

**FREE RENT  
&  
BROKER BONUS**

**CALL FOR DETAILS**

# 530 BUSH

/ OFFICE SPACE FOR LEASE /

Bradley L. Colton  
(415) 834-1600  
bcolton@coltoncommercialsf.com  
License #: 00805116

Jay D. Shaffer  
(415) 407-3997  
jshaffer@coltoncommercialsf.com  
License #: 01444640

Bryan B. Colton  
(415) 595-6959  
bryancolton@coltoncommercialsf.com  
License #: 02111407



# PROPERTY HIGHLIGHTS

**FREE RENT & BROKER BONUS**  
**CALL FOR DETAILS**



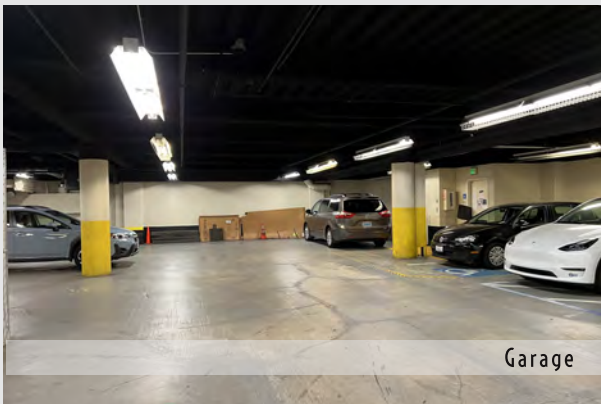
ROOF DECK



SUITE 900 - example of finished space



SUITE 600 - example of finished space



Garage

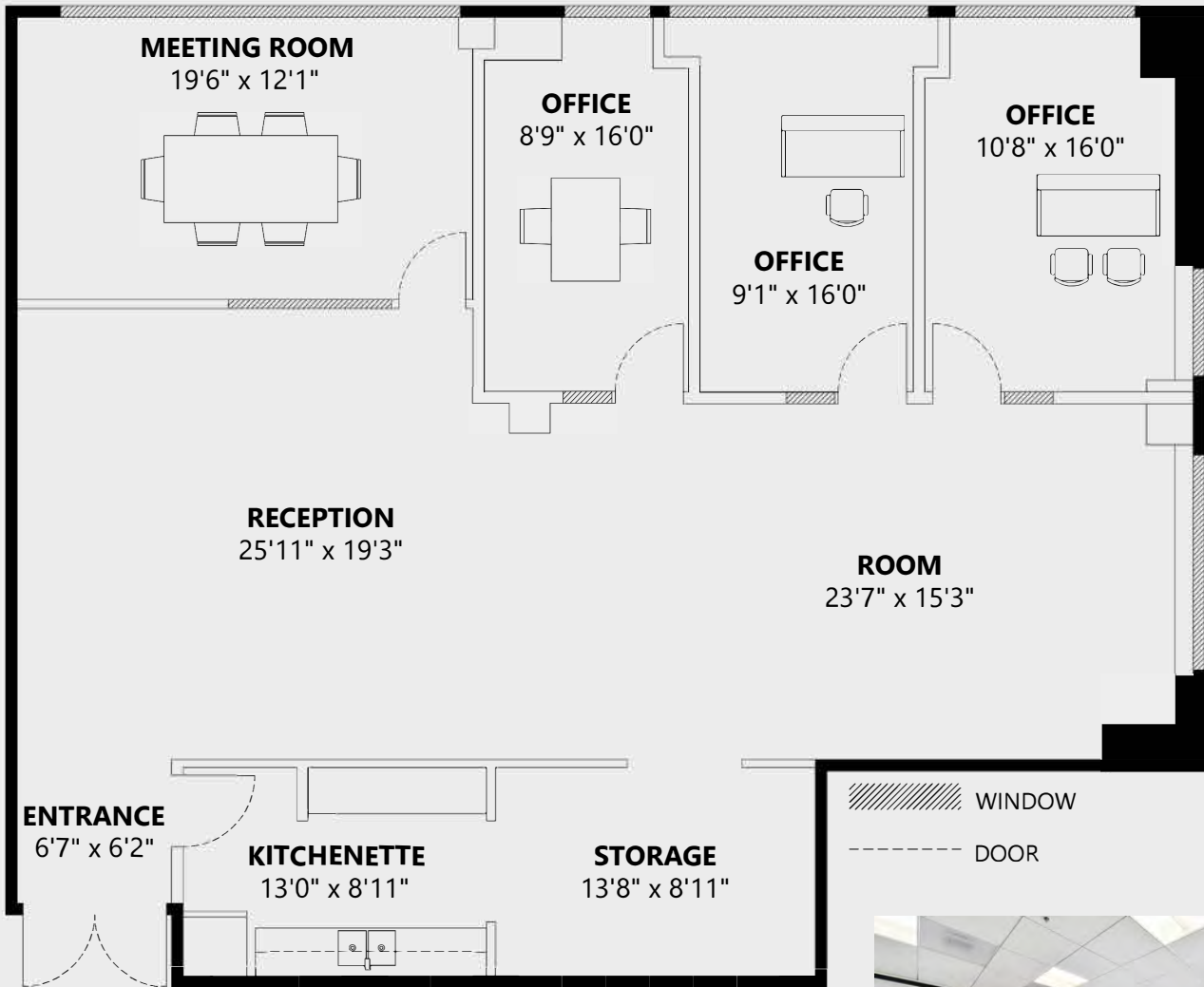
- Full HVAC
- Access to Roof Deck/Patio
- Excellent Natural Light
- 24 Hour On-Site Security
- Adjacent to Union Square
- Responsive Ownership
- Steps to Sutter Stockton parking garage
- On site Parking Potentially Available
- Shared access to roof deck garden
- Elevator & Air Conditioning Upgrades Completed

**Call Brokers for Pricing Information**

## AVAILABILITY:

SUITE #	RSF +/-	AVAILABILITY	Space Highlights
801	2,424	30 Days	Mix of private offices and open space. <a href="#">VIRTUAL TOUR LINK</a>
703	1,700	NOW	Quiet corner suite with great natural light and views. Open Space with 3 conference rooms/offices. Private reception area. Shared Kitchen with Break Room. <a href="#">VIRTUAL TOUR LINK</a>
501/650	10,849	NOW	Exclusive outdoor roof deck. Multi-floor suite with interconnecting staircase. Mostly open space with many offices/break-out rooms. <a href="#">VIRTUAL TOUR LINK</a>
500	7,173	NOW	Exclusive outdoor balcony. Private offices and open space. Kitchenette. <a href="#">VIRTUAL TOUR LINK</a>
403	2,687	NOW	Mostly open space with 4 private offices, 1 interior file/copy room and a server room. <a href="#">VIRTUAL TOUR LINK</a>
302/400	8,136 7,831 Total 15,967	NOW	<b>Must be Leased together/not divisible.</b> Great identity, unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more. Interconnecting staircase and elevator accessible to both floors.
204	3,670	NOW	Mix of private offices and open space. <b>Can be combined with Suite # 002 for a Total of 9,617 RSF +/-</b>
104/202	7,644	NOW	Mix of private offices and conference rooms. Multi-floor suite with interconnecting staircase. Kitchenette. <a href="#">VIRTUAL TOUR LINK</a>
100	3,936	NOW	Shell condition. Ready for improvements. Direct street entry. <a href="#">VIRTUAL TOUR LINK</a>
002	5,947	NOW	Direct street entry and identity. <a href="#">VIRTUAL TOUR LINK</a>

# SUITE # 801 FLOOR PLAN



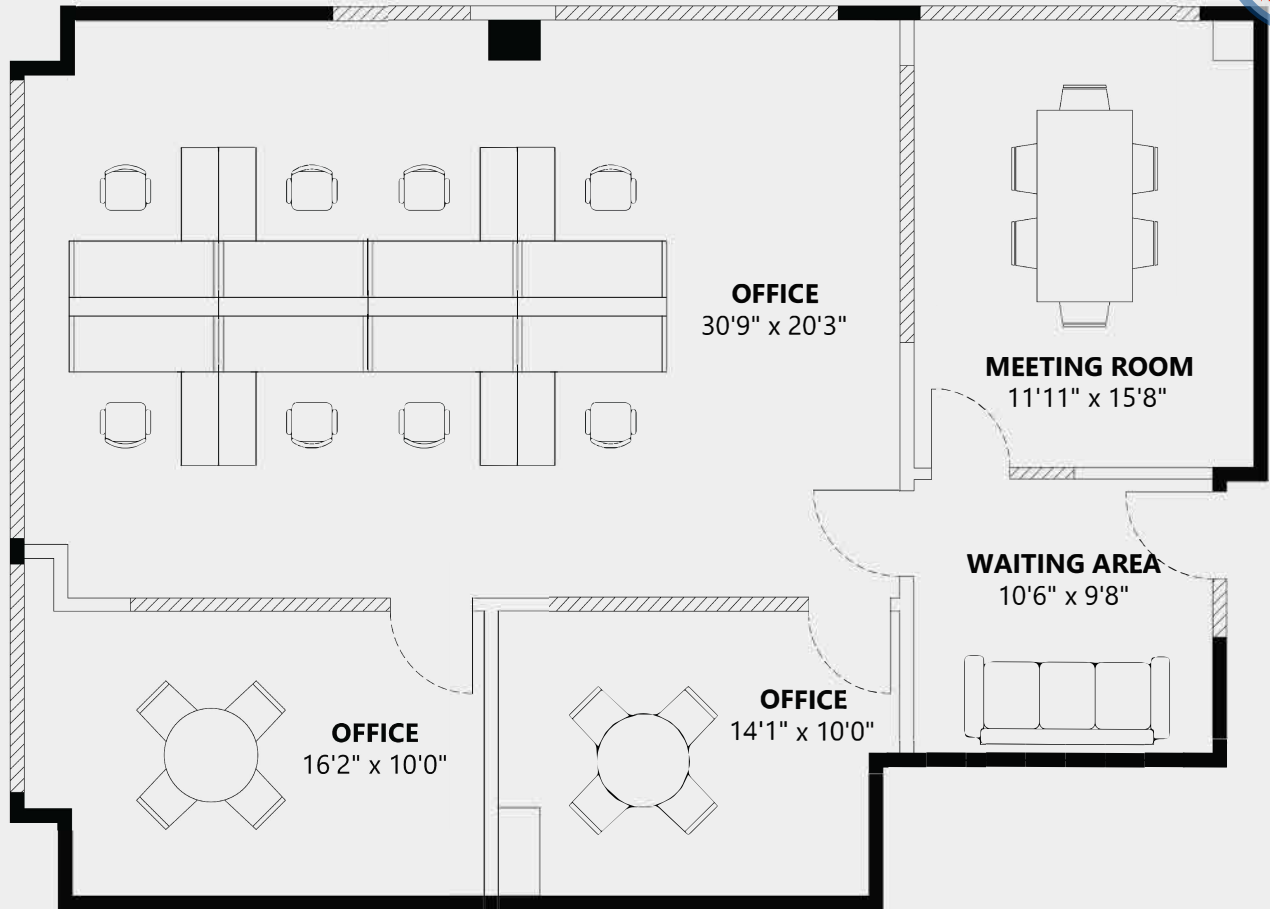
SUITE # 801 - 2,424 RSF:

- 4 private offices
- 1 Conference Room
- Open Space
- Access to Large Shared Outdoor Roof Deck
- Kitchenette



# 530 BUSH

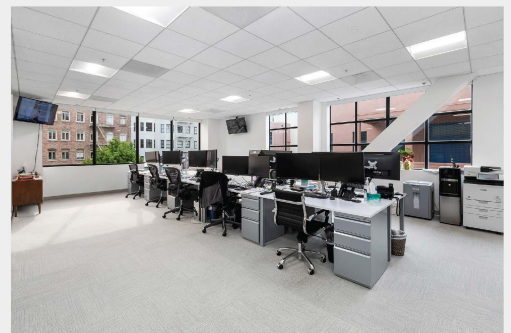
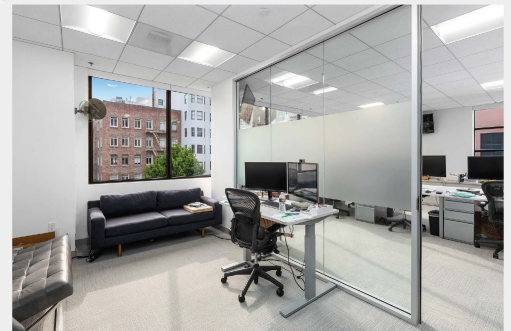
# SUITE #703 FLOOR PLAN



//// WINDOW  
----- DOOR

SUITE 703 - 1,700 RSF +/-

- Quiet corner suite with great natural light and views
- Open Space with 3 conference rooms/ office
- Private reception area
- Shared full kitchen with break area



# 530 BUSH

# SUITE # 500 FLOOR PLAN



////// WINDOW  
- - - - - DOOR  
□ BALCONY



SUITE # 500: 7,173 RSF+/-

- Exclusive outdoor balcony
- Private offices and open space
- Kitchenette

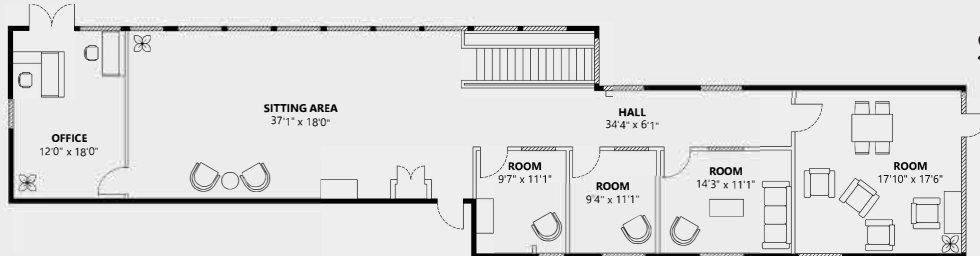
# 530 BUSH



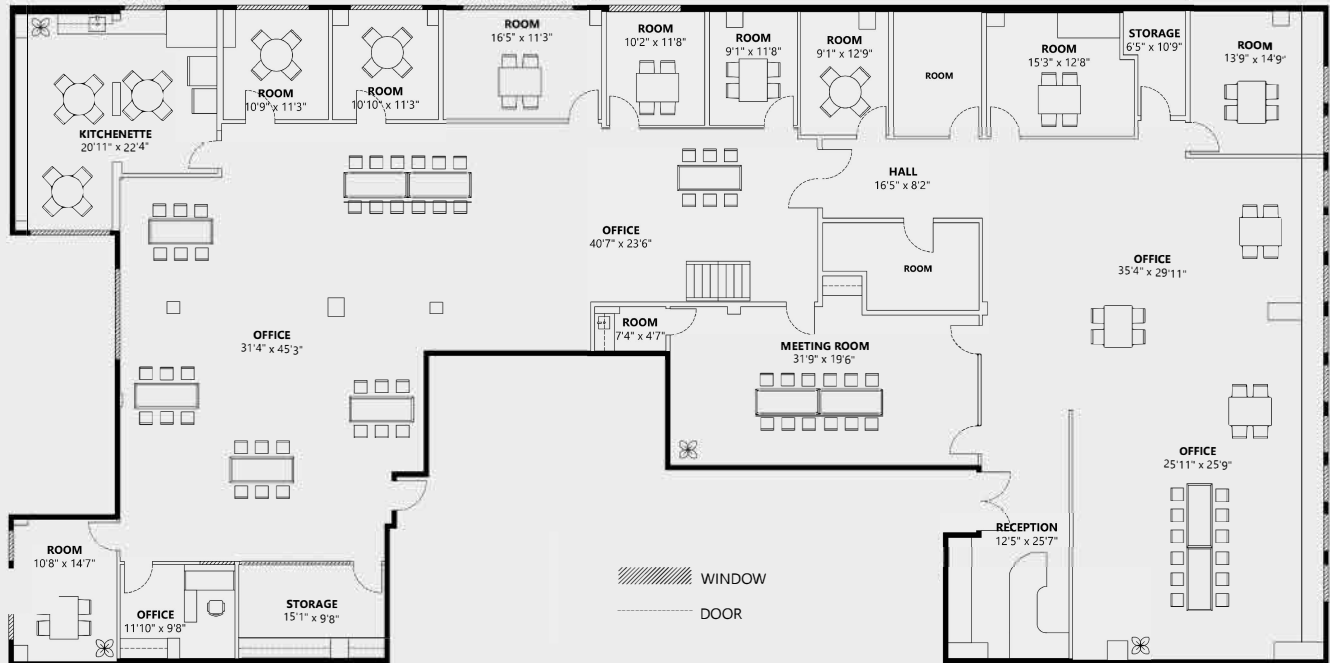
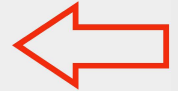
# SUITE # 501/650 FLOOR PLANS



PRIVATE ROOF DECK



SHARED ROOF DECK

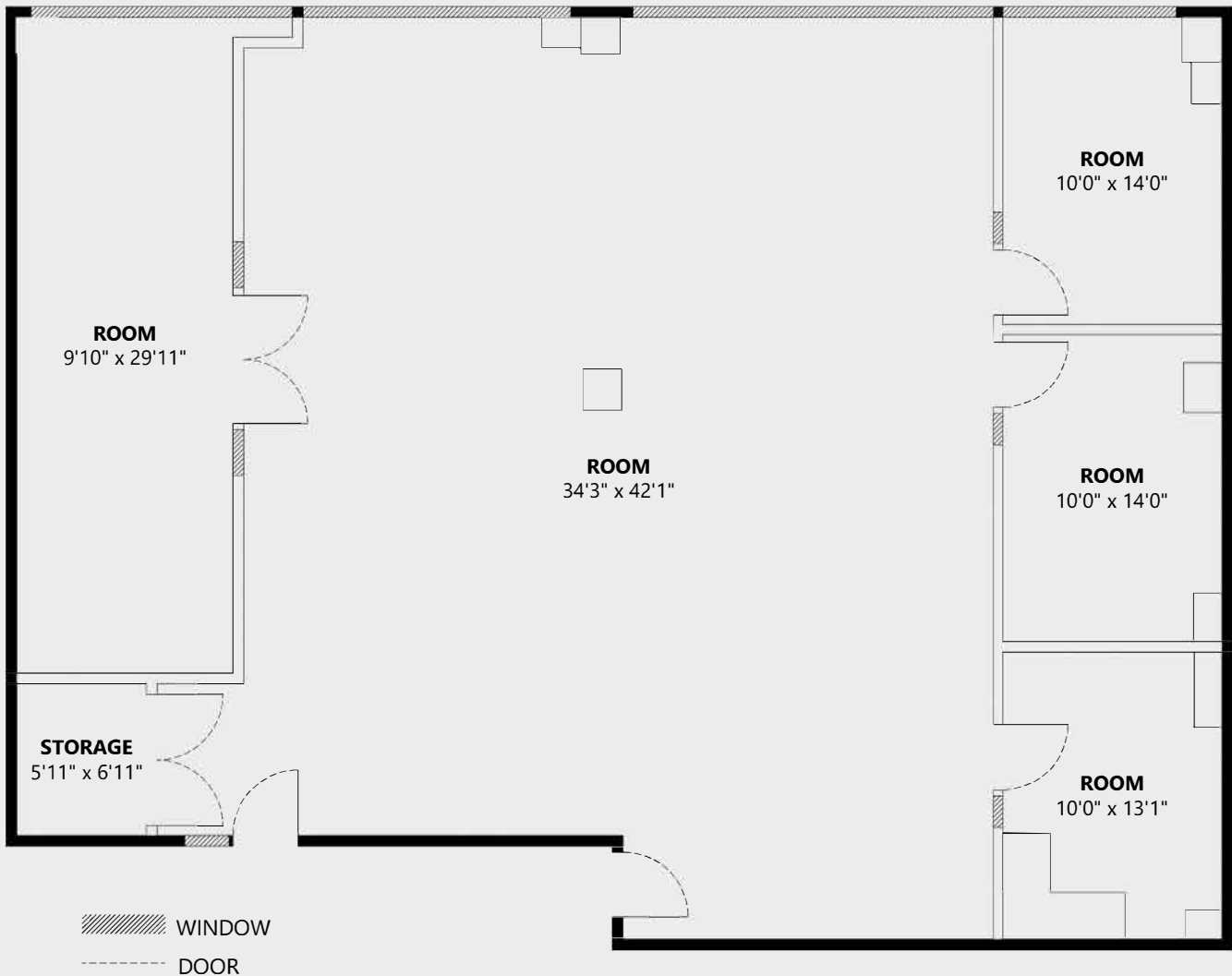


SUITE # 501/650- 10,849 RSF:

- Exclusive outdoor patio + Access to Large shared
- Outdoor Roof Deck
- Mostly open space with many offices/break-out rooms
- Multi-floor suite with interconnecting staircase
- Break room and Kitchenette
- Room for 75 Desks +/-
- Furniture Available

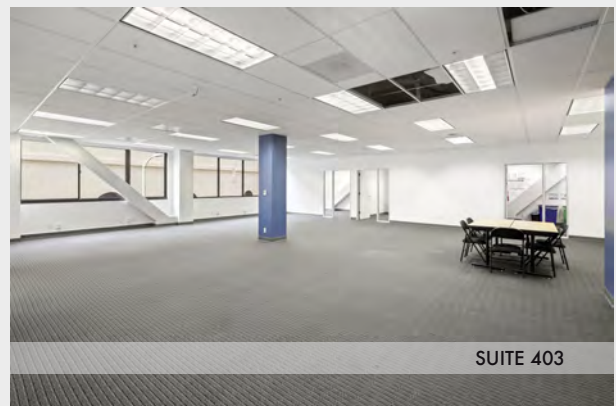
# 530 BUSH

# SUITE # 403 FLOOR PLAN



SUITE # 403 - 2,687 RSF +/-

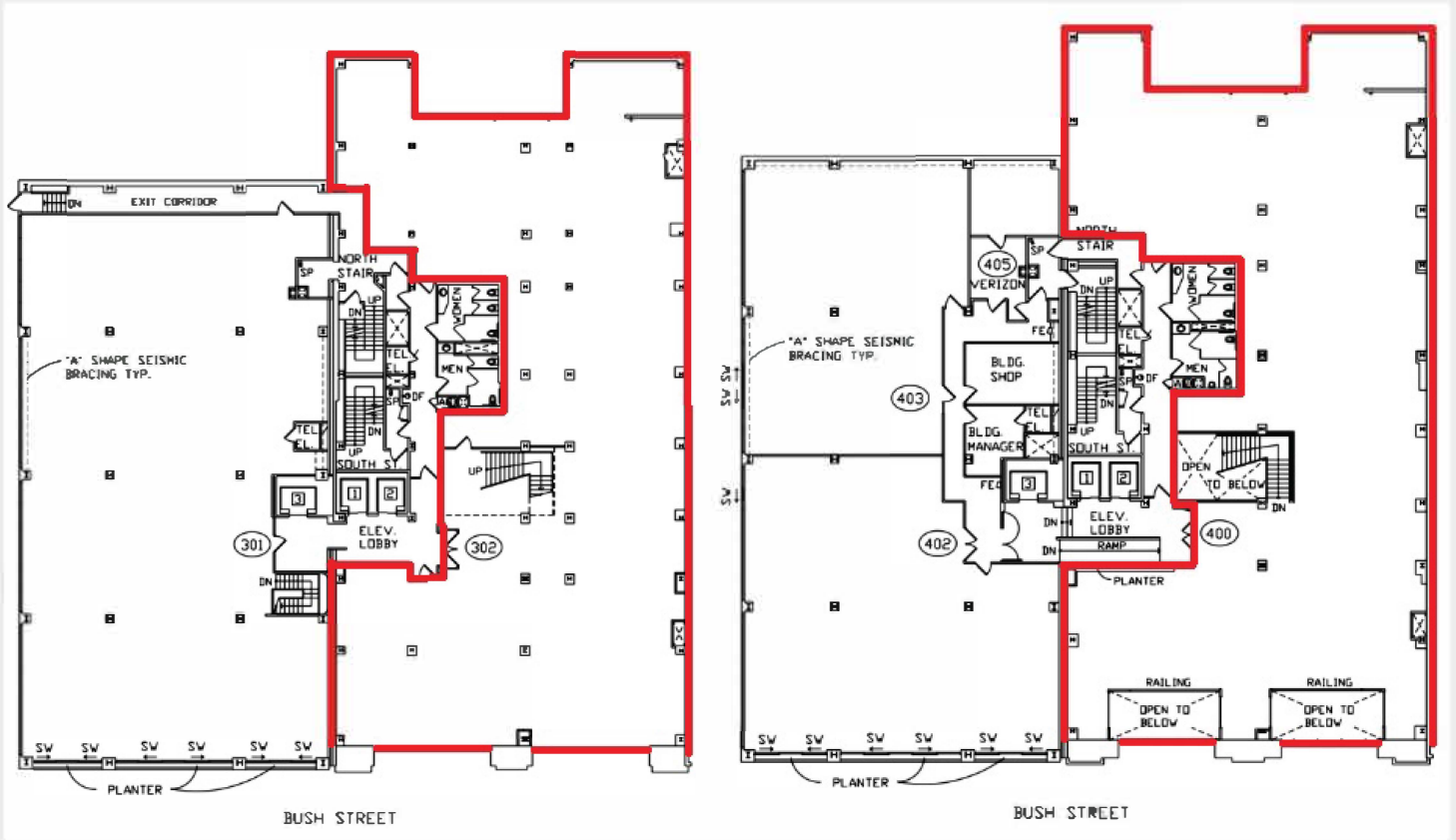
- Mostly open space
- 4 private offices
- 1 interior file/copy room and a server room



SUITE 403

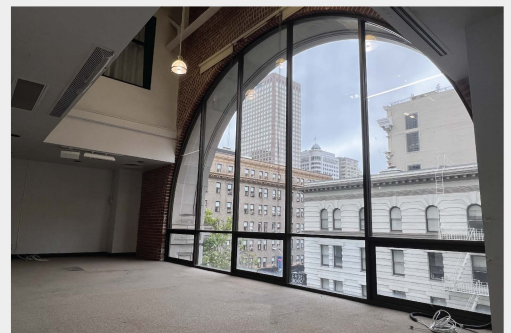
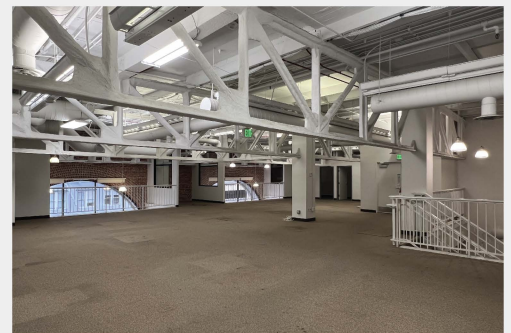
# 530 BUSH

# SUITE #302/400 FLOOR PLAN



SUITE 302	8,136 RSF +/-
SUITE 400	7,831 RSF +/-
TOTAL	15,967 RSF +/- (MUST BE LEASED TOGETHER / NOT DIVISIBLE)

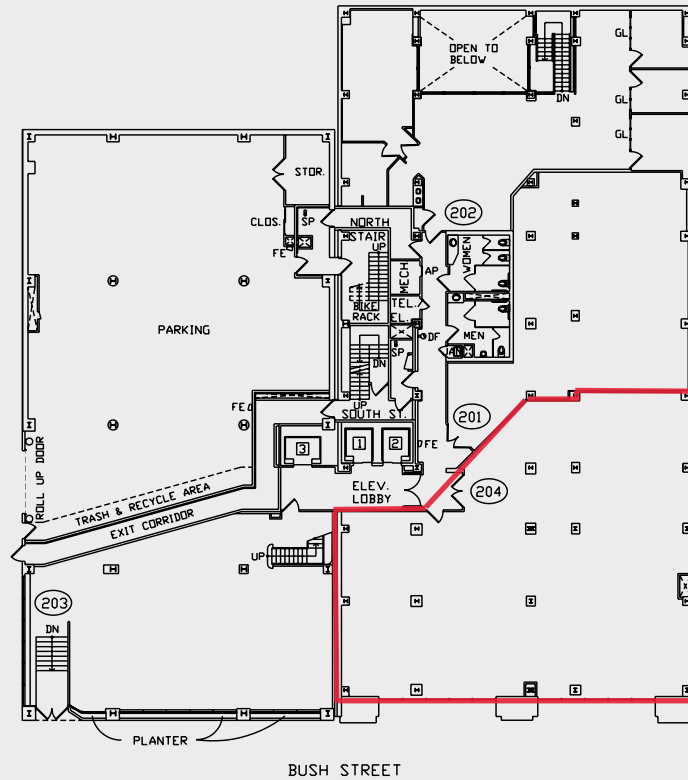
- Great identity
- Unique architectural design including arched windows, exposed ceilings, trusses ceiling on 4th floor, and more
- Full HVAC
- Interconnecting staircase and elevator accessible to both floors
- Onsite parking potentially available



# 530 BUSH



# SUITE # 204 FLOOR PLAN

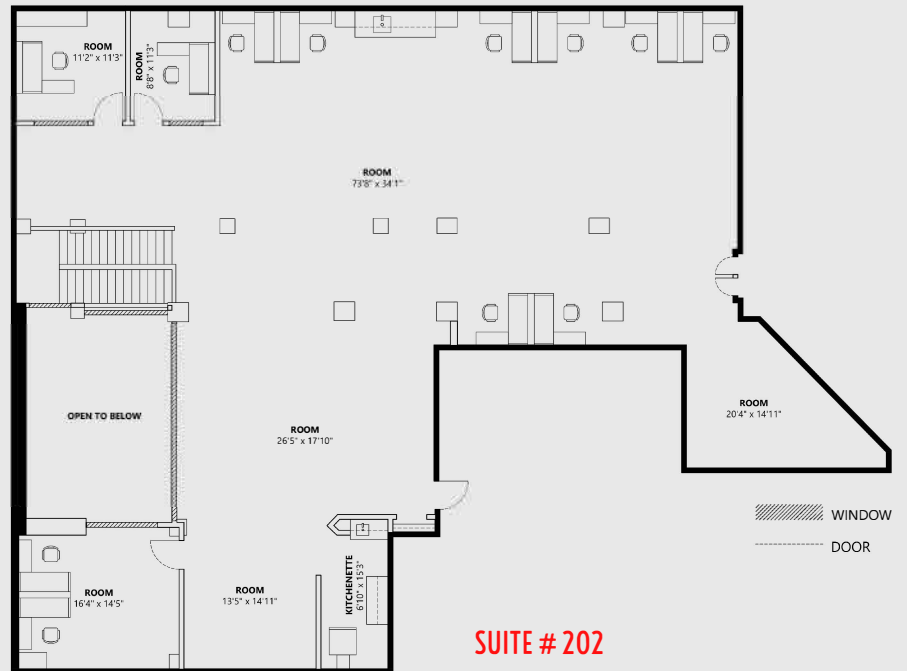
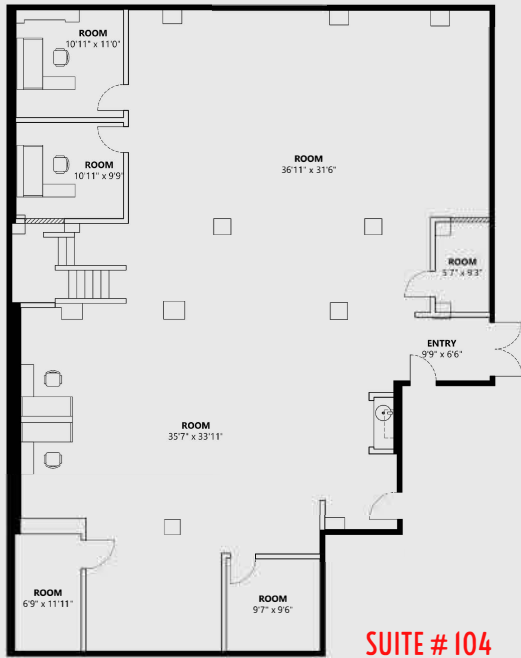


SUITE 204 - 3,670 RSF +/-

- Can be combined with Suite # 002 for a Total of 9,617 RSF +/-
- Mix of private offices and open space.

# 530 BUSH

# SUITE #104/202 FLOOR PLAN

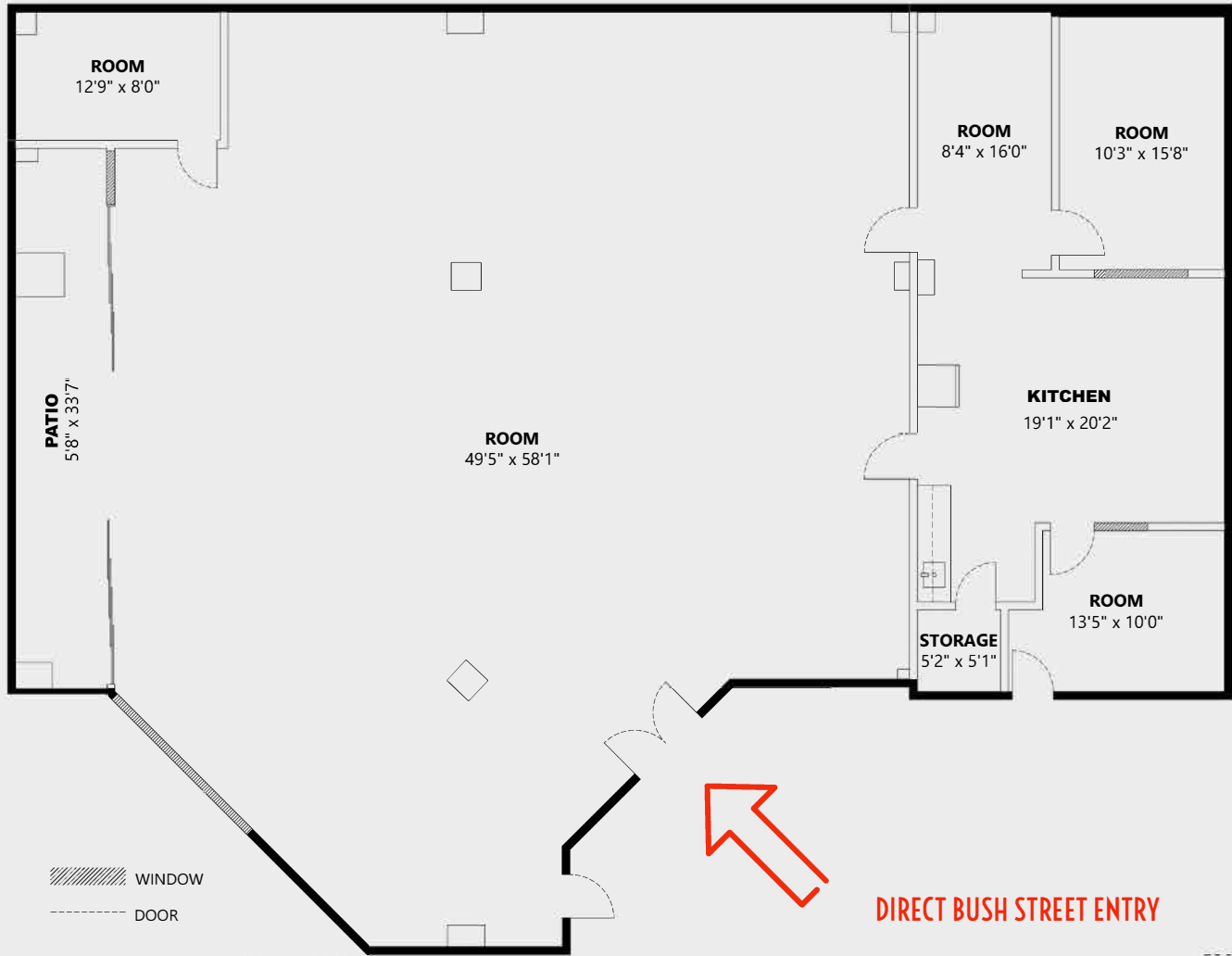


SUITE # 104/202 - 7,644 RSF +/-

- Mix of private offices and conference rooms.
- Multi-floor suite with interconnecting staircase.
- Kitchenette.

# 530 BUSH

# SUITE # 100 FLOOR PLAN



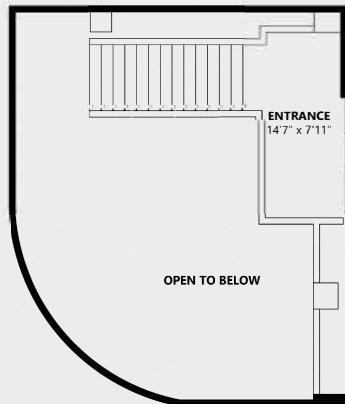
SUITE # 100 - 3,936 RSF +/-

- Direct street entry
- Shell condition
- Ready for improvements

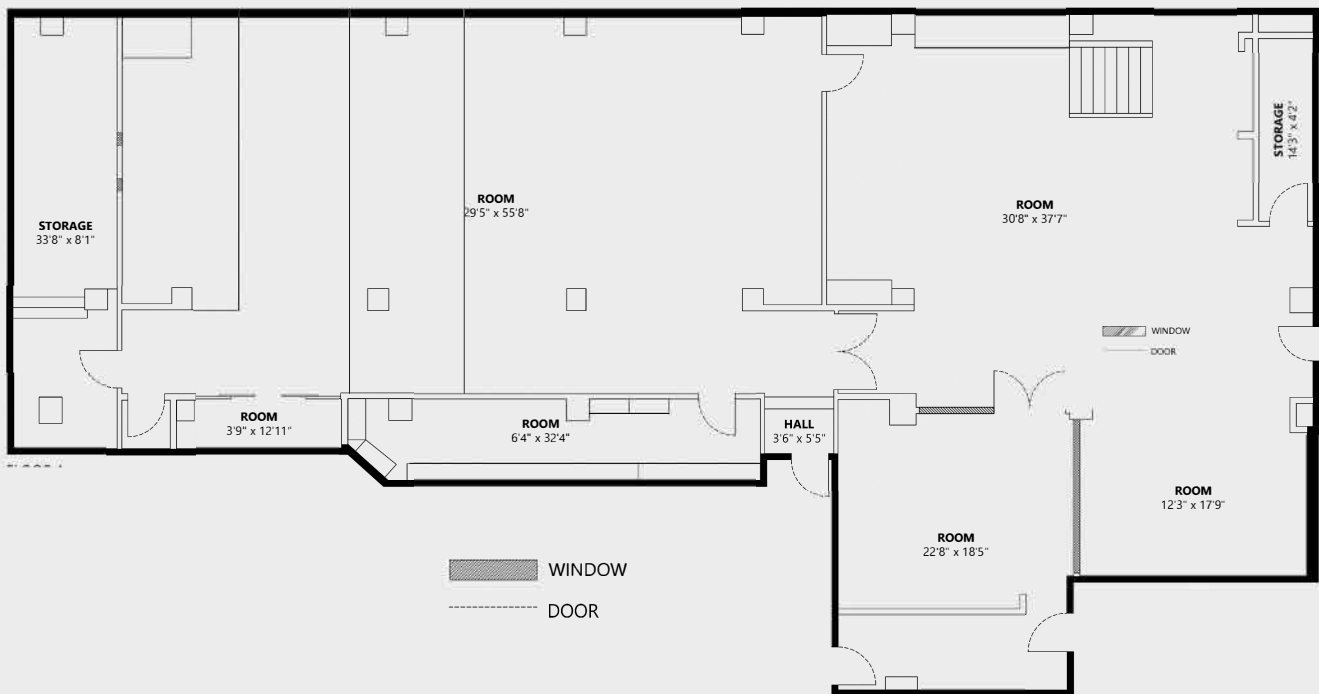
# 530 BUSH



# SUITE # 002 GARDEN LEVEL FLOOR PLAN



FLOOR 2



SUITE # 002 - 5,947 RSF +/-

- Bush Street Visibility and Signage
- Ground floor & 2nd floor suite interconnected with interior staircase
- Elevator access
- Mostly open creative space with high exposed ceilings
- Kitchenette
- Various break-out meeting rooms conference rooms

# 530 BUSH

# LOCATION MAP



- Amenity Rich Location
- Adjacent to Union Square
- Onsite Parking Garage
- Steps to Sutter Stockton parking garage

FOR MORE INFORMATION, PLEASE CONTACT:

Bradley L. Colton  
(415) 834-1600  
bcolton@coltoncommercialsf.com  
License #: 00805116

Jay D. Shaffer  
(415) 407-3997  
jshaffer@coltoncommercialsf.com  
License #: 01444640

Bryan B. Colton  
(415) 595-6959  
bryancolton@coltoncommercialsf.com  
License #: 02111407



The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty nor representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.