

FOR LEASE
R&D Flex Space in SOMA
5,000 to 35,230 +/- square feet



1245 -1263 HOWARD STREET
SAN FRANCISCO, CA

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HCM
Commercial Properties

1245 -1255 HOWARD STREET SAN FRANCISCO, CA

1245 HOWARD: ± 6,480 sqft

1251 HOWARD: ± 6,915 sqft

1255 HOWARD: ± 6,915 sqft

TOTAL SIZE: ± 20,310 sqft

*Can be combined with 1261-1263 Howard
for a total of ± 35,230 square feet

AVAILABILITY Now

TERM Flexible

LEASE RATE \$2.15 psf/month, IG

ZONING WMUG - West SOMA Mixed Use General

FEATURES

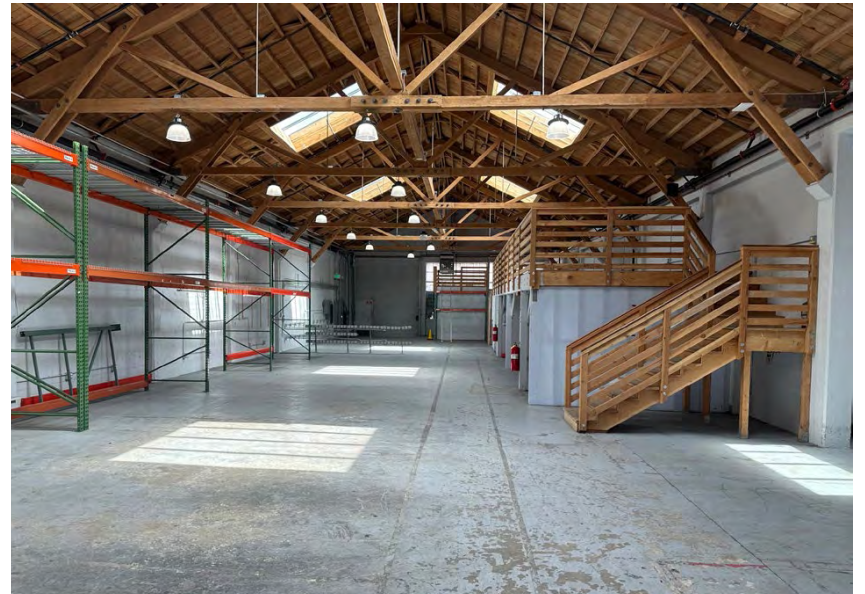
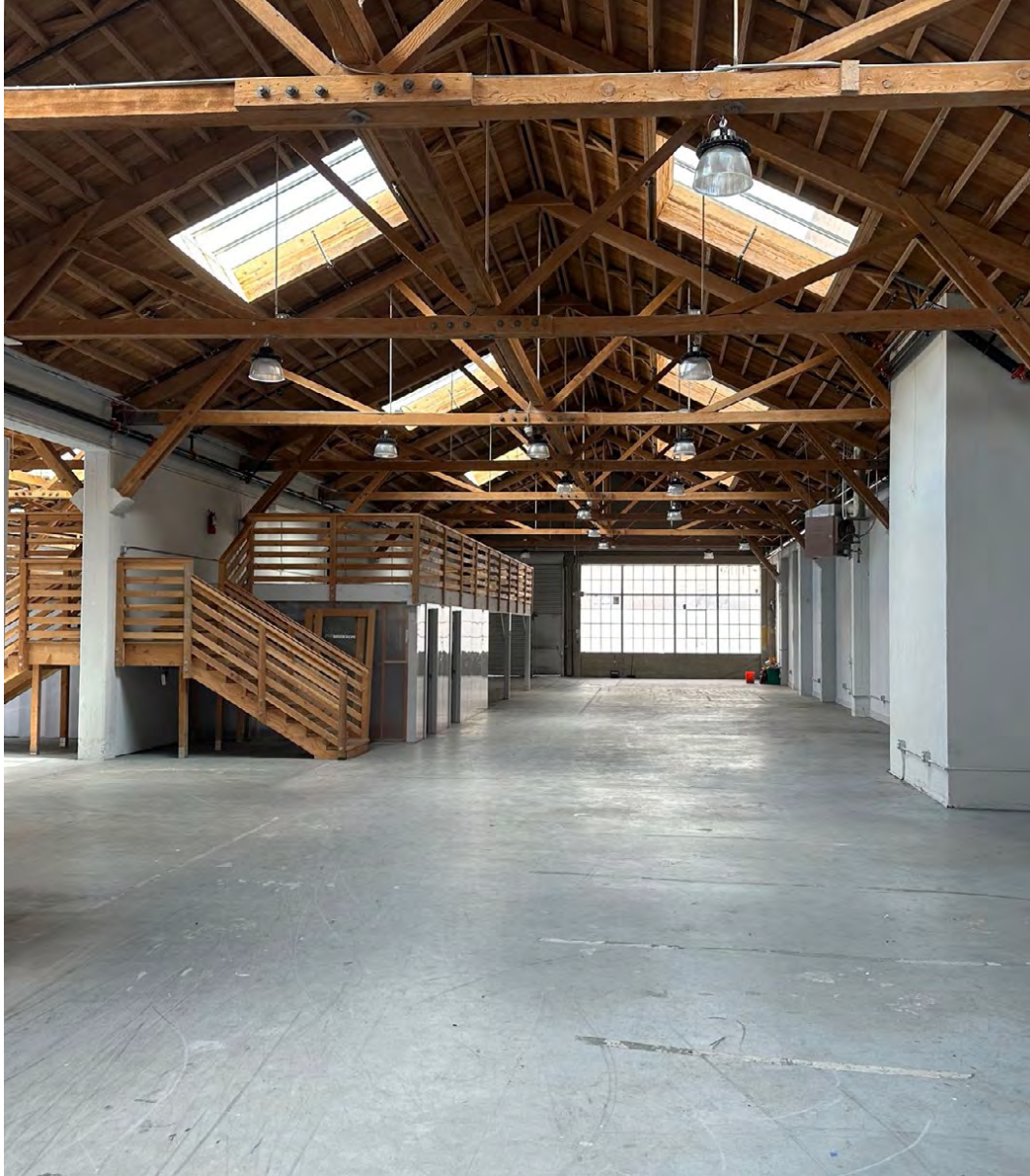
- Nine (9) Skylights per unit
- Four (4) Motorized Roll Up Doors
- Local Building Management
- 14' to Bottom of Truss Ceilings
- Alley Entrance on Tehama Street
- New Roof and New Skylights
- Full Building Signage Available
- Heavy Power

*1245 Howard office renovation in progress
(estimated to be completed in 30 days.)

**1245-1263 Howard Street to be painted
(estimated to be completed in 30 days)



1245 -1255 HOWARD STREET
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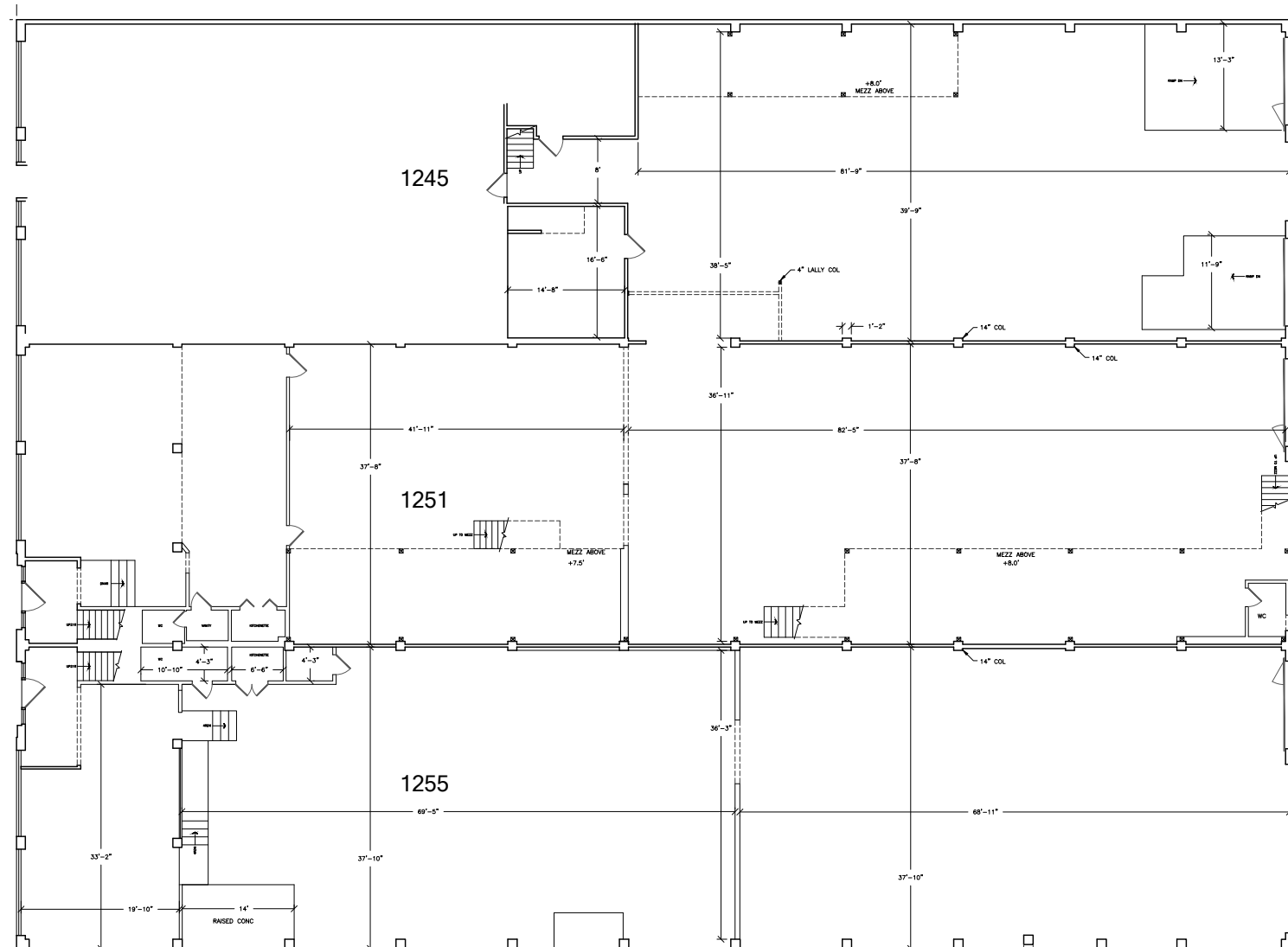


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FLOOR PLAN



1261-1263 HOWARD STREET SAN FRANCISCO, CA

GROUND FLOOR: \pm 5,000 sqft

SECOND FLOOR: \pm 5,000 sqft

THIRD FLOOR: \pm 5,000 sqft

TOTAL SIZE: \pm 15,000 sqft

*Can be combined with 1245-1255 Howard
for a total of \pm 35,230 square feet

AVAILABILITY Now

TERM Flexible

LEASE RATE \$2.40 psf/month, IG

ZONING WMUG - West SOMA Mixed Use General

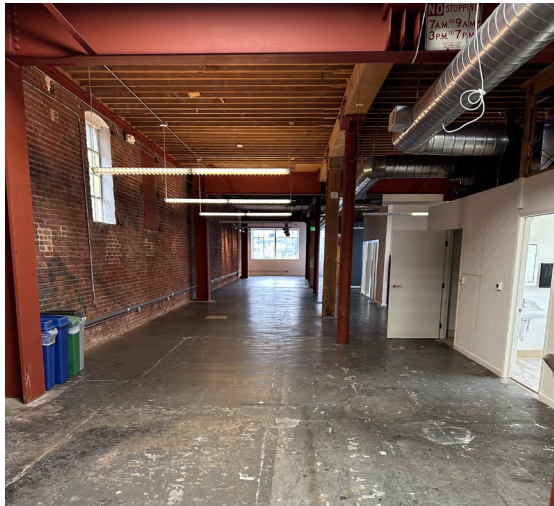
FEATURES

- Reinforced Brick & Timber Building
- Kitchens on each floor
- HVAC
- Local Building Management
- New Roof and New Skylights
- Full Building Signage Available
- Great Natural Light

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(estimated to be completed in 30 days)

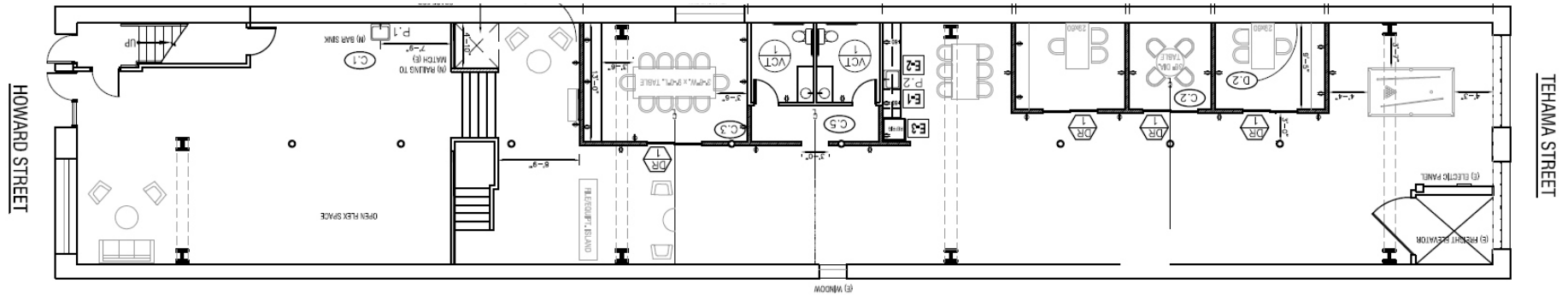


1261-1263 HOWARD STREET
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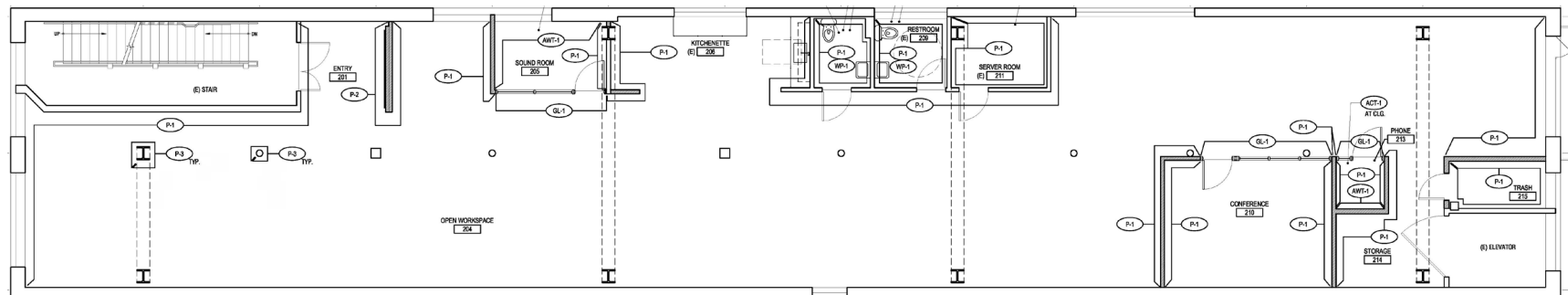


1261-1263 HOWARD STREET
SAN FRANCISCO, CA

GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

