



1069 HOWARD STREET

SOMA

ONE OF A KIND MULTI-TENANT COMMERCIAL BUILDING FOR SALE

Boasting just over 13,800 square feet per tax records, 1069-1073 Howard Street is a beautiful poured concrete industrial building. Located on a 3,746 square-foot rectangular lot on the southeast corner of Howard and Moss streets. It is filled with potential for investment, for your place of business, or for tenants. Designed by the architect, Walter C. Falch, in the Classical Revival style, the property features 3 levels over a basement, all with usable footage. It has 2 pedestrian entrances on Howard Street and both a loading dock and a separate freight elevator on Moss Street, one at street level and one at truck height. High ceilings, large windows, updated bathrooms, and a tastefully renovated spaces create an elegant look and feel. The building is serviced by a freight elevator, commercial electric service, ethernet wiring throughout and comes equipped with security camera, 2 kitchens, 5 beautiful bathrooms and more. It includes a hidden Speakeasy and wine cellar in the basement and many other interesting features. The building is fully leased to a single tenant, with an option to be delivered vacant. It is currently used as a collaborative workspace for artists, photographers, designers, chefs, craft makers and other creatives, and a letterpress shop and unique retail store on its ground floor.

MLS#424019952

OFFERED AT \$5,674,000

1069HOWARDSTREET.COM

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The building is fully leased to a single tenant, with an option to be delivered vacant. It is currently used as a collaborative workspace for artists, photographers, craft makers and other creatives. With a walk score of 96, it is well located with access to 101 and 280 Freeways, as well as BART, MUNI, CalTrain and Bus transit options.

- Property sits less than five minutes from Interstates 80 and 280 and the Civic Center BART Station, providing strong traffic and easy commutes.
- Two roll-up doors
- Freight elevator
- Cat-5 wiring
- Catering kitchen
- Full kitchen
- Walk Score of 96

The information contained herein has been received from the Seller and/or third parties. Vanguard Properties has not verified the foregoing information, and will not confirm the accuracy of same. Buyer is advised to investigate all information important to Buyer and to verify the accuracy of the representations contained herein.