

1099 Folsom Street



Creative Space For Lease
Full Building Identity

URBANGROUP
REAL ESTATE

The Building

1099 Folsom is conveniently located at the corner of Folsom and 7th St, steps from Sightglass Coffee, Deli Board, HK Lounge Bistro, and an easy walk to Caltrain and BART.

The building has been meticulously maintained, featuring gorgeous brick and timber design, double-wide windows offering great natural light and city views, and a mostly open floor plan with plenty of storage and a bonus mezzanine.

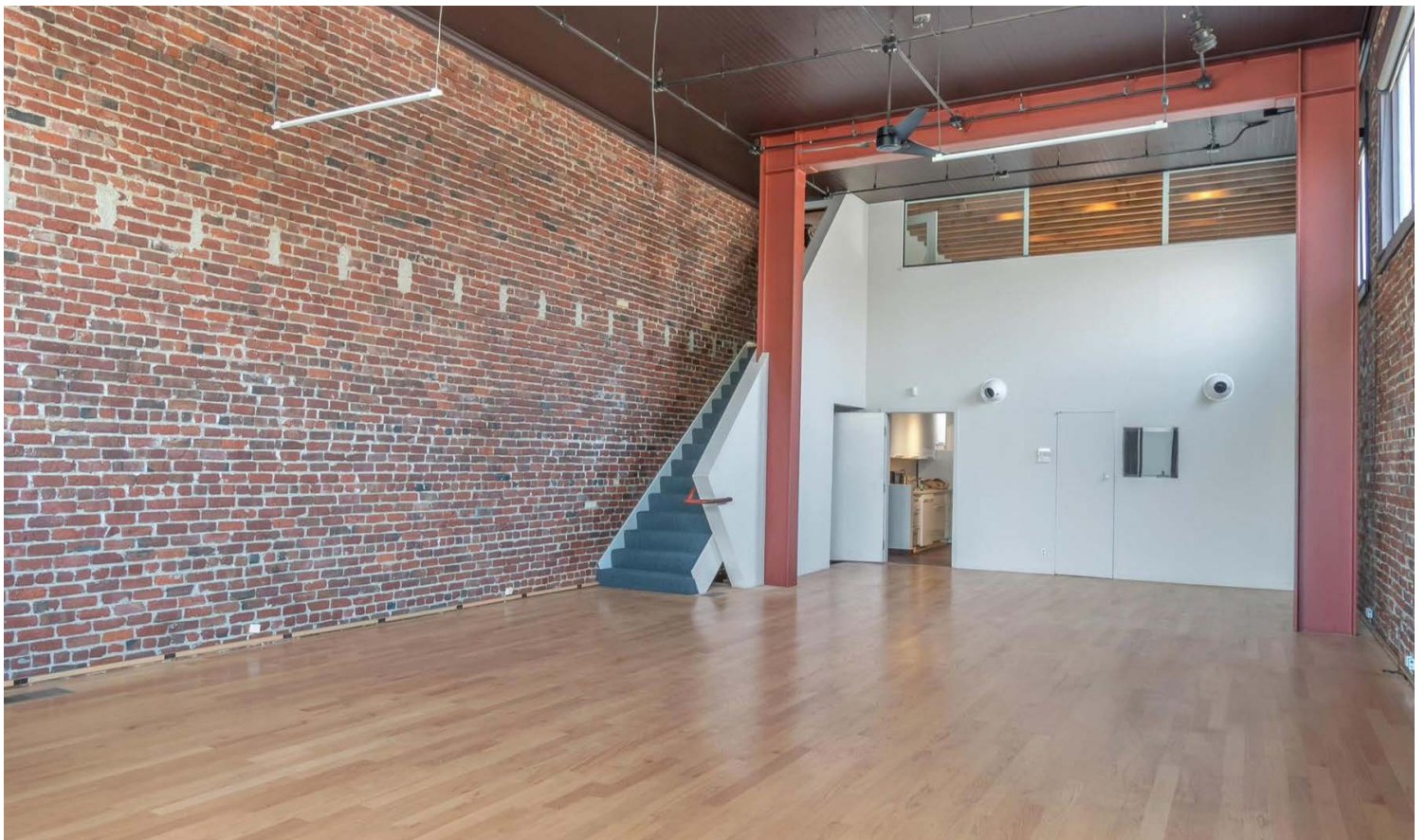
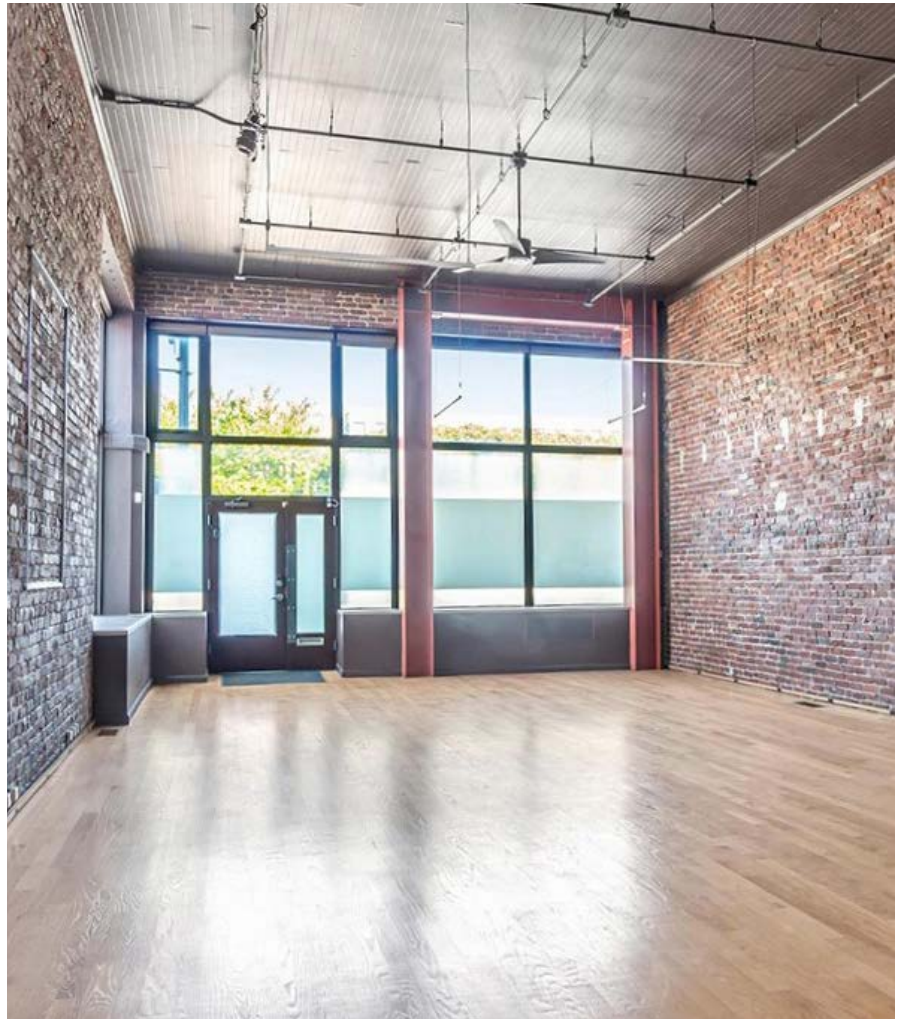
The Perks

- City views
- High ceilings
- Full building identity
- Brick & timber space
- Mostly open floor plan
- Lots of great natural light



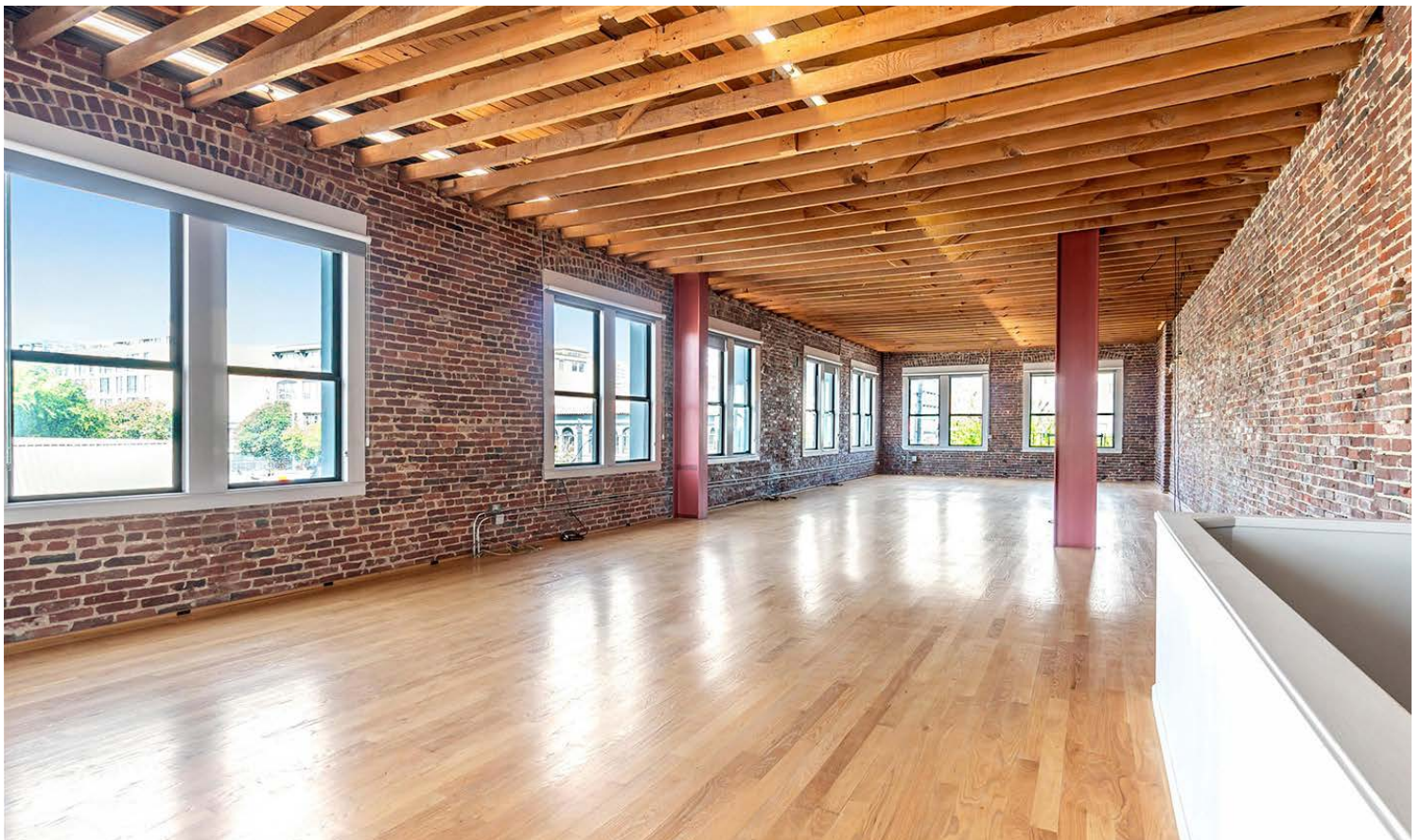
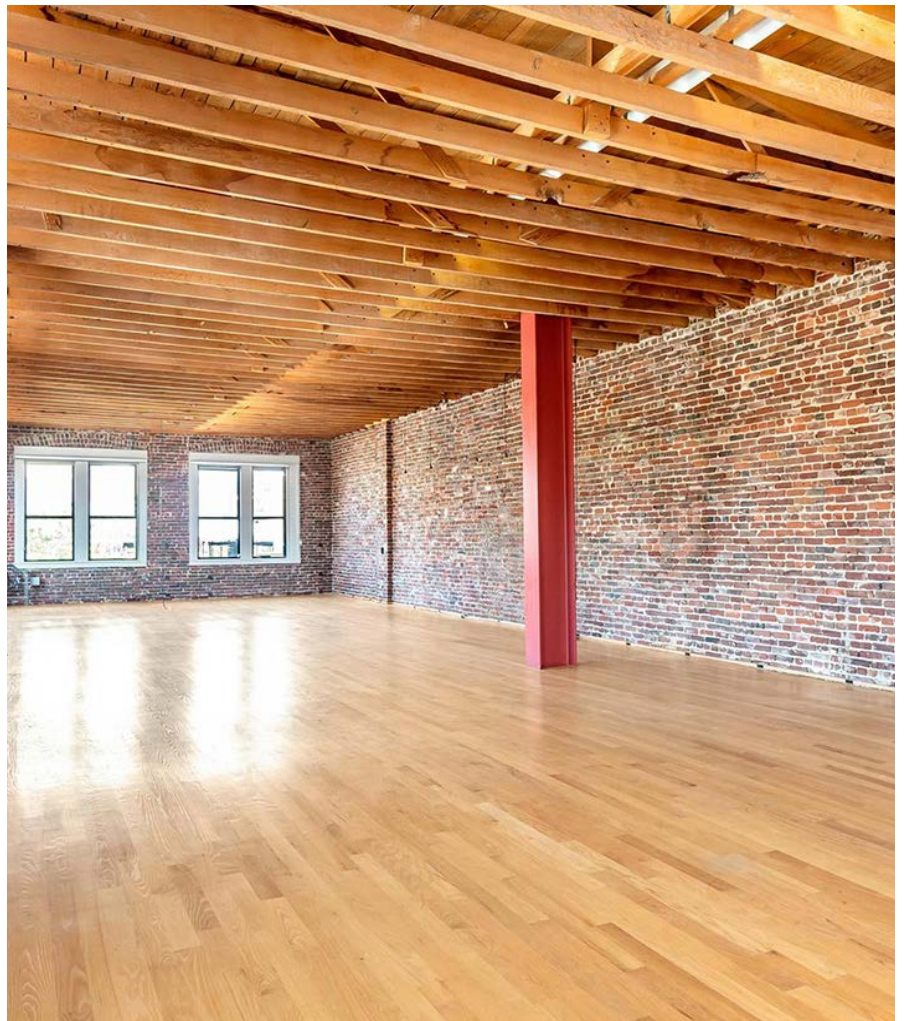
Floor 1

- Mezzanine/storage space
- Grand reception area to welcome clients and guests
- Full kitchenette with dishwasher and an ADA restroom
- Expansive, double-height space with 15-foot ceilings and modern HVAC

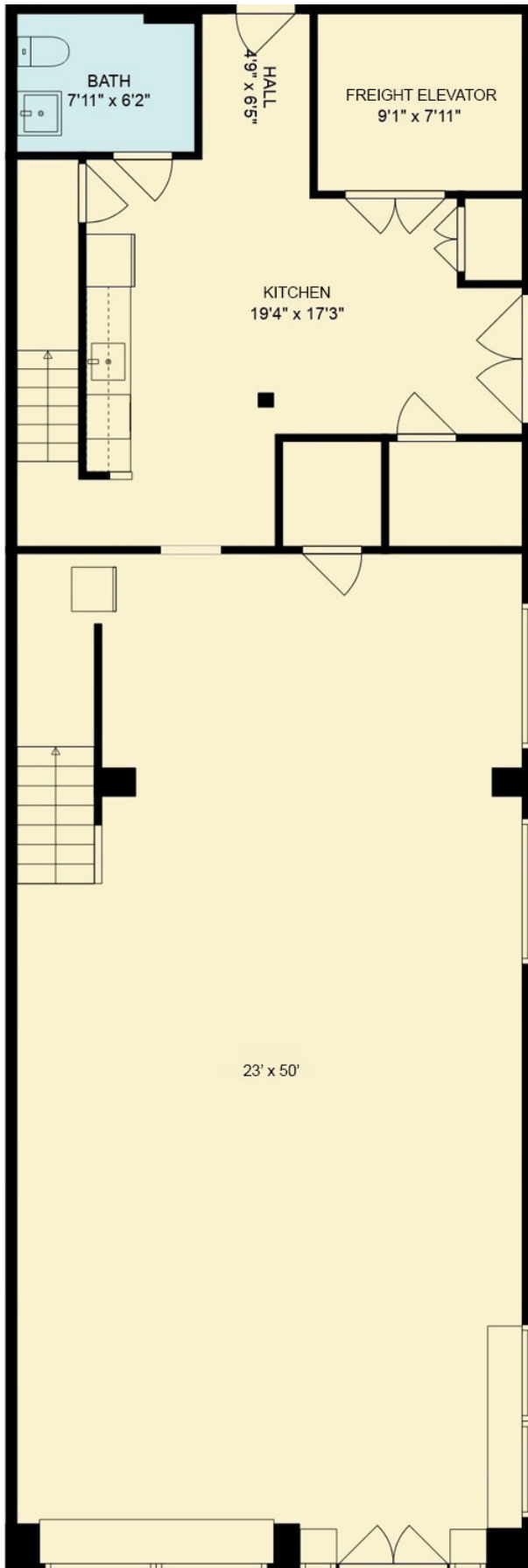


Floor 2

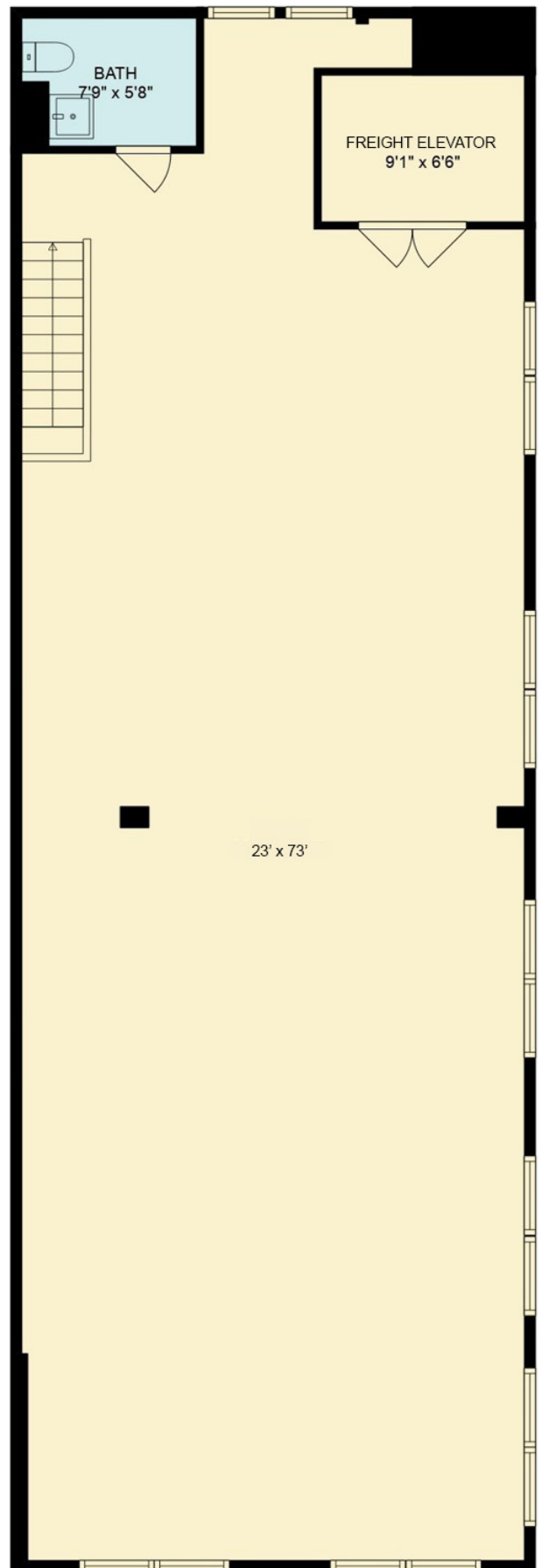
- 11-foot ceilings with exposed beams
- Additional ADA restroom located on this floor
- Double-paned windows provide peaceful setting
- Open layout provides ultimate flexibility for tenant customization



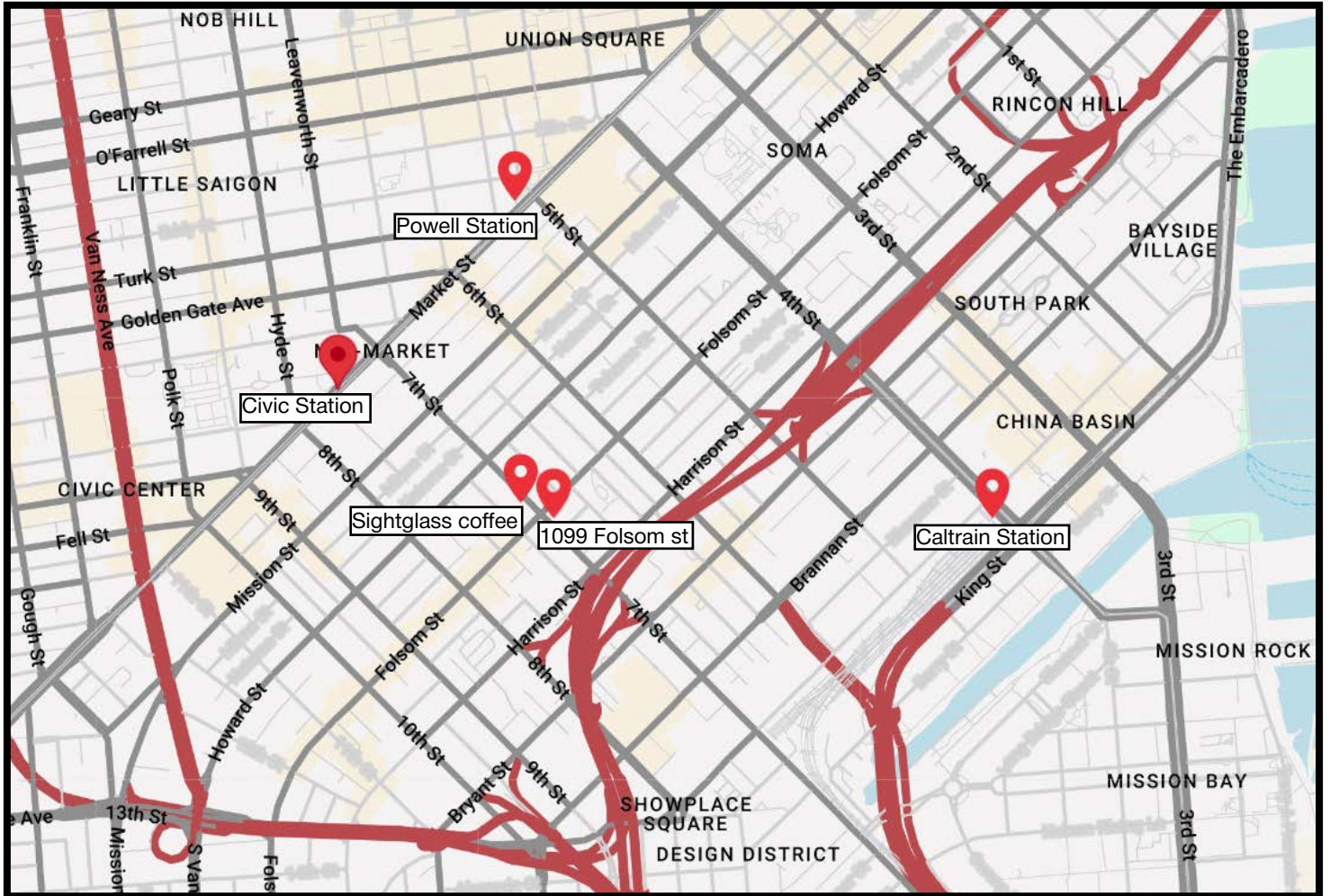
Floorplan 1



Floorplan 2



The floor plans shown should not be relied on as representation, expressed or implied. Floor plans and square footage are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.



Size: +/- 3,880 Sq. Ft.

Price: \$2.80 PSF/Month IG

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