



**For
Lease**

340 HARRIET ST

SAN FRANCISCO, CA 94103

FEATURES

- ✓ 2000 sqft. ground floor
- ✓ 500 sqft. mezzanine
- ✓ Sky windows
- ✓ Marble countertop kitchenette
- ✓ Convenient Location

Investment Opportunity | Offering Memorandum

CLEARPOINT
REAL ESTATE INVESTMENT SUCCESS STARTS HERE

Offering Summary

Welcome to 340 Harriet St, an urban gem nestled in a discreet alleyway, offering a sanctuary of privacy while immersing you in the vibrant heart of SoMa's bustling neighborhood. This property, frequented by highly-funded startups, boasts modern sophistication and functionality. Step inside to discover soaring 20-foot ceilings adorned with sky windows, providing the space with natural light and creating an airy ambiance for your ideas. The ground floor, spanning 2,000 SF, features a sleek interior, and a garage ensuring secured parking in downtown SF. Venture upstairs to find a 500 SF mezzanine with a balcony overlooking the ground floor, offering additional versatility and charm. Recently renovated in 2021, the entire space exudes contemporary elegance, with brand new polished concrete and wooden floors adding to its allure.

Building Information	
Total Space Available	2,500 SF
Ground Floor	2,000 SF
2 nd Floor	500 SF
Monthly Rental Rate	\$6,000/mo
Rental Rate	\$28.8 / SF / YR
Property Type	Office / Flex
Building Class	C
Year Built	1924
Lease Type	Modified Gross
Lease Term	Negotiable
Date Available	Negotiable

Property Highlights
<ul style="list-style-type: none">• Single-tenant full building• Located in the heart of SoMa• 2,000 SF ground Floor and 500 SF mezzanine• 20-feet high ceilings with sky windows for natural light• 1-car garage for secured parking• Central heating• Kitchenette with brand new marble countertop• 2 bathrooms / 1 walk-in shower• Brand new polished concrete floor and wooden floor• Newly renovated in 2021

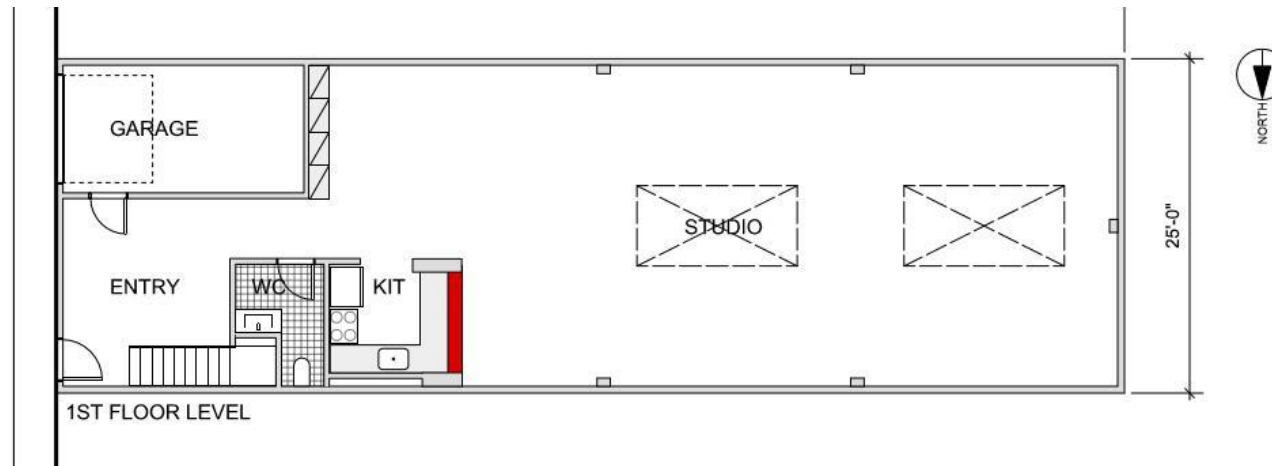
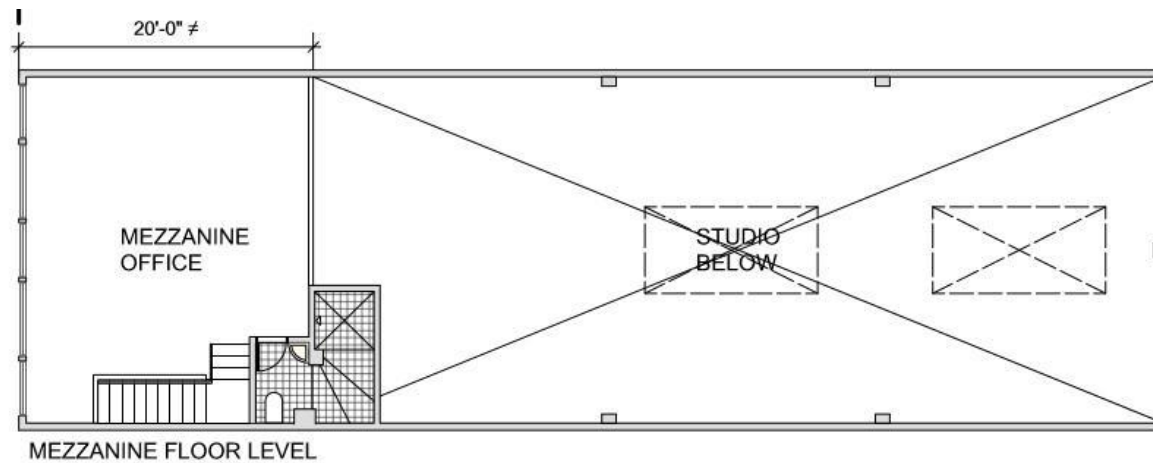


Property Photos









340 Harriet St, San Francisco, CA 94103

The floor plan of 340 Harriet St is designed for modern living. The ground floor spans 2000 square feet with an open layout featuring a kitchenette, two bathrooms including a walk-in shower, and sky windows for natural light. Upstairs, a 500 square feet mezzanine offers versatility with a full bathroom and balcony overlooking the ground floor. Large windows and recessed lighting create a welcoming ambiance throughout.

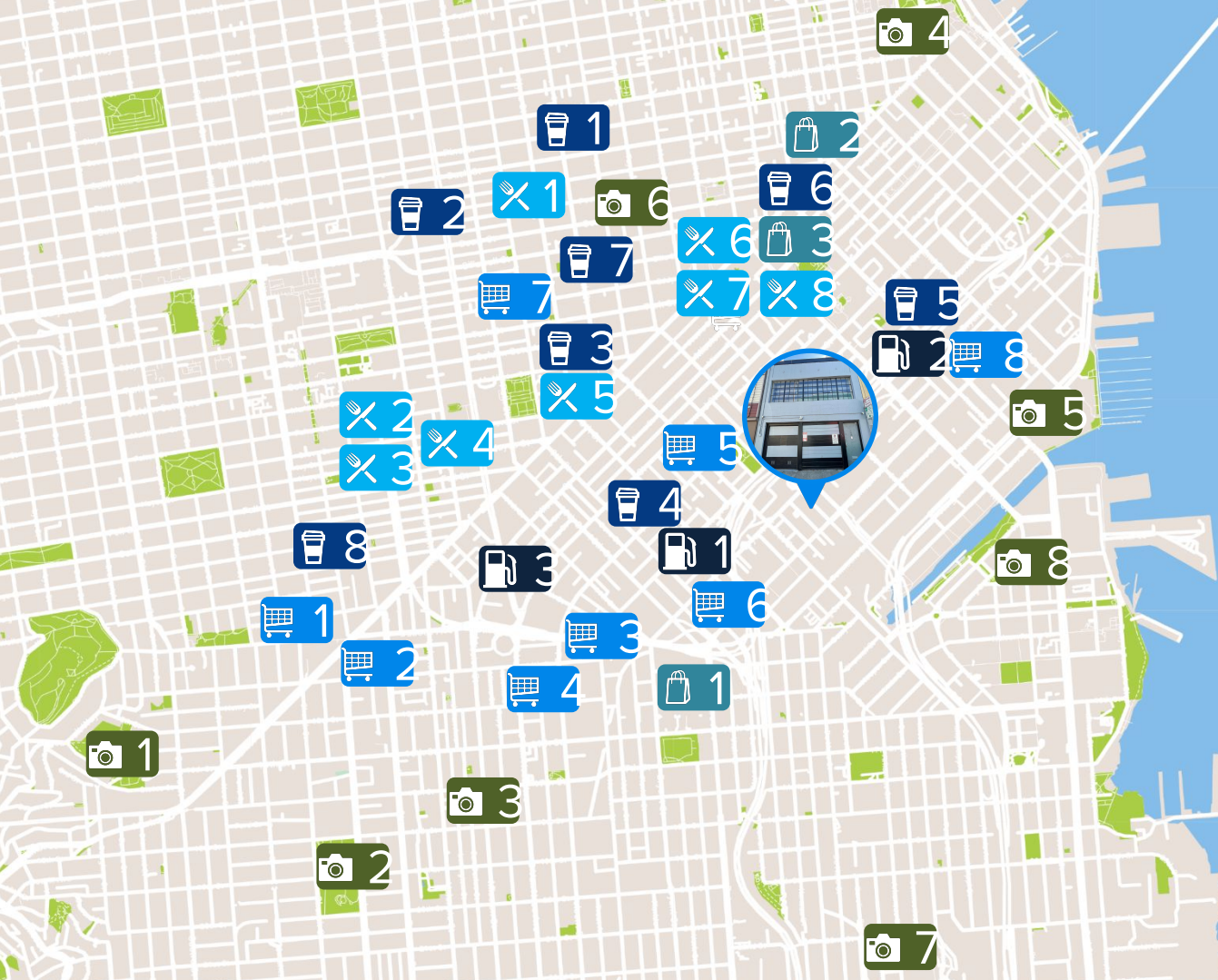


CLEARPOINT

**340 Harriet St
San Francisco, CA 94103**

Nestled in the heart of SoMa, 340 Harriet St enjoys unparalleled access to a plethora of amenities and attractions. From trendy eateries and artisanal cafes to cultural hotspots and vibrant nightlife, everything you desire is just steps away.

With convenient access to public transportation and major thoroughfares, exploring the city is a breeze, while nearby parks offer a serene escape from the urban hustle. Whether it's for work or play, this prime location ensures that you're always at the center of the action in bustling downtown San Francisco.



Restaurants

- 1 Pearl's Deluxe Burgers
- 2 a Mano
- 3 Souvla
- 4 Papito Hayes
- 5 Gyro King
- 6 Oasis Grill
- 7 Mel's Drive-In
- 8 Henry's Hunan Restaurant

Cafe

- 1 Another Cafe
- 2 Cafe Pacific Plaza
- 3 La Cuisine Cafe
- 4 Cafe Suspiro
- 5 Cafe du Soleil
- 6 Capital One Café
- 7 Cafecito
- 8 Duboce Park Cafe

Gas Station

- 1 Shell
- 2 Shell
- 3 Chevron

Shopping

- 1 Potrero Center
- 2 Crocker Galleria
- 3 San Francisco Centre

Grocery

- 1 Safeway
- 2 Whole Foods Market
- 3 Rainbow Grocery Cooperative
- 4 Foods Co
- 5 Whole Foods Market
- 6 Trader Joe's
- 7 Golden Gate Market
- 8 Whole Foods Market

Recreation

- 1 Randall Museum
- 2 Dolores Park
- 3 PanIQ Escape Room
- 4 Exploratorium
- 5 Oracle Park
- 6 Union Square
- 7 Potrero Hill Recreation Center
- 8 Mission Creek Park



Neighborhood

AT A GLANCE



CLEARPOINT



Neighborhood

AT A GLANCE



Meet the Team



HOWARD RAN, J.D.

Juris Doctor & President

+ 1 626.269.9996



howard@clearpointcre.com



CA Lic: 01876980



Julien Goavec

Broker & Co-founder

+ 1 628.666.999



julien@clearpointcre.com



CA Lic: 02101643



Daryl Chau

Partner & Management

+ 1 949.531.3194



daryl@clearpointcre.com



CA Lic: 02204492









Schedule a tour now!
628-666-9996

CLEARPOINT

REAL ESTATE INVESTMENT SUCCESS STARTS HERE

OUR CLIENTS

Clearpoint provides the best value-add solution tailored to each client's unique situation.

Rialto, Commercial  Purchased Leasing & Management \$7.8M	San Francisco, Commercial  Leasing & Management \$2.2M	Montclair, Commercial  Purchased Leasing & Management \$4.5M	Oakland, Multi-family  Leasing & Management \$2.5M	Arcadia, Commercial  Purchased Leasing & Management \$5.4M
Arcadia, Commercial  Purchased Leasing & Management \$9.6M	San Francisco, Residential  Leasing & Management \$3.4M	San Francisco, Residential  Leasing & Management \$3.9M	Acadia, Commercial  Leasing & Management \$7.8M	San Francisco, Residential  Ground Up Development \$2.6M

Selected clients



Clearpoint brings around \$504M of value to clients annually. Our performance and attention to detail finely tuned to each client's continued dedication to investment success is what sets us apart from a typical real estate brokerage.

OUR SERVICES



Leasing Services

We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

6-8% of Gross Rent of Commercial Lease

Or one-time 1-month's rent fee for Residential Units



Property Management

We perform day-to-day operations for running a successful building rental. We handle all tenant inquiries for repair, electrical, plumbing, etc. without interrupting our client's time and peacefulness. All expenses are documented.

6-8% of Gross Rent Roll



Tenant Buyout Negotiations

We have tons of real-world experience in multi-counties when it comes to cash for keys negotiations. Helping not only the tenants with a fair price for relocation costs, but also allowing our landlords to gain their units back and renting them to fair market value.

Inquire us for more details.

TOP MANAGED UNITS

ADDRESS	UNITS/ROOMS	TYPE
35-45 Broad St, San Francisco, CA 94112	35 Rooms	SRO / Student Housing
237 41 st St, Oakland, CA 94611	48 Units	Multifamily
1821 6 th Ave, Oakland, CA 94606	15 Units	Multifamily / Section 8
2416 8 th Ave, Oakland, CA 94606	11 Units	Multifamily / Section 8
2800 Nicol Ave, Oakland, CA 94602	23 Units	Multifamily / Section 8
179 Haas Ave, San Leandro, CA 94577	20 Units	Multifamily / Section 8
120 Portola Dr, San Francisco, CA 94131	36 Units	Multifamily
259 Dolores St, San Francisco, CA 94103	12 Units	Multifamily
1364-1368 47 th Ave, San Francisco, CA 94122	5 Units	Multifamily
1199 Irving St, San Francisco, CA 94122	5 Units	Mixed Use/Multifamily
2630-2632 Great Highway, San Francisco, CA 94116	2 Units	Luxury Duplex, Airbnb
2449 Geneva Ave, Daly City, CA 94014	5 Units	Mixed Use/Multifamily
1850 N Riverside Ave, Rialto, CA 92376	10 Units	Commercial Plaza
20 E Foothill Blvd, Arcadia, CA 91006	15 Units	Commercial Plaza

Leasing **Services**

These services would include:



1. Marketing the property on all platforms and our list of active brokers/agents

This includes premium listings on CoStar, Zillow, HotPads, Trulia, MLS, and other family of networks.



2. Marketing materials & photography

Our team uses specialized camera lenses for maximum capture and commercial image processing software to maximize appeal on our flyers, materials, and listings.



3. Showings

Our team coordinates showing appointments and handles all tours with potential tenants.



4. Vetting all tenants through credit scores, financial W-2 analysis, etc.

Our screening process includes digitally verifying credit score, employment, income, and enforcing other respective requirements from the owner.



5. Lease contract

We handle all contract writings and send them out for DocuSign to maximum your convenience.



6. Move-in coordination

Our team delivers the keys and handles the move-in process with newly-approved tenants.

6-8% of Gross Rent of Commercial Lease

Or one-time 1-month's rent fee for Residential Units

Property Management Services

These services would include:



1) Day-to-Day Management: We become the primary point of contact for all property management needs, allowing our owners to have more time and collect rent passively without the headache of management. We have a portfolio of vendors for landscaping, plumbing, electrical, and/or any other construction needs.



2) Rent Collection Management: We use software such as Yardi Breeze, AppFolio, Tenant Cloud, etc. for onboarding new tenants and managing existing ones. We also adapt to any existing process based on our client's needs, including collecting physical checks, or a combination of physical and digital methods.



3) Book-keeping Expenses: We provide a year-end excel summary of all costs incurred for the day-to-day management of the building so you can easily send it to your personal CPA or our in-house CPA who specializes in all-things real estate and tax structures for our clients.

6-8% of Gross Rent Roll

Transactions **Services**

We provide assistance with buying and selling. We have helped many clients further understand and improve their investment portfolio by diversifying, increasing cash flow, appreciation upside, and depreciation for tax purposes.

Free Estimate of Value

A no-cost assessment of a property's market value, through our in-house commercial and residential financial analysts and real estate specialists.

1031 Exchange Expertise and Upleg Options

Proficiency in facilitating 1031 exchanges, a tax-deferred real estate investment strategy, to help clients defer capital gains tax upon reinvestment.



Portfolio Analysis

Evaluation and assessment of a collection of real estate assets, providing insights into performance, risk, and opportunities within an investment or property portfolio.

Exclusive Access to Off-Market Deals

Our firm provides investors with exclusive access to properties that aren't publicly listed, increasing the chances of getting the first look at many deals.

TOP RECENT SALES

ADDRESS	PRICE	TYPE
831 35th St, Oakland, CA 94608	\$1,300,000	Multifamily
290 Miramar Ave, San Francisco, CA 94112	\$2,800,000	Mixed Use/Multifamily
3909 Grand Ave, Oakland, CA 94610	\$1,150,000	Commercial Building
830 E 28 th St, Oakland, CA 94610	\$1,300,000	Mixed Use/Multifamily
300 Ocean Ave, San Francisco, CA 94112	\$3,200,000	Multifamily
1600 63 rd St, Berkeley, CA 94703	\$1,750,000	Multifamily
2630-2632 Great Highway, San Francisco, CA 94116	\$3,400,000	Luxury Duplex, Airbnb
4826-4828 Mission St, San Francisco, CA 94112	\$1,385,000	Mixed Use
35 Stowe, Irvine, CA 92620	\$2,600,000	Single Family Home
22791 Rumble Dr, Lake Forest, CA 92630	\$1,300,000	Single Family Home
1850 N Riverside Ave, Rialto, CA 92376	\$7,800,000	Commercial Plaza
20 E Foothill Blvd, Arcadia, CA 91006	\$9,550,000	Commercial Plaza
5404 Moreno St, Montclair, CA 91763	\$4,500,000	Commercial Plaza
609 Sand Hook Isle, Alameda, CA 94501	\$1,500,000	Single Family Home



CONFIDENTIALITY & DISCLAIMER

DISCLOSURE & CONFIDENTIALITY NOTICE: This email transmittal and the information contained in and/or attached to it may contain confidential, copyrighted, or other legally protected information intended only for the use of the individual or entity to whom it is addressed and may be subject to legal privilege. If you are not the intended recipient (even if the e-mail address above is yours), you are hereby notified that any unauthorized review, disclosure, use, forwarding, printing, copying, or distribution except direct delivery to the intended recipient, or the taking of any action in reliance of the contents of this email is strictly prohibited and may be unlawful. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege. Nothing in this email shall be construed to form a binding agreement or contract. The views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company. If you have received this email in error, please notify your system manager and us immediately by reply email and delete the email transmittal and any attachments from your system. Agency Disclosure: The California Real Estate Commission requires all real estate licensees to disclose Agency relationships with all real estate consumers. Our firm represents both Buyers and Sellers. Unless our firm has a Listing Agreement or a Buyer Broker Agreement with you, we do not have a broker/client relationship with you. We can assist you in the purchase of any California property whether listed by our office, another agency, or if it is for sale by owner. If you are a prospective buyer and we send you information concerning properties you may be interested in, we are doing so as the seller's agent or as a cooperating broker with agents who represent the seller. If you would like Buyer Representation, we would be happy to discuss this option with you. We will provide you with the California Mandatory Consumer Disclosure at our first meeting. Thank you for your interest. [Click here for the California Mandatory Consumer Disclosure General Disclaimer:](#) The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

CLEARPOINT

Real Estate Investment Success Starts Here.