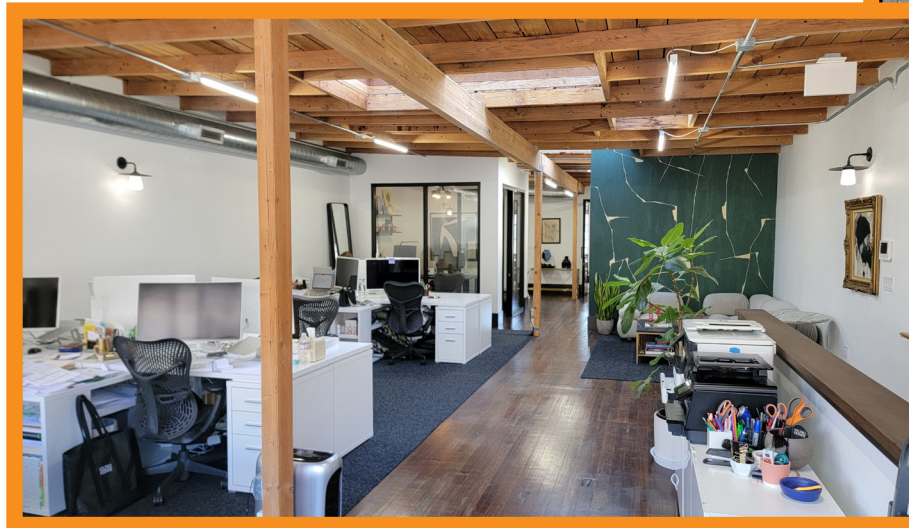


# 455 10th St

San Francisco

Located in AREA AI



Highly Creative Brick & Timber  
Full Building / 4,080 SQFT  
Available for Sublease

 **CALCO**  
COMMERCIAL, INC.

 **CUSHMAN &  
WAKEFIELD**

[calcost.com](http://calcost.com)

# 455 10th St

## FEATURES

- Full building opportunity
  - -can demise to 2040sf
- Brick & timber creative features
- Open plan office with 4 private rooms
- Excellent natural light with skylights
- Original hardwood floors upstairs
- Polished concrete floors downstairs
- Roll-up door
- Plug & Play
- Walkable to BART, Muni, Caltrain
- Signage Potential
- Easy Access to Freeways 280/101

Charlie Cutler, Partner  
Calco Commercial  
415.850.4935  
charlie@calcosf.com  
LIC# 02026787

Chris Baker, Managing Director  
Cushman & Wakefield  
650.320.0266  
chris.r.baker@cushwake.com  
LIC #02116566

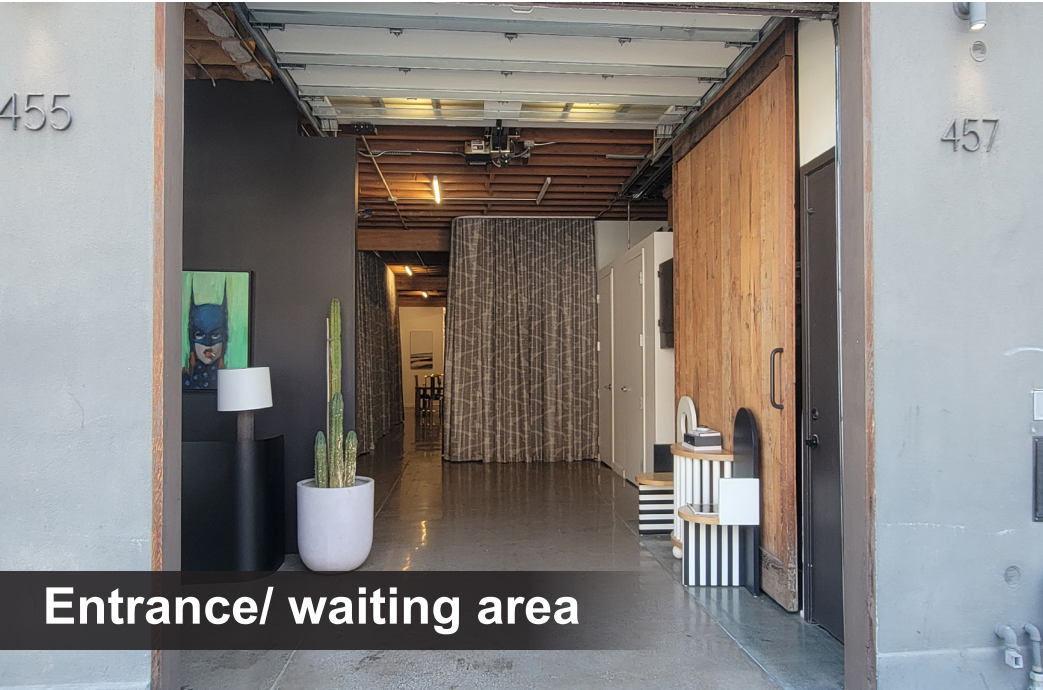
[www.calcosf.com](http://www.calcosf.com)



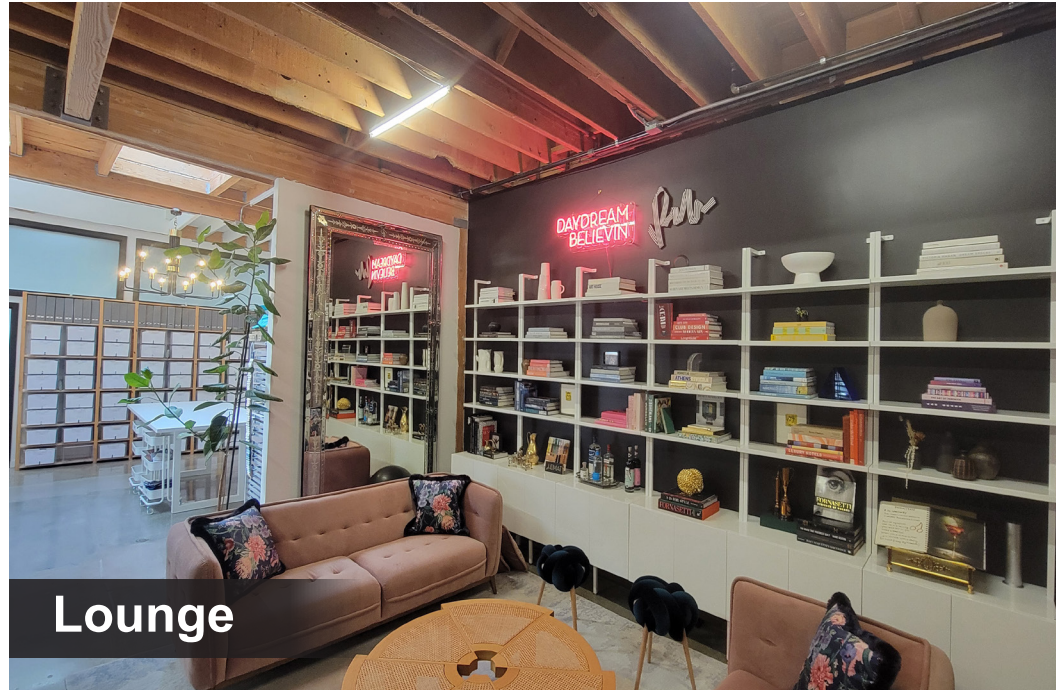
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# 455 10th St

[www.calcosf.com](http://www.calcosf.com)



Entrance/ waiting area



Lounge



Creative Studio



Kitchenette

 **CALCO**  
COMMERCIAL, INC.

Private Offices



Open Plan Office



Conference Room



# 455 10th St

## AMENITIES



- |                          |                                             |                                  |                               |                                  |
|--------------------------|---------------------------------------------|----------------------------------|-------------------------------|----------------------------------|
| 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 & Bowling Center | 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                  |

# 455 10th St

## AREA AI LOCATION

- RAIN
- Replicate
- rime
- Beacons
- GLACIER
- VOXEL
- goodtime
- LOUP
- Weights & Biases
- GIMLET
- obviously.ai
- Garage AI
- OVERVIEW
- Chima
- Moda AI
- Storytime





**455 10th St**  
San Francisco, CA

**For Leasing Information**

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