



THE FORDERER CORNICE WORKS

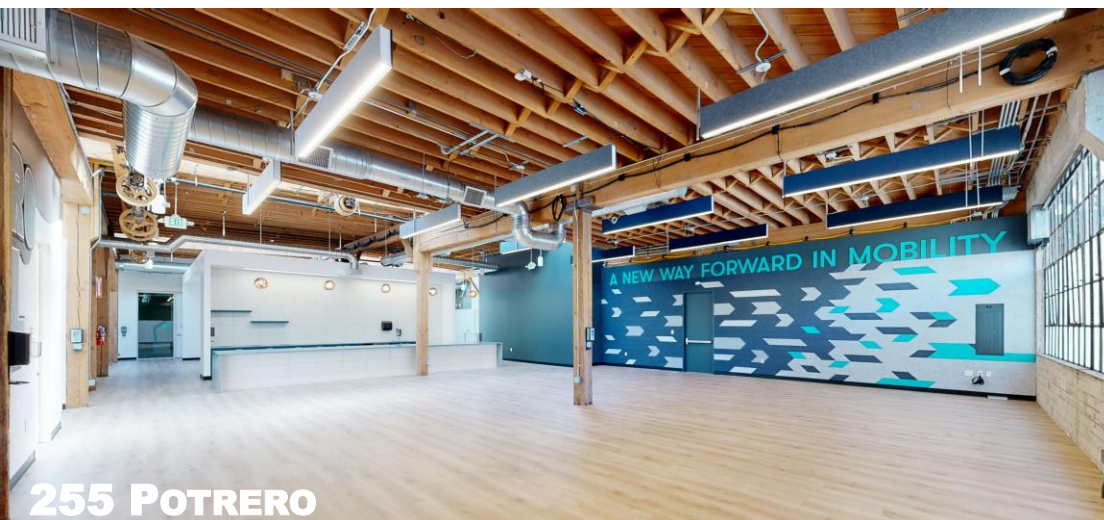




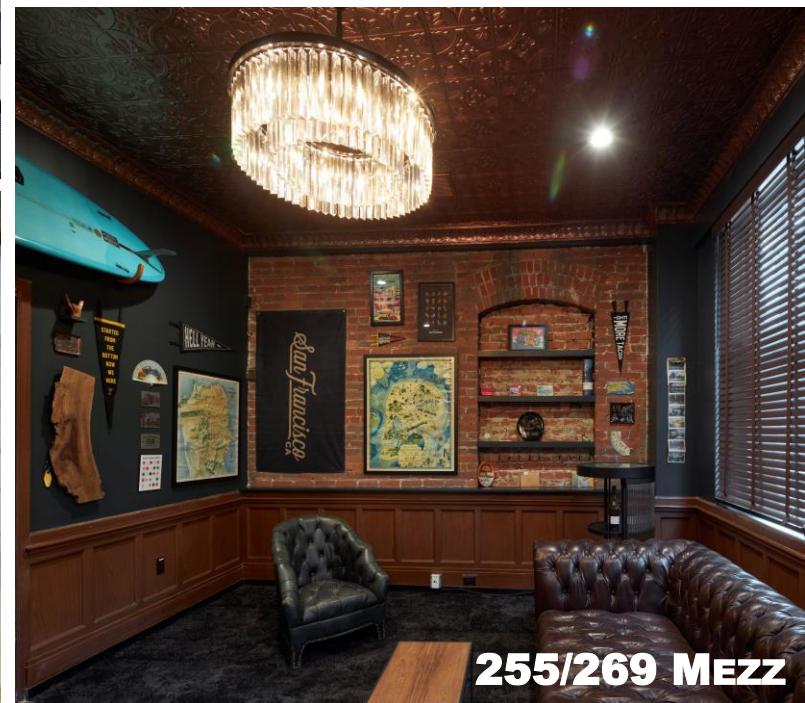
255 POTRERO



255/269 MEZZ

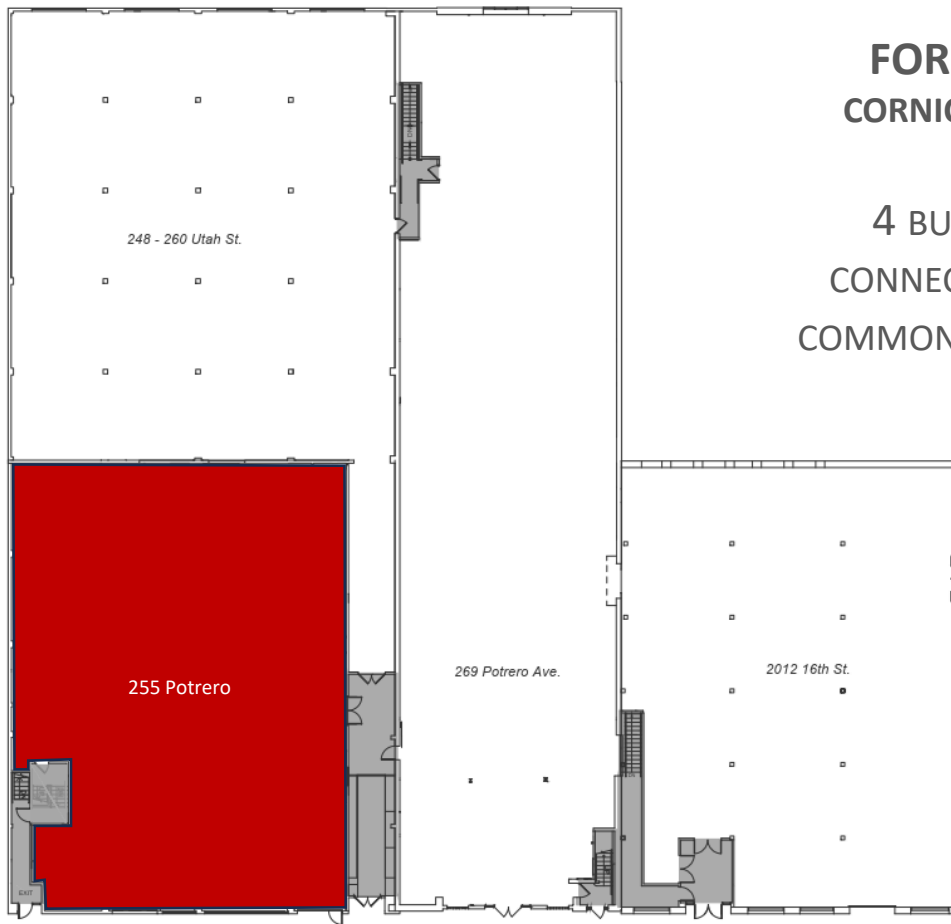


255 POTRERO



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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



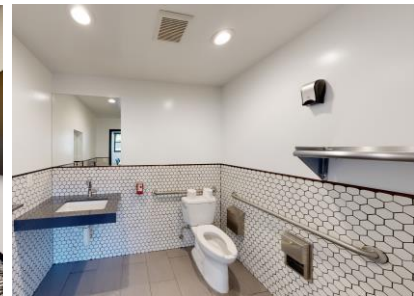
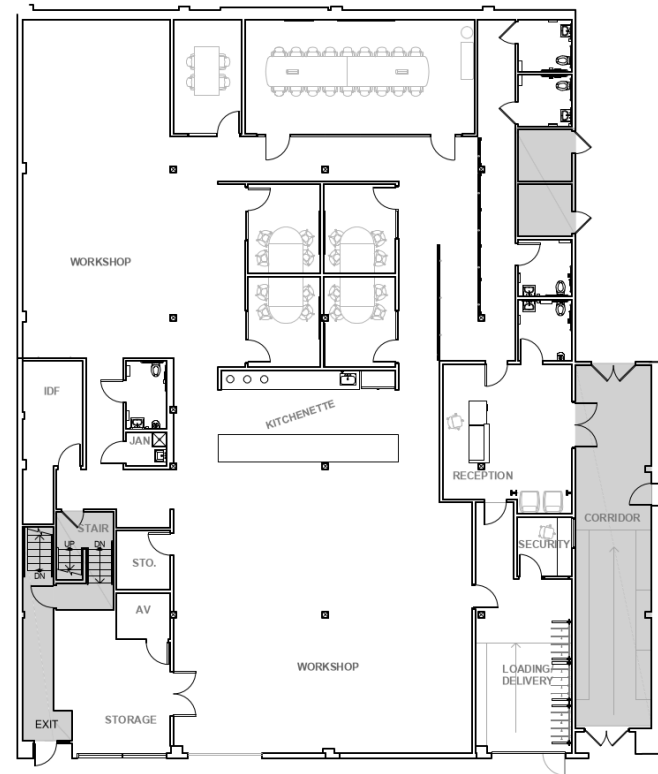
**1 PROPERTY
4 BUILDINGS
63,468 RBA**



255 POTRERO GROUND FLOOR

8,167 RSF

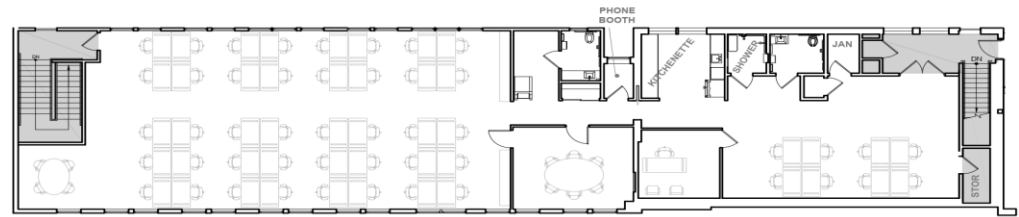
- CURRENTLY BUILT WITH 5 CONFERENCE ROOMS, BOARDROOM, LARGE OPEN AREAS
- ZONED PDR
- INCLUDES DRIVE-IN LOADING BAY, SECOND LOADING DOCK, AND PLENTY OF STORAGE
- TWO 60-FOOT SKYLIGHTS AND LARGE INDUSTRIAL WINDOWS ALONG POTRERO
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS
- 14-15' CEILINGS



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





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

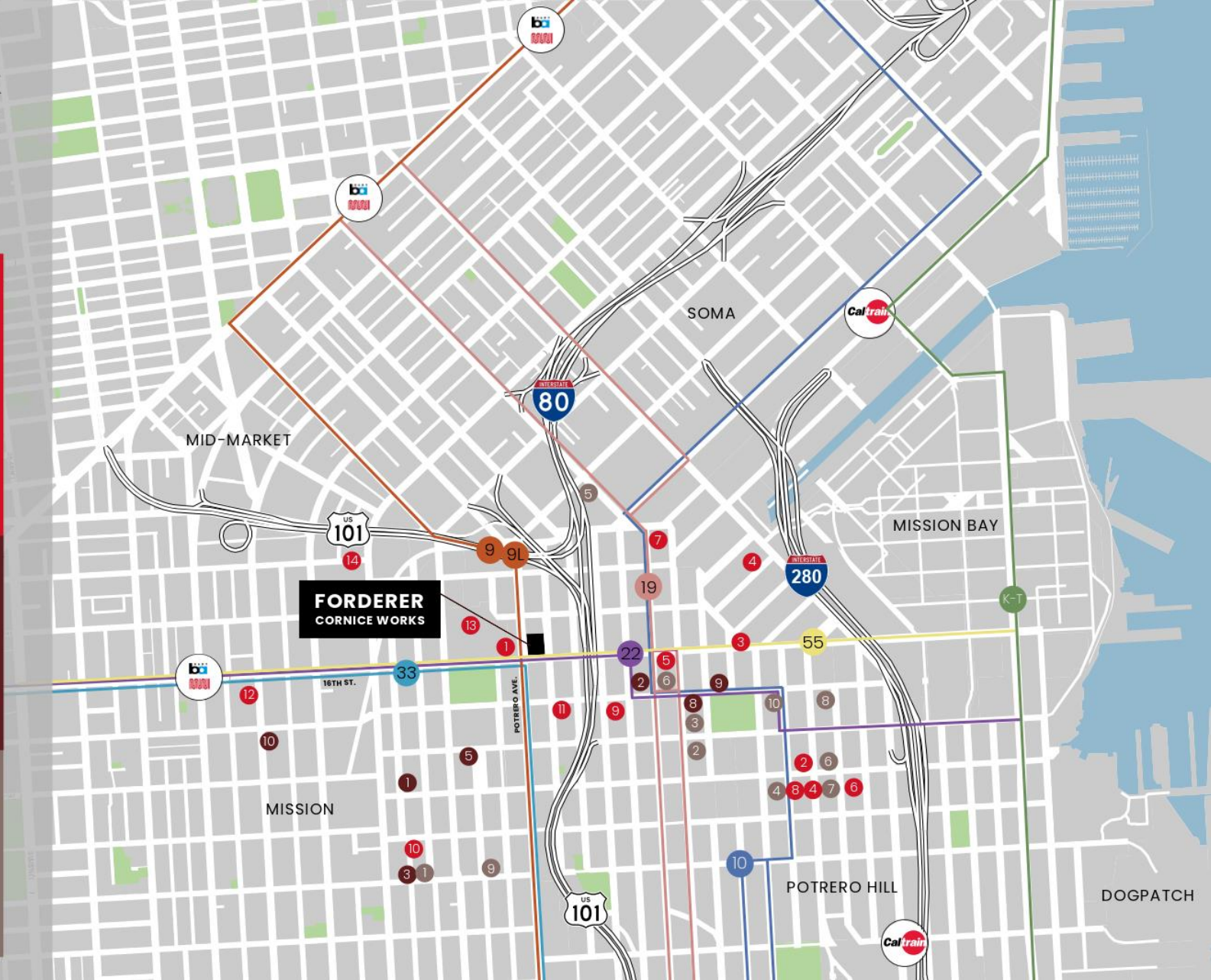
- 1 SMASHBURGER
- 2 CRACKED AND BATTERED
- 3 WOLFE'S LUNCH
- 4 CHEZ MAMAN EAST
- 5 TARRAKU RAMEN
- 6 PLOW
- 7 DUMPLING TIME
- 8 MOCHICA
- 9 LIVE SUSHI BAR
- 10 FARMHOUSE KITCHEN THAI
- 11 TWO SON'S SANDWICHES
- 12 LIMON PERUVIAN CUISINE
- 13 JAMBA JUICE
- 14 PINK ONION

LIBATIONS

- 1 TRICK DOG
- 2 ANCHOR BREWING COMPANY
- 3 ANCHOR PUBLIC TAPS
- 4 THE SEVEN STILL'S BREWERY
- 5 HARDWOOD BAR + SMOKERY
- 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

