

447-461 BROADWAY ST
San Francisco, CA

**Unique Owner-User
Building Opportunity
w/ Additional Income**



FOR SALE & LEASE

 **CALCO**
COMMERCIAL, INC.

447-461 BROADWAY ST

www.calcosf.com





447-461 BROADWAY ST *HIGHLIGHTS*

- Desirable Jackson Square/ Broadway location
- Hidden speakeasy entrance on Rowland PL
- Creative Bones - exposed brick and high ceilings
- Mostly open plan awaiting tenant spec improvements
- Total building area is 15,333 ± SF.
- 6,173 SF is ground floor space demisable to two separate units: 4,442 SF of 1,731 SF. Former event space zoned NCD. Permitted uses: office, retail, event space, animal hospital, night entertainment, child care, financial services, design professionals
- 2nd and 3rd floors include 30 SRO's (rented)
- Parking garage (10-12 cars) accessed via Nottingham Place.
- Private roof access overlooking the Financial District
- **\$5,000,000 or \$2 PSF on vacant lease space**

447 BROADWAY ST

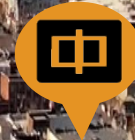




447 BROADWAY ST

447 BROADWAY ST

 **CALCO**
COMMERCIAL, INC.



For leasing information

Charlie Cutler, Partner
charlie@calcosf.com
415.850.4935
LIC 2026787

Scott Mason, President
scott@calcosf.com
415.215.1937
LIC 01036610

www.calcosf.com