



SAN FRANCISCO, CA 94103

6,200 SF BUILDING - FOR SALE OR LEASE

1121 Howard St.

Owner/User Opportunity in the Heart of SoMa
14' Clear Height with Ground-floor Roll-up Door

BUILDING OVERVIEW

| 1121 Howard St.

1121 Howard St. is a two-story building at the corner of 7th and Howard in SOMA. It's well-suited for light industrial, creative office or production and distribution users. The owner is currently working out of the ground floor and operates a retail clothing store. Property can be delivered vacant at close of escrow or at lease execution.

TOTAL BUILDING SIZE

6,200 SF

FLOOR PLATES

3,100 SF Per Floor (Both Floors Available)

LEASE RATE

\$36/SF, Industrial Gross

SALE PRICE

\$400/SF

CLEAR HEIGHT

14'

LOADING

Ground-floor Roll-up Door

RESTROOMS

4 Total (2 Per Floor)

FLOORING

Concrete (Ground Floor)

ZONING

WMUG — West SoMa Mixed Use – General

ZONING DESCRIPTION

The WSoMa Mixed Use-General (WMUG) District is largely comprised of low-scale production, distribution, and repair uses mixed with housing and small-scale retail.

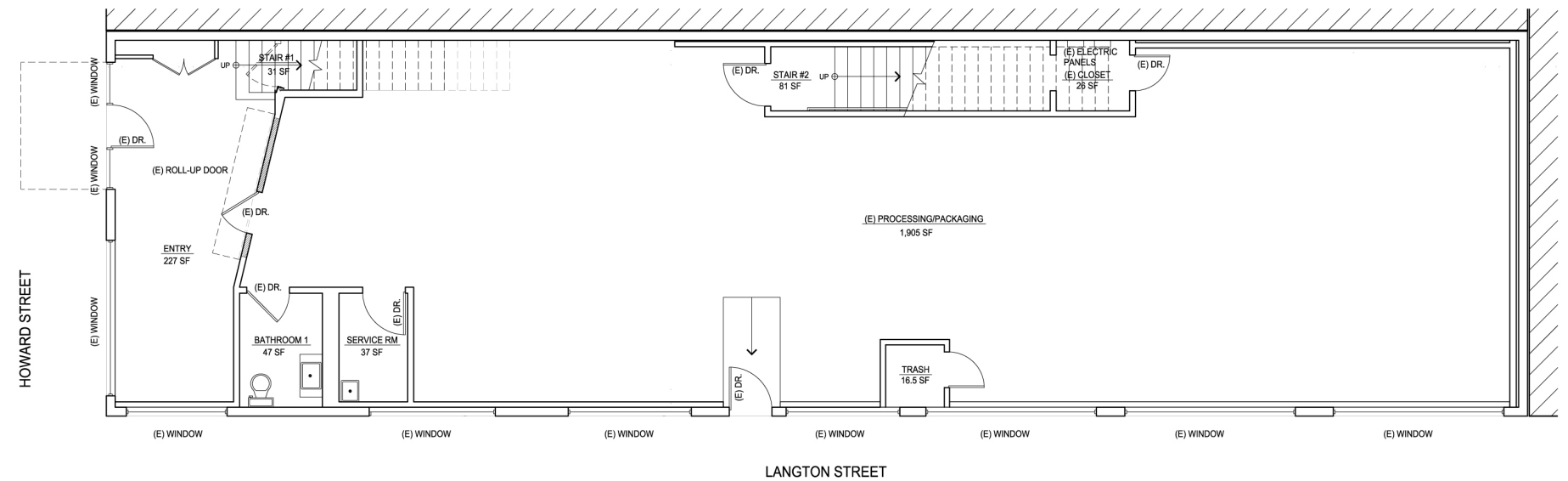


GROUND FLOOR

| 1121 Howard St.

OVERVIEW

- Open Floorplan
- Concrete Flooring
- 14' Clear Height
- Ground-floor Roll-up Door
- 2 Restrooms
- 3,100 SF

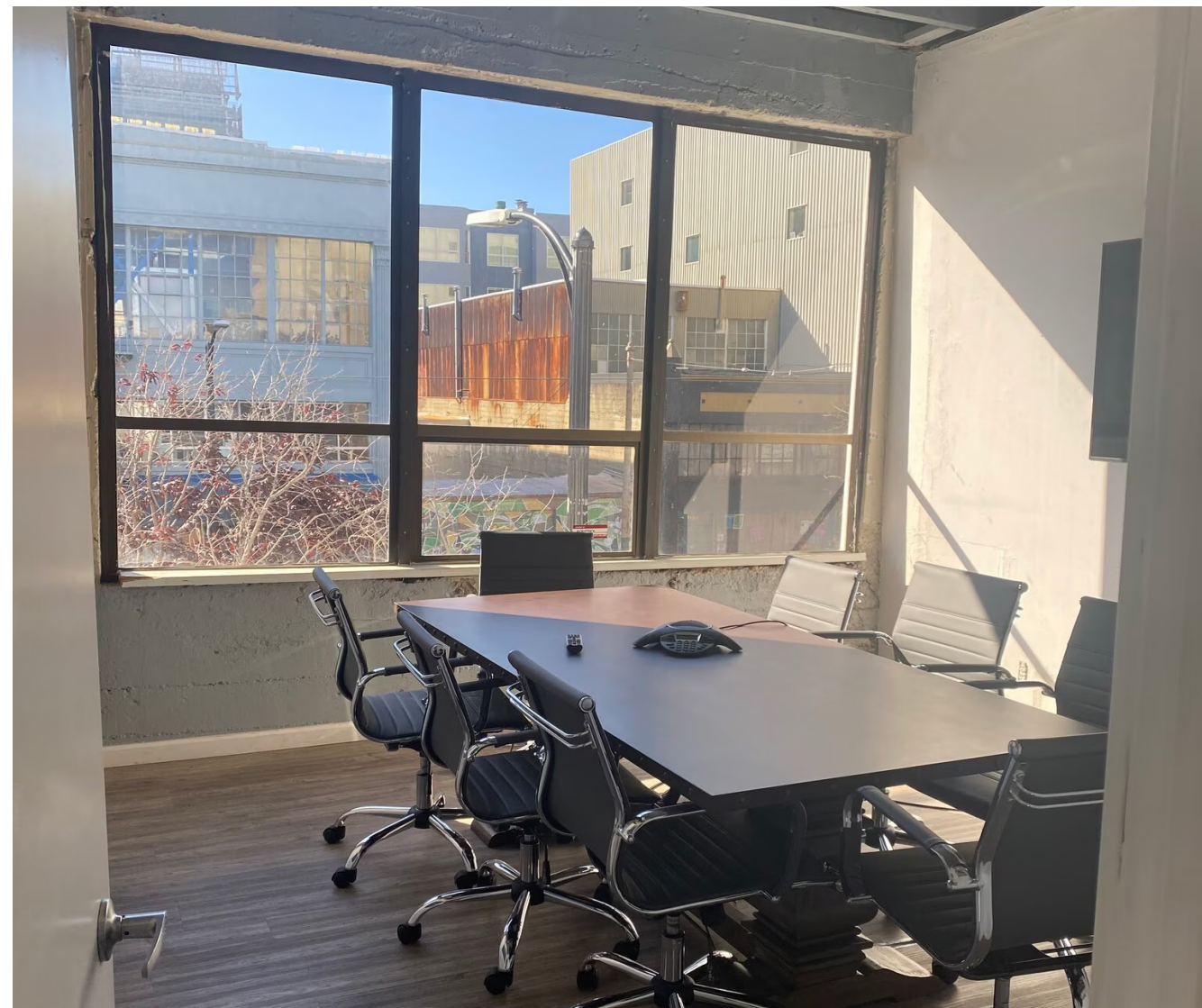
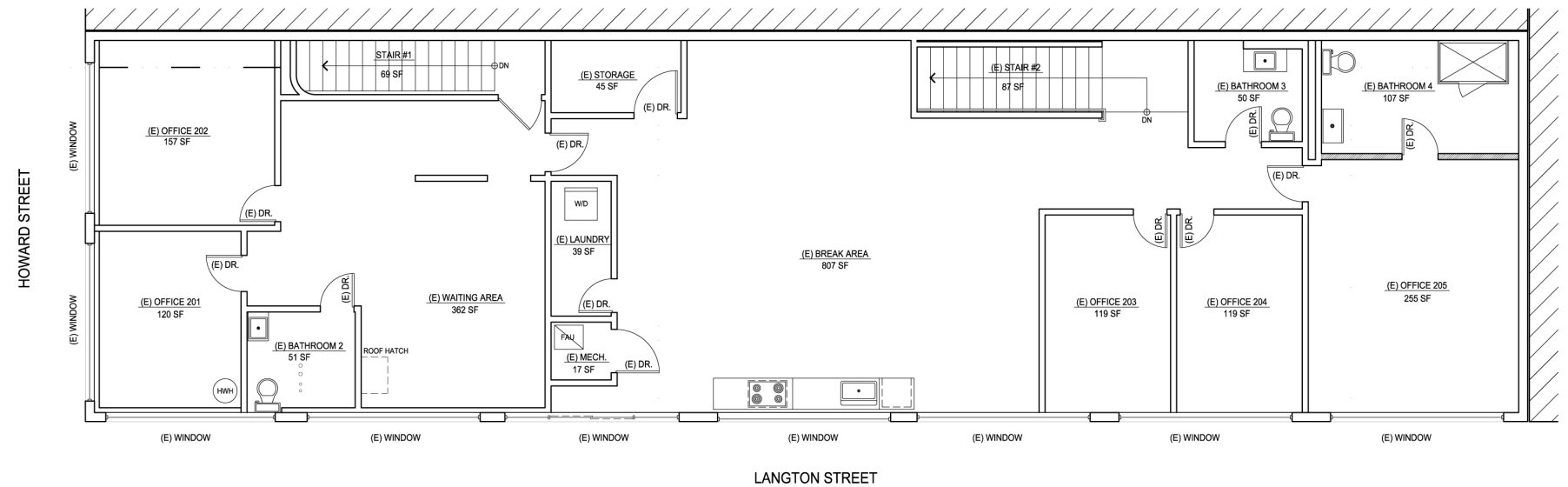


SECOND FLOOR

| 1121 Howard St.

OVERVIEW

- Full Kitchen
- Two Private Offices
- 2 Restrooms
- 3,100 SF
- Large Windows



LOCATION OVERVIEW

| 1121 Howard St.



Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



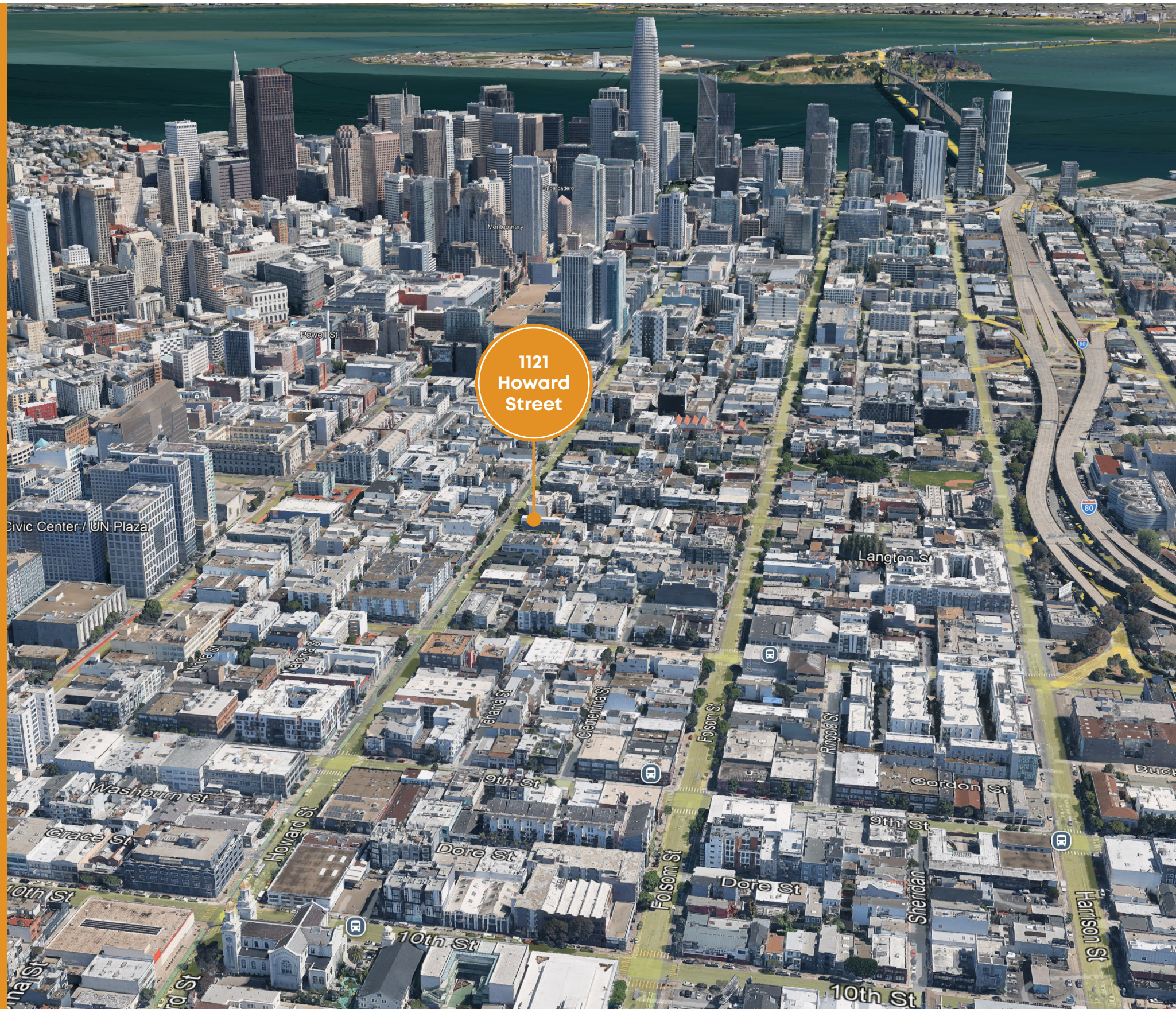
06 MIN to Civic Center Bart
15 MIN to Civic Center
23 MIN to 16th Street Bart



06 MIN to 4th & King
Caltrain
08 MIN to Union Square
12 MIN to Financial District



04 MIN to 80 On-Ramp
04 MIN to 101 On-Ramp
06 MIN to 280 On-Ramp



NEARBY AMENITIES

| 1121 Howard St.



- | | | | | |
|--------------------------|-----------------------------------|----------------------------------|-------------------------------|----------------------------------|
| 1 Costco Wholesale | 11 Fitness SF - SoMa | 21 Victoria Manalo Draves Park | 31 IKEA | 41 The Willows |
| 2 Trader Joe's | 12 HK Lounge Bistro | 22 Chevron | 32 The Chieftain Pub | 42 Sextant Coffee Roasters |
| 3 Best Buy | 13 Parking | 23 Rocco's Cafe | 33 Tempest Bar | 43 Californios |
| 4 REI | 14 Ben's Fast Food | 24 Sizzling Pot King | 34 The Pawn Shop Tapas Bar | 44 Cat club |
| 5 Delli Board | 15 Yerba Buena Ice Skating | 25 Square Pie Guys | 35 Miss Saigon | 45 La Cuisine Cafe |
| 6 Sightglass Coffee | 16 Rinse - Laundry & Dry Cleaning | 26 Gene Friend Recreation Center | 36 Ritual Hot Yoga | 46 Arsicault Bakery Civic Center |
| 7 Whole Foods | 17 AK Subs Sandwich | 27 Telescope Coffee | 37 Vapor Room Weed Dispensary | 47 RT Rotisserie |
| 8 Zuni Café | 18 Cafe Suspiro | 28 Charging Station | 38 Moya | 48 Rich Table |
| 9 Dumpling Home | 19 Azúcar Lounge | 29 Bini's Kitchen | 39 Blue Bottle Coffee | 49 Espetus Churrascaria |
| 10 Rainbow Grocery Coop. | 20 Powerhouse | 30 Tin at 937 Howard | 40 Ted's Market | 50 Rocket Sushi |



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