

1035 HOWARD

SOMA ■ SAN FRANCISCO

TROPHY HEADQUARTER OPPORTUNITY



EXECUTIVE SUMMARY

Colliers

OFFERING SNAPSHOT

61,545 EXISTING SQUARE FEET	OFFICE / PDR / LAB HISTORIC USE
±20,000 SQUARE FOOT FLOOR PLATES	±12' to ±15' TYPICAL CEILING HEIGHTS
MIXED-USE GENERAL ZONING	±25,000 ±86,500 APPROVED EXPANSION SF NEW TOTAL SF
±8,000 SF PARKING AREA / YARD	± 380 FEET FRONTAGE



ENG-SKELL CO.

1035 HOWARD

Second Floor



INVESTMENT HIGHLIGHTS

UNIQUE
HEADQUARTER
BUILDING

DYNAMIC CENTRAL SOMA LOCATION

PROXIMATE TO TRANSIT, AMENITIES
+
SURROUNDING TECHNOLOGY OCCUPIERS

RARE PDR CAMPUS

FEATURING EXPOSED HIGH CEILINGS,
ABUNDANT NATURAL LIGHT
& HISTORIC INDUSTRIAL CHARACTER

ENTITLED EXPANSION OPPORTUNITY

+/- 25K SF OF APPROVED ADDITIONAL SPACE
OFFICE/PDR/LAB

THE OFFERING

Originally constructed in 1930 by architect A.C. Griewank for the Eng-Skell Company, 1035 Howard Street's existing structure and rear lot area represent the rare opportunity to acquire a significant redevelopment opportunity situated in San Francisco's Central SOMA neighborhood.

The existing Property is a 3-story, plus mezzanine and penthouse building consisting of a total of 61,545 square feet. 1035 Howard offers generous ceiling heights up to 15 feet, expansive window lines on three sides, and abundant natural light. The rear yard area provides a rare amenity for a variety of different PDR/Lab or Institutional users and the approved future opportunity for expansion space.

Property Summary

Address	1035 Howard Street, San Francisco, CA 94103
Rentable Area (Existing)	61,545
Year Built	1930
No. Stories	3, Plus Mezzanine & Penthouse
Typical Ceiling Heights	12' – 15'
Typical Floor SF	+/- 20,000

Site Summary

Site Area	28,000 SF / 0.64 AC
APN	3731-094
Zoning	MUG (Mixed-Use General)
Current Use	Office / PDR / Lab
Permitted Uses	PDR, Office, Residential & Retail

1035 HOWARD



Existing Building



Rear Lot

1035HOWARD



MISSION BAY

FINANCIAL DISTRICT

YERBA BUENA

UNION SQUARE

SOMA EAST

1035HOWARD

CIVIC CENTER

MID-MARKET

SOMA WEST



CENTRAL SUBWAY T LINE



2 Minutes		
9 Minutes		
11 Minutes		
12 Minutes		central T subway
2 Blocks		

A CONNECTED SOMA LOCATION

SOMA OVERVIEW

SOMA is regarded as San Francisco's premier technology destination and the preferred ground-zero location for some of the nation's most notable and well-known start-up firms. SOMA is also home to some of San Francisco's largest new development projects with more than 8 million square feet of office, PDR, and residential projects in the pipeline.

Surrounding Recent Leasing Activity

DATE	TENANT	ADDRESS	SQ. FT.
Sep-23	Reddit	303 2nd St.	47,872
Dec-22	Loft Orbital	321 11th St.	17,000
Aug-22	Pinterest	501-505 Brannan	153,114
Mar-22	Domino Data Lab	135 Townsend	20,500
Jan-22	Tempo	346 10th St.	25,000
Jan-22	August Home	500-520 3rd St.	17,000



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