



2505

MARIPOSA

SAN FRANCISCO, CA

FULLY RENOVATED OFFICE/
R&D BUILDING

FOR LEASE OR SALE

13,558 SF

AVAILABLE NOW

FLOORS CAN BE LEASED
TOGETHER OR SEPARATELY

ASKING RATE: \$49 PSF, IG
ASKING PRICE: \$5,500,000

NEWMARK

FIRST FLOOR VIRTUAL TOUR

SECOND FLOOR VIRTUAL TOUR

Building Highlights:

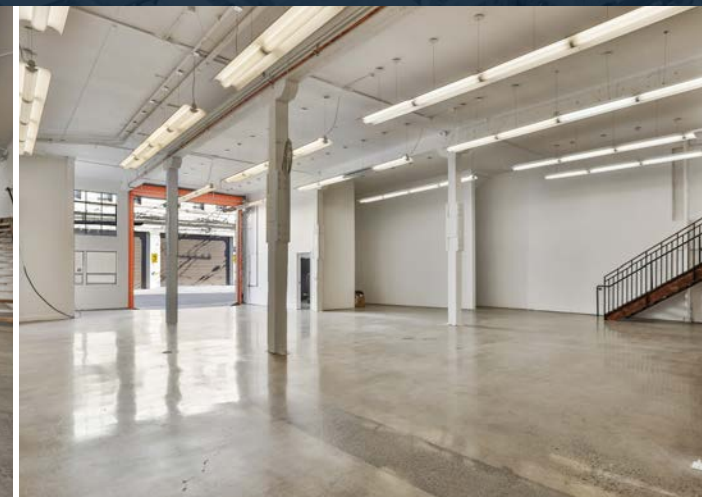
- Renovated standalone creative building
- Superb location
- 13,845 RSF
- Two full floors with high ceilings and mezzanines on each floor
- Floors can be leased together or separately
- 600 AMPS / 3-Phase power

Ground Floor:

- 7,117 RSF
- Zoned PDR
- Roll up door & heavy power
- 17' ceilings & loading access
- New kitchen and restrooms

Second Floor:

- 6,278 RSF
- Legal office space
- Move-in Ready
- Three meeting rooms, open space, kitchen
- Full HVAC
- 17' ceilings and great natural light



Nearby Amenities



Excellent Mission / Potrero Location

Walk Score

96

Walker's Paradise

Bike Score

92

Biker's Paradise

Transit Score

82

Rider's Paradise

Outstanding Access to Public Transit

* 8 Bus Lines within 2 Blocks

* 15-minute walk to BART

Easy Access to Mission Bay

(6-Minute Drive, 7-Minute Bike)

Thousands of residential units within ½ Mile

TRANSIT TIMES

| Destination | Drive | Bike | Walk |
|---------------------------|---------|---------|---------|
| Chase Center | 9 Min. | 10 Min. | 30 Min. |
| 16th Street Bart | 5 Min. | 6 Min. | 15 Min. |
| Ferry Building | 16 Min. | 21 Min. | 30 Min. |
| Caltrain (4th & Townsend) | 8 Min. | 9 Min. | 33 Min. |

CENTRAL BUSINESS DISTRICT

SOUTH OF MARKET

SHOWPLACE SQUARE

THE MISSION

ORACLE PARK

HOME OF THE SAN FRANCISCO GIANTS

2505 MARIPOSA

SF MUNI BUS LINES WITHIN 2 BLOCKS

27 33 22 55 9 9R

Ground Floor

UPDATED LED LIGHTING

NEW INTERIOR PAINT

BRAND NEW KITCHEN

NEW ADA RESTROOMS

POLISHED CONCRETE FLOORS

17 FOOT CEILING HEIGHTS

±7,117 SF

BRAND NEW KITCHEN ON 1ST FLOOR

OVERSIZED ROLL-UP DOOR

4 | 2505 MARIPOSA STREET

2505 MARIPOSA STREET | 4

5 | 2505 MARIPOSA STREET

2505 MARIPOSA STREET | 5

Second Floor

FULL HVAC

AMAZING NATURAL LIGHT

RENOVATED
FREIGHT ELEVATOR

RENOVATED KITCHEN

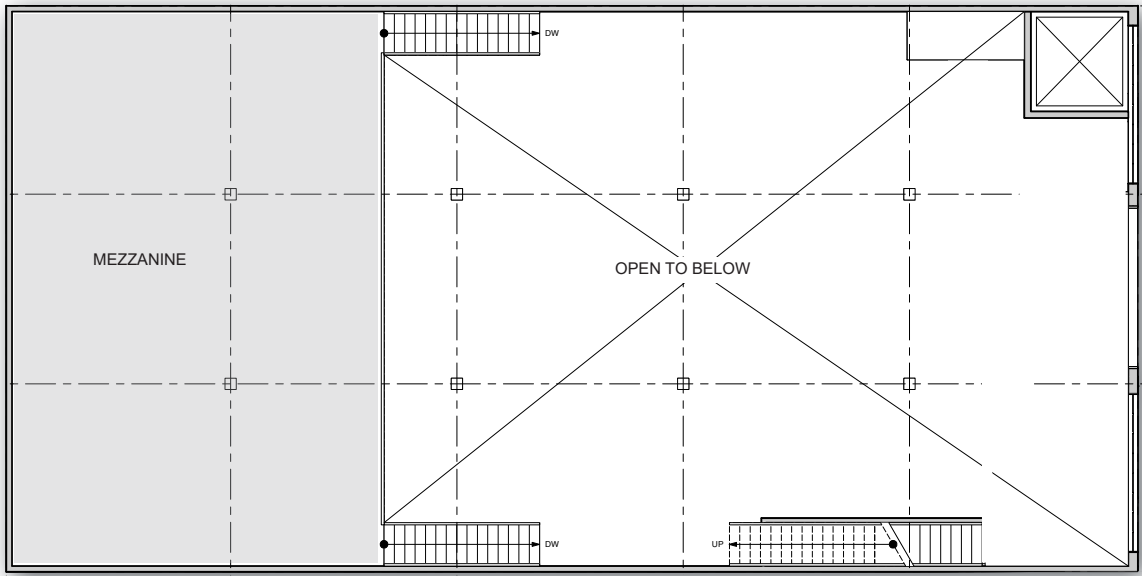
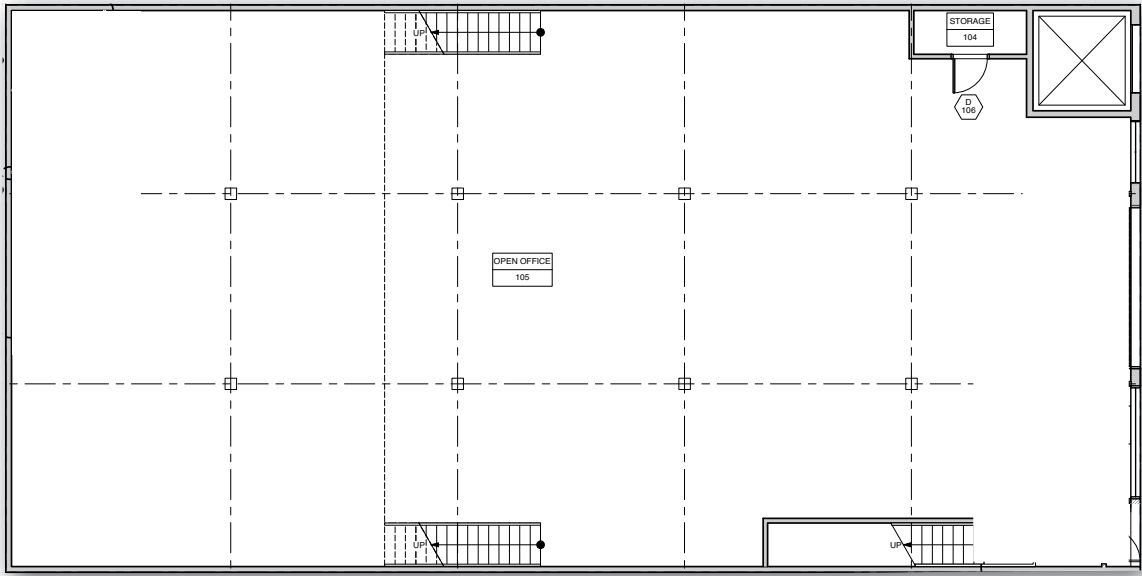
LEGAL OFFICE SPACE
±6,278 SF

Floor Plans

GROUND FLOOR

VIRTUAL TOUR

GROUND FLOOR - ±5,039 SF



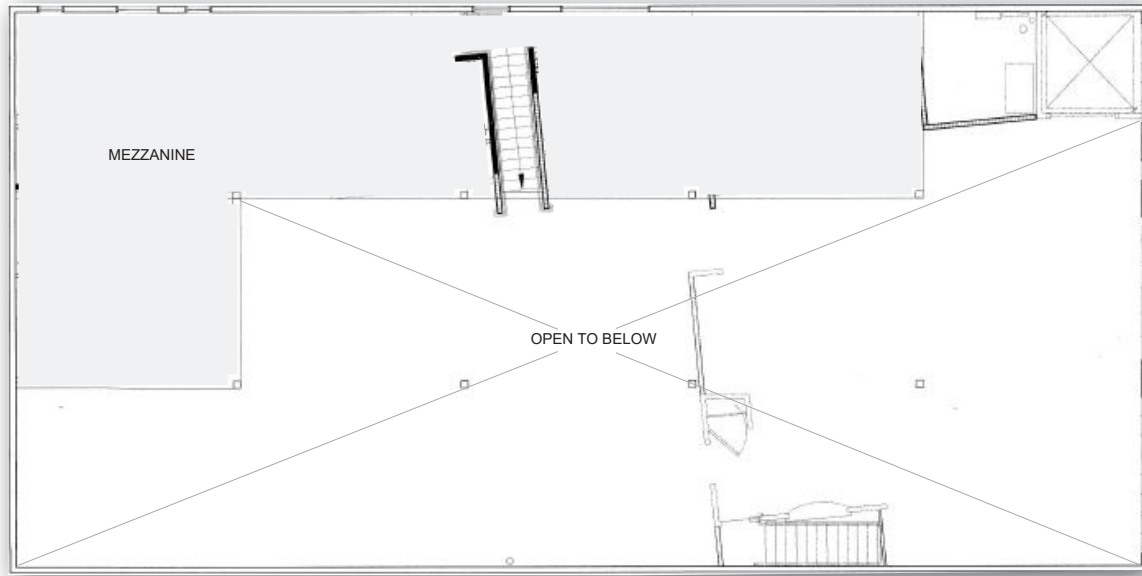
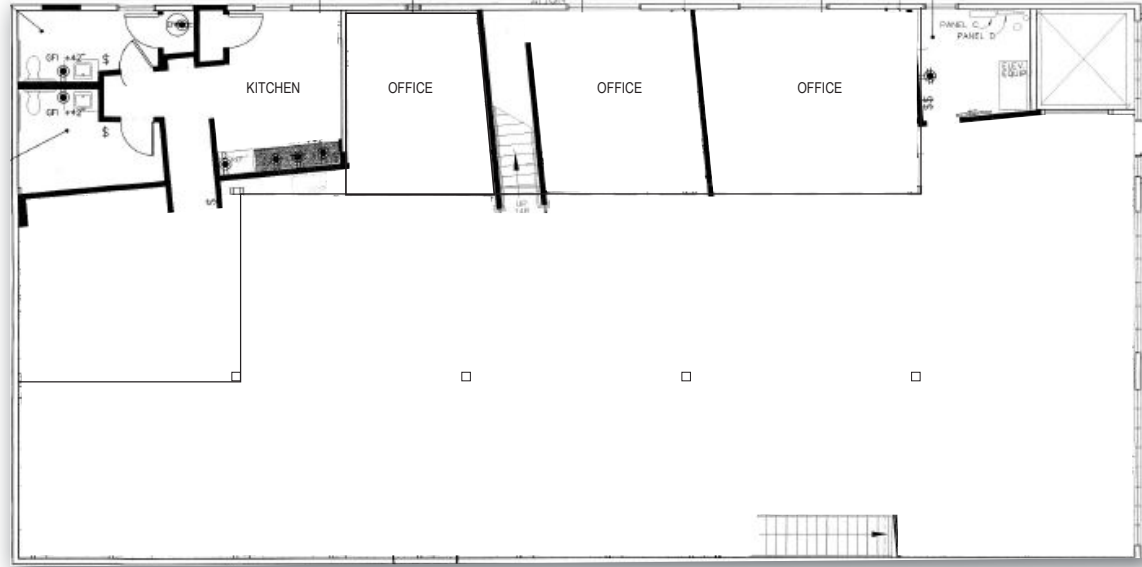
GROUND FLOOR MEZZANINE - ±2,078 SF

Floor Plans

SECOND FLOOR

VIRTUAL TOUR

SECOND FLOOR - ±5,039 SF



SECOND FLOOR MEZZANINE - ±1,689 SF





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SAN FRANCISCO, CA

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NEWMARK

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