

# 743

## Clementina Street

San Francisco, CA 94103

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# FOR SALE

Creative Office/Flex

# \$1,850,000

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# SUMMARY

**Building Address:** 743 Clementina Street

**Square Ft:** ±3,600 SF

**Price:** \$1.85M

**Space Type:** Flex / Creative Office

**Listing Type:** For Sale



**98**

Walk score



**93**

Rider Score



**99**

Bike score



## FULL BUILDING OPPORTUNITY

Beautiful two-story flex space with open layout



## PRIME SOMA LOCATION

Best and quietest block in West SOMA



## HIGH TIMBER CEILINGS

Sndblasted exposed wood beams



## NATURAL LIGHT FEATURES

Three large skylights and operable windows



## FULLY WIRED INFRASTRUCTURE

CAT 5 data and server room, security system



## UPGRADED UTILITIES

200 AMP 3-phase electric power and city gas



## DRIVE IN ACCESS:

Tall ground-floor drive-in entry door



## MODERN INTERIOR AMENITIES

Conference rooms, office, kitchenette



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# Property Overview

## Modern, Open, and Light-Filled Design

Spanning two floors, this building offers a spacious open layout with abundant natural light and contemporary renovations. Conveniently located near Civic Center BART and close to Highways 101 and 280, it provides easy access to the Peninsula and East Bay.

## Thriving Neighborhood with Endless Amenities

The surrounding area is rich with top-rated restaurants, cafés, and shops, alongside a mix of tech companies and local businesses. Everyday essentials like Trader Joe's and Costco are just minutes away, making it an ideal location for work and convenience.



# SBA Financing



## SBA 504 Loan Sample Structure

Prepared for: [Starboard TCN](#)  
 Property Address: [743 Clementina Street](#)  
 Date Prepared: [10/7/2025](#)

Project Details			
Purchase Price	\$1,850,000	Property Address	743 Clementina Street
Improvements		Building Size (s.f.)	3,600
		Price Per Sq. Ft.	\$513.89
Total Project Cost	\$1,850,000		

SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)						
SBA (2nd)*	50%	\$925,000	6.15%	25	10	\$6,045
Down Payment	40%	\$765,000	6.01%	25	25	\$4,934
	10%	\$185,000				\$10,978
* Includes financed SBA fee of \$25,000						Total Monthly Payment \$3.05
						Total Payment PSF

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$ 10,978	Down Payment	\$185,000
Insurance & Property Tax	\$ 2,004	Estimated Bank Fees	\$6,938
Total Monthly Cash Outlay:	\$ 12,983	Appraisal & Environmental Reports	\$5,400
Average Principal Paydown Benefit:	\$ (2,475)		
Total Effective Monthly Costs:	\$ 10,508	Total Out of Pocket Costs	\$197,338

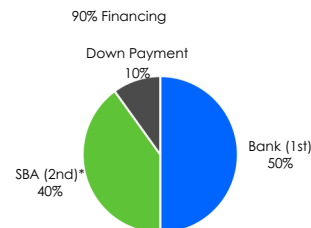
### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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# IMAGES



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# AMENITIES





# TEAM



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California like we do

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