



GROUND MATRIX



FOR LEASE

# OFFICE SPACE

at

# 1338

# MISSION ST

San Francisco, CA 94103



Presented By:

**Jerry Adamson**

707.570.7802

[jerry@groundmatrix.com](mailto:jerry@groundmatrix.com)

CalDRE #01935945

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Property Photos



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Property Summary



## PROPERTY DESCRIPTION

1338 Mission Street is offering three (3) floors of move-in ready office space solutions for companies and non-profits looking for value in a convenient location.

Each floor is accessible by elevator and stairs, equipped with its own private restroom, kitchenette and full HVAC.

Easy access to BART/Muni is only 1 block away. Garage and street parking is readily available within the immediate area.

## OFFERING SUMMARY

Lease Rates:	\$8-\$12/RSF/YEAR
2nd Floor:	+/- 2,897 RSF (\$8/RSF/YR1)
3rd Floor:	+/- 3,050 RSF (\$12/RSF/YR1)
4th Floor - *LEASED!*:	+/- 3,177 RSF (\$12/RSF/YR1)
Lease Type:	Industrial Gross
Availability:	Immediate

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2ND FLOOR



## 2ND FLOOR HIGHLIGHTS

- YEAR 1 LEASE RATE: \$8/RSF/YEAR
- +/- 2,897 Rentable Square Feet
- Open Office Environment
- 1 Private Meeting Room
- 2 Private Bathrooms
- Kitchenette
- Full HVAC
- Elevator Access



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2ND FLOOR PHOTOS



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3RD FLOOR



## 3RD FLOOR HIGHLIGHTS

- YEAR 1 LEASE RATE: \$12/RSF/YEAR
- +/- 3,050 Rentable Square Feet
- Open Office Environment
- 2 Private Meeting Rooms
- 1 Private Bathroom
- Kitchenette
- Full HVAC
- Elevator Access
- Storage Room



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3RD FLOOR PHOTOS



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4TH FLOOR



## 4TH FLOOR - LEASED!!!

- YEAR 1 LEASE RATE: \$12/RSF/YEAR
- +/- 3,177 Rentable Square Feet
- High Exposed Ceilings with Skylights
- Open Office Environment
- 2 Private Meeting Rooms
- 1 Private Bathroom
- Kitchenette
- Full HVAC
- Elevator Access
- Storage Room



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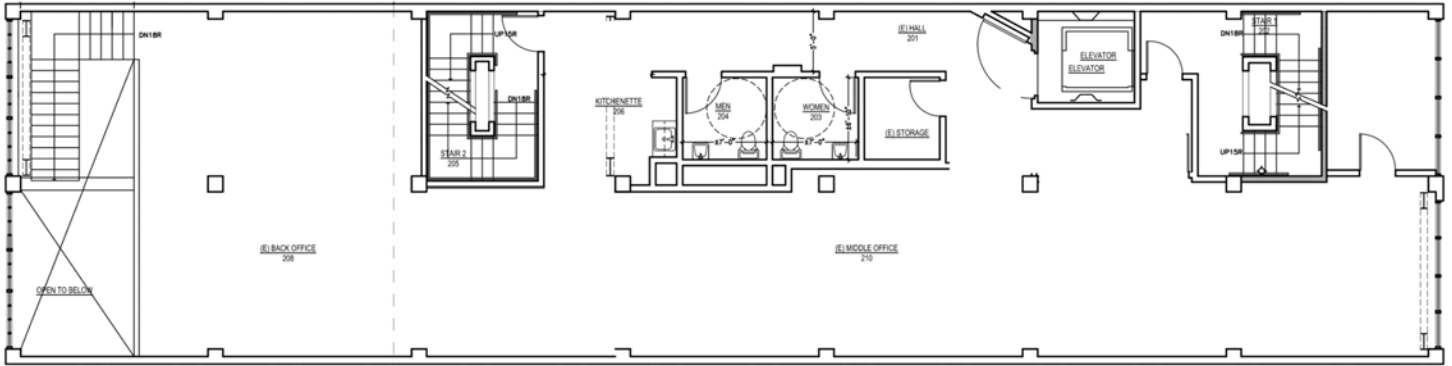
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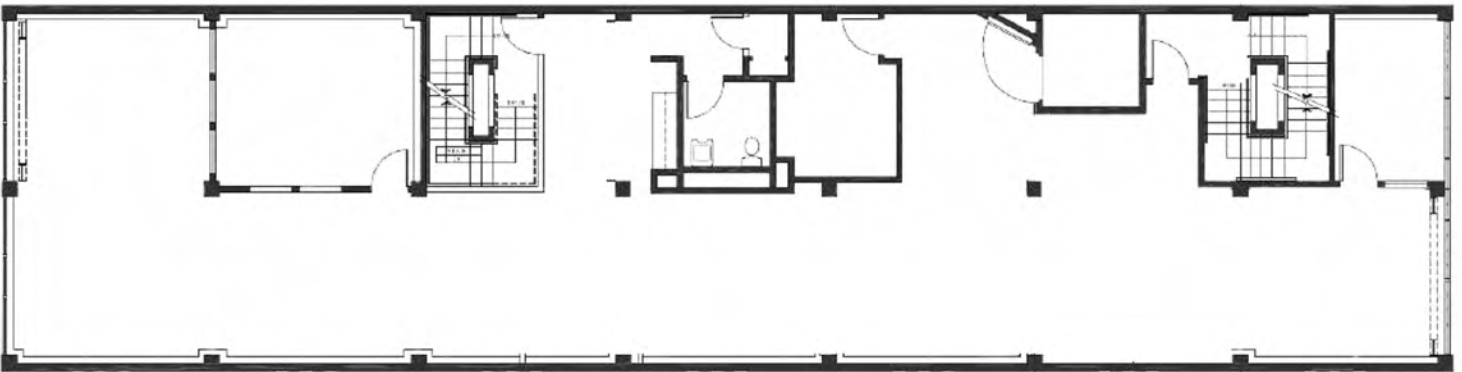
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FLOOR PLANS



## 2ND FLOOR - FLOOR PLAN



## 3RD FLOOR - FLOOR PLAN

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Location Map



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