

EXQUISITE BRICK & TIMBER PROPERTY

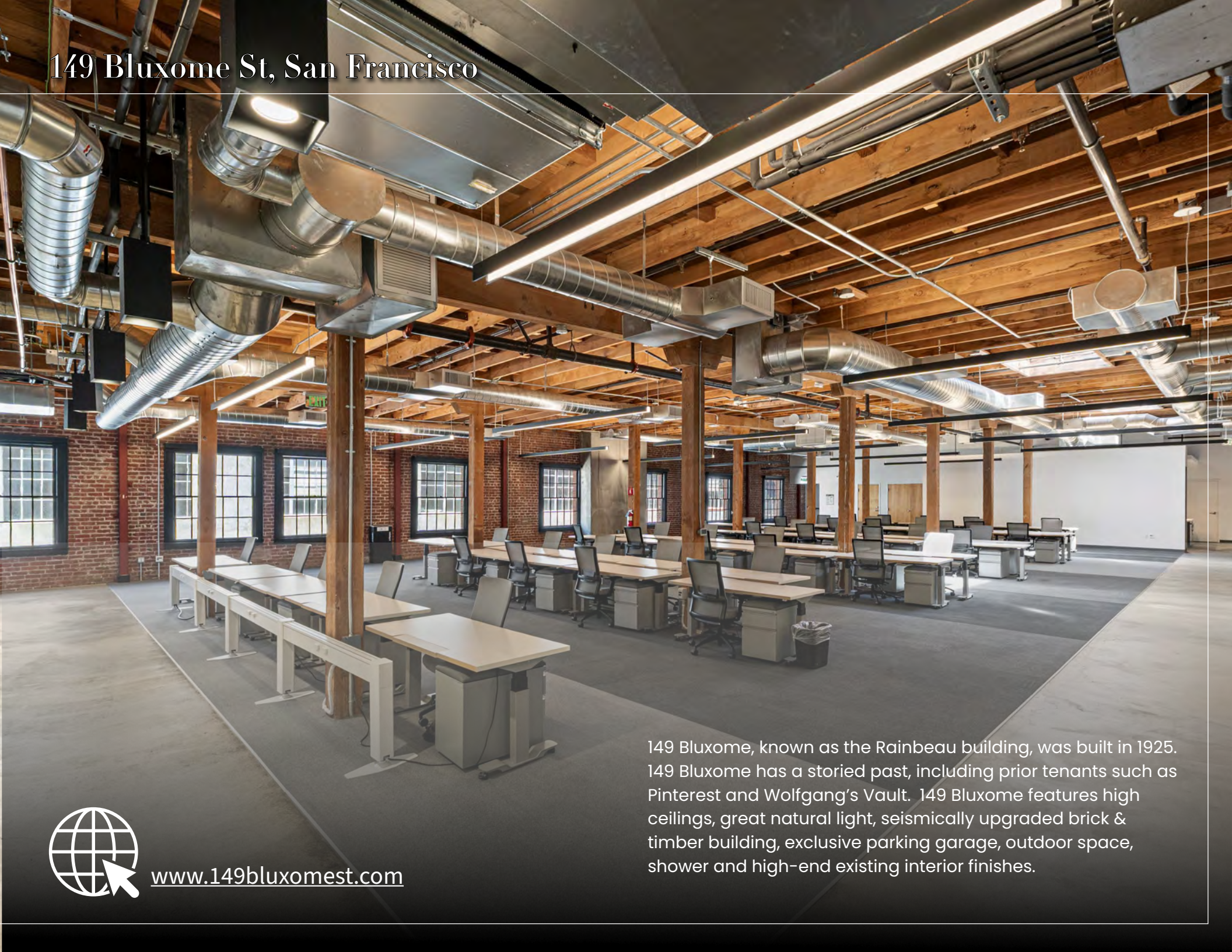
Owner User Opportunity For Sale or Lease

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149 Bluxome St, San Francisco

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149 Bluxome, known as the Rainbeau building, was built in 1925. 149 Bluxome has a storied past, including prior tenants such as Pinterest and Wolfgang's Vault. 149 Bluxome features high ceilings, great natural light, seismically upgraded brick & timber building, exclusive parking garage, outdoor space, shower and high-end existing interior finishes.



www.149bluxomest.com



149 Bluxome St, San Francisco

Investment Summary

149 Bluxome Street is a one-of-a-kind San Francisco inspirational property! The building spans 19,298 +/- square feet across 3-stories, plus a large exclusive parking garage. This rare commercial property delivers high-quality brick + timber space, open floor plans with flexibility, and high-end finishes to bring virtually any vision to life. 149 Bluxome Street includes exposed brick and timber construction, seismically upgraded with high-end interior finishes, open efficient floor plans with soaring high ceilings on upper floors, HVAC and exceptional natural light. 149 Bluxome Street features a large private onsite parking garage, roll-up door, passenger elevator, a shower, outdoor space and more. 149 Bluxome Street is a true one-of-a-kind opportunity!

Sale Price:	\$8.8 million (\$456 per sq.ft. +/-)
Lease Rate:	\$46 per RSF/Year, Industrial Gross
Square Feet:	19,298 RSF* +/- Plus Parking Garage
No. Stories:	3
Year Built:	1925
APN(s):	3785-022
Height Limit:	65-X
Power:	600 AMPS, 3-Phase
Zoning:	CMUO
Occupancy:	Delivered vacant at close of escrow. Some furniture available, plug & play.

Building Highlights

149 Bluxome St, San Francisco



High-end Creative Finishes
Full Building Opportunity



Outdoor Space



1 Shower



Accessible & Amenity Rich Location:



Brick + Timber



High Exposed Ceilings
Great Natural Light



HVAC



Exclusive Parking
Garage
(5-8 Vehicles)

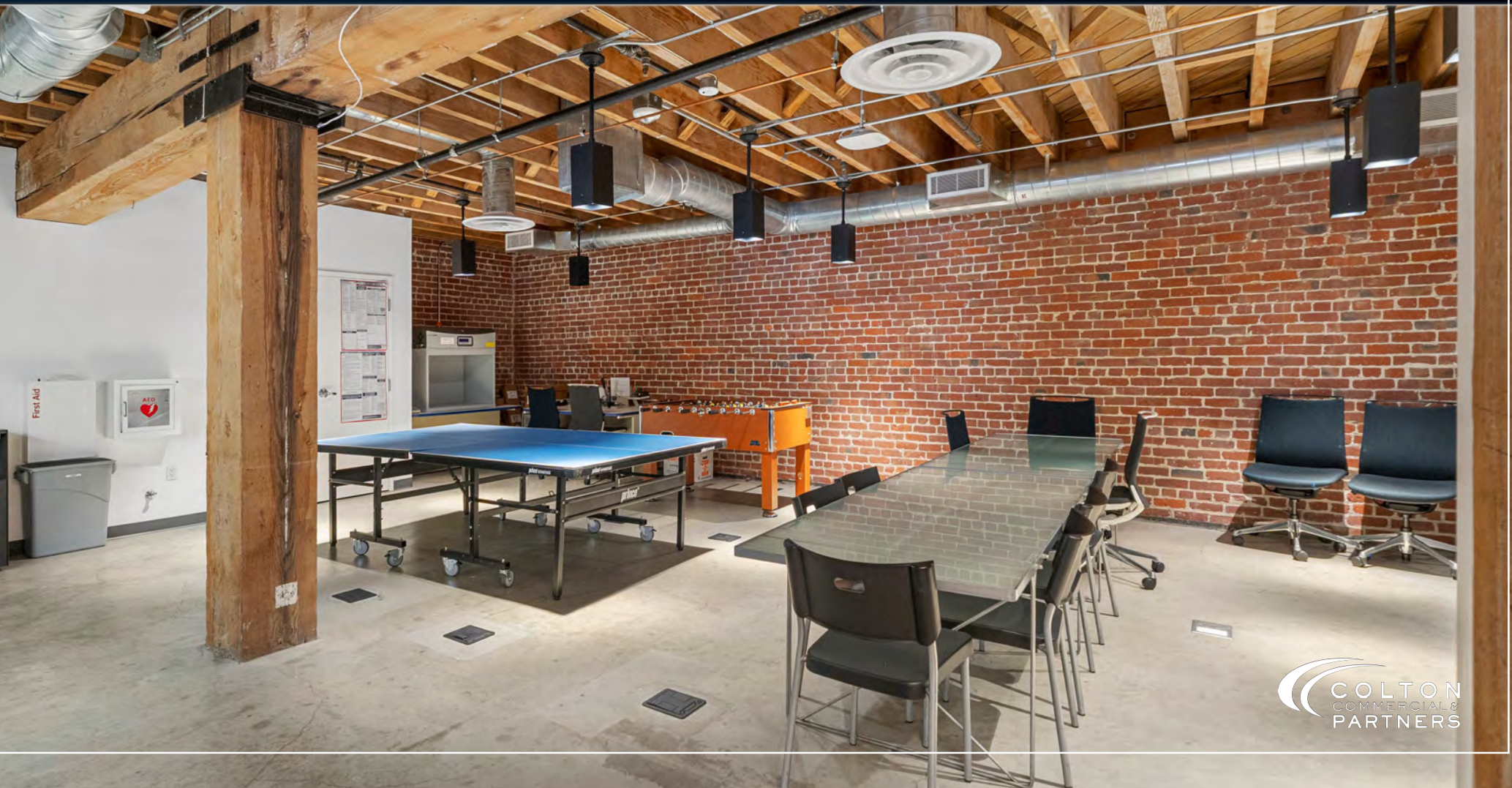


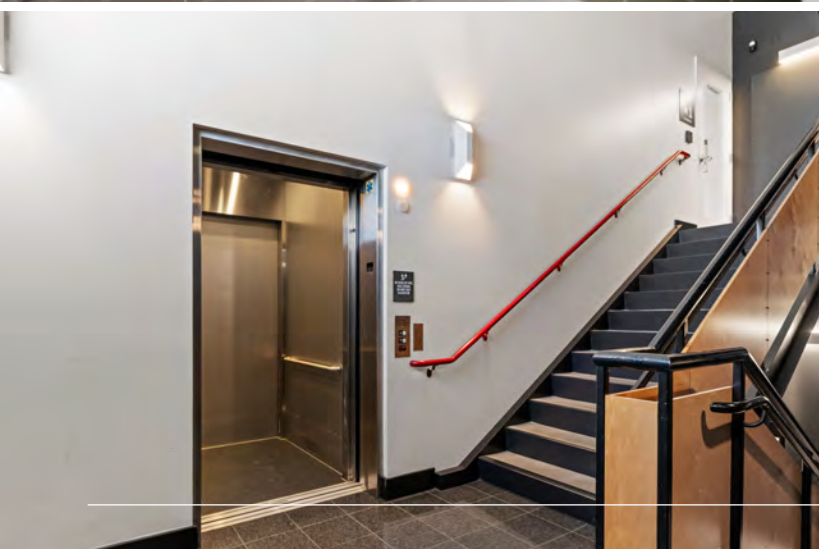
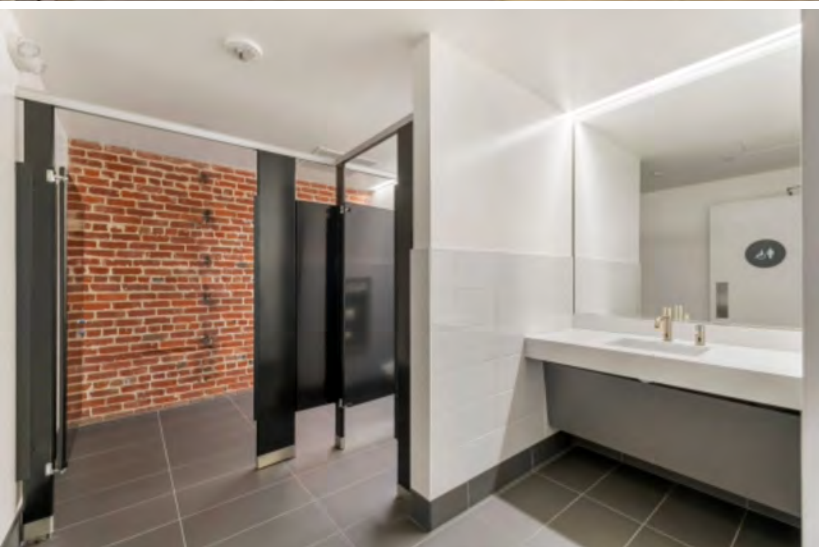
Roll-up Door +
Passenger Elevator



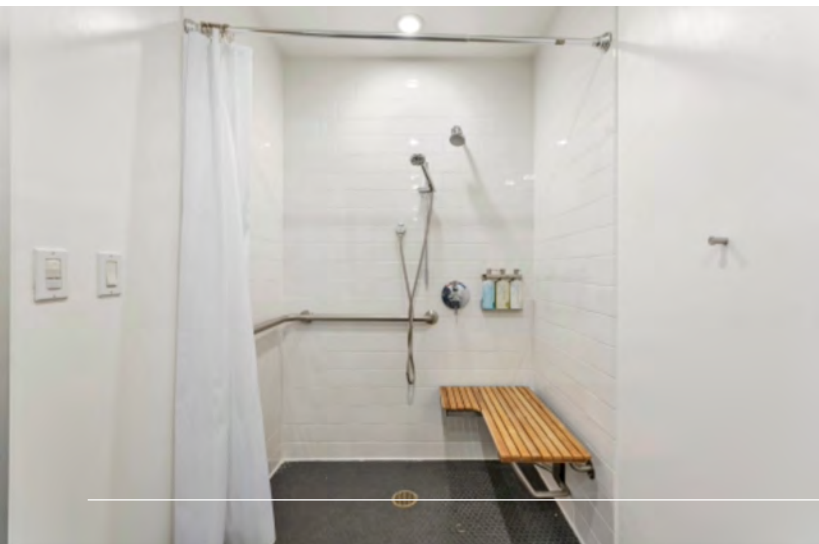
Electrical Capacity
600 AMPS, 3-Phase

- 1.5 Blocks from Caltrain
- 2 Blocks from Central Subway
- 3 Blocks from Oracle Park
- Easy access to Hwy 280, 101 and I-80





149 Bluxome St, San Francisco



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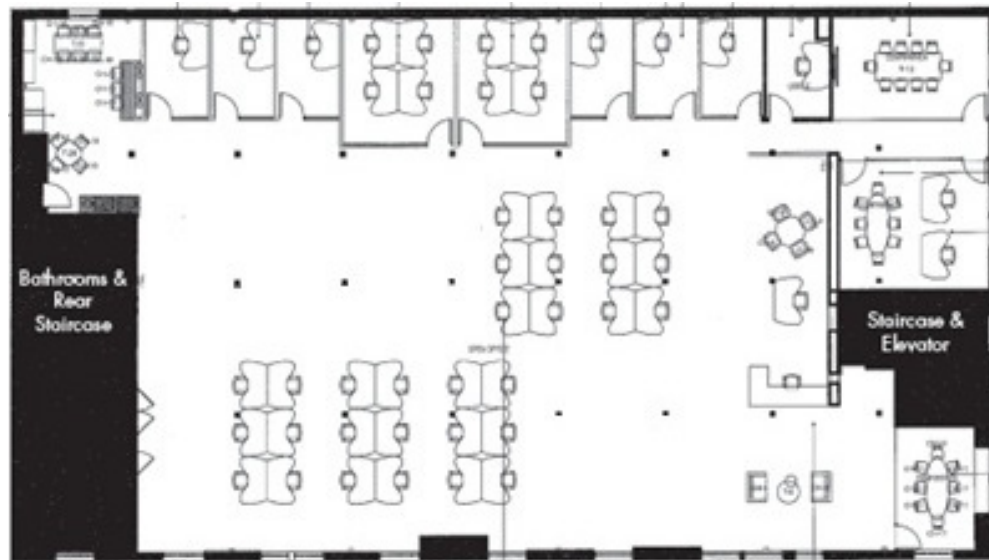
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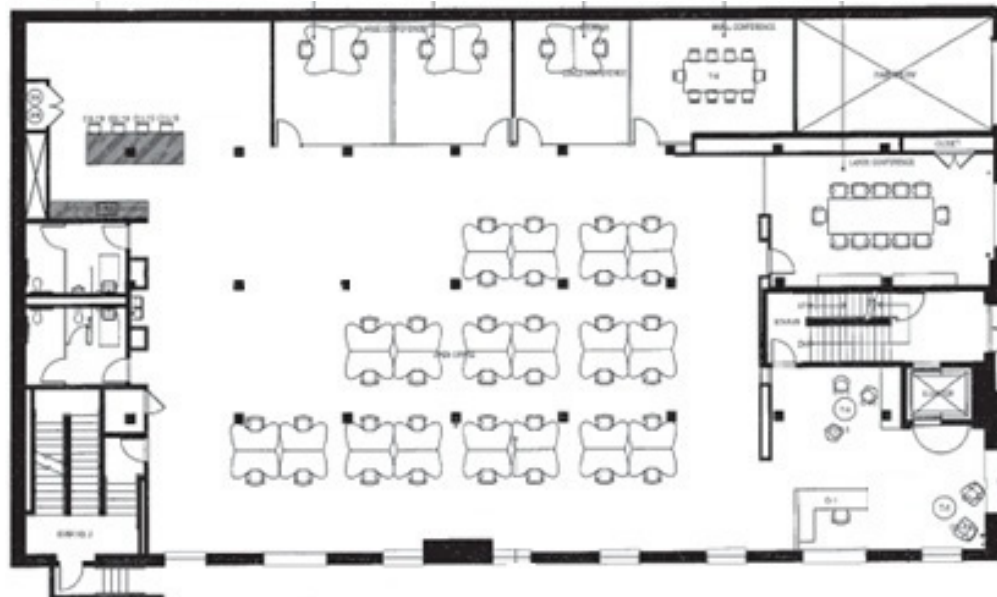
Floor Plans

149 Bluxome St, San Francisco

Second Floor
8,052 RSF +/-



First Floor
7,120 RSF +/-

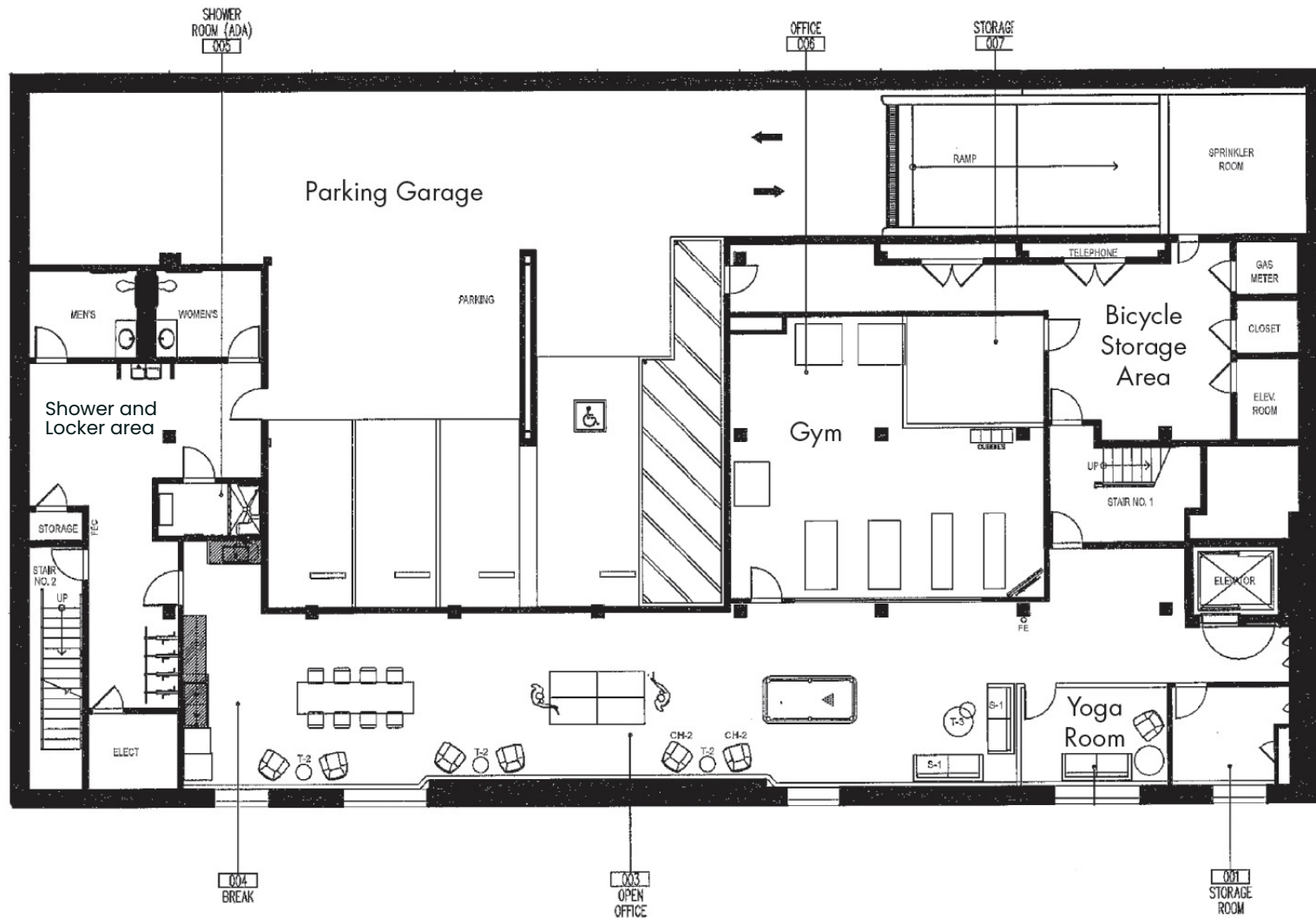


Floor Plans

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Garden Level

4,126 RSF +/-



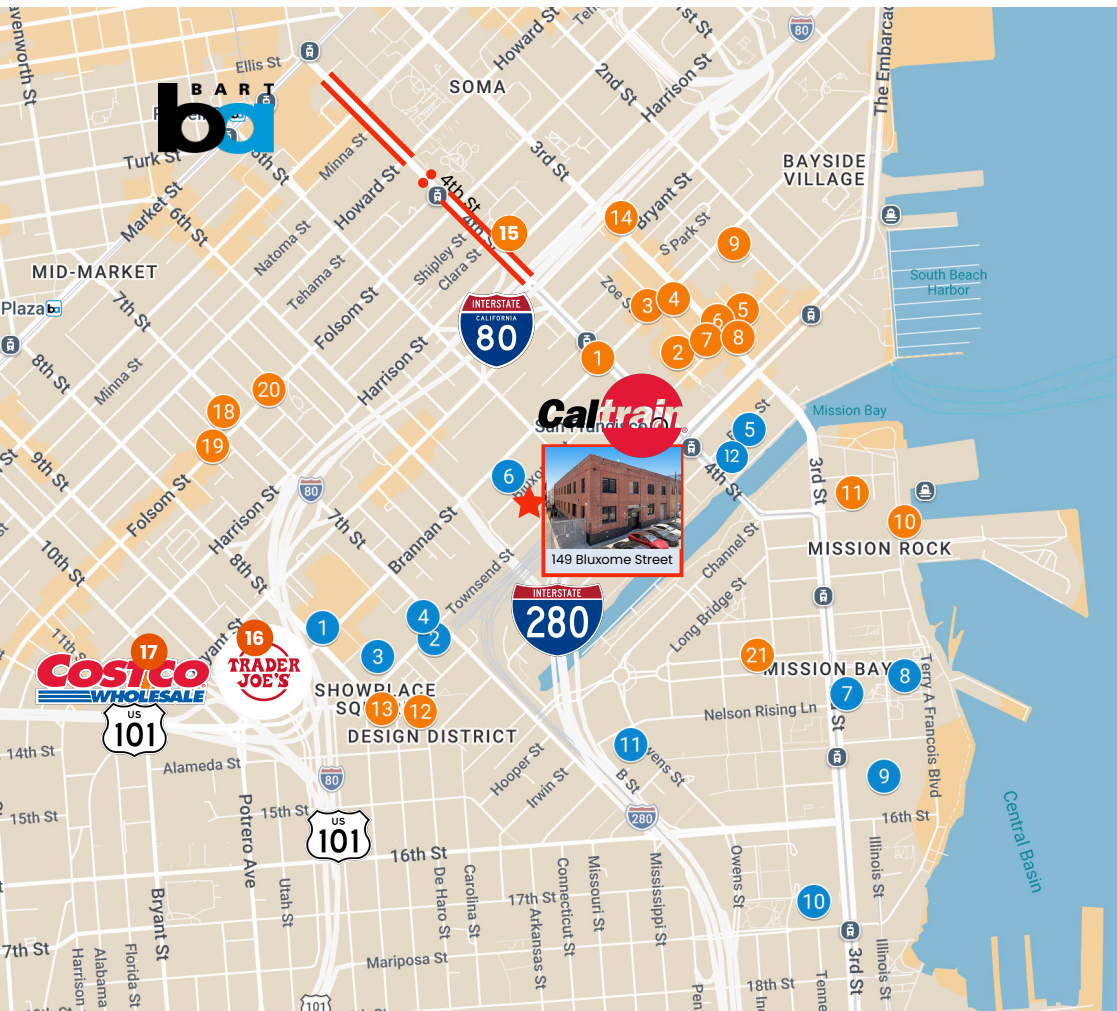
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All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

Neighborhood Map

149 Bluxome St, San Francisco



NEARBY BUSINESSES

- 1 Airbnb HQ
- 2 Adobe - San Francisco
- 3 Scale AI
- 4 Tools for Humanity
- 5 Lyft HQ
- 6 Pinterest
- 7 OpenAI
- 8 Cisco
- 9 Chase Center
- 10 UCSF Benioff Children's Hospital
- 11 UCSF Mission Bay Hospitals
- 12 Sierra AI

Central Subway



RESTAURANTS & CAFES, STORES

- 1 Marlowe
- 2 ROOFTOP 25
- 3 Brickhouse Cafe & Bar
- 4 Local Tap
- 5 Saison
- 6 Alchemist Bar & Lounge
- 7 Mestiza
- 8 KAIYŌ Rooftop
- 9 ROOH SF
- 10 ATWater Tavern
- 11 Arsicault Bakery
- 12 Dumpling Time
- 13 Niku Steakhouse
- 14 Garaje
- 15 Whole Foods Market
- 16 Trader Joe's
- 17 Costco Wholesale
- 18 Sightglass Coffee
- 19 HK Lounge Bistro
- 20 Deli Board
- 21 SPARK Social SF

149 Bluxome St, San Francisco

The Offering, Tours & Offer Process

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers and tenants the opportunity to acquire or lease the 100% fee simple interest in 149 Bluxome Street, San Francisco, CA. All offers from qualified Buyers or Tenants will be given serious consideration. For offers to be given serious consideration, buyers should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s).

Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

Contact exclusive listing agents for all tours, questions and offers:

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