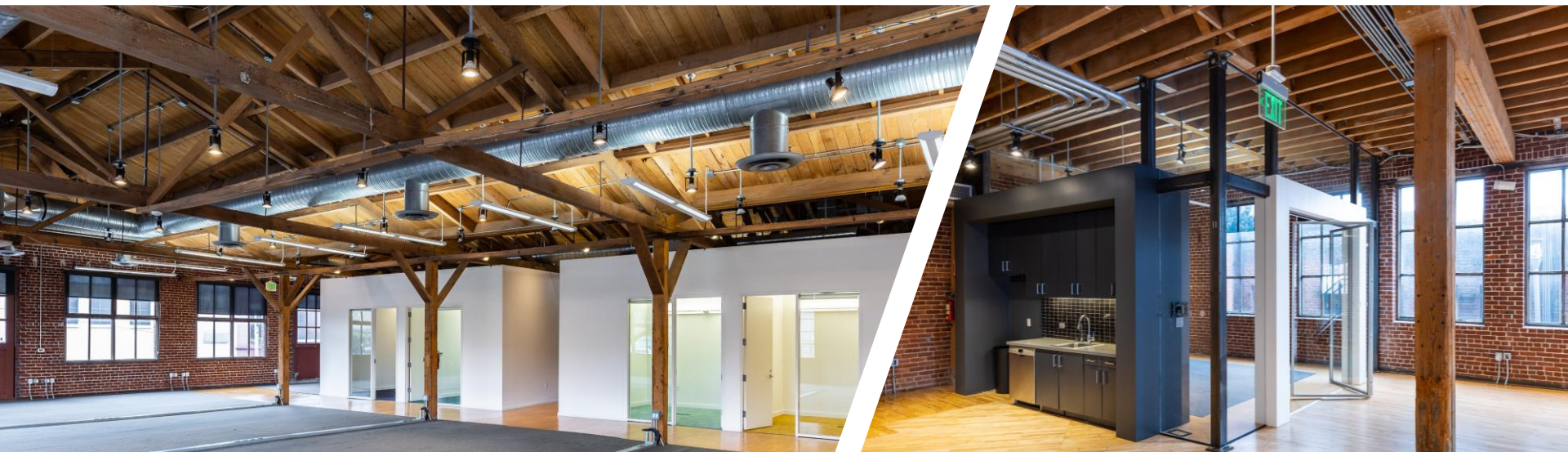
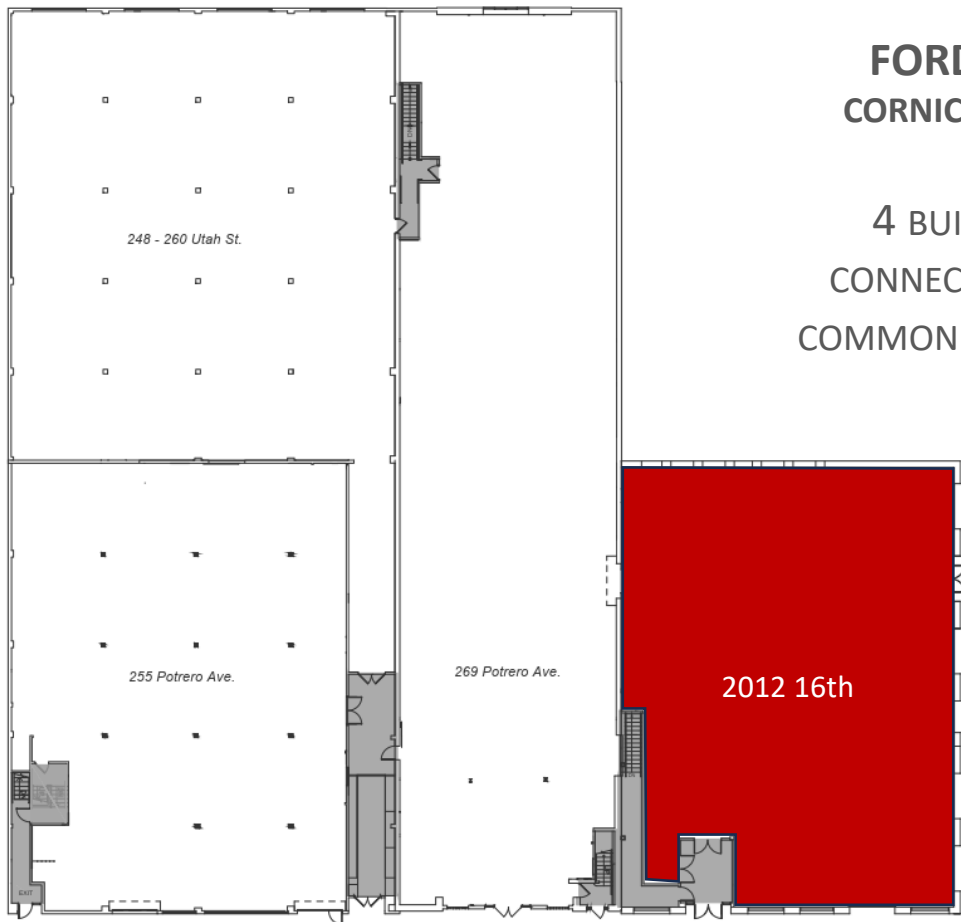


# THE FORDERER CORNICICE WORKS







# FORDERER CORNICE WORKS

4 BUILDINGS  
CONNECTED WITH  
COMMON CORRIDORS

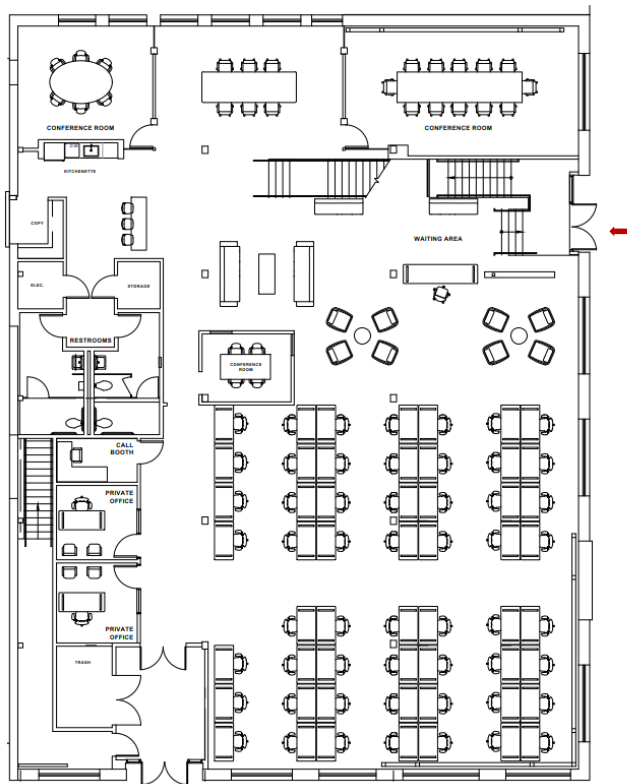
## PROPERTY OVERVIEW

- ❖ 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 2400 AMPS
- ❖ SEISMICALLY UPGRADED
- ❖ PROPERTY MANAGER ON-SITE
- ❖ GARAGE PARKING + 5 PUBLIC LOTS WITHIN 5 BLOCKS WITH A COMBINED 1000+ SPOTS
- ❖ MUNI AND EXPRESS BUS LANES RUNNING ALONGSIDE THE PROPERTY

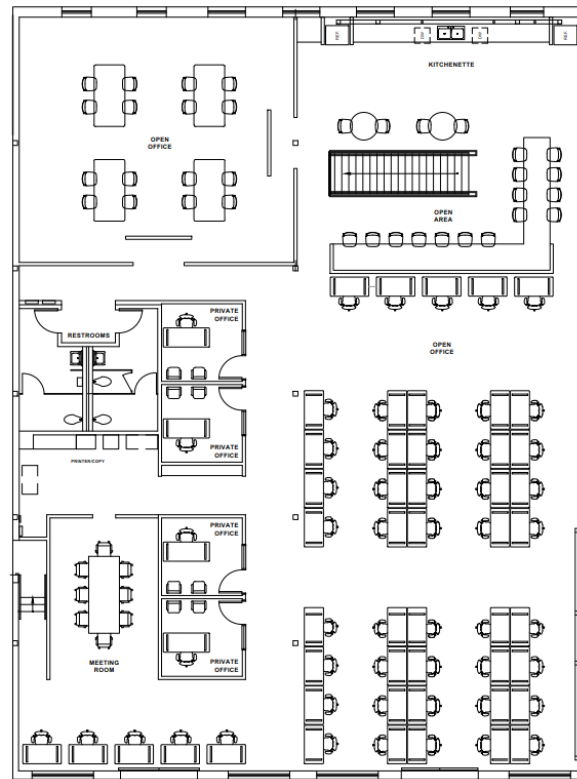


**1 PROPERTY  
4 BUILDINGS  
63,468 RBA**

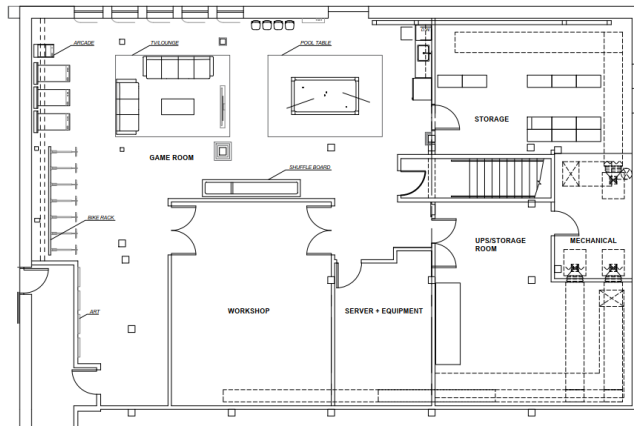




GROUND FLOOR



SECOND FLOOR



BASEMENT

## AVAILABILITY OVERVIEW

ENTIRE 2012 16<sup>TH</sup> STREET 2<sup>ND</sup> FLOOR +  
 ENTIRE 2012 16<sup>TH</sup> STREET 1<sup>ST</sup> FLOOR +  
 ENTIRE 2012 16<sup>TH</sup> STREET BASEMENT

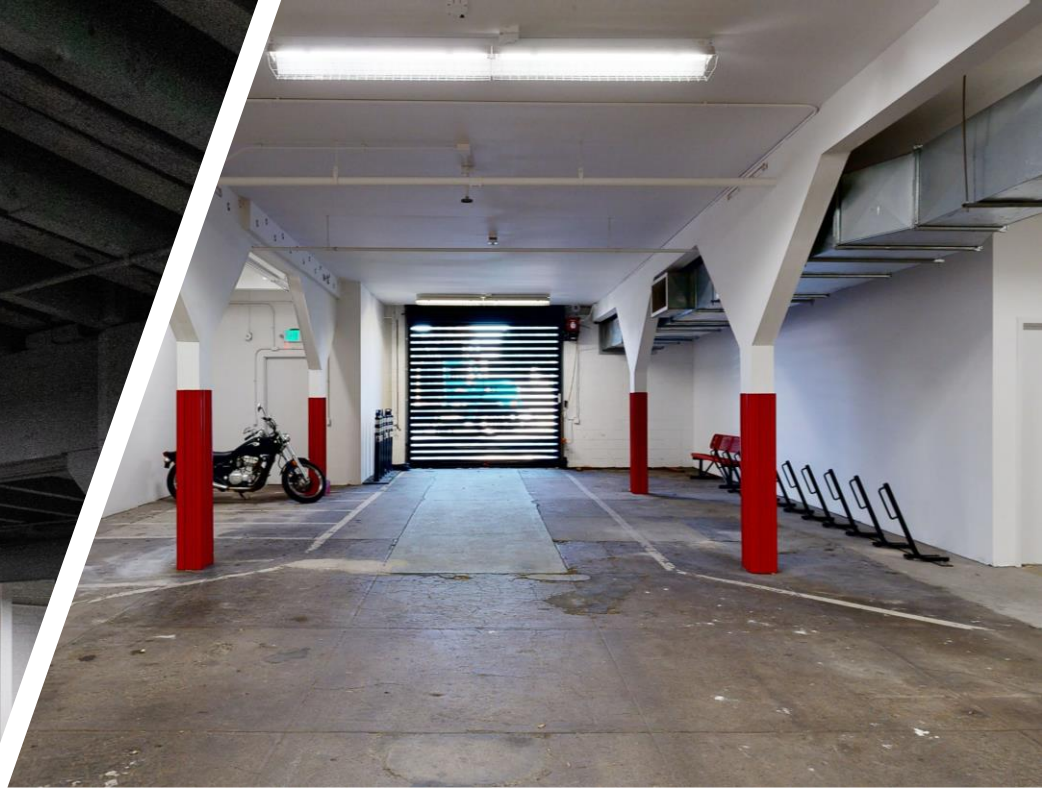
- ❖ 20,442 RSF
- ❖ PRIVATE ENTRANCES
- ❖ HIGH-END FINISHES
- ❖ ABUNDANT LIGHT WITH OVERSIZED INDUSTRIAL WINDOWS ON 3 SIDES
- ❖ AVAILABILITY TO GROW WITHIN THE PROPERTY
- ❖ TRUE BRICK-AND-BEAM CONSTRUCTION WITH HISTORICAL SIGNIFICANCE
- ❖ SPACE CONSISTS OF 6 HUDDLE ROOMS, 2 CONFERENCE ROOMS, BOARDROOM, 1 EAT-IN KITCHEN, 2 KITCHENETTES, MULTIPLE LOUNGE AREAS, MULTIPLE RESTROOMS, SIGNIFICANT STORAGE, IDF ROOM, LARGE GAME ROOM, AND OPEN AREA FOR 122 WORKSTATIONS
- ❖ ZONING IS OFFICE
- ❖ 61 TONS OF HVAC

[CLICK HERE](#)  
**3D MODEL**

# LIGHT-SOAKED AVAILABILITY







# 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

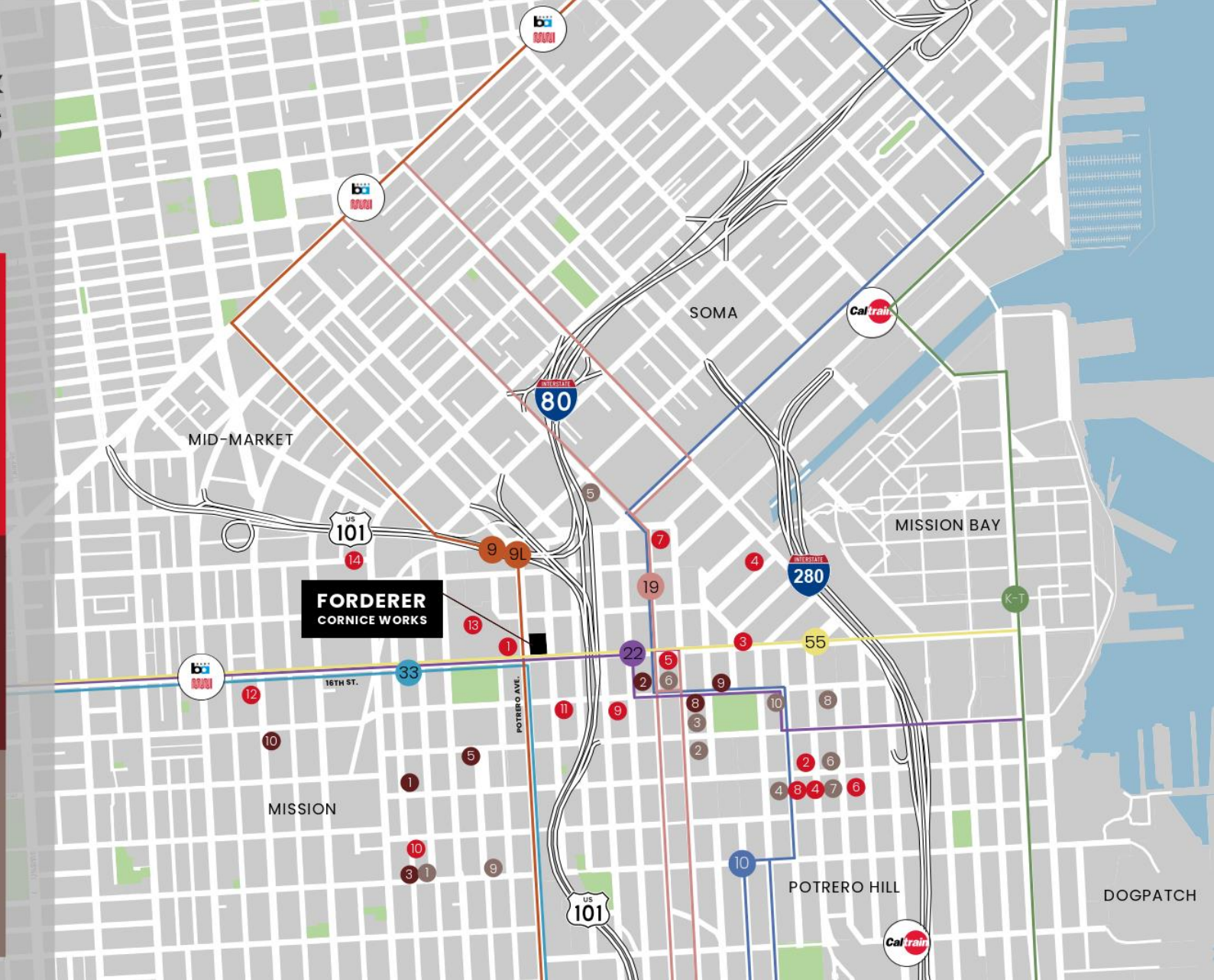
- 1 SMASHBURGER
- 2 CRACKED AND BATTERED
- 3 WOLFE'S LUNCH
- 4 CHEZ MAMAN EAST
- 5 TARRAKU RAMEN
- 6 PLOW
- 7 DUMPLING TIME
- 8 MOCHICA
- 9 LIVE SUSHI BAR
- 10 FARMHOUSE KITCHEN THAI
- 11 TWO SON'S SANDWICHES
- 12 LIMON PERUVIAN CUISINE
- 13 JAMBA JUICE
- 14 PINK ONION

## 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

