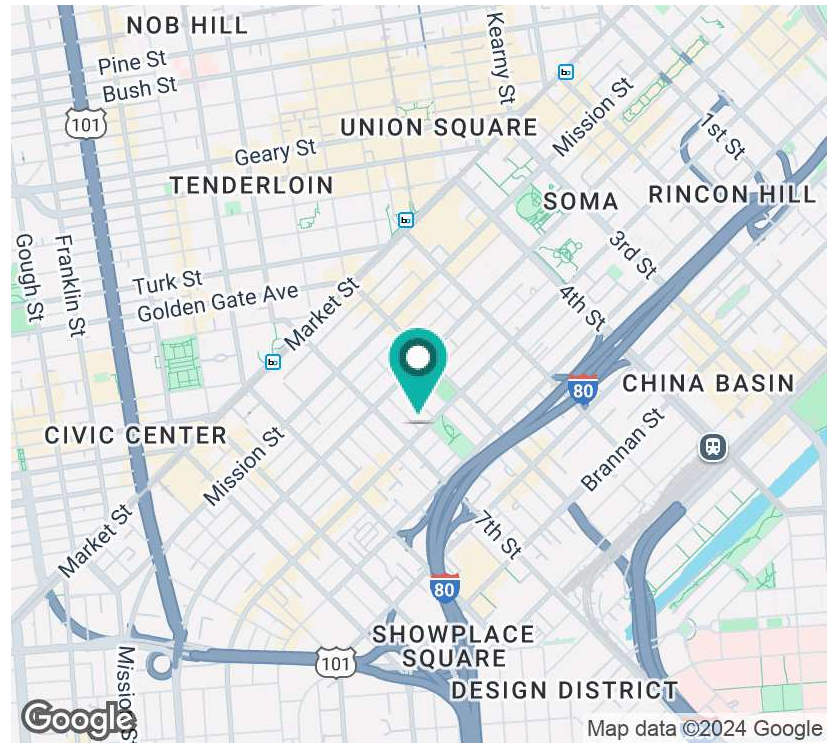


1074 FOLSOM ST

1074 Folsom St, San Francisco, CA 94103

FOR LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate	\$30.00 SF/yr
Lease Type	Modified Gross - MG
RSF Available	1,955 - 3,910 SF
Max Contiguous RSF:	3,910
Min Available RSF:	1,955
Lot Size:	1,955 SF
Year Built	1922
# of Floors	2

PROPERTY OVERVIEW

1074 Folsom St, located in the SoMa neighborhood of San Francisco features a well-appointed 3,910 square foot office-industrial (flex) building 'For Lease'. This exceptional property offers two (2) full floors (the whole building) to one or potentially 2 office users in a bustling city center. Boasting contemporary architecture and state-of-the-art amenities, the property is perfect for a creative office user such as tech start-up, AI company, or other venture capital, private equity or fin-tech user. Tenants will appreciate the flexible floor plans, exposed wood beam trusses, abundant natural light, fully renovated kitchen and multiple full ADA bathrooms including a shower. With its strategic location, the property provides seamless access to public transportation and major thoroughfares. Elevate your business presence in San Francisco with the unparalleled offerings of this remarkable property.

PROPERTY HIGHLIGHTS

- Competitive rate: \$2.50 psf per month - Modified Gross (MG)
- Spacious: 3,910 SF of creative office space
- Modern amenities: Fully renovated kitchen and ADA restrooms with a shower
- Unique layout: 2 stories with open floorplan and exposed wood beam trusses
- Versatile: Second floor features work stations for a collaborative environment

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Berkshire Hathaway HomeServices

Drysdale Properties

2425 California Street
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**BERKSHIRE
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COMMERCIAL ADVISORS

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FOR LEASE

Additional Photos



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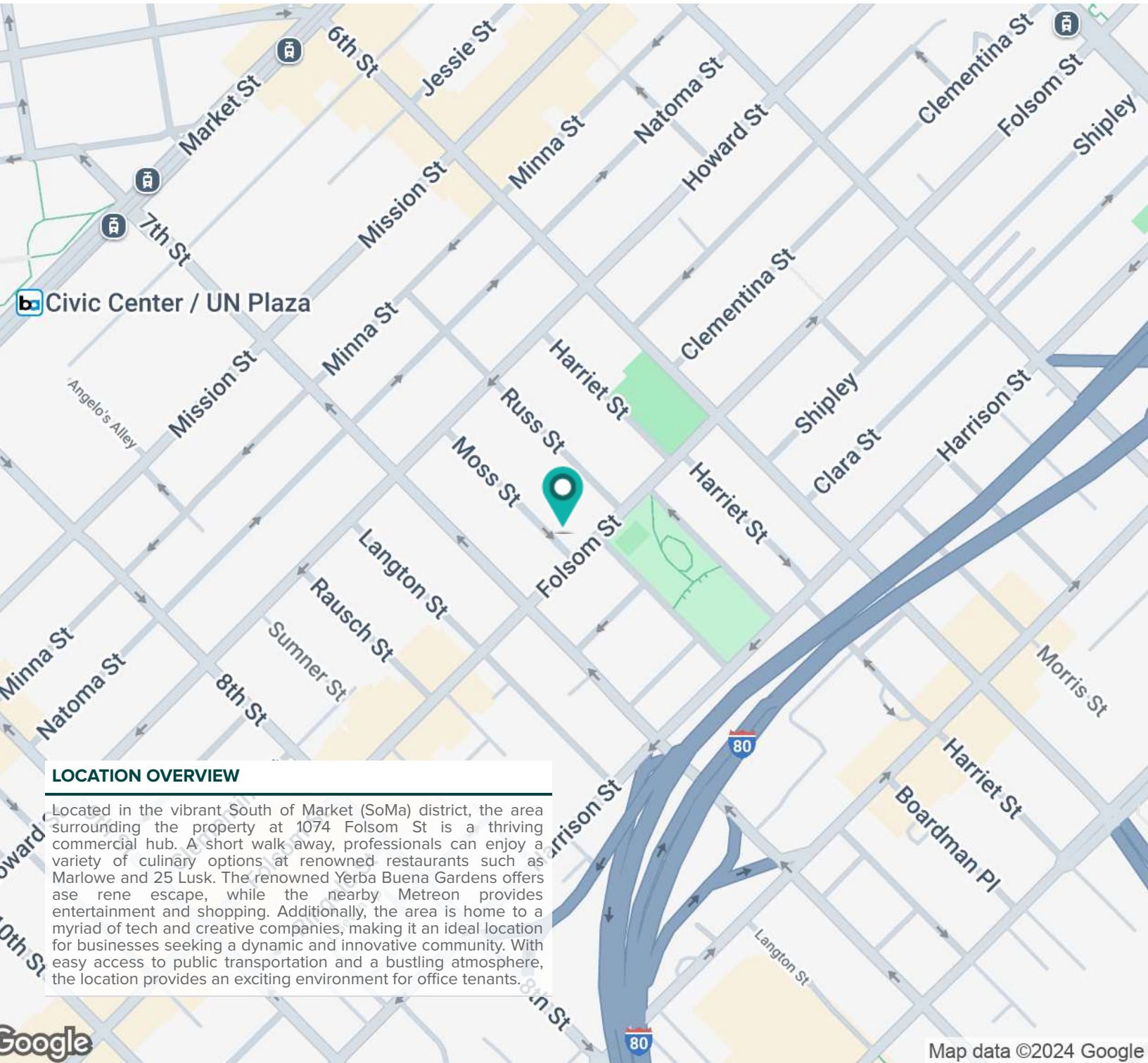
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FOR LEASE

Location Overview



LOCATION OVERVIEW

Located in the vibrant South of Market (SoMa) district, the area surrounding the property at 1074 Folsom St is a thriving commercial hub. A short walk away, professionals can enjoy a variety of culinary options at renowned restaurants such as Marlowe and 25 Lusk. The renowned Yerba Buena Gardens offers a serene escape, while the nearby Metreon provides entertainment and shopping. Additionally, the area is home to a myriad of tech and creative companies, making it an ideal location for businesses seeking a dynamic and innovative community. With easy access to public transportation and a bustling atmosphere, the location provides an exciting environment for office tenants.

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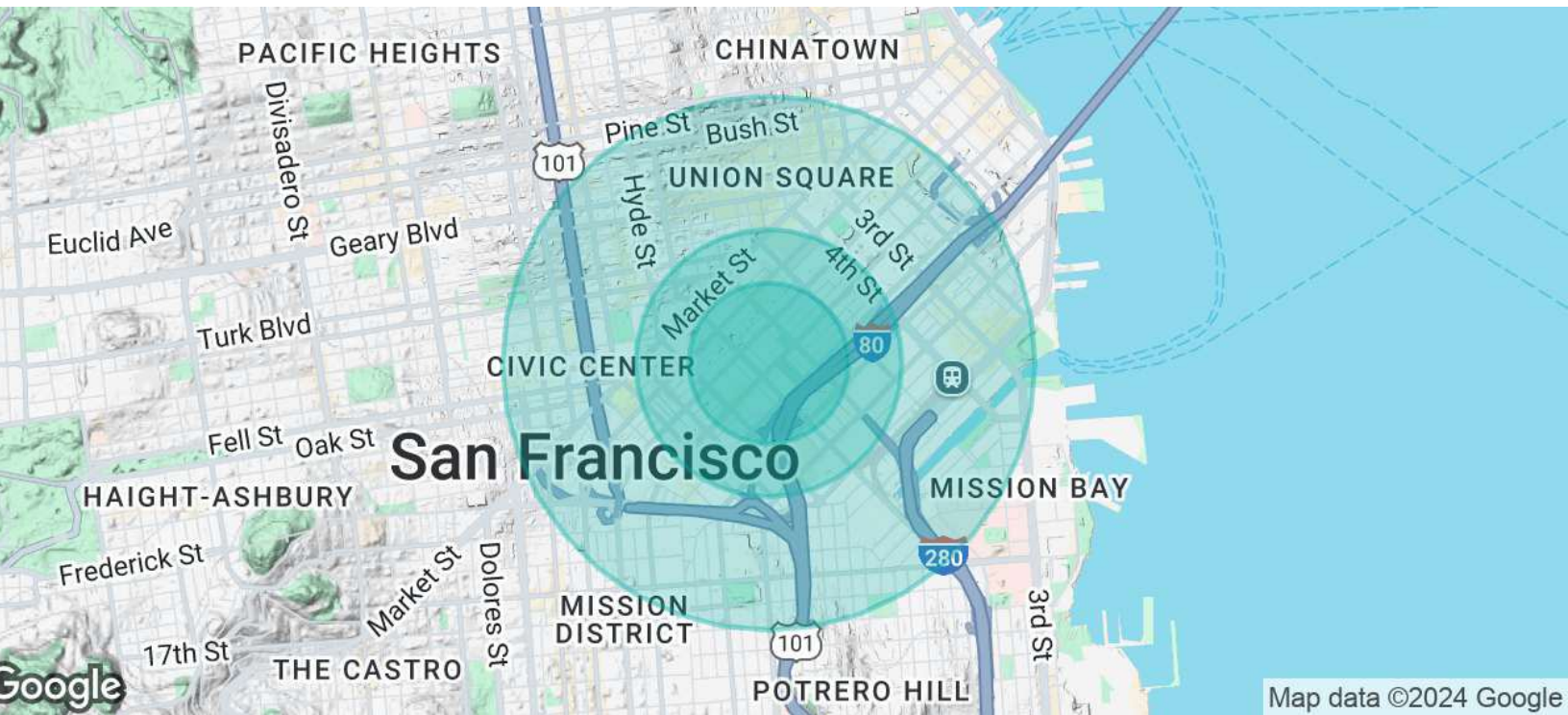
Map data ©2024 Google

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FOR LEASE

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,501	32,914	114,058
Average Age	41	44	42
Average Age (Male)	42	44	42
Average Age (Female)	41	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,817	15,631	58,793
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$169,213	\$136,761	\$155,947
Average House Value	\$1,389,981	\$1,058,970	\$1,152,539

Demographics data derived from AlphaMap

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