



GROUND MATRIX

FOR LEASE

FULL  
BUILDING  
OPPORTUNITY

at

122

9TH STREET

San Francisco, CA 94103



Presented By:

**Jerry Adamson**

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945



FOR LEASE | OFFICE/FLEX BUILDING

Executive Summary

**OFFERING SUMMARY**

Building Size:	+/- 2,890 RSF
Parking Lot Size:	+/- 1,065 SF
Lease Rate:	Please Inquire
Lease Type:	Industrial Gross
Availability:	Immediate
Zoning:	RCD - Regional Commercial

**PROPERTY OVERVIEW**

122 9th Street offers a single user to occupy an entire building in a convenient location. Commercial uses may include professional services, retail, distribution, manufacturing, or other flex activities. The property is located adjacent to 132 9th Street (25,250 RSF), which is also available for lease.

**PROPERTY HIGHLIGHTS**

- Rare Single identity building
- Prominent exterior signage opportunity
- Frontage on 9th Street and Washburn
- Rear lot for loading and parking, approx. 1,065 sq. ft.
- Dock high roll-up door
- Large retail storefront with high ceilings and natural light
- Useable basement for storage and production
- Warehouse space or production space
- Open plan second floor mezzanine with natural light and operable windows
- Two (2) bathrooms
- Loft area for additional storage
- Small kitchenette with refrigerator

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[Additional Photos](#)



Front of Building/Retail/Office



Front of Building/Retail/Office

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Rear of Building/Production/Shipping & Receiving



Rear of Building/Production/Shipping & Receiving

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Second Floor Office Space



Second Floor Office Space

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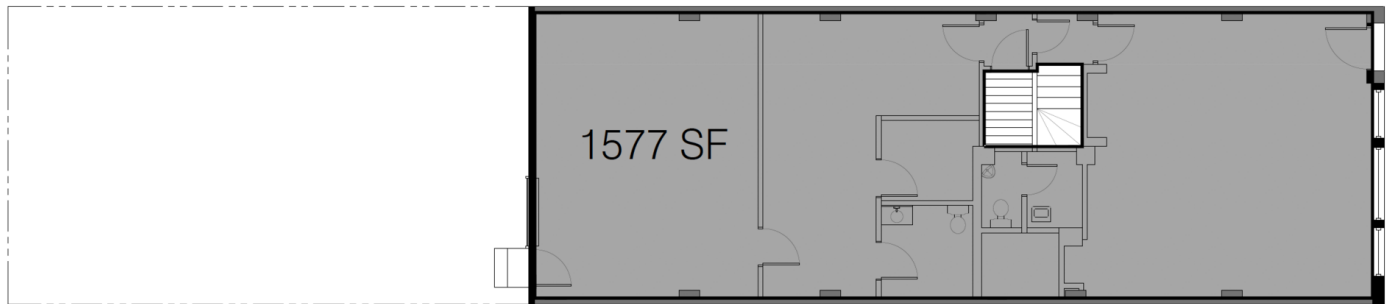


GROUND MATRIX

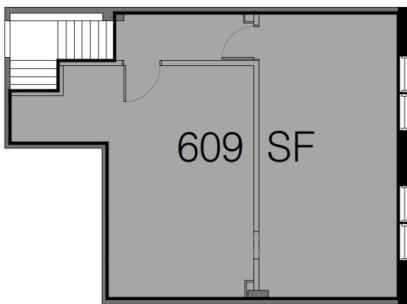
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Floor Plans

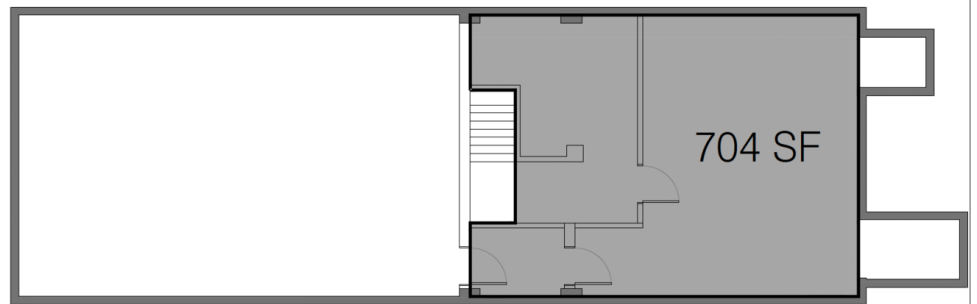
(Not to Scale)



2 GROUND FLOOR  
1/4" = 1'-0"



3 2ND FLOOR  
1/4" = 1'-0"



1 BASEMENT  
1/4" = 1'-0"

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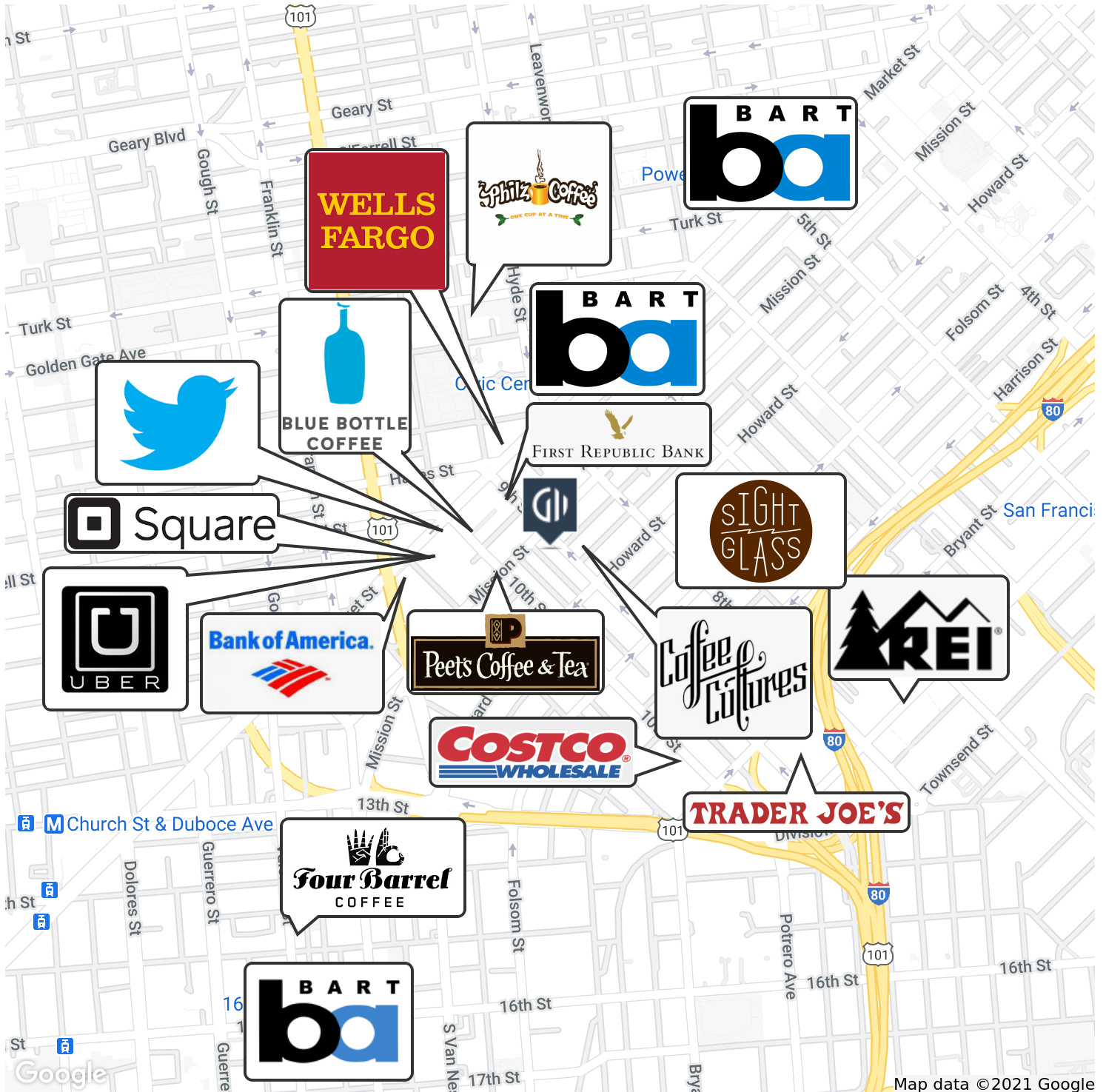
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Location Maps



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