

ECLIPSE CHAMPAGNE

SAN FRANCISCO, CA 94111

3 Retail & 1 Office



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\$3 PSF Commission

PW
PACIFIC WEST
ADVISORY GROUP

**BERKSHIRE
HATHAWAY**
HOMESERVICES
Drysedale Properties
COMMERCIAL GROUP



522

526

524

520

Clubs

ivryjs

An aerial photograph of San Francisco, California, showing the dense urban landscape and the city's skyline. The image is overlaid with a semi-transparent teal color. The text is centered in the upper half of the image.

RETAIL SPACE
520 WASHINGTON STREET

520 WASHINGTON ST SAN FRANCISCO

Retail Space

Build Out:

Freshly painted exterior! Reduced Rental rate! All spaces are vacant and ready for new tenants. \$3.00 fee to procuring broker! Common area upstairs undergoing improvements to restrooms, stairs and hallways!

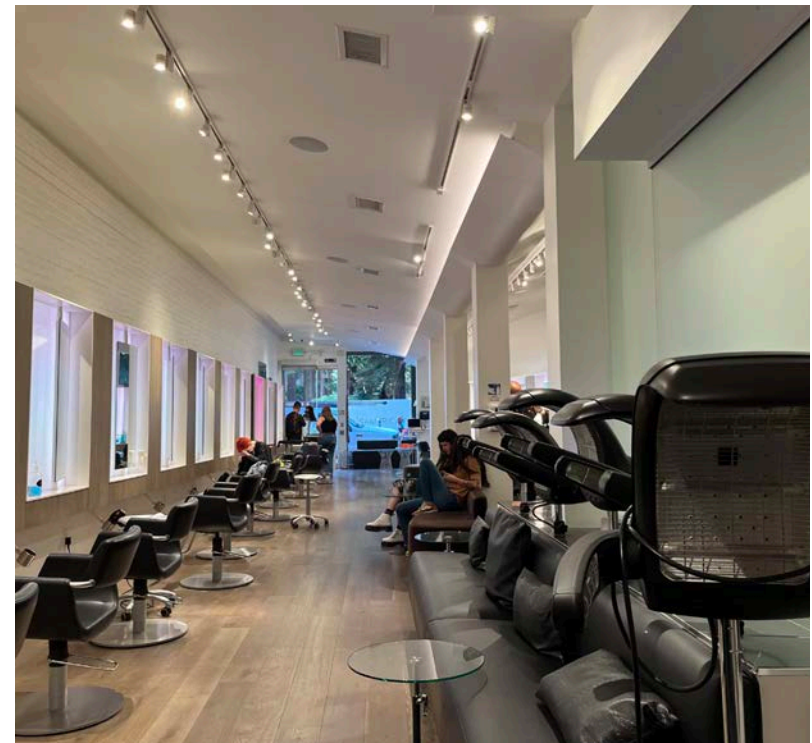
- Across the street from The Pyramid and Redwood Grove.
- Formerly a hair salon.

Premises	± 1,946 sqft on ground level with 900 sqft on lower level
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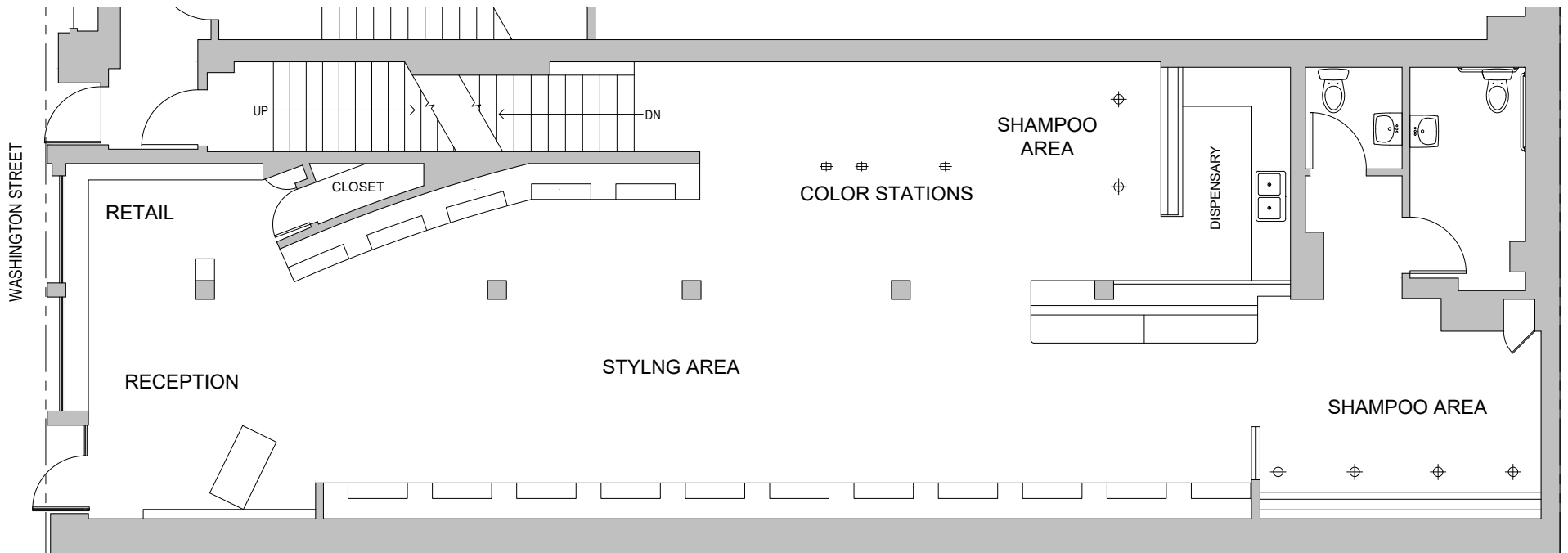
Rental Rate	\$58 IG
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Term	Flexible
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Occupancy	Available Now
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520 WASHINGTON ST FLOOR PLAN



An aerial photograph of San Francisco, California, showing the dense urban landscape and the city's skyline. The image is overlaid with a semi-transparent teal color. The text is centered in the upper half of the image.

OFFICE SPACE
522 WASHINGTON STREET

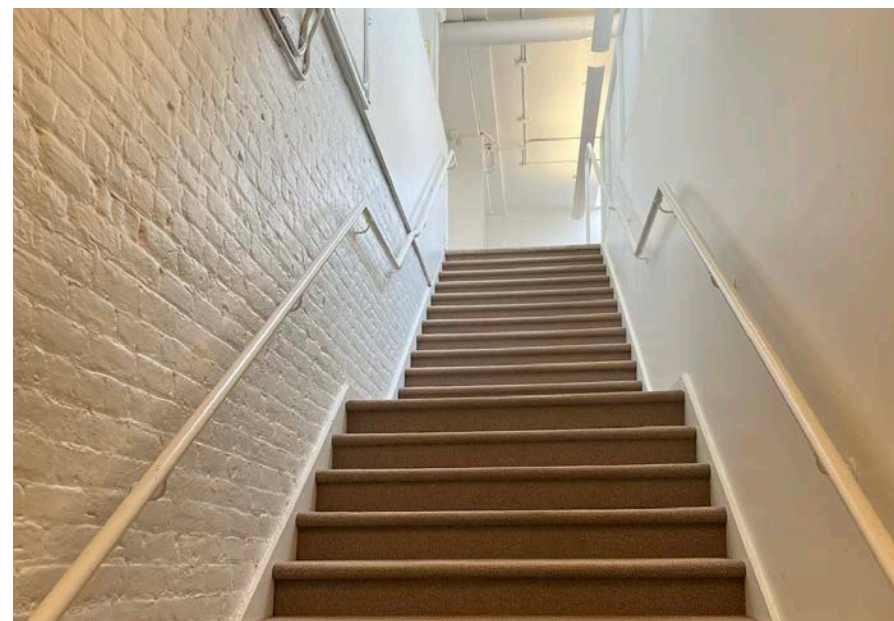
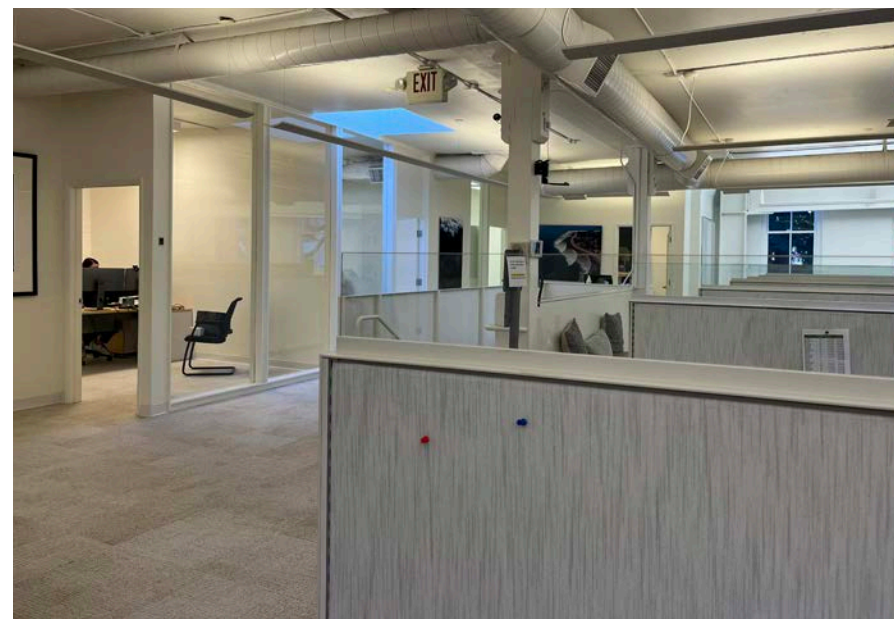
522 WASHINGTON ST SAN FRANCISCO

Office Space

Freshly painted exterior! Reduced Rental rate! All spaces are vacant and ready for new tenants. \$3.00 fee to procuring broker! Common area upstairs undergoing improvements to restrooms, stairs and hallways!

Second floor walk up creative brick office space. Great views of the redwood grove at the Pyramid. Light and bright, nice finishes, ample use of glass, brick, high ceilings. Approximately 14 workstations.

Additionally, first floor retail with a separate entrance available as well.
*522 & 524 Shared entrance in order to combine two suites.



Premises	± 4,753 sqft
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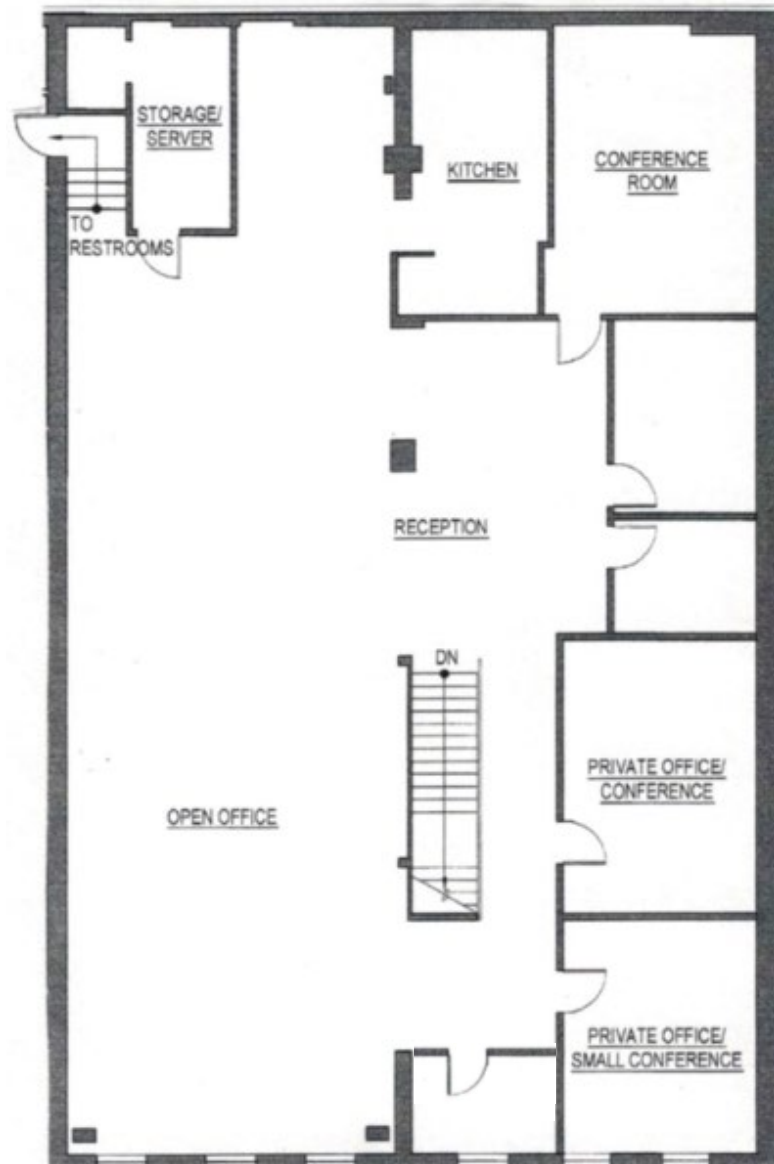
Rental Rate	\$56 IG
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Term	Flexible
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Occupancy	Vacant
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522 WASHINGTON ST FLOOR PLAN

4,753 RSF



23 DESKS

2 LARGE CONFERENCE

2 MEDIUM CONFERENCE

3 SMALL CONFERENCE

Kitchen
Lounge
Phone booths
Saffron + Poe design

An aerial photograph of San Francisco, California, showing a dense urban landscape with numerous skyscrapers and residential buildings. The image is overlaid with a semi-transparent teal color. The text is centered in the upper half of the image.

RETAIL SPACE
524 WASHINGTON STREET

524 WASHINGTON ST SAN FRANCISCO

Retail Space

Freshly painted exterior! Reduced Rental rate! All spaces are vacant and ready for new tenants. \$3.00 fee to procuring broker! Common area upstairs undergoing improvements to restrooms, stairs and hallways!

Large open space with unique ceiling in place full kitchen with catering area. ADA bathroom.

Directly across the street from the Iconic Pyramid and the new Redwood grove park.

*Can be combined with 522 office for a total of retail/1,965 sqft. and office/4,753 sqft for a total of 6,718 sqft

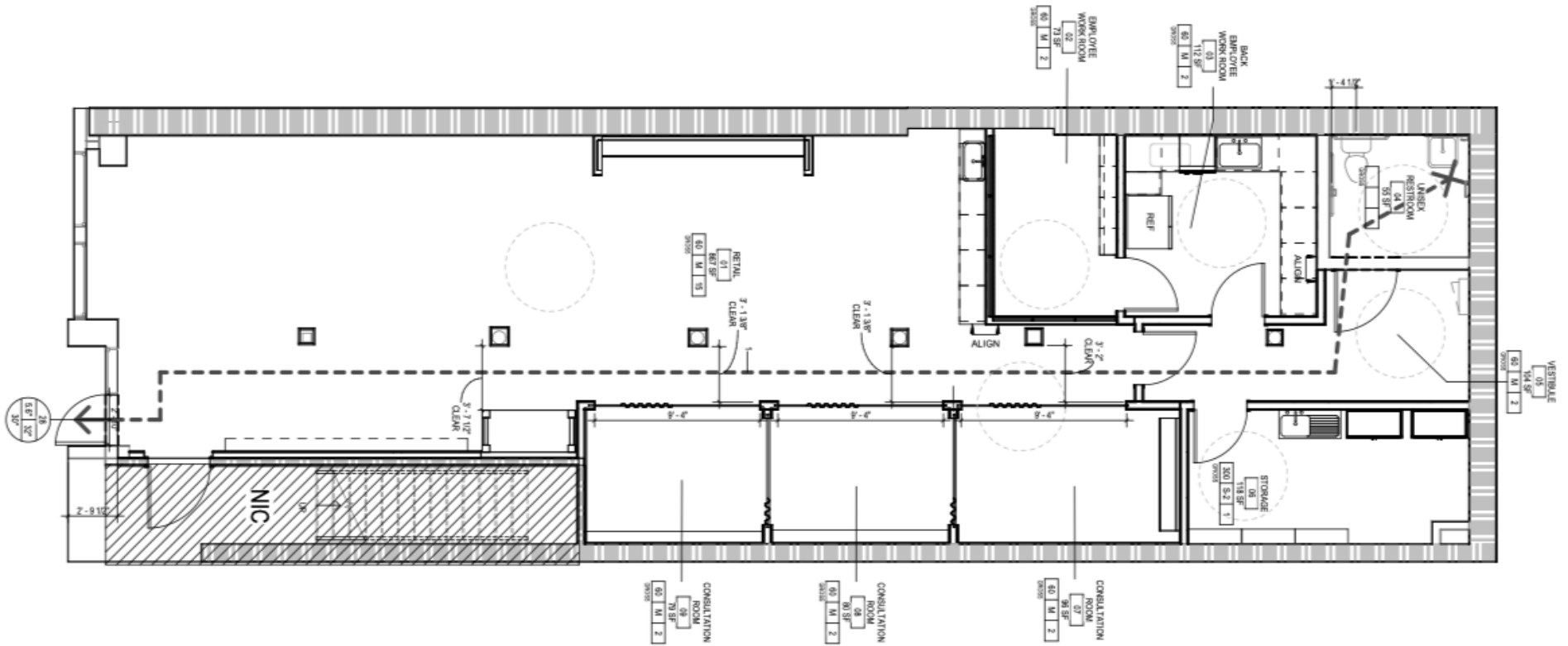
Premises	± 1,965 sqft
Rental Rate	\$58 1G
Term	Flexible
Occupancy	Available Now



524 WASHINGTON ST FLOOR PLAN

1 FLOOR

1,965 RSF



An aerial photograph of San Francisco, California, showing a dense urban landscape with numerous skyscrapers and residential buildings. The image is overlaid with a semi-transparent teal color. The text is centered in the upper half of the image.

RETAIL SPACE
526 WASHINGTON STREET

526 WASHINGTON ST SAN FRANCISCO

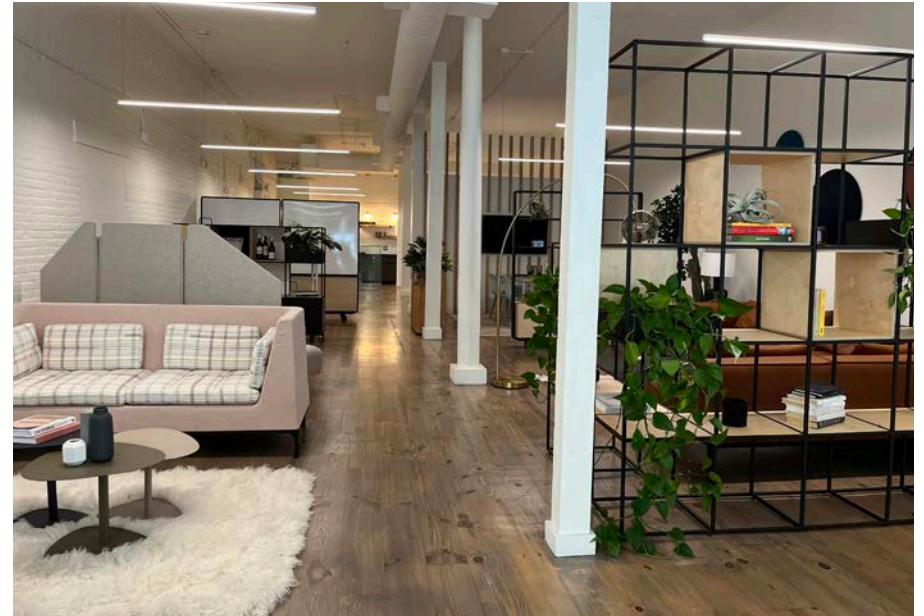
Retail Space

Build Out:

Freshly painted exterior! Reduced Rental rate! All spaces are vacant and ready for new tenants. \$3.00 fee to procuring broker! Common area upstairs undergoing improvements to restrooms, stairs and hallways!

Dramatic open space with large window line, high ceilings, great light and views of Pyramid Park across the street.

Amenities include Verjus restaurant and wine bar next door and Hotaling alley home to high end retail tenants.



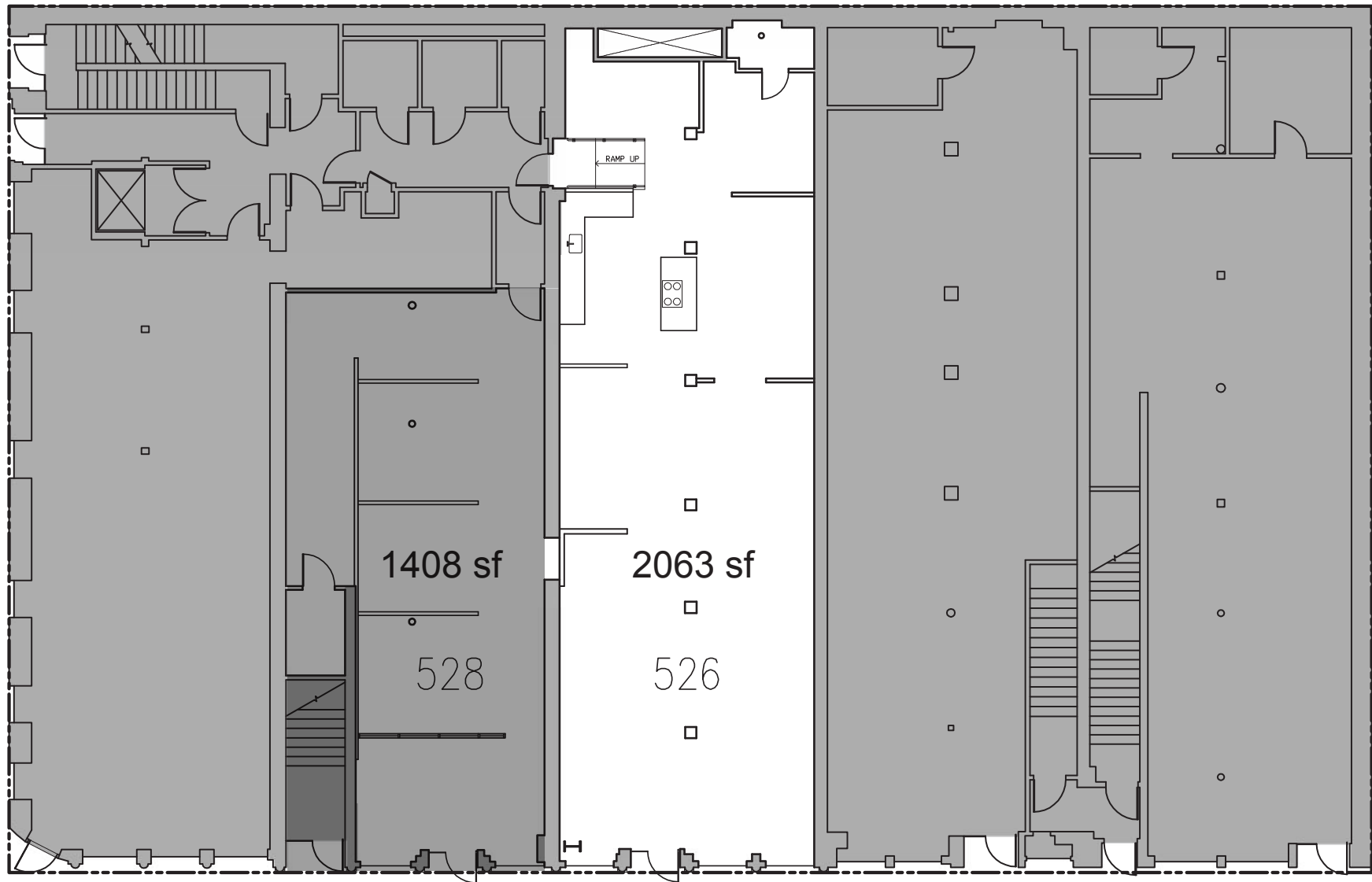
Premises	± 2,058 sqft
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Rental Rate	\$58 IG
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Term	Flexible
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Occupancy	Available Now
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526 WASHINGTON ST FLOOR PLAN



GET IN TOUCH

Contact me with any questions about these properties.



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\$3 PSF Commission

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COMMERCIAL DIVISION

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