# FOR LEASE

*±6,900 SF Highly Creative, Stand-Alone Building with Exclusive Roof Deck adjacent to South Park*

488 BRYANT ST
SAN FRANCISCO, CA 94107

REMINGTON HEATLEY
650.430.1562
remington.heatley@kidder.com
**LIC N° 01907186**

KIDDER.COM

# PROPERTY SUMMARY

±2,300 RSF Floor Plates

Fully Renovated with High-End Finishes

Amazing Freeway Signage Opportunity

Passenger Elevator & Drive-In Loading Door

Heavy Power (Tenant to Verify)

Large Water & Gas Lines

Two (2) Large Hoods with Venting

Large Kitchen with Island & Commercial Sink

Multiple Lab Benches

Exclusive Roof Deck & Operable Windows

Full HVAC & Fully Sprinklered

Mix of Concrete & Hardwood Floors

Four (4) Meeting Rooms & Several Restrooms

Zoning: CMUO (Central Soma Mixed-Use Office)

Available Now

## $42.00
PSF/YR/IG

## TERM
FLEXIBLE

*Stand-Alone Building Mostly Open Floor Plan with Great Natural Light*

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# FLOOR PLANS

## GROUND FLOOR ±2,300 SF

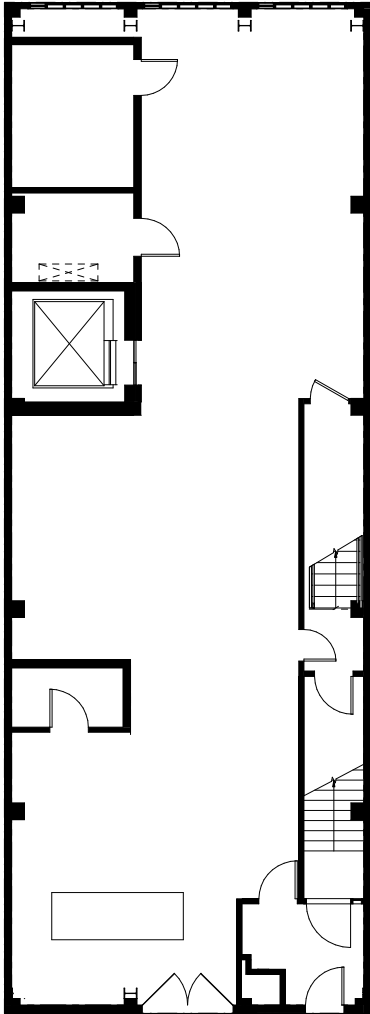## SECOND FLOOR ±2,300 SF
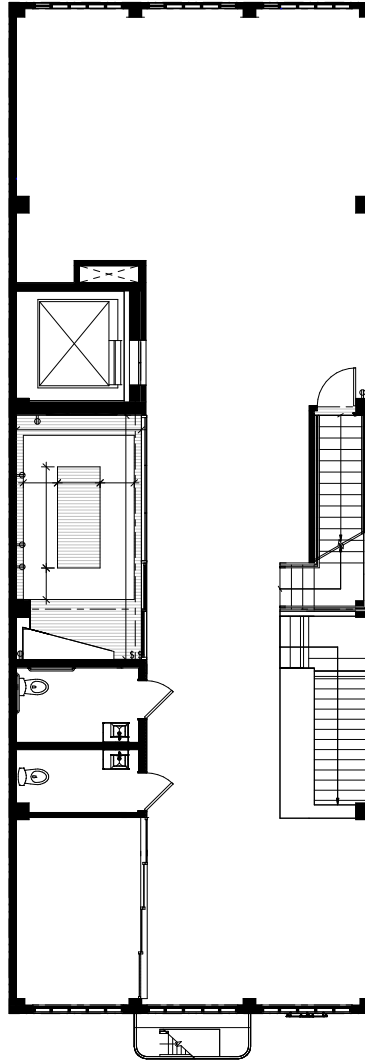
## THIRD FLOOR ±2,300 SF

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# PHOTOS
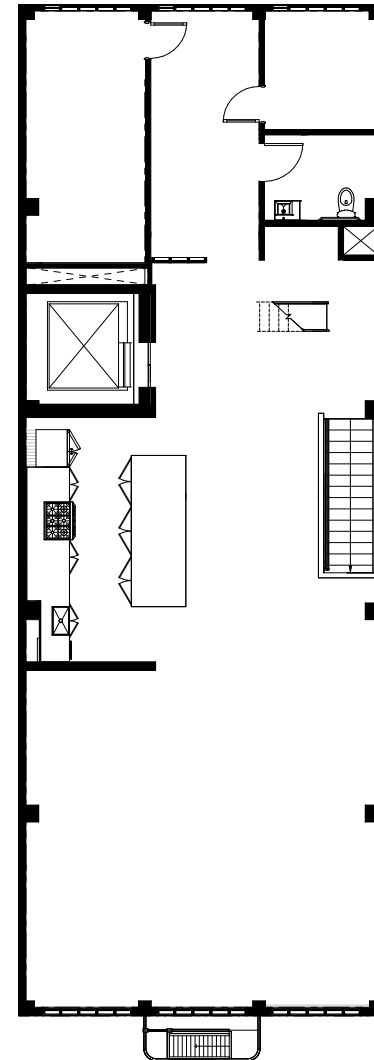
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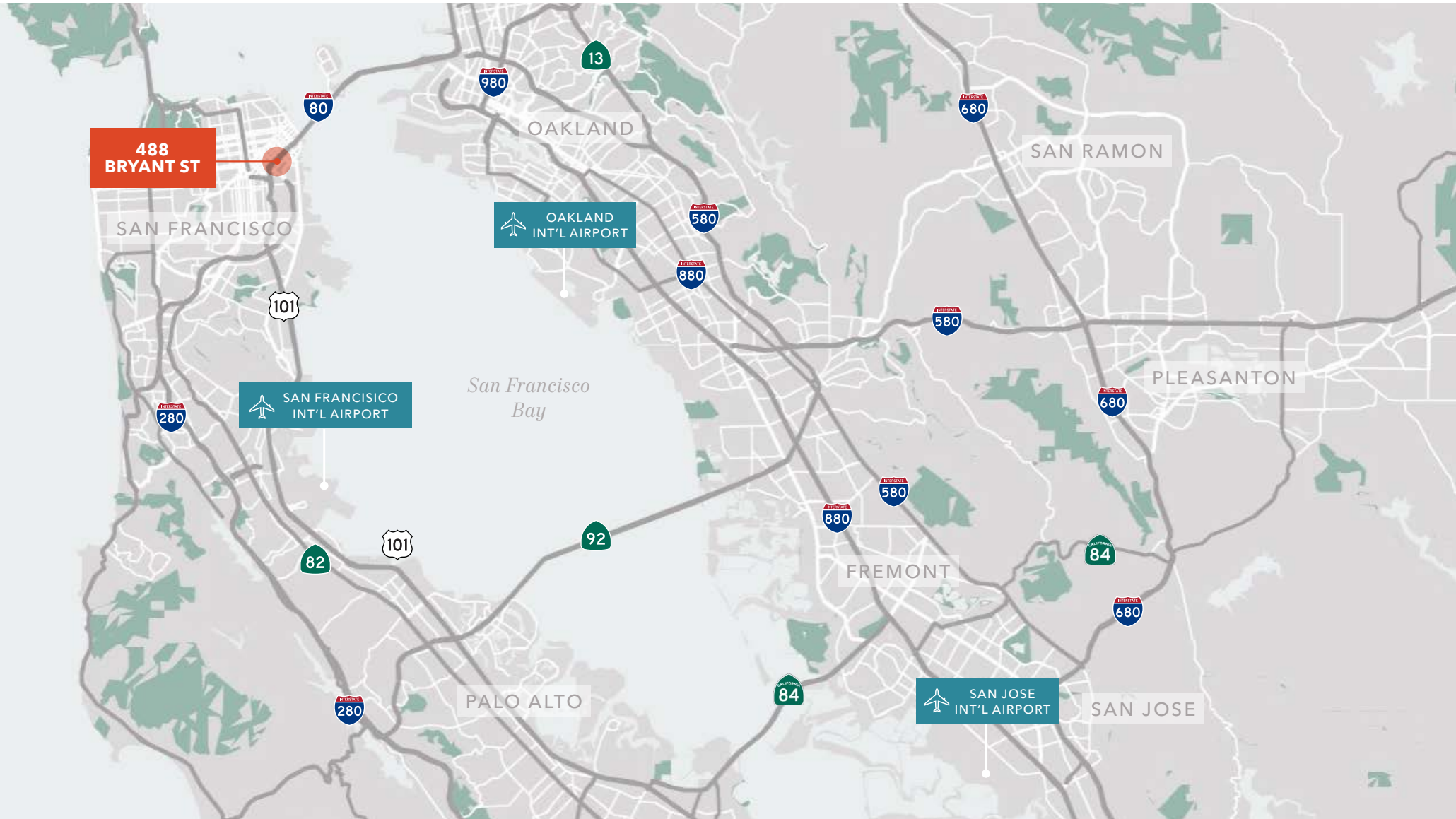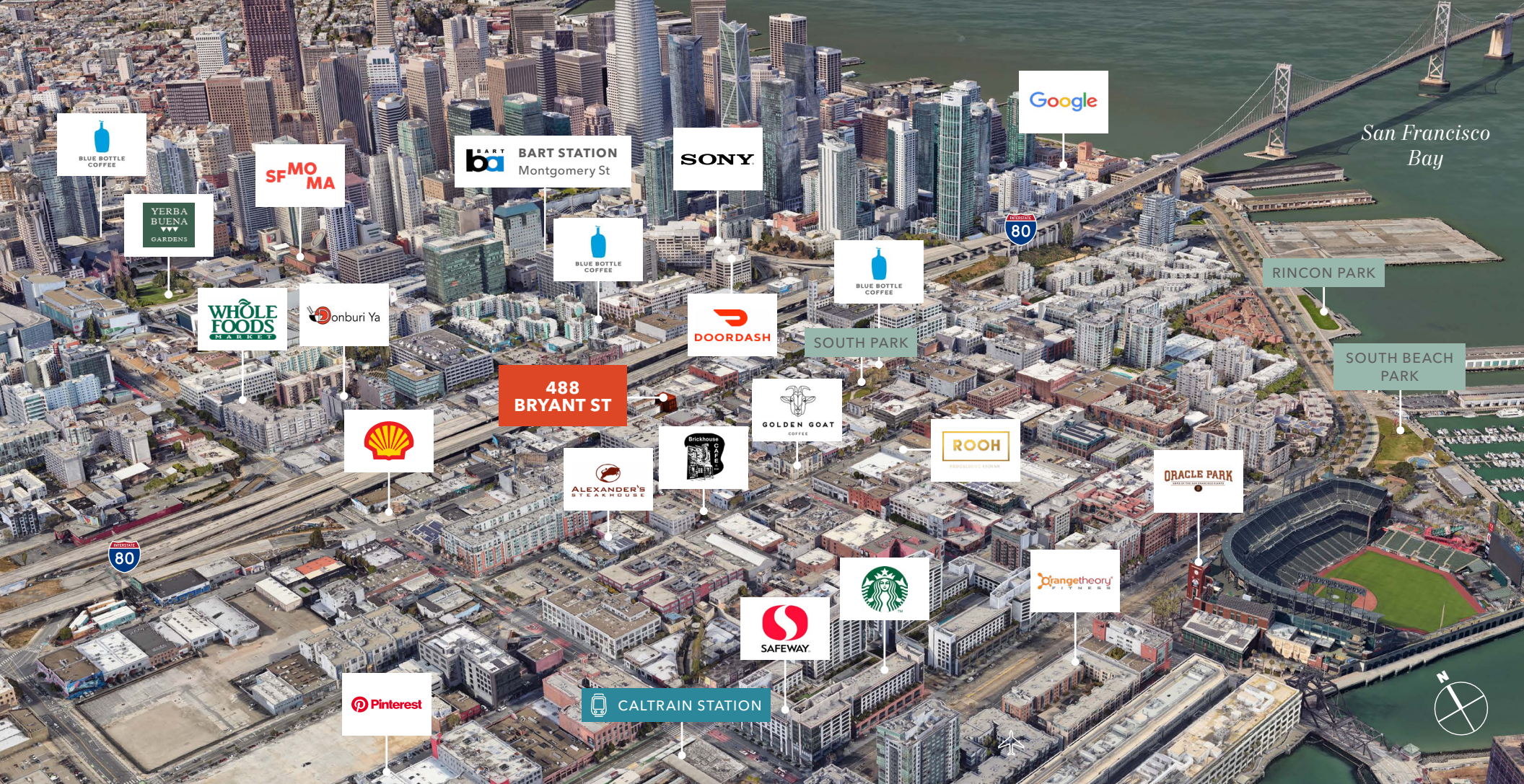
**Kidder Mathews**

**488 BRYANT ST**

SAN FRANCISCO

OAKLAND

SAN RAMON

PLEASANTON

FREMONT

PALO ALTO

SAN JOSE

San Francisco Bay

OAKLAND INT'L AIRPORT

SAN FRANCISICO INT'L AIRPORT

SAN JOSE INT'L AIRPORT

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Map labels:
- Google
- San Francisco Bay
- BLUE BOTTLE COFFEE
- SFMOMA
- BART STATION Montgomery St
- SONY
- YERBA BUENA GARDENS
- INTERSTATE 80
- BLUE BOTTLE COFFEE
- RINCON PARK
- WHOLE FOODS MARKET
- Donburi Ya
- BLUE BOTTLE COFFEE
- SOUTH PARK
- SOUTH BEACH PARK
- DOORDASH
- 488 BRYANT ST
- GOLDEN GOAT COFFEE
- ROOH
- ORACLE PARK
- SHELL
- Brickhouse CAFE
- ALEXANDER'S STEAKHOUSE
- INTERSTATE 80
- SAFEWAY
- STARBUCKS
- orangetheory FITNESS
- Pinterest
- CALTRAIN STATION
- N

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*For more information on this property, please contact*

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