

850

S. VAN NESS AVE.
THE MISSION SUB-MARKET



S. VAN NESS AVENUE

**PRIVATE OFFICES AVAILABLE FOR LEASE
IN HISTORIC SF BUILDERS EXCHANGE**

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850 VAN NESS AVE. OFFERS:

- Private offices available in a historic building, SF Builders Exchange
- Onsite secure gated parking
- Shared conference room facility
- Open plan room for blueprint takeoffs & seminars/training
- In-house printing service
- Tenant mailbox and UPS Service
- 24/7 Access
- Located in the heart of The Mission.
- Steps to Valencia St. Cafes and Restaurants
- Easy Freeway Access
- Close to BART/Muni

AVAILABILITY:

SUITE #:	SIZE:	RATE:	COMMENTS:
SUITE # 7:	113 SQ. FT.	LEASED	Ground floor unit west wing of building
SUITE # 8:	86 SQ. FT.	LEASED	Ground floor unit west wing of building
SUITE # 9:	113 SQ. FT.	LEASED	Ground floor unit west wing of building
SUITE # 13:	176 SQ. FT.	LEASED	Second floor unit west wing of building corner office with lots of windows
SUITE # 14:	231 SQ. FT.	LEASED	Second floor unit west wing of building with lots of windows & natural light
SUITE # 15:	167 SQ. FT.	\$876.75 / MONTH	Second floor unit west wing of building with lots of windows
SUITE # 20:	113 SQ. FT.	LEASED	Second floor unit west wing of building
SUITE # 23:	86 SQ. FT.	LEASED	Second floor unit west wing of building
SUITE # 31:	99 SQ. FT.	LEASED	Second floor unit east wing of building
SUITE # 34:	96 SQ. FT.	LEASED	Second floor unit east wing of building
SUITE # 37:	94 SQ. FT.	LEASED	Second floor unit east wing of building
SUITE # 38:	100 SQ. FT.	LEASED	Second floor unit east wing of building
SUITE # 39:	121 SQ. FT.	LEASED	Second floor unit east wing of building
SUITE # 46:	100 SQ. FT.	LEASED	Ground floor unit east wing of building

WHAT'S INCLUDED:

- A great San Francisco address.
- Security cameras inside of the building and throughout the parking lot.
- 24-hour access to the building.
- Parking in our private parking lot at \$300 per month/per permit for daytime parking. Overnight parking is \$350 per month/per permit for those who need a place to park work vehicles.
- Free wi-fi is available throughout the building. Wi-fi access reaches every office of the building. Each tenant is responsible for their own phone and internet service (landline) if required. Each suite is "cable ready" if tenant prefers their own account. All other utilities are included.
- Nightly janitorial service is provided at no additional cost (Monday through Friday).
- Postage & UPS service for all tenants. Cost for letter mail and UPS service will apply.
- Access to notary service for construction related documents. Service is available Monday through Friday (by appointment only).

WHAT'S NEEDED TO LEASE SPACE:

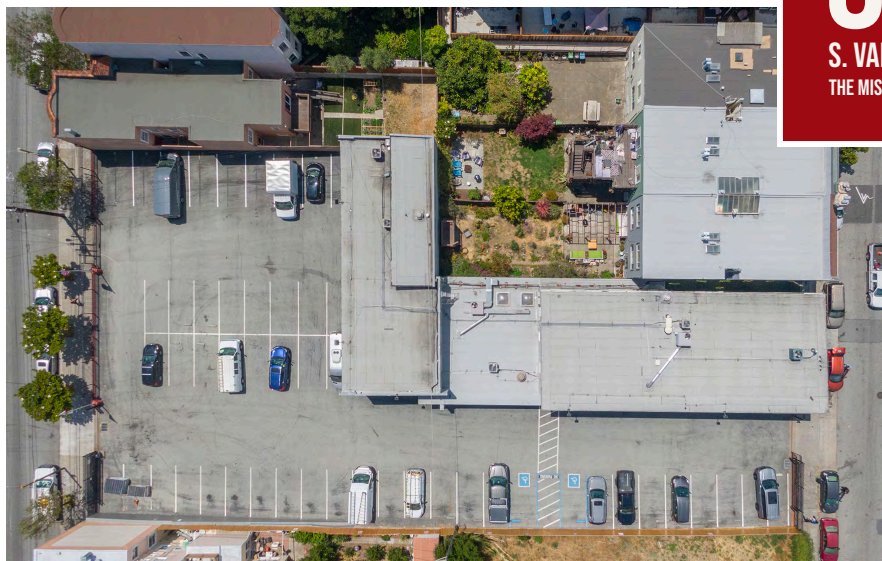
- For tenants in the construction industry, an active membership with the San Francisco Builders Exchange (\$750 per year). If online access is required to view construction projects, the cost is \$1,200 annually. For tenants not in the construction industry, no membership is required.
- Mail box fee of \$150 annually. This fee is due every January and will be prorated if tenancy begins mid-year.
- First month's rent.
- Security deposit (equal to the monthly rent times two).
- Liability insurance (the San Francisco Builders Exchange must be listed as "Additional Insured"). Coverage limits are stipulated in the Lease Agreement.



PHOTOS:



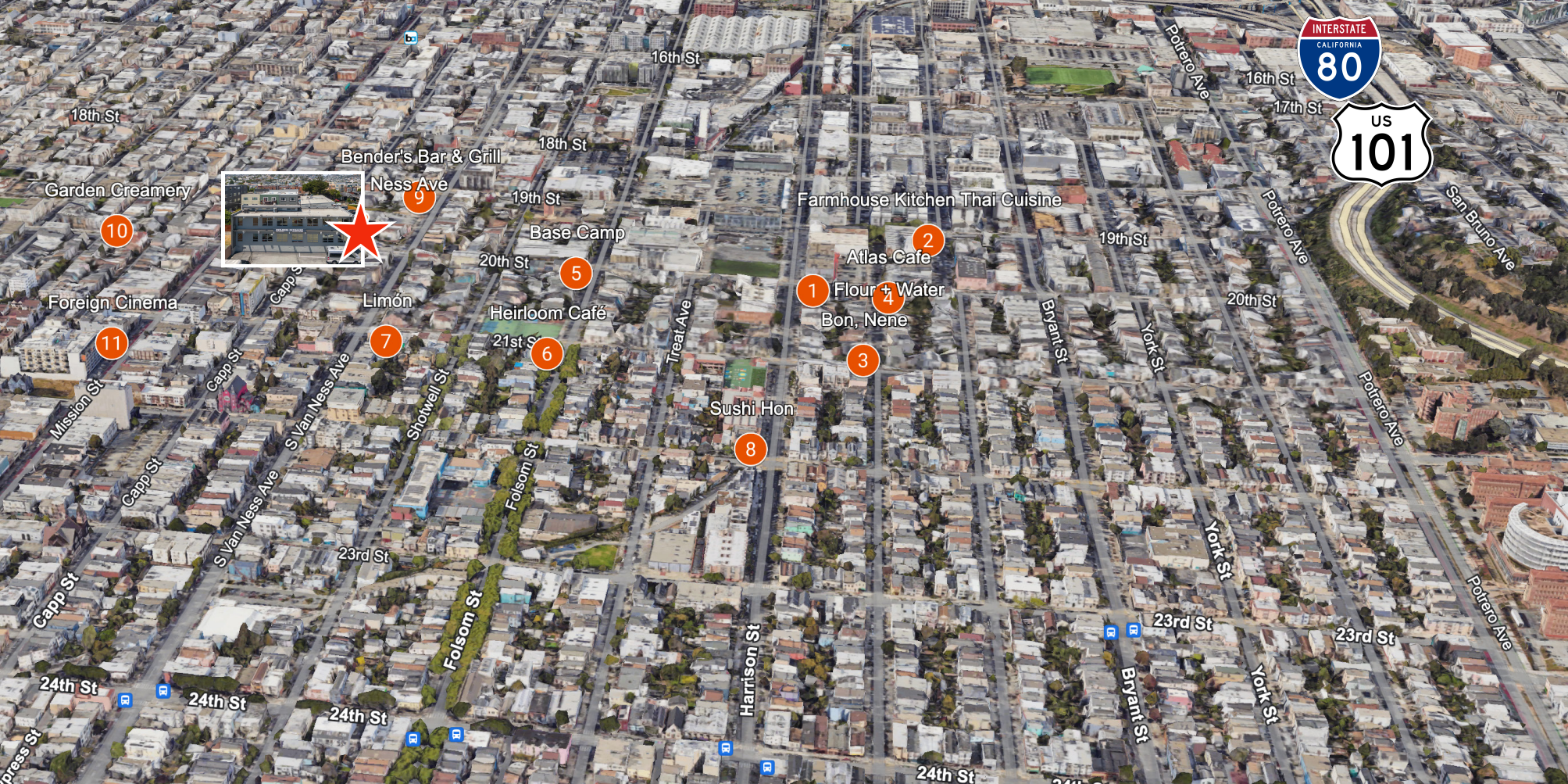
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PHOTOS



DISCLOSURE: The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. Colton Commercial & Partners, Inc. recommends that all interested parties independently verify its accuracy and completeness.



NEAR TRANSPORTATION



EASY ACCESS TO FREEWAYS



NEAR RESTAURANTS AND CAFES



- 1 Flour + Water
- 2 Farmhouse Kitchen Thai
- 3 Bon, Nene
- 4 Atlas Cafe
- 5 Base Camp
- 6 Heirloom Café
- 7 Limón
- 8 Sushi Hon
- 9 Bender's Bar & Grill
- 10 Garden Creamery
- 11 Foreign Cinema

THE SAN FRANCISCO BUILDERS EXCHANGE HISTORY:



The history of The San Francisco Builders Exchange begins with the laying of the first adobe brick and the driving of the first nail in the Old Mission Dolores in the Pueblo of Yerba Buena.

Without a name, the Exchange continued to grow as did the Pueblo. Gradually, the building trades began to develop and the bricklayer, carpenter, plasterer, plumber and painter set himself up in his own particular line and hung out his shingle.

Later on, the journey men of several crafts met in the evenings, by natural affinity, at designated places on the streets. It soon became known what street corner to go to find a carpenter, bricklayer or other mechanic, and this is a custom that in some instances even prevails today.

As the years rolled by, the various crafts of the building industry realized the need for closer relationships. This led to the need of one central body and meeting place, and paved the way for the formation of the Builders Exchange. The Exchange was organized on June 30, 1890, and on the third day of July 1890 was incorporated.

Before you step inside the entrance of this fine facility occupied January 2, 1957, let us remember that this is California's oldest Builders' Exchange with 119 years of service to its members.

Today, the Exchange has 100 percent occupancy of office space with a waiting list. This attests to the continuing need for construction services to all phases of the industry, made readily available on a non-profit basis to members of the San Francisco Builders Exchange. After 119 years of continuous service, this organization is still growing as it keeps pace with evolving methods, materials, supplies and services for all facets of the building industry.

As the construction industry grew over the years and become more sophisticated, the San Francisco Builders Exchange added a broad range of contractor services. The San Francisco Builders Exchange members use the association facilities as estimating headquarters. Architects, county, state and federal agencies, and private builders have continually utilized the San Francisco Builders Exchange Plan Service Listing by issuing plans and specifications to us free of charge. The San Francisco Builders Exchange has more plan coverage than any other plan room in California.

The San Francisco Builders Exchange is continually growing and changing. We look forward to servicing our members for many more years to come.

An aerial photograph of a city street scene. In the foreground, there's a parking lot with several cars parked. To the left, a building with a brown roof is visible. In the center, there are green trees. To the right, a large building with a grey roof and several windows is prominent. The background shows more buildings and trees.

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