



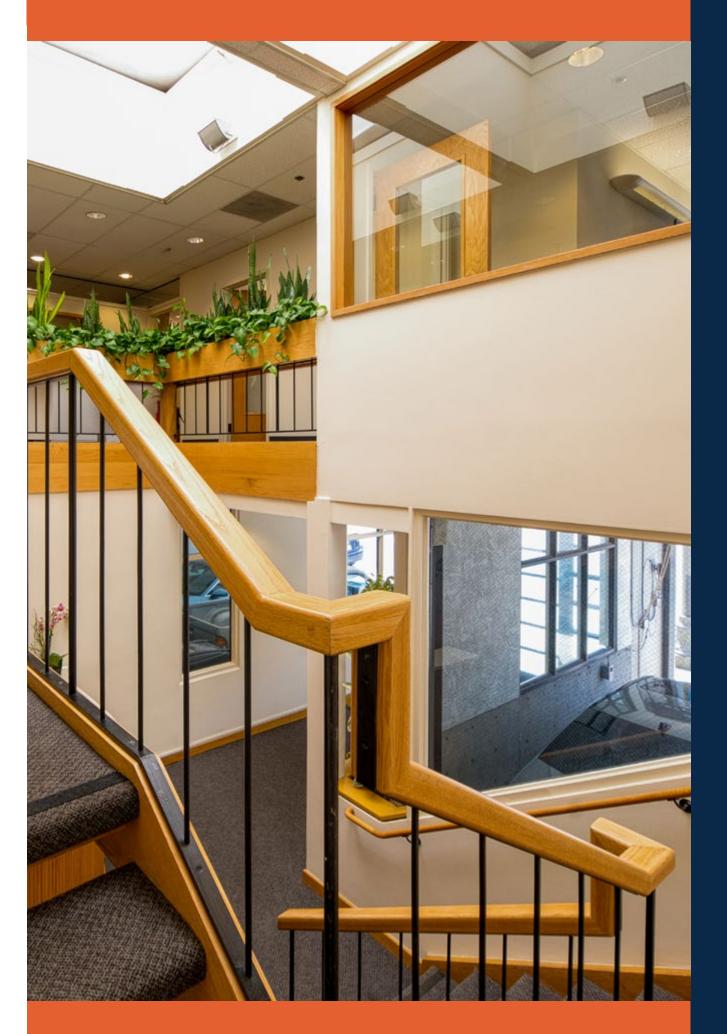
### EXECUTIVE **SUMMARY**

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 wellmaintained 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 sideby-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

3525-085

**FRONTAGE** 

±47' along 10th Street

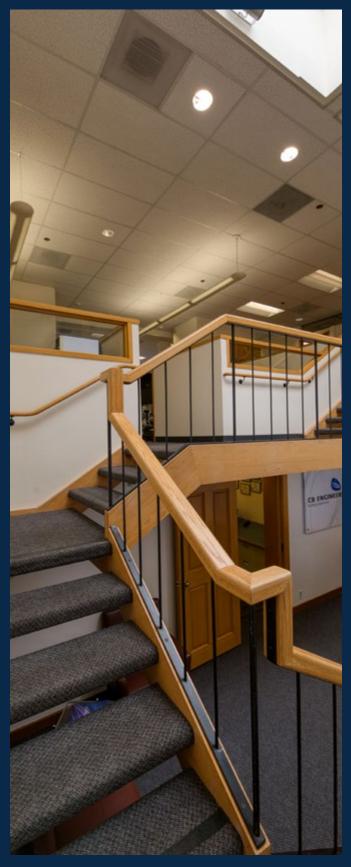
ZONING

SALI

**RECORDED USE** 

Office

## 449 STREET





# 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

SAN FRANCISCO INTERNATIONAL AIRPORT

OAKLAND INTERNATIONAL AIRPORT

SAN JOSE INTERNATIONAL AIRPORT

patreon @airbnb /\Adobe scale @samsara Google OpenAl

SURROUNDING AMENITIES



Peet's Coffee

TRADER JOE'S





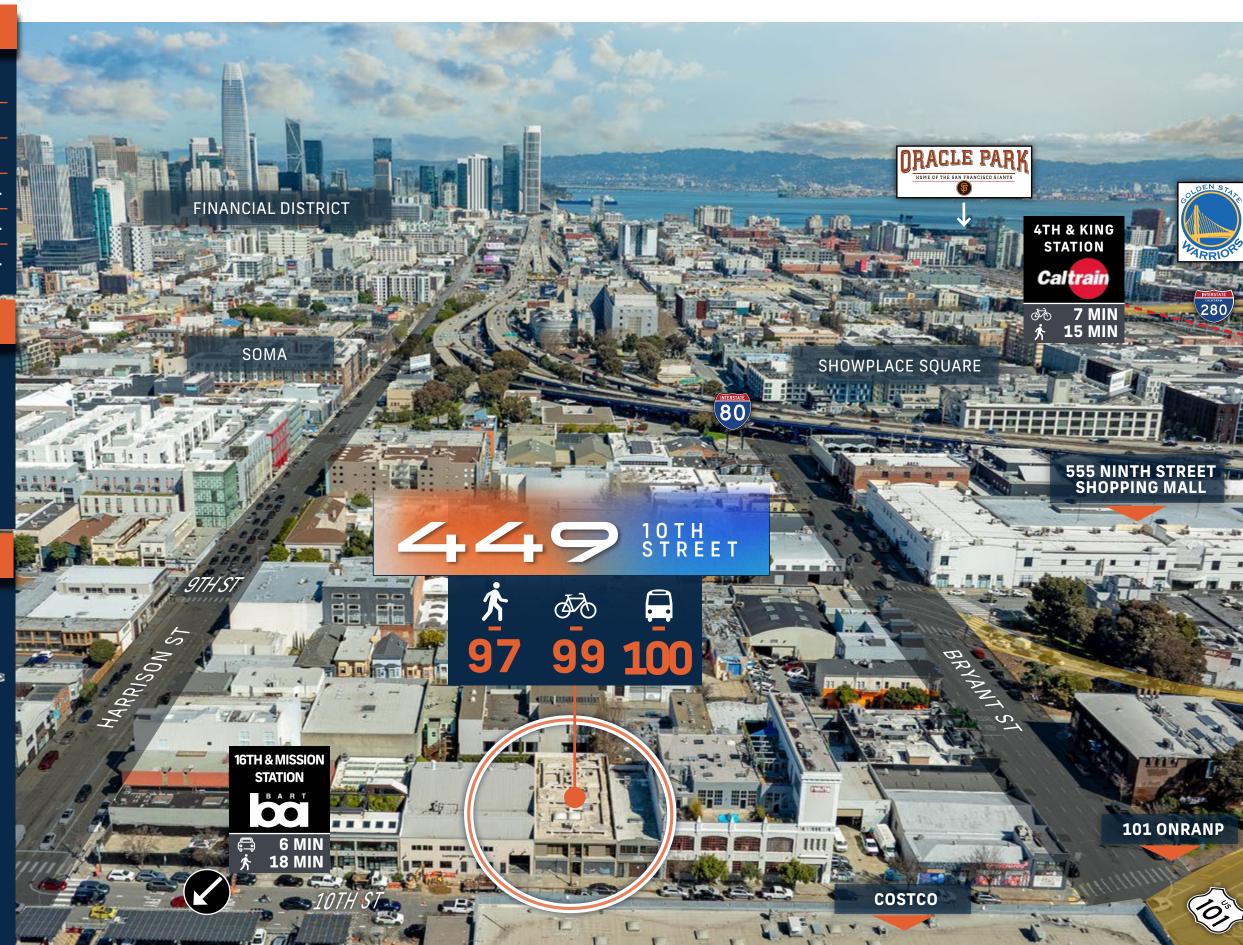


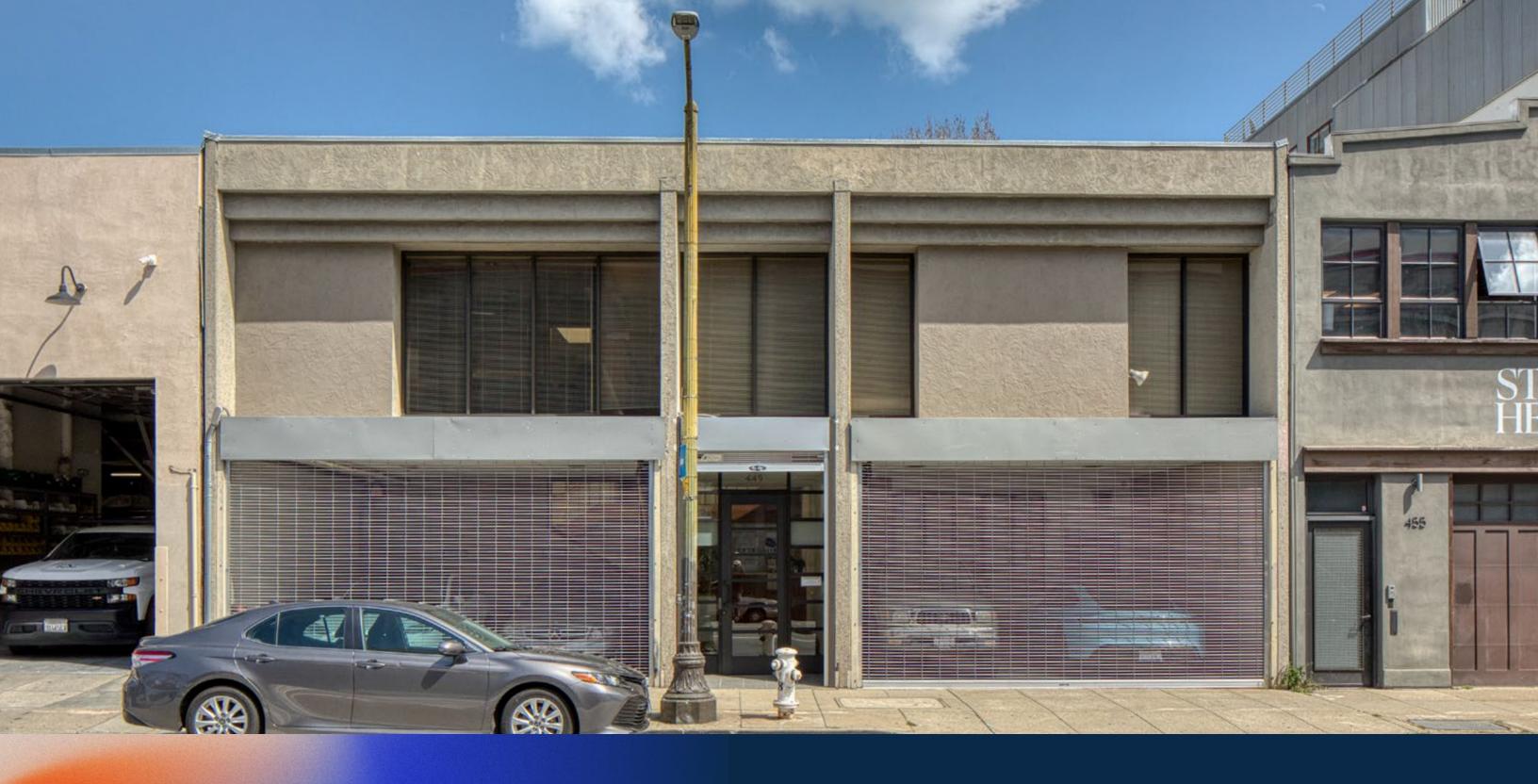














WEST SOMA | SAN FRANCISCO

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