

FULL BUILDING PLUG & PLAY OPPORTUNITY FOR SALE OR FOR LEASE

739 BRYANT STREET

**SOMA
SUBMARKET**

Sale Price: \$2,750,000 (\$375 +/- PSF)

Lease Rate: \$29 MG / RSF / Year

Building Identity Available

Wood Floors

High Ceilings & Great Natural Light

Full Building: 1st & 2nd Floor

(interconnecting staircases)

Zoning: MUG

YOUR NAME HERE

EXCLUSIVELY REPRESENTED BY:

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Sale Overview:

Address:	739 Bryant Street, San Francisco, CA .
Sales Price:	\$2,750,000 (\$375 +/- PSF)
Square Feet:	±7,320 RSF +/- (per Seller)
No. Stories:	2
Electrical Capacity:	400 Amps, 3-Phase
Year Built / Renovated:	1923 / 2012 & 2024
APN #:	3778-046A
Zoning:	MUG
Occupancy:	Can be delivered vacant for owner/user.

Lease Overview:

Lease Rate:	\$29 PSF / Year, Modified Gross
Square Feet:	±7,320 RSF +/- (Divisible by Floor)
No. Stories:	2
Available:	30-60 Days
Lease Term:	3+ Years
Comments:	Furniture available, plug & play.

Current Tenant Overview:

Tenant:	Shared LLC a Creative Work Space - Shared SF
About Tenant:	Shared LLC is a modern co-working space. In operation in 739 Bryant Street since 2012. Seller owns Shared LLC and can vacate upon COE.
Lease Expiration:	Month-to-month current lease.
Occupancy:	Can be delivered vacant upon close of escrow.

739 BRYANT STREET





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THE OPPORTUNITY:

Colton Commercial & Partners, Inc, as exclusive advisor to the seller, is pleased to present the opportunity to Lease or Purchase the fee simple interest in 739 Bryant Street.

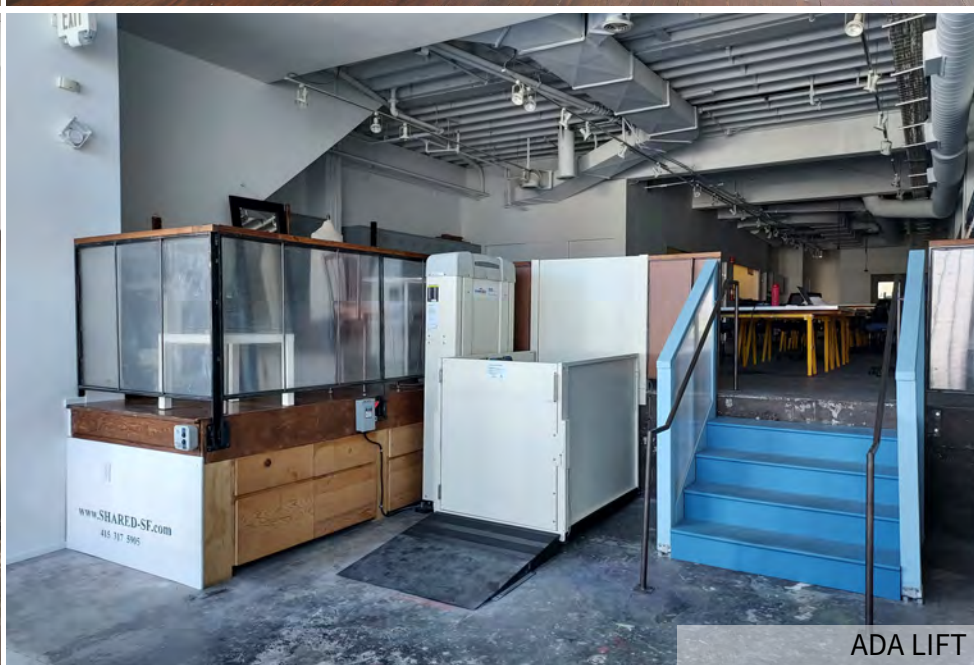
739 Bryant Street offers a flexible plug and play opportunity for an owner/user, investor or tenant. Property can be delivered vacant at close of escrow.

739 Bryant Street is adjacent to the proposed future Kilroy owned Flower Mart development.

Highlights of the proposed future adjacent development:

~ 2.5 Million Square Feet
Mixed-Use: Office and Retail

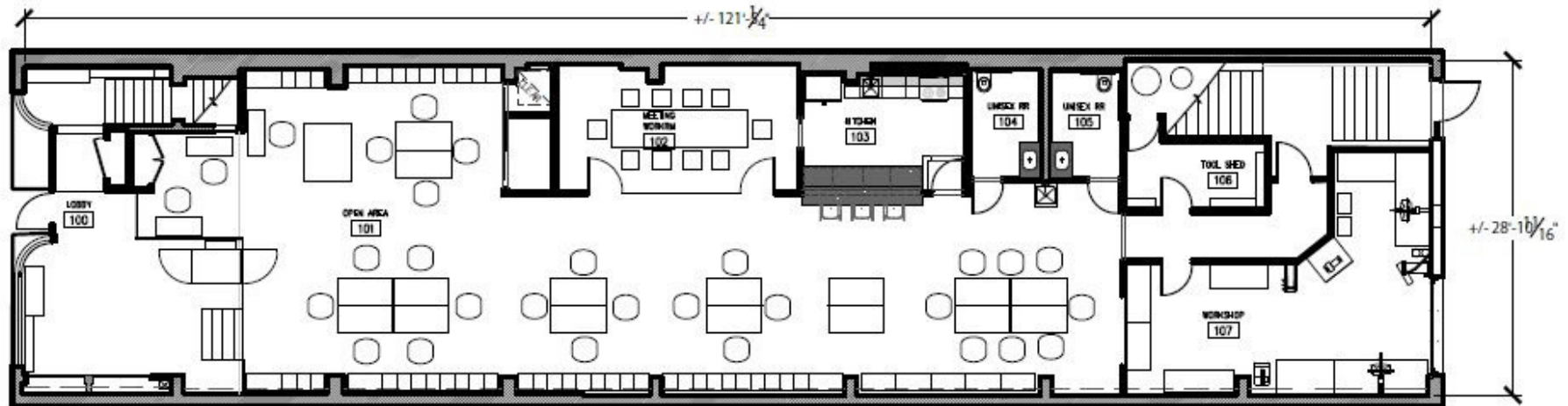
[Information about Kilroy Flower Mart Development](#)



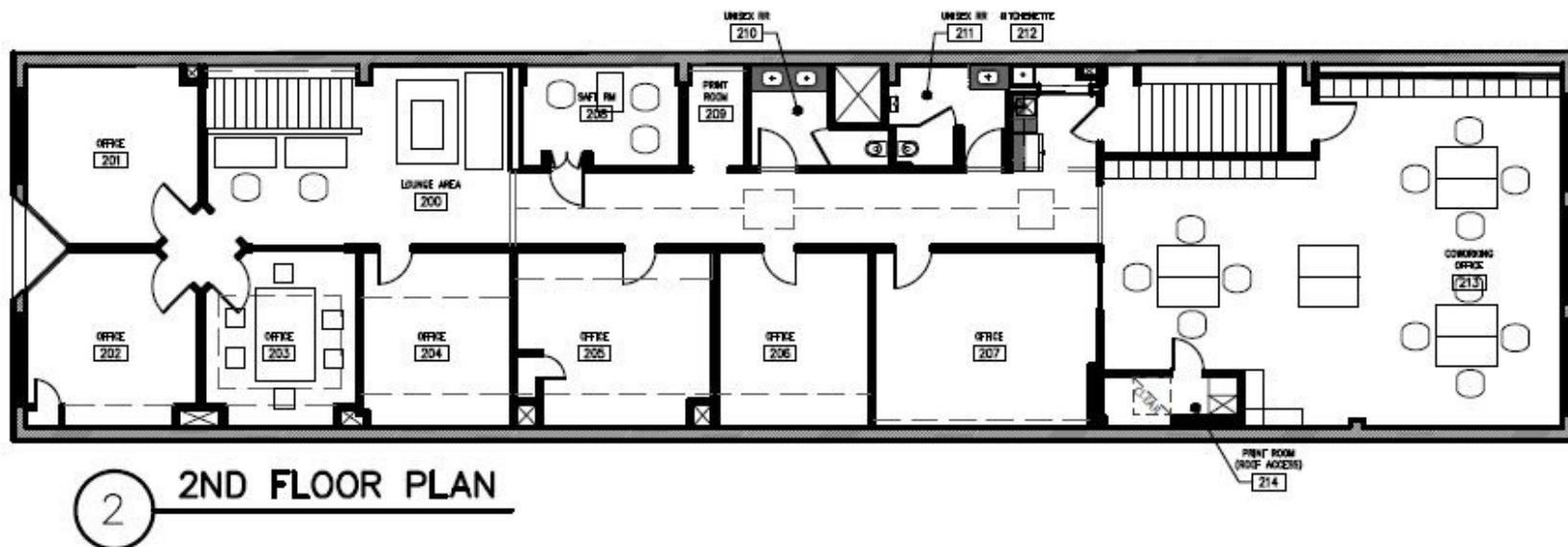
ADA LIFT



*Existing furniture layout may vary. No warranties, nor representations herein.



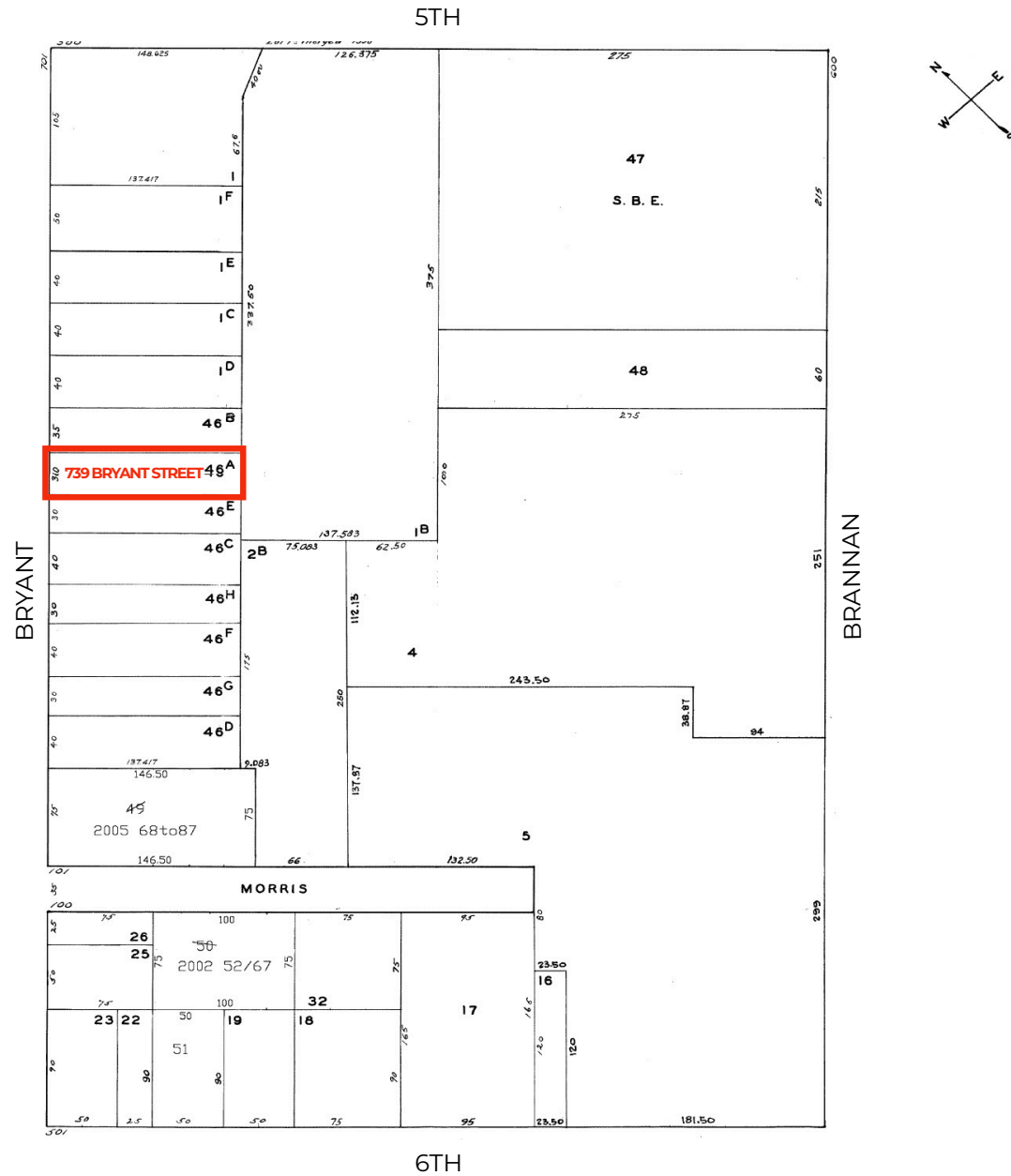
1 1ST FLOOR PLAN



2 2ND FLOOR PLAN

PLAT MAP

46A



739 BRYANT STREET

NEIGHBORHOOD MAP



RESTAURANTS & CAFES

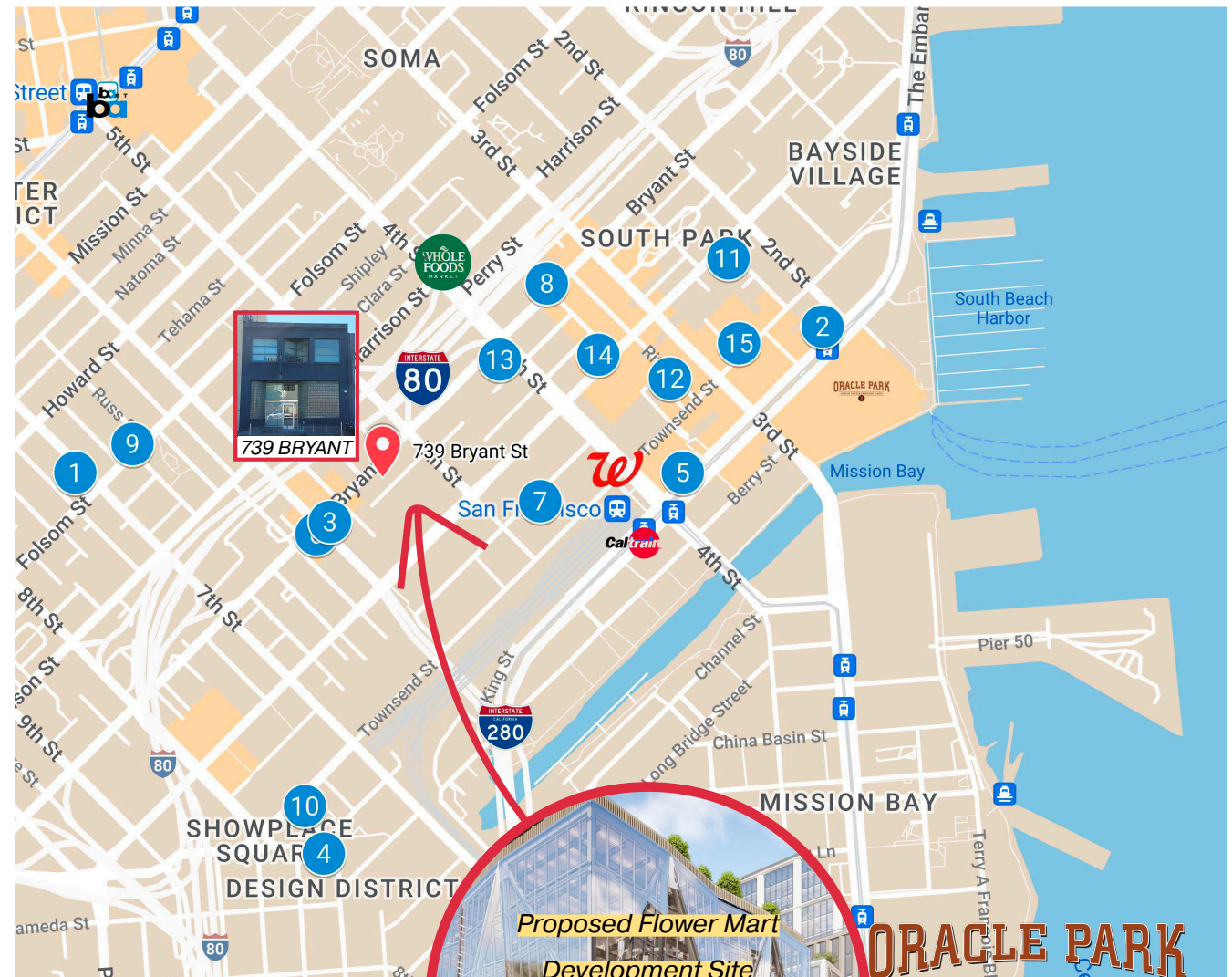
01. Sightglass Coffee MoMo's
02. Turtle Tower Dumpling Time
03. Starbucks
04. El Norteño Taco Truck Local
06. Brewing Co. Black Hammer
07. Brewing Deli Board
08. Omakase
09. ROOH SF
11. Little Skillet
12. Thriller Social Club Alexander's
13. Steakhouse
14. Saison

TRANSPORTATION

-  King St & 4th St
-  Powell Street Station
-  Civic Center
-  Freeway 80
-  Freeway 280

NEARBY STORES

-  Walgreens
-  Whole Foods Market



*Proposed Flower Mart
Development Site*

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

739 BRYANT STREET

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THE OFFERING OVERVIEW TOUR & OFFER PROCESS

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers the opportunity to acquire or Lease the 100% fee simple interest in 739 Bryant St, San Francisco, CA. All offers from qualified Buyers or Tenants will be given serious consideration. For offers to be given serious consideration, Buyers or Tenants should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where-is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s). Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

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