

# 1111

## 17TH STREET

LARGE IN-FILL WAREHOUSE / FLEX / RETAIL  
LEASE OPPORTUNITY IN THE HEART OF POTRERO HILL

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## 17TH STREET

### PROPERTY SUMMARY

ADDRESS	1111 17th Street, San Francisco, CA 94107
AVAILABLE SPACE	<div>2nd Floor: +/- 19,969 Square Feet</div> <div>Ground Floor: +/- 44,997 Square Feet (Demisable by Floor)</div> <div><b>Total: +/- 64,966 Square Feet</b></div>
RENTAL RATE	Negotiable - Please Inquire With Brokers
ZONING	UMU - Urban Mixed Use

### BUILDING ATTRIBUTES

- + Hard Corner Concrete Tilt-Up Building w/ Concrete Floors and Roof
- + Significant Street Frontage: 200' on 17th St & 225' of Mississippi St
- + Heavy Power: 3 Phase / 1600 Amps / 480 Volts
- + Clear Height: ~13' Ground Floor | ~12' Second Floor
- + Four (4) Large Recessed Dock Loading Bays - 17th Street
- + One (1) Drive-In Loading Door - Mississippi Street
- + Large Freight Elevator
- + Shared Side Yard / Parking
- + Potential For Lab or Data Center Conversion
- + Prime Potrero Hill Location, Walkable to Chase Center, UCSF and Mission Bay. Immediately Adjacent to I - 280 On-Ramp





**SECOND  
FLOOR**

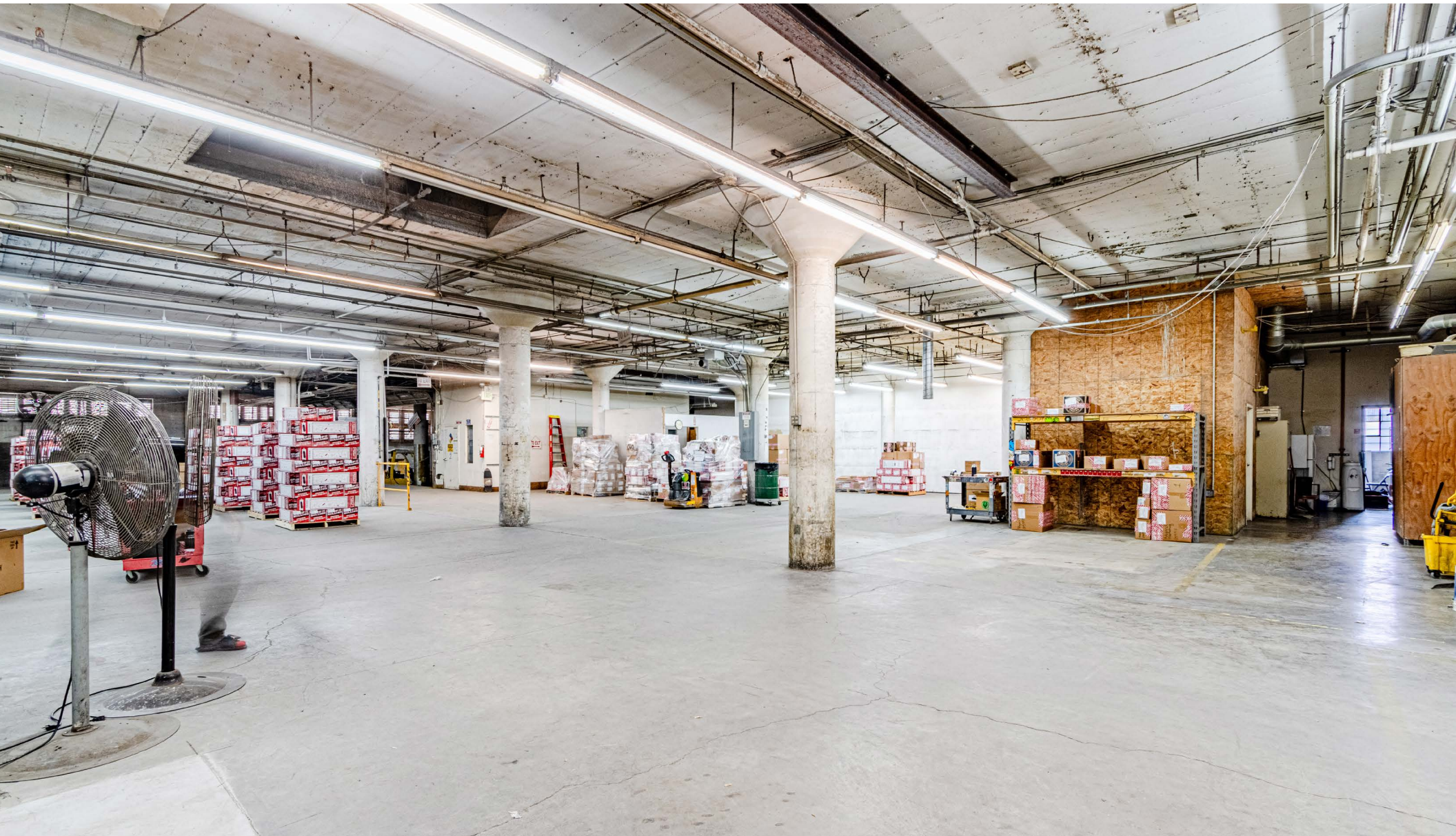
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17TH STREET





**GROUND  
FLOOR**

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17TH STREET





# VIABLE LAB / DATA CENTER CONVERSION OPPORTUNITY

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17TH STREET



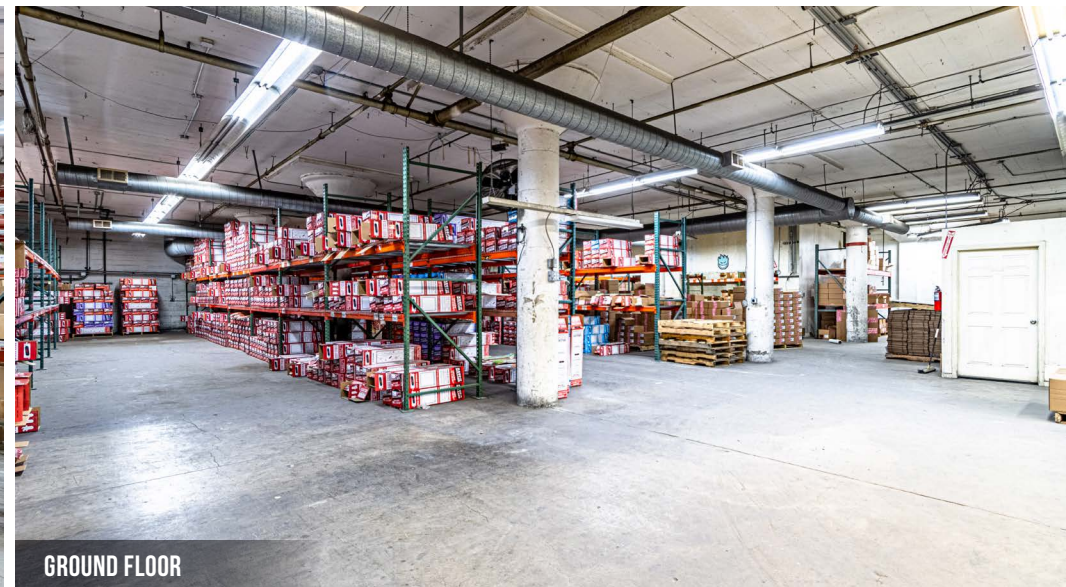
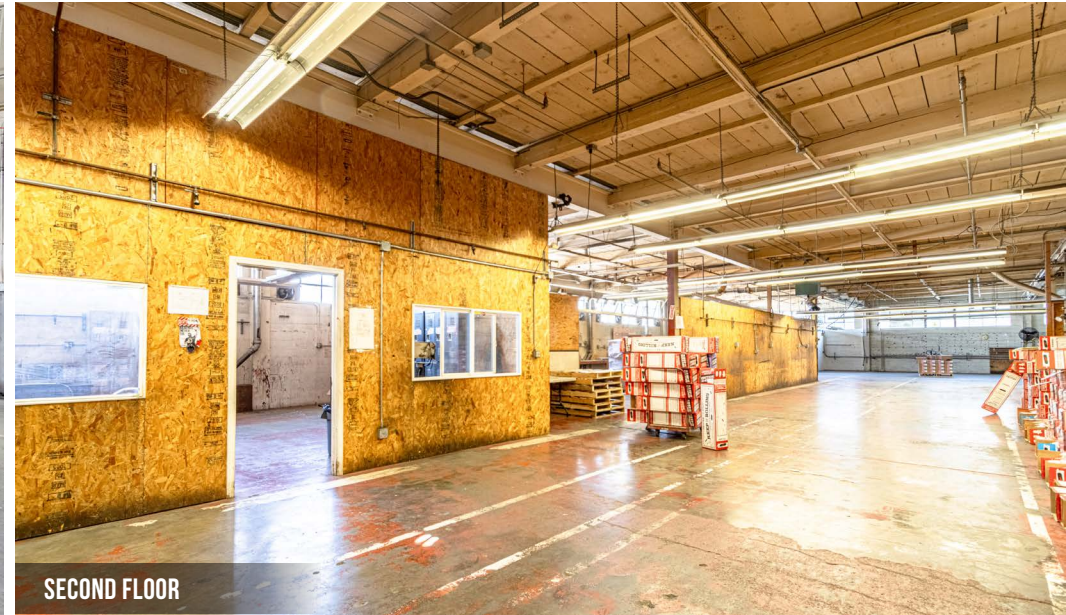
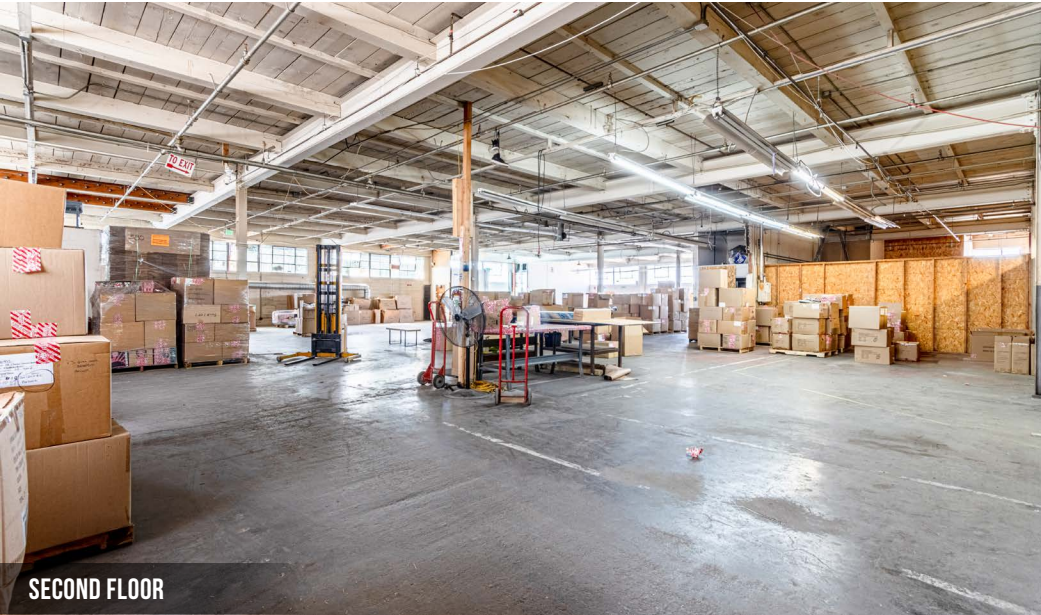
## 1111 17TH ST LAB / DATA CENTER INFRASTRUCTURE

- + Heavy Power: 3 Phase / 1600 AMPS / 480 Volts
- + Heavy Concrete Construction  
(Able to Support Heavy Floor Loads)
- + 12'-13' Ceiling Heights
- + Multiple Recessed Loading Docks
- + Secure Parking Area
- + Sprinkler System In Place
- + Urban Mixed Use Zoning
- + Ownership Willing to Contribute Significant TIA
- + Adjacent to UCSF Mission Bay Campus



# INTERIOR PHOTOS

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17TH STREET

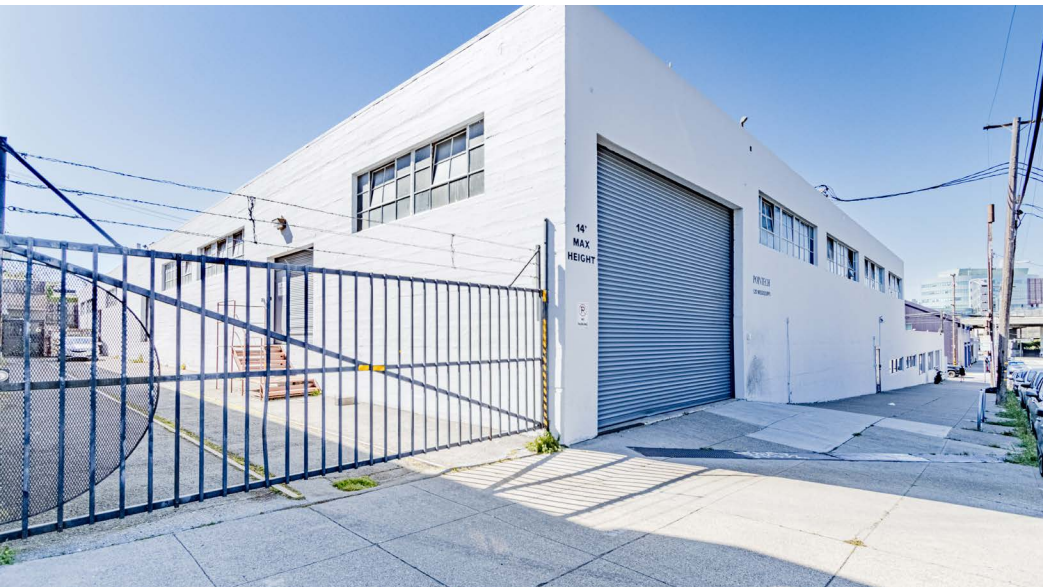
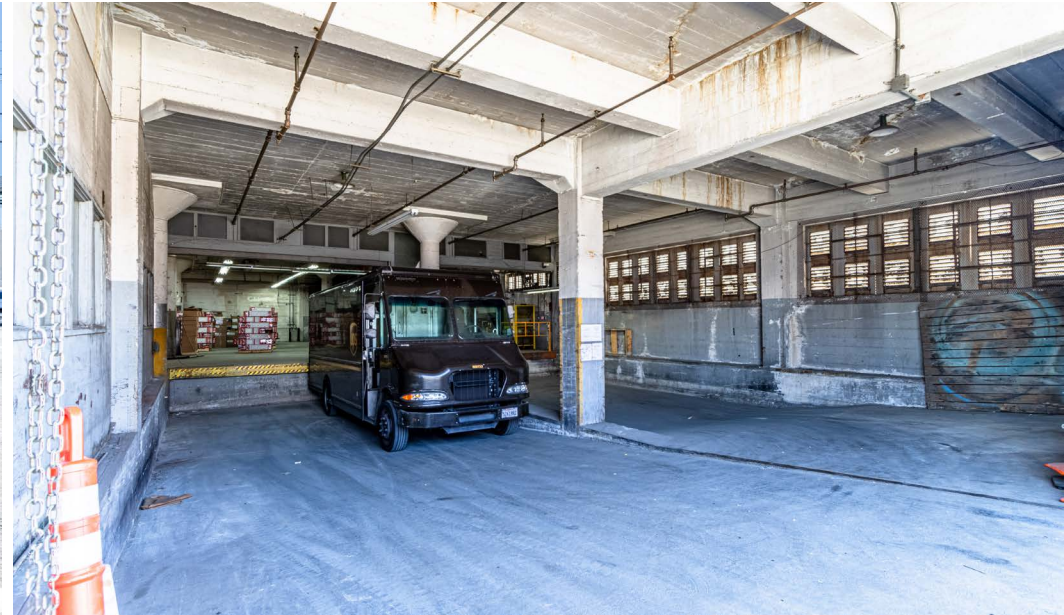
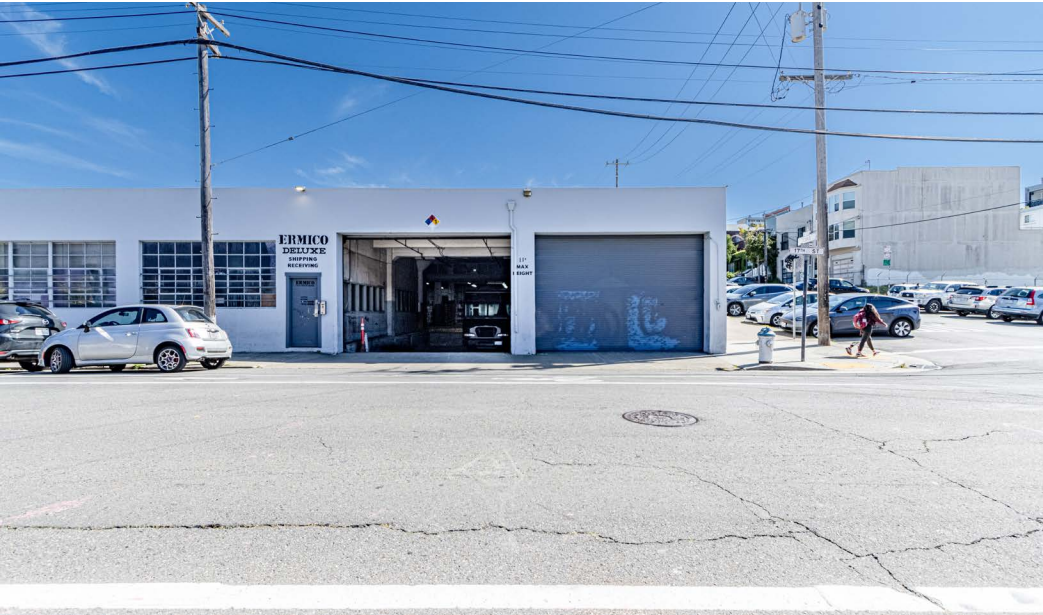




# EXTERIOR PHOTOS

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17TH STREET





# LOCATION OVERVIEW

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## LOCATION OVERVIEW

Desirable Potrero Hill location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**05 MIN** to Mariposa Park  
**11 MIN** to Chase Center  
**15 MIN** to 22nd Caltrain



**07 MIN** to Mission District  
**08 MIN** to SOMA  
**14 MIN** to Financial District



**01 MIN** to 280 On-Ramp  
**07 MIN** to 80 On-Ramp  
**09 MIN** to 101 On-Ramp





# NEARBY AMENITIES

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17TH STREET

## NEARBY AMENITIES

- 1.....Linea Coffee Roasting + Caffe
- 2.....Ganim's
- 3.....Plow
- 4.....Farley's Coffeehouse
- 5.....Parker Potrero
- 6.....Umi
- 7.....Chez Maman East
- 8.....Mochica
- 9.....Goat Hill Pizza
- 10.....Sunflower Vietnamese
- 11.....Plow
- 12.....Philz Coffee
- 13.....Jackson Park
- 14.....Thee Parkside
- 15.....Connecticut Yankee
- 16.....Boba Guys
- 17.....Street Taco
- 18.....Mediterranean Aroma
- 19.....Kaiser Permanente SF
- 20.....Esposito's Delicatzza
- 21.....Buenafe Taqueria
- 22.....UCSF Medical Center
- 23.....Mariposa Park
- 24.....Cracked & Battered
- 25.....Whole Foods Market
- 26.....SF International High School
- 27.....La Connessa
- 28.....Fitness Urbano
- 29.....Moshi Moshi
- 30.....Street Meet Taco Truck

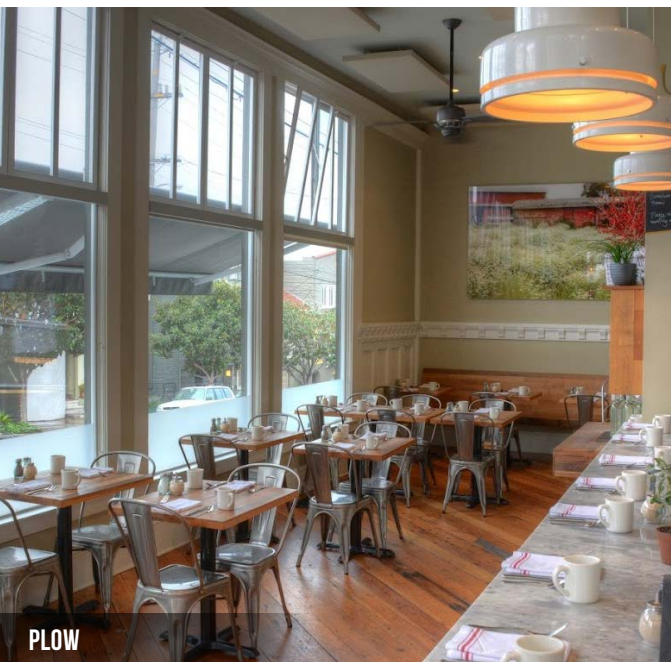




# NEARBY AMENITIES

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