

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	2nd Floor: +/- 19,969 Square Feet Ground Floor: +/- 44,997 Square Feet (Demisable by Floor) Total: +/- 64,966 Square Feet
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

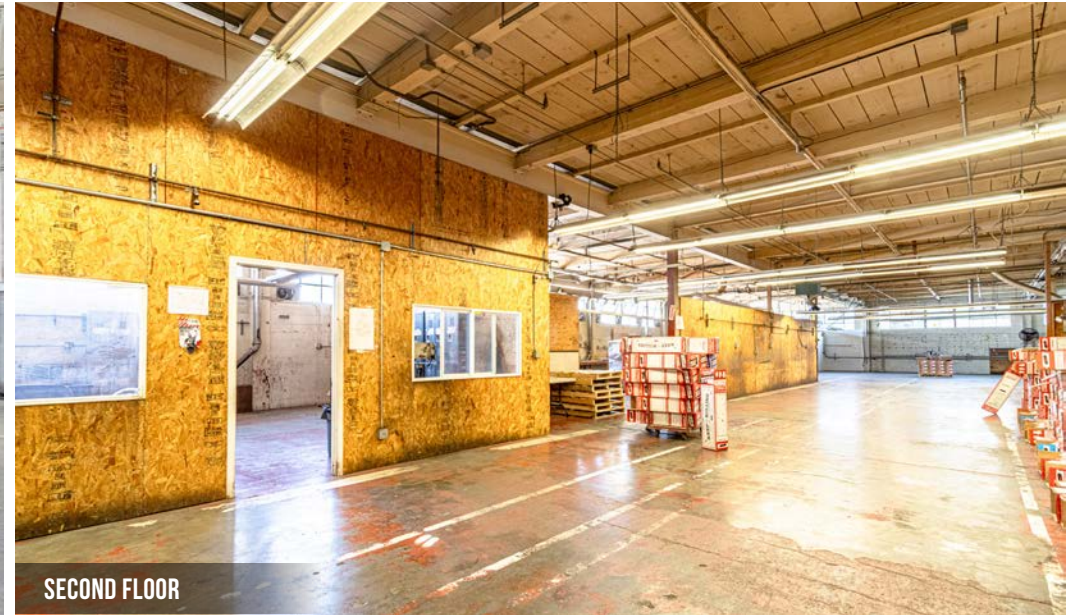


INTERIOR PHOTOS

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17TH STREET



SECOND FLOOR



SECOND FLOOR



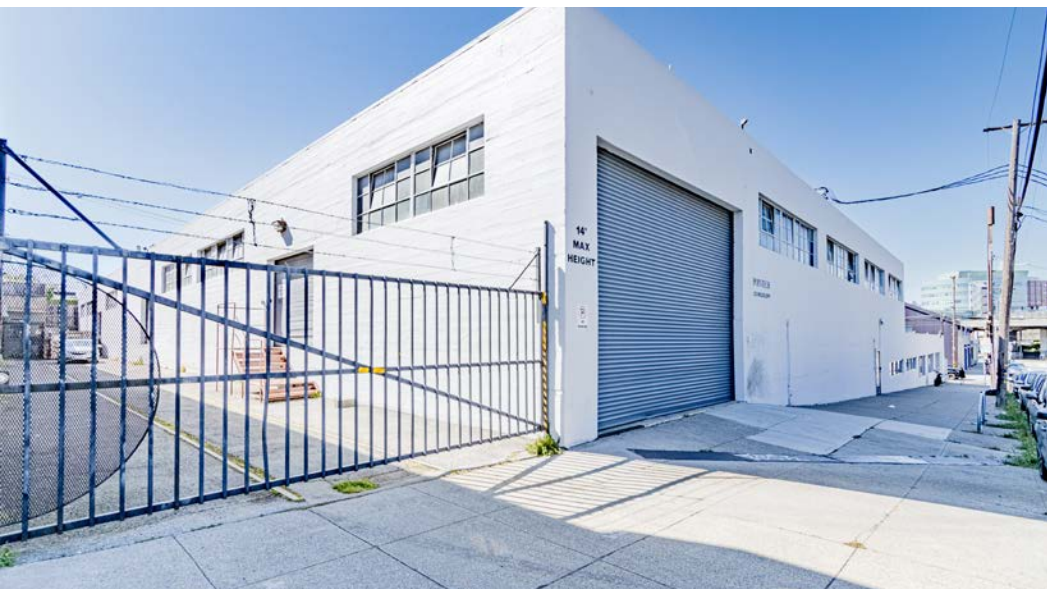
GROUND FLOOR



GROUND FLOOR

EXTERIOR PHOTOS

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17TH STREET



LOCATION OVERVIEW

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17TH STREET

LOCATION OVERVIEW

Desirable Portrero 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

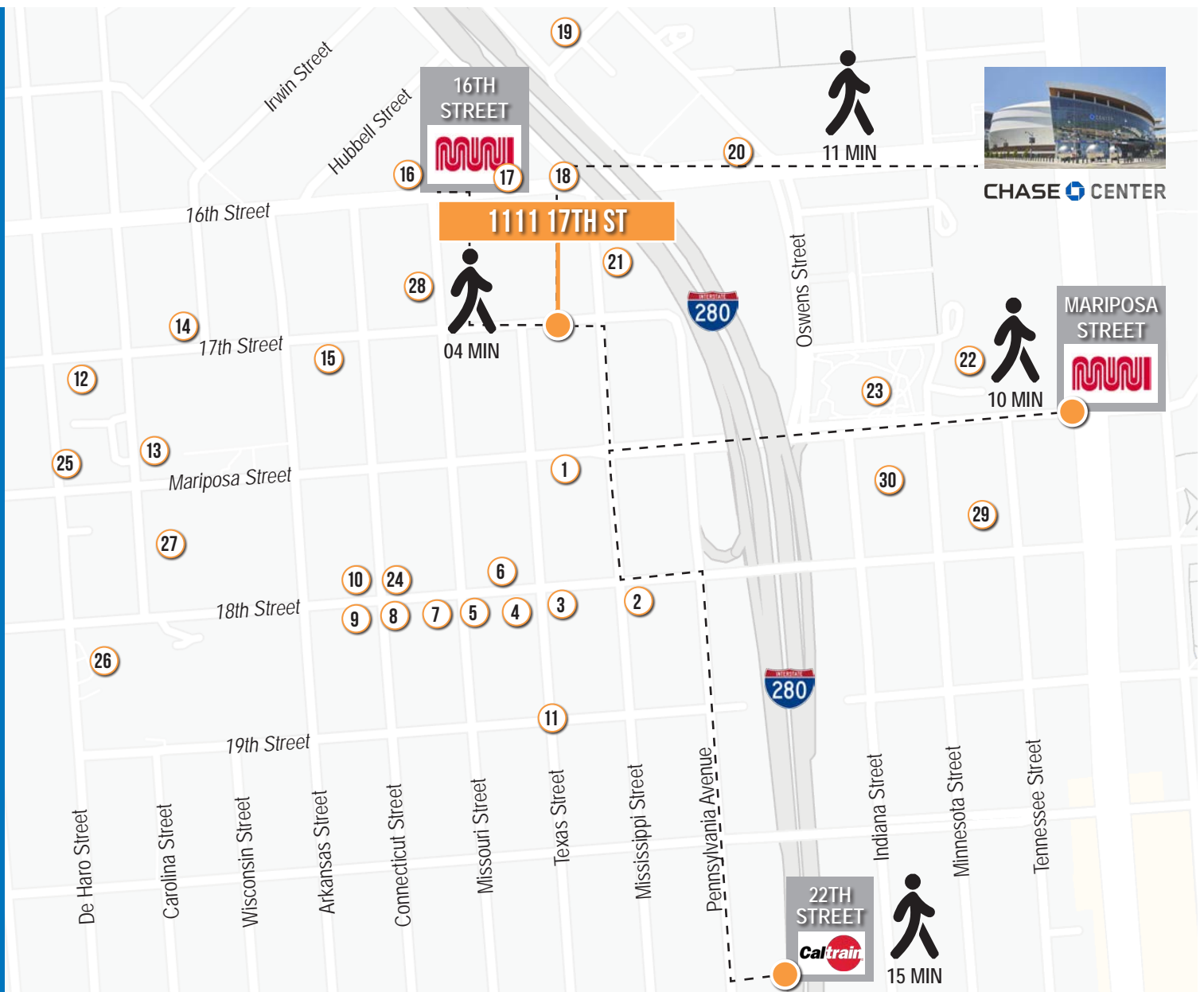


NEARBY AMENITIES

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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 Delicatelyza
- 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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17TH STREET



LA CONESSA



MOCHICA



PLOW



CONNECTICUT YANKEE



PARKER POTRERO

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