

# NORTHPOINT PLAZA TAYLOR & BAY

95k SQFT OFFICE/R&D CAMPUS & RETAIL CENTER  
PLUS EXCLUSIVE 42k SQFT GARAGE & SURFACE PARKING



# FOR SALE

## REDUCED PRICING For Quick Close

**\$28,000,000 \$204/PSF Including Garage**

**Jake Levinson**

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CalDRE #02021931

**Alex Fee**

209.981.7753

alex@groundmatrix.com

CalDRE #02018515



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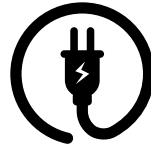
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### Property Highlights

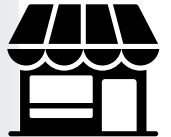
- Flexible C-2 Zoning
- 65,776 SQFT of land
- Brick & Timber interior aesthetics
- 130 parking spaces (109 subterranean, 21 surface spaces) Parking garage SF (+/- 42,697) not included in the +/-95,000
- Three Loading bays with Dock-High's
- Industrial Garbage Compactor
- \$204/PSF Inclusive of Parking Structure



Ample Electrical  
Service



130 PARKING  
STALLS



FORMULA RETAIL  
PERMITTED

RENDERING VIDEO  
WALKTHROUGH



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### OFFERING SUMMARY

Sale Price:	\$28,000,000
Building SF:	+/- 95,000 SF
*Parking Lot SF (Additional):	+/- 42,679 SF
Lot SF:	+/- 65,776 SF
Zoning:	C-2
Submarket:	North Waterfront



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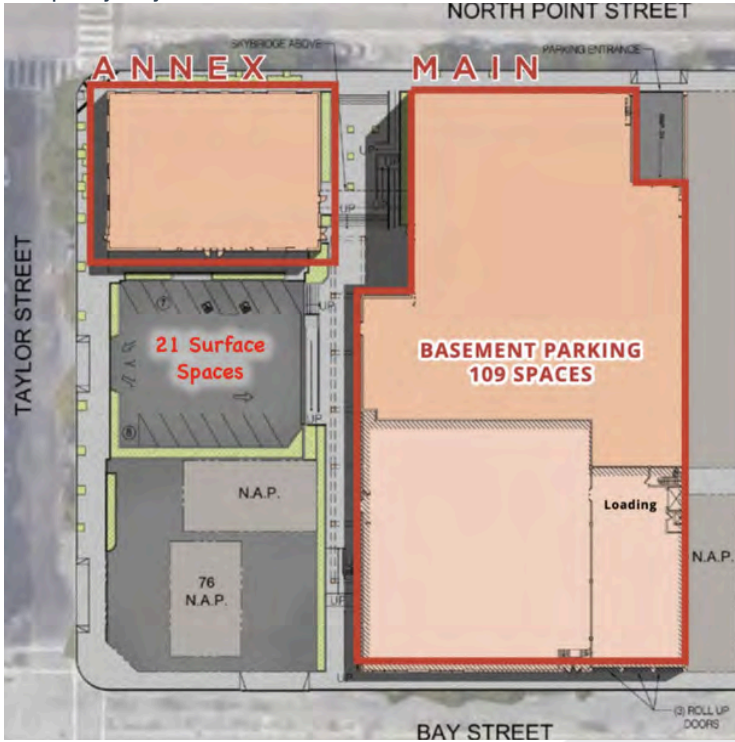
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### Property Layout



### Ceiling Heights

- 2598 Taylor Street: 1st Floor: 11'13"
- 2598 Taylor Street 1st Floor Receiving: 12'11"
- 2598 Taylor Street 2nd Floor: 15'
- 455 North Point 3rd Floor: 11'9" Ceiling Height 12'
- 455 North Point 3rd Floor (Area Fronting Surface Lot): 8'3" Duct Height 8'3"
- 2552 Taylor Street (Cost Plus): 18'
- 2598 Taylor Street 1st Floor (Ross): 18' w/1' finished floor between 1st & 2nd floors.
- 2598 Taylor Street 2nd Floor (Ross): 11'

### Parcel Map

**ASSESSORS PARCEL NUMBER**  
The site has 7 parcels totaling approximately 1.51 acres or 65,776 square feet of commercially zoned land.

PARCEL #	SQFT	ACRES
0030-005	4,356	0.10
0030-009	3,485	0.08
0030-010	6,534	0.15
0030-011	10,019	0.23
0030-011A	5,227	0.12
0030-012	17,424	0.40
0030-013	18,731	0.43
<b>Total</b>	<b>65,776 SF</b>	<b>1.51 ACRES</b>

**ZONING**  
The Property is zoned C-2 by the City of San Francisco and allows for general commercial.



2552 Taylor Photo

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2552 Taylor Photos



Skyline

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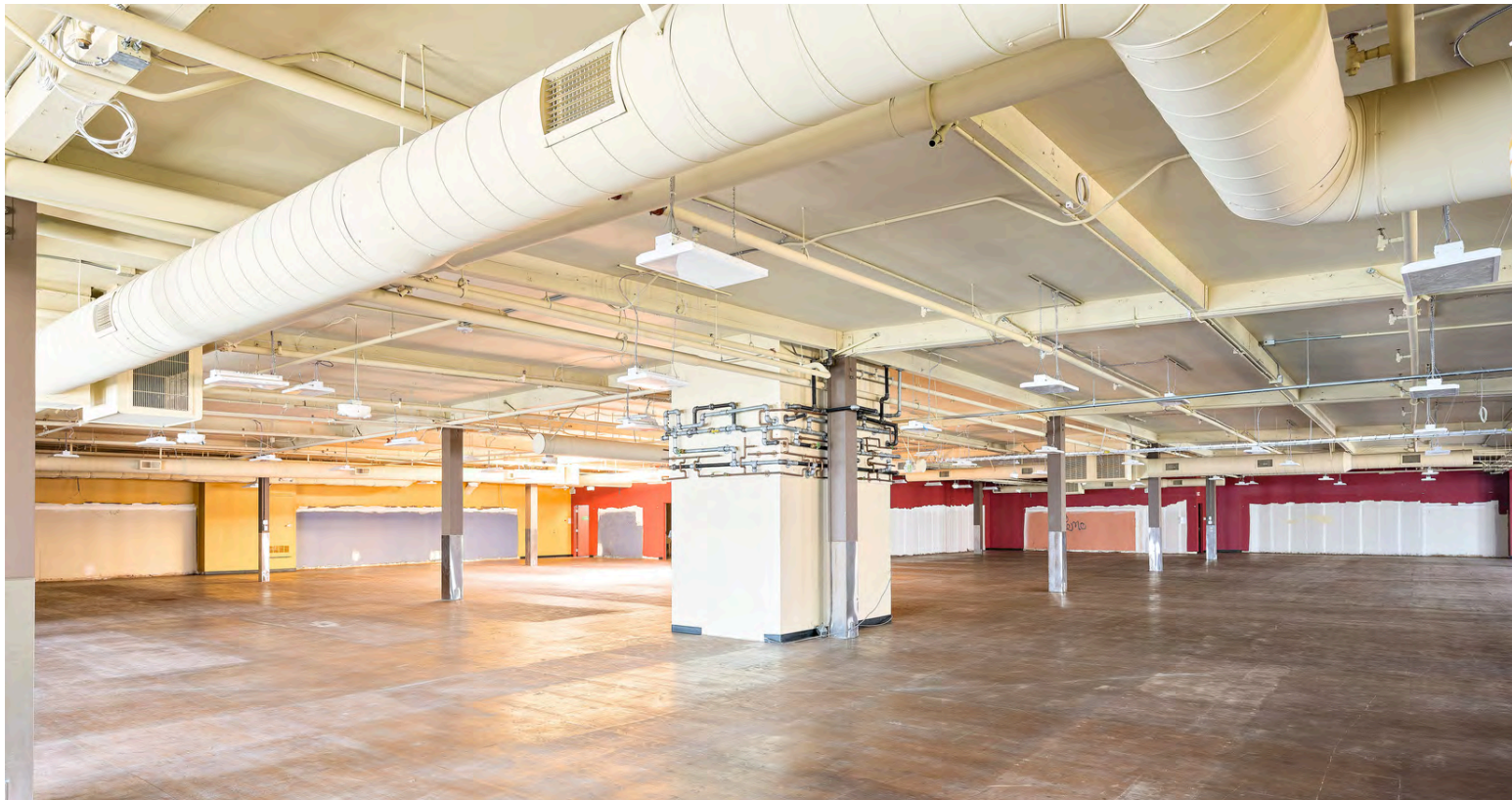
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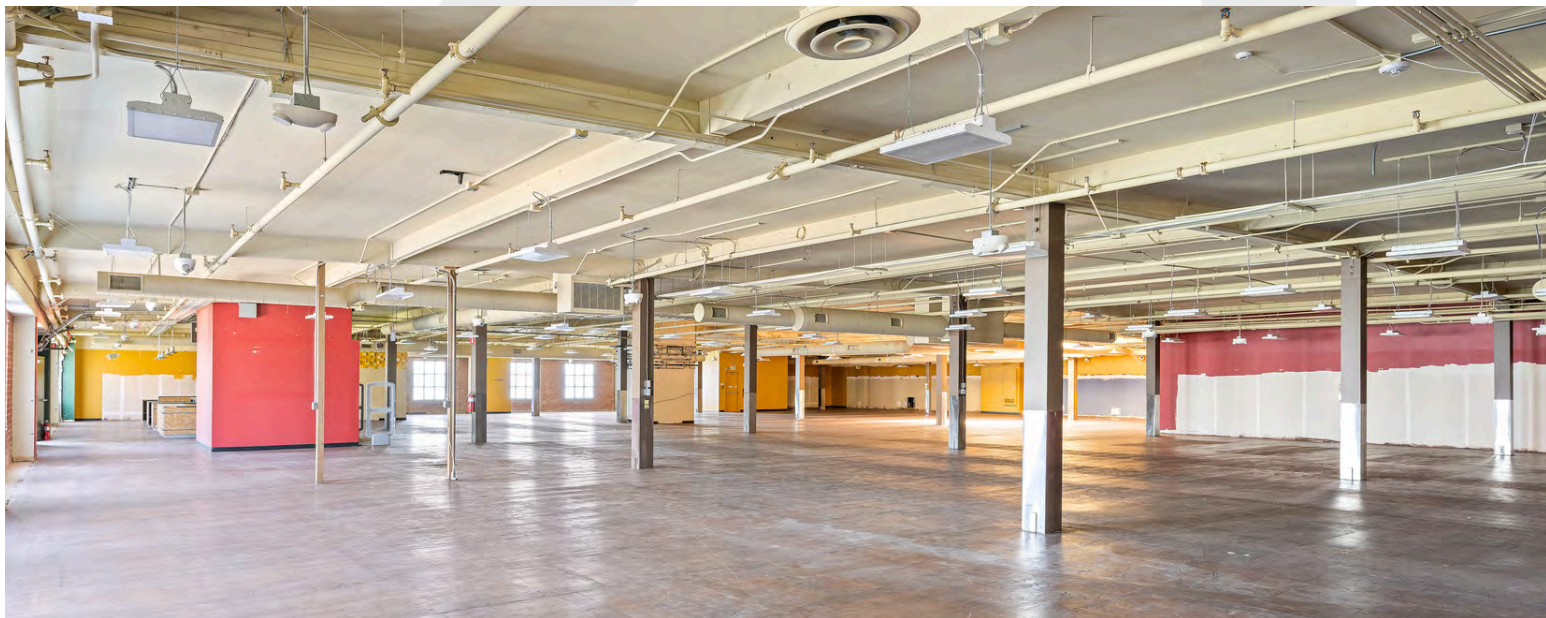
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2552 Taylor



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Annex Building (2598 Taylor)



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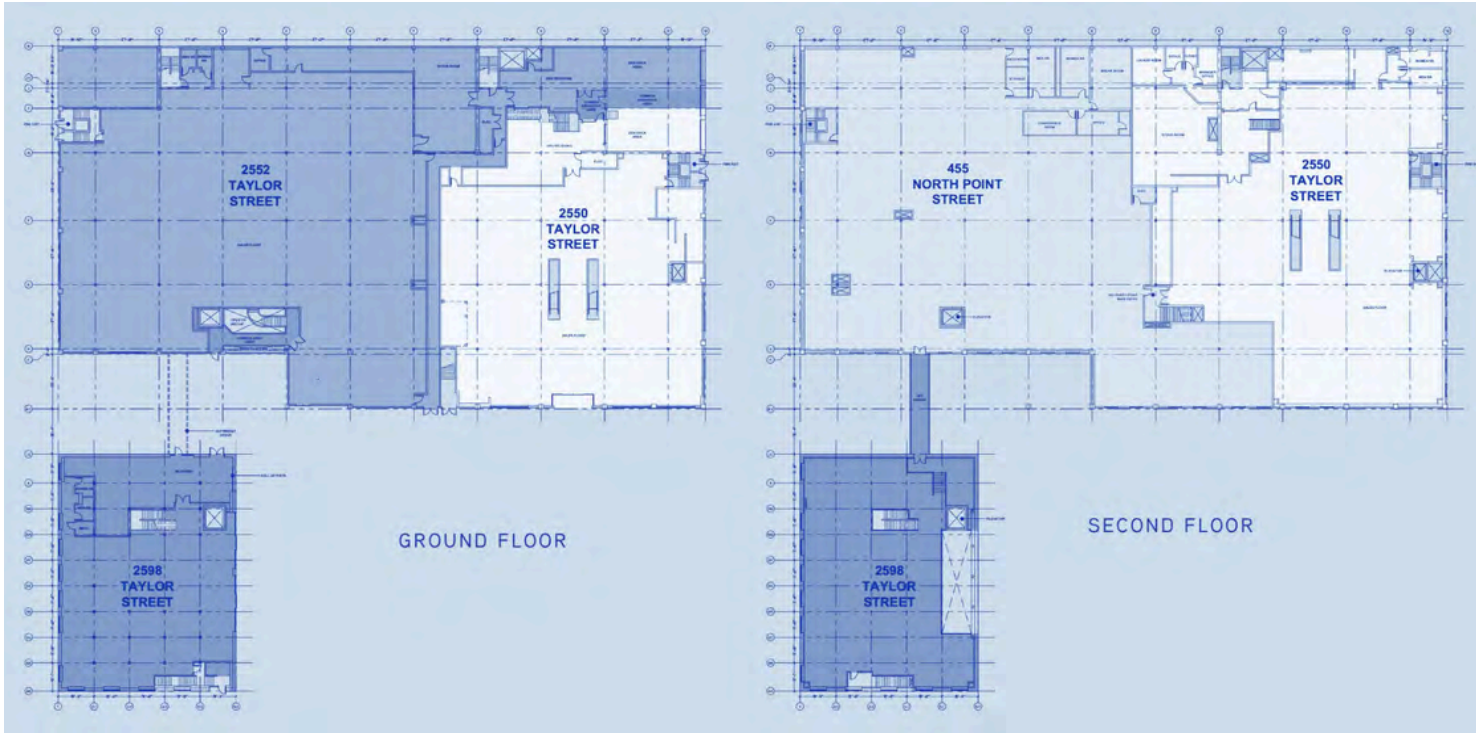
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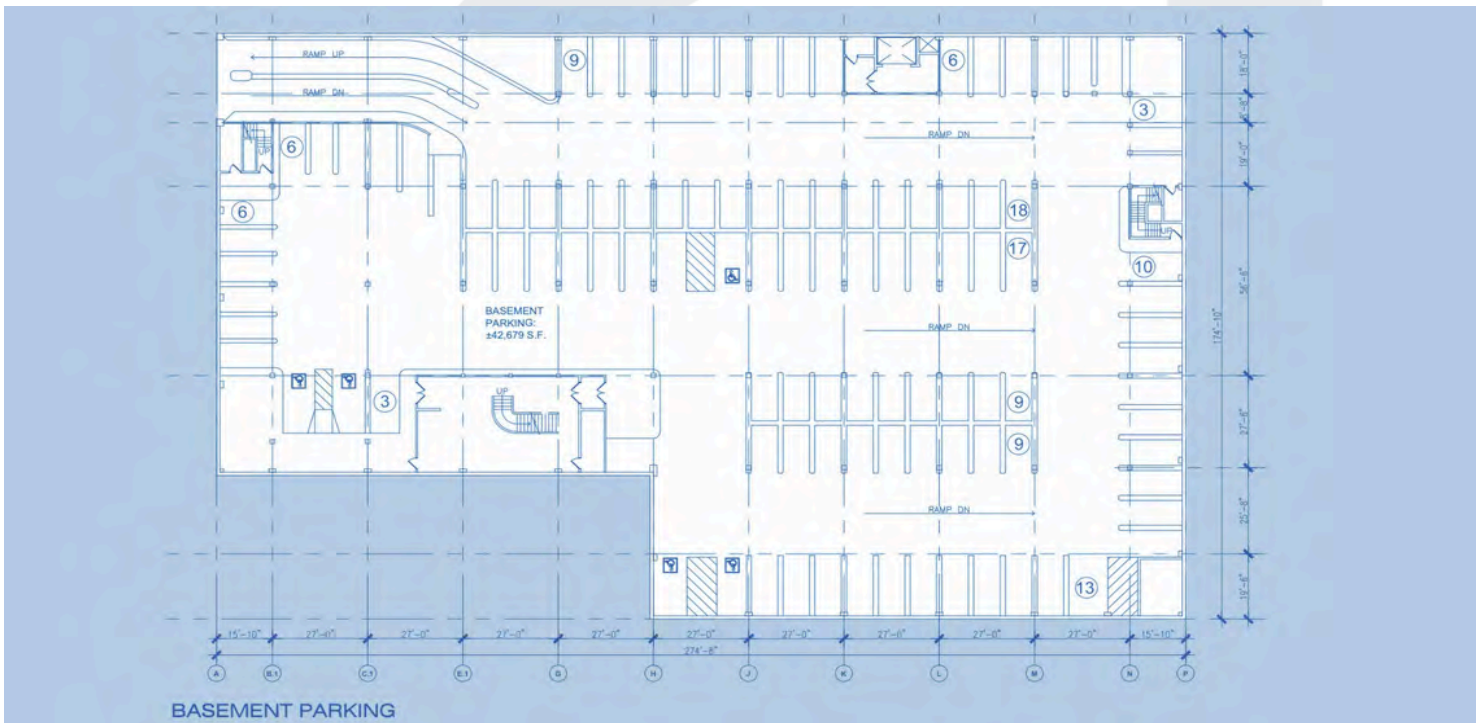
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Floor Plans



Floor Plans

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