



For Lease

1175 Folsom Street

COMPASS
COMMERCIAL



Abundant Natural Light from Wraparound Windows. Freight Elevator Servicing All Floors



Excellent SOMA Location Near Transportation, Amenities, and Entertainment

Zoning: Folsom Street NCT

Allowed Uses

Non-Retail Professional Service (2nd Floor Only),
Retail Sales and Services (2nd Floor Only),
Light Manufacturing (2nd Floor Only), Child Care,
Retail Professional Service, Trade Office, Arts Activities,
General Entertainment, School, Social Services

Two Spaces Available (Modified Gross Leases):

2nd Floor - Office

2,776 SF COMBINED | \$6,300/Mo MG

Open Floor Plan, Two Kitchenettes, One Bathroom, Abundant Storage Rooms.

CAN BE DEMISED TO

Unit A | 1,733 SF | \$3,933/Mo | Unit B | 1,043 SF | \$2,367/Mo

3rd Floor - Live/Work Unit

3,150 SF | \$7,865/Mo MG

High Ceilings. Open Office Space, Conference Room, Reception, Full Kitchen, Two Bedrooms, Two Bathrooms w/ Showers, Laundry Room

Chris Leung | CA Lic. No. 02194279 | 415 828 9108 | Chris.Leung@Compass.com
Jeremy Lee | CA Lic. No. 01951309 | 415 988 9719 | Jeremy@LL-CRE.com

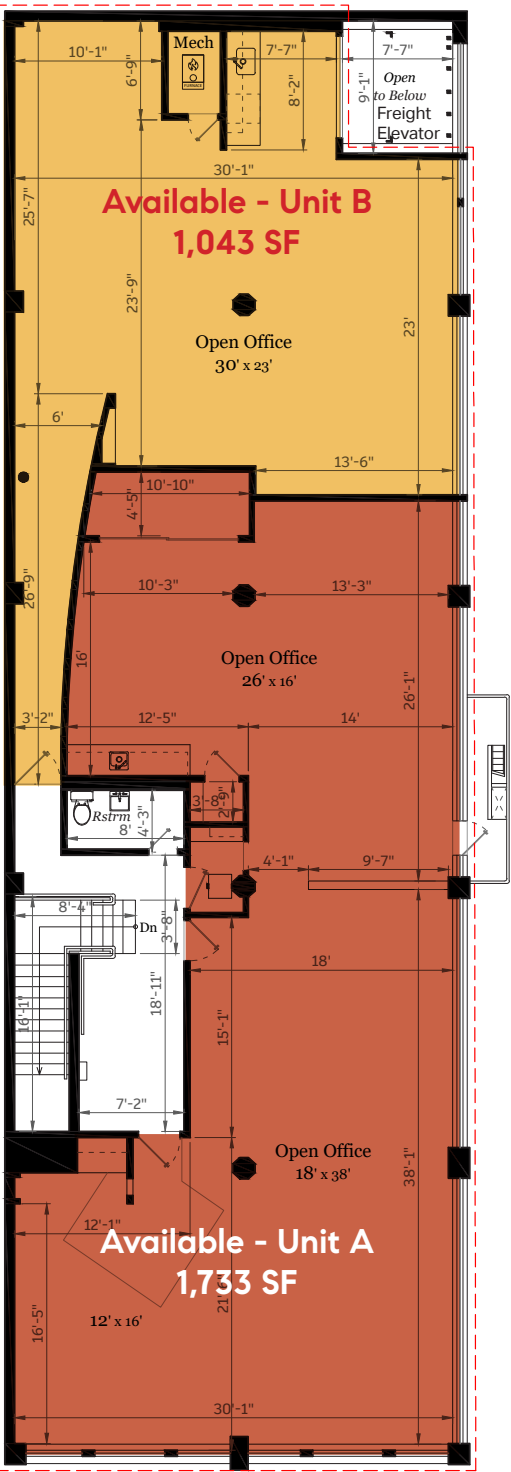
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2nd Floor - Office

Open Floor Plan, Two Kitchenettes, One Bathroom, Abundant Storage Rooms. **UNIT A & B CAN BE COMBINED TO 2,776 SF UNIT**



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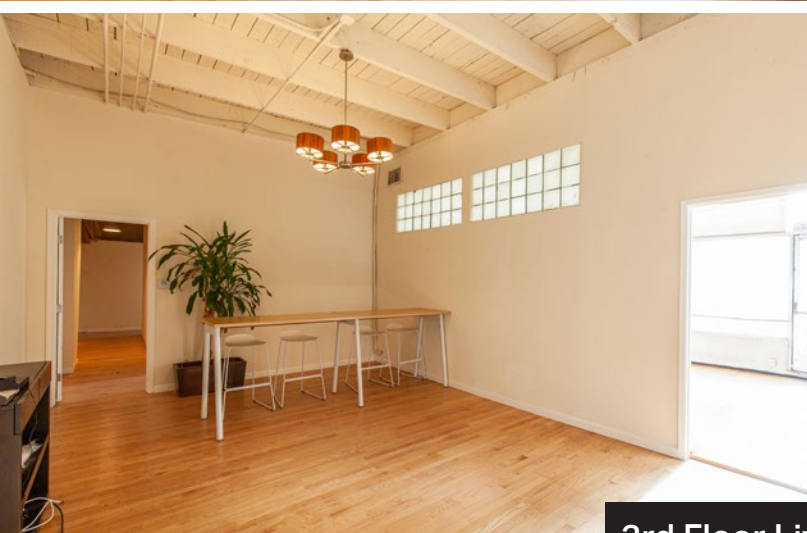
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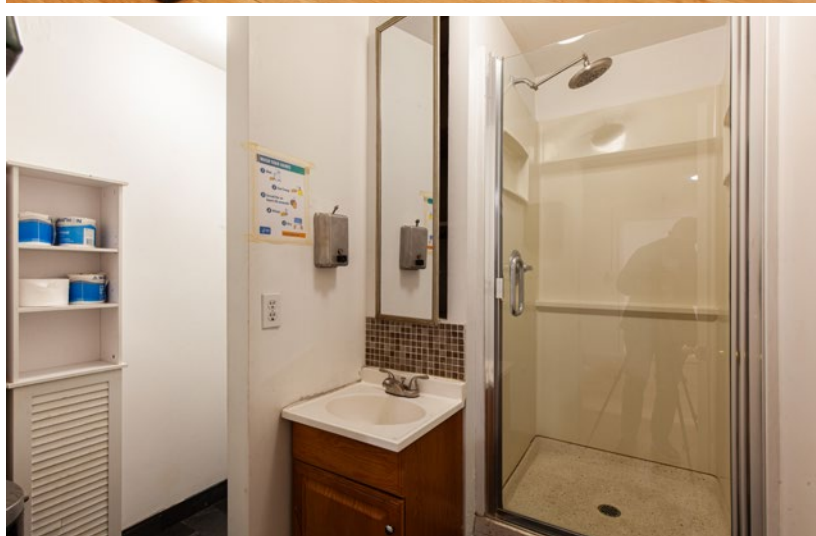
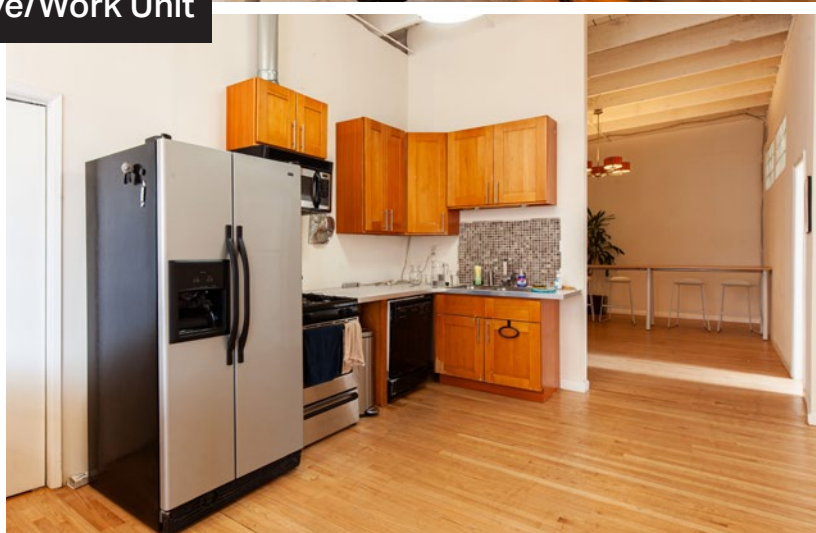
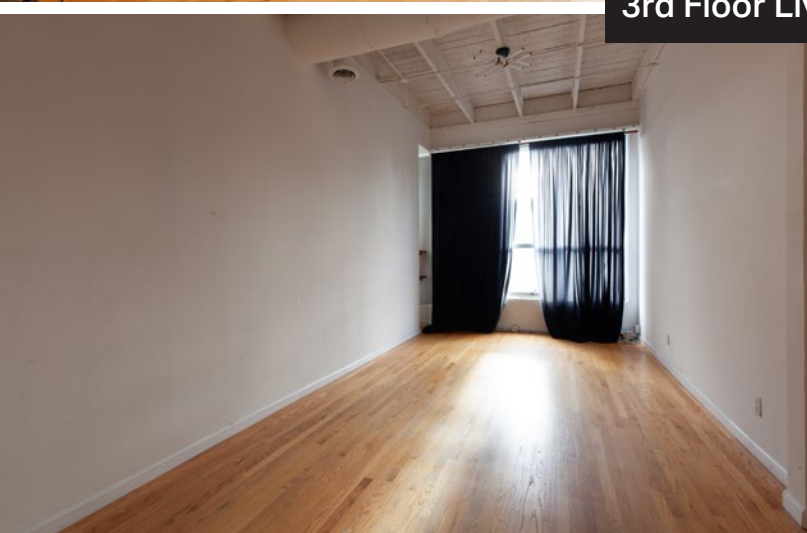


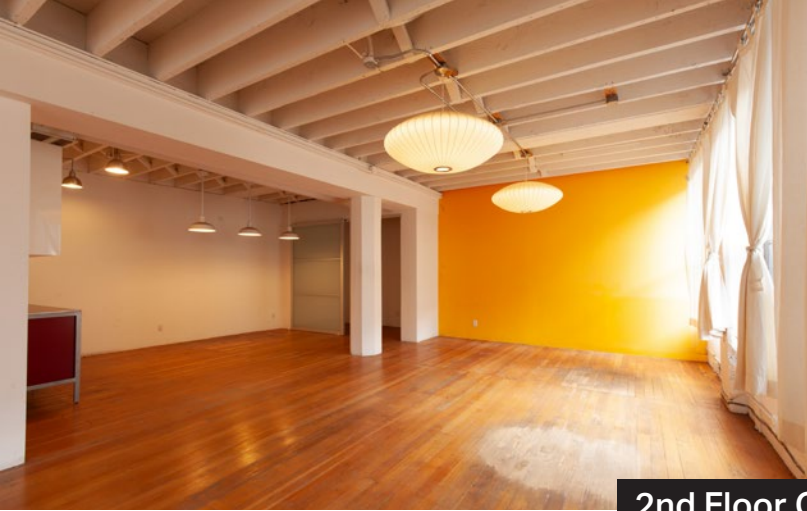
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The floor plans provided are for reference only and may not reflect exact dimensions. Buyers/tenants should conduct their own due diligence to verify accuracy.

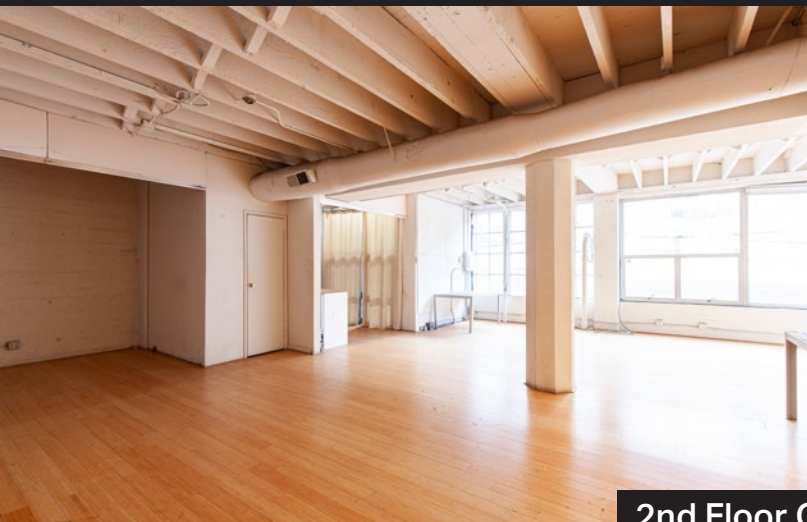
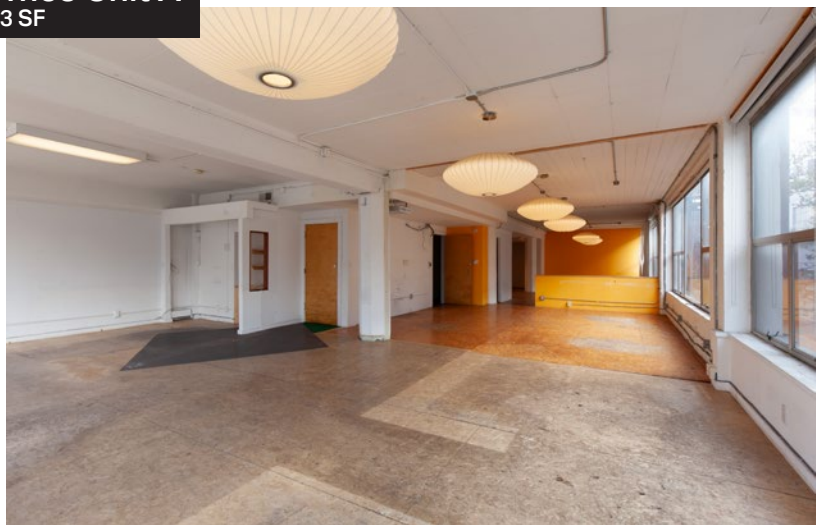
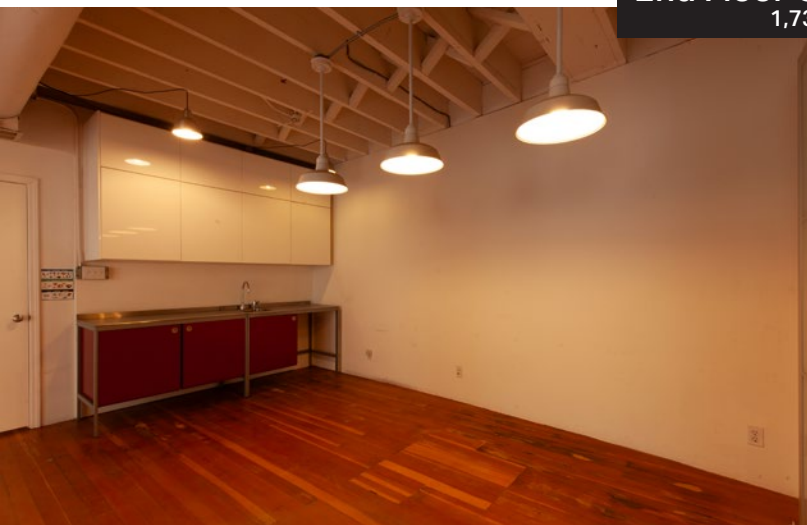


3rd Floor Live/Work Unit

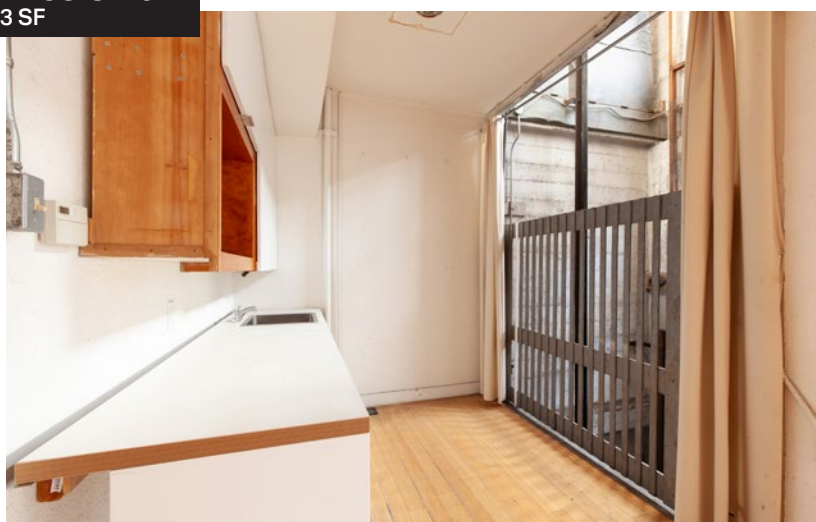
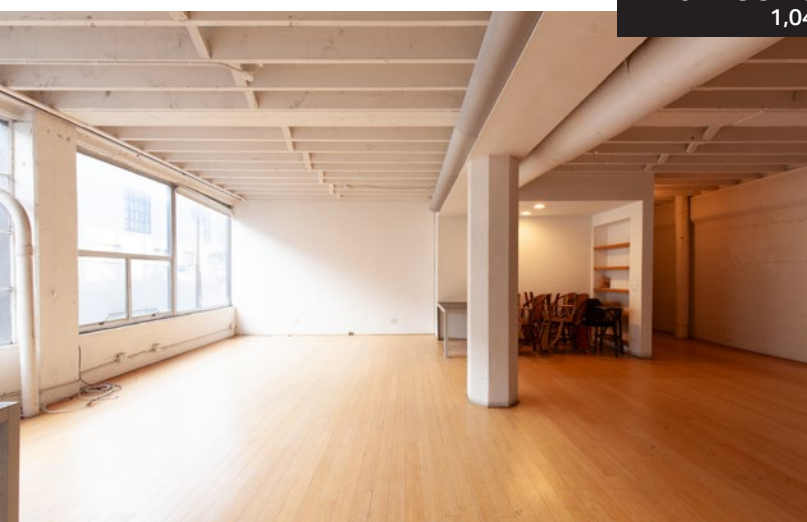
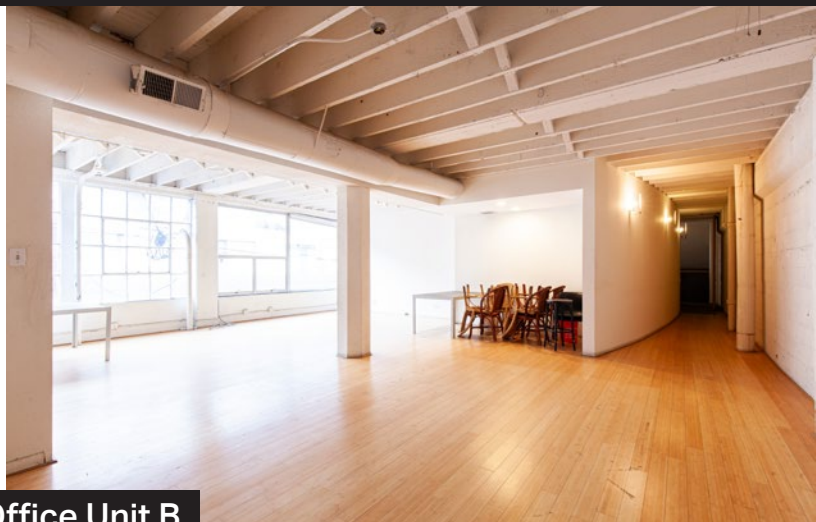




2nd Floor Office Unit A
1,733 SF



2nd Floor Office Unit B
1,043 SF



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SOMA DISTRICT

SOMA is San Francisco's hub for urban living, blending industrial charm with modern convenience. Renowned for tech innovation, nightlife, and dining, it offers lofts, apartments, and coworking spaces. Proximity to downtown, Caltrain, and BART ensures connectivity, while hotspots like SFMOMA and Yerba Buena Gardens enrich the experience. Ideal for creative professionals, SOMA combines productivity with an energetic, walkable lifestyle in the city's vibrant heart.

