

FOR SUBLEASE

95 Federal Street

San Francisco, CA

GORGEOUS BRICK AND
TIMBER OFFICE SUITE

NEXT TO SOUTH PARK

JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

JACK HERZOG
+1 415 306 3787
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H | C | M
Commercial Properties

1234 Mariposa Street, San Francisco, California 94107
www.hcmcommercial.com



95 Federal Street

San Francisco, CA

2nd Floor

4,480 ± square feet

- HVAC & operable windows
- Updated kitchenette w/ breakroom
- Amazing natural light
- Open floor plan w/ 3 conference rooms
- Sublessor's lease expiration Jan 31, 2027
- \$3.00 procuring fee
- Walking distance to South Park, Cal-Trains, Oracle Park, Blue Bottle, Embarcadero, etc..

TERM

Sublease Expires Jan 31, 2027

AVAILABLE

Now

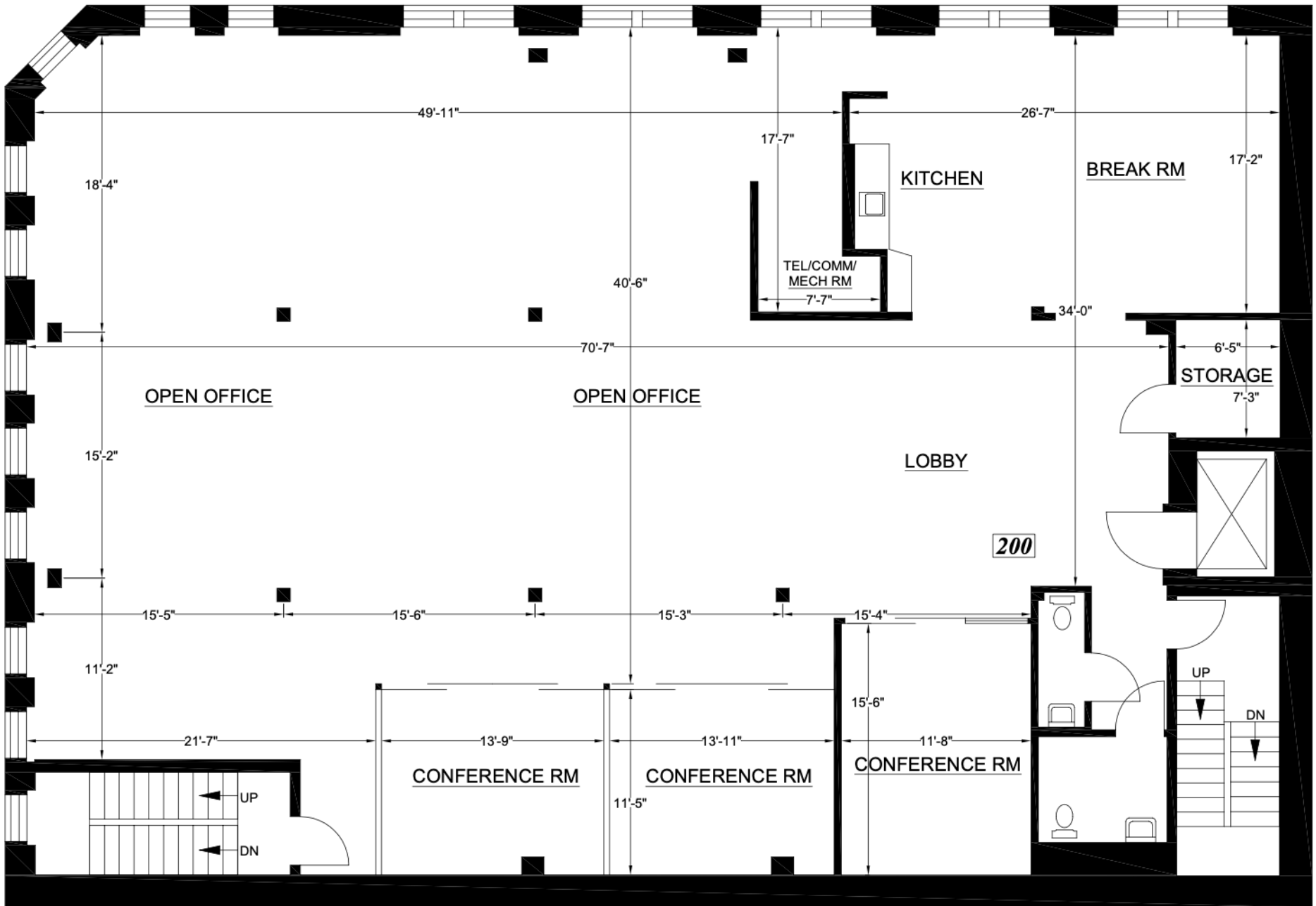
LEASE RATE

\$50 psf/annum, IG



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21ST AMENDMENT



ROOH



AMERICAN GRILLED CHEESE



HRD



VELVET RAVEN



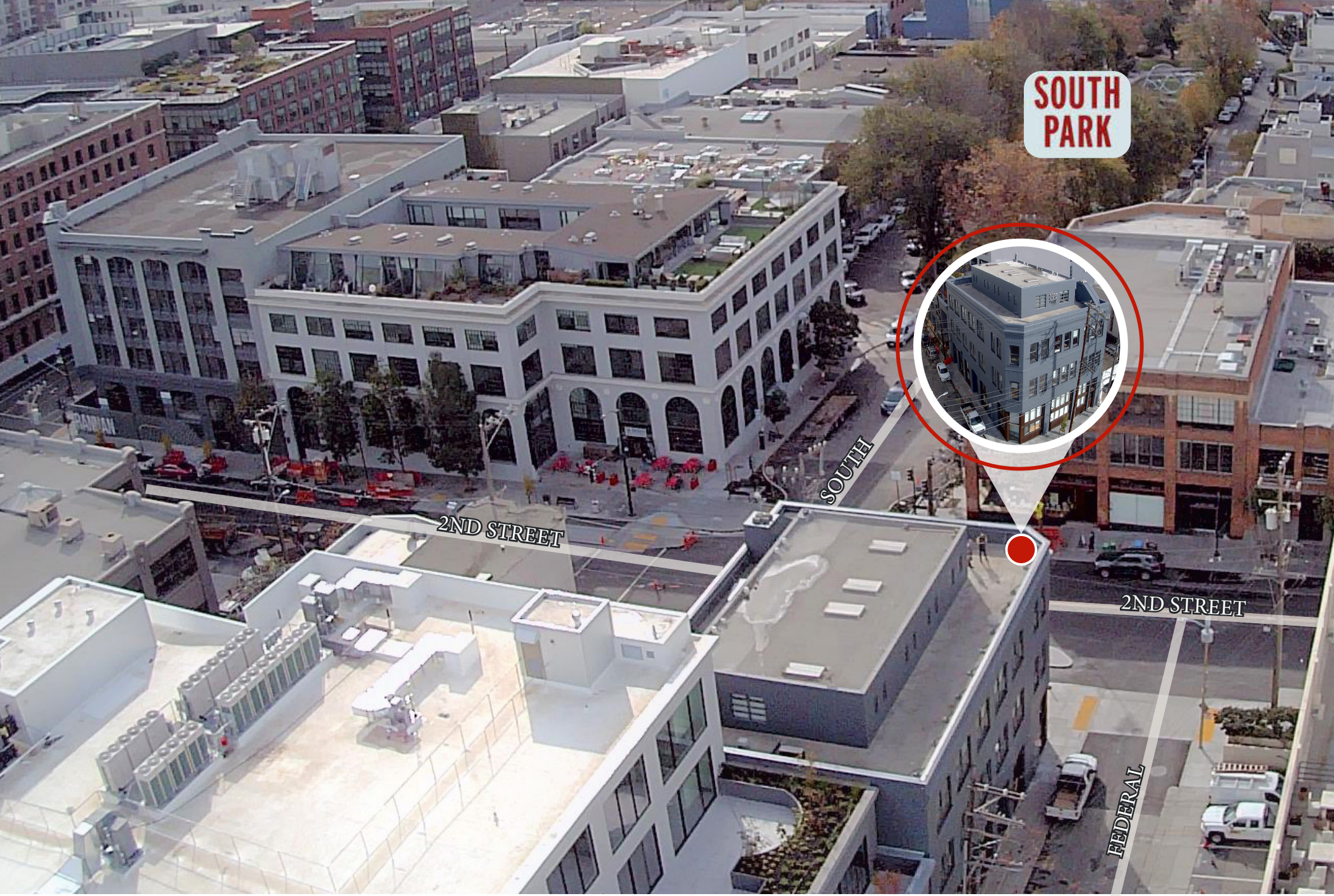
BLUE BOTTLE

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**SOUTH
PARK**



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