

SAN FRANCISCO, CA 94105

390 Fremont St.

FOR LEASE

**Rare, single-tenant
headquarters opportunity
with identity, visibility, and
autonomy**

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BUILDING OVERVIEW

390 Fremont St.

390 Fremont is a standalone light-industrial/flex building positioned at the corner of Fremont and Harrison Streets in downtown San Francisco. Its layout and infrastructure make it well-suited for R&D, creative production, and advanced manufacturing users. The property also benefits from immediate access to major transportation corridors and nearby amenities.

PROPERTY SPECIFICATIONS

- **Building Size:** 9,150 SF
- **Parking Lot Size:** 3,600 SF (gated, private)
- **Loading:** 14' drive-in roll-up door
- **Power:** 600 AMP, 3-phase
- **Clear Height:** 15' throughout; up to 32' to ceiling joists
- **Zoning:** Rincon Hill Downtown Residential Mixed Use
- **Signage:** The building offers three large red backlit signage positions, illuminated 24/7, at a true gateway intersection capturing traffic from both Bay Bridge approaches into the city. This is a corner location framed by surrounding high-rises, making the signage unusually prominent and legible.

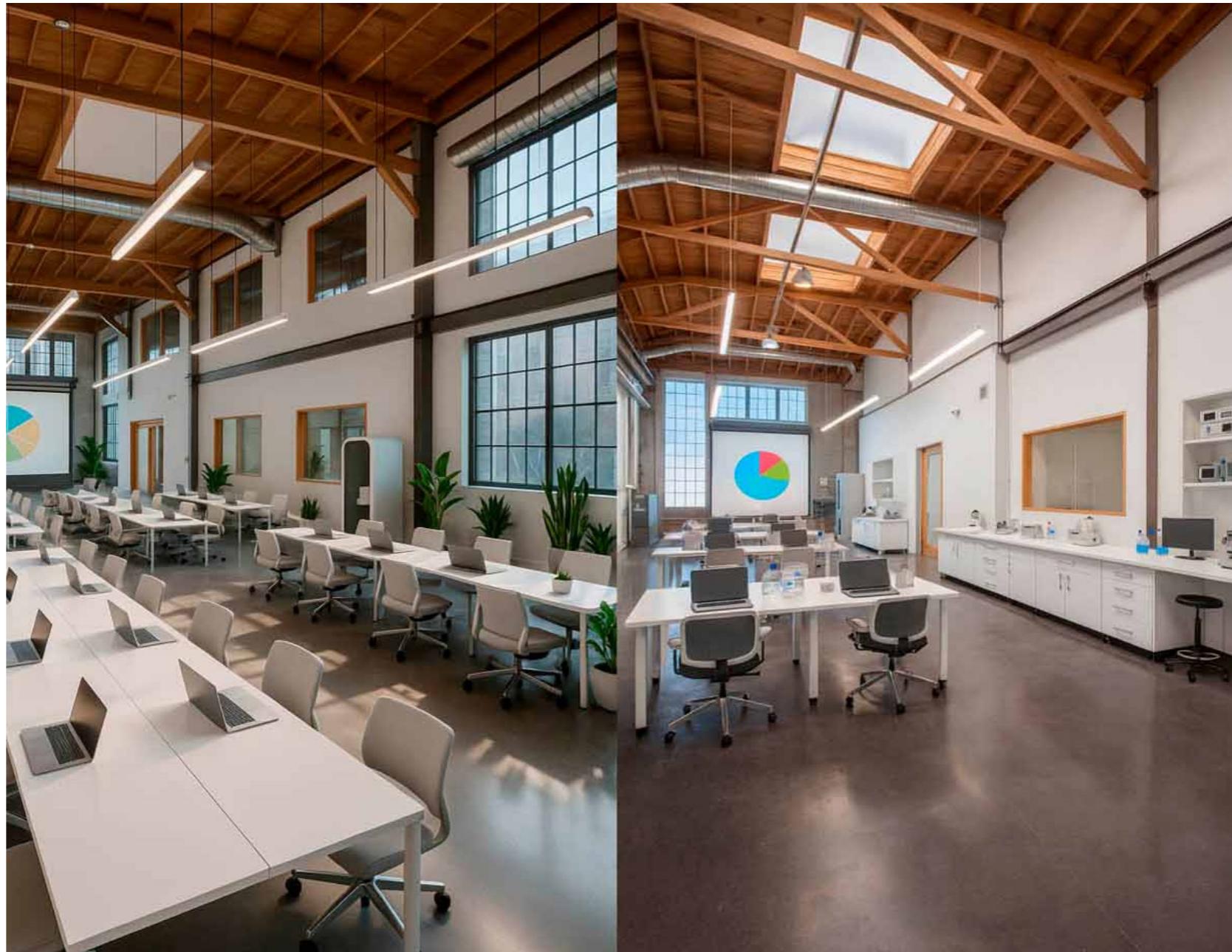
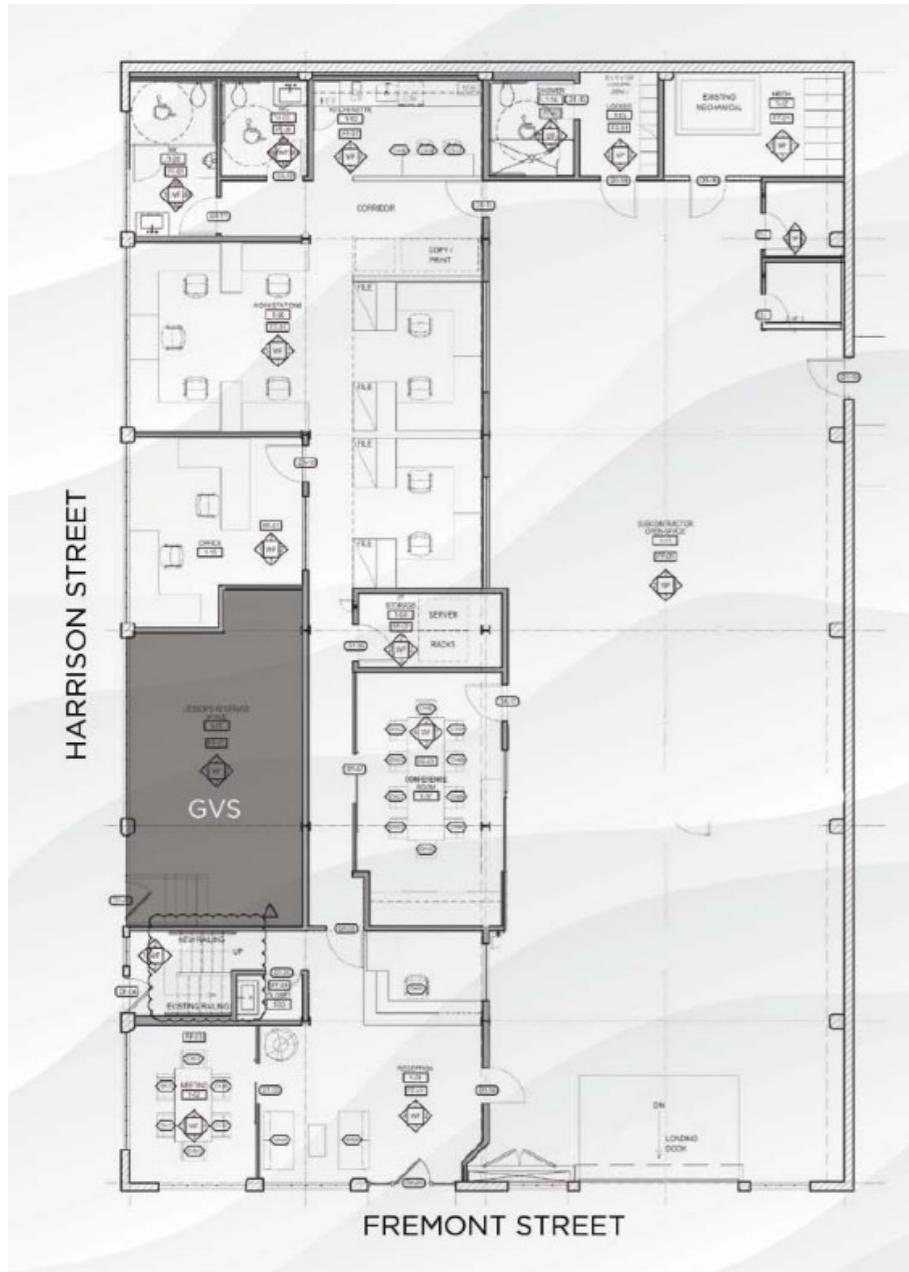


FLOOR PLAN

| 390 Fremont St.

1ST FLOOR

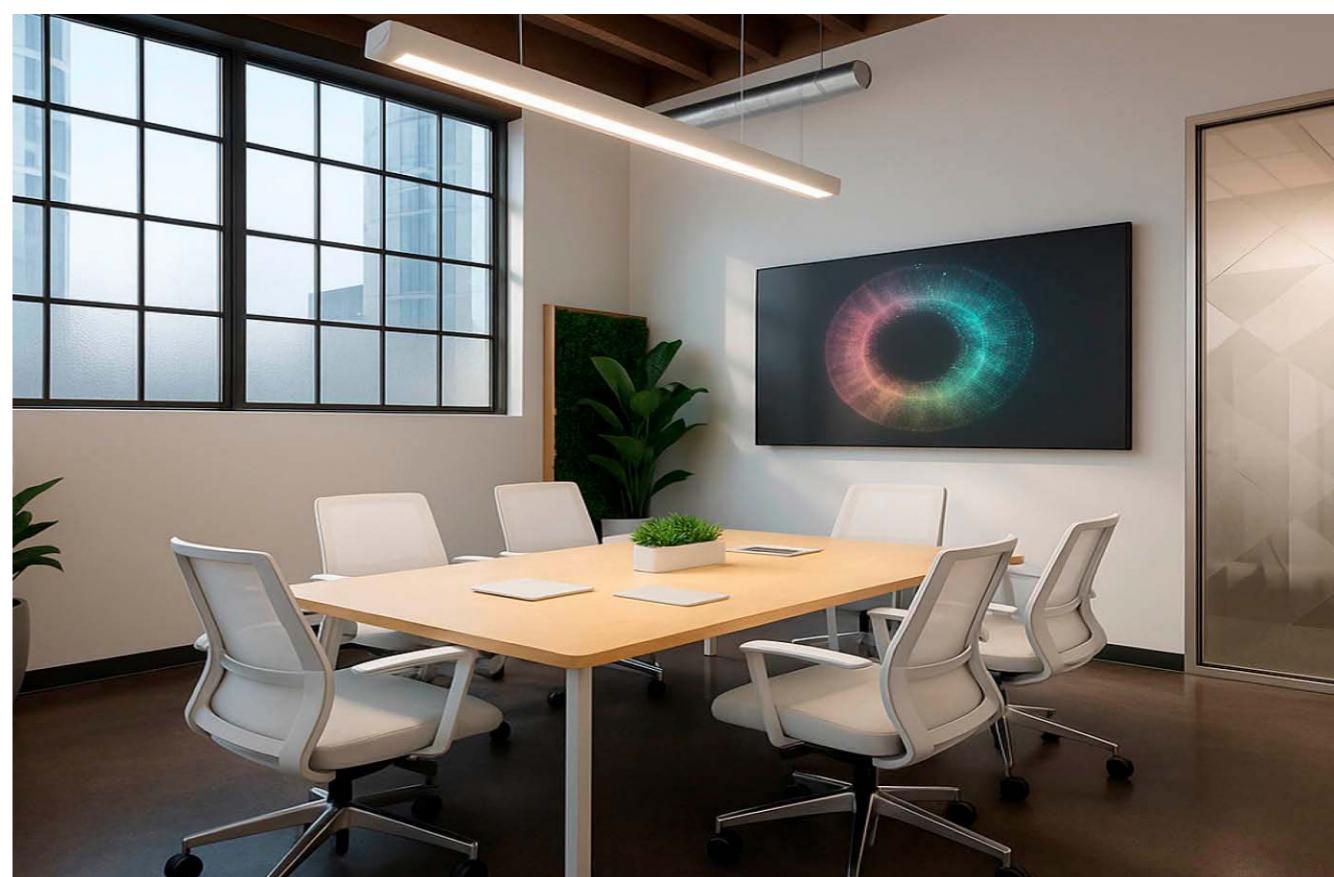
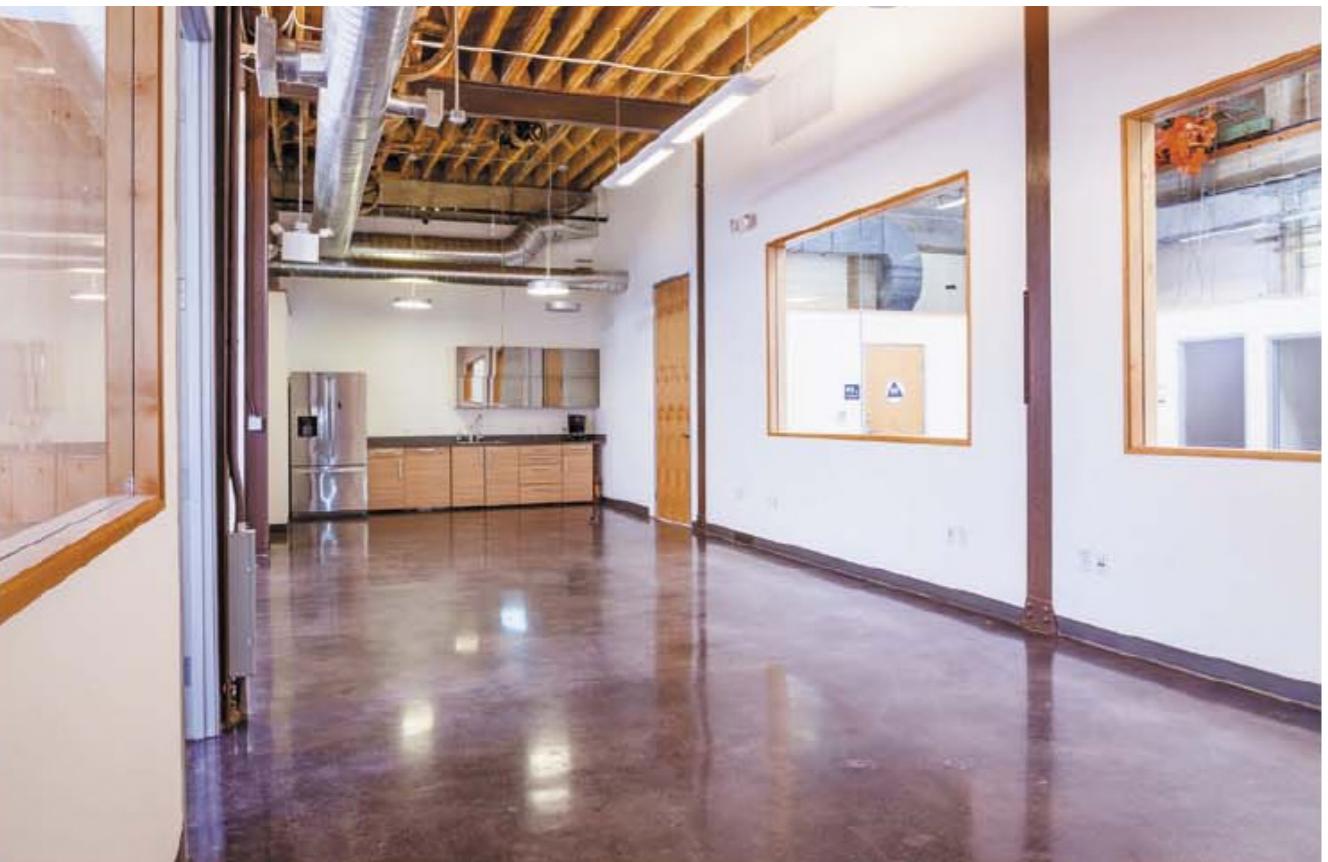
- Open layout with direct access to the drive-in door
- Polished concrete floors
- 15' clear height
- Multiple skylights providing abundant natural light
- Reception area
- Two meeting rooms
- Large conference room
- Direct access to the private parking lot
- Kitchen



GALLERY - 1ST FLOOR

| 390 Fremont St.

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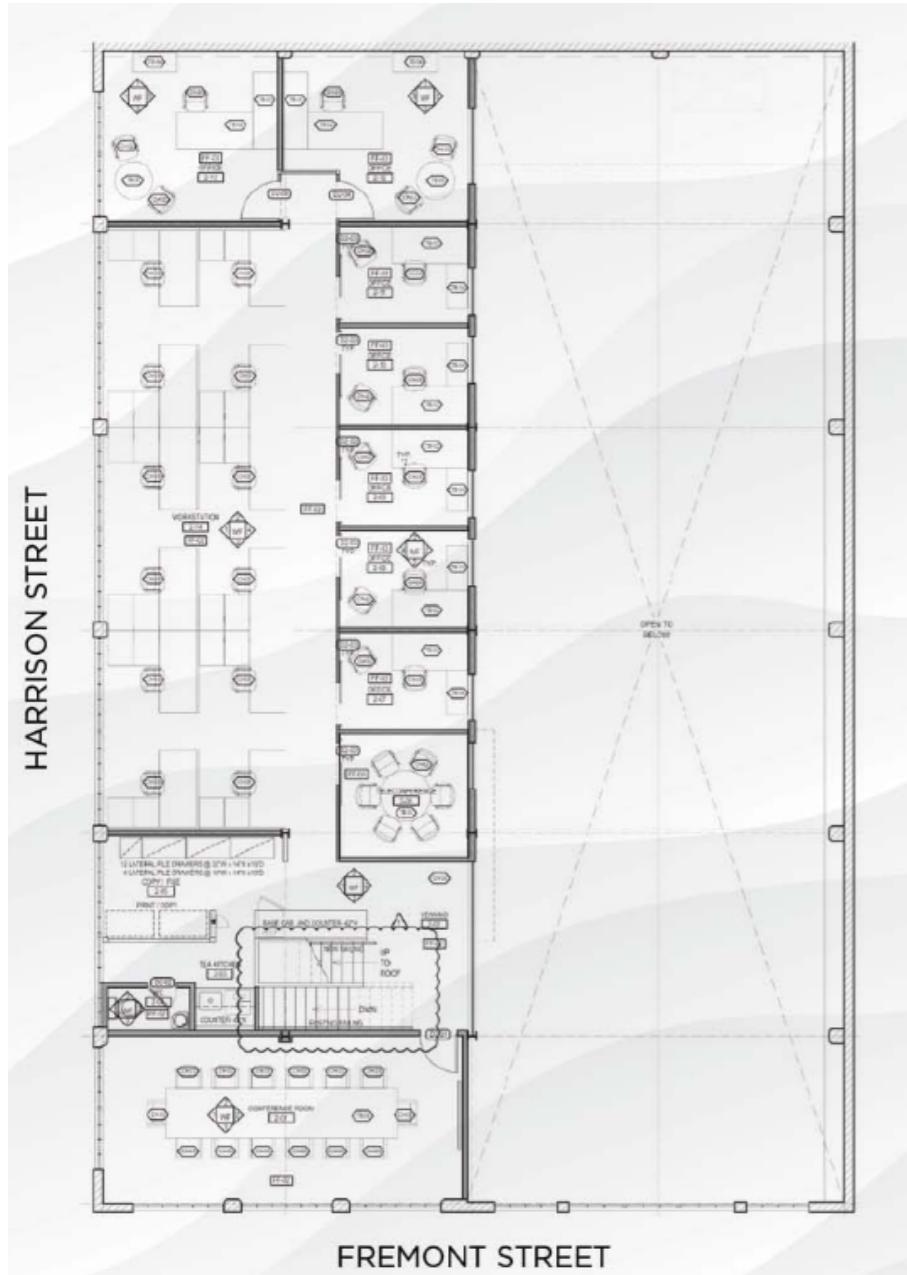
FLOOR PLAN

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2ND FLOOR

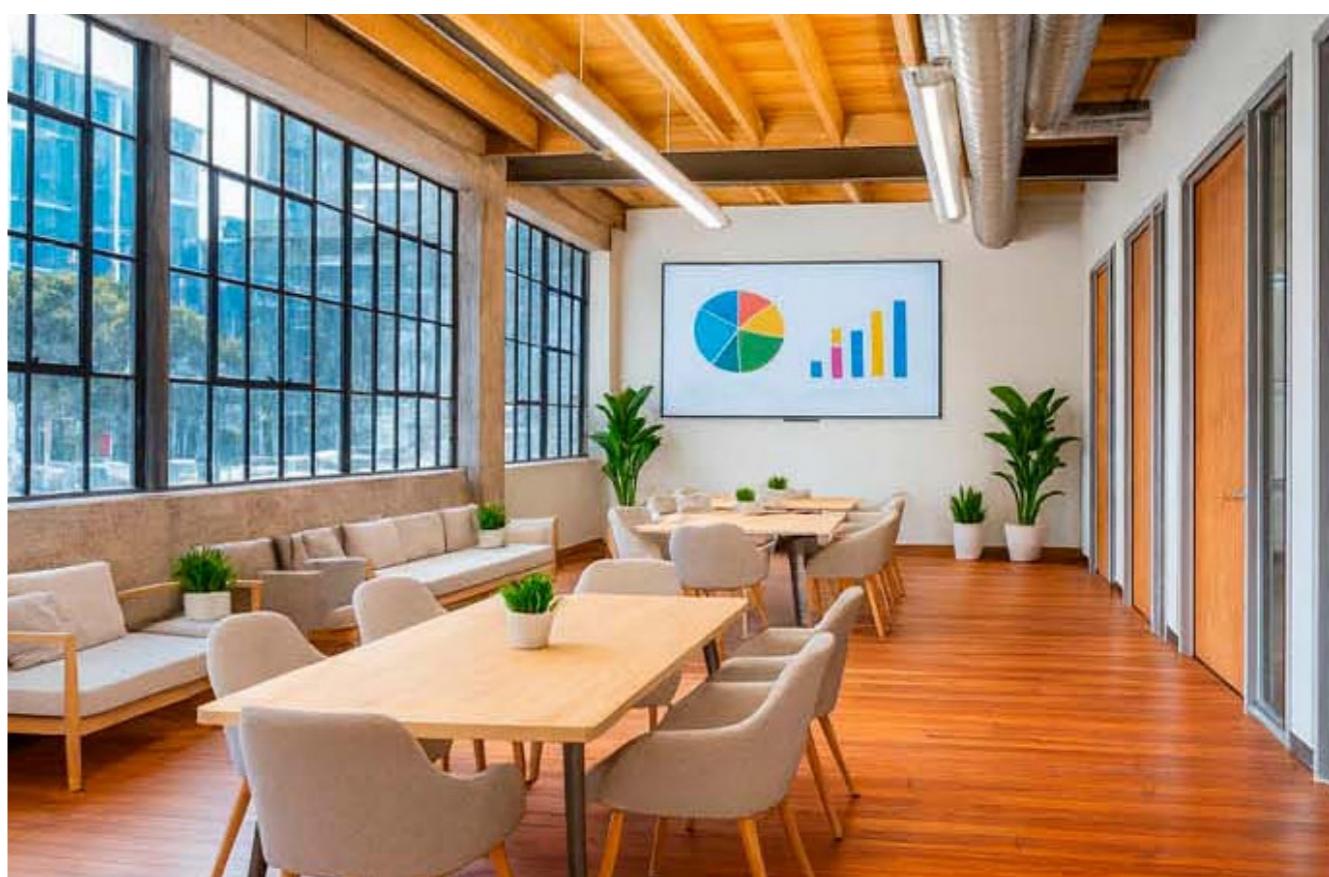
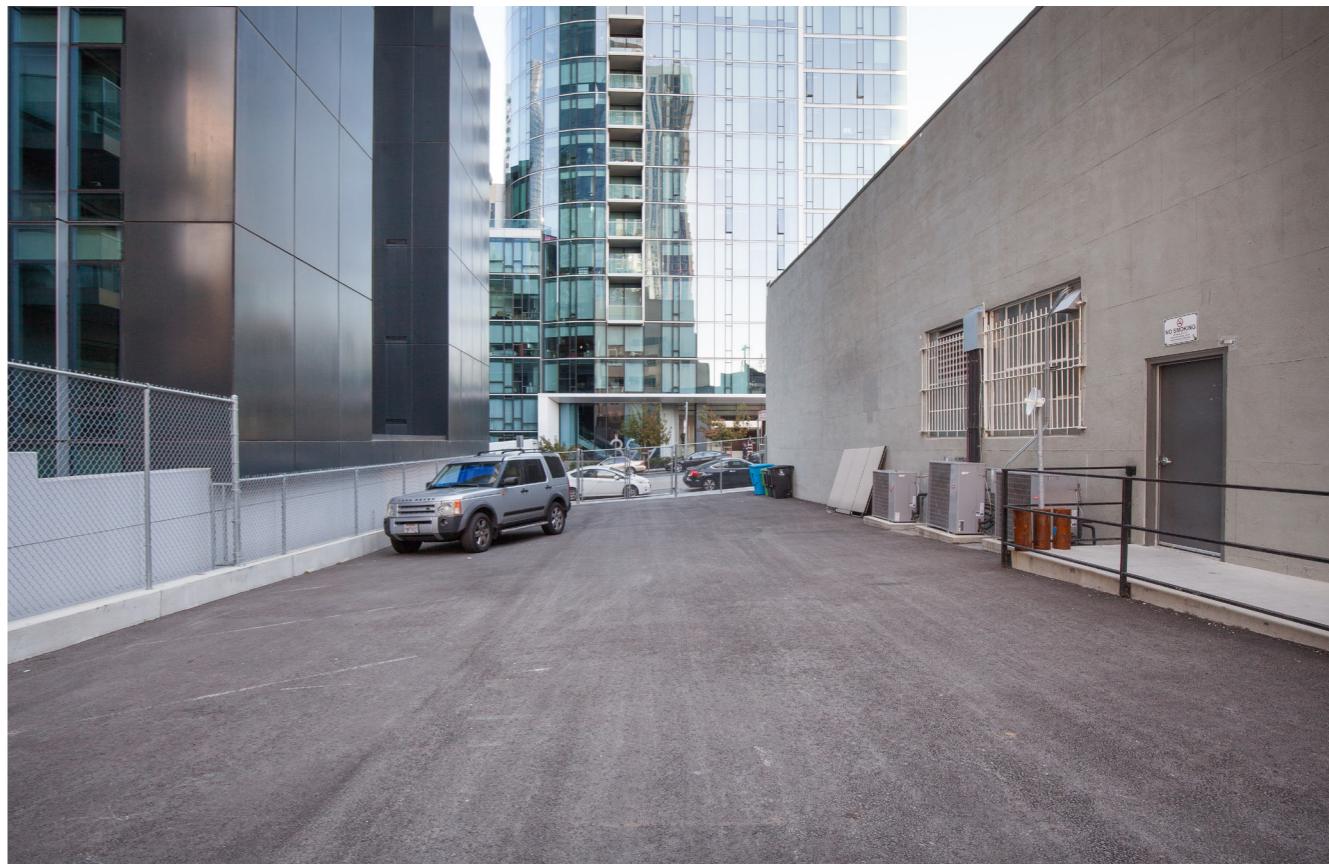
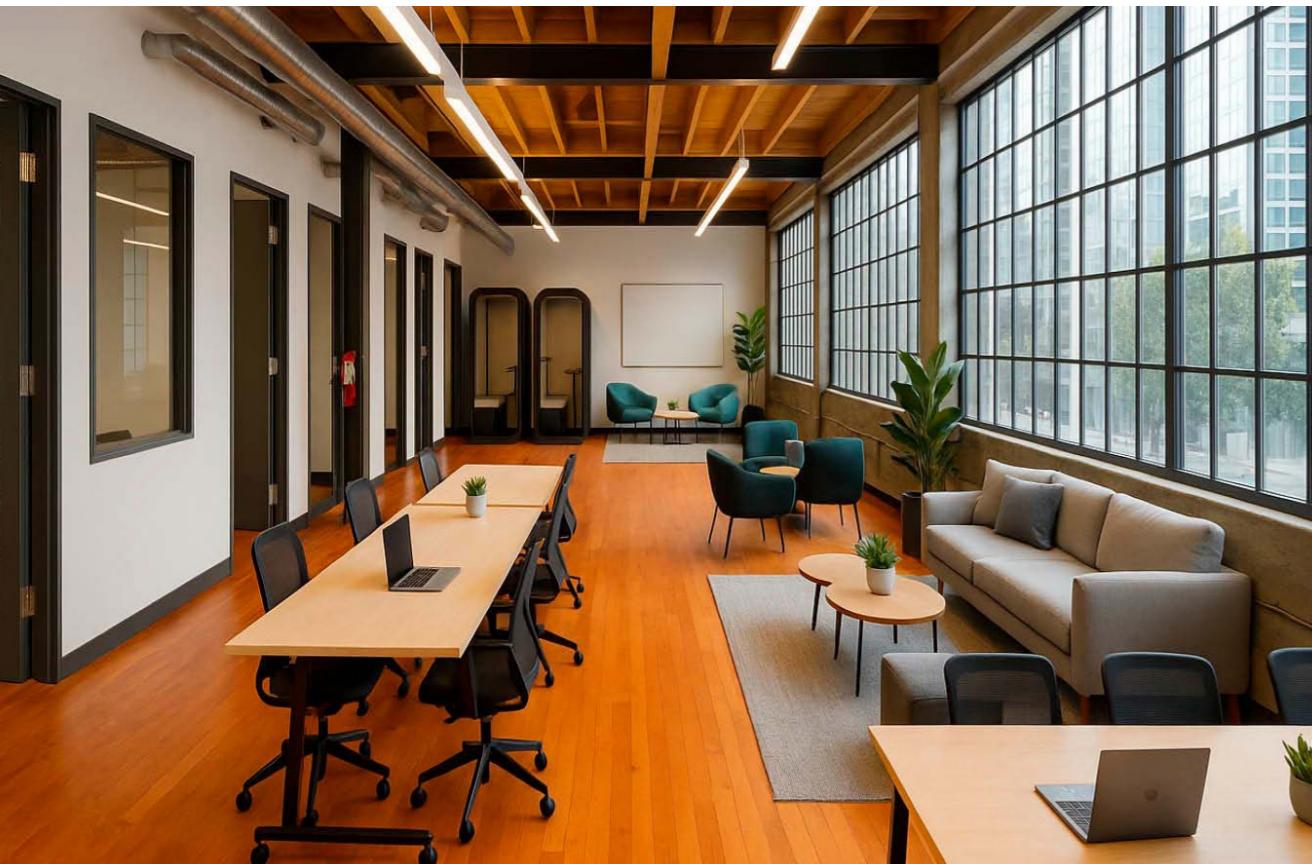
- Open work area accommodating up to 12 workstations
- Seven private offices
- Two meeting rooms
- Large boardroom
- Two private restrooms
- Private roof deck
- Kitchenette



GALLERY - 2ND FLOOR

| 390 Fremont St.

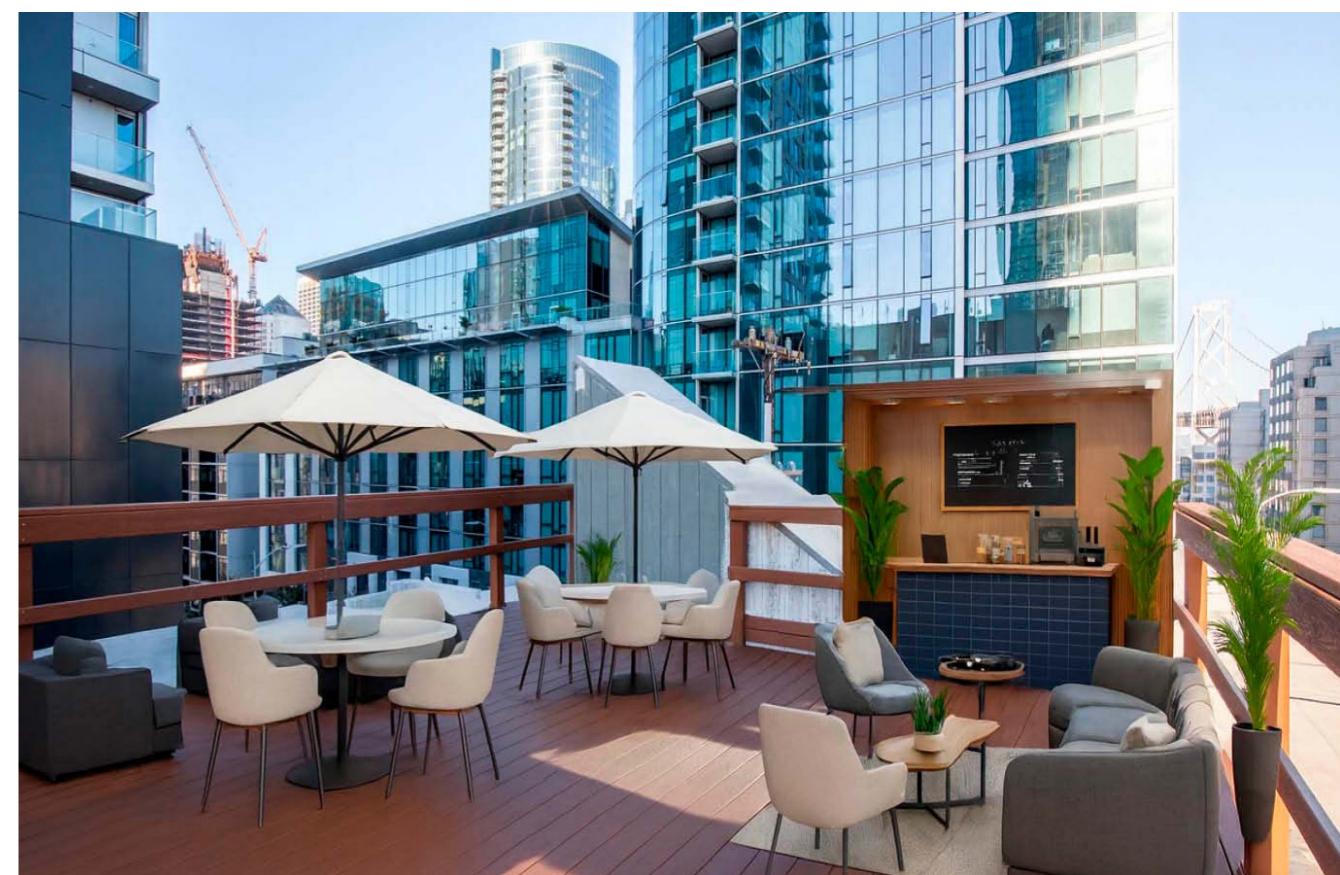
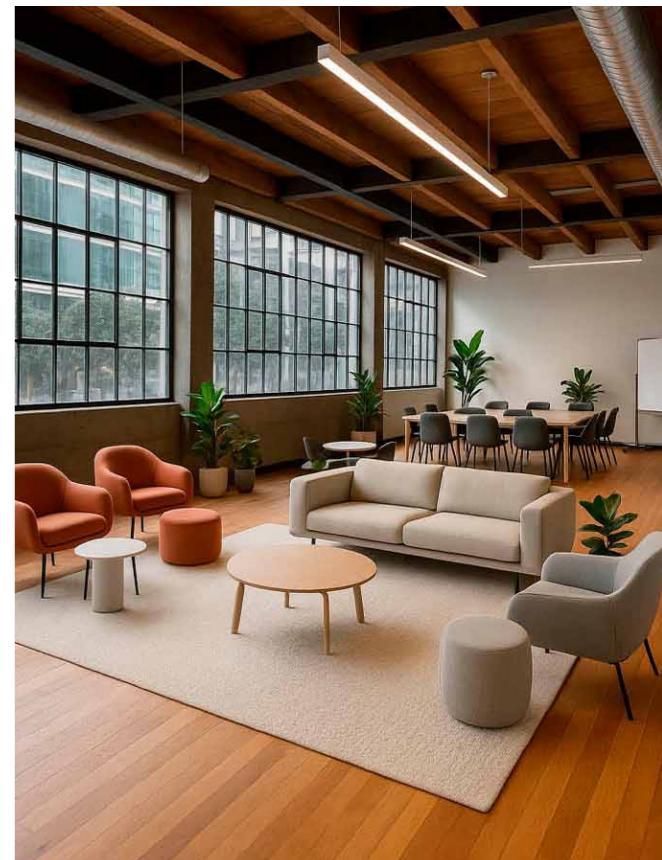
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GALLERY

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NEARBY AMENITIES

390 Fremont St.

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RESTAURANTS & BARS

- 1 EPIC Steak
- 2 Waterbar Restaurant
- 3 Sweetgreen
- 4 Joe & The Juice
- 5 Spice Kit
- 6 Chipotle
- 7 Soma Eats
- 8 Red's Java House
- 9 Prospect
- 10 The Lightbox Cafe
- 11 Gozu
- 12 Town Hall Restaurant
- 13 International Smoke
- 14 Local Kitchen & Wine Merchant
- 15 Socola Chocolatier
- 16 DragonEats
- 17 Insomnia Cookies
- 18 Barcha Restaurant
- 19 Yank Sing Arabi Mixt
- 20 Super Duper Burgers
- 21 Working Girls' Cafe Boulevard
- 22 Angler Ozumo Modernist

FITNESS

- 1 SoulCycle
- 2 Fitness SF
- 3 CorePower Yoga
- 4 LuxFit SF
- 5 StretchLab
- 6 Kinetic Playground
- 7 VanBuren Fitness
- 8 Body Mechanix Fitness
- 9 Embarcadero YMCA

APPAREL

- 1 GAP
- 2 Banana Republic
- 3 Old Navy

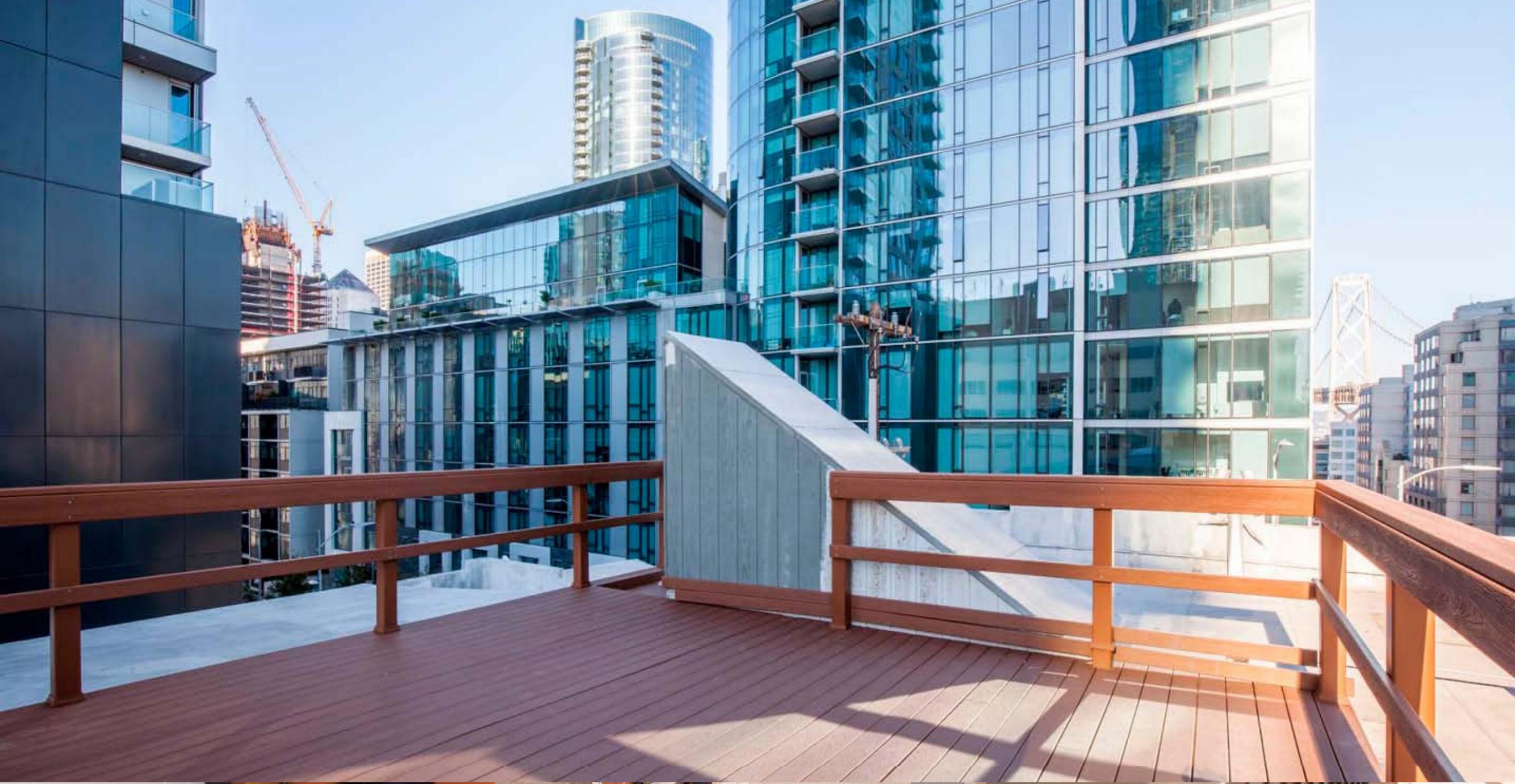
MARKETS

- 1 Woodlands Market

COFFEE SHOPS

- 1 Philz Coffee
- 2 Starbucks
- 3 Bluestone Lane / Avery Cafe
- 4 Chatz Coffee Shop
- 5 Blue Bottle Coffee
- 6 Radiator Coffee Salon
- 7 Starbucks
- 8 Peet's Coffee
- 9 Starbucks



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Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.