

FOR SALE

490 POST ST.,
SUITE 419

LEASED INVESTMENT
LABCORP

San Francisco, CA 94102

PRESENTED BY:

CATHERINE HOUSE, CRE, CCIM,
FRICS

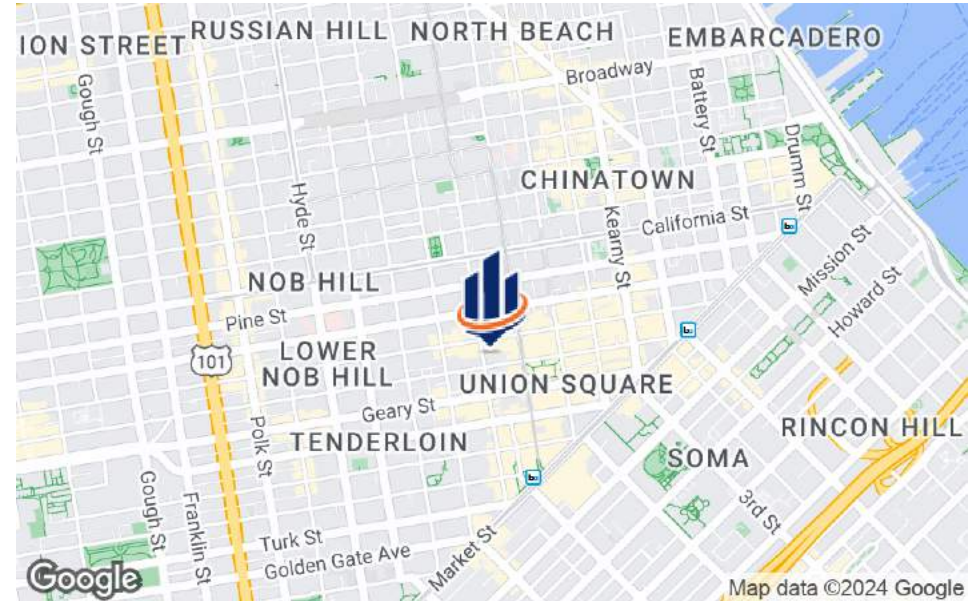
O: 415.464.6401

catherineh@svn.com

CalDRE #01327824



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$739,000
AVAILABLE SF:	821 RSF
PRICE / SF:	\$900.00
IN-PLACE CAP RATE:	6.0%
NOI:	\$44,340
YEAR BUILT:	1925
RENOVATED:	2009
ZONING:	C-3-G
SUBMARKET:	Union Square
APN:	0296-037

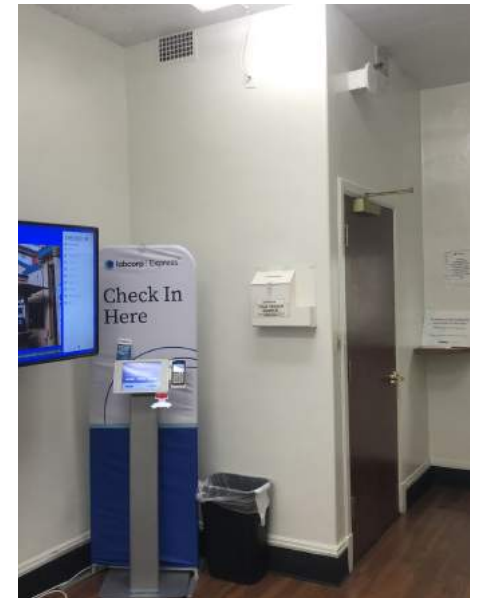
PROPERTY OVERVIEW

This suite is currently occupied by Lap. Corp. who recently renewed their lease at \$4.50/SF/MO/NNN with 3% annual increases. This equates to a 6% cap. rate on in-place income. This is a corner suite with a restroom. Medical office and professional office uses are permitted. Operable windows with lots of natural light. This is a rarely available commercial condominium in the 490 Post Street building.

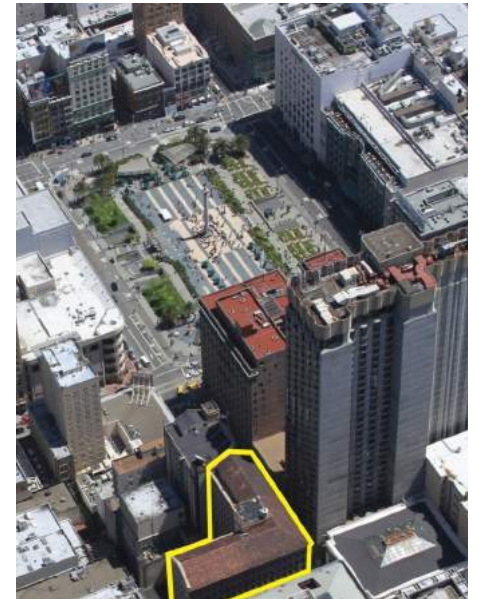
PROPERTY HIGHLIGHTS

- Open 24/7 with building security
- Easy management of Owners Association expenses through a professional management company
- 490 Post is one of the main medical/dental buildings in San Francisco
- Great transportation links, BART and Muni
- Monthly/daily/hourly paid parking available in the building
- Multiple parking garages within a block

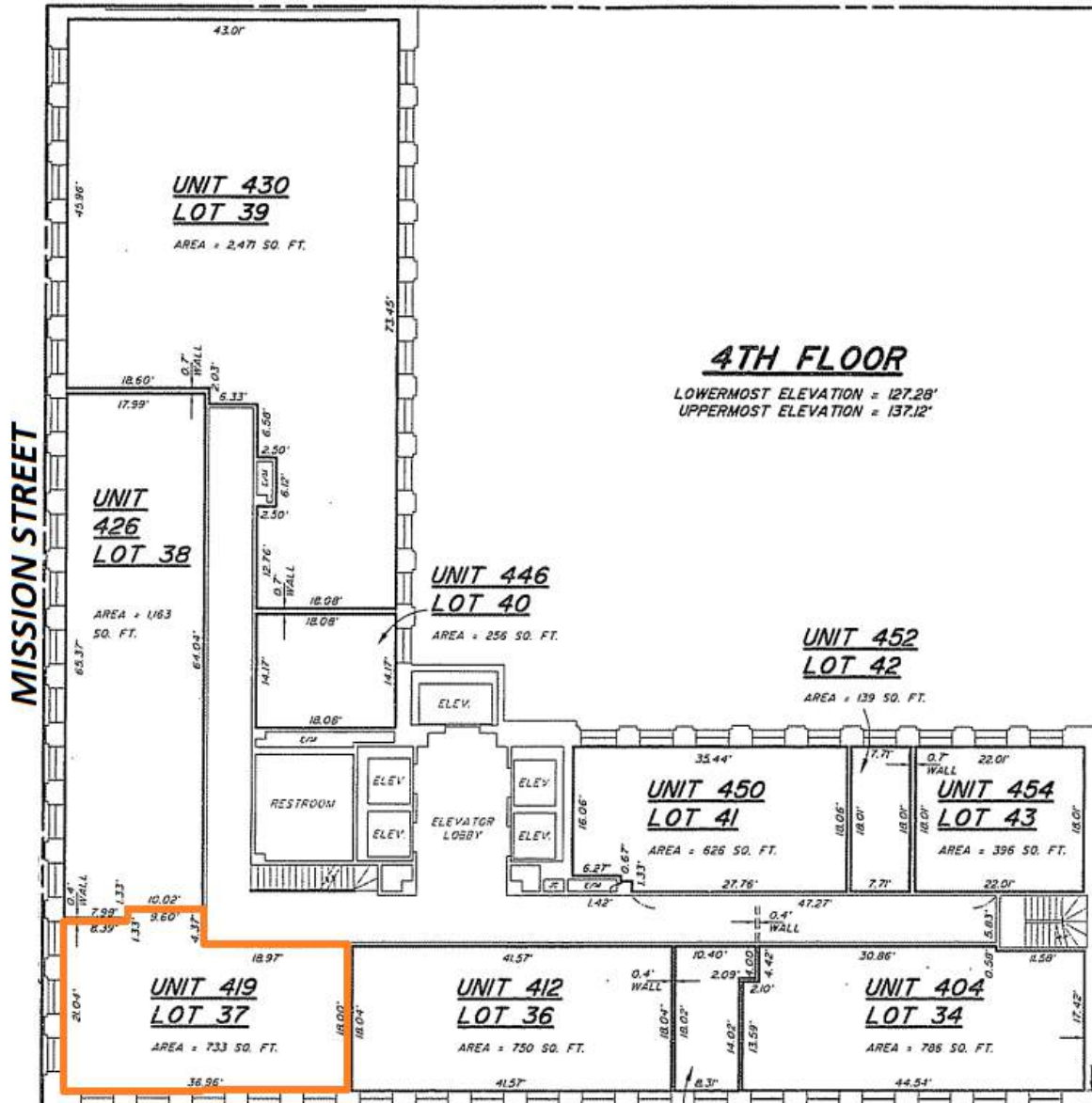
INTERIOR PHOTOS - SUITE 419



EXTERIOR PHOTOS - 490 POST



FLOOR PLAN



AERIAL MAP

