

# SOMA CREATIVE/FLEX SPACE

*Centrally situated near Twitter, UBER, Square, and a few blocks from the new Central Subway and Civic Center BART.*

480 CLEMENTINA ST, SAN FRANCISCO, CA 94103

*±3,850 SF*  
AVAILABLE SF

*2*  
LEVELS

*\$1.35*  
LEASE RATE, PSF IG

*8.1.24*  
AVAILABLE

480 CLEMENTINA

*Now available. Fully renovated creative/flex space steps to great amenities and public transit.*

Full HVAC

Roll-up door

Concrete construction and polished concrete floor

Skylights and excellent natural light

Three (3) modern bathrooms and a shower

Kitchenette

Mezzanine fully re-floored

200 AMPS

Zoning: NCT-Neighborhood Commercial Transit

Partially sprinkled

±16' ceilings

**SCOTT VIX, CCIM, SIOR**

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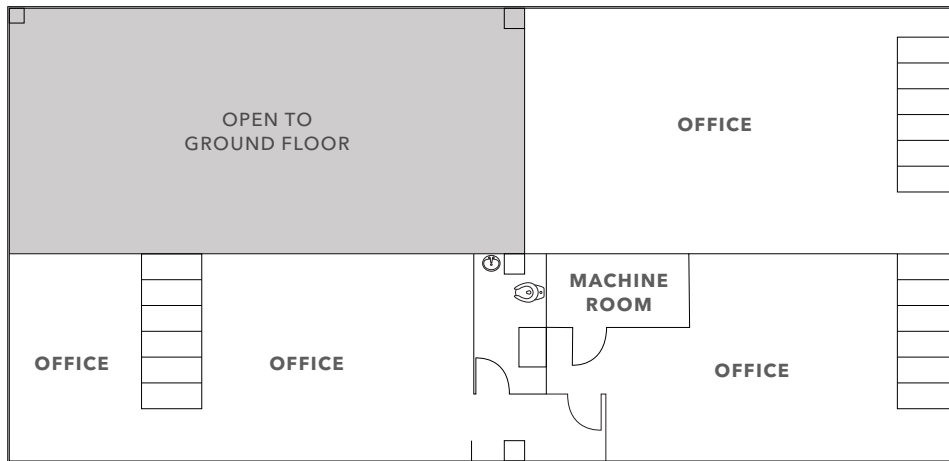






# FLOOR PLANS

## MEZZANINE



*±1,620 SF*

MEZZANINE

*±2,230 SF*

GROUND FLOOR

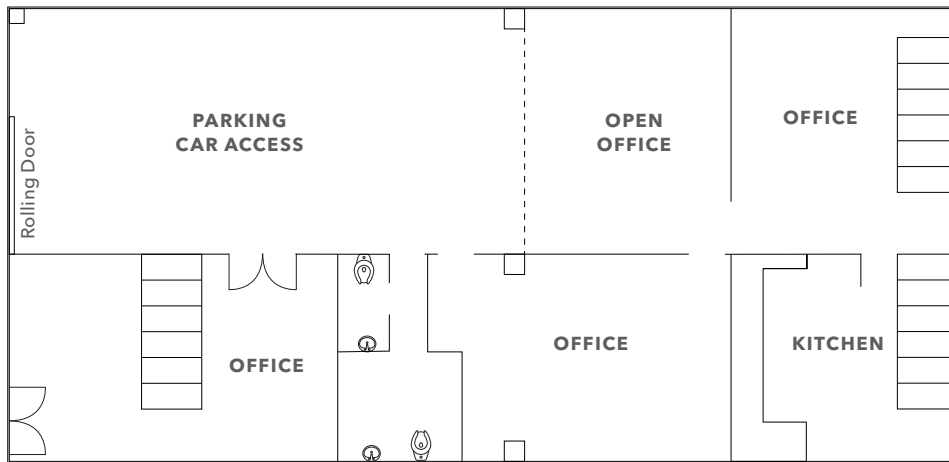
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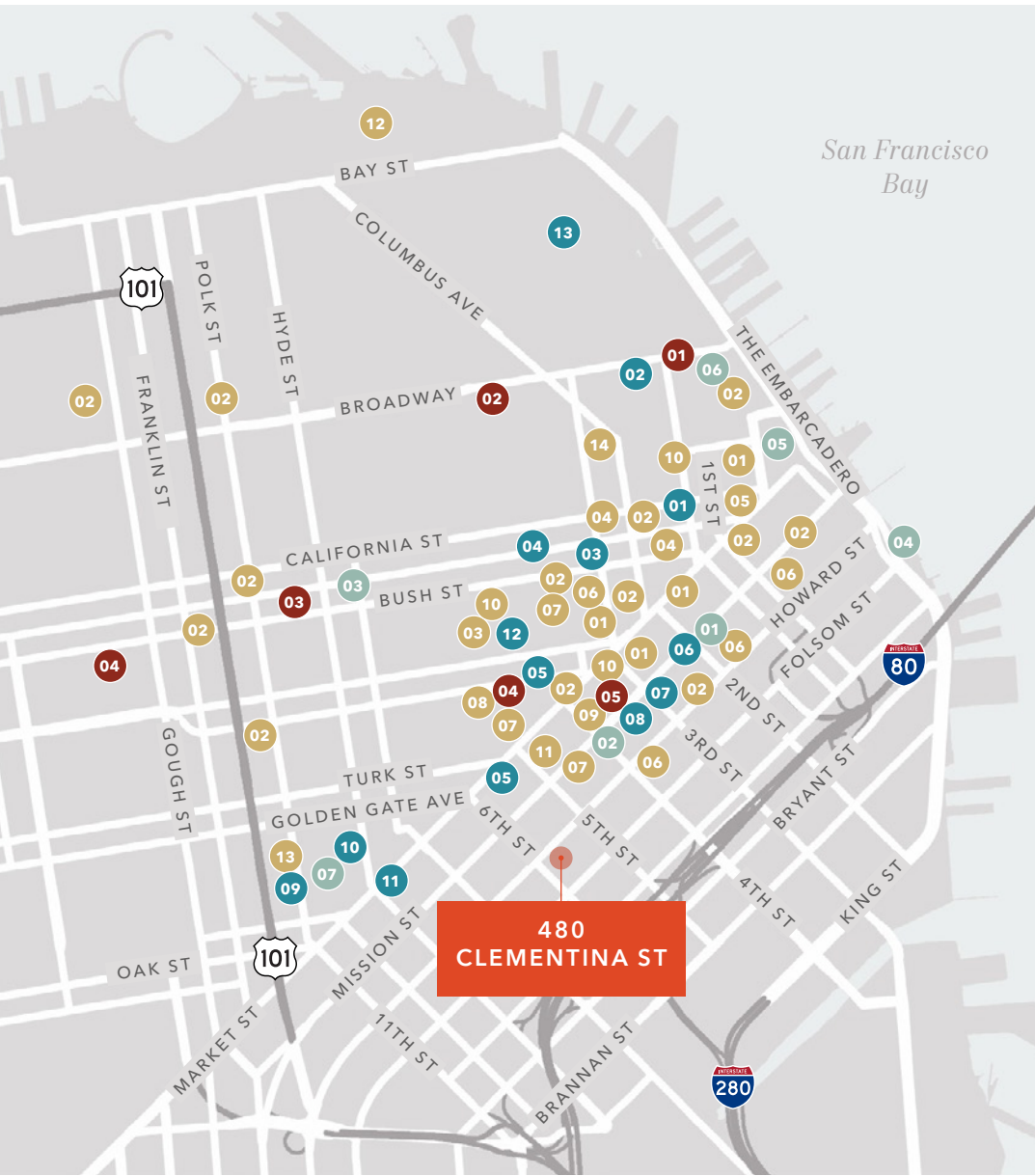
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*8.1.24*

AVAILABLE

## GROUND FLOOR





## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Peet's Coffee
- 02 Starbucks
- 03 Morton's
- 04 Subway
- 05 Noah's Bagels
- 06 Chipotle
- 07 Jamba Juice
- 08 Cheesecake Factory
- 09 California Pizza Kitchen
- 10 McDonald's
- 11 Shake Shack
- 12 In-N-Out Burger
- 13 Dicky's BBQ
- 14 Wayfare Tavern

### LIFESTYLE & FITNESS

- 01 24 Hour Fitness
- 02 Fitness SF Embarcadero
- 03 Orangetheory Fitness
- 04 Planet Fitness
- 05 Equinox
- 06 Fitness SF Transbay
- 07 SF Museum of Modern Art
- 08 Yerba Buena Center for the Arts
- 09 San Francisco City Hall
- 10 Asian Art Museum
- 11 Orpheum Theatre
- 12 Union Square
- 13 Coit Tower

### RECREATION & PARKS

- 01 Salesforce Park
- 02 Yerba Buena Gardens
- 03 St Mary's Square
- 04 Rincon Park
- 05 Sue Bierman Park
- 06 Sydney G Walton Square
- 07 Civic Center Plaza

### SCHOOLS

- 01 John Yehall Chin Elementary
- 02 Jean Parker Elementary
- 03 Redding Elementary
- 04 Stuart Hall High School
- 05 Gordon J. Lau Elementary
- 06 City College of San Francisco





*For more information, contact*

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