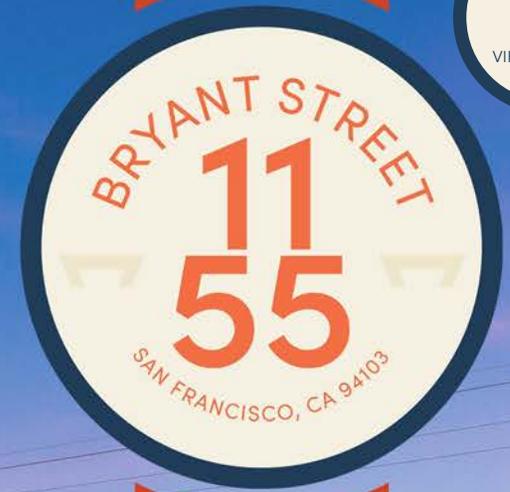


**1155 BRYANT STREET,
SAN FRANCISCO, CA 94103**

Rare Single Tenant Lab Building

32,830 RSF



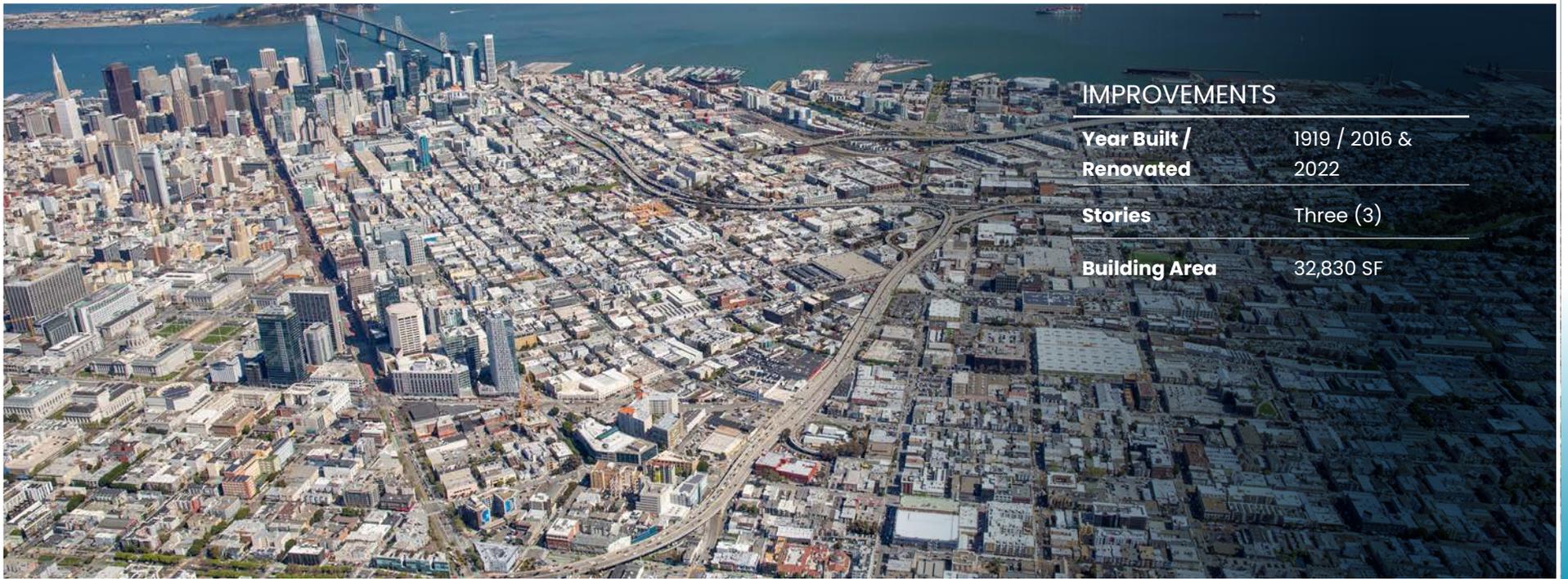
NEWMARK

PROPERTY OVERVIEW



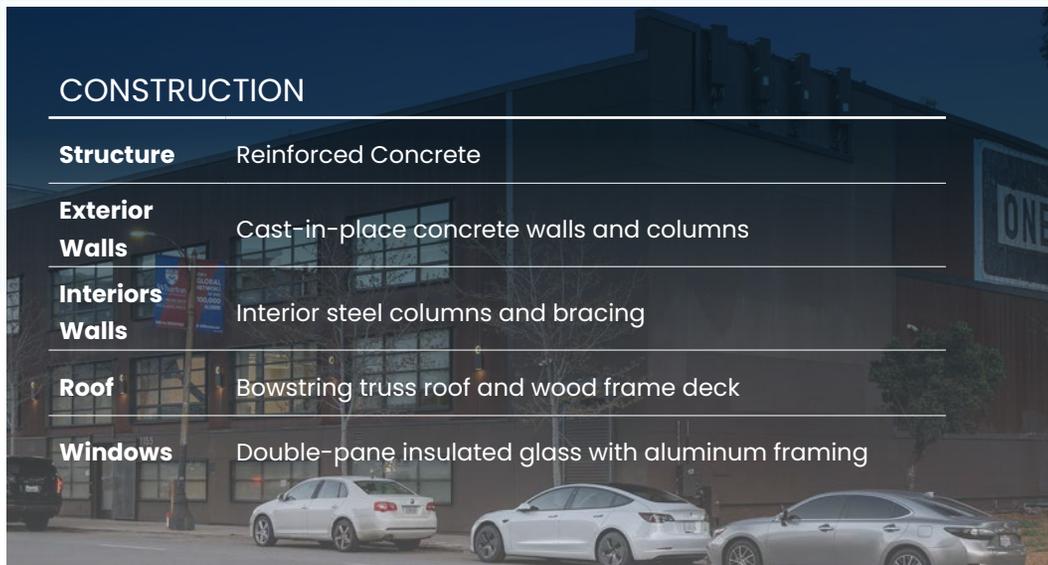
SITE DESCRIPTION

Property Name	1155 Bryant
Property Address	1155 Bryant, San Francisco, CA 94103
Frontage	Bryant Street
APN	3526-019B
Lot Area	9,378 SF
Zoning	PDR-1-G - Production, Distribution & Repair - 1 - General



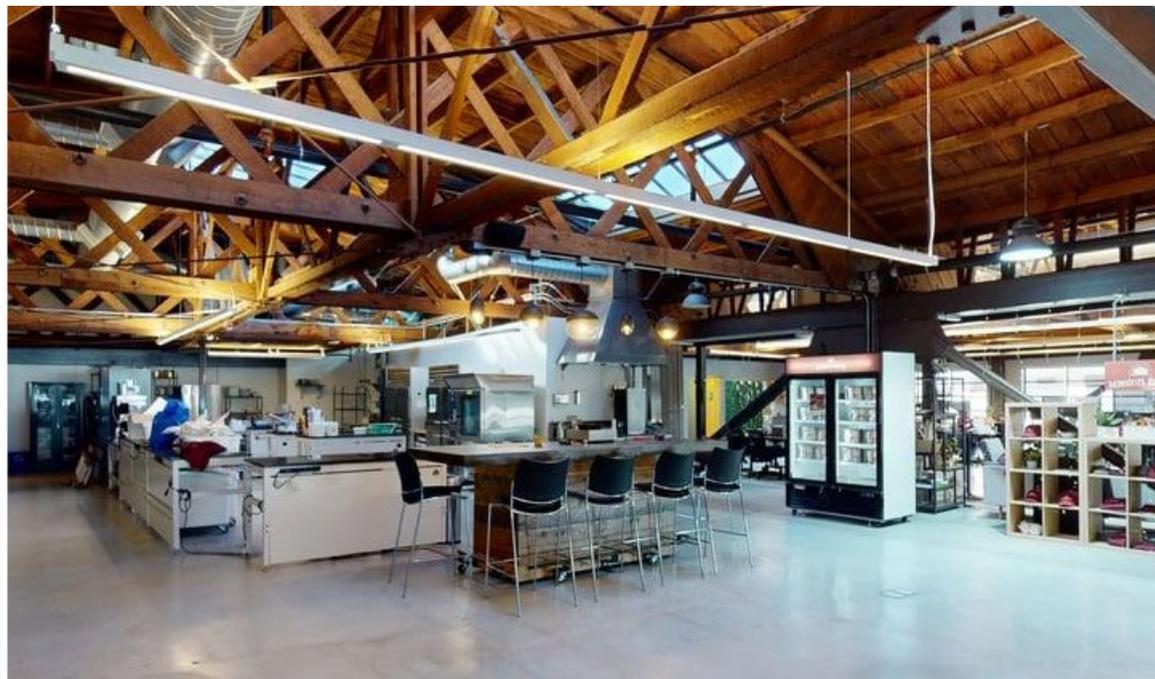
IMPROVEMENTS

Year Built / Renovated	1919 / 2016 & 2022
Stories	Three (3)
Building Area	32,830 SF



CONSTRUCTION

Structure	Reinforced Concrete
Exterior Walls	Cast-in-place concrete walls and columns
Interiors Walls	Interior steel columns and bracing
Roof	Bowstring truss roof and wood frame deck
Windows	Double-pane insulated glass with aluminum framing



BUILDING SYSTEMS

HVAC	New VRV HVAC system
Lighting	Installed twenty four (24) new 2x4 MaxLite LED lights, six (6) ceiling sensors, two (2) power packs, three (3) low voltage dimmer switches, one (1) wall motion sensor, nine (9) exit signs with emergency light.
Fire Safety	Newly installed turnkey fire life safety system
Security	Equipped with cameras and alarm along with new installed security card readers

LOCATION OVERVIEW



1155 Bryant is located at the confluence of three of San Francisco's premier neighborhoods, SOMA, Showplace Square and the Mission District. These neighborhoods provide amenities ranging from the best dining options in San Francisco to two of SOMA's largest shopping centers and big-box retailers. Access to the Building is excellent, the Building is located just two blocks from the intersection of Highways 101 and 80, so on and off ramps to both freeways are just blocks away. Multiple MUNI lines are adjacent to the Building and BART and CalTrain are walkable from the Building.

1155 Bryant is adjacent to locations for major corporations, including Airbnb, Cruise, Invitae and Adobe. San Francisco's Life Science center at Mission Bay is nearby as is Oracle Park and Chase Center.

1155 Bryant is close to all types of residential projects and is only five blocks from The Hub, a neighborhood with some of the largest new residential projects in San Francisco.



TRAVEL TIMES

			
Mission Bay	8 mins	8 mins	26 mins
Showplace Square	4 mins	4 mins	8 mins
Bart (9th @ Market)	5 mins	6 mins	13 mins
CalTrain (4th St)	6 mins	8 mins	21 mins
Freeway 101 South	3 mins	2 mins	2 mins
Interstate 80 North	3 mins	2 mins	5 mins
Chase Center	8 mins	10 mins	28 mins



FARMHOUSE KITCHEN



LA TACQUERIA

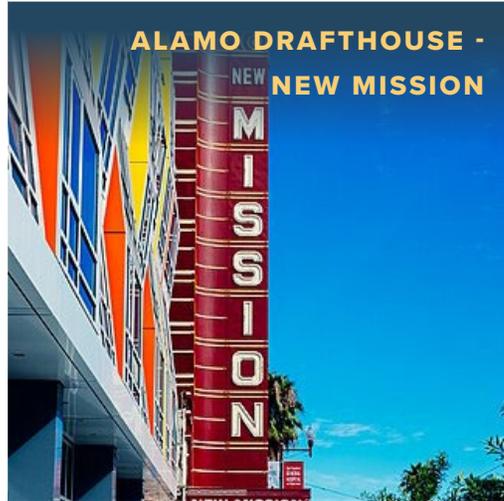


DUMPLING TIME

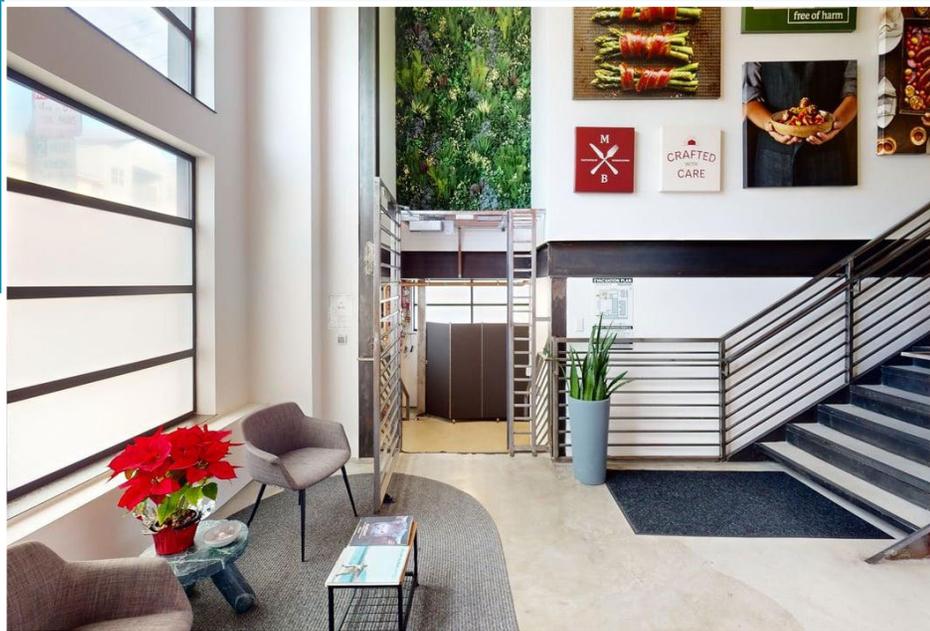


SENIOR SISIG

LOCATION OVERVIEW



SPACE FEATURES



Renovated building with fully built out laboratory



High ceilings with skylights & great natural light



Transit-oriented location at confluence of SOMA, Showplace Square, and the Mission District



Restrooms with showers on each floor



Frontage on Bryant Street with easy freeway access



1200 Amps of power



I-80 Freeway signage visibility



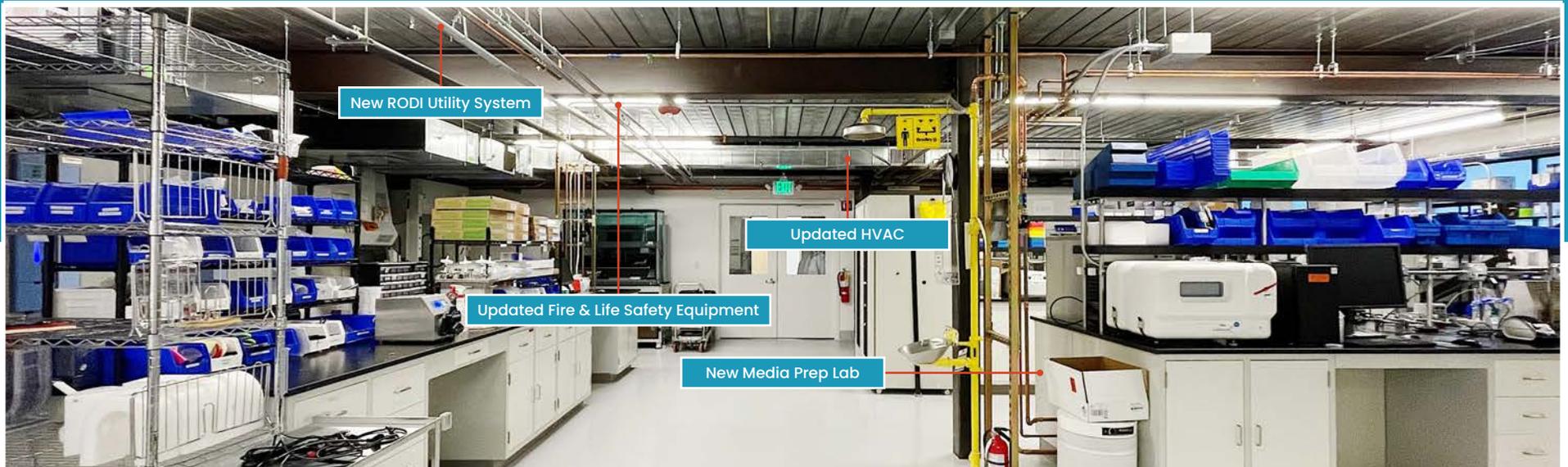
Passenger elevator



Single tenant building identity



Extensive renovation in 2016 plus \$5M in improvements in 2022



New lab services area & media prep lab



New custom fermenters



New food safe area & test kitchen



New security & access control



Updated roofing & insulation



Upgraded fire alarms & sprinklers



Upgraded plumbing



Upgraded electrical systems

BEST-IN-CLASS IMPROVEMENTS FOR EXTENSIVE LAB USE



Upgraded cleanrooms



Custom wet lab and pilot plant



New VRV HVAC system

FLOOR PLAN (1ST FLOOR)



VIRTUAL TOUR

PLAN LEGEND

- RESEARCH
- WASH ASSEMBLY
- LOADING DOCK
- UTILITIES
- SEED TRAIN
- PLANT
- HARVEST
- WORKSHOP
- MEDIA COLD ROOM
- RESTROOM
- EQUIPMENT STORAGE
- STAIRS

FLOOR PLAN (2ND FLOOR)



VIRTUAL TOUR

PLAN LEGEND

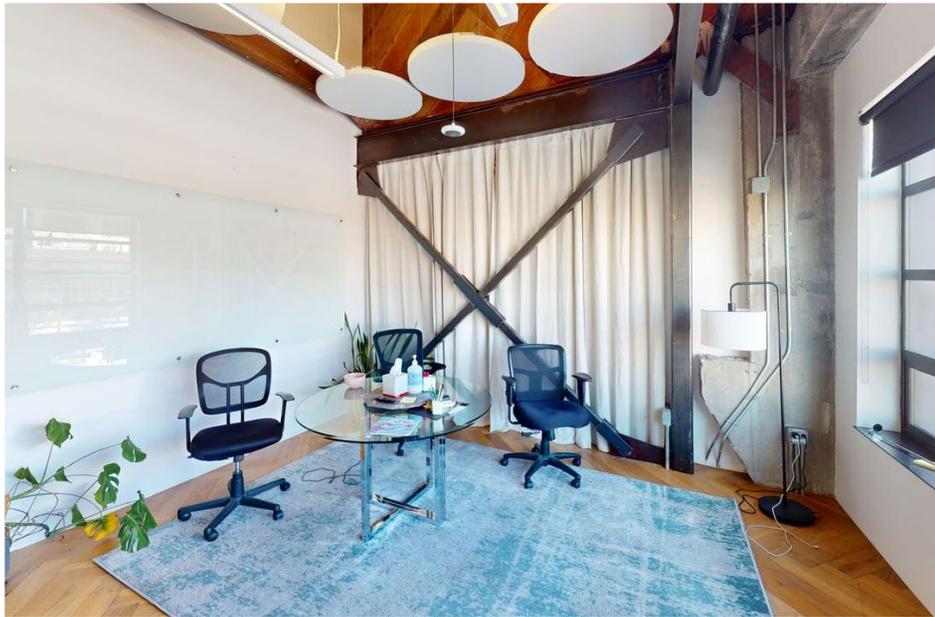
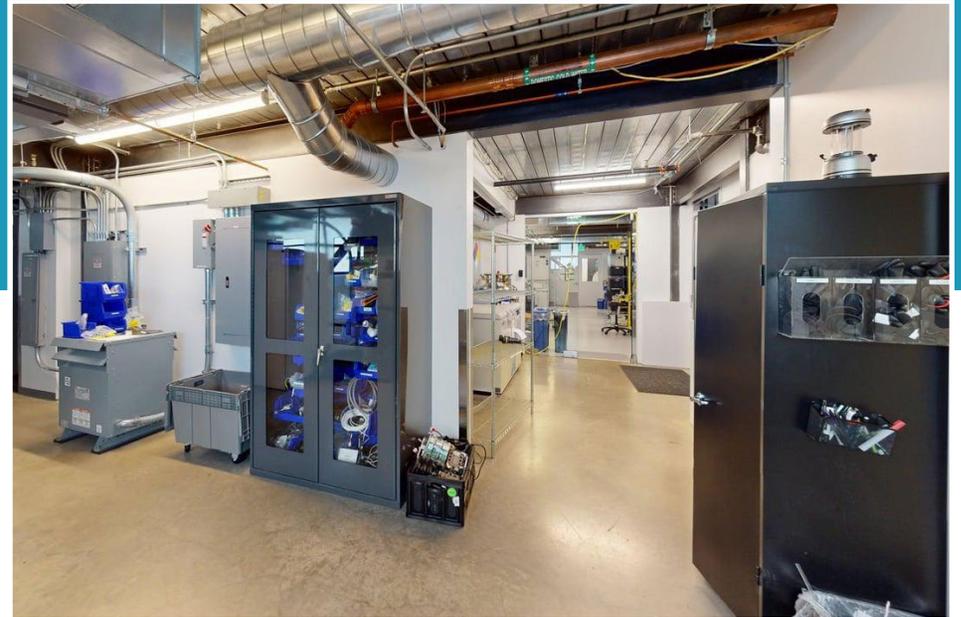
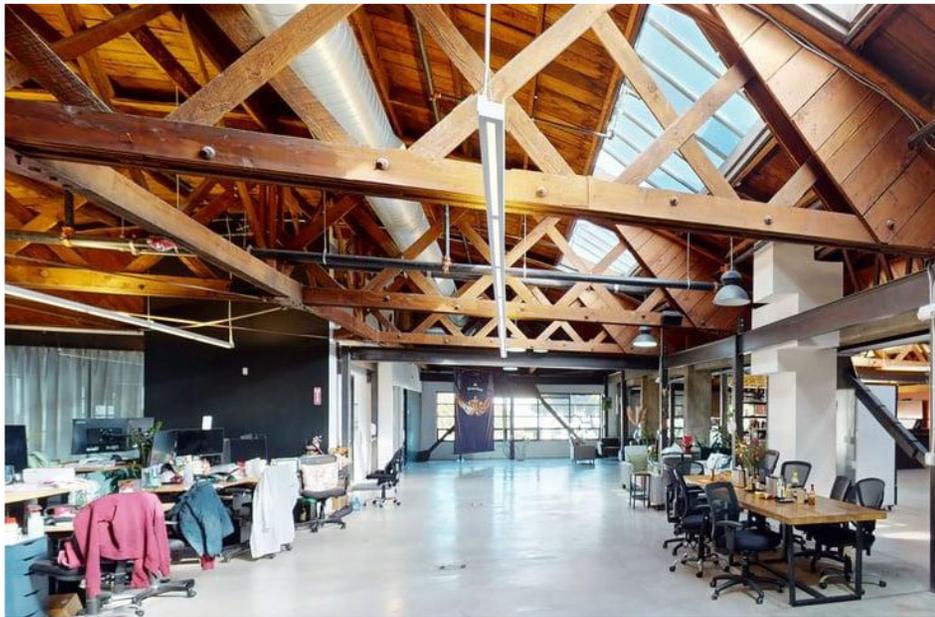
- RESEARCH
- MEETING ROOM
- PHONE ROOM
- RESTROOM
- STAIRS

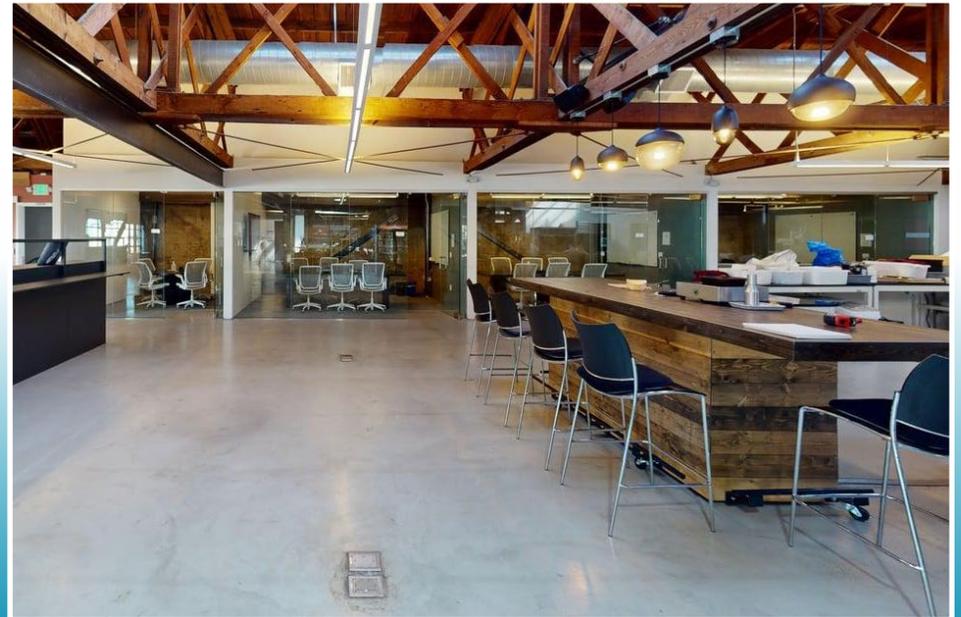
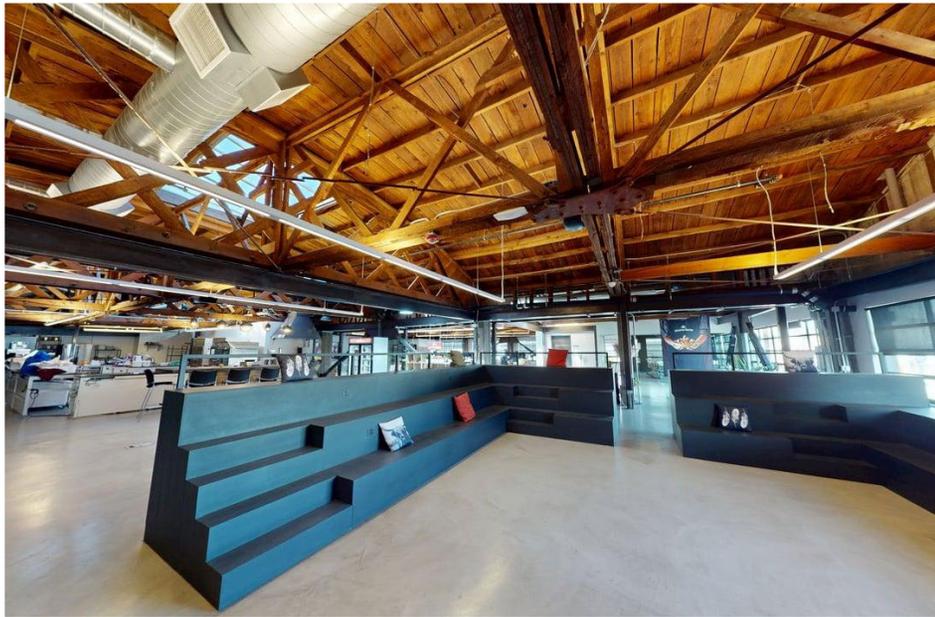
FLOOR PLAN (3RD FLOOR)



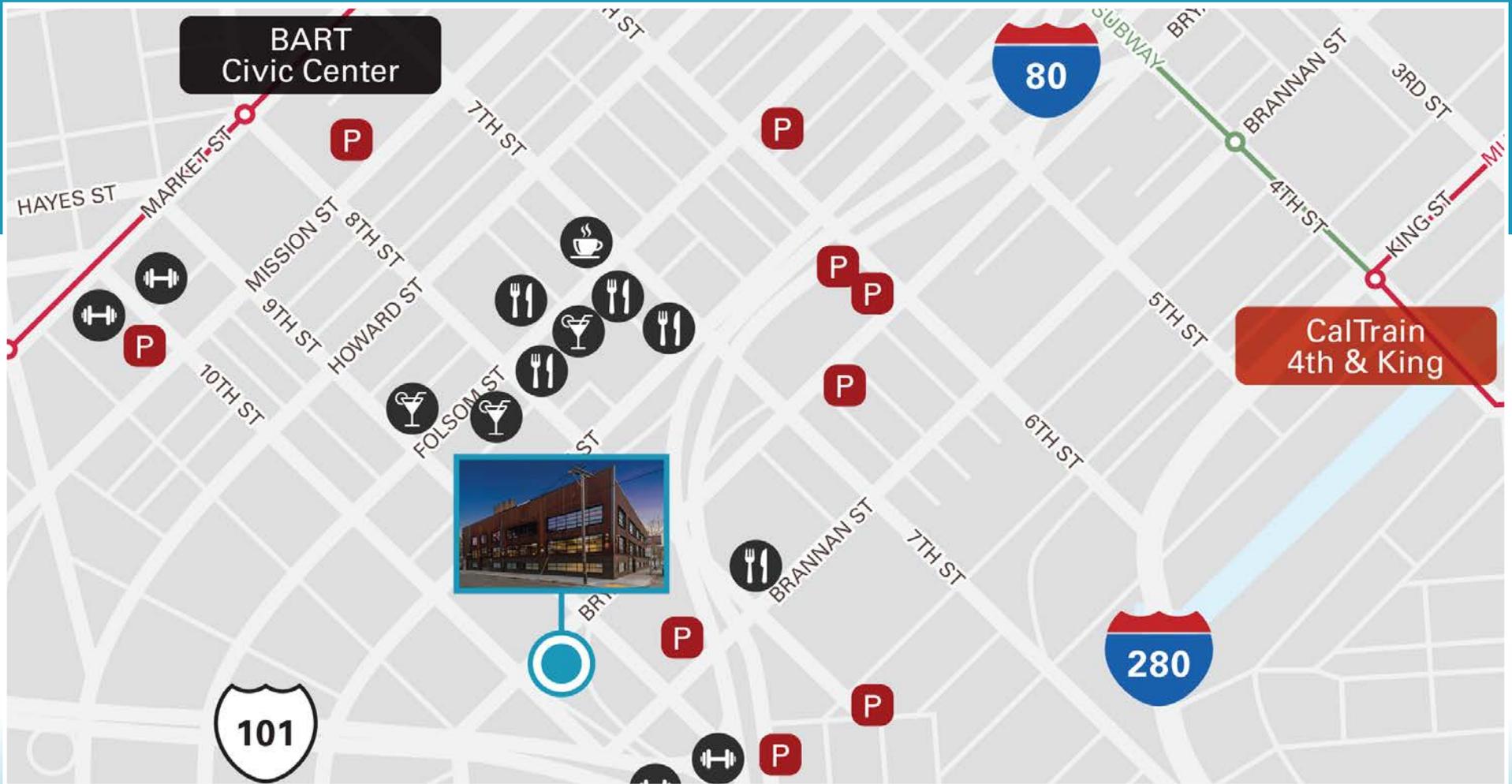
PLAN LEGEND

- OPEN WORK SPACE
- MEETING ROOM
- PHONE ROOM
- KITCHENETTE
- WORK SPACE
- RESTROOM
- STAIRS



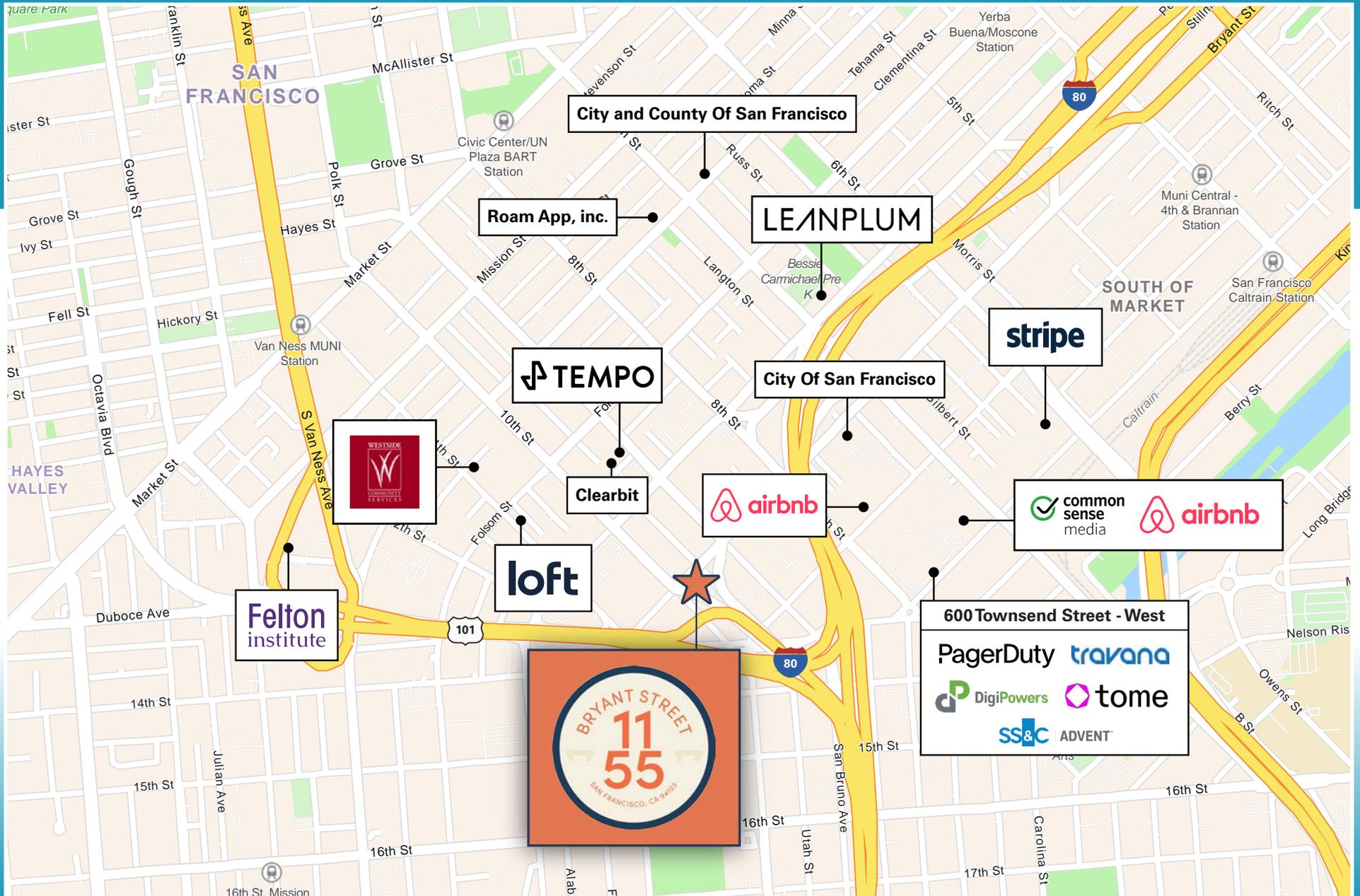






	Drive Time	Bike Time	Walk Time
BART/Muni (Civic Center)	6 min	4 min	19 min
CalTrain	5 min	8 min	23 min
I-80	5 min	--	--
I-280	5 min	--	--
US 101	8 min	--	--

LOCAL AMENITIES



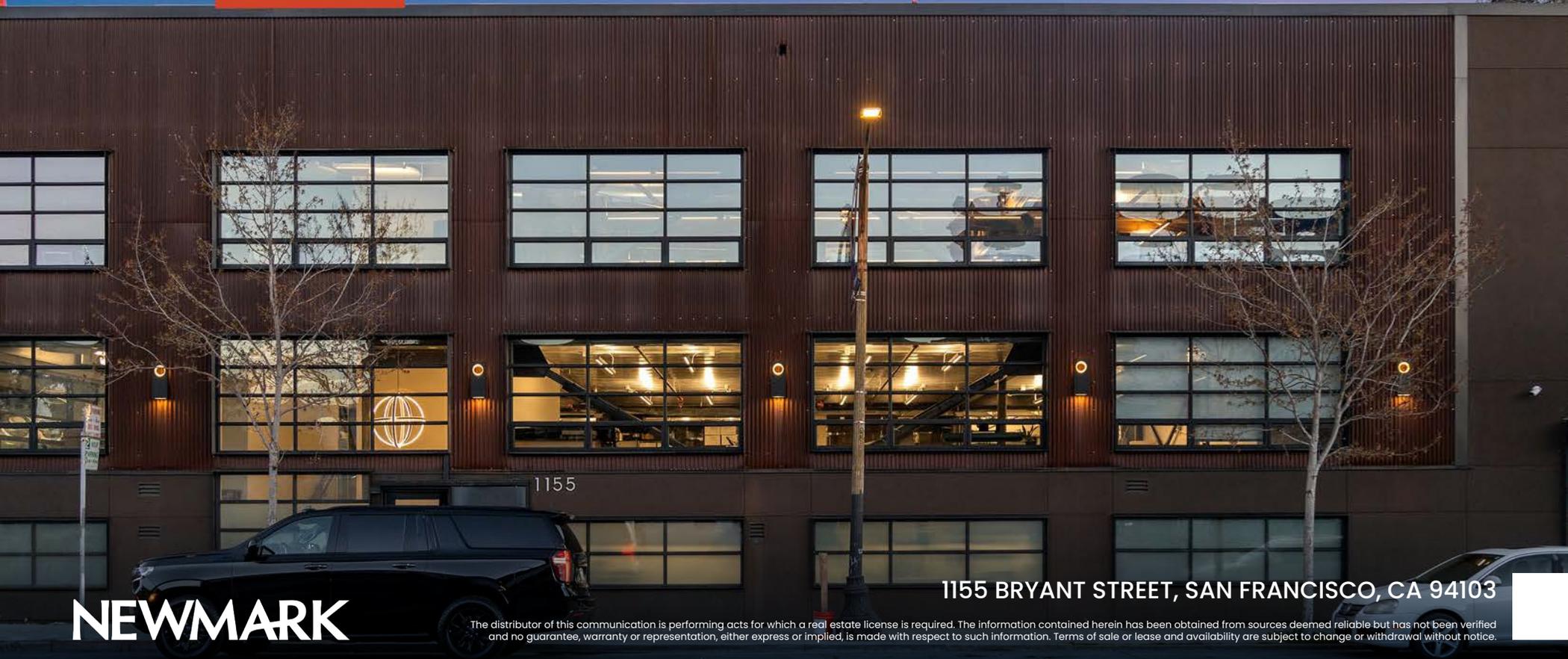


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NEWMARK

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