

# FOR LEASE

## INNER RICHMOND COMMERCIAL BUILDING

### ADDRESS

4550 Geary Blvd  
(@ 10th Ave.)  
San Francisco, CA 94118

### SIZE

Total: 6,851 ± sqft  
Ground Floor: 3658 ± sqft  
Mezzanine: 1,098 ± sqft  
Basement: 2,095 ± sqft

### FEATURES

High identity Building  
Central Richmond District location  
Prestigious architecture  
Concrete construction  
Arched windows  
High traffic location  
Past uses: Banks & Mattress Retailers

### ZONING

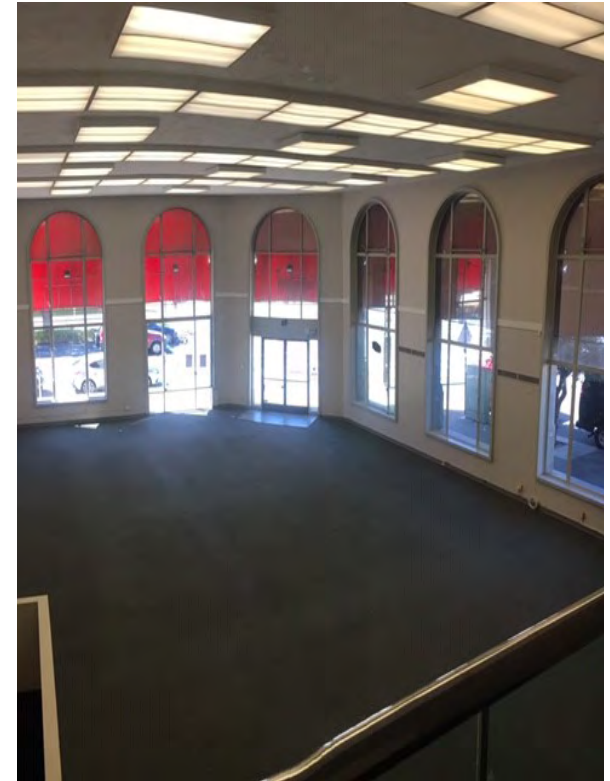
NC3 (Moderate Scale Neighborhood  
Commercial District)

### AVAILABLE

Now

### LEASE RATE

\$15,000/month, NNN  
(NNN ± \$1,360/month)



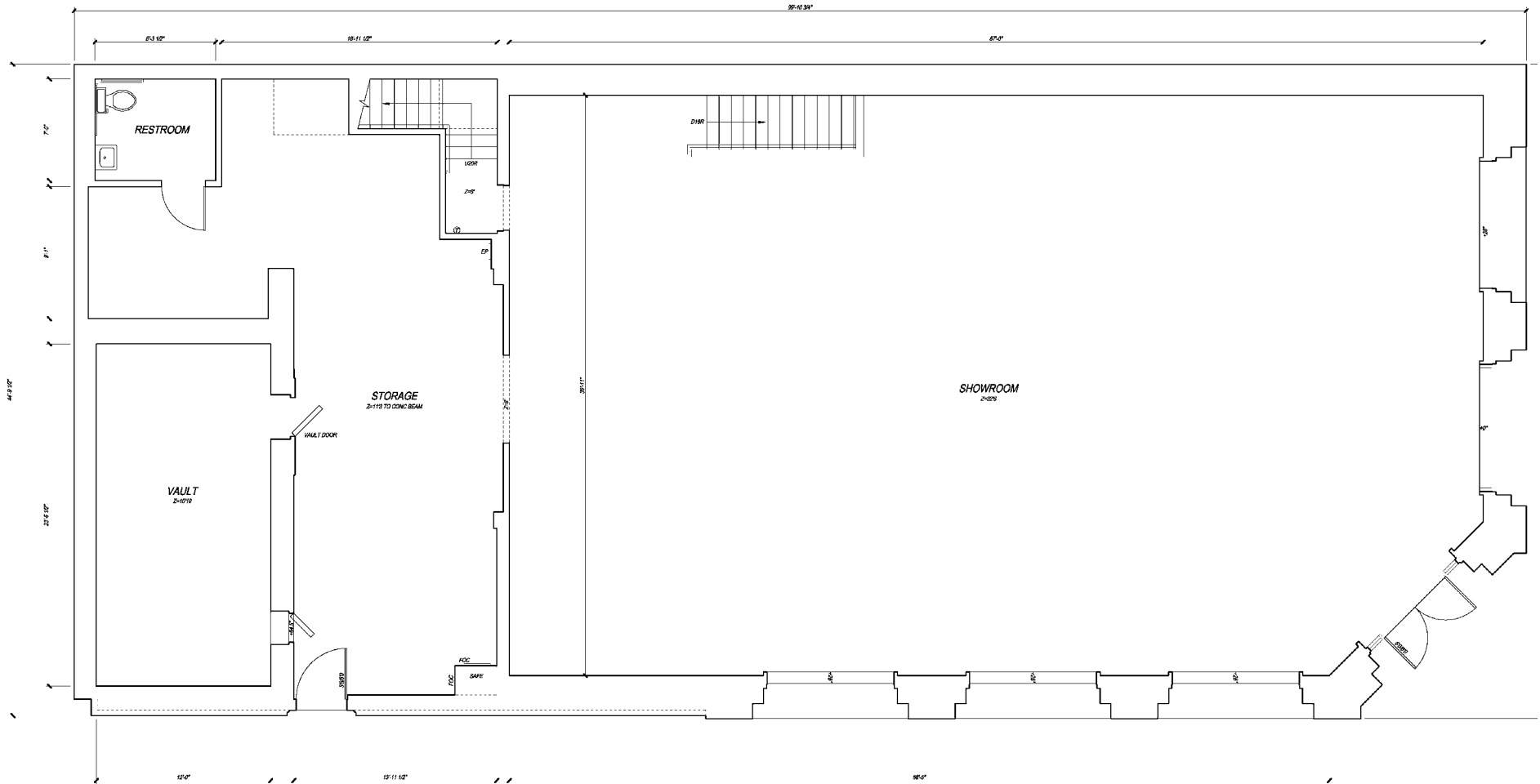
ROBERT CUTLER  
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**HCM**  
Commercial Properties

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 **Existing Floor Plan**  
Scale: 1/4" = 1'-0"  
2,618 SQFT SHOWROOM  
1,040 SQFT STORAGE

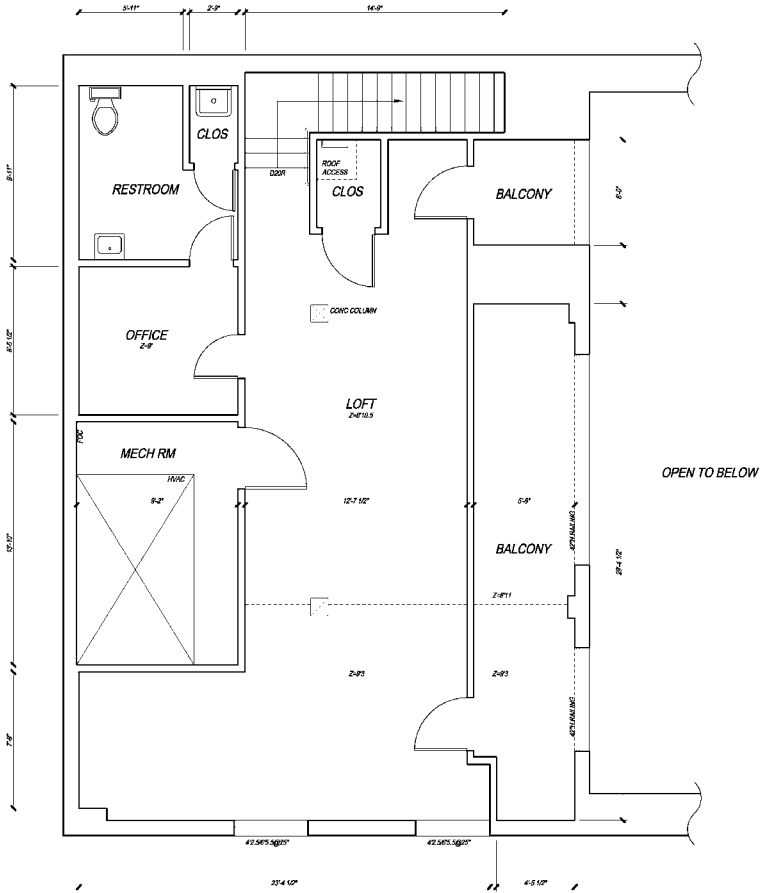
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
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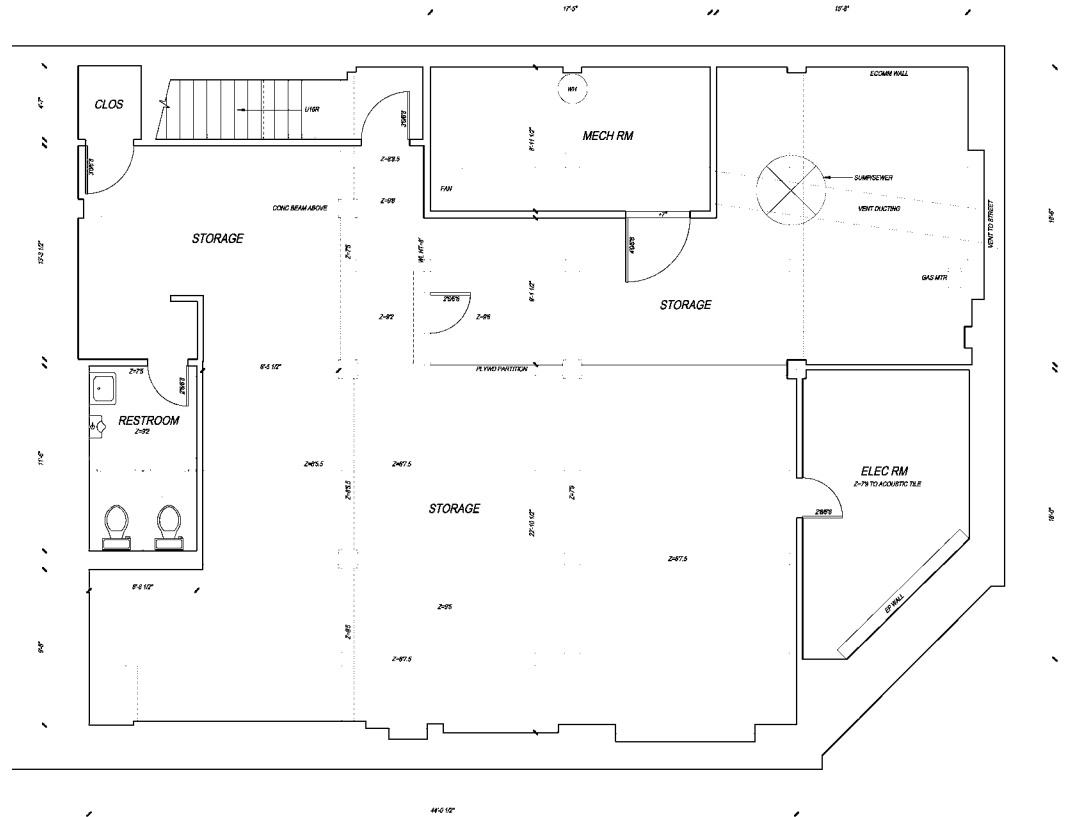
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
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 **Existing Mezzanine Floor Plan**  
Scale: 1/4" = 1'-0" 1,098 SQFT



 **Existing Basement Plan**  
Scale: 1/4" = 1'-0" 2,095 SQFT

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