



OFFICE | INDUSTRIAL | RETAIL
TEAM



*Scan for
Matterport*

FOR SALE & LEASE



18,000 SQFT | FLEXIBLE OFFICE/RETAIL BUILDING
300 4th STREET, SAN FRANCISCO CA

**SELLER FINANCING
AVAILABLE!**

85% LTV

**5.5% INTEREST
RATE**

Jake Levinson

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300

PIONEER BUILDING
4TH STREET
 San Francisco, CA 94107



GROUND MATRIX

FOR SALE & LEASE | OFFICE BUILDING

Property Summary



PROPERTY DESCRIPTION

300 4th Street, Historically known as the Pioneer Building, is a rare opportunity for a single tenant user. The building was previously used as a museum, therefore the HVAC and Security systems are top-of-the-line. This jewel box office property would be a premiere HQ for any user.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	N/A
Sale Rate:	\$9,500,000 (\$527/SF)
Available SF:	3,600 - 18,000 SF
Zoning:	MUR
Offered LTV	85%
Interest Rate	5.5%

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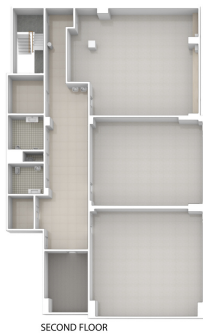
PIONEER BUILDING
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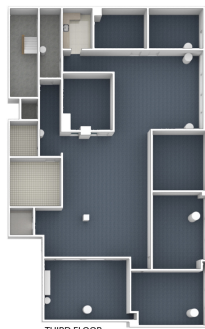
GROUND MATRIX

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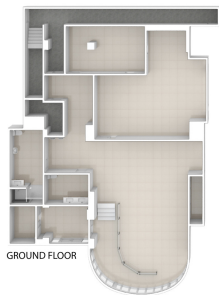
[Additional Photos](#)



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



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[Additional Photos](#)



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Retailer Map



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