

130 9TH STREET SAN FRANCISCO, CA 94103

1ST AND 2ND FLOOR WITH FULL BUILDING POTENTIAL



FOR MORE INFORMATION,
CONTACT:

JERRY ADAMSON / SENIOR SALES & LEASING SPECIALIST
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130 9TH STREET - FOR LEASE

1st Floor:	± 8,450 RSF
2nd Floor:	± 8,400 RSF
3rd Floor:	± 8,400 RSF
Zoning:	RCD – Regional Commercial District
Rate:	\$55/RSF/Year
Type:	Industrial Gross
Term:	5 - 10 Years
Power:	600 AMPS, 3 Phase

Highlights

Opportunity to Lease a prominent building in SOMA with great signage opportunity

Floors can be leased together or separate

Two (2) roll up doors in the rear of the property

One (1) freight elevator accessing all floors

Parking: 2-3 Spaces

High ceilings on the Ground Floor, useful for retail and shipping/receiving purposes

The spaces can be delivered in shell condition

Full HVAC systems in place, ready for distribution

Showers and plumbing on all floors

Building is located 1 block from Market Street/BART/Muni

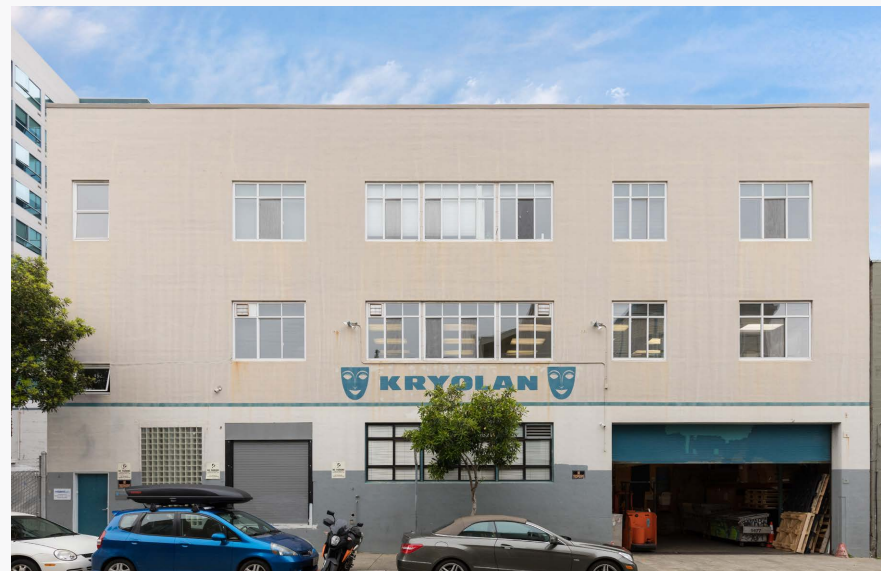
Tenant Improvement Allowance available

Zoning: RCD: Regional Commercial District

The Regional Commercial District (RCD) is located along the 9th Street and 10th Street corridors, generally running from Mission Street to Harrison Street, and provides for a wide variety of commercial uses and services to a population greater than the immediate neighborhood. While providing convenience goods and services to the surrounding neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the City that serve shoppers from other neighborhoods and cities.

Large-scale lots and buildings and wide streets distinguish the RCD from smaller-scaled neighborhood commercial streets, although the district also includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

A diverse commercial environment is encouraged for the RCD. Eating and drinking establishments, general retail, office, certain auto uses, and production, distribution, and repair uses generally are permitted with certain limitations at the first and second stories. Arts activities are encouraged on all floors, but nighttime entertainment uses are prohibited.



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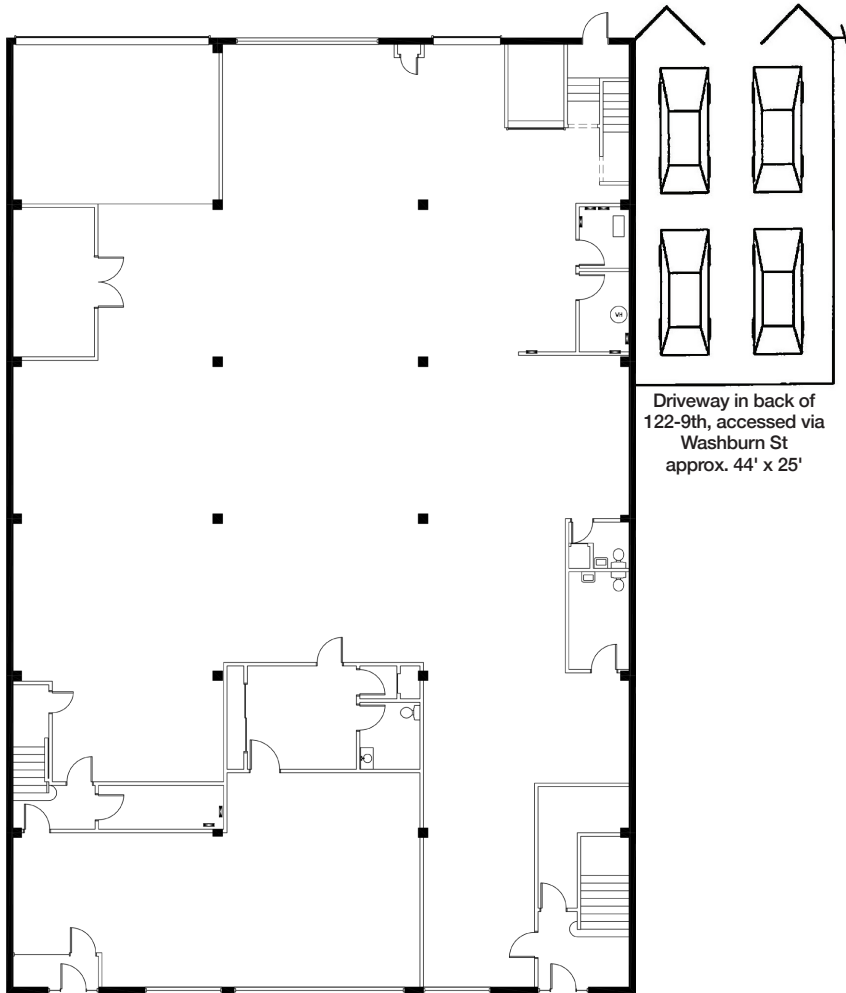
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Floorplan

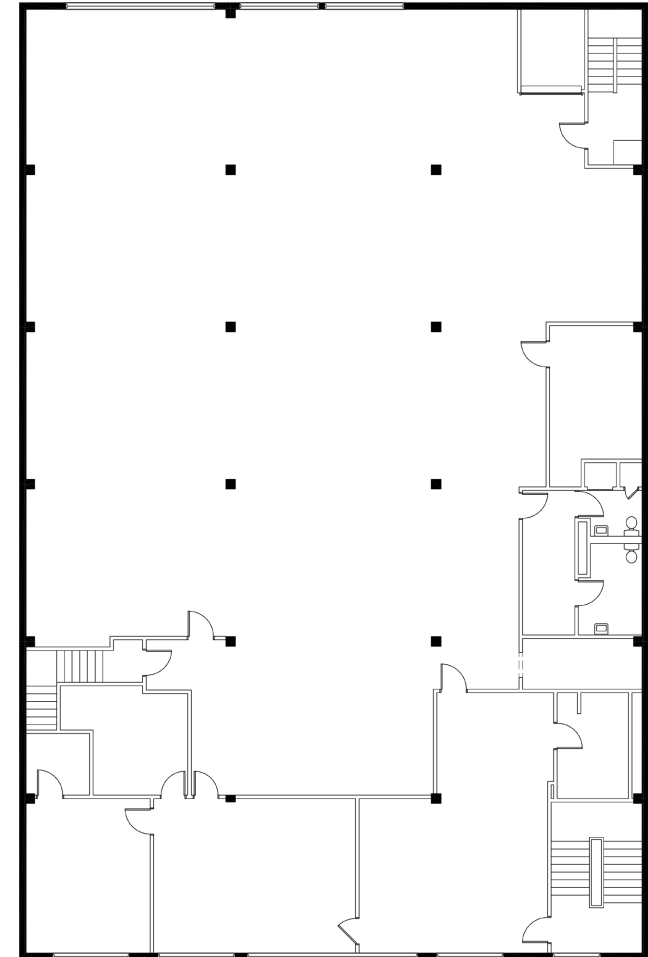
1st Floor

WASHBURN STREET



Floorplan

2nd Floor



NINTH STREET

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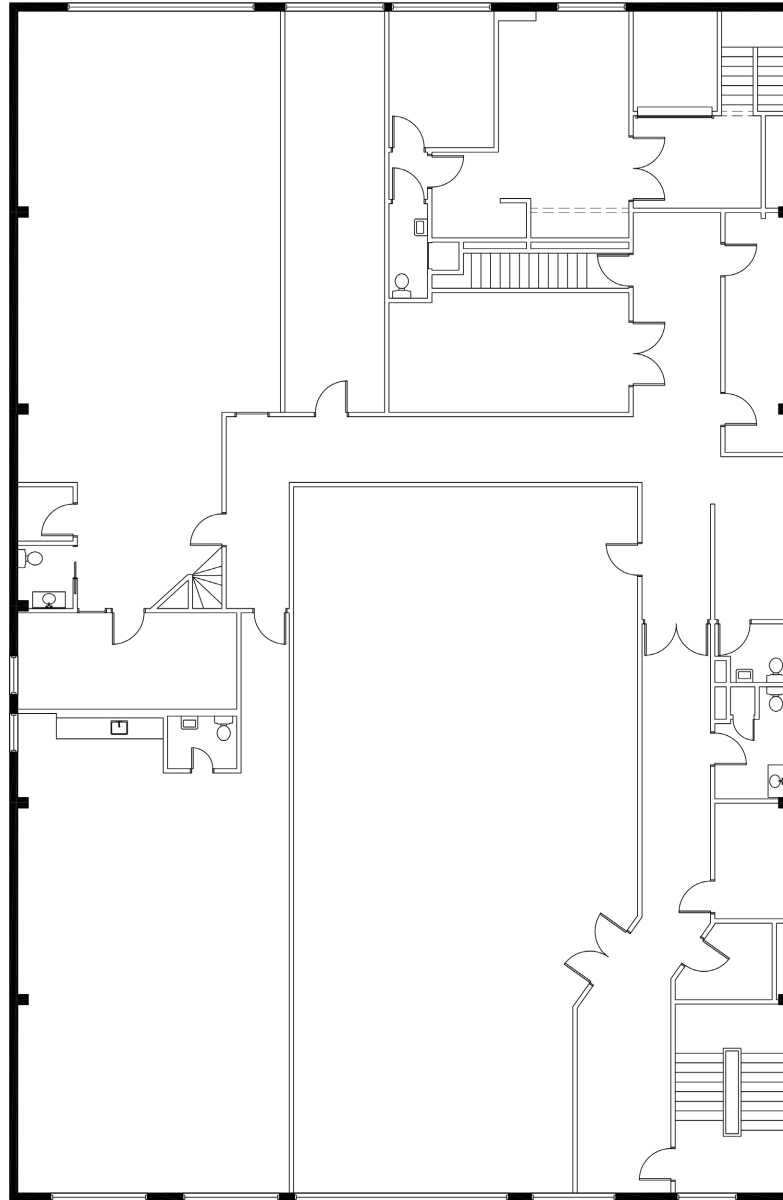
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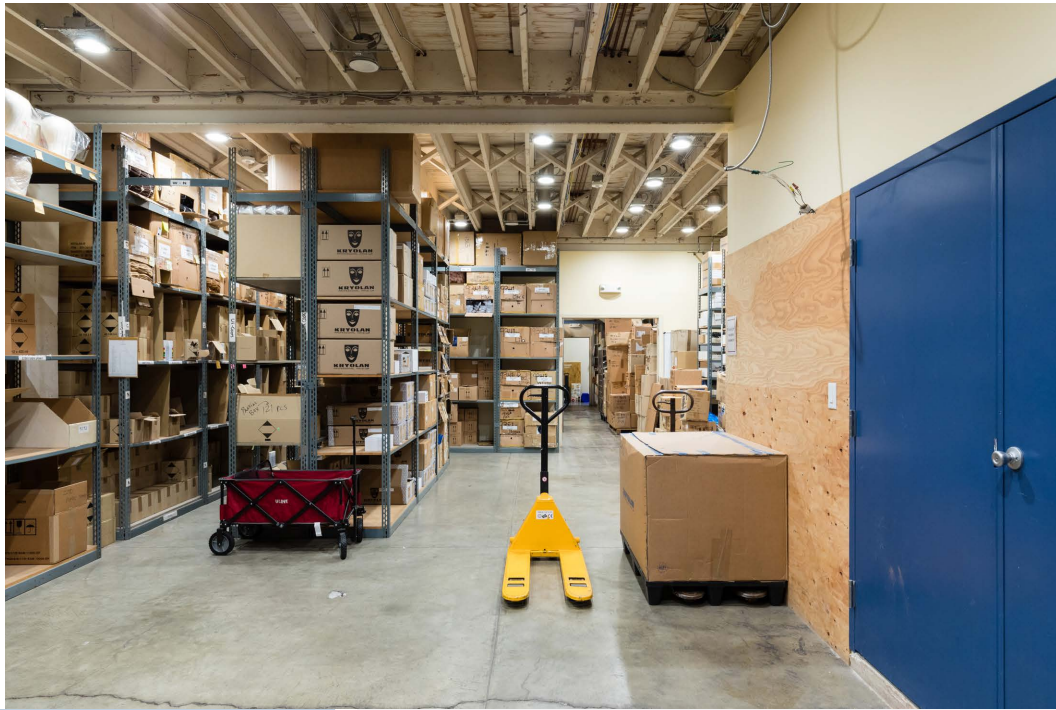
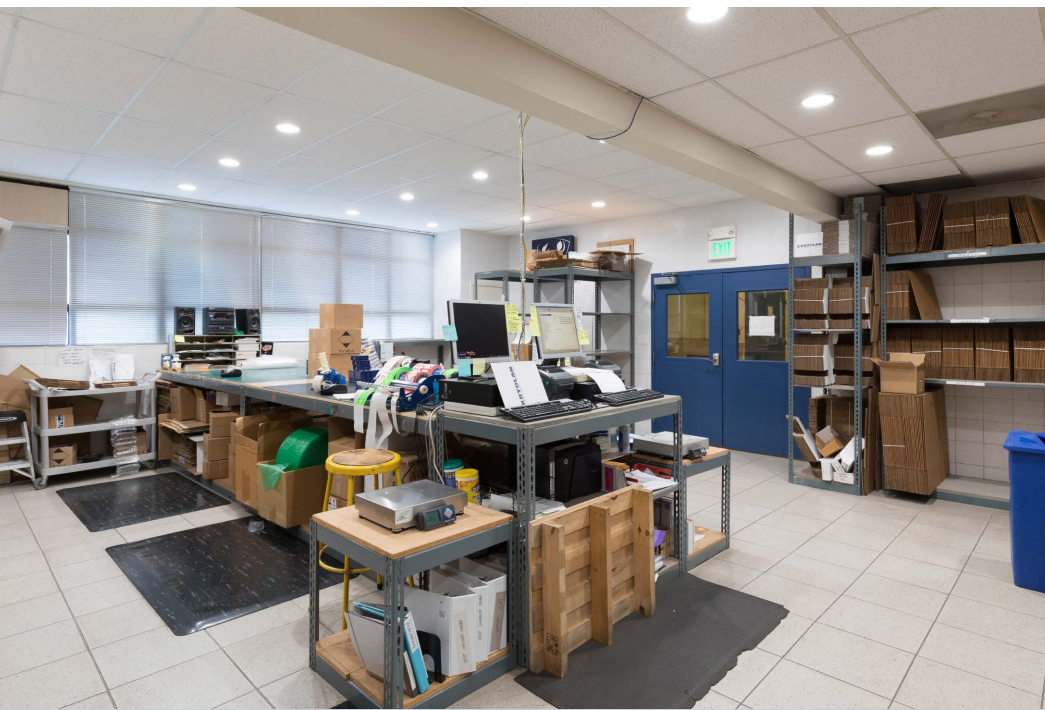
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2nd Floor



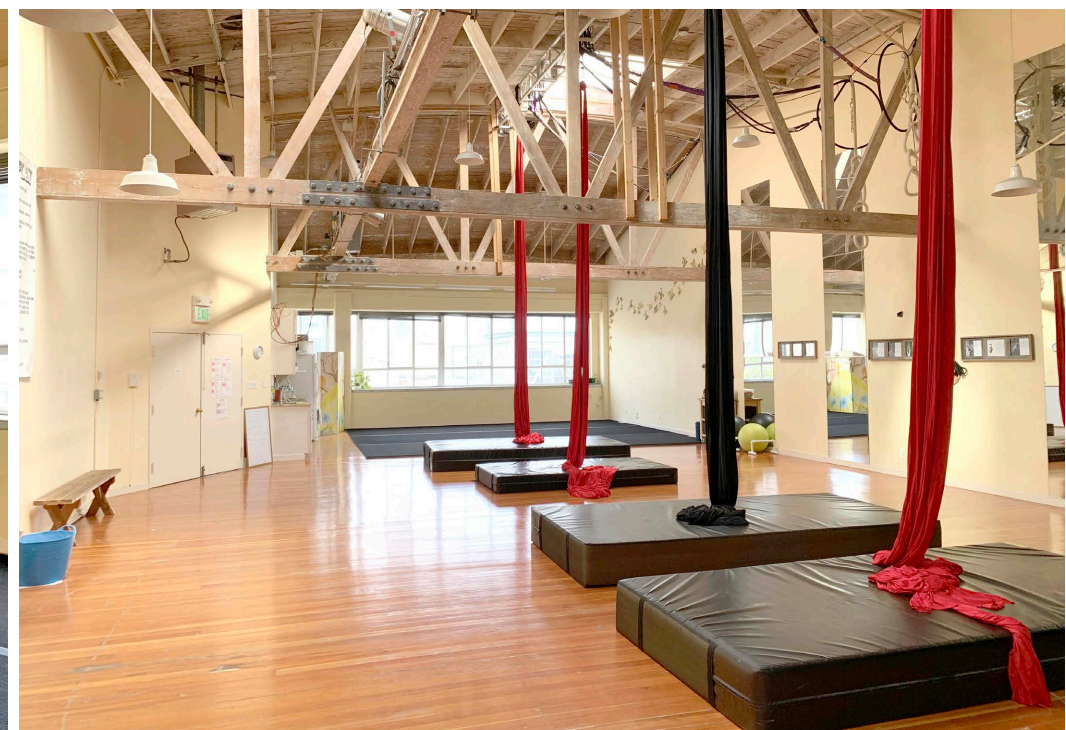
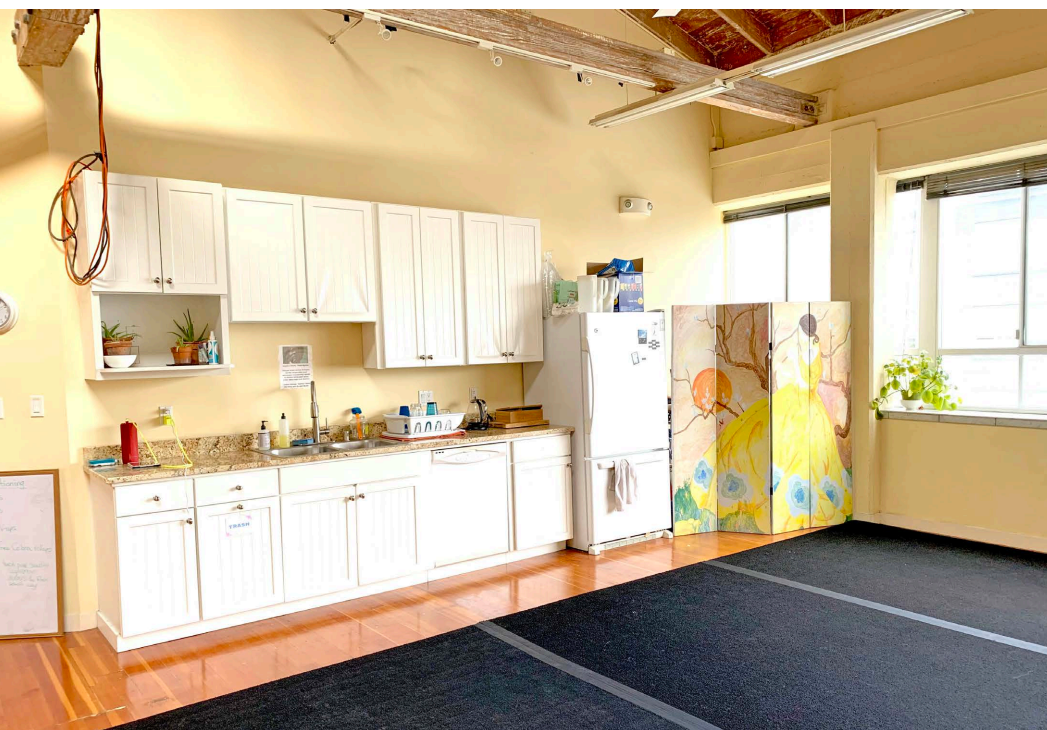
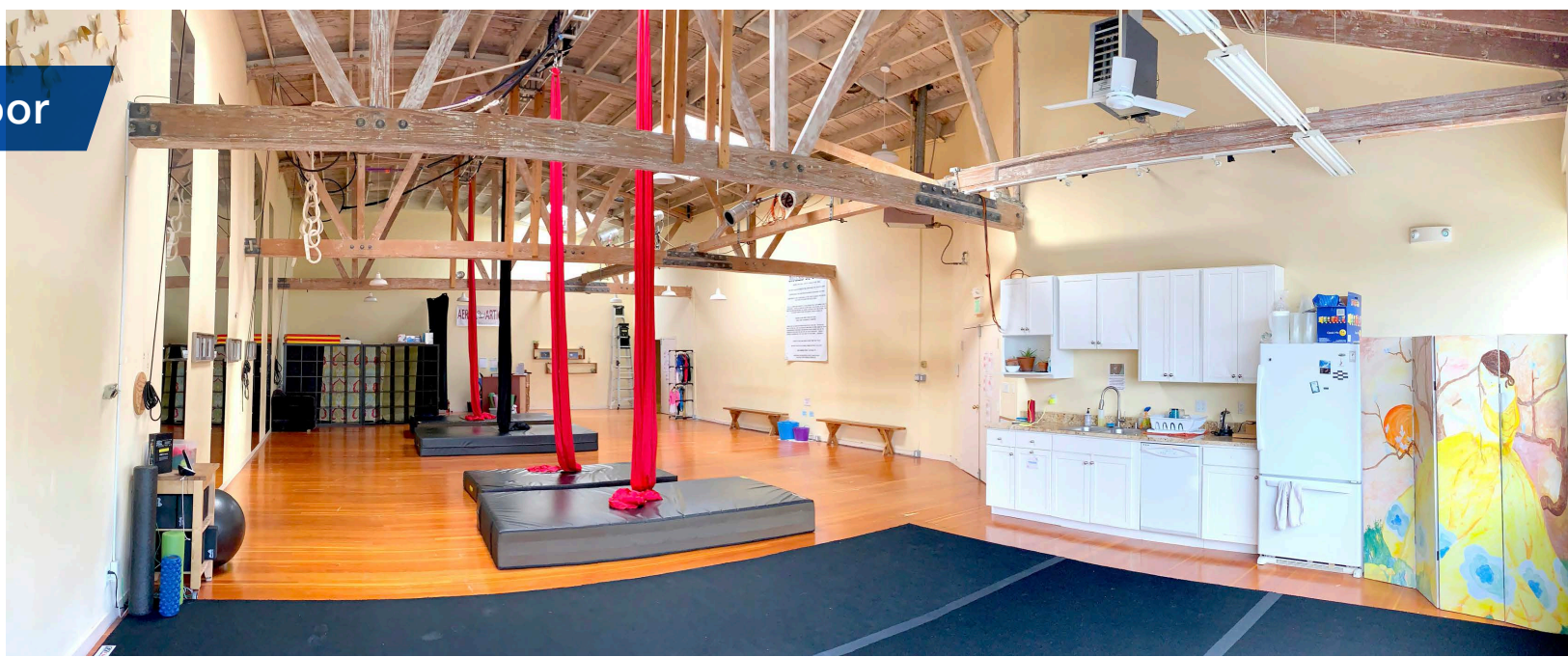
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3rd Floor



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