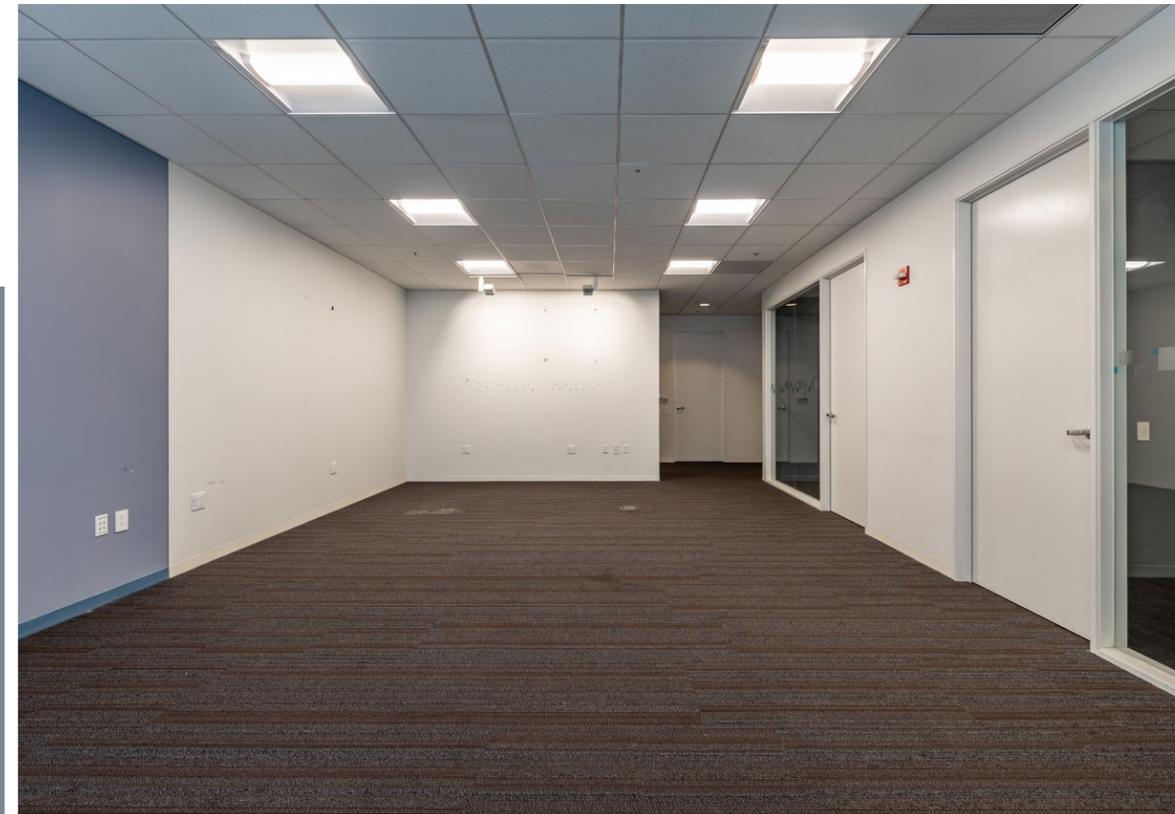
SUITE 7 - 2,148 SF

HIGHLIGHTS:

- Ideal for Medical and/or health and wellness
- Existing patient rooms in place
- Adjacent to CorePower Yoga



FREMONT STREET





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CONTACT

Laura Tinetti
Executive Vice President
Laura.Tinetti@jll.com
415-228-3072
CA #01358500



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