



FOR LEASE
724 BRANNAN STREET
SAN FRANCISCO, CA

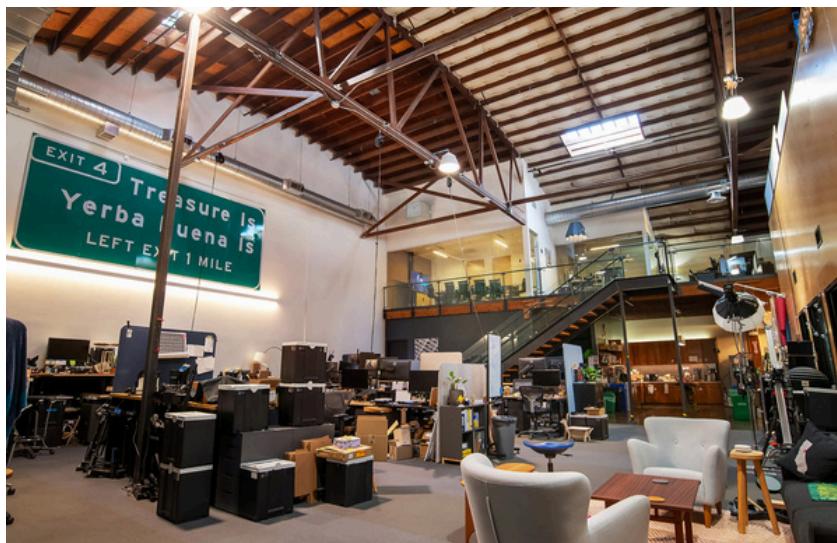
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H|C|M
Commercial Properties

Executive Summary

This distinctive **12,175 SF** commercial building offers a rare combination of architectural character and modern functionality. The clear-span space features polished concrete floors and soaring 25-foot barrel ceilings with exposed trusses, creating a dramatic yet flexible environment filled with fantastic natural light from skylights throughout. The building is equipped with **substantial power (800 amps)** distributed throughout, HVAC, and fire sprinklers, making it well suited for a wide range of uses. The property features large entrances and a roll up door with the potential for drive in access. Modern steel-and-glass staircase and mezzanine railings add a refined industrial aesthetic. The space includes private ADA-compliant restrooms with a separate shower room, an adjacent **parking lot with 10 car availability**, and a beautifully landscaped **private outdoor patio**.



Specifications

Size: 12,175 square feet

- Ground Floor: 10,330 sqft
- Mezzanine: 1,845 sqft
- Outdoor Patio: 2,500 sqft

Mechanical:

- 800 AMPS
- HVAC Throughout
- Fire Sprinklers

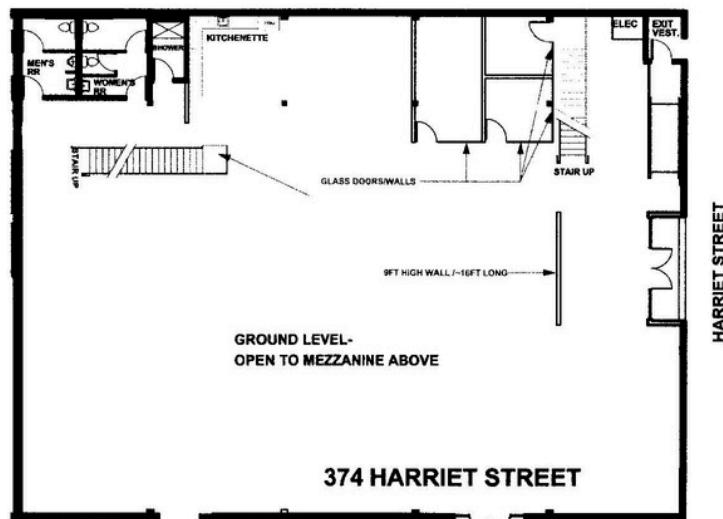
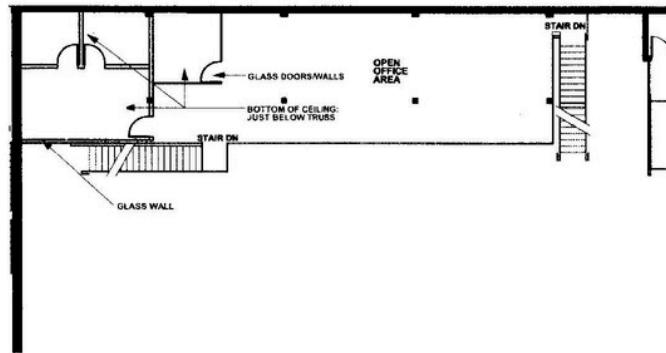
Features:

- ADA Restrooms with Shower
- Two Well-Equipped Kitchens
- Three Phone Booths
- Multiple Conference Rooms
- Multiple Private Offices

Zoning: SALI (Service Arts Light Industrial)

Available: June 1, 2026

Lease Rate: \$53 psf/annum, IG



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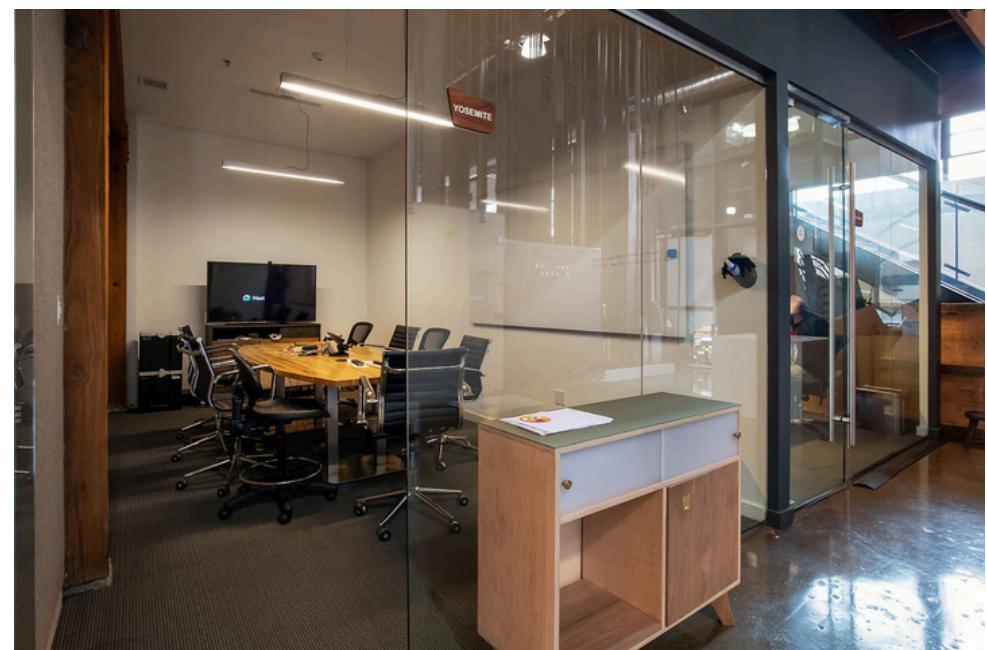
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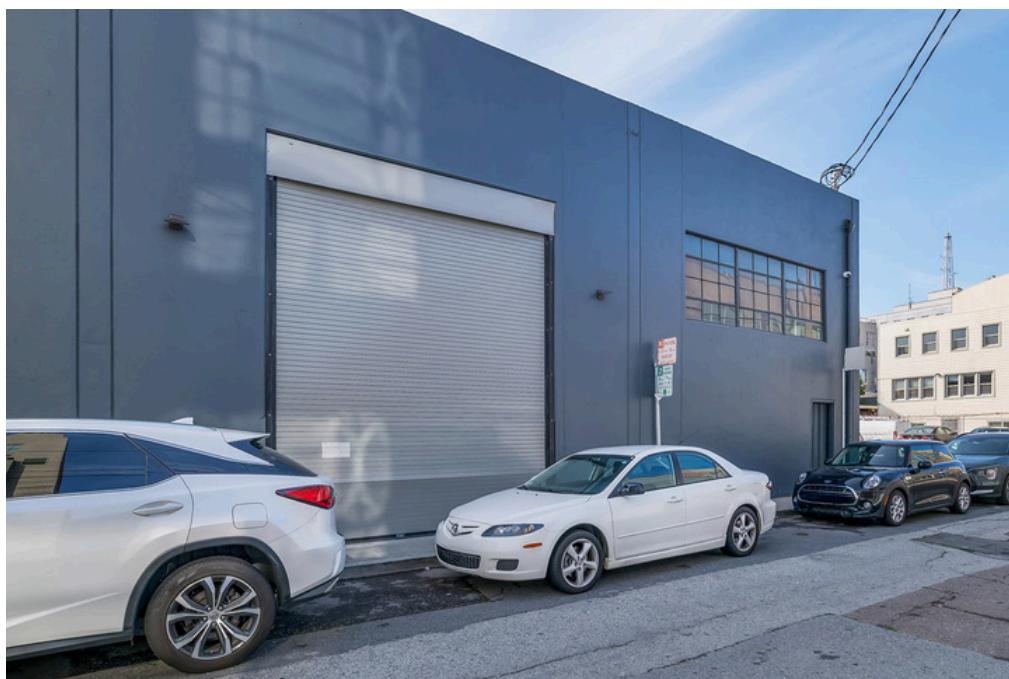


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Neighborhood

Located in a desirable part of the South of Market neighborhood, 724 Brannan is positioned in one of San Francisco's most established and infrastructure-rich submarkets for technology and R&D users. This part of SoMa has long supported industrial, engineering, and creative uses and continues to attract AI and robotics companies seeking flexible, high-functioning space close to talent and transit. The property offers convenient access to Caltrain, as well as Highways 101 and 280, providing efficient commutes for teams across San Francisco and the broader Bay Area. The neighborhood's blend of industrial character, modern innovation, and transportation access makes it a compelling location for next-generation technology companies scaling their operations.

