



FOR SALE OR LEASE

1082 HOWARD STREET

FULLY RENOVATED MOVE-IN
READY OFFICE/FLEX BUILDING



1082 HOWARD STREET

EXECUTIVE SUMMARY

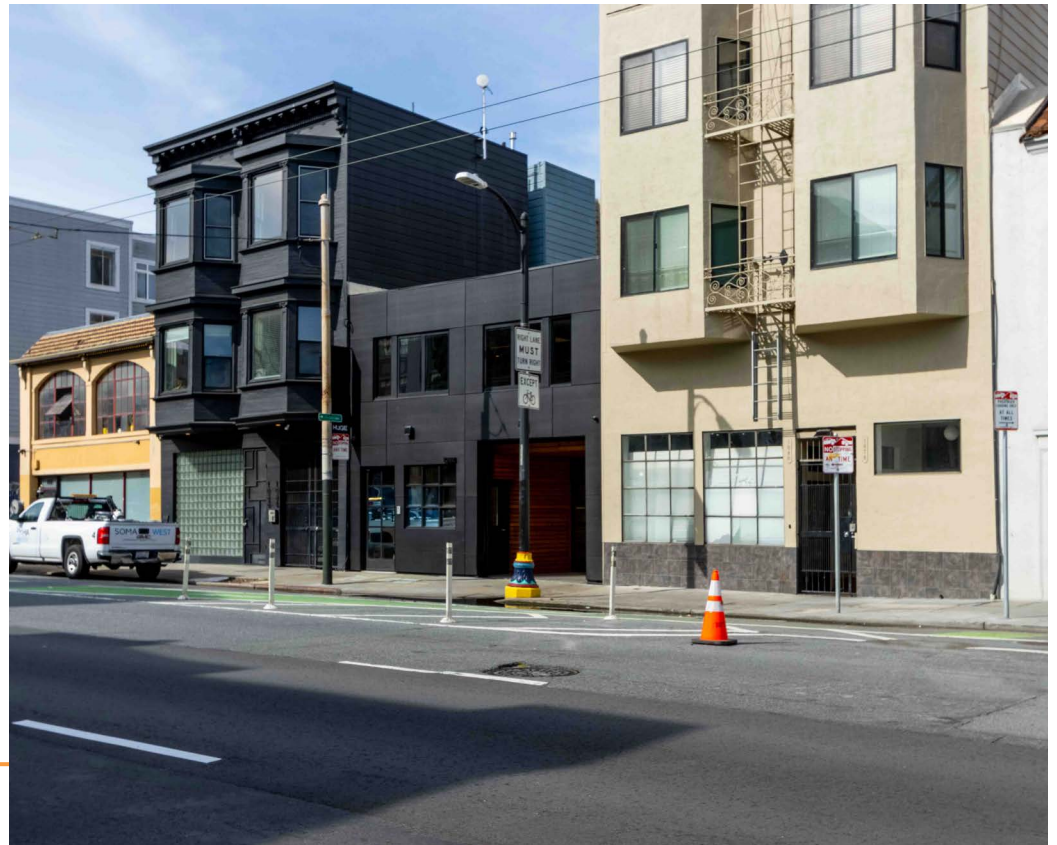
Touchstone Commercial Partners is pleased to offer tenants, owner/users and investors an opportunity to lease or purchase the fee simple interest in 1082 Howard Street, San Francisco, CA 94103.

The approximately 3,998 square feet, two story building sits on approximately 2,089 square feet of land. Located at the mouth of South of Market, this is a unique and rare opportunity to purchase a fully renovated building in a classic San Francisco's neighborhood.

The property will be delivered vacant at the close of escrow, making this a perfect opportunity for an owner/user or investor.

PROPERTY SUMMARY

ADDRESS	1082 Howard Street, San Francisco, CA 94103
APN	3726/028
BUILDING SIZE	+/- 3,998 Square Feet
PARCEL SIZE	+/- 2,089 Square Feet
ZONING	MUG
HEIGHT LIMIT	85-X



1082 HOWARD STREET

INVESTMENT HIGHLIGHTS



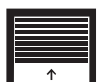
RARE OPPORTUNITY

To Purchase a Renovated Stand Alone Building in SOMA



FANTASTIC OWNER/USER OPPORTUNITY

The Building is Move-In Ready



INDUSTRIAL FEATURES

One (1) Drive-In Roll Up Door For Loading Access



VALUE-ADD POTENTIAL

Through Further Renovation and Lease Up of Building



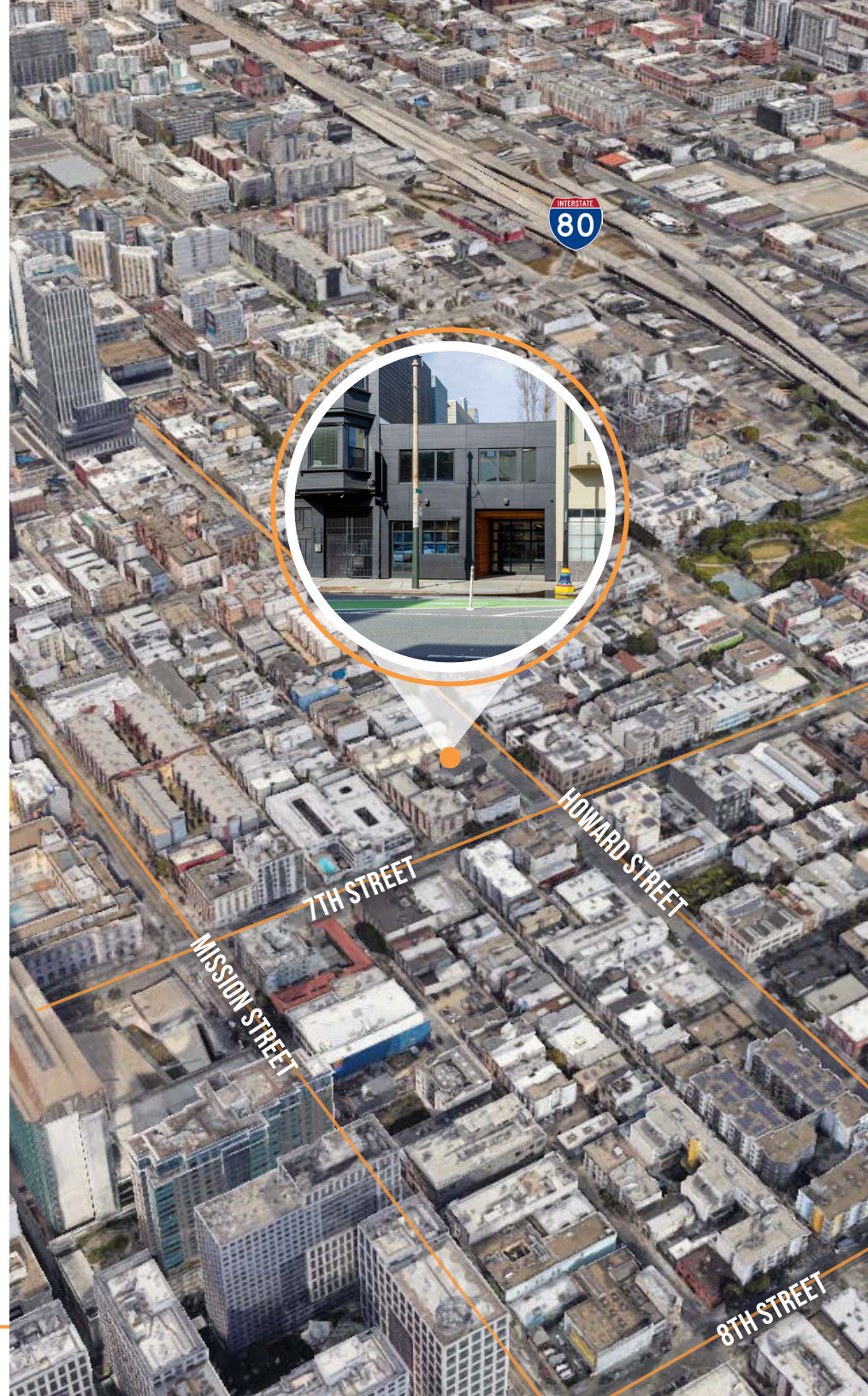
LOCATION

In the Heart of SOMA with Excellent Freeway Access and Close Proximity to BART



DELIVERED VACANT AT CLOSE OF ESCROW

The Property Will Be Delivered Vacant At The Close Of Escrow



1082 HOWARD STREET

BUILDING DESCRIPTION

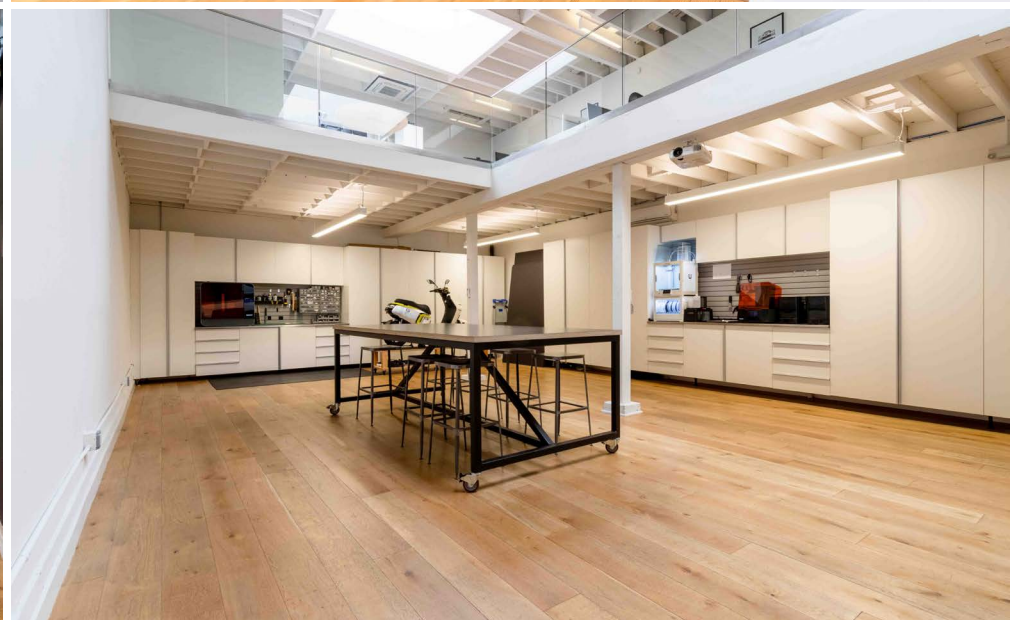
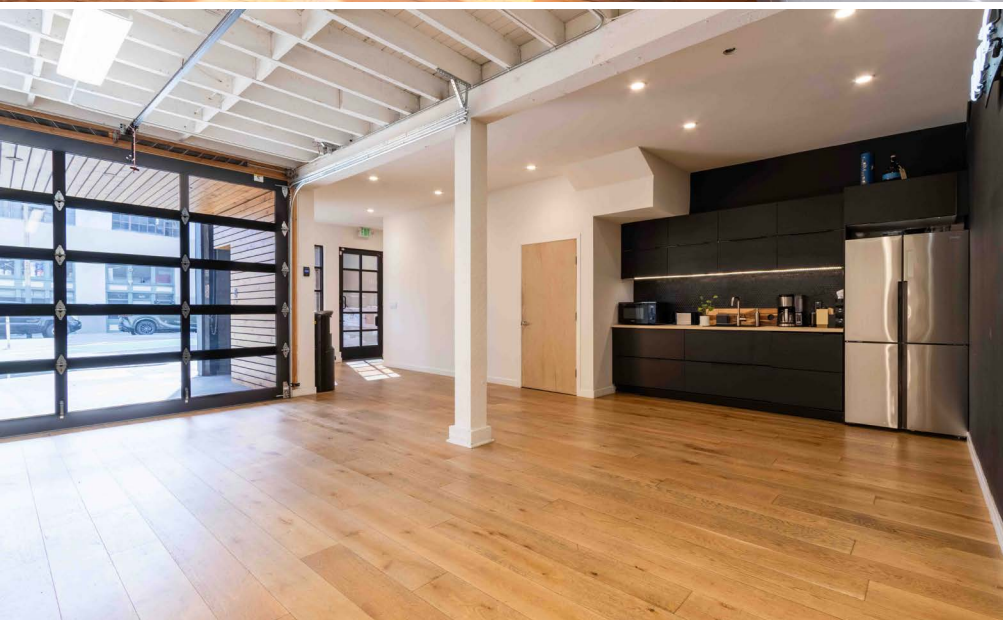
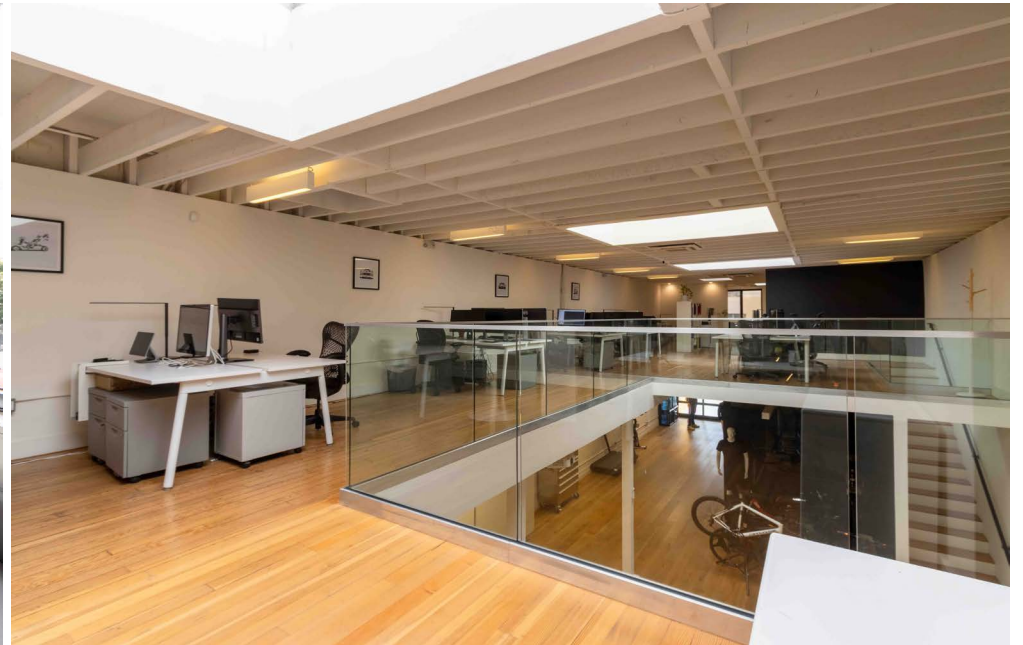
BUILT / RENOVATION DATE	1912 / 2019
CONSTRUCTION TYPE	Mix of Concrete, Masonry, Wood Frame and Fabricated Metal
FLOORS	Two w/ Walk Up Access to 2nd Floor
ELECTRICAL SERVICE	3-Phase, 125 AMPS
RESTROOMS	Two (2) w/ One (1) Shower
BUILDING ACCESS	One Roll-Up Drive-In Door & One (1) Man Door
HVAC	Full Heating Ventilation & Air Conditioning

BUILDING ATTRIBUTES

- Fully Renovated Stand Alone Building
- Hardwood Floors Throughout
- Two Restrooms (2) w/ One (1) Shower
- Kitchenette
- Lab/Prototyping Area
- High End Finishes
- Skylights w/ Great Natural Light Throughout



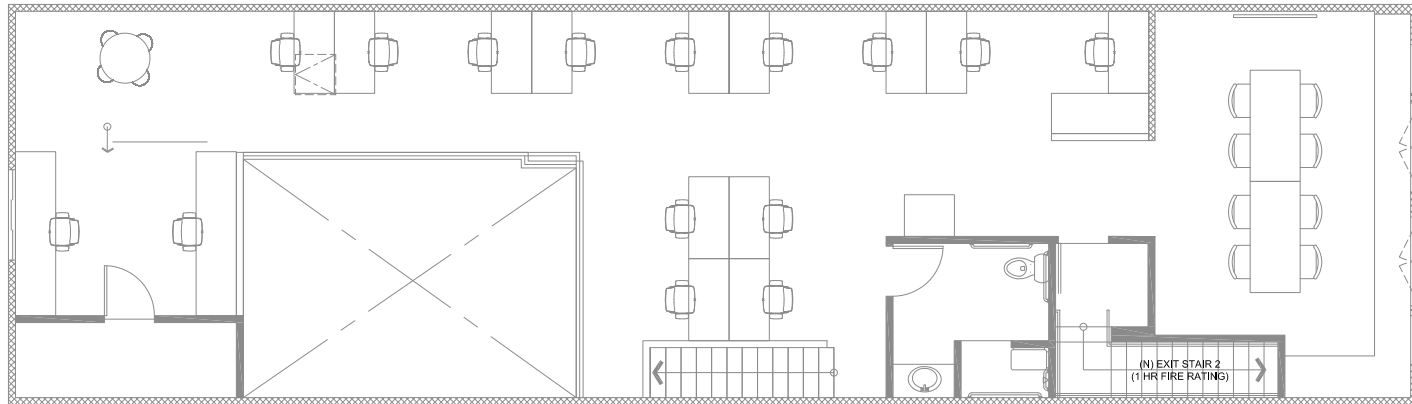
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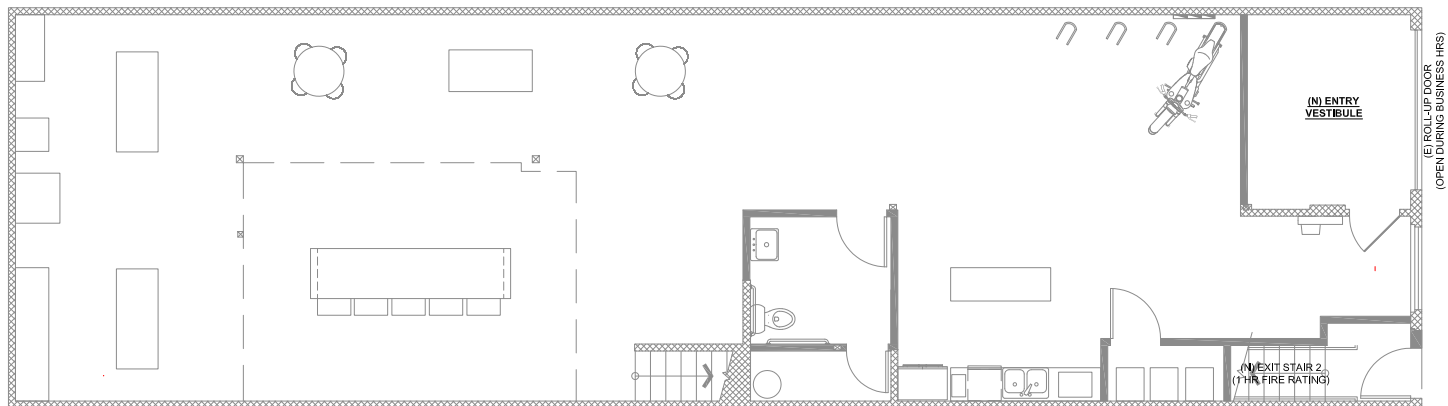
1082 HOWARD STREET

Floor Plans

+/- 3,998 Square Feet



② SECOND FLOOR EGRESS PLAN



① FIRST FLOOR EGRESS PLAN

1082 HOWARD STREET

LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities and to surrounding neighborhoods.



01 MIN to 7th & Howard Muni
07 MIN to Civic Center Plaza
13 MIN to Powell BART



05 MIN to Union Square
07 MIN to Mission District
12 MIN to Financial District



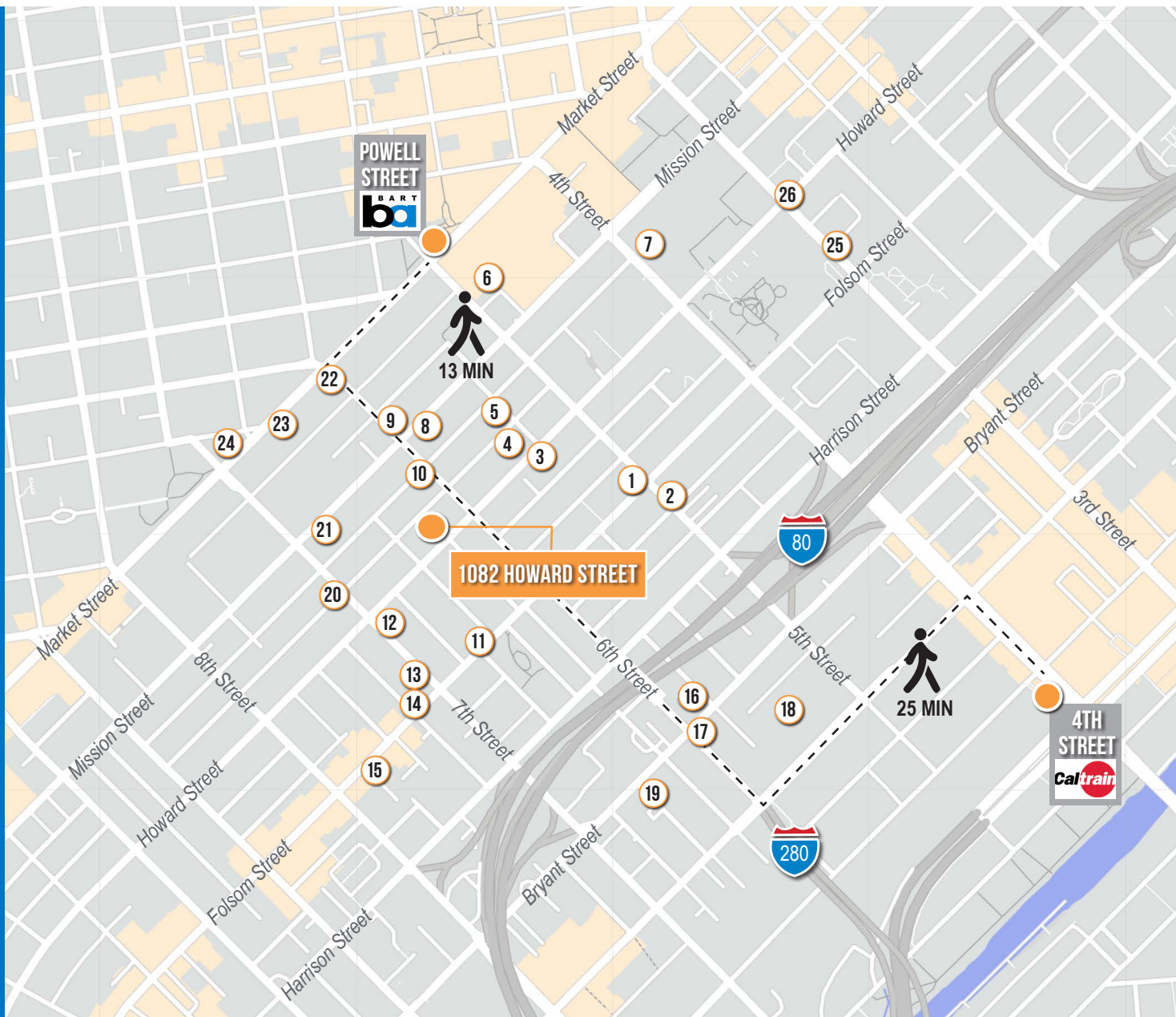
04 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp



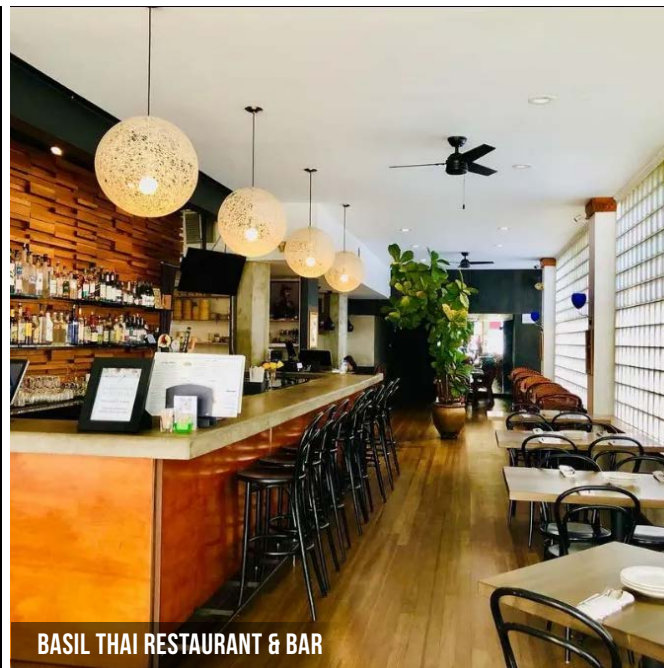
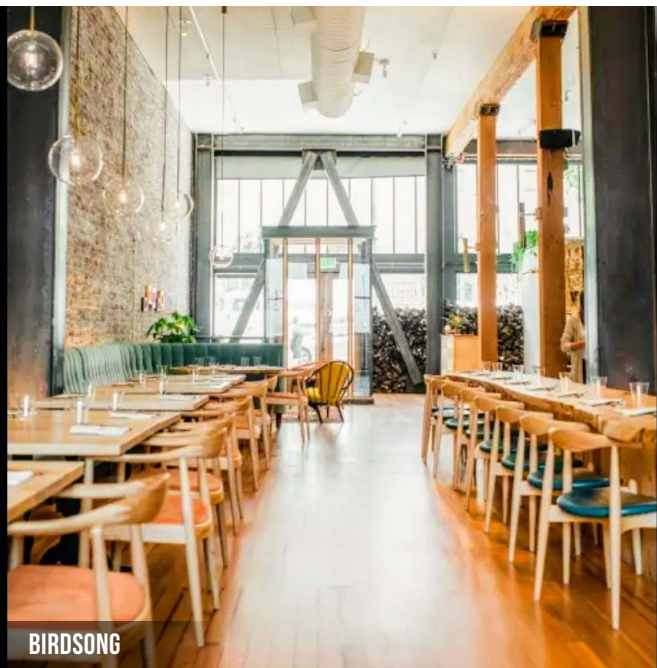
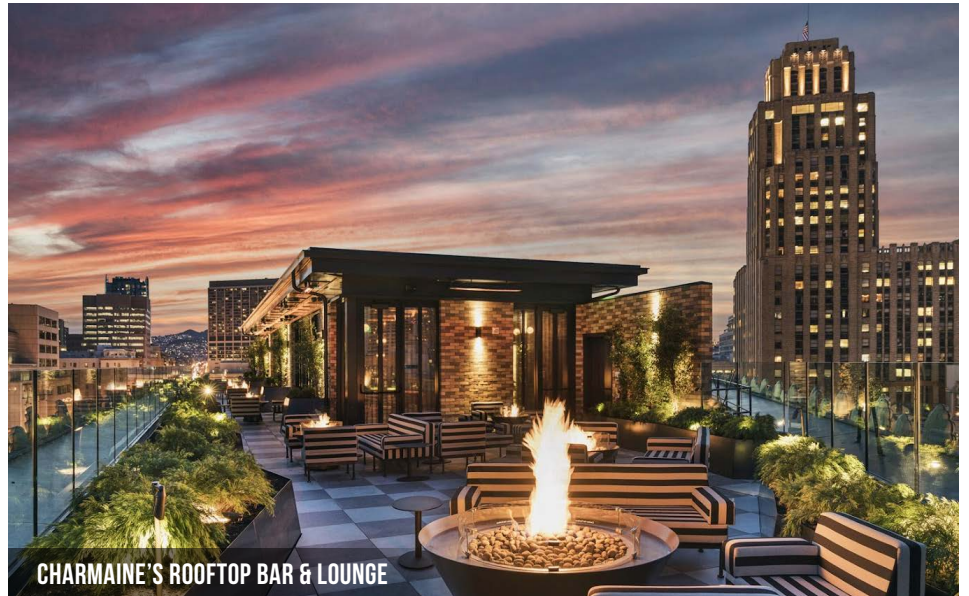
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NEARBY AMENITIES

- 1.....Mr.East Kitchen
- 2..... City's Choice Cafe
- 3..... Tin
- 4..... Tempest Bar & Box Kitchen
- 5..... Off the Grid: 5th & Minna
- 6.....SF Centre
- 7.....Metreon
- 8..... The Pawn Shop
- 9.....Supremo Pizza
- 10..... Miss Saigon
- 11..... Deli Board
- 12.....SF Champagne Society
- 13.....Sightglass Coffee
- 14.....Rocco's Cafe
- 15.....Basil Thai Restaurant
- 16.....AyDea
- 17.....Papaya Island
- 18..... SF Flower Mart
- 19..... Kiss My Seoul
- 20..... Caffè Moda
- 21.....Birdsong
- 22.....Little Griddle @ Dough
- 23..... American Burger and BBQ
- 24..... Charmaine's Rooftop Lounge
- 25.....SPIN SF
- 26..... Fogo de Chao Steakhouse



1082 HOWARD STREET



OFFERING SUMMARY // SALE

1082 Howard Street is being offered for sale for \$2,000,000 / \$500 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants will have the opportunity to tour the subject property and begin initial due diligence immediately.

All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

ASKING PRICE

\$2,000,000 / \$500 PSF

OFFERING SUMMARY // LEASE

1082 Howard Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

Negotiable

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 1082 Howard Street, San Francisco, CA 94103 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.