HEAVY POWER YOUR NAME HERE 1,200 AMPS VIRTUAL TOUR 851HowardStreet.com COLTON COMMERCIAL® PARTNERS 851 HOWARD STREET FOR SALE OR FOR LEASE

EXCLUSIVELY REPRESENTED BY:

BRADLEY COLTON

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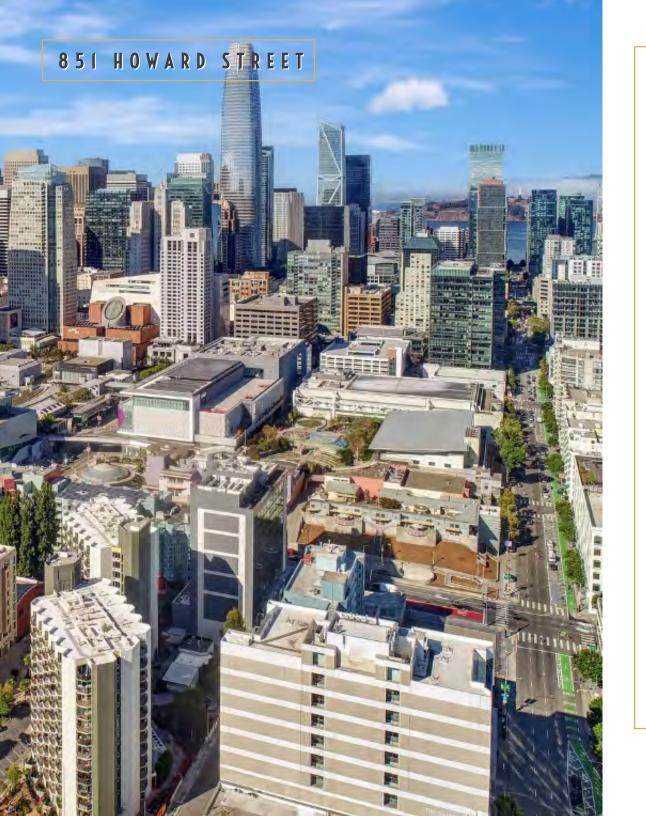
THE OFFERING:

Sale Overview:

Address:	851 Howard St., San Francisco, CA 94103
Square Feet:	±32,100 RSF
Price:	\$12,500,000 (+/- \$389 RSF)
No. Stories:	3 Stories + Parking + Roof Deck
Year Built:	1924
APN #:	3733-081
Zoning:	C-3-S
Height & Bulk:	130-F
Electrical	1200 Amps
Capacity:	
Occupancy:	Delivered Vacant

Lease Overview:

Square Feet:	±32,100 RSF (Divisible)
Available:	NOW
Lease Term:	Flexible
Asking Rate:	\$15 NNN
Amenities:	Onsite Secure Parking + Roof
	Deck
Bonus:	\$4 PSF Procuring Commission
	on 1st 2 Years of Lease Term
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BUILDING HIGHLIGHTS:

±32,100 SQUARE FEET, FULL BUILDING OPPORTUNITY

DIVISIBLE

ROOF DECK WITH GREAT CITY VIEWS

PRIVATE PARKING GARAGE WITH 8+ STALLS WITH ELECTRIC DOCKING STATION

SIGNAGE & BUILDING IDENTITY AVAILABLE

MIX OF OPEN SPACE, LARGE MEETING ROOMS, CONFERENCE ROOMS, STORAGE ROOMS

HIGH CEILINGS, SKYLIGHTS WITH AUTOMATIC SHADES, HVAC, AUTOMATIC LIGHTING AND SHADES THROUGHOUT BUILDING

COMMERCIAL/RESTAURANT KITCHEN INFRASTRUCTURE IN PLACE WITH VENTILATION, HIGH ROLLUP REAR LOADING DOCK

RECENT UPGRADES THROUGHOUT THE BUILDING; ADA BATHROOMS ON EVERY FLOOR

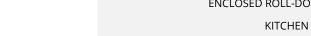
LARGE ELEVATOR CAB AND TWO BUILDING STAIRCASES

CURRENT ZONING: C-3-S DISTRICT - DOWNTOWN SUPPORT



2ND FLOOR 5,000 - 10,700 SQUARE FEET





SKYLIGHT WITH WINDOW WITH AUTOMATIC SHADE COVERINGS

2 BATHROOMS

REAR BALCONY WITH OPEN WINDOW COVER

MULTIPLE STORAGE AND SERVER ROOMS

15 FOOT CEILINGS

3 LARGE DIVIDED OPEN AREAS







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LARGE CONFERENCE ROOMS AND PRIVATE OFFICES WITH

ENCLOSED ROLL-DOWN WALLS

1ST FLOOR 5,000 - 10,700 SQUARE FEET





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TWO EXTREMELY LARGE OPEN AREA ROOMS WITH MOVABLE WALL

LARGE TEAM MEETING ROOM WITH

LARGE AUTOMATIC DROPDOWN SCREEN

2 CONFERENCE ROOMS AND MULTIPLE STORAGE/CLOSETS ROOMS

15 FOOT CEILINGS

AUTO LIGHTING WITH AUTOMATIC WINDOW SHADES

COMMERCIAL KITCHEN INFRASTRUCTURE WITH VENTILATION

2 LARGE BATHROOMS

LOADING DOCK IN REAR OF BUILDING







LOWER LEVEL 4,000 - 10,700 SQUARE FEET





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TWO LARGE OPEN AREA MEETING ROOMS MULTIPLE STORAGE ROOM 8 PARKING STALL PRIVATE GARAGE WITH ROOM TO FIT 12 VEHICLES BATHROOM WITH SHOWER







ROOF DECK AND ROOF

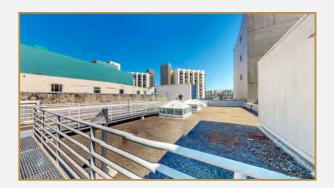




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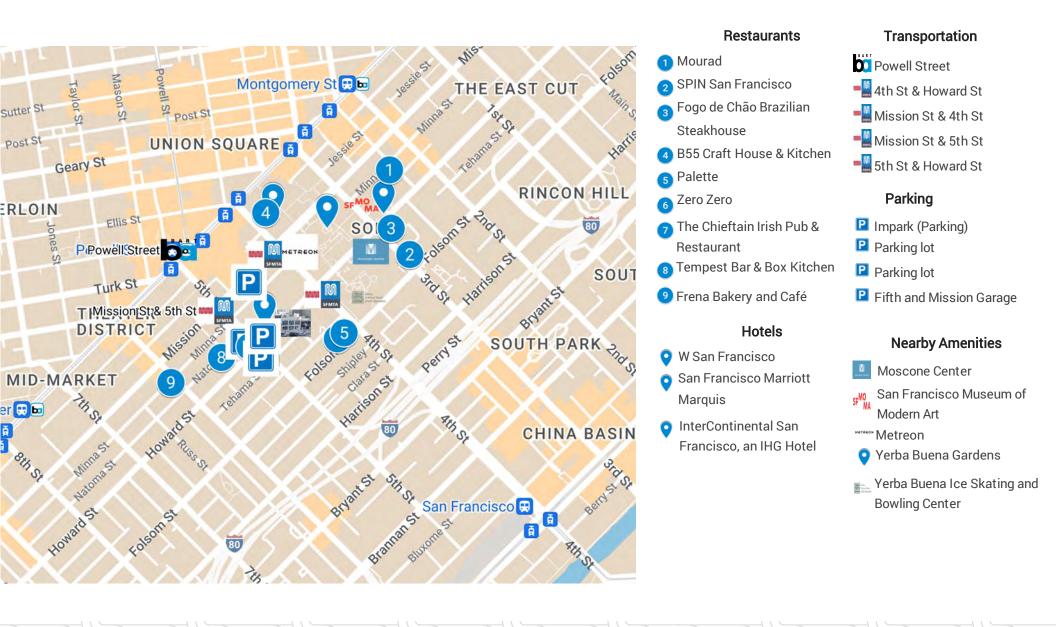




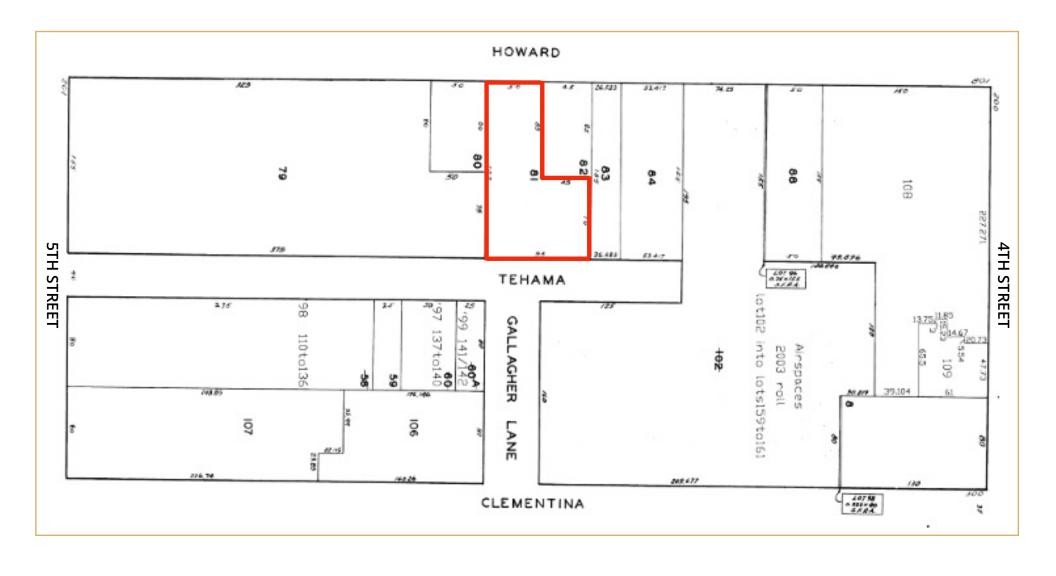


NEIGHBORHOOD MAP

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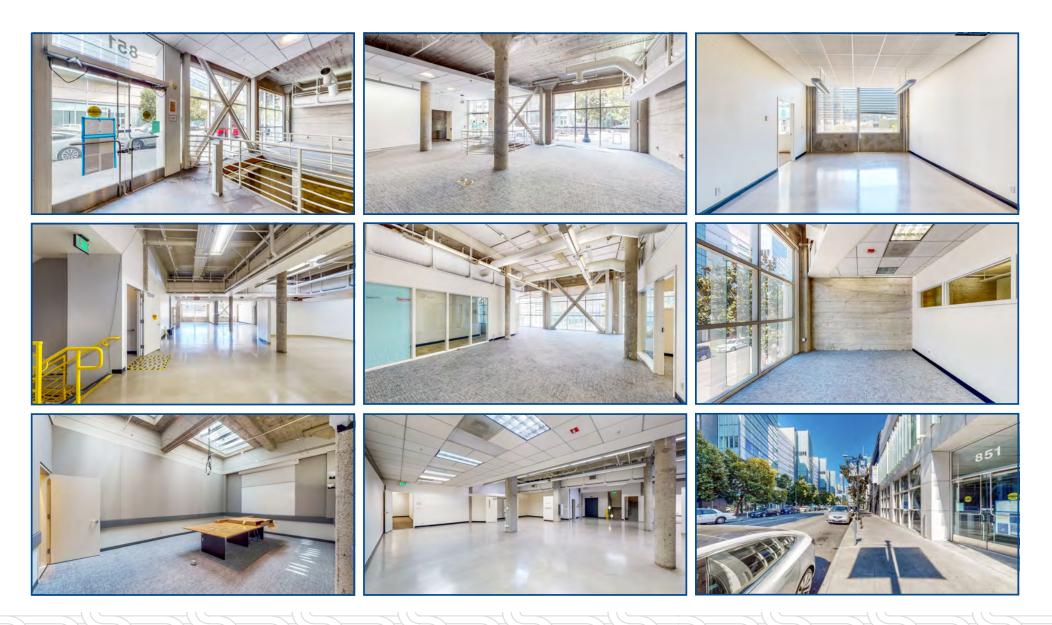
COLTON COMMERCIALS PARTNERS



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PHOTOS

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THE OFFERING OVERVIEW TOUR & OFFER PROCESS

851 HOWARD STREET SAN FRANCISCO, CA

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers the opportunity to acquire the 100% fee simple interest or Lease 851 Howard Street, San Francisco, CA. All offers from qualified Buyers or Tenants will be given serious consideration. For offers to be given serious consideration, buyers should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s).

Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

PLEASE CONTACT EXCLUSIVE LISTING TEAM FOR MORE INFORMATION :

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