

1252-1256 HOWARD STREET

FOR SALE OR LEASE | CREATIVE FLEX SPACE IN HEART OF SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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1252-1256

HOWARD STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer tenants, users, and investors the opportunity to lease or purchase the fee simple interest in 1252-1256 Howard Street, San Francisco, CA 94103.

1252-1256 Howard Street is a two story commercial building which sits on approximately 4,500 square feet of land. The entire building has recently undergone a full renovation and is move-in ready condition. The ground floor is a quintessential flex space with a drive-in roll up door, open work space and updated conference rooms. The ground floor could also be reconfigured for certain retail uses. The second floor is a bright office with ample break out rooms and bullpen space. Both floors have updated kitchenettes and restrooms.

With close access to public transportation and major highways, this is a perfect opportunity for a tenant or investor to lease or purchase a beautiful building in one of San Francisco's most desirable neighborhoods.

PROPERTY SUMMARY

ADDRESS	1252-1256 Howard Street San Francisco, CA 94103
APN	3728/018
BUILDING SIZE	+/- 8,346 Square Feet
PARCEL SIZE	+/- 4,500 Square Feet
ZONING	RED-MX - Residential Enclave-Mixed
HEIGHT LIMIT	45-X



1252-1256

HOWARD STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

Rarely Available Renovated South of Market Warehouse / Office Building



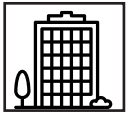
FANTASTIC OWNER / USER OPPORTUNITY

Design Driven Warehouse w/ Functional Features and Historic Accents



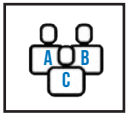
VALUE-ADD POTENTIAL FOR INVESTORS

Additional Creative Improvements Can Support Lab, Robotics, and Other Advanced Manufacturing Uses Where Demand Remains Strong



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Ability to Add Up to Two (2) Floors



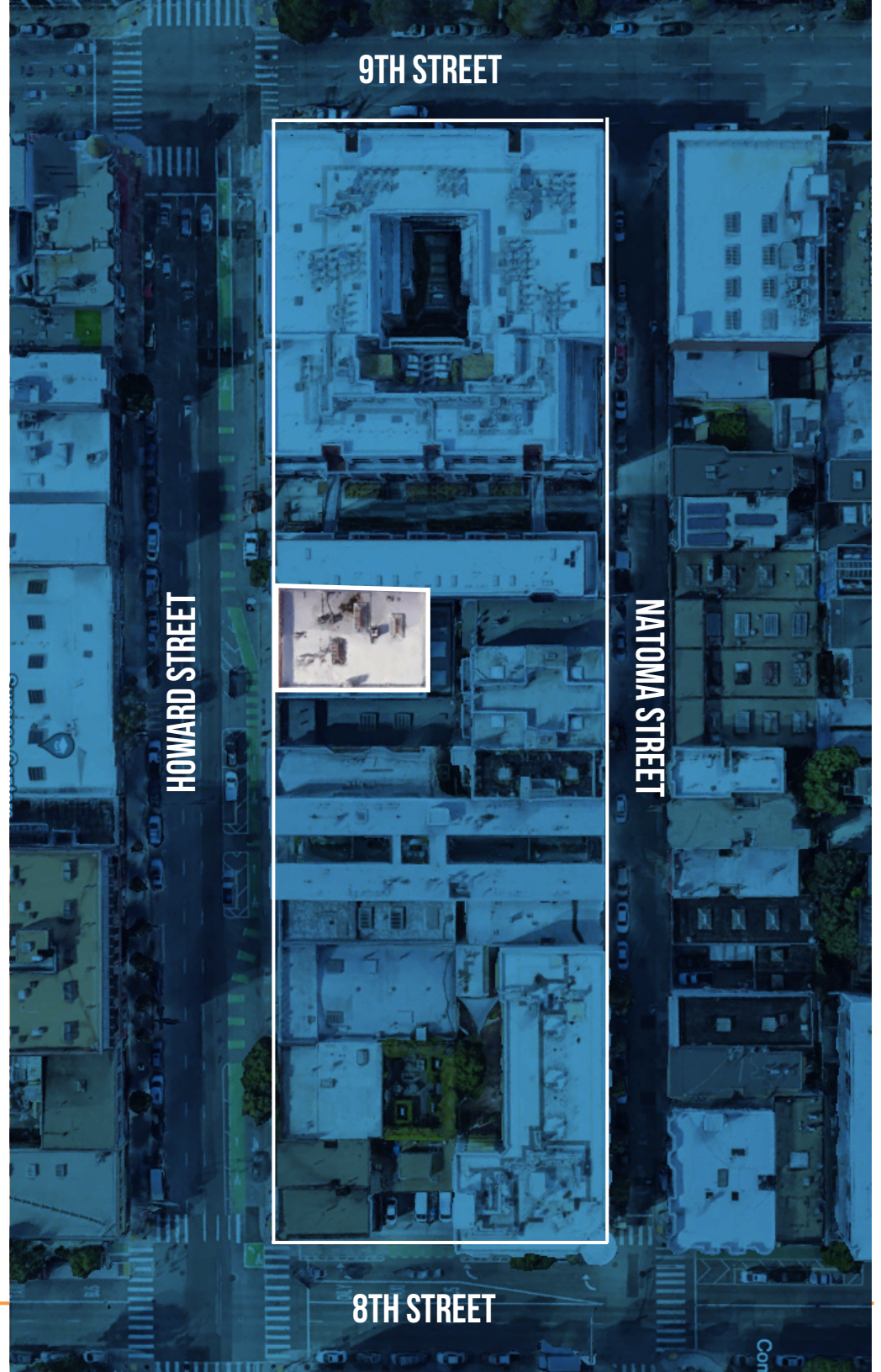
MULTIPLE TENANT CONFIGURATION

Each Floor Can Be Leased Separately



VIBRANT AND CENTRAL LOCATION

Prime South of Market Location Walking Distance to BART



1252-1256

HOWARD STREET

BUILDING DESCRIPTION

YEAR BUILT / RENOVATED	1926 / 2020
BUILDING ACCESS	One (1) Drive-In Roll-Up Door
CONSTRUCTION TYPE	Reinforced Concrete
ELECTRICAL SERVICE	200 Amp, 220 V
HVAC	Full HVAC Throughout
FACILITIES	Updated Restrooms & Kitchenette on Each Floor
BUILDING CONDITION	Move-In Ready

BUILDING BREAKDOWN

AVAILABLE SPACE

Second Floor +/- 3,846 Square Feet

Ground Floor +/- 4,500 Square Feet

TOTAL +/- 8,346 Square Feet

**Floors can be leased together or separately*

RENTAL RATE

Negotiable



1252-1256 HOWARD STREET

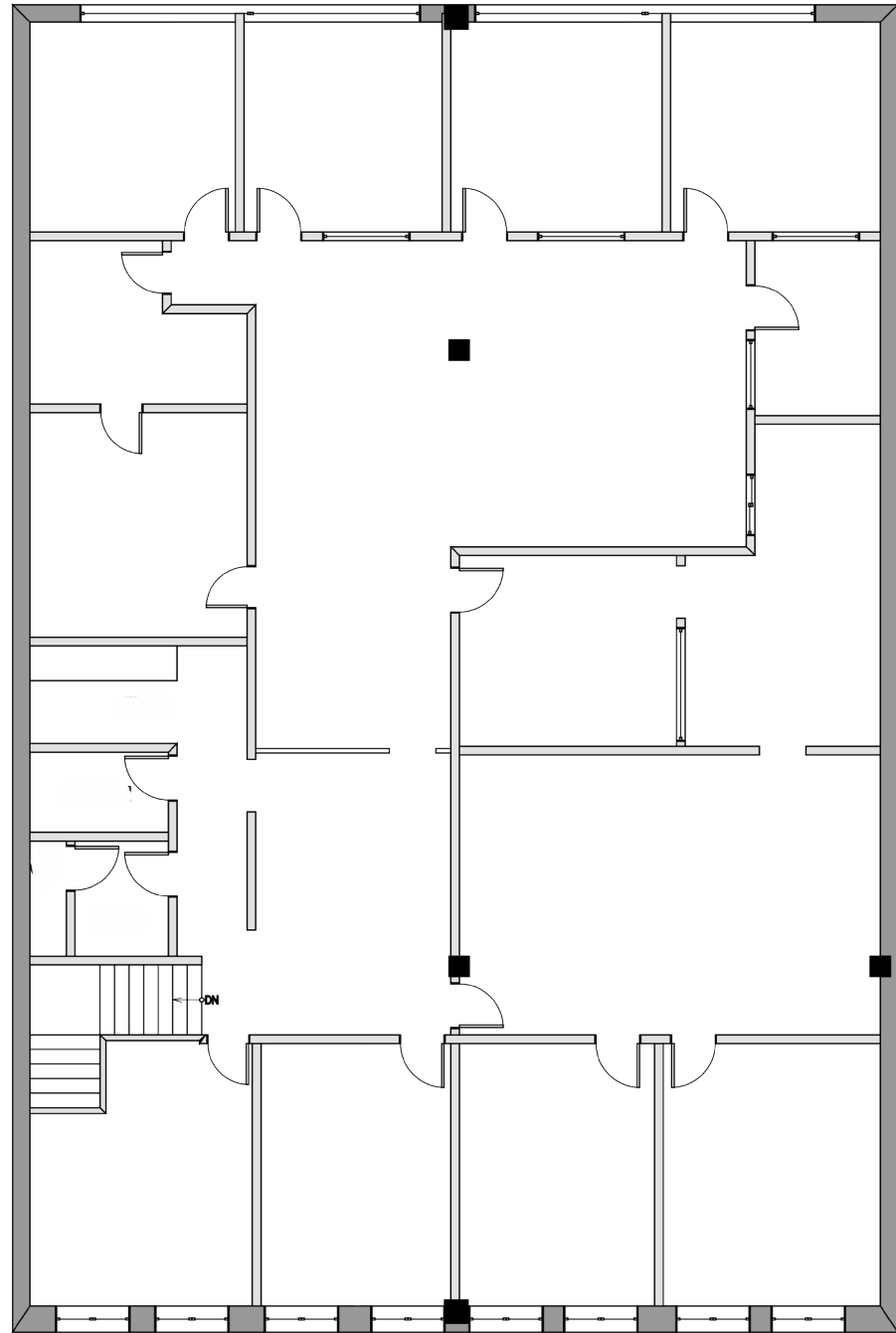
Floor Plans

Second Floor

+/- 3,500 Square Feet

FLOOR ATTRIBUTES:

- + Eight (8) Private Offices / Meeting Rooms
- + Bullpen Space
- + Two (2) Restrooms
- + Kitchenette
- + HVAC
- + Skylights and Fantastic Natural Light



1252-1256 HOWARD STREET

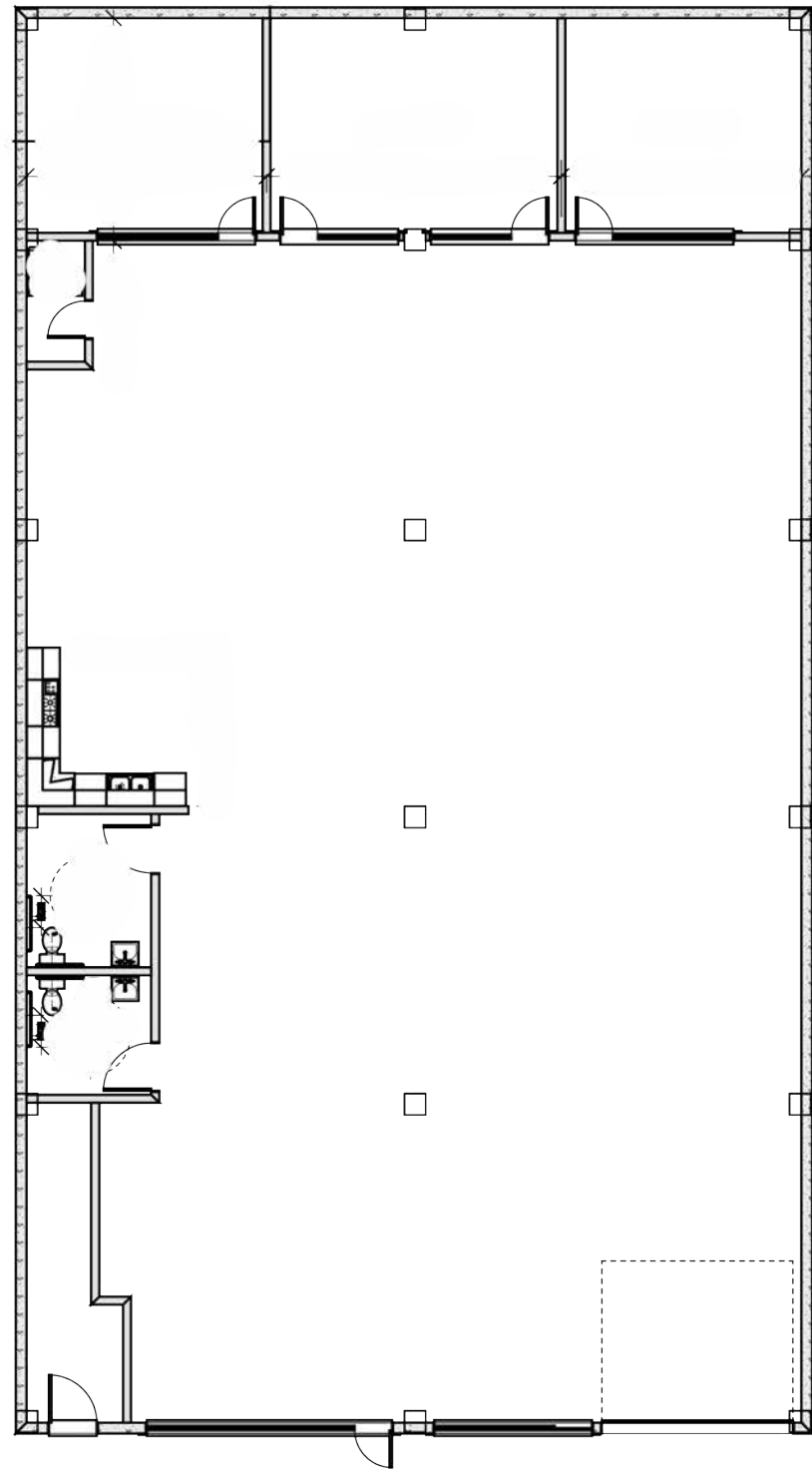
Floor Plans

Ground Floor

+/- 4,500 Square Feet

FLOOR ATTRIBUTES:

- + Three (3) Conference Rooms
- + Two (2) Restrooms
- + Kitchenette
- + Drive-In Roll-Up Door
- + HVAC
- + Polished Concrete Floors



1252-1256 HOWARD STREET

LOCATION OVERVIEW

Desirable South of Market location, walkable to many amenities and to surrounding neighborhoods.



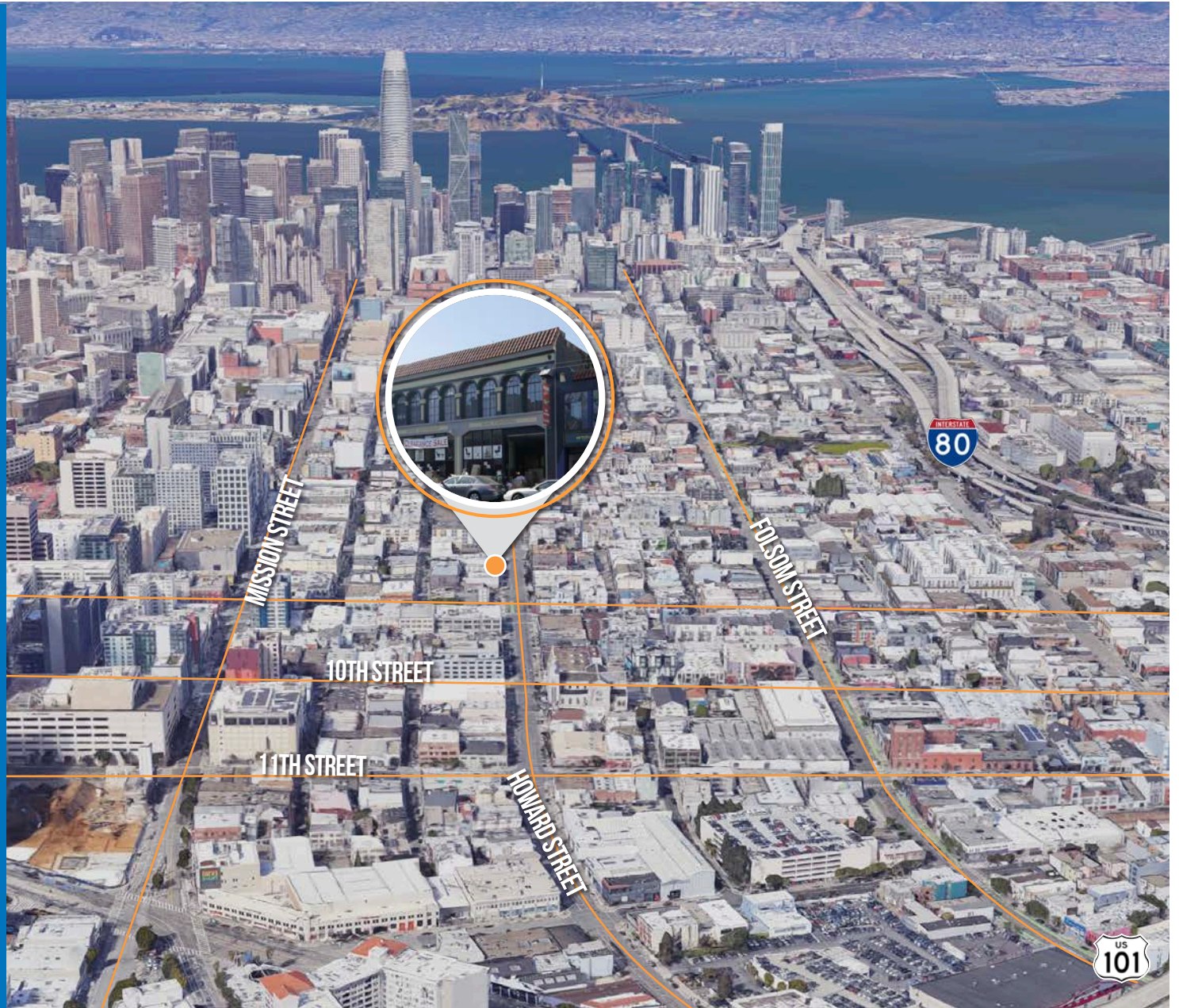
10 MIN to Market St.
10 MIN to Civic Center Bart



05 MIN to Hayes Valley
10 MIN to Union Square
15 MIN to Financial District



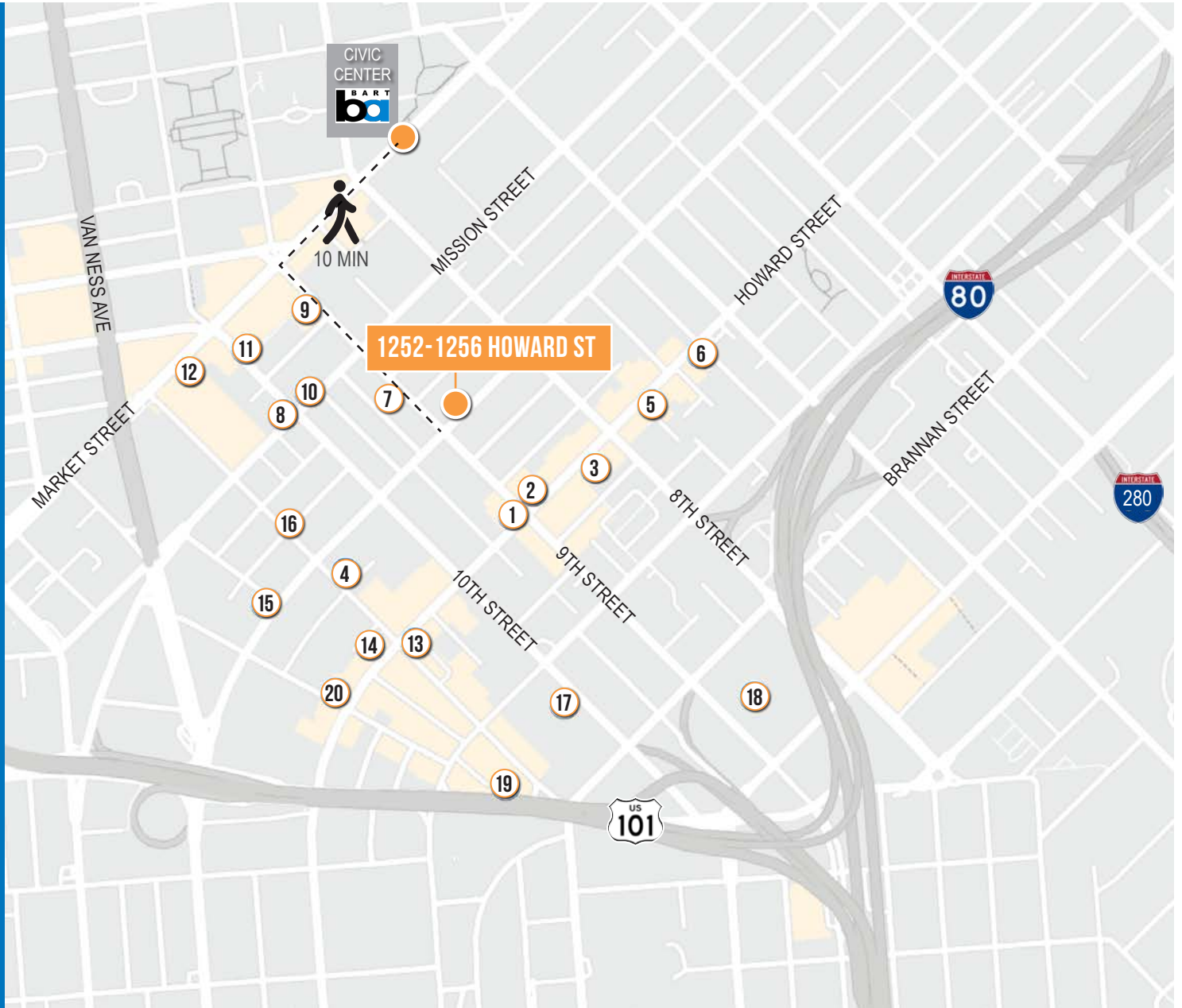
03 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp



1252-1256 HOWARD STREET

NEARBY AMENITIES

- 1..... Kama Sushi Soma
- 2..... Azúcar Lounge
- 3..... Driftwood
- 4..... Don Ramon's
- 5..... Basil Thai Restaurant & Bar
- 6..... Trademark & Copyright
- 7..... Moya
- 8..... Peet's Coffee
- 9..... Cadillac Outdoor Bar & Grill
- 10..... Cumaica: Artesanos del Cafe
- 11..... Blue Bottle Coffee
- 12..... Kagawa-Ya Udon
- 13..... Basil Canteen
- 14..... Eat Sushi Restaurant
- 15..... Sushi Ondo
- 16..... Joint Venture Kitchen
- 17..... Costco Wholesale
- 18..... Trader Joe's
- 19..... SoMa StrEat Food Park
- 20..... The Willows



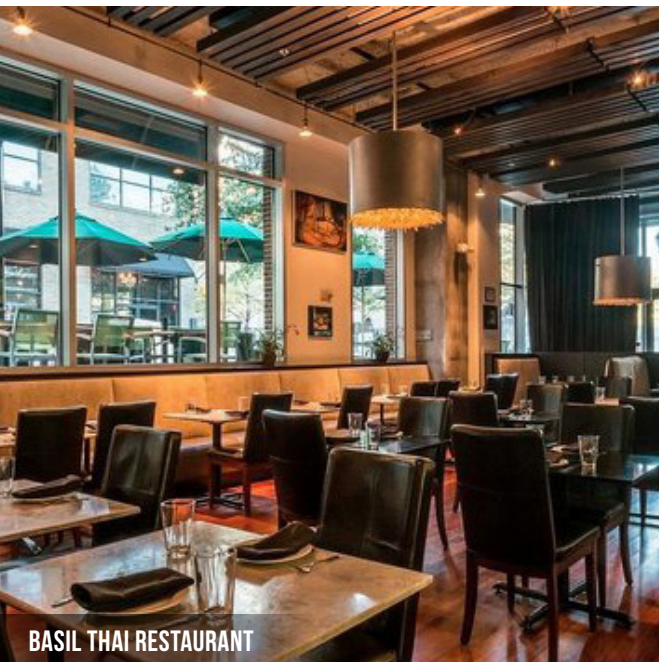
1252-1256 HOWARD STREET



TRADEMARK & COPYRIGHT



THE WILLOWS SF



BASIL THAI RESTAURANT



MOYA



JOINT VENTURE KITCHEN

1252-1256
HOWARD STREET

OFFERING SUMMARY // SALE

1252-1256 Howard Street is being offered for sale without an asking price. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants will have the opportunity to tour the subject property and begin initial due diligence immediately.

All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

OFFERING SUMMARY // LEASE

1252-1256 Howard Street is being offered for lease without a rental rate. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

Negotiable



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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 1252-1256 Howard Street, San Francisco, CA 94103 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupert at (415) 539-1121 or Michael Sanberg at (415) 539-1103.