

An aerial photograph of San Francisco, California, showing the Potrero Hill neighborhood. The image features a mix of industrial and commercial buildings, with a prominent orange-outlined building in the foreground. In the background, the San Francisco skyline is visible, including the Transamerica Pyramid. A multi-lane highway runs along the left side of the image. The text "365 VERMONT" and "SAN FRANCISCO | CA" is overlaid in large white letters.

365 VERMONT SAN FRANCISCO | CA

OFFICE HEADQUARTERS
EXCLUSIVE ROOFTOP AREA

6,000 SF - 13,000 SF

\$30.00 PSF IG | \$4/PSF BROKERAGE FEE

6,000 SF - 13,000 SF

POTRERO HILL NEIGHBORHOOD

Features

- \$30.00 PSF IG starting
- \$4/PSF Brokerage Fee
- +/- 13,000 SF office building located in the center of San Francisco's Potrero Hill neighborhood
- Can be demised to 6,000 SF
- Full Building Identity
- Expansive atrium with oversized skylight
- Several open spaces surrounded by individual meeting rooms and perimeter offices
- Exclusive rooftop area with unobstructed downtown views
- Full kitchen potential, complete with Type I Hood Dedicated heating and air conditioning
- Hourly and monthly parking nearby
- Near public transportation and freeways, easy 101 access
- Close proximity to Whole Foods, Philz Coffee, 24 Hour Fitness, San Francisco Design Center





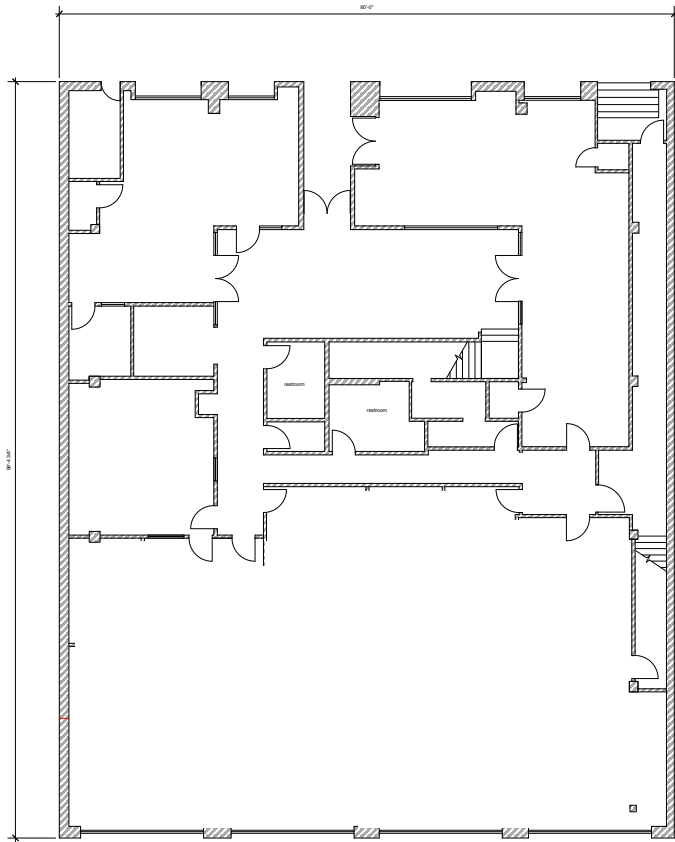


..... Features & Floor Plans

365 Vermont Street features a 2-level single-occupancy building with exclusive rooftop deck that overlooks the San Francisco skyline. The first floor is accentuated by a spectacular atrium, spacious meeting and work areas, and natural light on three sides. The second floor features high ceilings, infrastructure for a full kitchen (Type I Hood), and access to the roof deck. Excellent opportunity to brand the building as your headquarters.

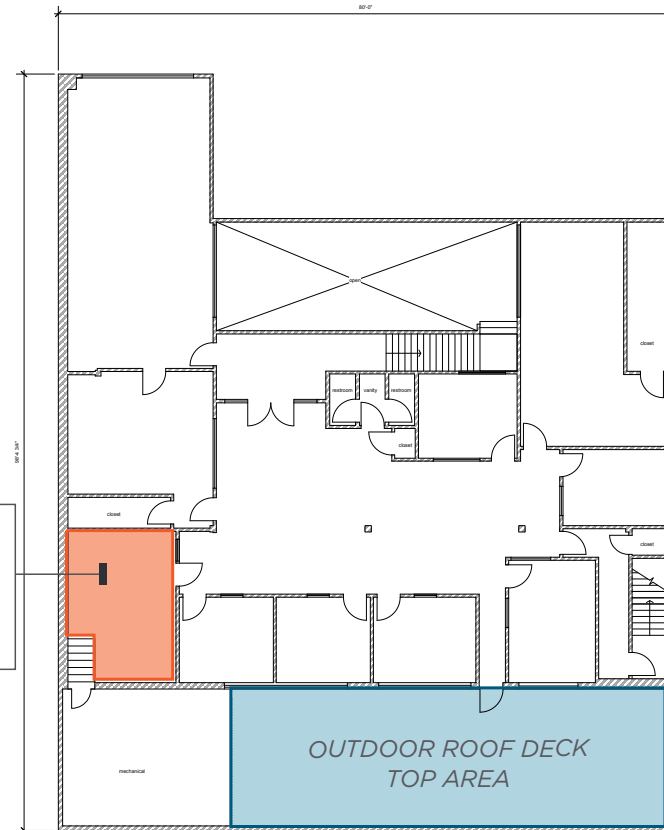
Floor Plans

VERMONT STREET



GROUND FLOOR
+/- 8,000 RSF

VERMONT STREET



POTENTIAL
KITCHEN
WITH
TYPE I HOOD

OUTDOOR ROOF DECK
TOP AREA

SECOND FLOOR
+/- 5,000 RSF



CHEZ MAMAN EAST



WHOLE FOODS MARKET



ALLEGRO COFFEE



RESTORATION HARDWARE

Potrero Hill Neighborhood

Potrero Hill is known as one of the sunniest San Francisco neighborhoods. It is also known for its views of the San Francisco Bay and city skyline, its proximity to many destination spots, and its convenient access to public transportation and freeways. A working-class neighborhood until the 1990s, Potrero Hill is now home to mostly upper-income residents and some of the City's best shops and restaurants. Although it is not the most walkable neighborhood in San Francisco due to its hills, it is generally considered a very convenient location due to its close proximity to offices, shopping, dining, entertainment, freeways and a Caltrain station. Potrero Hill's primary shopping corridor is on 18th Street, between Connecticut and Texas streets.



CROSSFIT POTRERO HILL



ANCHOR BREWING



DESIGN WITHIN REACH



DESIGN CENTER

Map



365 VERMONT

San Francisco | CA

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Contact

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