

449

10TH STREET

WEST SOMA | SAN FRANCISCO

MOVE-IN READY MODERN FLEX BUILDING WITH PARKING



EXECUTIVE SUMMARY



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Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 449 10th Street (the "Property"), a single-tenant 9,090 square foot well-maintained office/flex building situated in West SOMA near Showplace Square in San Francisco.

The Building is comprised of two levels of office space with four covered side-by-side on-site parking stalls, a very desirable amenity.

449 10th features well-maintained interior improvements with a mix of private offices and open office areas. The top floor has several skylights that provide abundant natural light.

The Property is situated on 10th Street (across from Costco) and within immediate proximity to the Hwy 101 & I-80 onramps, providing incredible Bay Area wide accessibility as noted by it's perfect "100/100" transit score.



PROPERTY HIGHLIGHTS

FULL ADDRESS

**449 10th Street
San Francisco, CA 94103**

BUILDING AREA

9,090 Square Feet

BUILDING LEVELS

2

YEAR BUILT / RENOVATED

1980 / Early 2000's

APN

3525-085

FRONTAGE

±47' along 10th Street

ZONING

SALI

RECORDED USE

Office



OPPORTUNITY HIGHLIGHTS



High-Quality Office/Flex Building Perfect for an Owner-User or Investor



Well-Maintained Office Spaces with Rare Covered & Secure On-Site Parking for 4 Vehicles



Move-In Ready Condition With Mix of Private & Open Office Areas and Conference Rooms



High Exposure Location on 10th Street Proximate to Entrance to Highway 101 & Interstate 80 and Across from Costco

PROPERTY PHOTOS



CENTRAL / TRANSIT ACCESSIBLE SOMA LOCATION

TRANSIT DRIVE TIMES

10 MINS	DOWNTOWN SAN FRANCISCO
20 MINS	DOWNTOWN OAKLAND
50 MINS	DOWNTOWN SAN JOSE
12 MINS	SAN FRANCISCO INTERNATIONAL AIRPORT
28 MINS	OAKLAND INTERNATIONAL AIRPORT
48 MINS	SAN JOSE INTERNATIONAL AIRPORT

NEARBY TECH OCCUPIERS

patreon

airbnb Adobe

scale samsara

Google OpenAI

SURROUNDING AMENITIES

Vaulin's Taproom

Peet's Coffee

TRADER JOE'S

Costco Wholesale

CALIFORNIOC

Starbucks Coffee

Dento

Buzzworks

Poke

Basil Canteen





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