



**FOR LEASE
OFFICE & RETAIL SUITES**

MIXED USE | OFFICE, RETAIL,
Union & Fillmore

JAKE LEVINSON

JAKE@GROUNDMATRIX.COM

+1 (415) 786-4303

HANNAH REUBENS

HANNAH@GROUNDMATRIX.COM

+1 (415) 299-3371





Outside the box.



THE HUI
- BACK COLLABORATIVE ZONE

FOR LEASE OFFICE & RETAIL SUITES

DEAL HIGHLIGHTS

- Up to 5 Private offices or open space
- Private back patio
- Off of Union & Fillmore: the core retail corridor in San Francisco
- New Ownership for premiere construction quality
- Views of the Golden Gate Bridge
- Wide union street frontage

Click for
Photo Link:



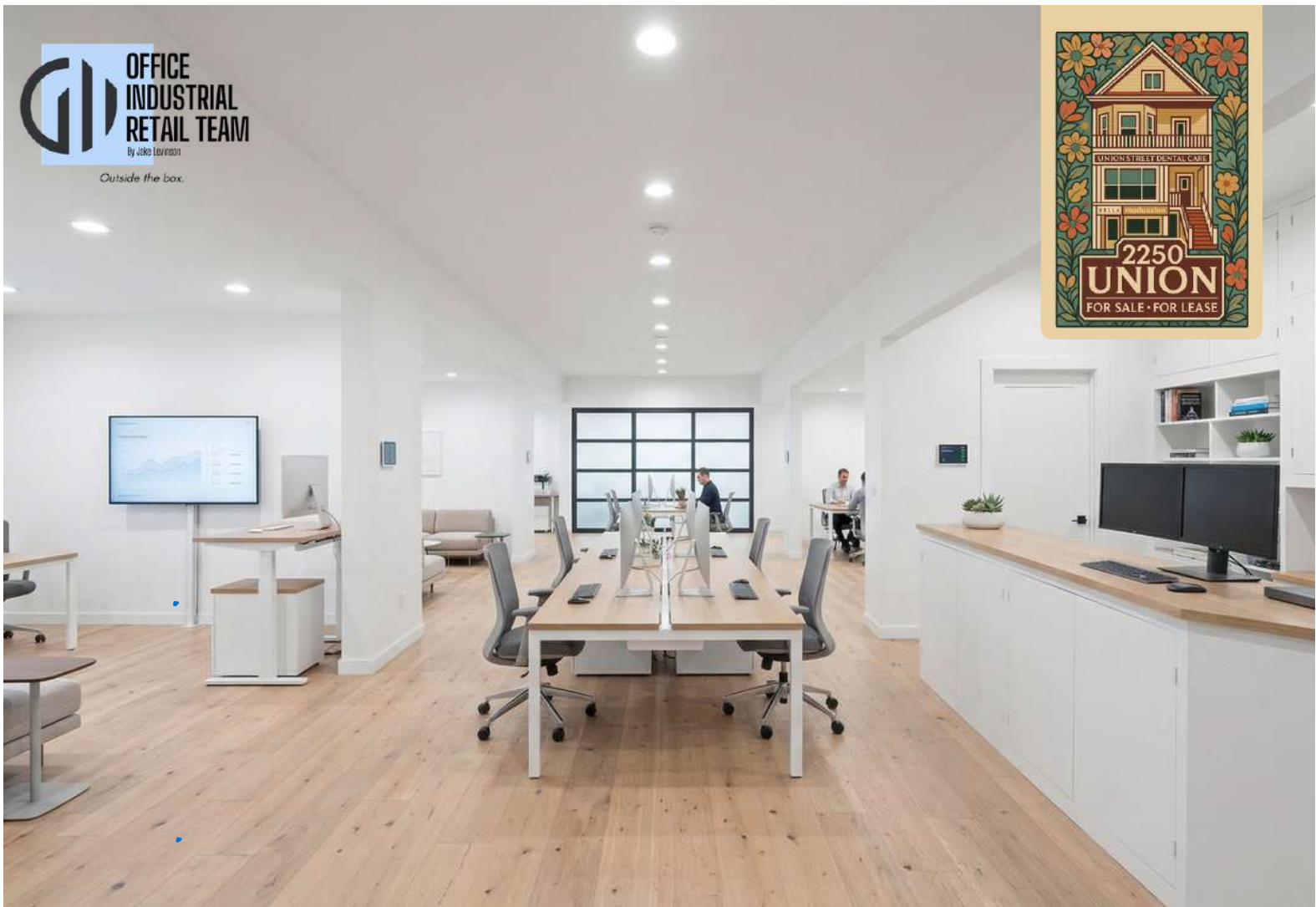
OFFERING

Building Square Footage	+/- 7,800
Spaces For Lease	Rate
2nd Floor	+/- 3,000 SF
4th Floor Penthouse	+/- 1,200 SF
Zoning	NCD (Union Street Neighborhood Commercial)
Historical Designation	Class B Designation
Asking Rental Rate	\$84/PSF/YR



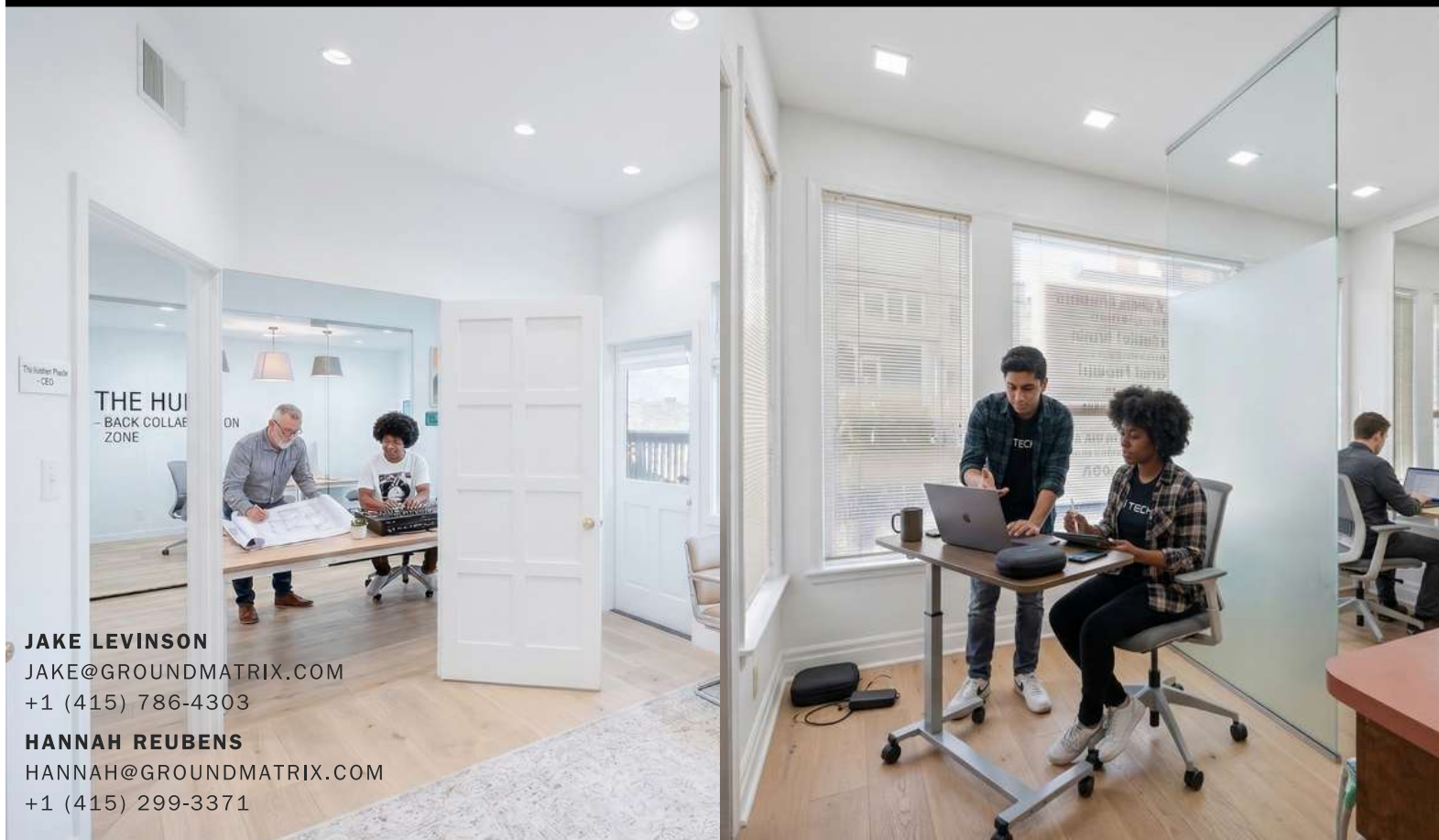


Outside the box.



JAKE LEVINSON
JAKE@GROUNDMATRIX.COM
+1 (415) 786-4303

HANNAH REUBENS
HANNAH@GROUNDMATRIX.COM
+1 (415) 299-3371



LOCATION HIGHLIGHTS





FOR LEASE
OFFICE & RETAIL SUITES





Outside the box.

PLEASE CONTACT:

JAKE LEVINSON

JAKE@GROUNDMATRIX.COM

+1 (415) 786-4303

HANNAH REUBENS

HANNAH@GROUNDMATRIX.COM

+1 (415) 299-3371

THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY A LICENSED COMMERCIAL REAL ESTATE BROKER AND IS INTENDED SOLELY FOR INFORMATIONAL PURPOSES TO ASSIST PROSPECTIVE PURCHASERS IN EVALUATING THE SUBJECT PROPERTY. ALL INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO SQUARE FOOTAGES, LOT SIZES, INCOME DATA, AND OTHER FINANCIAL METRICS, HAS BEEN PROVIDED BY THE PROPERTY OWNER AND IS DEEMED RELIABLE, BUT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PROSPECTIVE PURCHASERS ARE ADVISED THAT CERTAIN FIGURES MAY BE ESTIMATES, APPROXIMATIONS, OR SUBJECT TO VARIATION. THE BROKER HAS MADE REASONABLE EFFORTS TO PRESENT THIS INFORMATION WITH DILIGENCE AND PROFESSIONALISM, BUT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TRUTHFULNESS, OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. ALL INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION, ANALYSIS, AND VERIFICATION OF ALL PROPERTY DETAILS DURING THE DUE DILIGENCE PERIOD, INCLUDING BUT NOT LIMITED TO TITLE, ZONING, ENVIRONMENTAL MATTERS, PHYSICAL CONDITION, AND FINANCIAL PERFORMANCE. THE PROPERTY IS OFFERED SUBJECT TO PRIOR SALE, CHANGE IN TERMS, OR WITHDRAWAL WITHOUT NOTICE. BY CONFIRMING RECEIPT OF THIS OFFERING MEMORANDUM, THE RECIPIENT AGREES TO HOLD THE BROKER AND BROKERAGE FIRM HARMLESS FROM ANY AND ALL CLAIMS ARISING OUT OF ITS USE AND ACKNOWLEDGES THAT ANY DECISION TO PURCHASE THE PROPERTY IS MADE SOLELY AT THE RECIPIENT'S OWN RISK AND JUDGMENT.