

OFFICE BUILDING FOR LEASE

38 Ringold Street, San Francisco, CA 94103



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TRI Commercial Real Estate Services 100 Pine St., Ste 1000, San Francisco, CA 94111



EXECUTIVE SUMMARY

38 Ringold Street



OFFERING SUMMARY

Lease Rate:	\$55.00 RSF/yr (MG)
Building Size:	3,600 RSF
Available SF:	3,600 RSF
Lot Size:	1,875 SF
Year Built:	1909
Zoning:	RED-MX (Residential Enclave-Mixed District)

PROPERTY OVERVIEW

Bright, Updated SOMA Commercial Property

PROPERTY HIGHLIGHTS

- Two levels plus basement/garage
- Top floor: open plan, open kitchen, high ceilings & skylights
- First floor: two meeting rooms, small kitchenette, open plan
- Two bathrooms
- Outdoor deck and patio
- Last updated in 2008 (solar panels, seismic)
- 4 sides of windows

PROPERTY DESCRIPTION

38 Ringold Street



PROPERTY DESCRIPTION

Bright, Updated SOMA Commercial Property

LOCATION DESCRIPTION

Mid-Point to Market Street & Caltrain Depot



ADDITIONAL PHOTOS

38 Ringold Street



AVAILABLE SPACES

38 Ringold Street

LEASE TYPE | MG **LEASE SPACE** | 3,600 RSF
LEASE TERM | Negotiable **LEASE RATE** | \$55.00 SF/yr

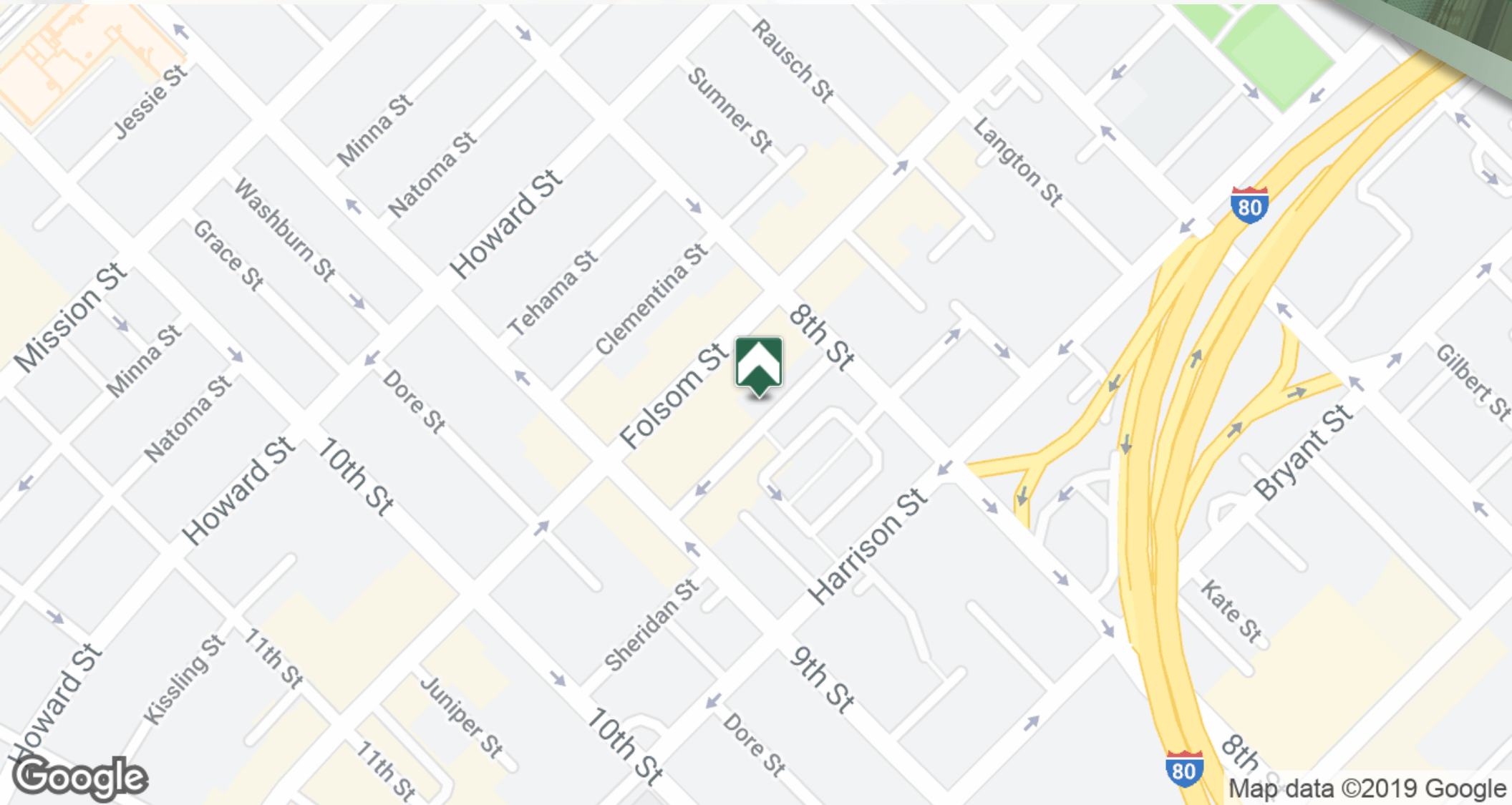
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
basement/garage	1,100 SF	\$55.00 SF/yr	drive in garage; production area
1st floor	1,250 SF	\$55.00 SF/yr	2 meeting rooms, open plan, restroom, small kitchenette, back patio
2nd floor	1,250 SF	\$55.00 SF/yr	high ceilings, open plan, open kitchen, deck



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LOCATION MAPS

38 Ringold Street

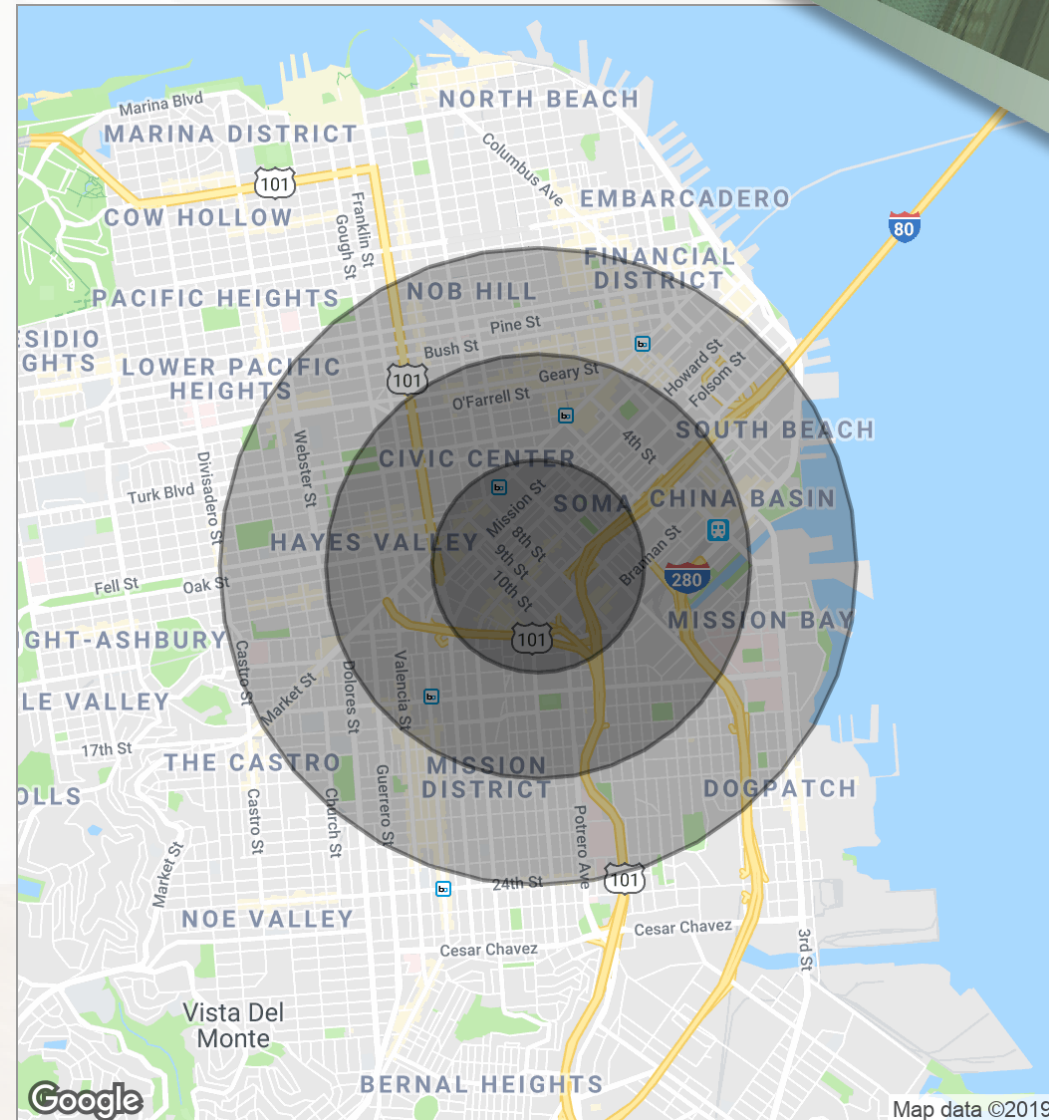


DEMOGRAPHICS MAP

38 Ringold Street

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	11,974	74,348	189,531
Median age	37.9	40.7	39.4
Median age (Male)	39.9	40.9	39.6
Median age (Female)	35.7	40.3	38.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,464	40,315	98,542
# of persons per HH	2.2	1.8	1.9
Average HH income	\$76,863	\$59,020	\$76,896
Average house value		\$697,979	\$787,015

* Demographic data derived from 2010 US Census





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