

**Stand-Alone Flex Building
with Heavy Power**
5,350 SF Available

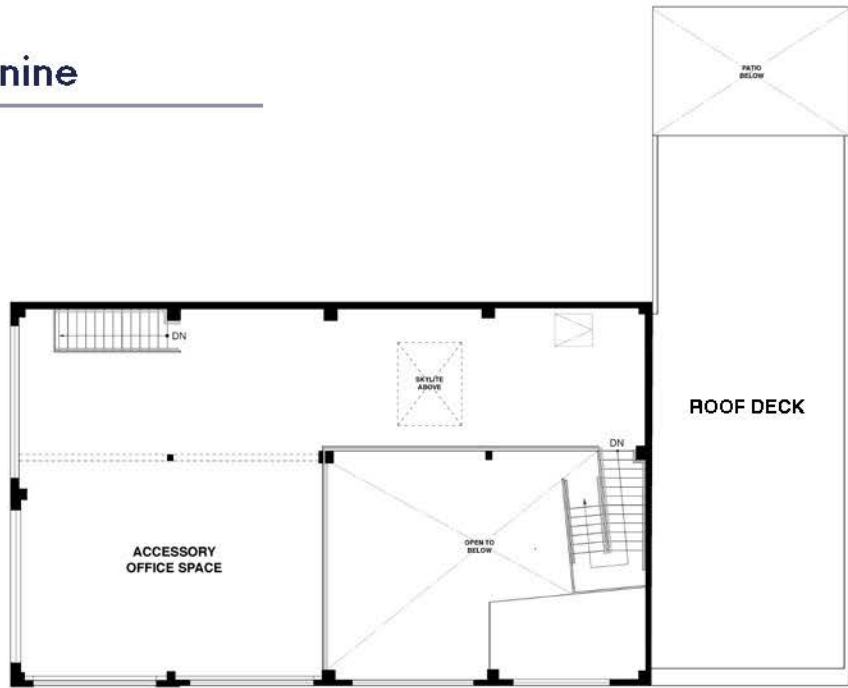
- Fully renovated in 2023, with all new mechanical, electrical, and plumbing systems
- 3-phase/400 Amps of electrical service
- New bathrooms with shower
- Polished concrete on the ground floor
- Two (2) Drive in roll-up doors
- Central heat & A/C
- Architectural steel and wood staircase leading to mezzanine level
- Five (5) parking spaces, three (3) interior, and two (2) on street
- WMUG zoning allows for a variety of uses
- ADA accessible entries
- High End Kitchenette



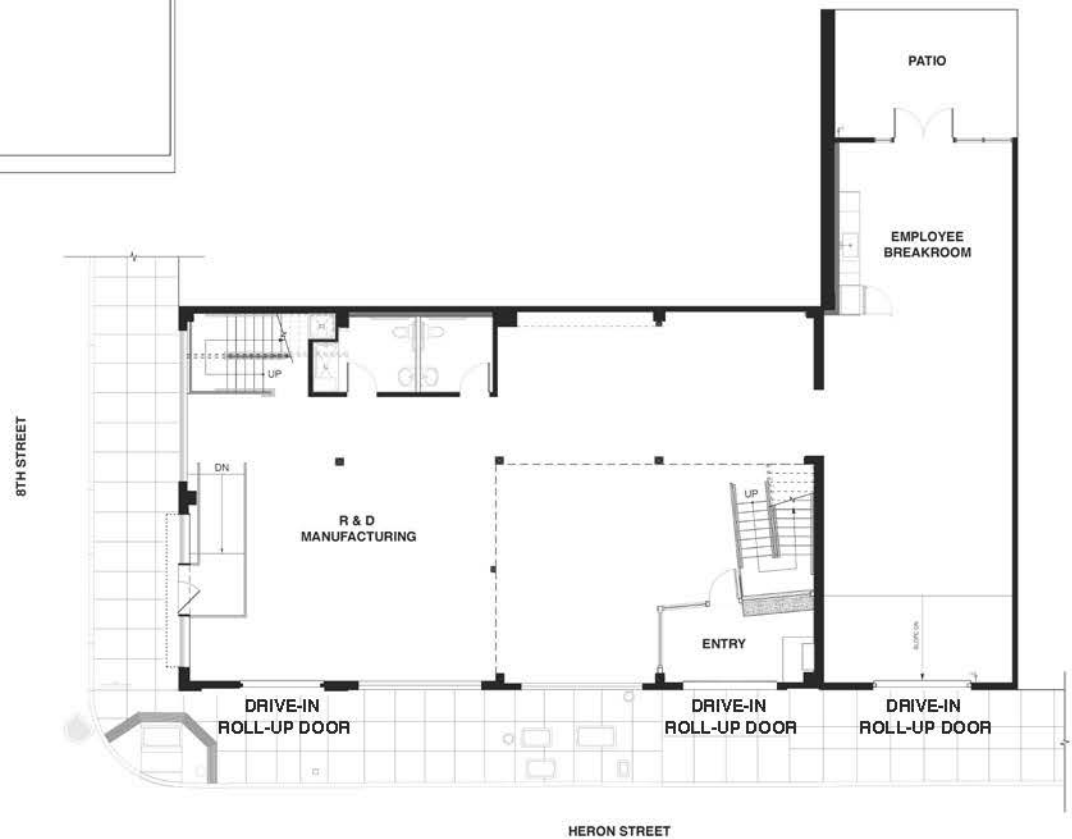


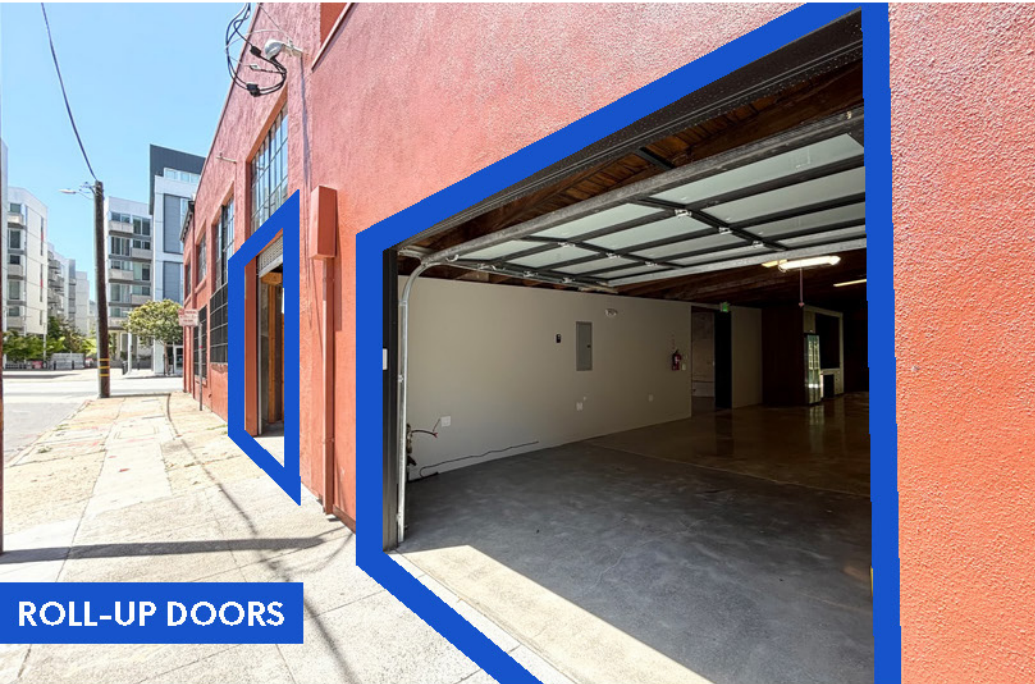


Mezzanine



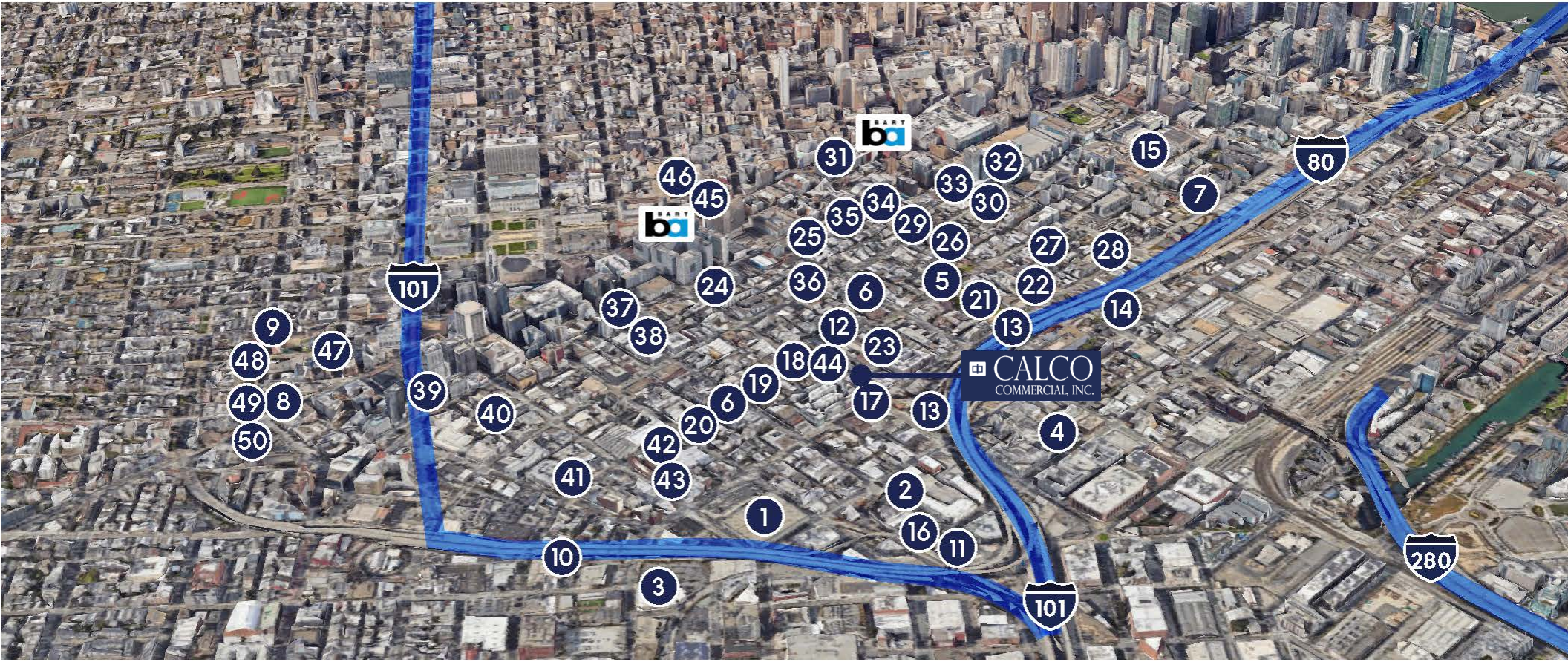
1st Floor











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|--------------------------|---|----------------------------------|-------------------------------|----------------------------------|
| 1 Costco Wholesale | 11 Fitness SF - SoMa | 21 Victoria Manalo Draves Park | 31 IKEA | 41 The Willows |
| 2 Trader Joe's | 12 HK Lounge Bistro | 22 Chevron | 32 The Chieftain Pub | 42 Sextant Coffee Roasters |
| 3 Best Buy | 13 Parking | 23 Rocco's Cafe | 33 Tempest Bar | 43 Californios |
| 4 REI | 14 Ben's Fast Food | 24 Sizzling Pot King | 34 The Pawn Shop Tapas Bar | 44 Cat club |
| 5 Delli Board | 15 Yerba Buena Ice Skating & Bowling Center | 25 Square Pie Guys | 35 Miss Saigon | 45 La Cuisine Cafe |
| 6 Sightglass Coffee | 16 Rinse - Laundry & Dry Cleaning | 26 Gene Friend Recreation Center | 36 Ritual Hot Yoga | 46 Arsicault Bakery Civic Center |
| 7 Whole Foods | 17 AK Subs Sandwich | 27 Telescope Coffee | 37 Vapor Room Weed Dispensary | 47 RT Rotisserie |
| 8 Zuni Café | 18 Cafe Suspiro | 28 Charging Station | 38 Moya | 48 Rich Table |
| 9 Dumpling Home | 19 Azúcar Lounge | 29 Bini's Kitchen | 39 Blue Bottle Coffee | 49 Espetus Churrascaria |
| 10 Rainbow Grocery Coop. | 20 Powerhouse | 30 Tin at 937 Howard | 40 Ted's Market | 50 Rocket Sushi |

For leasing information

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The information contained herein has been obtained from sources we deem reliable, however we make no representations or warranties as to the accuracy of the information. References to square footage measurements are approximate.