



**Price  
Reduction**  
\$4,300,000  
\$255 PSF

## 633-639 Howard Street

# Boutique Office Building for Sale

- ±16,846 Sq.Ft. Creative Office Building
- Perfect for Owner-User or Investor

**AVISON  
YOUNG**

## Investment Summary

Situated in the vibrant South Financial District of San Francisco, this ±16,846 sq ft boutique office building presents a prime investment and owner-user opportunity. Ideally positioned at the intersection of New Montgomery and Howard Streets, the building boasts high visibility, just one block from Salesforce Park and a 5-minute walk to Montgomery BART/MUNI Station. With an impressive walkability score of 97, it offers unparalleled accessibility.

The property is versatile, accommodating single or multiple tenants, and is fully equipped for creative office use. It features high ceilings, exposed brick and timber, an outdoor patio, and is surrounded by numerous neighborhood amenities. The flexible C-3-O (SD) zoning (downtown-office, special development) supports a variety of uses, including retail, medical, and professional services. The property also has a 150-foot height limit, providing potential for future development.

## Investment Highlights

- Fully built-out and ready for immediate occupancy as creative office space
- Prime location in the heart of the South Financial District, just steps from:
  - Second Street Corridor
  - Salesforce Park
  - Moscone Center
  - W Hotel
- Only one block from I-80 Freeway entrance
- Convenient access to public transportation, and a wide range of retail shops and dining options
- Prominently positioned on the high-traffic Howard Street
- Exceptional Walk Score of 97 and Transit Score of 100
- Nearby parking garages provide ample parking options

**Pricing: \$4,300,000 | \$255 psf**

<b>Address:</b>	633-639 Howard Street San Francisco
<b>Use:</b>	Creative Office
<b>Building Area:</b>	±16,846 sq.ft.
<b>Parcel Size:</b>	0.13 Acres
<b>Year Built:</b>	1910   Renovated 2001 & 2014
<b>Floors:</b>	2 Stories + Lower Level
<b>Zoning</b>	C-3-O - Downtown - Office (Special Development)

C-3-O(SD) District: Downtown Office Special Development. This area south of Market Street and east of 3rd Street comprises the southern side of the core central business district, and is similar to and generally indistinguishable from the C-3-O District in terms of uses and character. The area is centered on the Transbay Transit Center. This District permits densities that exceed those in the C-3-O District and contains the tallest height limits in the City, reflecting its unparalleled public transportation access and geographically central position in the downtown.

### 2023 Demographics

Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>	99,168	249,780	390,470
<b>Avg. Household Income</b>	\$130,074	\$149,311	\$136,089



# Property Overview

<b>Floors</b>	2 Floors + Lower Level
<b>Year Built</b>	1910
<b>Renovations</b>	2001 & 2014
<b>Parcel</b>	0.13 Acres
<b>Foundation</b>	Concrete spread footings with concrete slab-on-grade
<b>Superstructure</b>	Unreinforced masonry unit (URM) with a bolts plus retrofit
<b>Facade</b>	Brick with Stucco Veneer
<b>Roof</b>	Flat built-up roofing (BUR) with an elastomeric coating
<b>Heating &amp; Cooling</b>	3 rooftop packaged gas heating/electric cooling units
<b>Elevator</b>	1 hydraulic passenger elevator
<b>Height Limit</b>	150' Height Limit

# Building Materials & Finishes

<b>Foundation</b>	The foundation system is founded on a shallow foundation system consisting of conventionally reinforced concrete spread footings. The basement level is formed with partially retaining brick walls around the perimeter. Isolated spread footings are provided beneath the distributed concrete columns.
<b>Superstructure</b>	The roof is constructed of spaced wood trusses supporting sawn lumber boards. The floor diaphragms are composed of wood joists sheathed with sawn lumber boards. The roof and floor diaphragms are supported throughout by columns and around the perimeter by URM walls.
<b>Roofing</b>	Roof coverings consist of a flat built-up roofing (BUR) with an elastomeric coating. Parapet walls are extensions of the exterior URM walls. The roofing materials extend vertically up the backside of the parapet walls and are mechanically fastened at the top of the walls.

# Site Improvements

<b>Storm Drainage</b>	The property is connected to a storm sewer system that is maintained by the municipality. Storm water is managed by a series of interconnected off-site storm drains.
<b>Exterior Lighting</b>	Soffit areas over entryways of the building have recessed halogen lighting. Timers and photocells control exterior lighting. City owned pole mounted light fixtures are provided along Howard Street.
<b>Building Signage</b>	Business signage available along Howard Street.

<b>Roof Drains</b>	Storm water runoff from the roof is directed to roof drains along the northwestern elevation. The runoff is then piped through the building and discharge directly to into the storm drain collection system below.
<b>Exterior Walls</b>	The exterior façade along Howard Street consists primarily of painted EIFS painted stucco with a glass storefront system.
<b>Exterior Doors</b>	The primary building entrance doors are part of first floor storefront window system and consist of anodized aluminum-framed doors with full glass panels. Service doors are typically painted, hollow-core metal doors mounted in metal frames.
<b>Windows</b>	Windows are mostly aluminum-framed storefront units with fixed panes of tinted, insulated glazing. Vinyl gaskets are used at the joints between glazing panes and the framing. It appears that the original steel window frames are used at the windows along the southwestern elevation with new fixed panes.



# Mechanical, Electrical & Plumbing

## Heating & Cooling

Heating and cooling are provided by three roof-mounted package units. The three package units are manufactured by Carrier and have a minimum input capacity ranging from 6-8 tons.

## Domestic Water Heater

Domestic hot water to the individual tenant spaces is provided by one small 6-gallon water heater and four instant flow water heaters.

## Gas Service

Natural gas service is supplied via iron piping. The two vacant spaces are served by individual gas meters located at the basement. Meters and piping are protected by concrete-filled steel bollards.

## Electrical Service

Electrical service is delivered to several pad-mounted, utility-owned transformers located below ground. Main electrical service to each vacant space is provided by 500 amp, 120/208 volt and 120/240 volt, three-phase, fourwire main distribution panels. The interior lighting is a combination of recessed and surface, suspended and recessed fluorescent or halogen fixtures.

## Overload Protection

Breaker panels for lighting and power controls are located in various closet locations.

## Wiring

Electrical wiring is jacketed copper strands run through metallic conduit.

## Elevator

A three-stop hydronic passenger elevator is provided in the center of the building. The capacity is rated for 1,500 pounds. The interior cab is finished with linoleum flooring; wood handrails and ceiling mounted florescent lighting.

# Fire Suppression & Life Safety

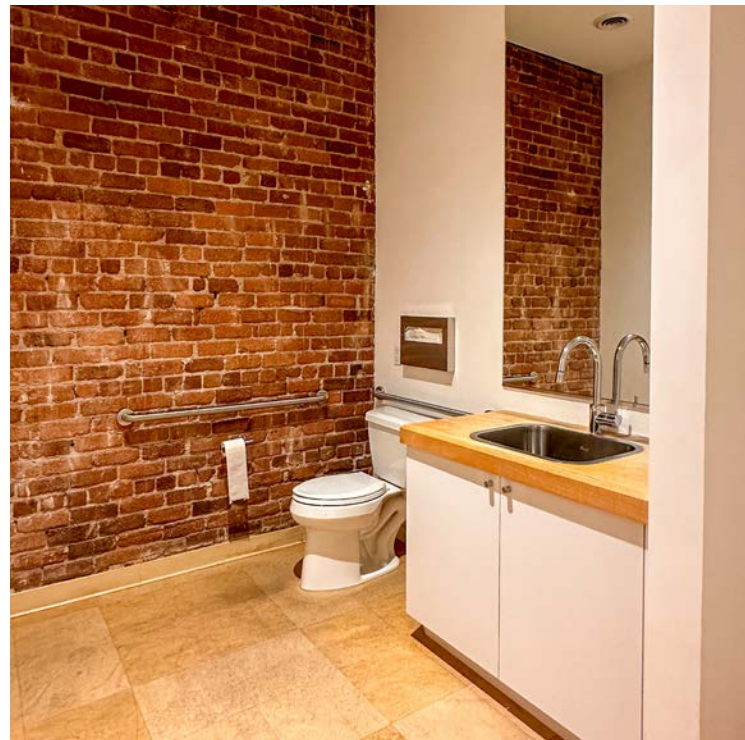
## Extinguishers

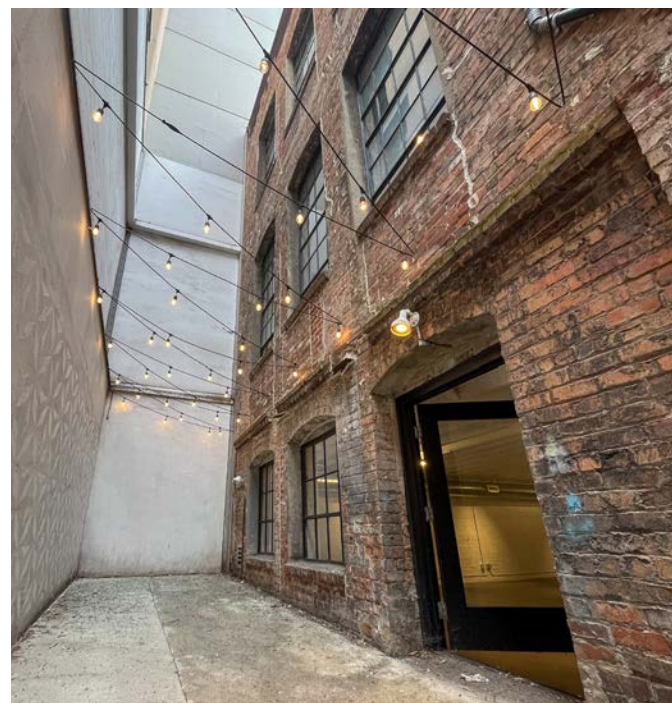
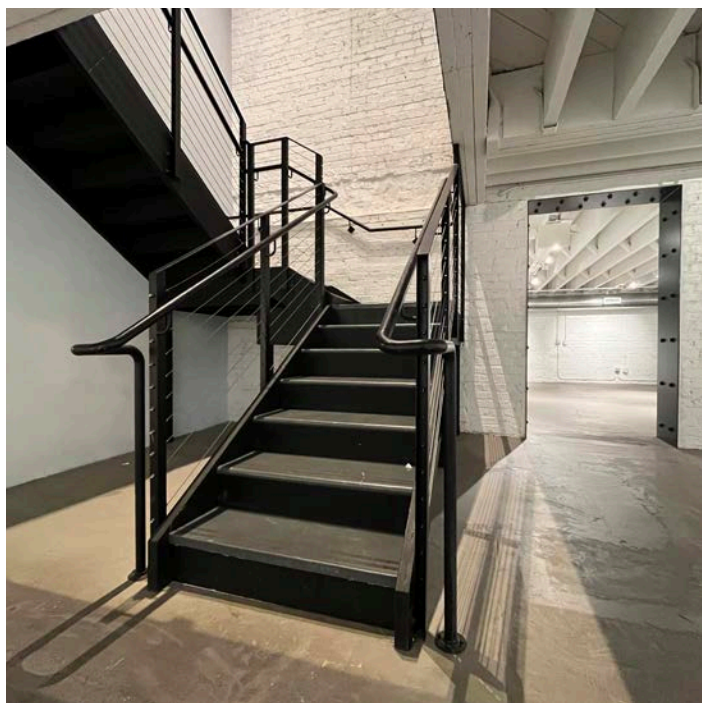
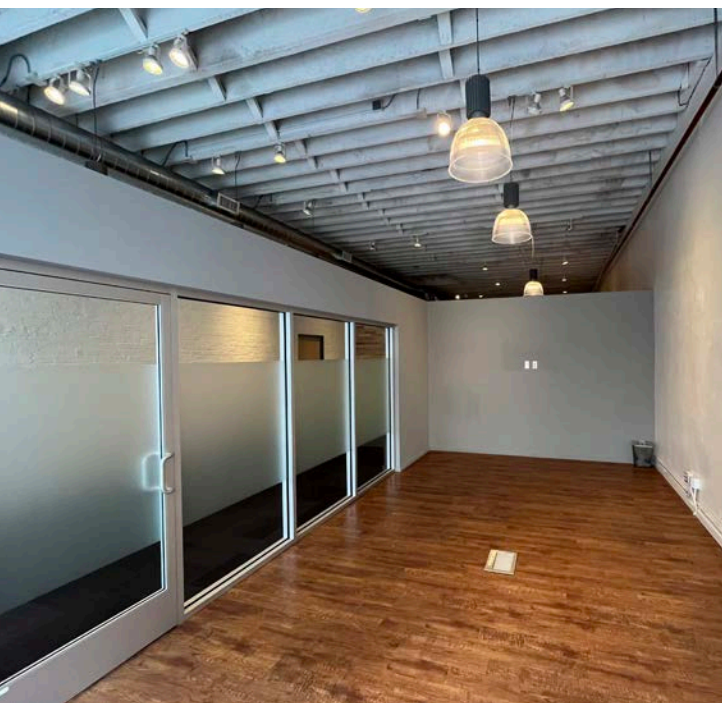
Fire extinguishers were observed in all corridors, elevator lobbies and in mechanical/electrical spaces.

## Fire Alarm System

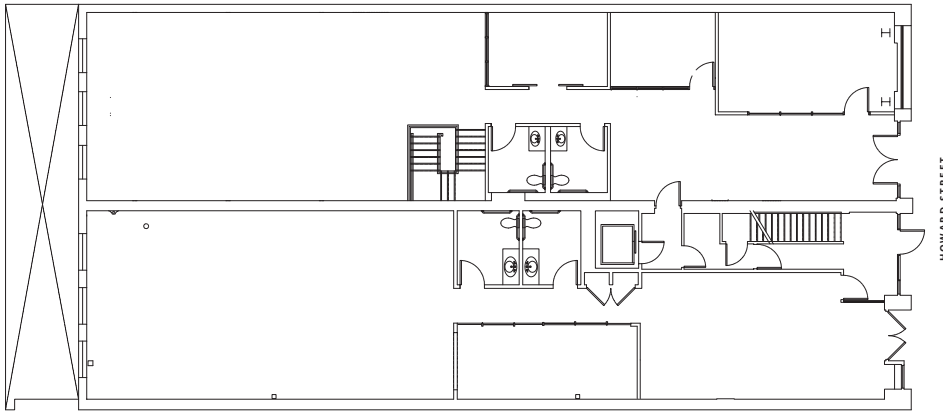
Life safety equipment includes illuminated exit signs, emergency lighting and fire extinguishers.



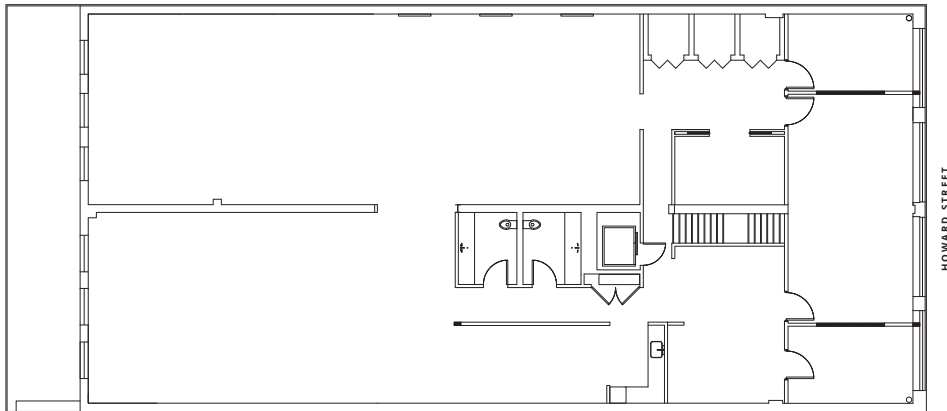




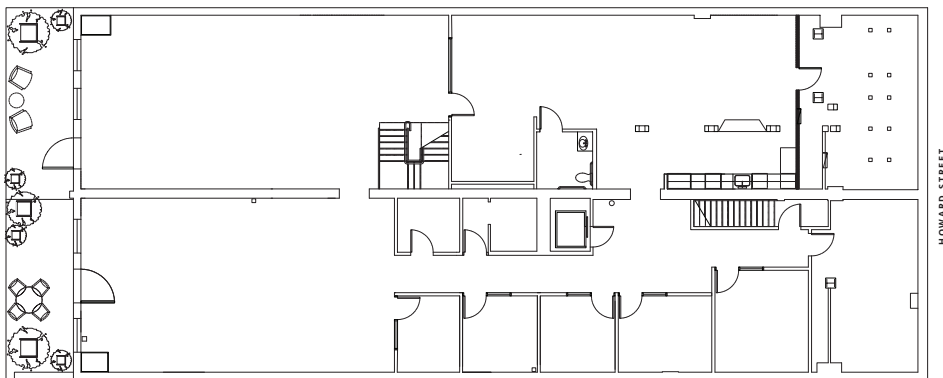
## 1st Floor



## 2nd Floor



## Lower Level



## Floor Highlights



Creative build-out



14' - 16' high ceilings



Kitchen / dining area



Exclusive outdoor patio



All hands space with built-in bar



Ample storage space



3 private call booths



3 large conference rooms



Several meeting rooms & private offices



Skylights for abundant natural light



7 men's & women's restrooms



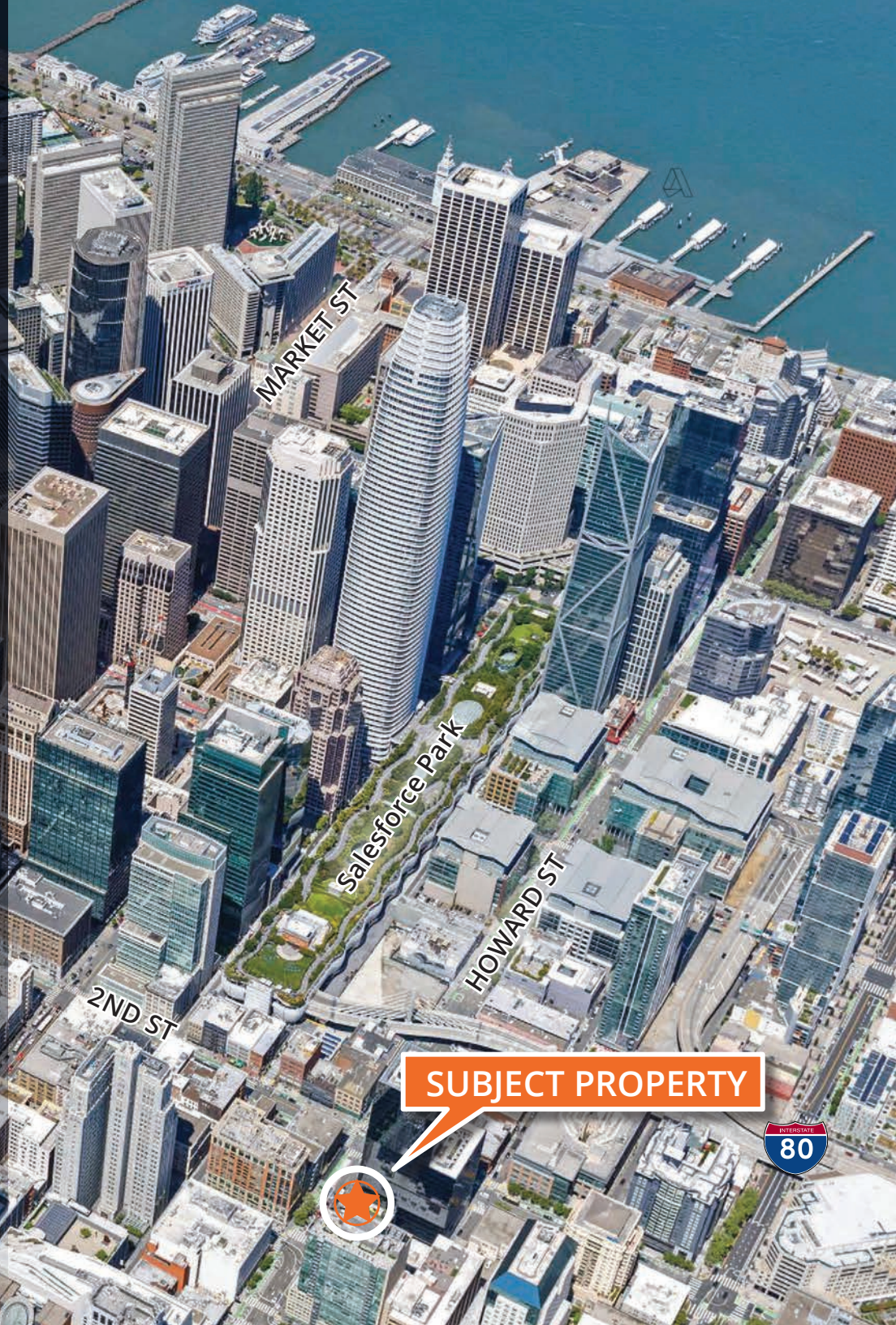
Passenger elevator



# Area Overview & Demographics

San Francisco, renowned for its iconic landmarks and rich cultural heritage, is a vibrant city famous for its stunning vistas, including the Golden Gate Bridge, Alcatraz Island, and the historic cable cars. The city is a dynamic cultural hub, home to a diverse population and a thriving arts scene. Its neighborhoods, from the bustling streets of Chinatown to the charming houses of Haight-Ashbury, each offer a unique character and historical significance. San Francisco is also a major financial center, with a strong economy driven by technology, tourism, and international trade.

San Francisco is renowned for its culinary scene, boasting a wide range of dining options from world-class restaurants to vibrant food markets. The city's commitment to innovation and sustainability is evident in its progressive policies and green spaces, making it a forward-thinking metropolis with a rich tapestry of cultural and economic influences.



POPULATION  
**99,168**

POPULATION TRAVEL TO WORK  
<30 MINUTES

**74,704**

DAYTIME EMPLOYMENT

# OF BUSINESSES

# OF EMPLOYEES

**20,056**

**248,0078**



AVG. HOUSEHOLD INCOME  
**\$138,074**

# OF HOUSEHOLDS

**53,219**

OCCUPIED HOUSEHOLDS

# OF OWNERS

# OF RENTERS

**9,924**

**40,816**

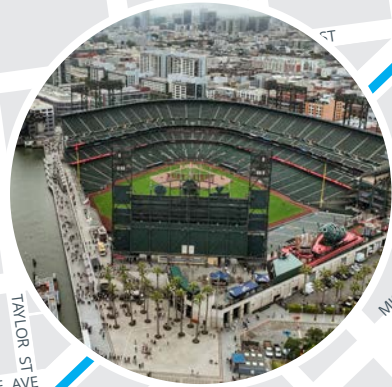
Property Demographics (2023, per Costar)

**SUBJECT PROPERTY**



# Neighborhood Amenities

**Boutique Office Building for Sale**  
633-639 Howard Street  
San Francisco, CA



**633 Howard Street** is strategically located in San Francisco's vibrant South Financial District, offering excellent access to both local amenities and public transportation. The area boasts a rich variety of dining and retail options within walking distance, including numerous restaurants, cafes, and shops. Just a block away, Salesforce Park provides expansive green spaces and recreational areas, while the nearby Moscone Center hosts a wide range of events and conferences.

For luxury accommodations, the W Hotel is also close by. Public transportation is highly accessible, with Montgomery BART/MUNI Station just a 5-minute walk away, facilitating easy travel throughout the Bay Area. Additionally, the I-80 Freeway entrance is conveniently located only one block away, providing straightforward access to major highways. The location benefits from a Walk Score of 97 and a Transit Score of 100, ensuring exceptional connectivity and pedestrian convenience.





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