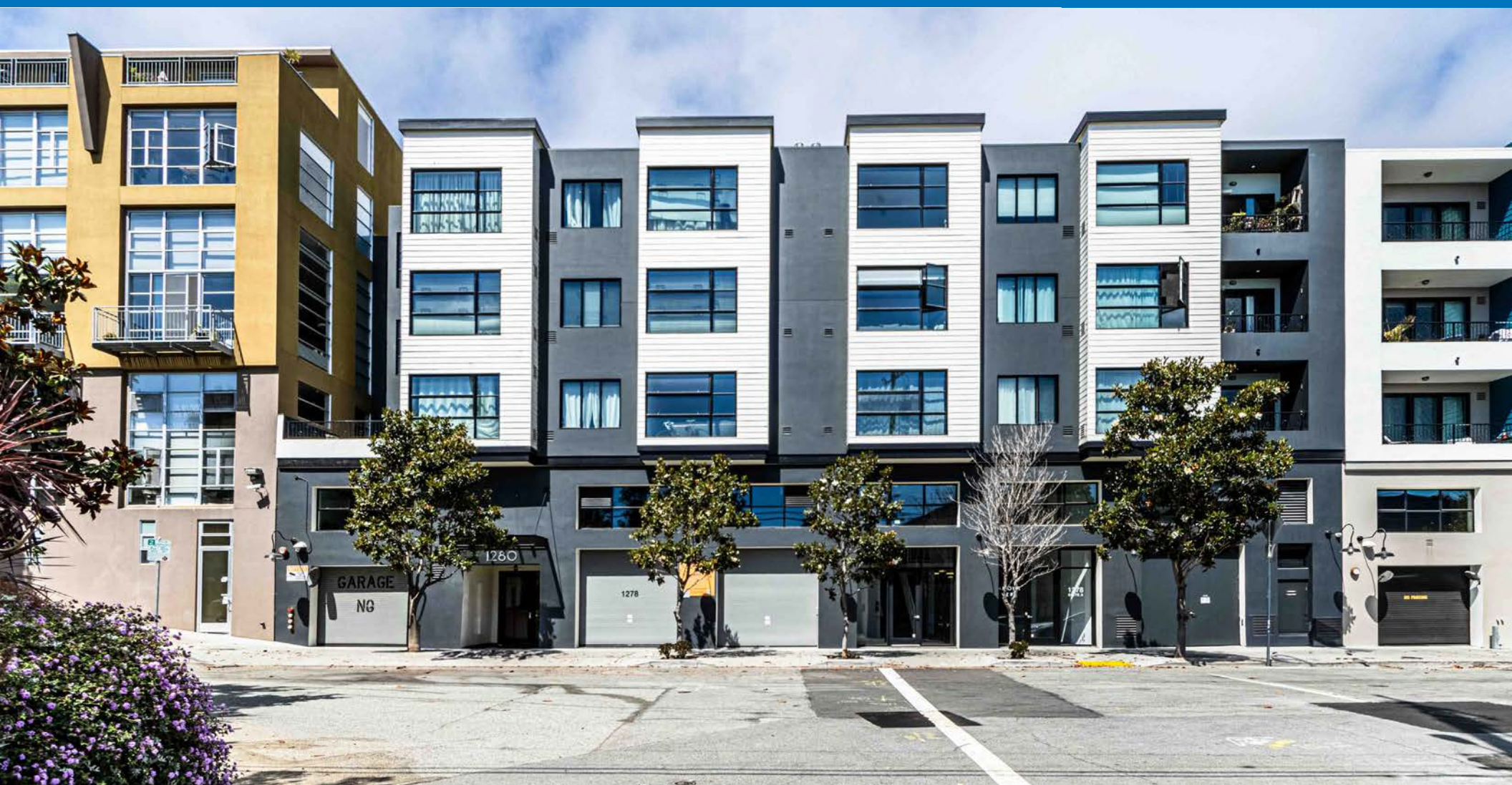


# 1278 MINNESOTA STREET

FOR LEASE | MOVE IN READY FLEX UNIT W/ 7 PARKING SPACES

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# 1278 MINNESOTA STREET

## PROPERTY SUMMARY

### ADDRESS

1278 Minnesota Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor	+/- 1,950 Square Feet
Ground Floor	+/- 2,050 Square Feet
<b>TOTAL</b>	<b>+/- 4,000 Square Feet</b>

### RENTAL RATE

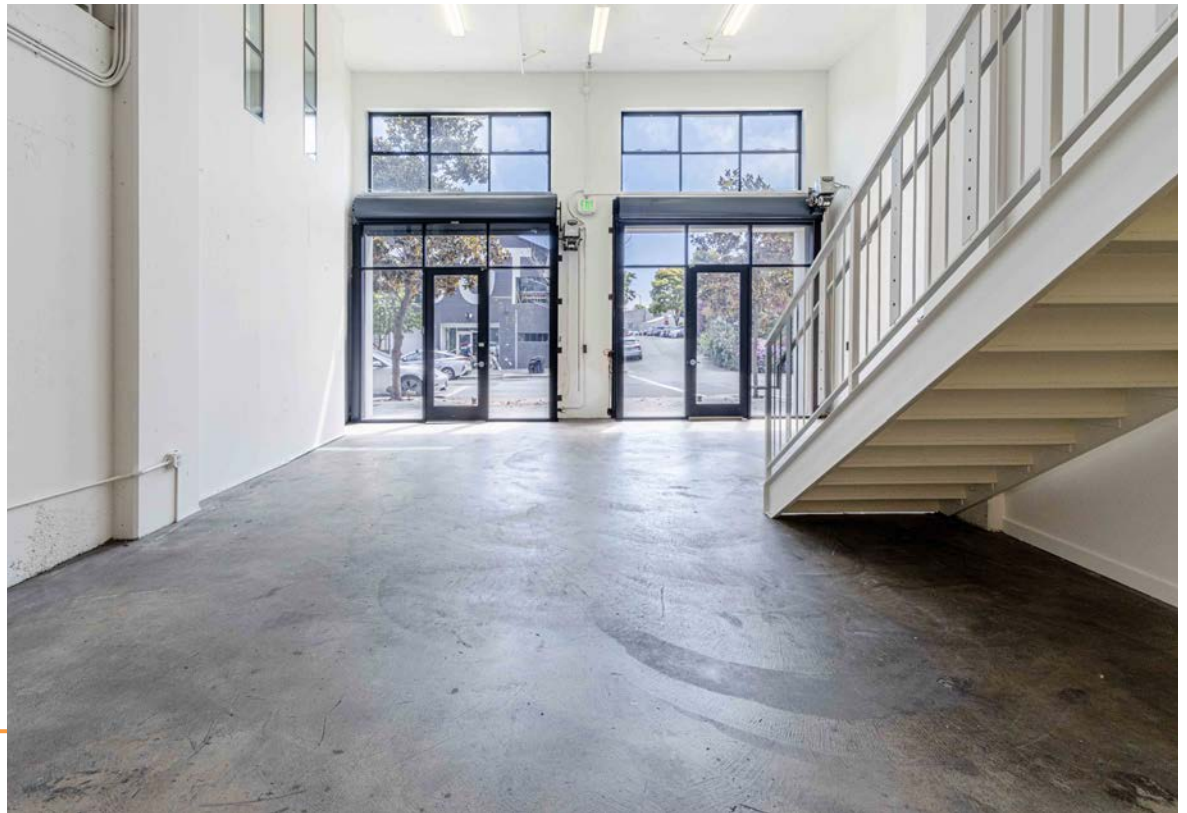
\$40 / Square Foot / Year, Industrial Gross

### AVAILABLE

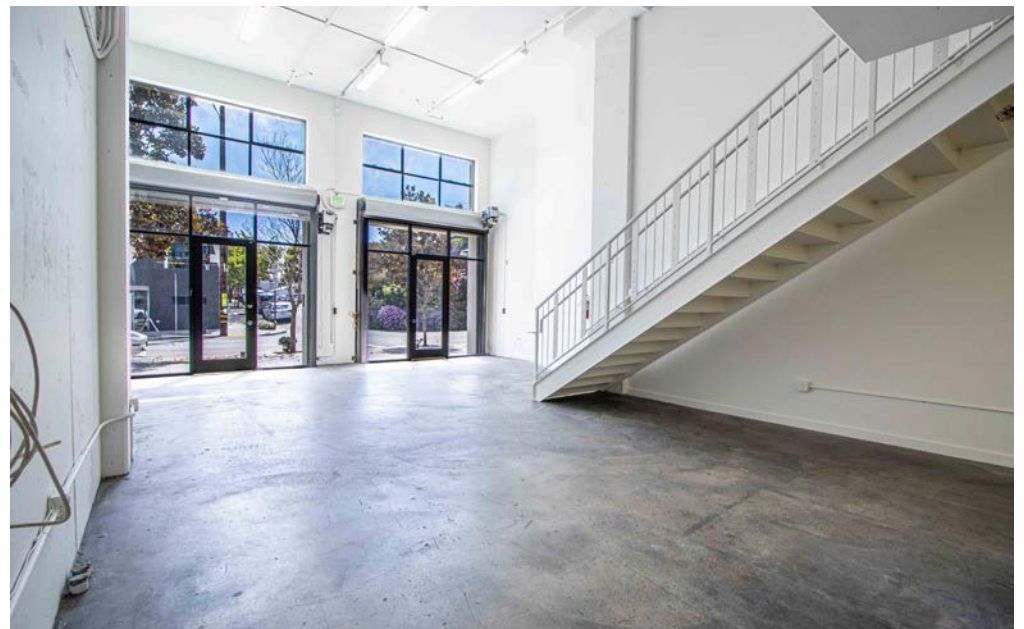
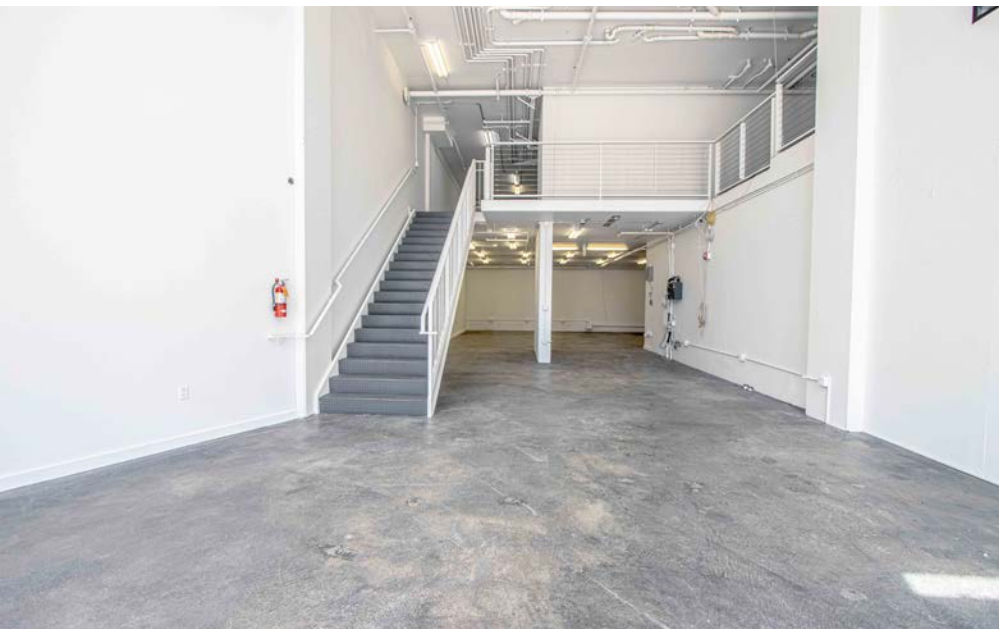
Immediately

## BUILDING ATTRIBUTES

- + Move-In Ready Ground Floor Flex Space
- + One (1) Large Conference Room
- + Drive-In Roll-Up Door
- + Kitchette & Restroom
- + Seven (7) Enclosed Parking Spaces
- + Polished Concrete Floors
- + Fantastic Natural Light
- + Prime Dog Patch Location, Walkable to Chase Center, UCSF and Mission Bay. Immediately Adjacent to I - 280 On-Ramp



# 1278 MINNESOTA STREET



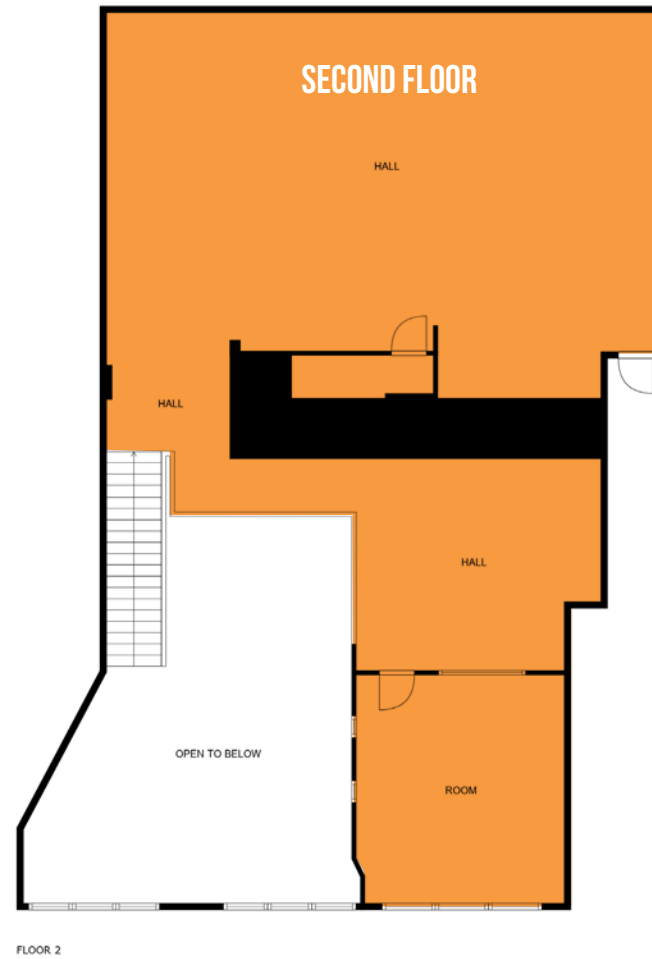
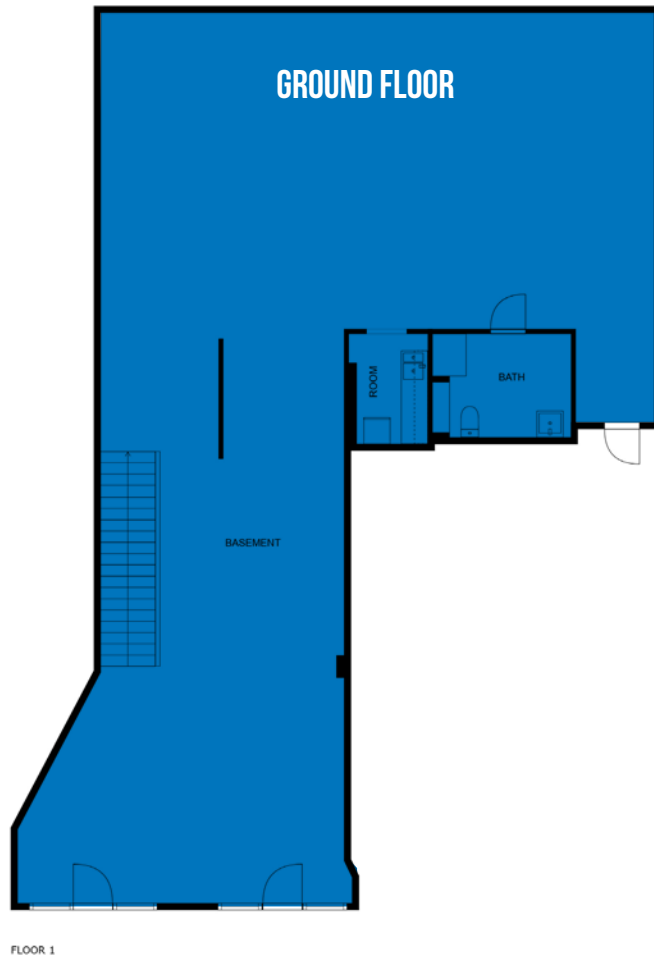
# 1278 MINNESOTA STREET

## Floor Plans

Second Floor: +/- 1,950 SF

Ground Floor: +/- 2,050 SF

TOTAL: +/- 4,000 SF





# 1278 MINNESOTA STREET

## LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**07 MIN** to 3rd St Light Rail  
**10 MIN** to Chase Center  
**03 MIN** to 22nd St CalTrain



**05 MIN** to to SOMA  
**10 MIN** to Financial District  
**12 MIN** to Mission District



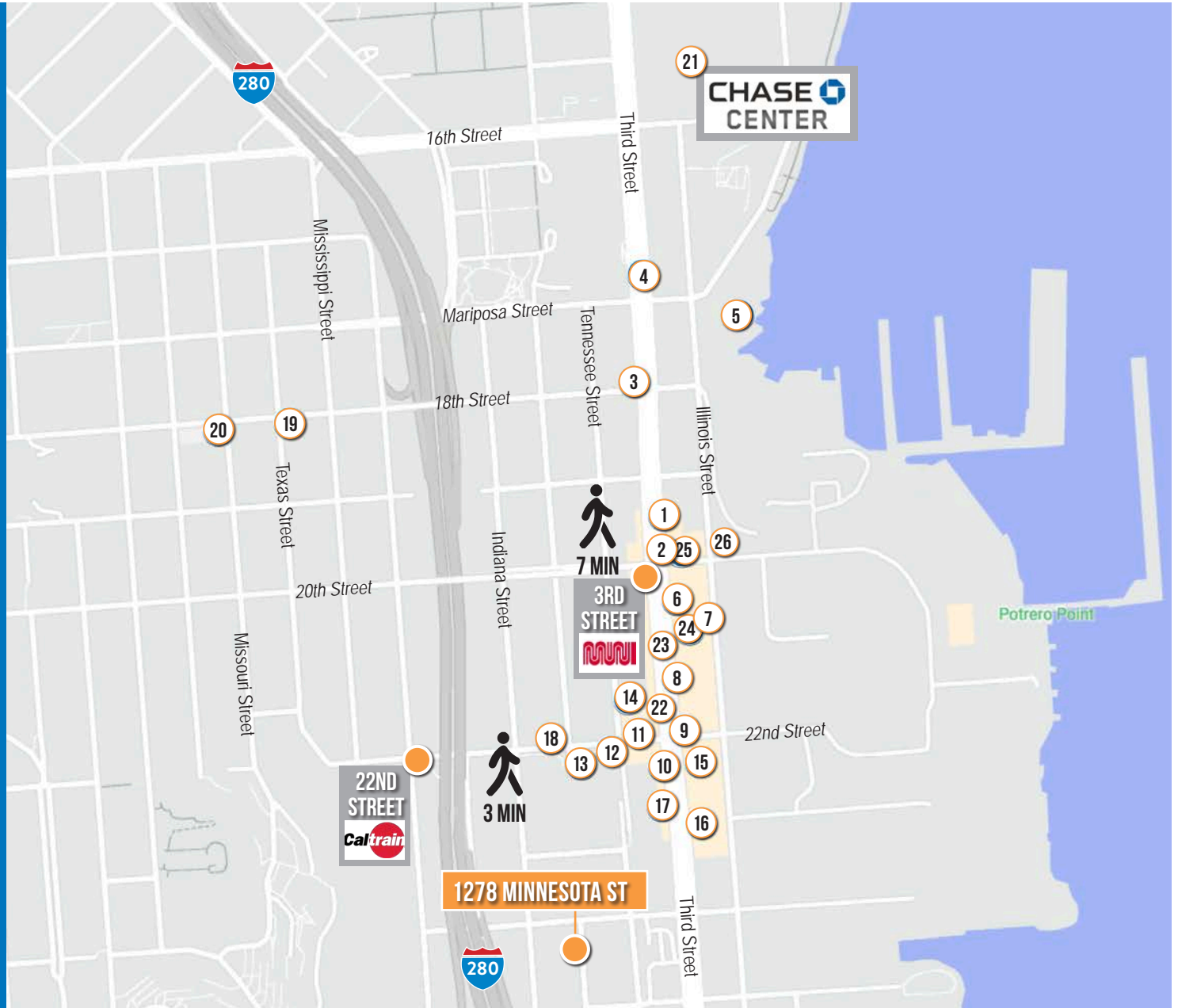
**01 MIN** to 280 On-Ramp  
**07 MIN** to 80 On-Ramp  
**07 MIN** to 101 On-Ramp



# 1278 MINNESOTA STREET

## NEARBY AMENITIES

- 1..... Olfactory Brewing & Blending
- 2..... Third Rail
- 3..... Moshi Moshi
- 4..... UCSF Medical Center
- 5..... The Ramp Restaurant
- 6..... The Plant Cafe Organic
- 7..... Neighbor Bakehouse
- 8..... Gilberth's Latin Fusion
- 9..... Soulva
- 10..... Hard Knox Cafe
- 11..... Just For You Cafe
- 12..... Recchiuti Confections
- 13..... Piccino
- 14..... Marcella's Lasagneria
- 15..... Humphry Slocombe Dogpatch
- 16..... Dogpatch Boulders
- 17..... 3rd Street Boxing Gym
- 18..... Rickshaw Bagworks
- 19..... Plow
- 20..... Chez Maman East
- 21..... Chase Center
- 22..... Dogpatch Saloon
- 23..... Ungrafted
- 24..... Long Bridge Pizza Company
- 25..... Bandit
- 26..... The Palm Court at RH





# 1278 MINNESOTA STREET



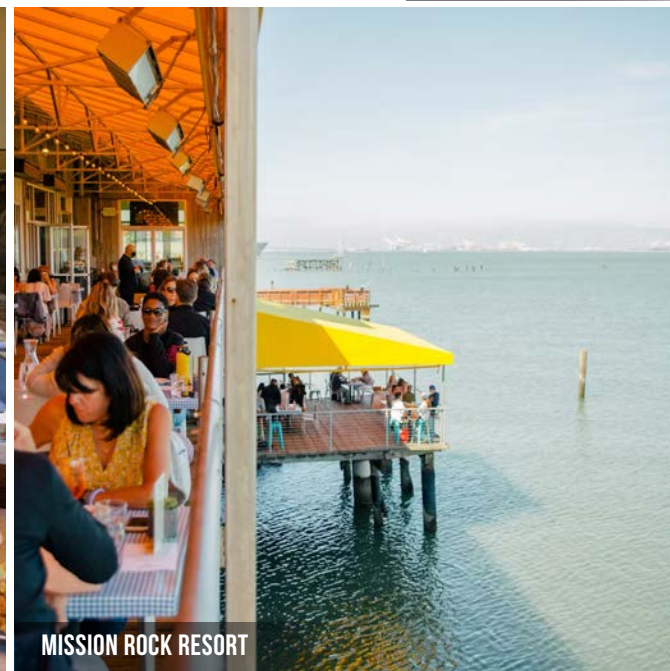
THIRD RAIL



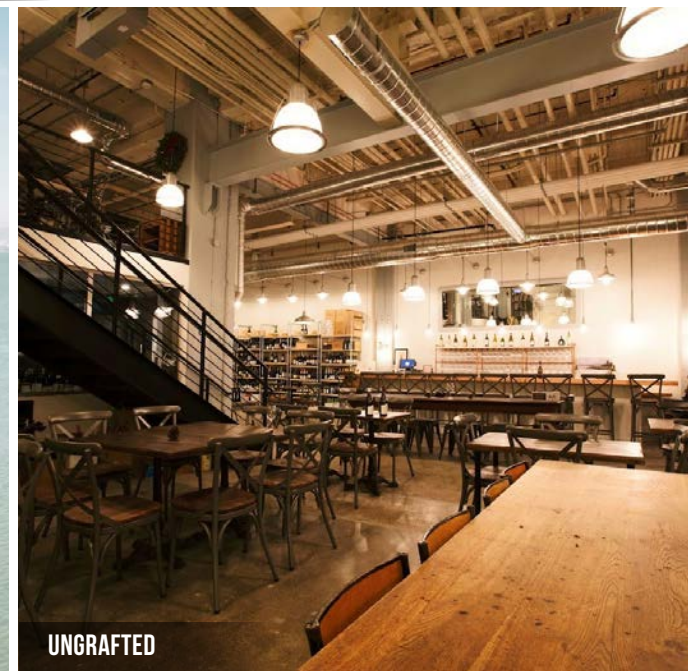
PICCINO



PLOW



MISSION ROCK RESORT



UNGRAFTED



# 1278 MINNESOTA STREET



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