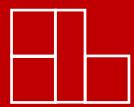
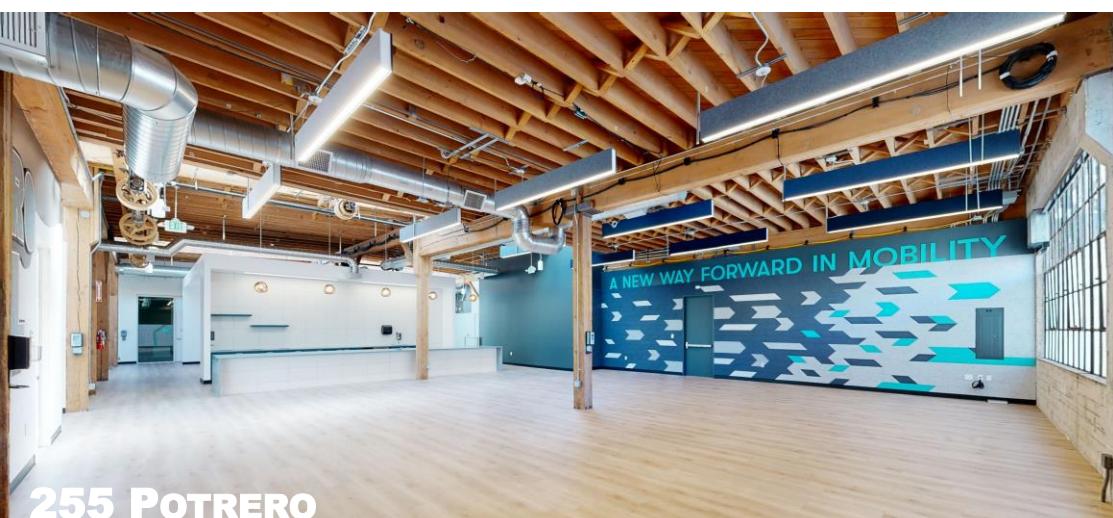




THE FORDERER CORNICE WORKS



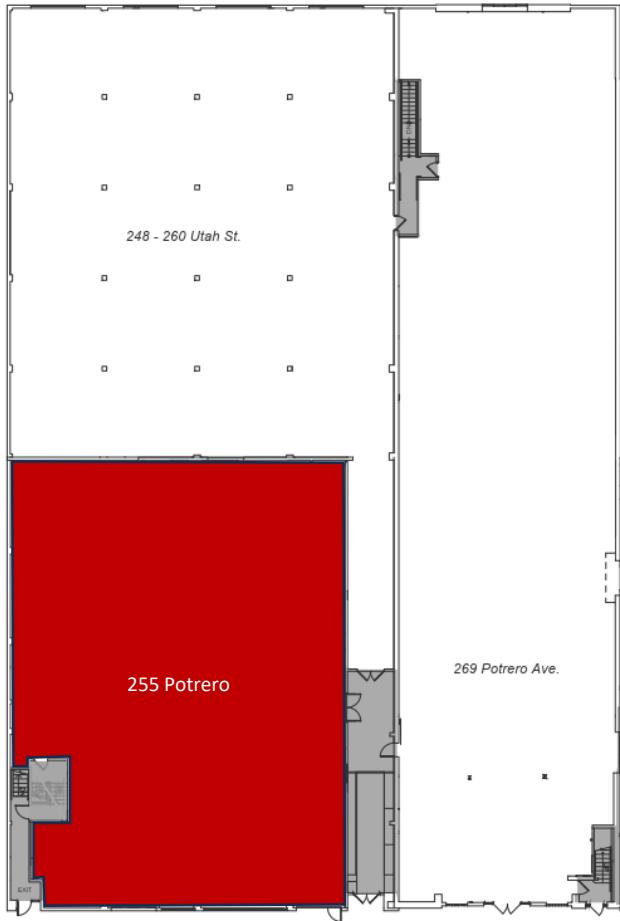
 FORDERER  
PROPERTY  
GROUP



**255 POTRERO**



**FORDERER**  
PROPERTY  
GROUP



## FORDERER CORNICE WORKS

4 BUILDINGS  
CONNECTED WITH  
COMMON CORRIDORS

### PROPERTY OVERVIEW

- ❖ PRIVATE ENTRANCES FOR EACH BUILDING
- ❖ GENEROUS CEILING HEIGHTS
- ❖ PROMINENT BUILDING SIGNAGE
- ❖ POTENTIAL EXCLUSIVE ROOF DECK
- ❖ LARGE SKYLIGHTS AND INDUSTRIAL OPERABLE WINDOWS
- ❖ TENANT CONTROLLED HVAC w/ MERV-13
- ❖ ABUNDANT POWER w/ 3 PHASE 800 AMPS
- ❖ SEISMICALLY UPGRADED
- ❖ PROPERTY MANAGER ON-SITE
- ❖ GARAGE PARKING + PUBLIC LOTS WITHIN 5 BLOCKS WITH A COMBINED 1000+ SPOTS
- ❖ MUNI AND EXPRESS BUS LANES RUNNING ALONGSIDE THE PROPERTY



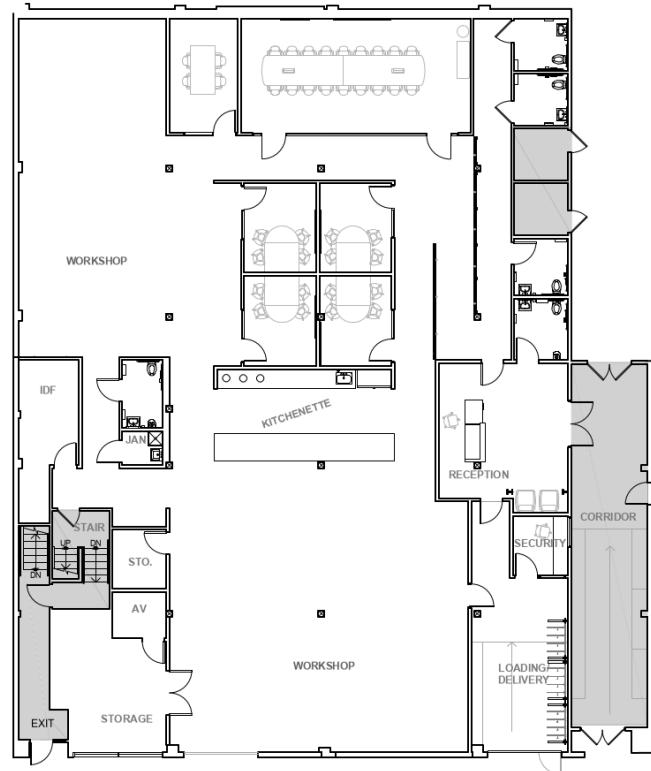
1 PROPERTY  
4 BUILDINGS  
63,468 RBA



## **255 POTRERO GROUND FLOOR**

**8,167 RSF**

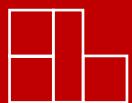
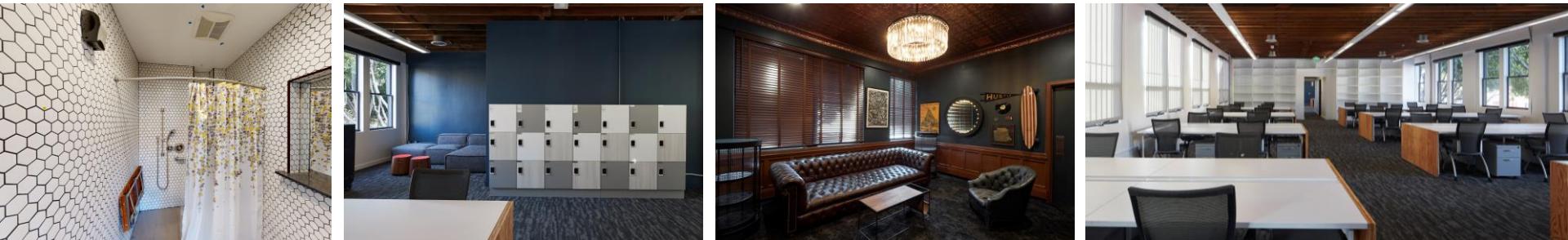
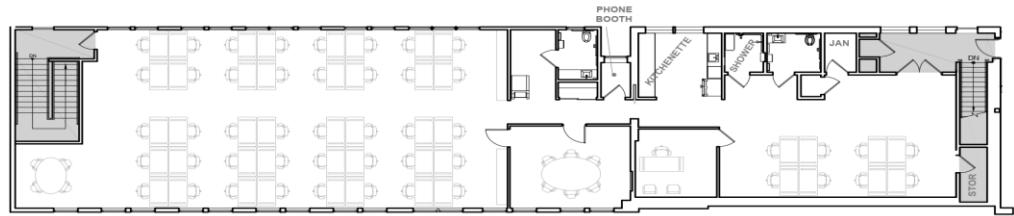
- CURRENTLY BUILT WITH 5 CONFERENCE ROOMS, BOARDROOM, LARGE OPEN AREAS
- ZONED PDR
- INCLUDES DRIVE-IN LOADING BAY, SECOND LOADING DOCK, AND PLENTY OF STORAGE
- TWO 60-FOOT SKYLIGHTS AND LARGE INDUSTRIAL WINDOWS ALONG POTRERO
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS
- 14-15' CEILINGS



## **255/269 POTRERO MEZZANINE:**

**4,289 RSF**

- CURRENTLY BUILT WITH 2 CONFERENCE ROOMS, PHONE BOOTH, 2 OPEN AREAS WITH 48 DESKS
- ZONED OFFICE
- INCLUDES SHOWERS AND DIRECT ACCESS TO POTENTIAL ROOF DECK
- ABUNDANCE OF WINDOWS ON BOTH SIDES
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS.
- PRIVATE ENTRANCE OFF POTRERO AND ACCESS TO UTAH STREET THROUGH PROPERTY GARAGE





FORDERER PROPERTY GROUP  
MATT FISHER  
PRESIDENT  
[MATT@FORDERERPROPERTYGROUP.COM](mailto:MATT@FORDERERPROPERTYGROUP.COM)  
LICENSE ID 01895058



# TRANSIT & AMENITIES

I-80 IS LOCATED 5 BLOCKS AWAY AT BRYANT & 8TH ST.

US 101 IS LOCATED 3 BLOCKS AWAY AT BRYANT ST. & 10TH ST.

## RESTAURANTS

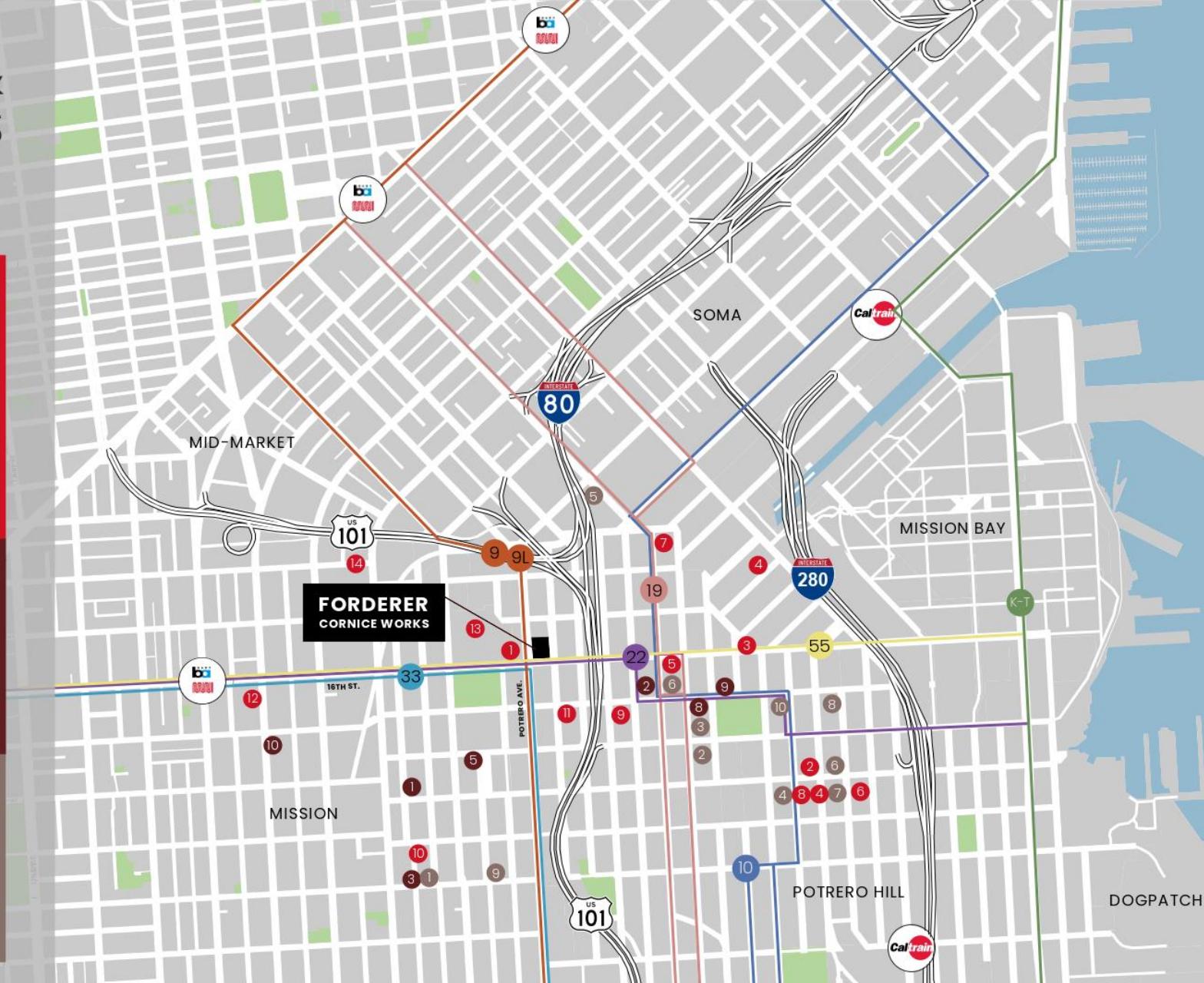
- 1 SMASHBURGER
- 2 CRACKED AND BATTERED
- 3 WOLFE'S LUNCH
- 4 CHEZ MAMAN EAST
- 5 TARRAKU RAMEN
- 6 PLOW
- 7 DUMPLING TIME
- 8 MOCHICA
- 9 LIVE SUSHI BAR
- 10 FARMHOUSE KITCHEN THAI
- 11 TWO SON'S SANDWICHES
- 12 LIMON PERUVIAN CUISINE
- 13 JAMBA JUICE
- 14 PINK ONION

## LIBATIONS

- 1 TRICK DOG
- 2 ANCHOR BREWING COMPANY
- 3 ANCHOR PUBLIC TAPS
- 4 THE SEVEN STILLS BREWERY
- 5 HARDWOOD BAR + SMOKEERY
- 6 BLOOMS SALOON
- 7 THE BEEHIVE
- 8 BOTTOM OF THE HILL
- 9 LAST RESORT
- 10 CONNECTICUT YANKEE

## COFFEE

- 1 TARTINE MANUFACTORY
- 2 STARBUCKS
- 3 SIGHTGLASS COFFEE
- 4 CHAT'S ROASTING COMPANY
- 5 STARBUCKS
- 6 BUNN MIKE
- 7 FARLEY'S
- 8 PHILZ COFFEE
- 9 LA LUCHA COFFEE BAR
- 10 ROBIN'S CAFE



Forderer Cornice Works was founded in San Francisco by a German immigrant, Joseph F. Forderer. By 1888 he employed 100 men and built a reputation for delivering high quality metal products and construction related services to the San Francisco Bay Area.

Several products Forderer became known for were skylights, metal fire doors, exterior windows frames, elevator cabs and decorative cornices.

One notable project was the metal coverings of City Hall's dome and lantern

