



GROUND MATRIX



FOR LEASE

FULL
BUILDING
OPPORTUNITY

at

130

9TH STREET

San Francisco, CA 94103



Presented By:

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

130

FULL BUILDING HQ OPPORTUNITY

9TH STREET

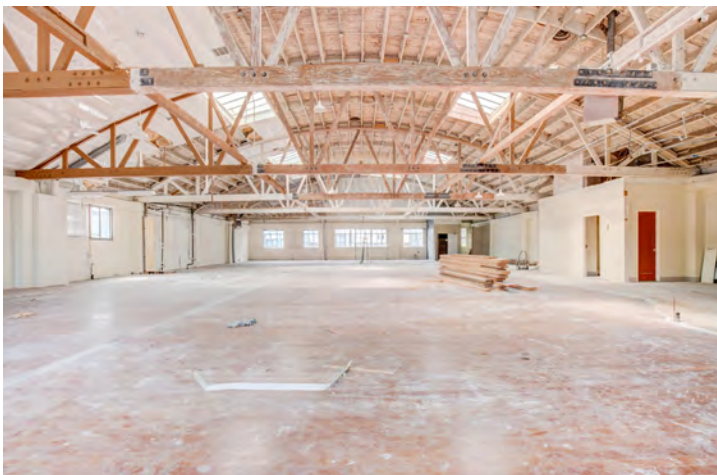
San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

Property Details



Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

PROPERTY OVERVIEW

130 9th Street is conveniently located between Mission and Howard Street in Western SOMA. Only 1 block from BART/MUNI allows employees and visitors to easily arrive to work or visit the property. There are parking garages nearby and tons of other amenities that the neighborhood offers.

LEASE DESCRIPTION

BUILDING SIZE: +/- 25,250 Rentable Square Feet

LEASE RATE: Please Inquire

LEASE TYPE: Industrial Gross

AVAILABILITY: Immediate

ZONING: RCD - Regional Commercial District

SITE DESCRIPTION

- Full building available for lease
- Prominent signage on front of building
- Floors are divisible
- Two (2) roll-up doors in the rear of the property for loading
- One freight elevator with access to all floors
- High ceilings on ground floor and 3rd floor
- 600 AMPs, 3 Phase electrical service
- Floor plates of approximately 8,400 Rentable Square Feet
- High ceilings on ground floor are useful for retail, flex or client-facing businesses
- 3rd Floor has an impressive vaulted barrel truss ceiling with skylights throughout
- TI's can include passenger elevator, sprinklers, new HVAC, bathrooms, kitchens, and build-to-suit
- SIGNIFICANT TI ALLOWANCE AVAILABLE FOR STRONG CREDIT AND TERM

130

FULL BUILDING HQ OPPORTUNITY

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING



3rd Floor



2nd Floor

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

130

FULL BUILDING HQ OPPORTUNITY

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE BUILDING

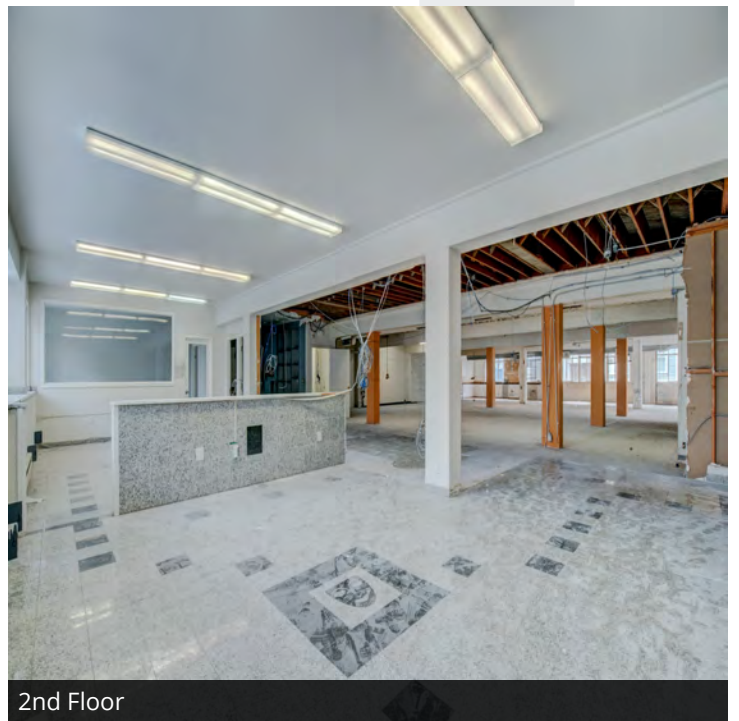
Ground Floor Photos



Ground Floor



Rear View



2nd Floor

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

130

FULL BUILDING HQ OPPORTUNITY

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE BUILDING

2nd Floor Photos



Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

130

FULL BUILDING HQ OPPORTUNITY

9TH STREET

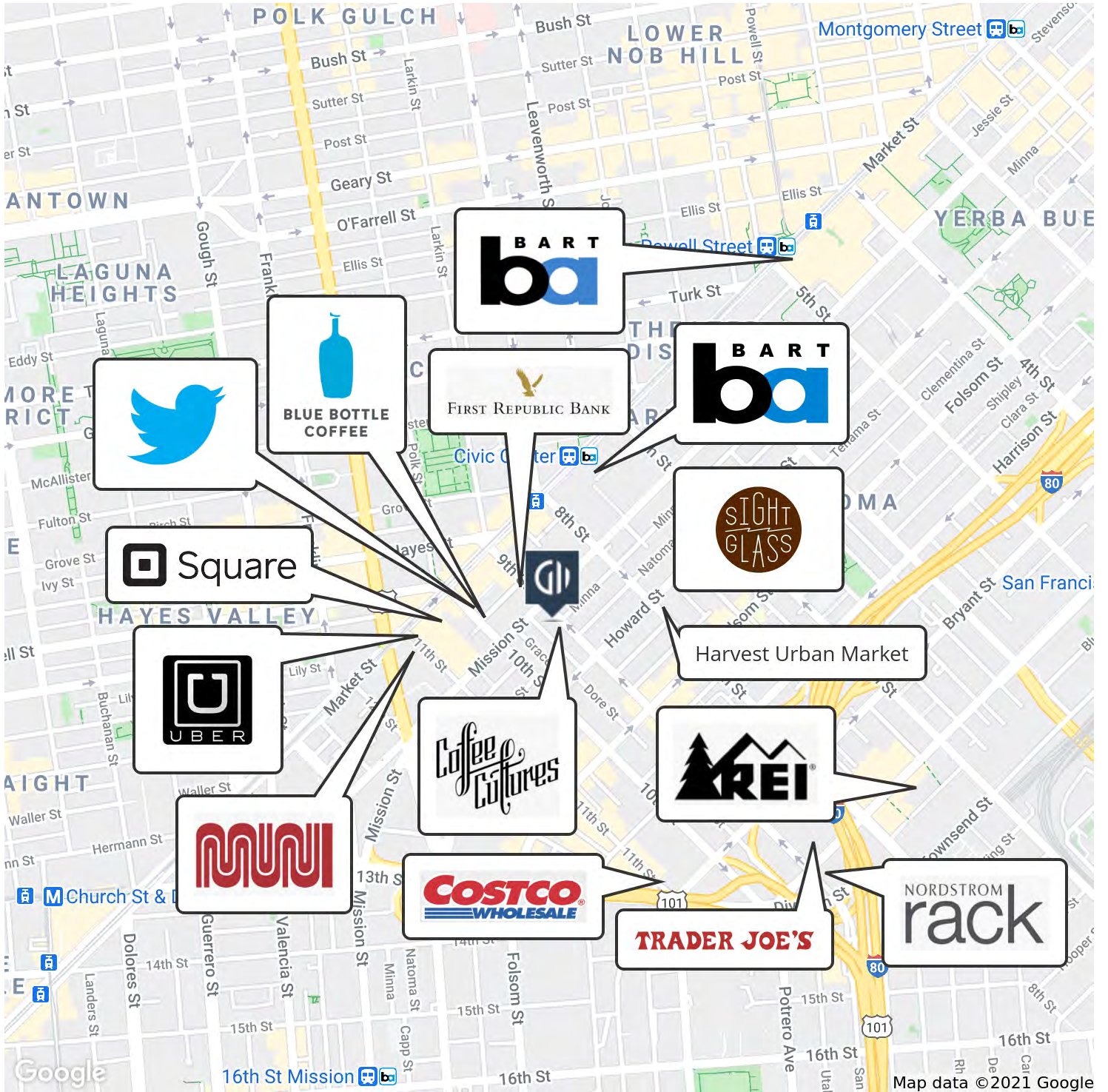
San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

Location Map



Jerry Adamson
707.570.7802
jerry@groundmatrix.com
CalDRE #01935945



GROUND MATRIX



FOR LEASE

FULL
BUILDING
OPPORTUNITY

at

122

9TH STREET

San Francisco, CA 94103



Presented By:

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

FOR LEASE | OFFICE/FLEX BUILDING

Executive Summary



OFFERING SUMMARY

Building Size:	+/- 2,890 RSF
Parking Lot Size:	+/- 1,065 SF
Lease Rate:	Please Inquire
Lease Type:	Industrial Gross
Availability:	Immediate
Zoning:	RCD - Regional Commercial

PROPERTY OVERVIEW

122 9th Street offers a single user to occupy an entire building in a convenient location. Commercial uses may include professional services, retail, distribution, manufacturing, or other flex activities. The property is located adjacent to 132 9th Street (25,250 RSF), which is also available for lease.

PROPERTY HIGHLIGHTS

- Rare Single identity building
- Prominent exterior signage opportunity
- Frontage on 9th Street and Washburn
- Rear lot for loading and parking, approx. 1,065 sq. ft.
- Dock high roll-up door
- Large retail storefront with high ceilings and natural light
- Useable basement for storage and production
- Warehouse space or production space
- Open plan second floor mezzanine with natural light and operable windows
- Two (2) bathrooms
- Loft area for additional storage
- Small kitchenette with refrigerator

Jerry Adamson

707.570.7802
jerry@groundmatrix.com
CalDRE #01935945

122

FULL BUILDING FOR LEASE

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

[Additional Photos](#)



Front of Building/Retail/Office



Front of Building/Retail/Office

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

122

FULL BUILDING FOR LEASE

9TH STREET

San Francisco, CA 94103



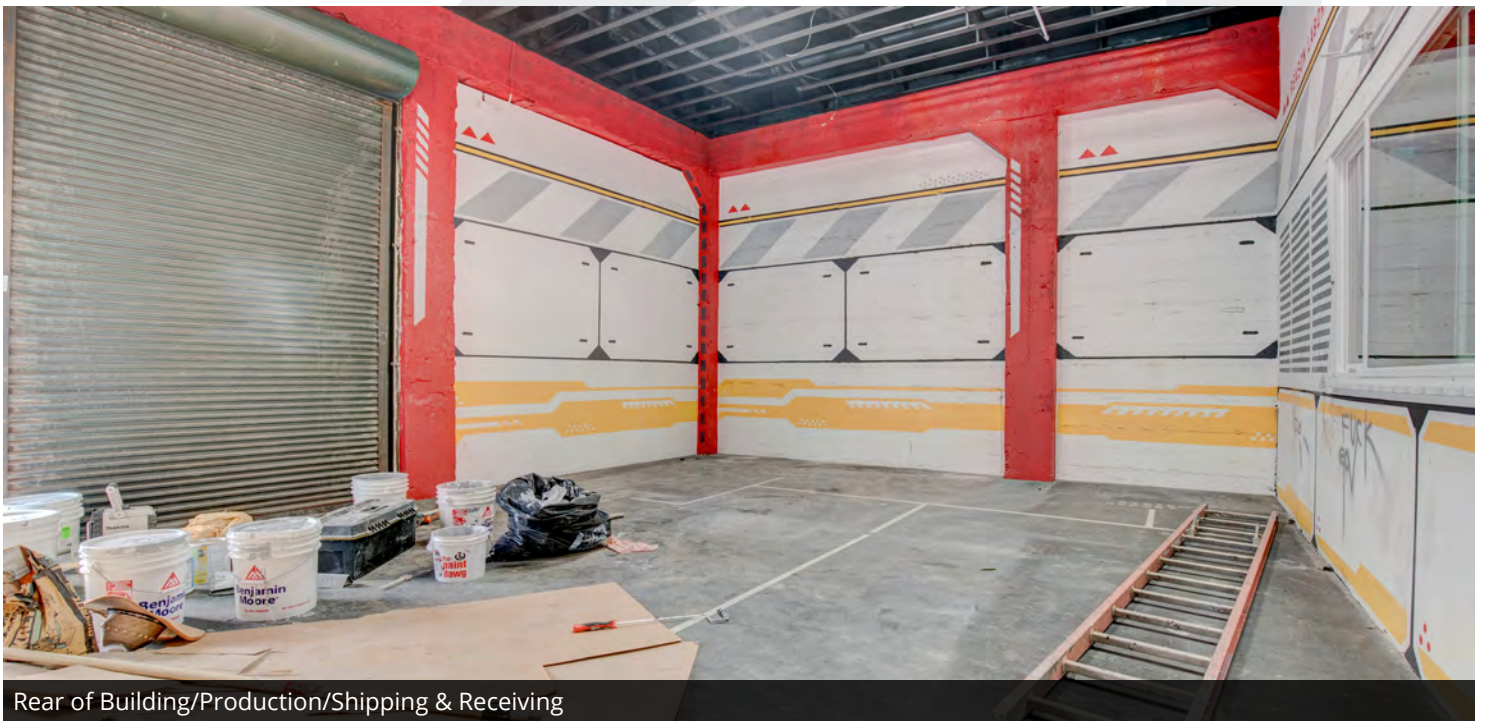
GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

Additional Photos



Rear of Building/Production/Shipping & Receiving



Rear of Building/Production/Shipping & Receiving

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

122

FULL BUILDING FOR LEASE

9TH STREET

San Francisco, CA 94103



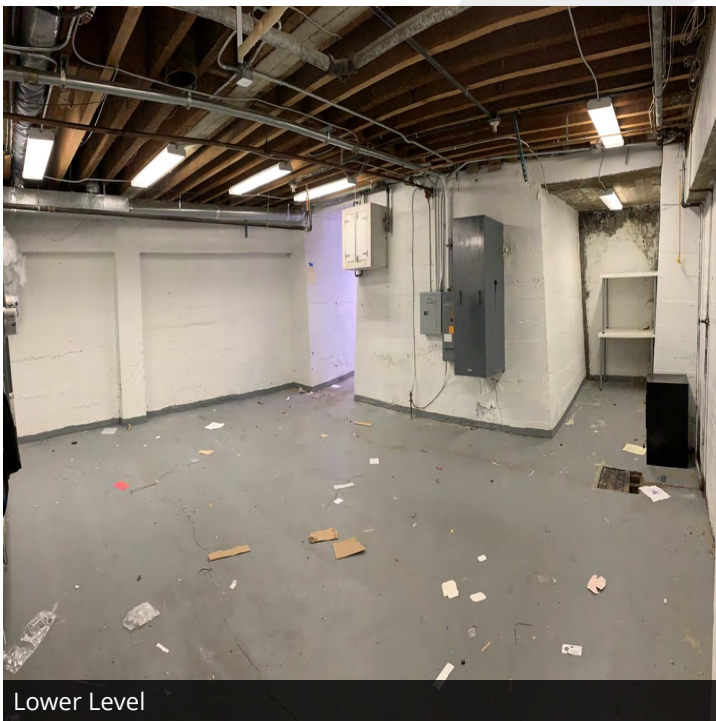
GROUND MATRIX

FOR LEASE | OFFICE BUILDING

Additional Photos



Ground Floor/Production/Office



Lower Level



Ground Floor/Production/Office

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

122

FULL BUILDING FOR LEASE

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE BUILDING

[Additional Photos](#)



Second Floor Office Space



Second Floor Office Space

Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

122

FULL BUILDING FOR LEASE

9TH STREET

San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE BUILDING

Additional Photos



Jerry Adamson

707.570.7802

jerry@groundmatrix.com

CalDRE #01935945

122

FULL BUILDING FOR LEASE
9TH STREET
San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

Floor Plans

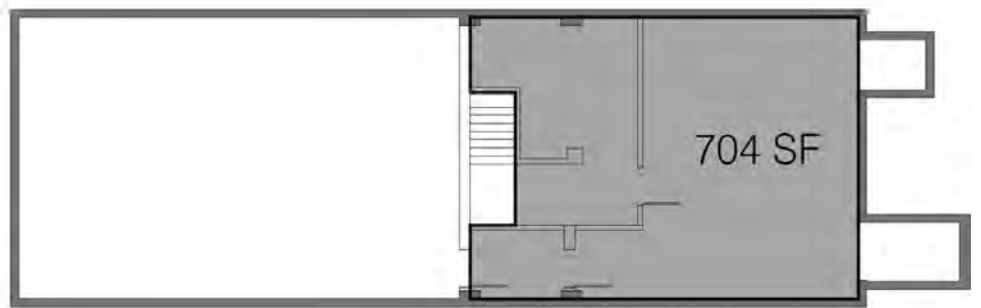
(Not to Scale)



2 GROUND FLOOR
1/4" = 1'-0"



3 2ND FLOOR
1/4" = 1'-0"



1 BASEMENT
1/4" = 1'-0"

Jerry Adamson
707.570.7802
jerry@groundmatrix.com
CalDRE #01935945

122

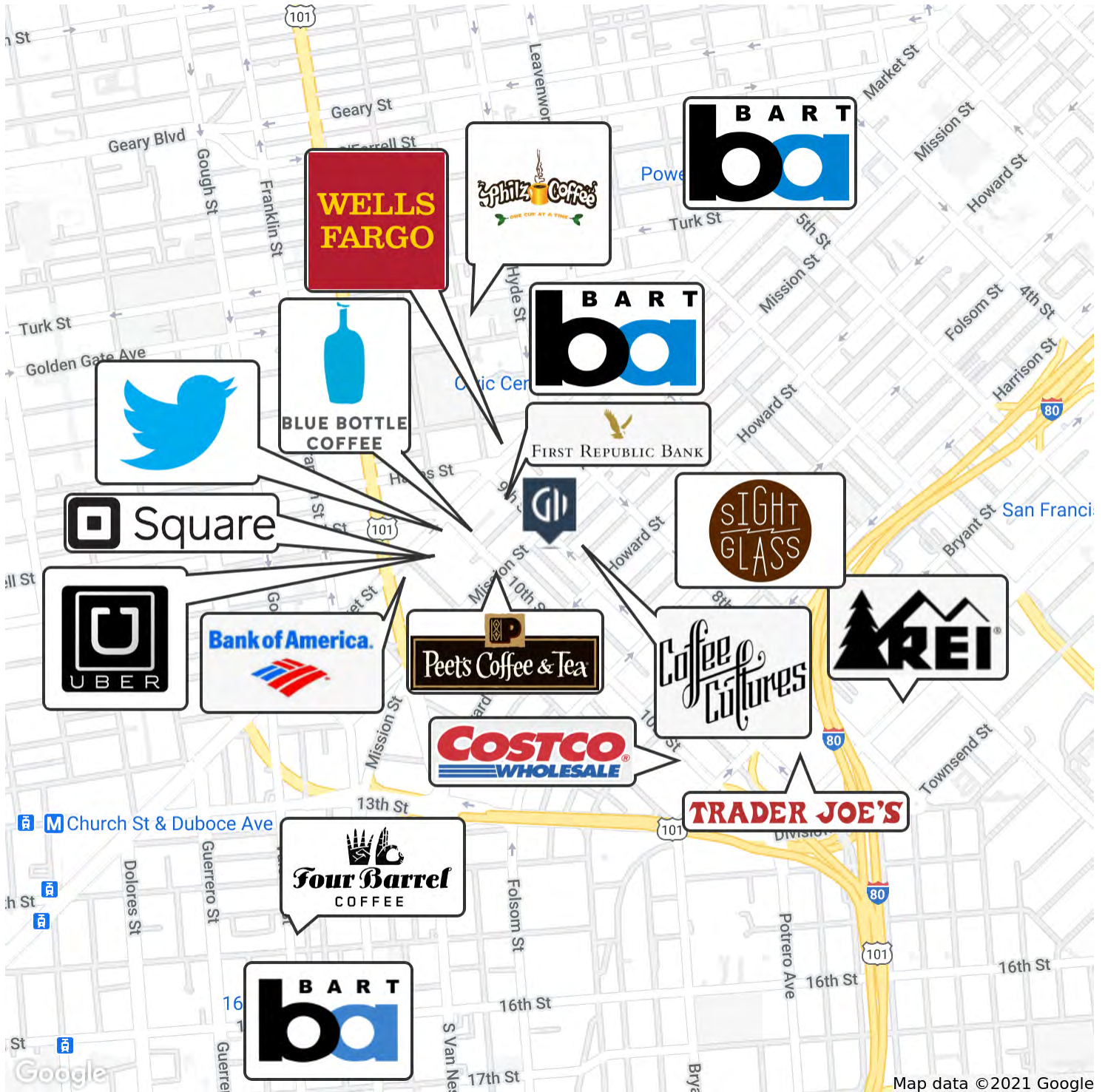
FULL BUILDING FOR LEASE
9TH STREET
San Francisco, CA 94103



GROUND MATRIX

FOR LEASE | OFFICE/FLEX BUILDING

Location Maps



Jerry Adamson
707.570.7802
jerry@groundmatrix.com
CalDRE #01935945