



# FOR LEASE FULL FLOOR OFFICE SPACE

*Newly renovated creative full floor office space for lease*

986 MISSION STREET  
SAN FRANCISCO, CA 94103

Suite	RSF	Available
SUITE 500	±8,090	Now
SUITE 400	±8,090	April 2025
SUITE 300	±8,090	Now
BASEMENT 1	±3,000	Now
BASEMENT 2	±2,000	Now
<b>Total</b>	<b>±21,180</b>	

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KIDDER.COM



## 986 MISSION ST

*±3,000-±8,090 SF office spaces  
Available for lease in downtown  
San Francisco, CA*

Central location only 1 block to Civic Center/Powell  
BART/Muni

Local, experienced ownership ready to make  
streamlined lease decisions

Various efficient layouts with high, exposed ceilings

Modern indirect lighting throughout

Modernized multi stall restrooms and shower rooms  
on every floor

Full HVAC and large operable windows

Open, collaborative kitchen/break areas

Move in ready condition

Central, transit friendly location

Turn-Key creative lease opportunity

Competitive lease rates



HIGH END  
OPEN PLAN



ONE BLOCK  
FROM BART



986 MISSION ST



AVAILABLE FOR LEASE

KIDDER MATHEWS

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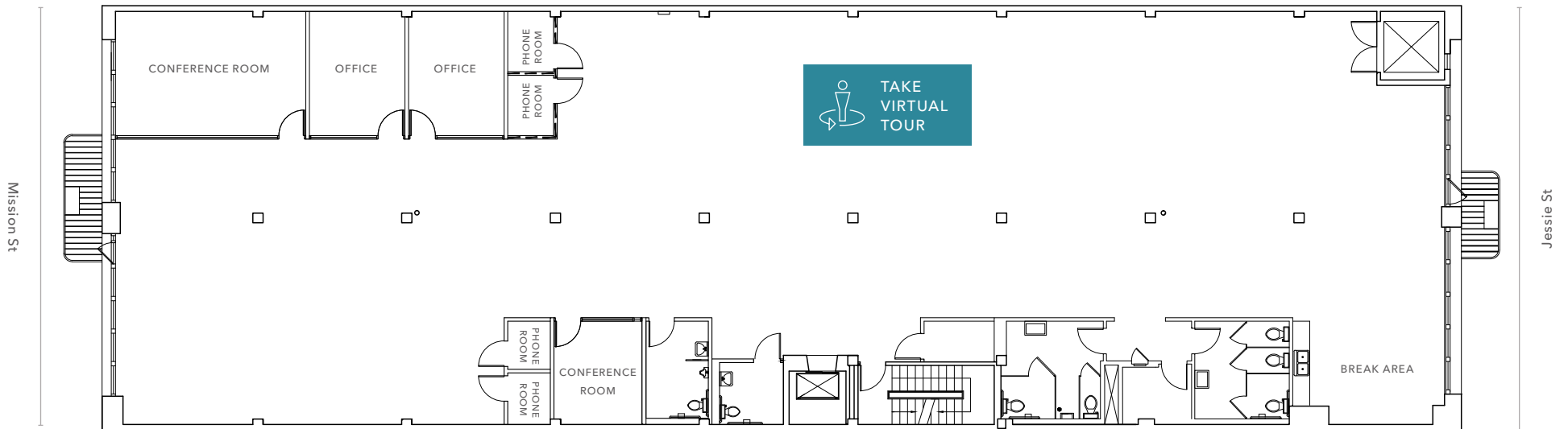




986 MISSION ST

# SUITE 500

**±8.090 SF**  
AVAILABLE



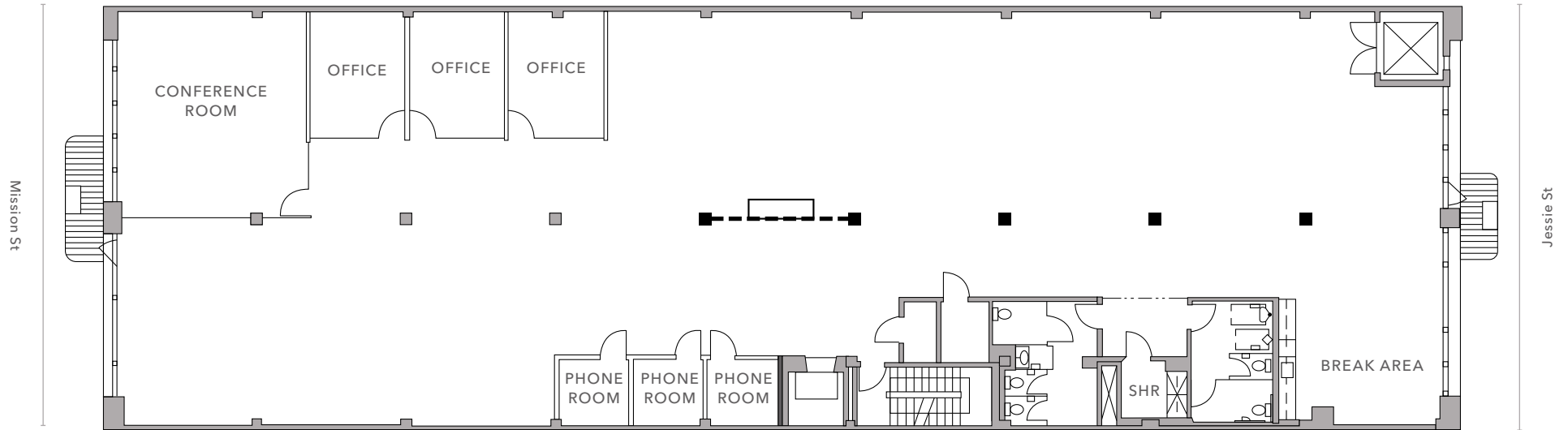
FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

# SUITE 400

**±8,090 SF**  
AVAILABLE

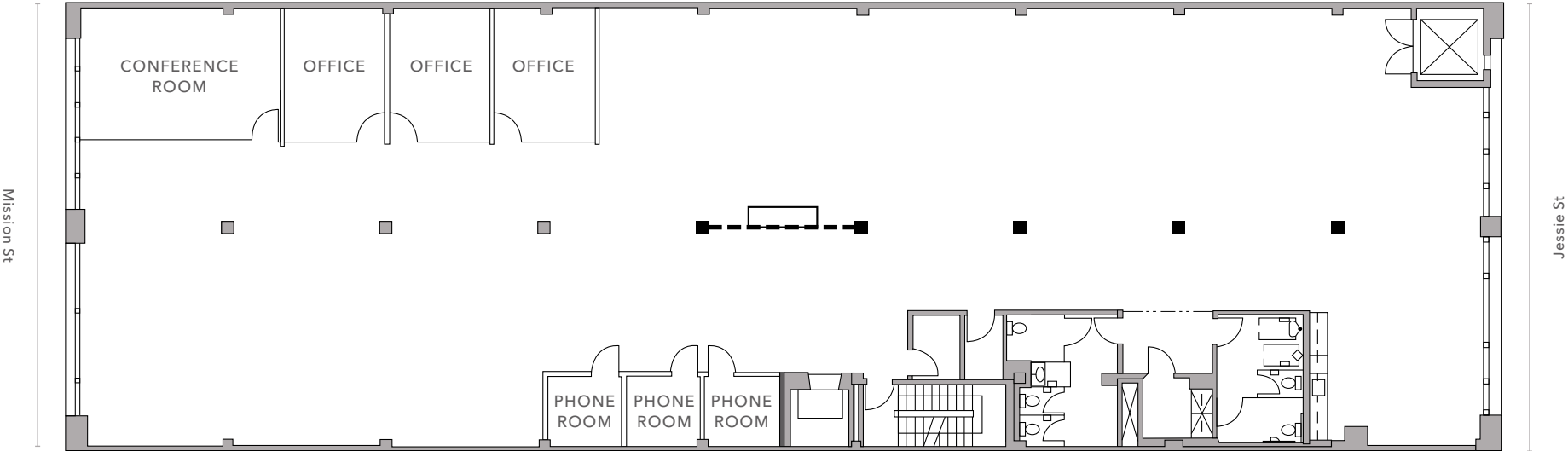


FLOOR PLAN NOT TO SCALE

# SUITE 300

**±8.090 SF**

AVAILABLE



FLOOR PLAN NOT TO SCALE

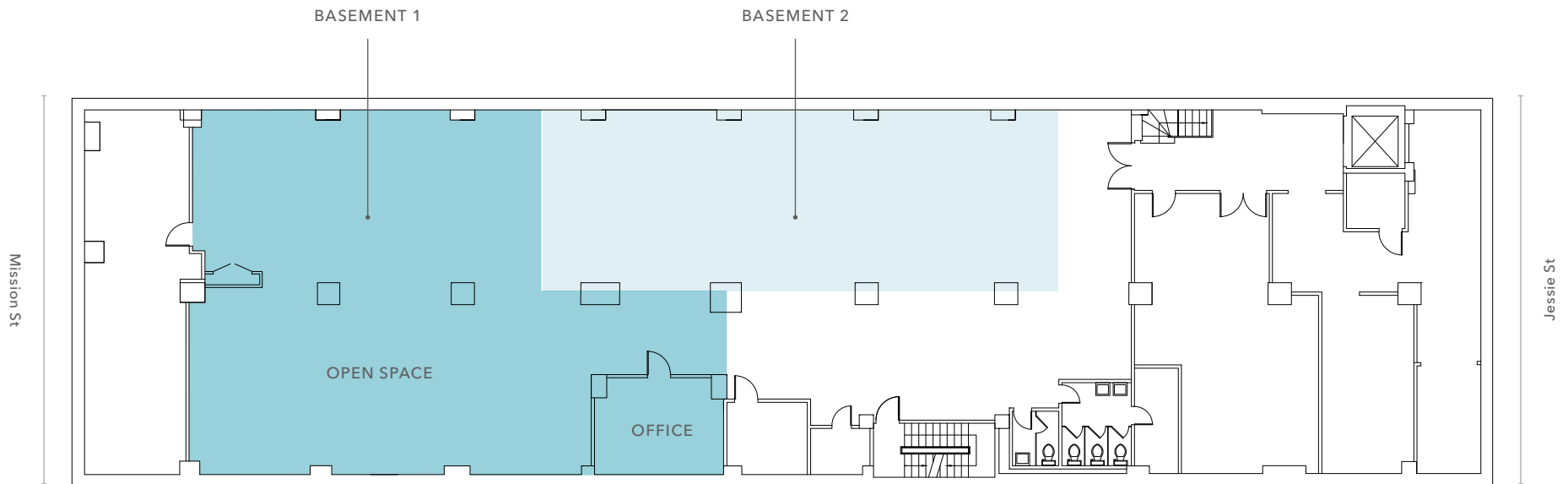
# BASEMENT STORAGE/FLEX SPACE

***±3,000 SF***

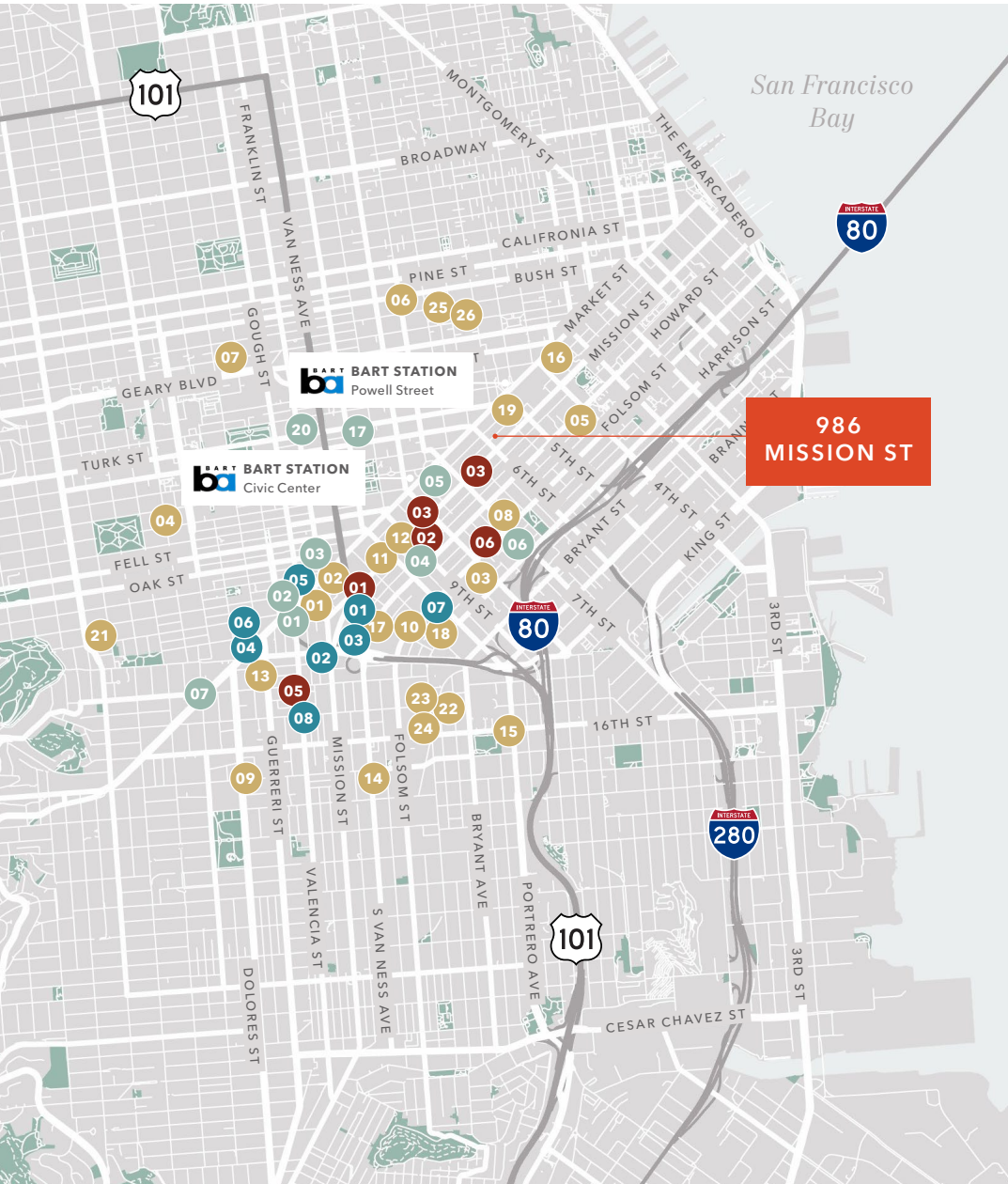
BASEMENT 1 AVAILABLE

***±2,000 SF***

BASEMENT 2 AVAILABLE



FLOOR PLAN NOT TO SCALE



**EAT + DRINK**

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafood Grill
- 05 Zesty Cafe
- 06 Osha Thai BBQ San Francisco
- 07 Panda Express
- 08 Oasis Grill
- 09 Delfina Restaurant
- 10 V Cafe
- 11 Subway
- 12 Poké Bar
- 13 KFC
- 14 Whiz Burgers Drive-In
- 15 McDonald's
- 16 T.L. Downtown Krispy Krunchy
- 17 1601 Bar & Kitchen
- 18 BuzzWorks
- 19 Shake Shack
- 20 Dickey's Barbecue Pit
- 21 Popeyes
- 22 Noah's NY Bagels
- 23 Togo's
- 24 Boston Market
- 25 Morton's
- 26 The Cheesecake Factory

**HOTELS**

- 01 San Francisco Central Hotel
- 02 Edwardian Hotel
- 03 Oak Hotel
- 04 SoMa Park Inn
- 05 BEI San Francisco, Trademark
- 06 San Francisco Inn
- 07 Perramont Hotel
- 08 Embassy Hotel

**CAFFEINE**

- 01 Blue Bottle Coffee
- 02 Peet's Coffee
- 03 Starbucks
- 04 Pixlcat Coffee
- 05 Four Barrel Coffee
- 06 Cafe Suspiro

**PARKING**

- 01 1537 Mission St Parking
- 02 1660 Mission Garage - Lot #47
- 03 SOMA Hub Garage (Propark)
- 04 Private Parking
- 05 United SF Parking
- 06 Private Parking
- 07 1401 Folsom St
- 08 Getaround Parking Spaces



*For more information on  
this property, please contact*

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