

FOR LEASE

255 9th St.

San Francisco, CA 94103

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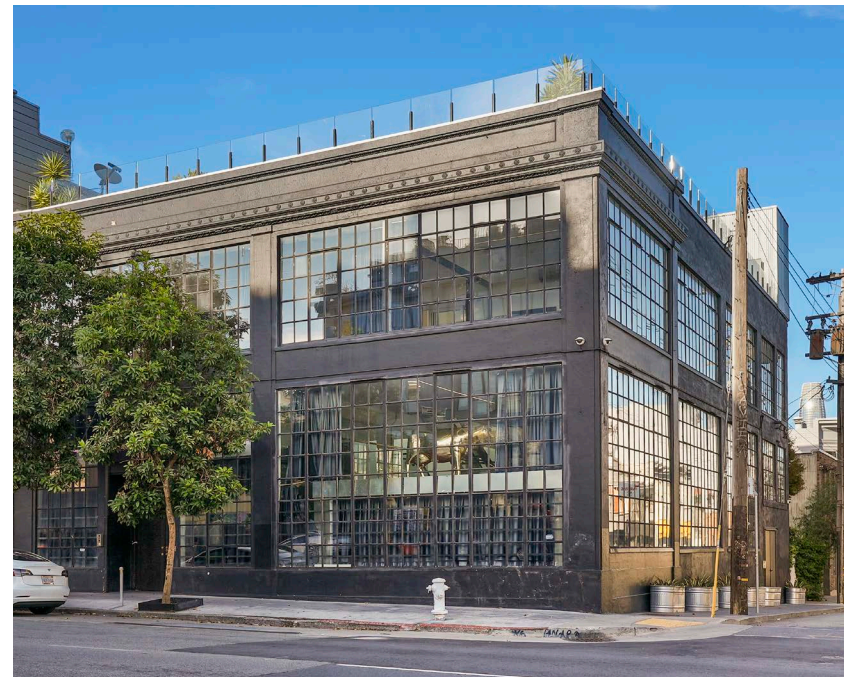
255 9th Street is unlike any other building in SOMA. The attention to detail in the renovations made is second to none. This a perfect opportunity for a single tenant user looking for a new HQ, event space, or private club. Well positioned on 9th Street, three blocks away from Twitter, Uber, and Square Headquarters, and blocks away from Adobe, Zynga, and Atlassian in Potrero Hill. The building sits prominently on the corner of Clementina and 9th Street, one of the main corridors coming into San Francisco. The bustling neighborhood of West SOMA is within walking distance to BART, MUNI, several cafes, restaurants, bars, and a short trip to Hayes Valley.

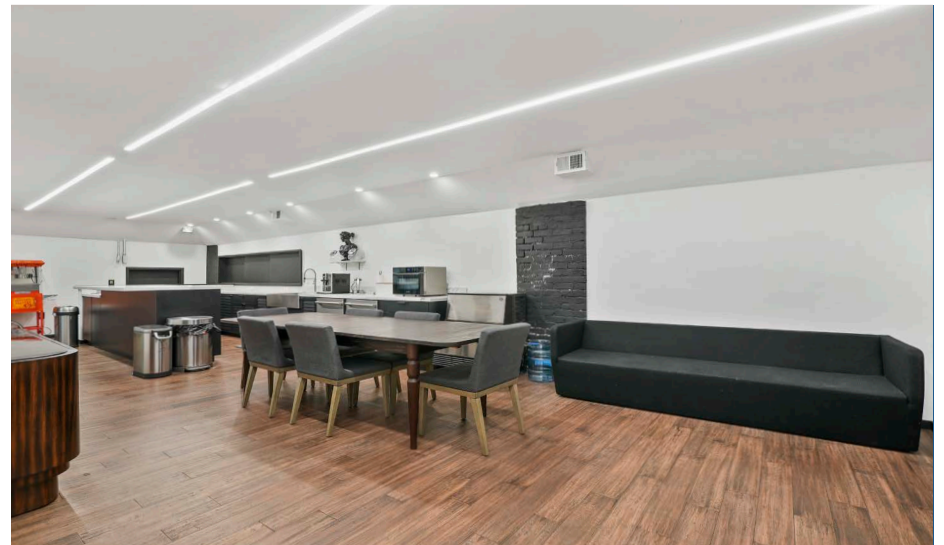


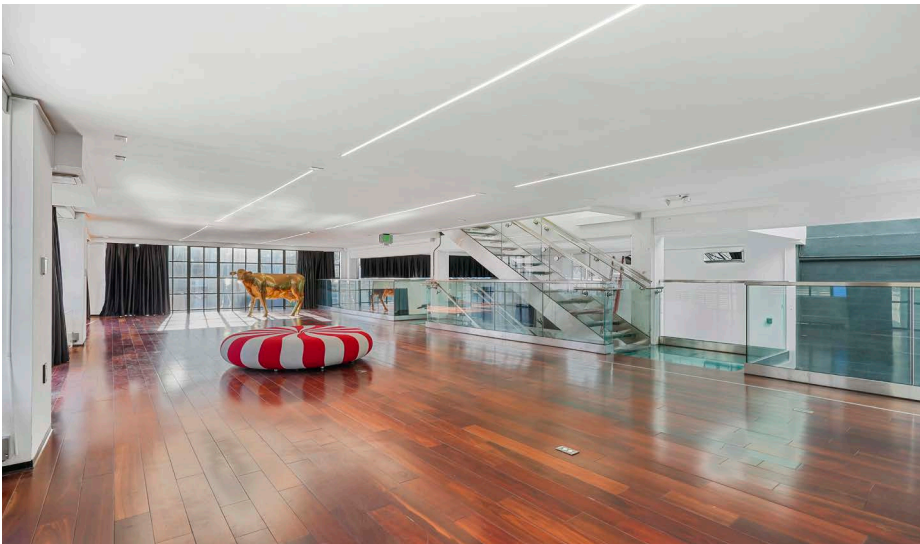
HIGHLIGHTS

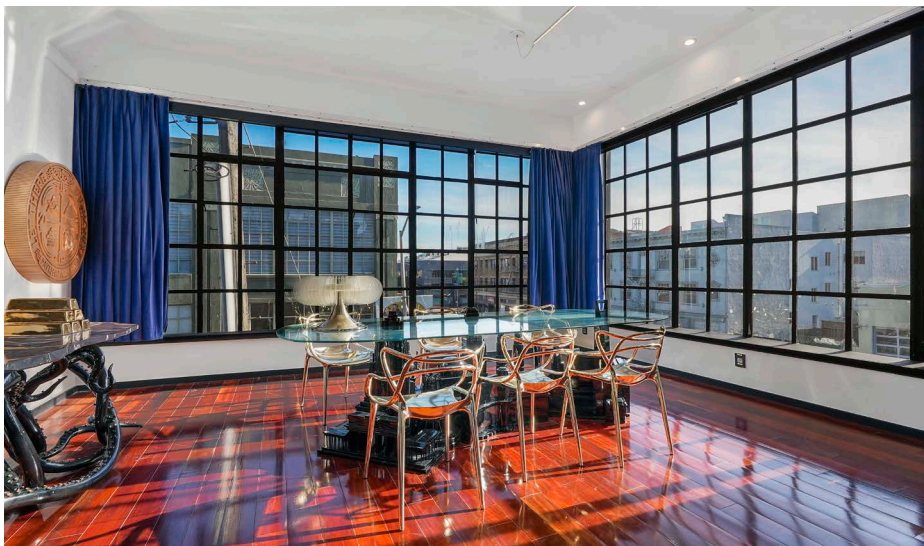
- **The building** features 5 different levels; below ground, ground, mezzanine, 2nd, and rooftop all accessible by front and back staircases, and an ADA-accessible elevator serving all floors.
- **The below-ground floor** features a private gym and hammam-style showers, a kitchen, pantry/laundry, a theatre room with high-end speakers, a speakeasy bar, and several other spaces.
- **The ground floor** welcomes you through a prominent front door into a large open space with white marble floors, a glass walkable floor below a soaring 20-foot atrium and a glass staircase along with a Studio Becker designed bespoke bar and 6 high-end all-gender ADA bathrooms.
- **The mezzanine** is a large open space that can be converted into an office or used as an event space together with the ground floor.
- **The 2nd floor** features private rooms with bathrooms and a large loft room with a balcony featuring views of the San Francisco skyline. The largest workspace and the board room sit in the front of the building accommodating up to 30 people in an office setup.
- **The rooftop** deck features a walkable glass skylight, one of the best views of San Francisco with Salesforce tower smack right in the middle of the skyline on one side and Mid-Market towers on the other side. There are picnic tables, a yoga area, and a BBQ area.

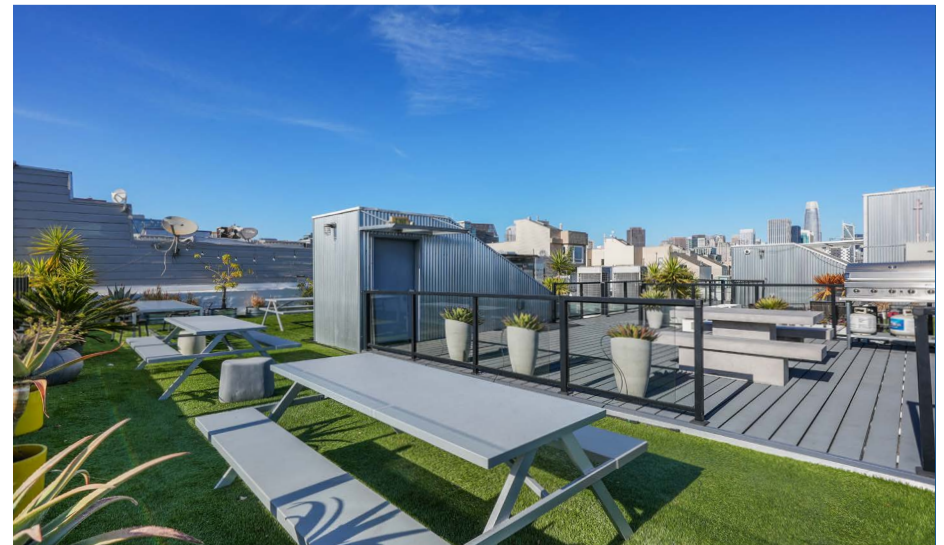
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|------------|------------------|
| Building | 255 9th Street |
| Square Ft. | ± 15,000 SF |
| Space Type | Office |
| Rate | Negotiable |
| Term | Negotiable |
| Lease Type | Industrial Gross |

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BRE# 01103056

