



GROUND MATRIX



OWNER/USER
PROPERTY
WITH
PARKING

at

122

9TH STREET

San Francisco, CA 94103



Presented By:

Jerry Adamson

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jerry@groundmatrix.com

CalDRE #01935945



FOR SALE | OFFICE/FLEX BUILDING

Executive Summary



OFFERING SUMMARY

Building Size:	+/- 2,890 RSF
Parking Lot Size:	+/- 1,065 SF
Asking Price:	Please Inquire
Delivery:	Vacant at COE
Availability:	Immediate
Zoning:	RCD - Regional Commercial

PROPERTY OVERVIEW

122 9th Street offers a single user to occupy an entire building in a convenient location. Commercial uses may include professional services, office, retail, distribution, manufacturing, or other flex activities.

PROPERTY HIGHLIGHTS

- Rare Single identity building
- Prominent exterior signage opportunity
- Frontage on 9th Street and Washburn
- Rear lot for loading and parking, approx. 1,065 sq. ft.
- Dock high roll-up door
- Large retail storefront with high ceilings and natural light
- Useable basement for storage and production
- Warehouse space or production space
- Open plan second floor mezzanine with natural light and operable windows
- Two (2) bathrooms
- Loft area for additional storage

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[Additional Photos](#)



Front of Building/Retail/Office



Front of Building/Retail/Office

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Rear of Building/Production/Shipping & Receiving



Rear of Building/Production/Shipping & Receiving

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Second Floor Office Space



Second Floor Office Space

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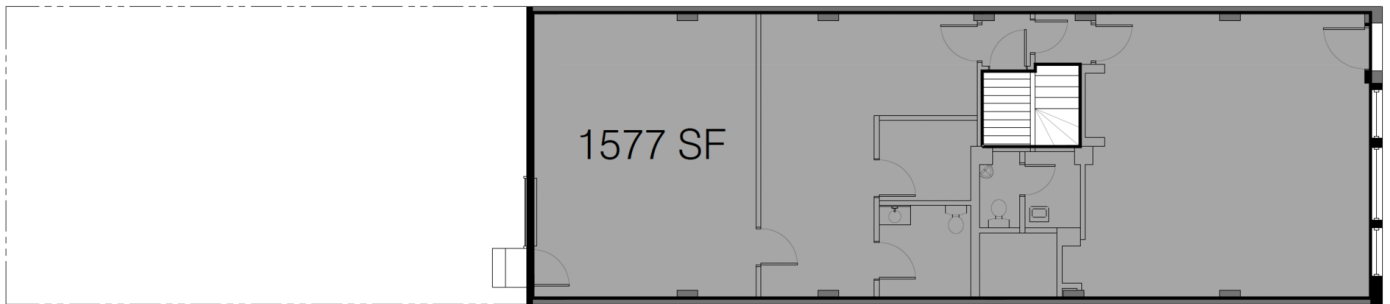


GROUND MATRIX

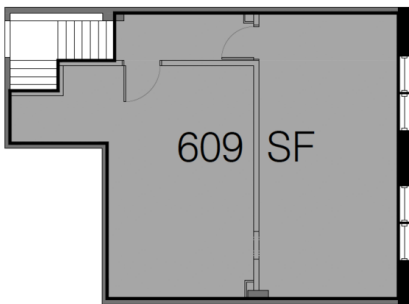
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Floor Plans

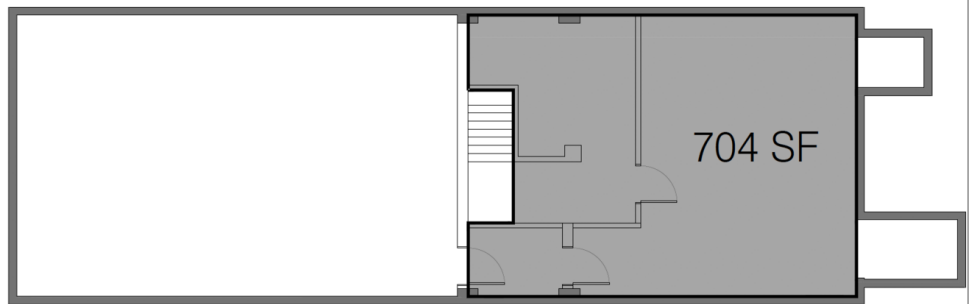
(Not to Scale)



2 GROUND FLOOR
1/4"=1'-0"



3 2ND FLOOR
1/4"=1'-0"



1 BASEMENT
1/4"=1'-0"

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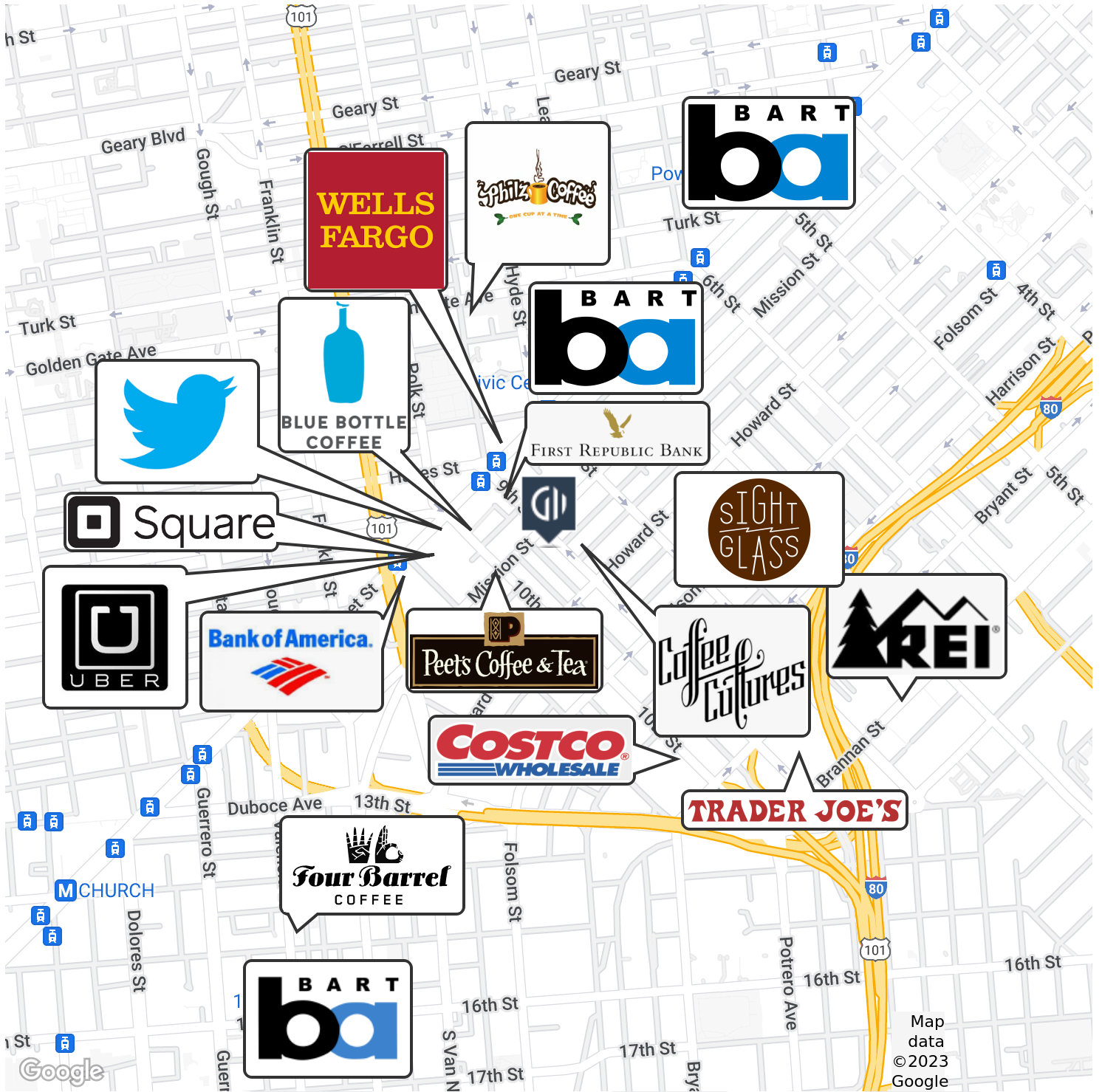
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Location Maps



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