

# FOR LEASE | INDUSTRIAL / FLEX OPPORTUNITY

FULL BUILDING: +/- 8,500 SF | DEMISABLE TO: +/- 4,800 SF AND +/- 13,700 SF

## 655 BRYANT STREET

*SAN FRANCISCO, CA*



FOR LEASE  
415-416-1033 - 252-240-7289

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LIC #:02067401

# OPPORTUNITY HIGHLIGHTS



## 655 BRYANT STREET

*SAN FRANCISCO, CA*



### Single Identity HQ Opportunity

Full +/- 18,500 SF Industrial/Flex building available for lease, ideal for headquarters location.



### Renovated Industrial Character

Brick and metal construction with sawtooth roof and high-end finishes.



### R&D Infrastructure in Place

Heavy power, eye wash stations and vented machine rooms.



### Optimized for Functionality

Large roll-up door, wide-open floor areas, multiple glass meeting rooms, full kitchen, wheelchair accessible restrooms.



### Prime Central Soma Location

Situated in transit oriented, amenity rich tech haven in the heart of the City.

# PROPERTY DETAILS

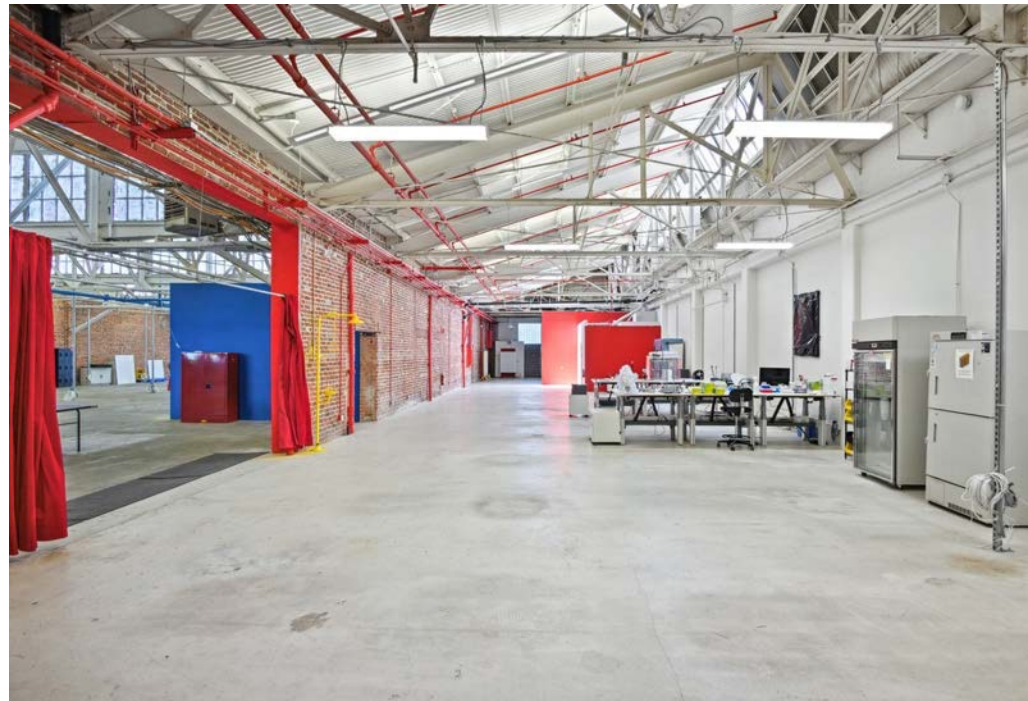
655 BRYANT STREET, SAN FRANCISCO, CA 94107

APN	3777-049
TYPE	Industrial / Flex
AVAILABLE SPACE	Full Building: +/- 18,500 Square Feet (Demisable to +/- 4,800 SF and +/- 13,700 SF Units)
YEAR BUILT	1935
ZONING	MUG (Mixed Use General)
SUBMARKET	Central Soma
OCCUPANCY	Immediate

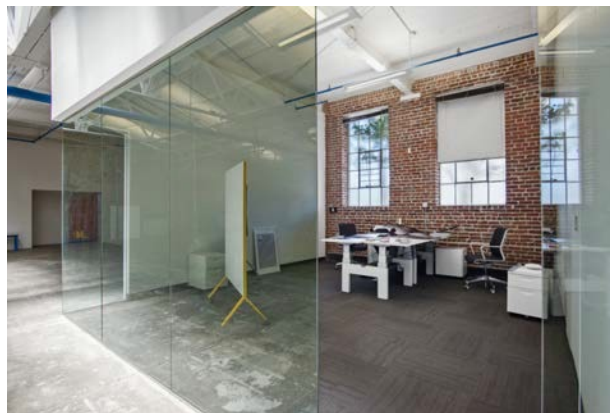
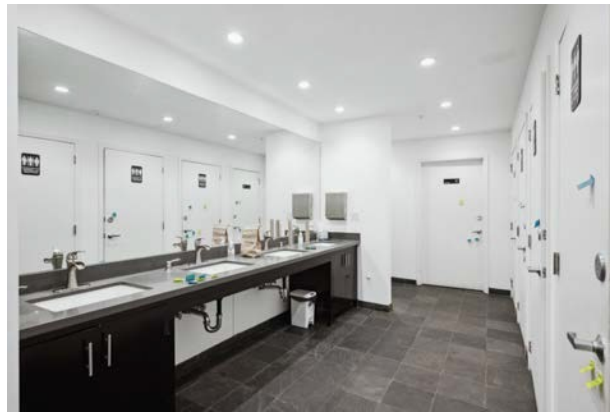
LEASE RATE NEGOTIABLE

## BUILDING HIGHLIGHTS

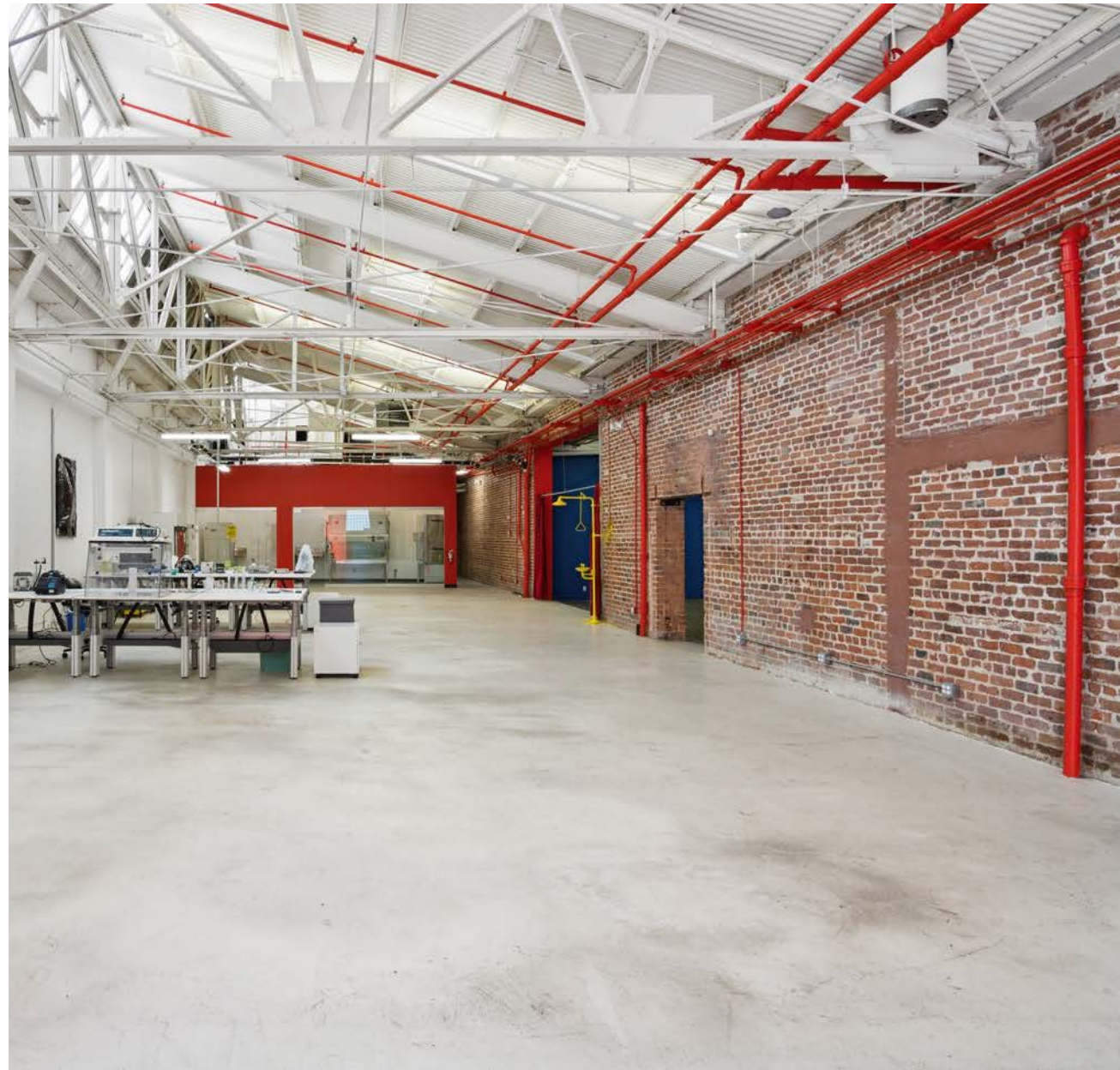
- One (1) Grade Level Roll-Up Door (Potential to Activate 2<sup>nd</sup> Roll-Up Door)
- Heavy Power: 1200 Amps / 3-Phase (Tenant to verify)
- Four (4) Glass Conference Rooms, Three (3) Glass Phone Rooms, Two (2) Machine Rooms
- Heated, Vented, and Sprinklered
- Ten (10) Restrooms w/ One (1) Shower
- Commercial Scale Kitchen



# PHOTO GALLERY



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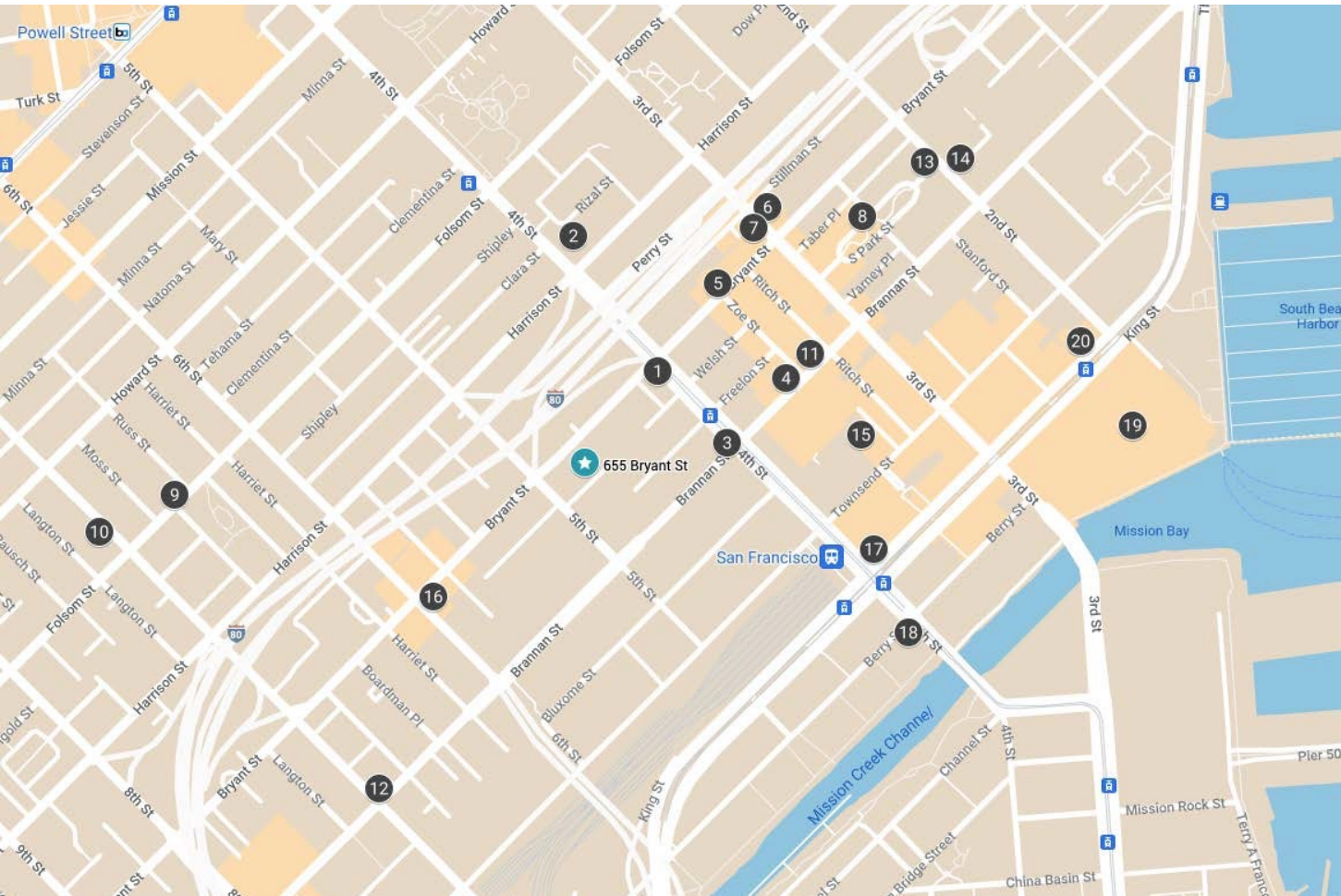


# TRANSIT OVERVIEW

**655 BRYANT STREET** is located between 4<sup>th</sup> St. and 5<sup>th</sup> St. in transit oriented Central Soma, one half-block from the MUNI T-Line (Central Subway), 0.7 miles from the Powell Street BART Station, and 0.5 miles from the Caltrain Station at 4<sup>th</sup> St. and King St.. The building can be accessed from both Bryant St. and Welsh St. and enjoys immediate access to I-80 and the Bay Bridge.



# AMENITY MAP



## LOCAL AMENITIES

1. The Hotel Utah Saloon
2. Whole Foods Market
3. Marlowe
4. Alexander's Steakhouse
5. Black Hammer Brewing
6. Garaje
7. Hakashi Sushi
8. Caffee Centro
9. Deli Board
10. Sightglass Coffee
11. Brickhouse Café & Bar
12. Mars Bar & Restaurant
13. Blue Bottle Coffee
14. 21st Amendment Brewery
15. Rooftop 25
16. Turtle Tower
17. Safeway
18. Philz Coffee
19. Oracle Park
20. MoMo's



[deliboardsf.com](http://deliboardsf.com)



[blackhammerbrewing.com](http://blackhammerbrewing.com)



[marlowesf.com](http://marlowesf.com)



[sightglasscoffee.com](http://sightglasscoffee.com)



[hakashisushi.com](http://hakashisushi.com)

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