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*Jonathan Browning*

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## JONATHAN BROWNING STUDIOS

BUILDING SIZE  
6,000 SF

ASKING PRICE  
\$3,600,000



# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

Steven Caravelli  
415 229 1367  
steven.caravelli@cbcnrt.com  
CalDRE #00879834

Dan McLean  
415 850 7613  
dan.mclean@cbnocal.com  
CalDRE #01307929

Kevin Caravelli  
415 229 1288  
kevin.caravelli@cbcnrt.com  
CalDRE #01988049

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1560 Van Ness Ave Fl 2, San Francisco, CA 94109  
415.474.1750



## JONATHAN BROWNING STUDIOS

30 Sheridan Street, San Francisco, CA 94103

Property Description

Property Details

Photos

Plot Map

Upgrades

Floor Plan

Roof Solar Layout

Location Maps

Broker Contacts

SALE

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Steven Caravelli | 415.229.1367 | steven.caravelli@cbcnrt.com | CalDRE #00879834  
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SALE

## JONATHAN BROWNING STUDIOS

30 Sheridan Street, San Francisco, CA 94103



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to represent Jonathan Browning Studios in the sale of their San Francisco headquarters. This property will be delivered vacant and has been well maintained and a real gem with loads of potential.

On entering the building, you are greeted by a lofty space with great southern light. The main stairs lead up to a unique design space with a soaring 20' concrete ceiling with skylights.

The building shell is poured concrete and the first floor has a concrete slab floor and two restrooms. The building has central heat and air conditioning with solar panels. The second floor is of wood frame, post and beam construction, with some partitioned areas and a restroom.

### LOCATION DESCRIPTION

South of Market, is a vast, warehouse-filled district. It encompasses Mission Bay and South Beach, where the Giants play baseball at waterfront Oracle Park and the Warriors play basketball at Chase Center. Surrounding Yerba Buena Gardens is an arts center, sleek convention complex Moscone Center and several museums, including the acclaimed San Francisco Museum of Modern Art (SFMOMA). The area is dotted with upscale condos and apartments, dining options and high-energy nightclubs. UCSF Medical Center is located close by.

### UTILITIES DESCRIPTION

Solar; Newer electrical plugs, voice cables, and CAT 5 cables throughout the entire building at all levels.

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# JONATHAN BROWNING STUDIOS

30 Sheridan Street, San Francisco, CA 94103

SALE

Sale Price	<b>\$3,600,000</b>
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## PROPERTY INFORMATION

Property Type	Design Headquarters
Property Subtype	Creative/Loft
Zoning	Residential Enclave District (RED)
Lot Size	3,000 SF
APN #	3519-030
Lot Frontage	30 ft
Lot Depth	100 ft

## LOCATION INFORMATION

Building Name	Jonathan Browning Studios
Street Address	30 Sheridan Street
City, State, Zip	San Francisco, CA 94103
County	San Francisco
Market	Downtown
Sub-market	South of Market
Cross-Streets	9th & Folsom Streets
Market Type	Large
Nearest Highway	101 & 80 Freeways
Nearest Airport	San Francisco International

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

HVAC	Central Heat
Restrooms	2
Landscaping	Tree-lined street

## BUILDING INFORMATION

Building Size	6,000 SF
Building Class	B
Tenancy	Single
Ceiling Height	20 ft
Year Built	1925
Gross Leasable Area	6,000 SF
Construction Status	Existing
Framing	Concrete
Condition	Excellent
Floor Coverings	Concrete and Wood
Foundation	Concrete
Exterior Walls	Concrete

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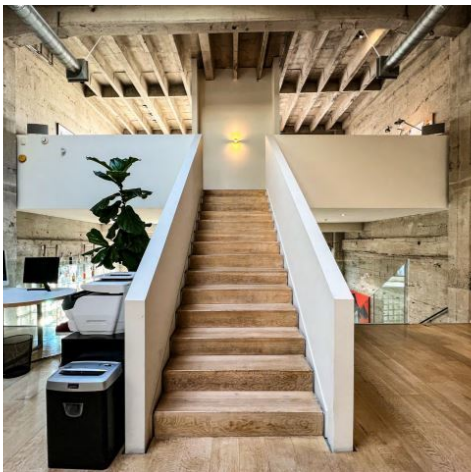
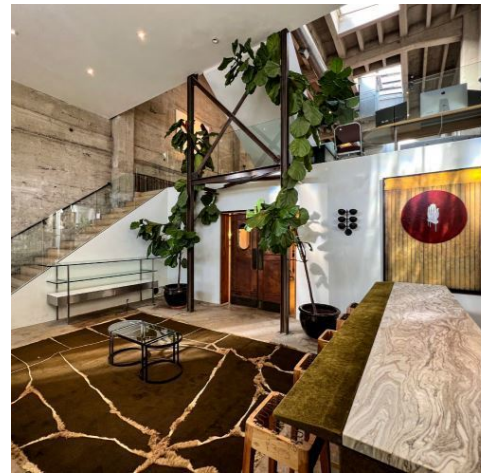
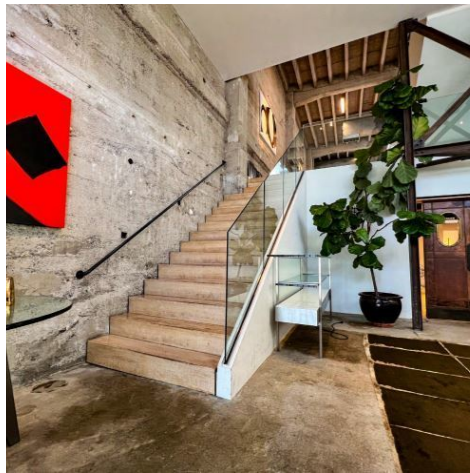
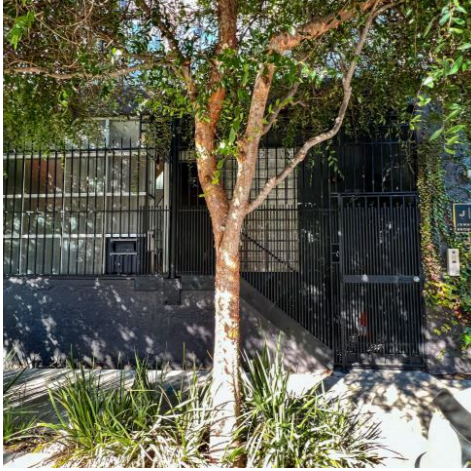
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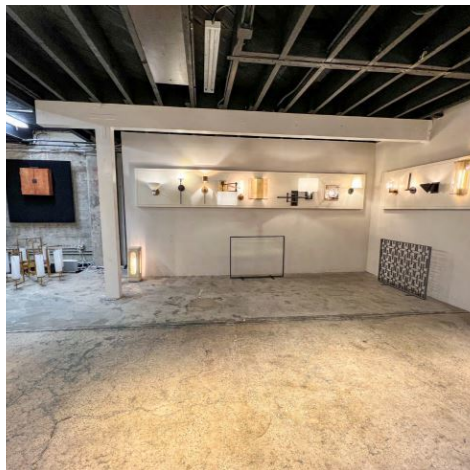
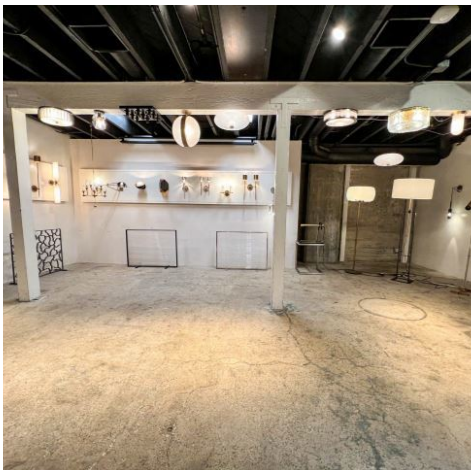
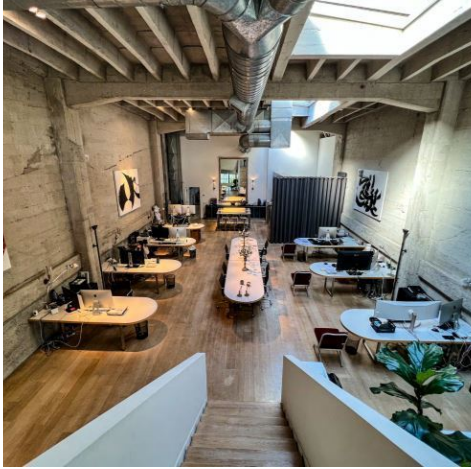
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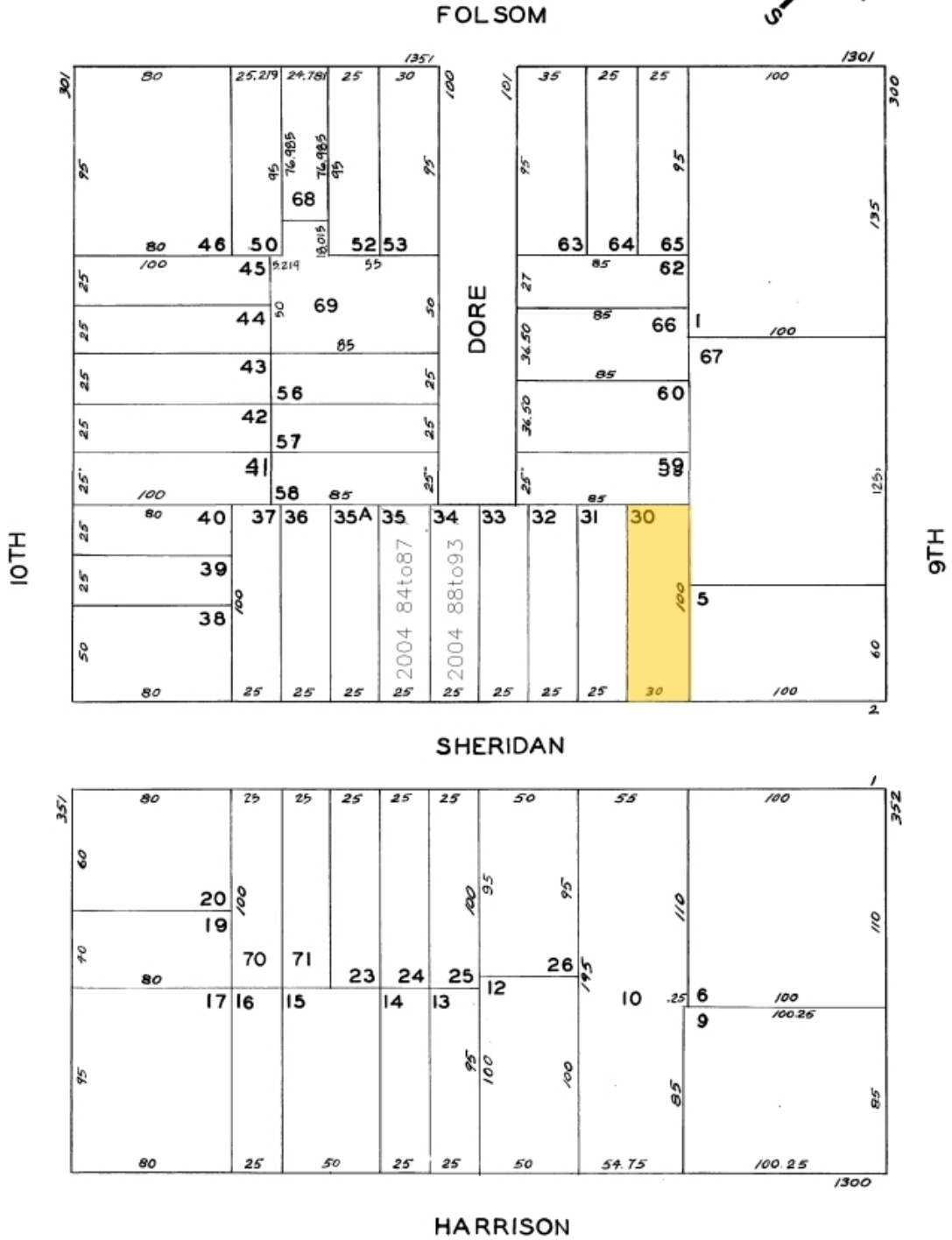




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### LIST OF IMPROVEMENTS:

- Replaced front sidewalk
- Planted all the trees on property side of the block
- 2010 installed a new HVAC for Heating and Airconditioning for the upper level
- Removed all the electrical panels on the side main lobby and relocated them in the service room.
- All new electrical plugs, voice cables, cat5 cables throughout the entire building at all levels. (See floor plan)
- Removed free standing room dividers throughout the main level
- Replace sheet-rocked railing into a glass railing and continued glass railing down to the lobby
- Completely leveled all floors with custom wide maple wood flooring throughout, including both staircases
- Added server computer room and telephone pbx system
- Added additional overhead fluorescent lighting in the warehouse
- Added new showroom off of main lobby to display all lighting
- Added new low voltage lighting in ceilings through main space and mezzanine
- Added brand new kitchen, including new cabinets, induction stove, oven, sink, countertops
- Added new shower facilities for employees.
- New roof in 2010
- Added \$60,000 solar panel system on roof in 2016
- New alarm security system installed.
- Added workman ladder to side of building for access to roof
- New built-in bar in Lobby
- Closed circuit camera security system.
- Repaired the base of the pilasters, installed steel reinforcement, doweled and epoxied into the existing pilasters and concrete walls. Place new concrete to increase bearing and encapsulate the reinforcement.
- Repaired a longitudinal concrete wall support in the upstairs back room. Installed steel reinforcement, doweled and epoxied into the existing pilasters and concrete walls. Place new concrete to increase bearing and encapsulate the reinforcement.

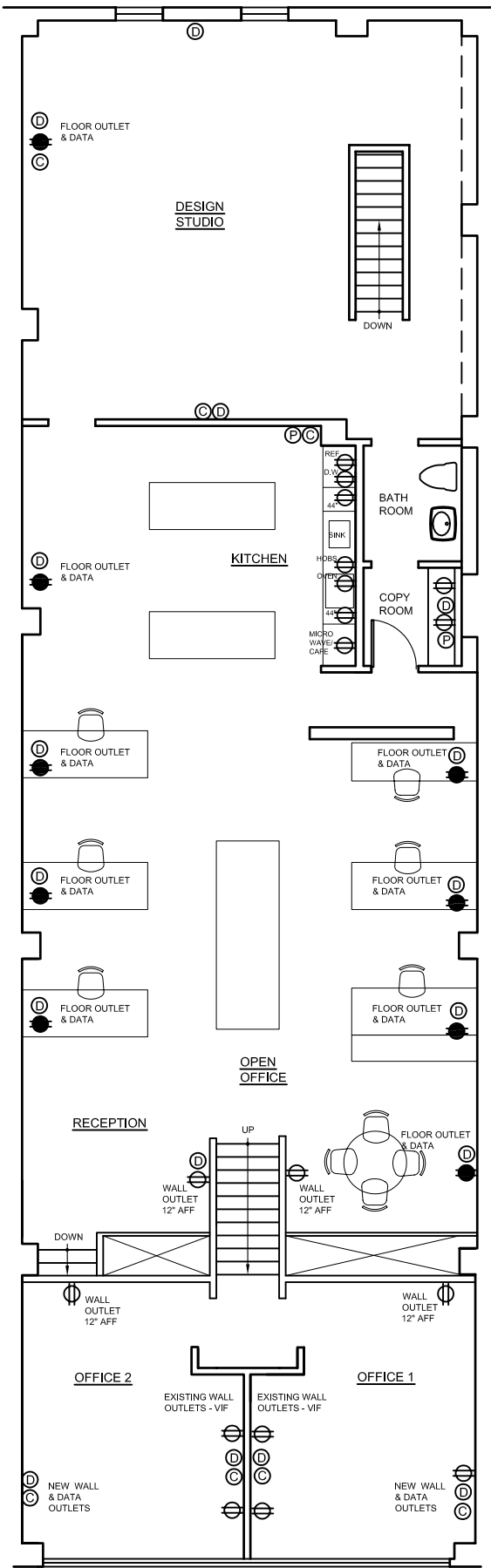
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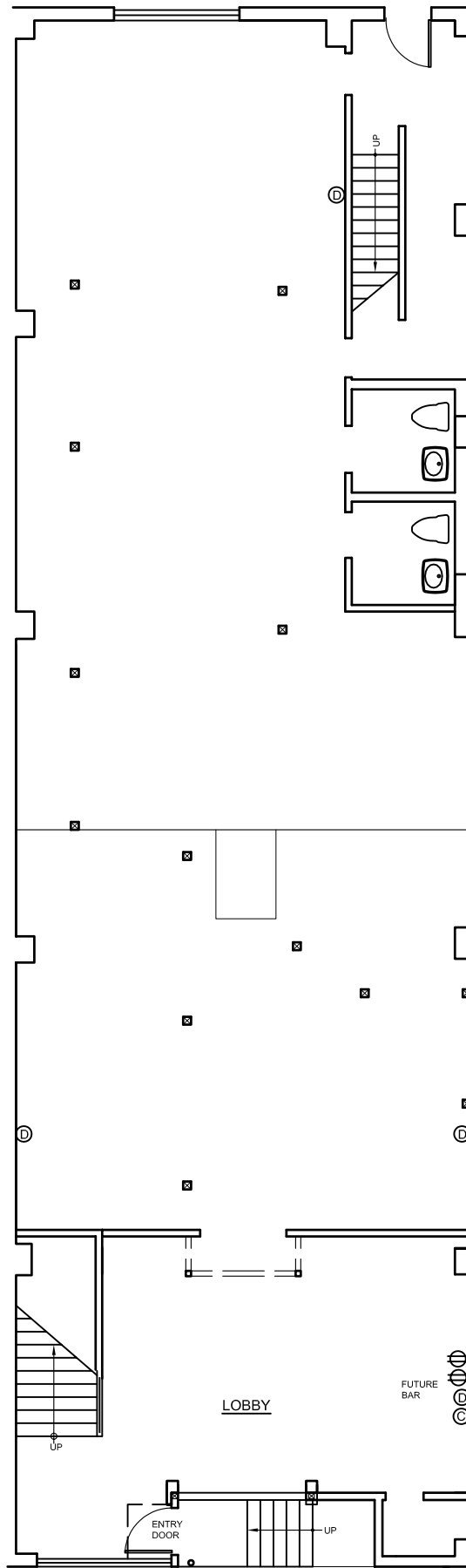
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SECOND FLOOR PLAN

3/32" = 1'-0"



FIRST FLOOR PLAN

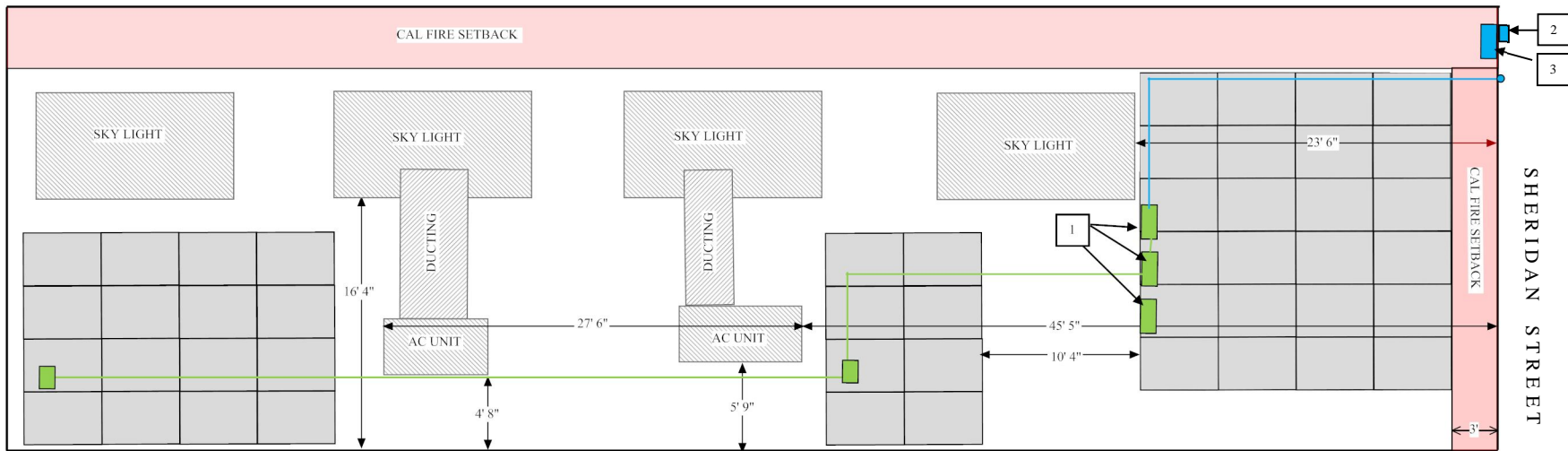
3/32" = 1'-0"

KEY

- Ⓧ DATA - CAT 5
- Ⓧ LAND LINE
- Ⓧ CABLE
- Ⓧ DUPLEX OUTLET 12" AFF
- DUPLEX FLOOR OUTLET & DATA JACKS
- Ⓧ<sup>44"</sup> DUPLEX OUTLET - 44" AFF

JONATHAN BROWNING STUDIOS  
30 SHERIDAN STREET

ELECTRICAL & DATA  
LAYOUT PLANS



**SYSTEM SPECS**

16.4 kW DC  
 48 SunPower SPR-E20-327-COM  
 3 SMA 6000TL  
 Azimuth 136 degrees  
 Tilt Angle 10 degrees  
 Inverters are on roof behind arrays  
 Supply Side Connection for interconnection at meter

- 1- New Inverter Location
- 2- New AC Disconnect
- 3- Existing 200 amp 3 phase service

— = DC conduit  
 — = AC Circuit



Jonathan Browning Studios  
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 San Francisco, Ca. 94103  
 415-515-2121

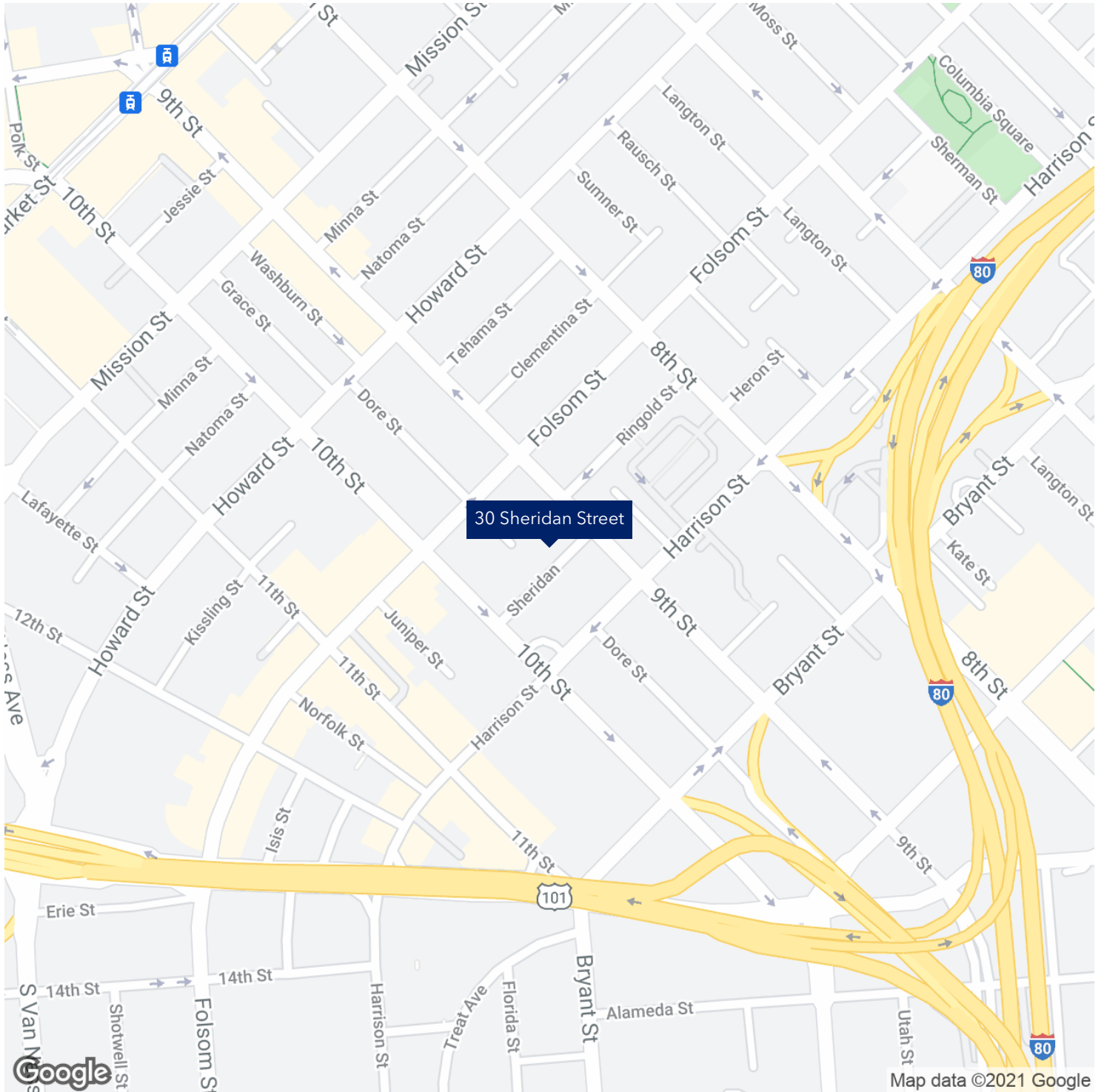
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 Date:  
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 Scale:  
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 Sheet:  
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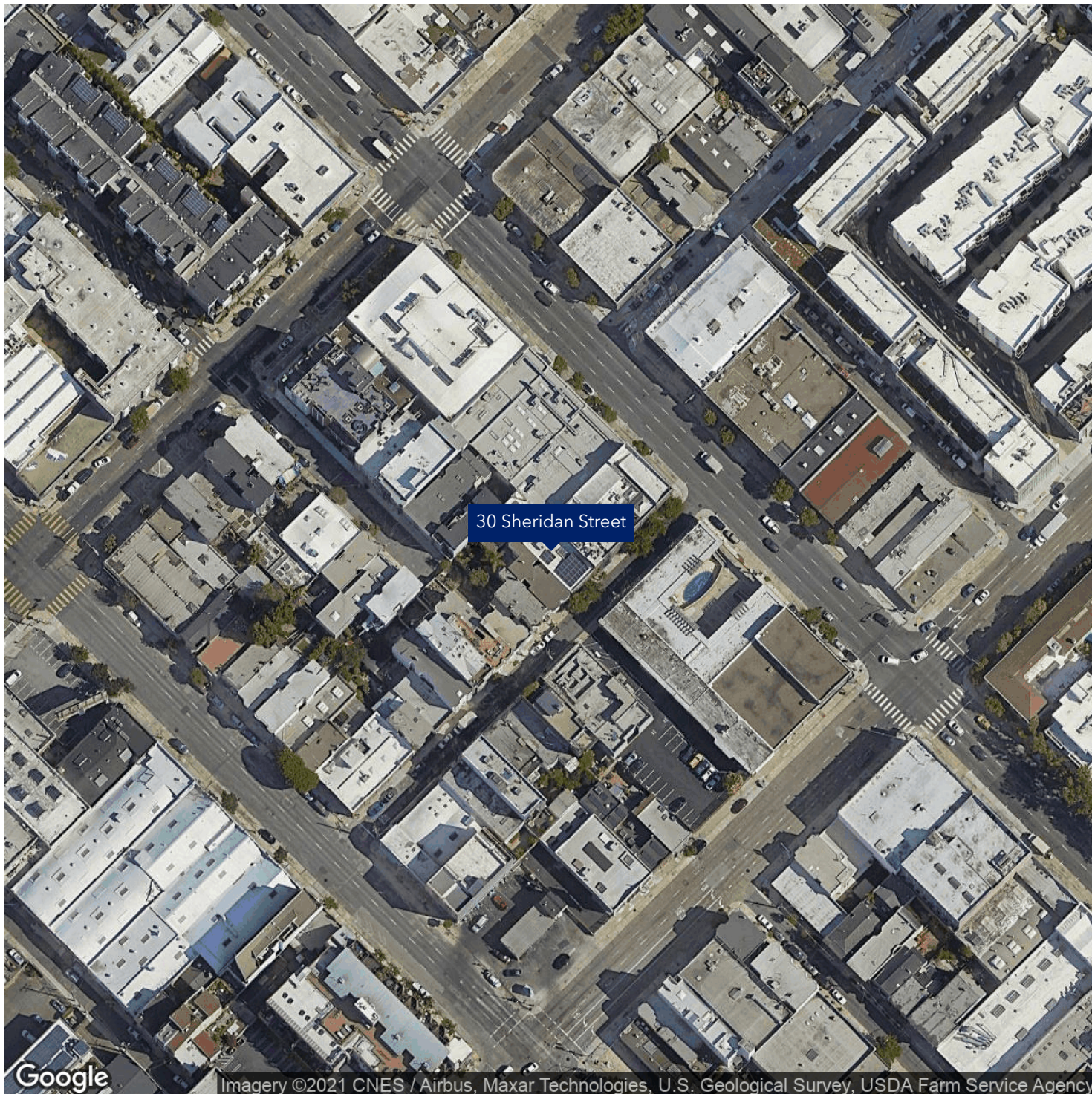
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30 Sheridan Street

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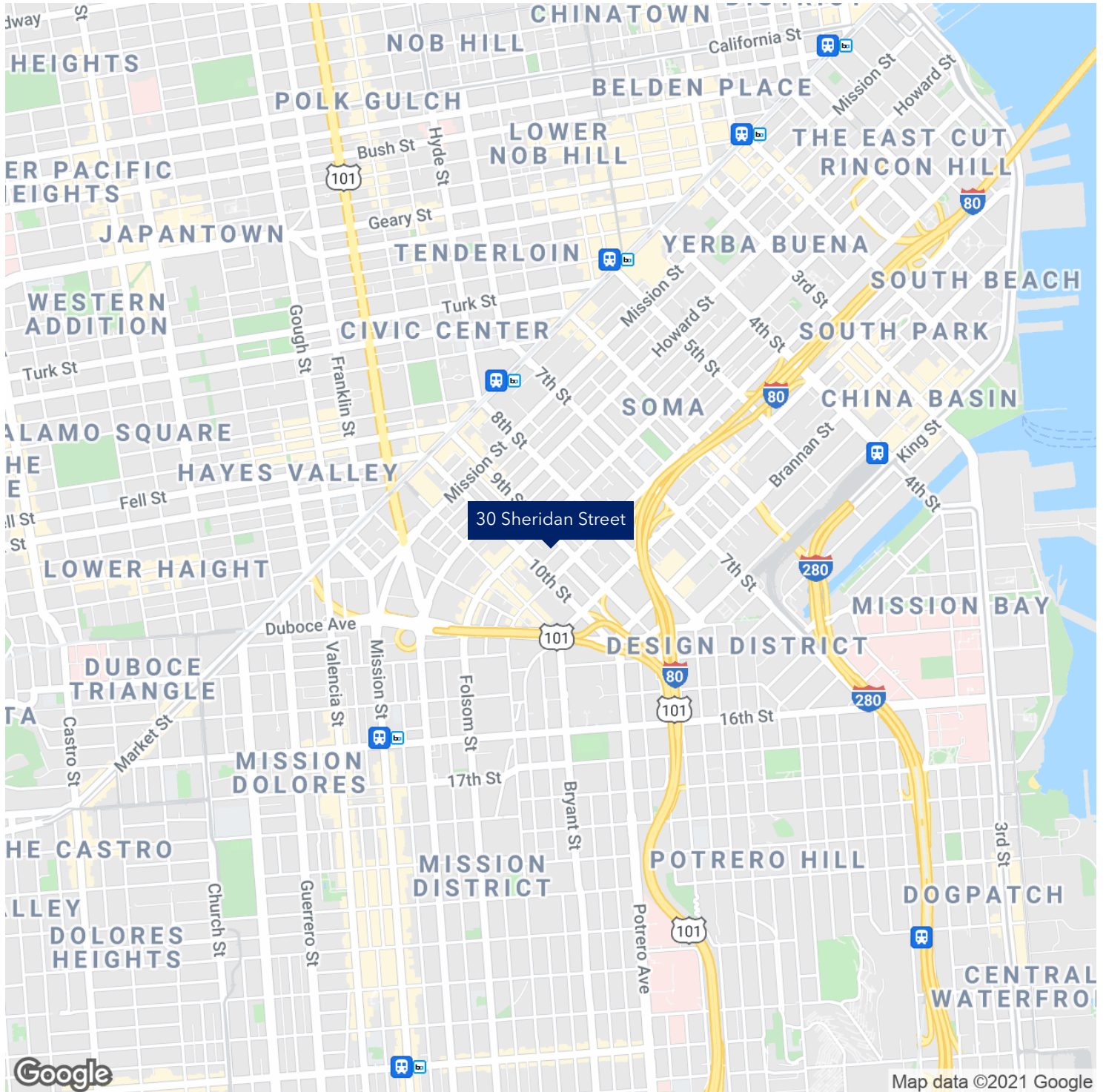
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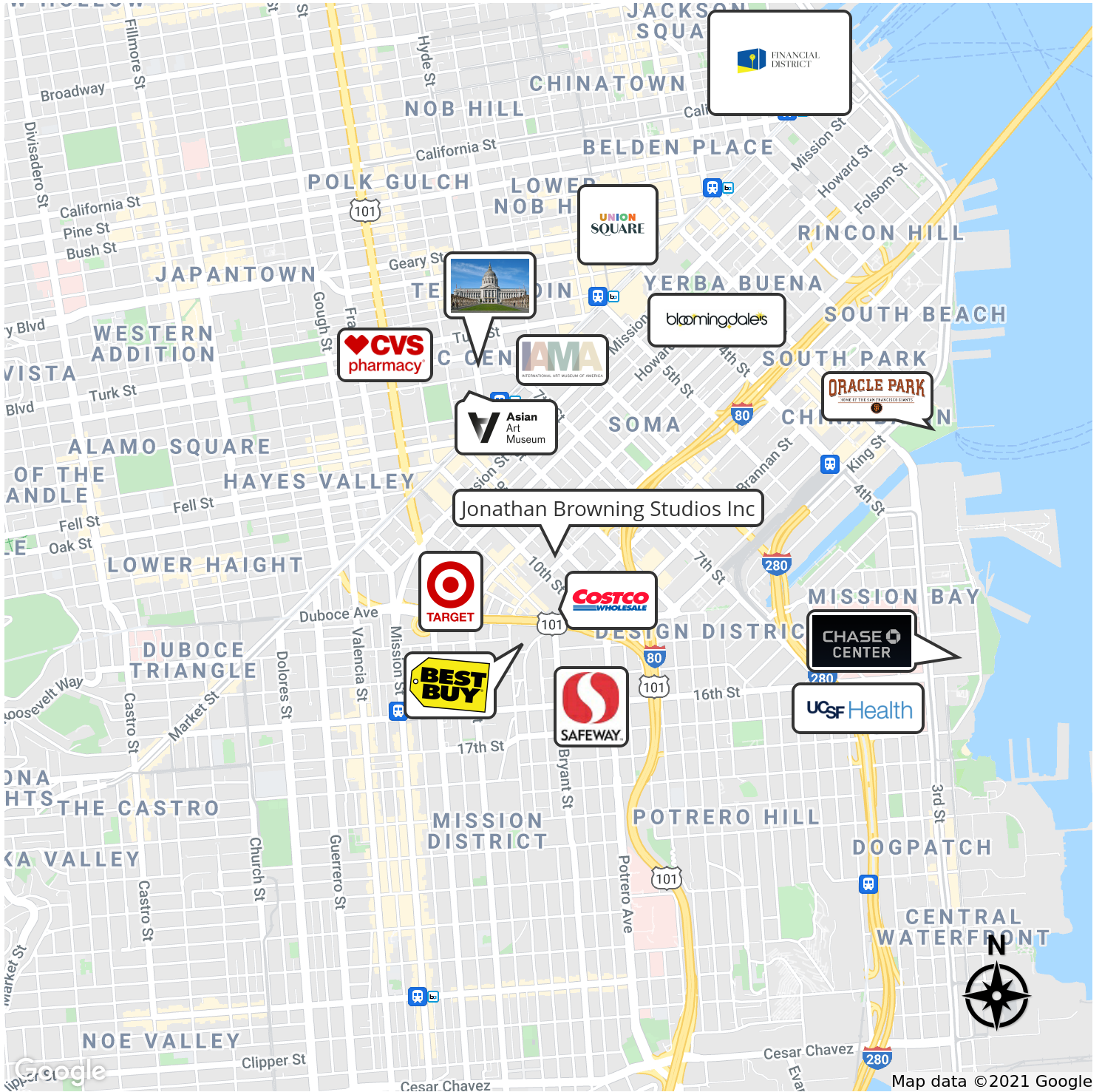
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Senior Commercial Associate Broker

## STEVEN CARAVELLI

C: 415.706.0008  
steven.caravelli@cbcncrt.com

CalDRE #00879834



Realtor

## DAN MCLEAN

C: 415.850.7613  
dan.mclean@cbnorcal.com

CalDRE #01307929



Associate

## KEVIN CARAVELLI

C: 707.217.2819  
kevin.caravelli@cbcncrt.com

CalDRE #01988049

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Steven Caravelli		415.229.1367		steven.caravelli@cbcncrt.com		CalDRE #00879834
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