

# 950

## BATTERY STREET

NORTH WATERFRONT /  
JACKSON SQUARE LOCATION

- CURRENT PLUG & PLAY STUDIO SPACES.
  - IDEAL FOR PODCASTS, MEDIA AND/OR MUSIC PRODUCTION.
- \*NEGOTIABLE FURNITURE.

### JAY D. SHAFFER

(415) 407-3997

jshaffer@coltoncommercialsf.com

License #: 01444640

### EDDY ADJAOUTE

(415) 747-4050

eddy@coltoncommercialsf.com

License #: 02114628





## SPACE HIGHLIGHTS:

- 2 blocks from Embarcadero & Green MUNI station
- 2 blocks from Exploratorium
- 2 min walk to KRON 4 and ABC7 TV Stations
- 2 min walk to Levi's Plaza
- 2 blocks from the Battery Club
- Nearby to Levi's Plaza, Kokkari, Tony's Pizza, The Waterfront Restaurant, Fog City Diner and more.
- ***Contiguous to Retail leasing opportunity in the building, 2nd generation café space. Call for Details.***

## AVAILABLE NOW:

SUITE #	SIZE RSF +/-	AVAILABILITY	RATE	TERM	COMMENTS
Suite 120	2,306 RSF +/-	NOW	Negotiable, Modified Gross	Negotiable	Former studio space, potentially plug and play
Suite 3111	3,367 RSF +/-	NOW	Negotiable, Modified Gross	Negotiable	Former studio space, potentially plug and play



## 1SR FLOOR – SUITE 120:

2,306 RSF +/-

Available: January 1, 2025

Rate: Negotiable, Modified Gross

Lease Term: Negotiable

1 potentially fully equipped Video and Sound Recording Studio

2 Waiting rooms

1 Kitchen

1 Dressing room





### 3RD FLOOR - SUITE 3111:

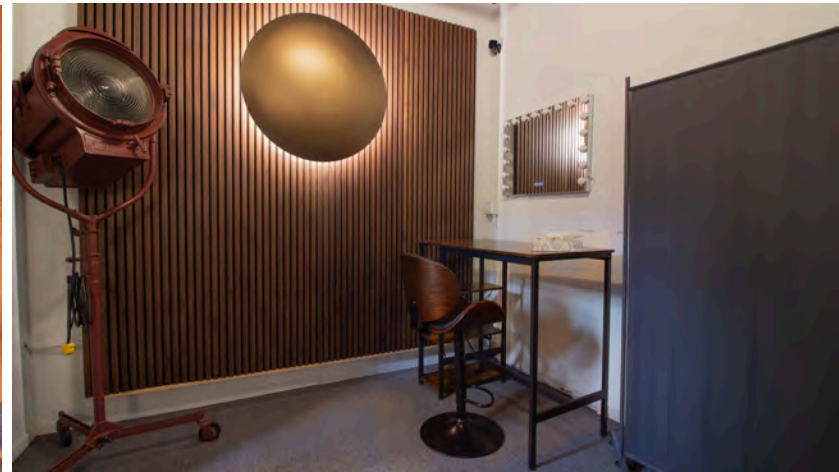
3,367 RSF +/-

Available: January 1, 2025

Rate: Negotiable, Modified Gross

Lease Term: Negotiable

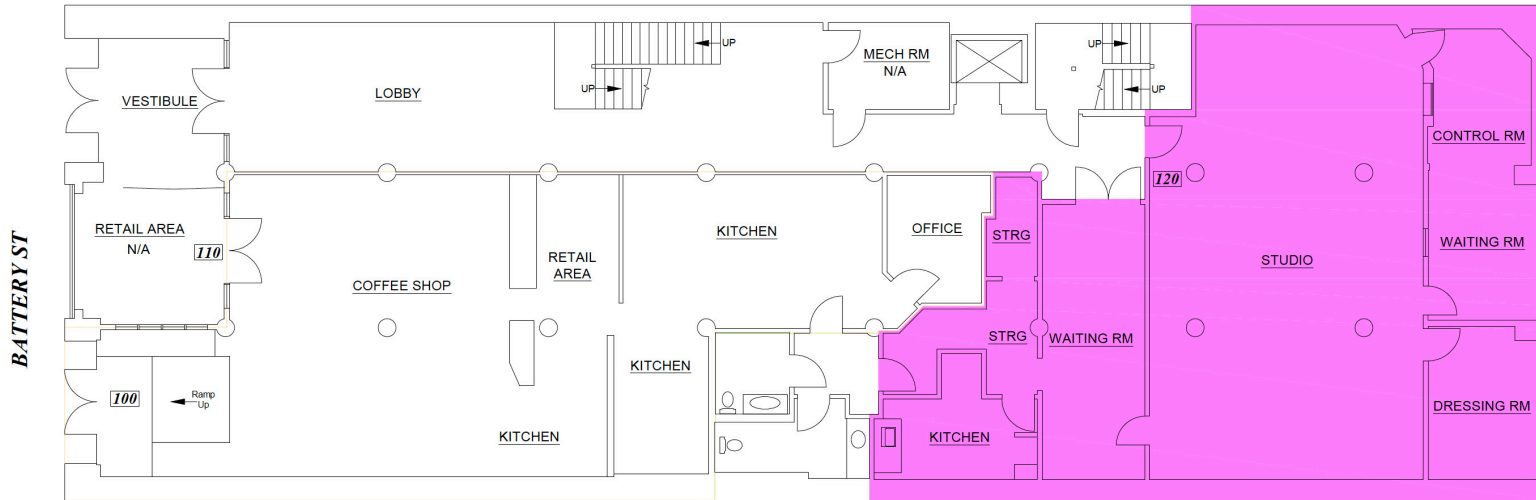
- Office Area with 1 Conference Room, 1 Reception, 1 Office,
- 1 Lounge Room.
- 3 Video and Sound recording studios – potentially fully equipped.
- 2 Lounges





## 1ST FLOOR PLAN - SUITE 120:

2,306 RSF +/-

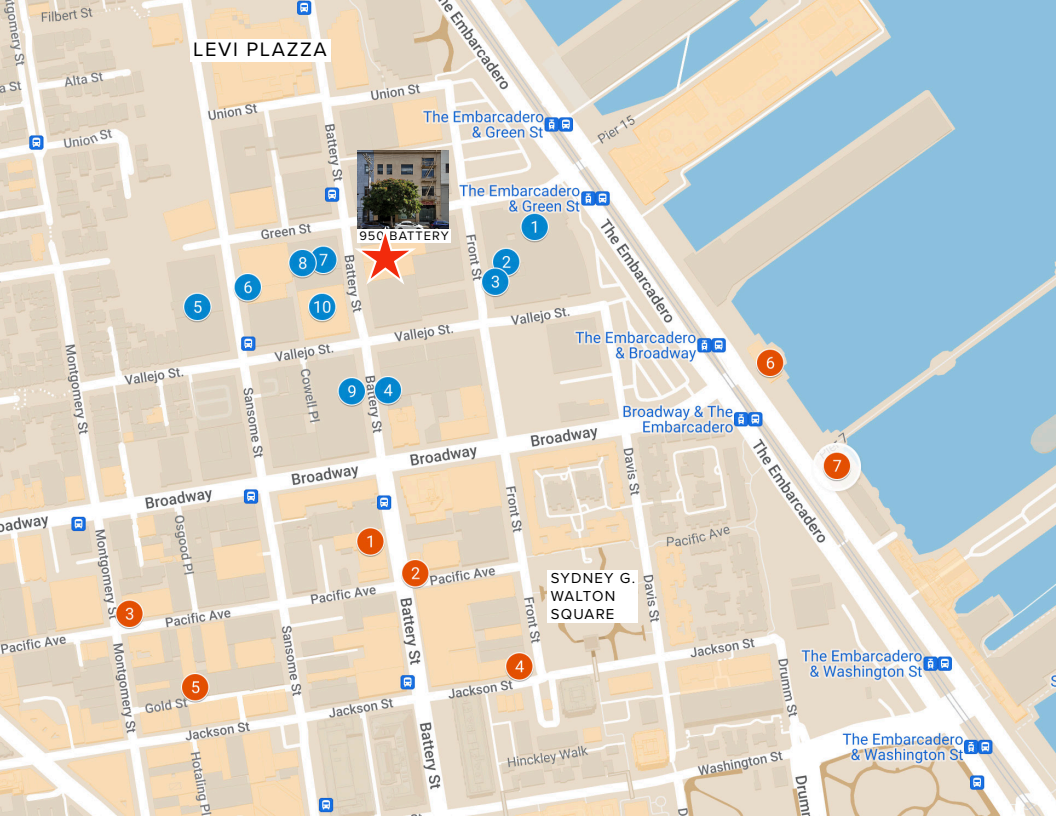


## 3RD FLOOR PLAN - SUITE 3111:

3,367 RSF +/-







#### NEARBY BUSINESSES:

- 1 ABC7 KGO TV
- 2 KRON 4
- 3 ABC7 Broadcast Center
- 4 OneLogin
- 5 Mark Cavagnero Associates
- 6 Pattern Energy Group LP
- 7 Linden Lab
- 8 ServiceNow
- 9 CBS News San Francisco
- 10 Rothy's Headquarters

#### NEARBY RESTAURANTS:

- 1 The Battery
- 2 The Old Ship Saloon
- 3 Cotogna
- 4 Kokkari Estiatorio
- 5 Bix
- 6 The Waterfront Restaurant
- 7 Coqueta

#### NEAR TRANSPORTATION AND PARKING:

