



# 209 9TH ST. SAN FRANCISCO, CA

Lee & Associates San Francisco Commercial Real Estate | 242 California Street, San Francisco, CA 94111 | [www.lee-associates.com](http://www.lee-associates.com)

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# 209 9TH ST. | SAN FRANCISCO, CA

Jeffrey Moeller | President  
(415) 516-2211

Elijah Hodges | Associate  
(925) 528-9972

## PROPERTY HIGHLIGHTS

- 4,000 - 8,000 SF of office space
- Newly remodeled creative space
- Sweeping views of West SOMA and Sutro Tower
- Nearby Parking and Transportation



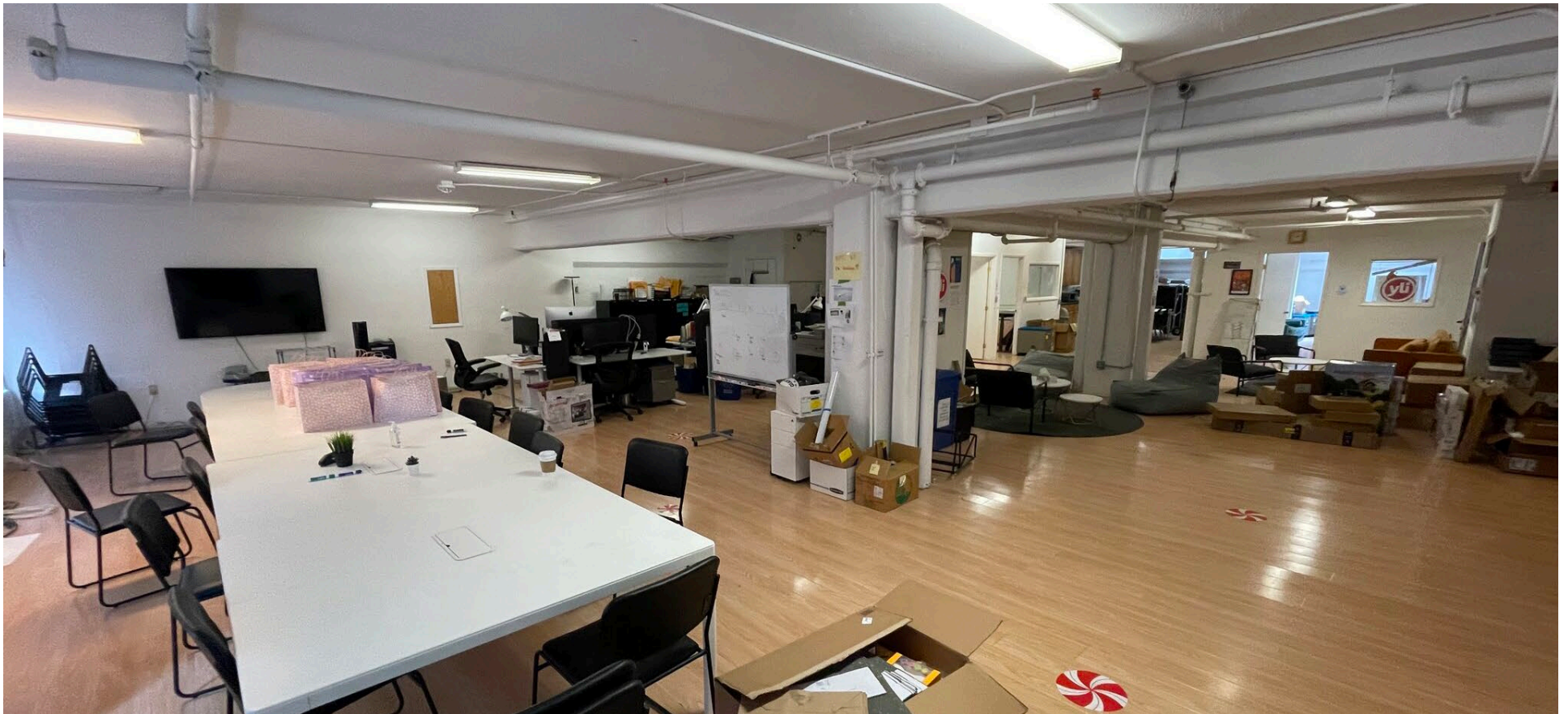
# 2ND FLOOR | 209 9TH ST

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## DETAILS

- 4,362 SF of office space
- 2 conference rooms
- Kitchen
- Full floor opportunity with elevator access
- Open office area

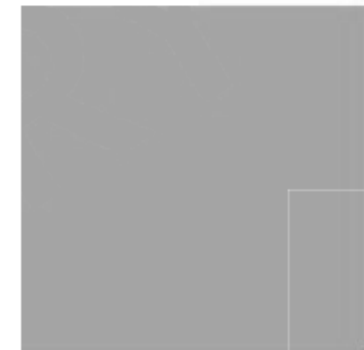
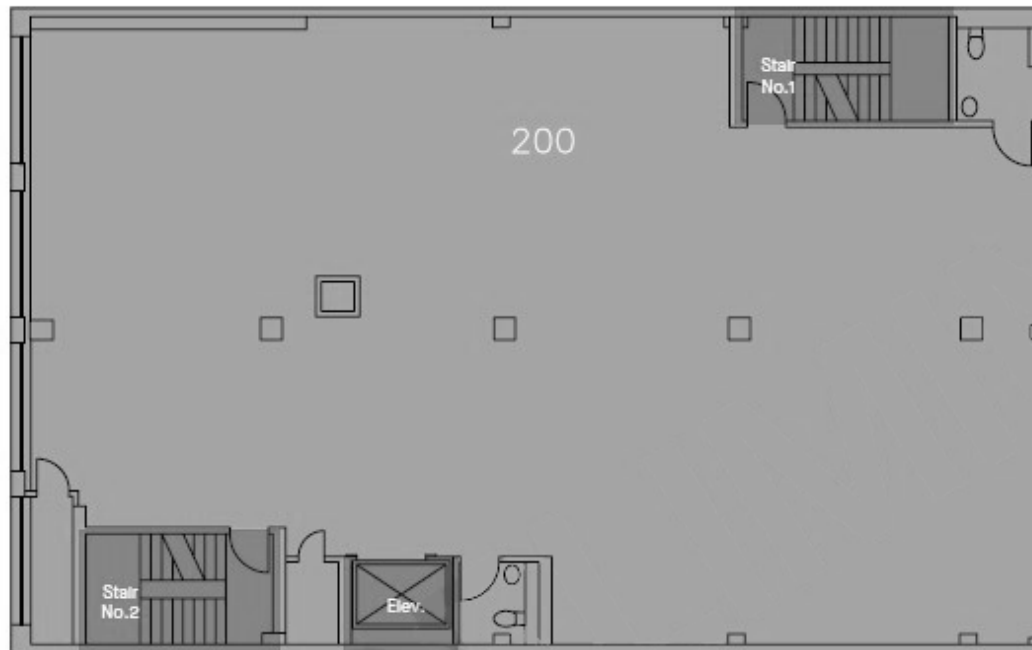


# 2ND FLOOR | 209 9TH ST

Floor Plan

Jeffrey Moeller | President  
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Mixed Use Common  
Apportionment

SUITE	OCCUPANT	USF	RSF	CLSF	LED
200	YI	4,362.37	4,362.37	---	



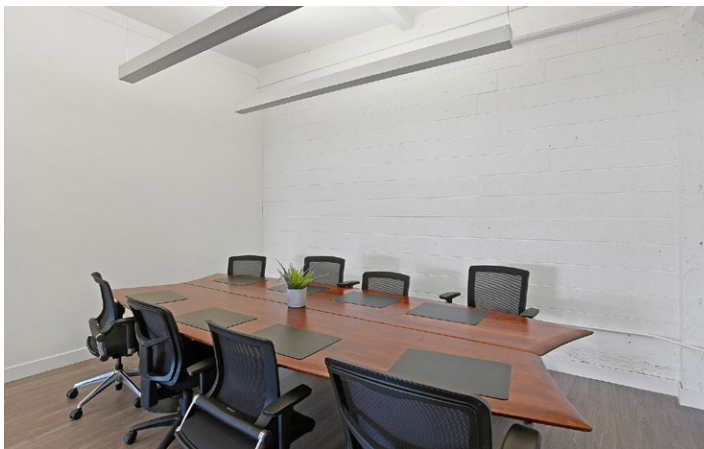
# 3RD FLOOR | 209 9TH ST

Jeffrey Moeller | President  
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## DETAILS

- 4,037 SF of office space
- Newly remodeled open creative space
- Two Conference Rooms
- Sweeping views of West SOMA and Sutro Tower
- Hardwood Floors
- High ceilings with great natural light
- New kitchenette
- Two recently remodeled kitchens

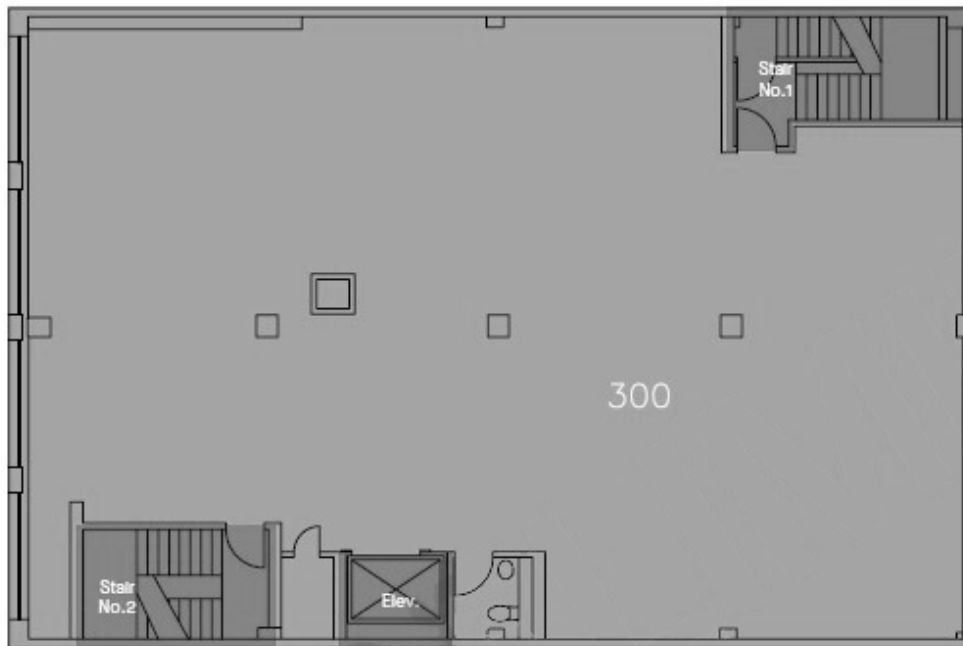


# 3RD FLOOR | 209 9TH ST

Floor Plan

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(415) 516-2211

Elijah Hodges | Associate  
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Mixed Use Common  
Apportionment

SUITE	OCCUPANT	USF	RSF	CLSF	LED
300	Vacant	4,037.69	4,037.69	--	



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## NEARBY AMENITIES & TRANSIT/PARKING

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### RESTAURANTS

- 1 Scullery
- 2 Philz Coffee
- 3 Hayes Valley Bakeworks
- 4 Square Pie Guys
- 5 Sightglass Coffee
- 6 Souvla
- 7 Peet's Coffee
- 8 Blue Bottle Coffee
- 9 Cafe Suspiro

### SHOPPING

- 1 IKEA
- 2 Trader Joe's
- 3 Costco Wholesale

### ENTERTAINMENT

- 1 Bill Graham Civic Auditorium
- 2 African American Art & Culture Complex
- 3 Japantown Peace Plaza

### TRANSIT

- 1 Powell BART Stn.
- 2 Civic Center BART Stn.
- 3 Market & 9th St MUNI Stn.
- 4 Chevron Gas Station
- 5 Mission & 9th St Bus Stop
- 6 Folsom & 9th St Bus Stop

### PARKING

- 1 Twitter Parking Garage
- 2 Market Square Garage
- 3 United SF Parking



**Jeffrey Moeller | President**  
E: [jmoeller@lee-associates.com](mailto:jmoeller@lee-associates.com)  
P: (415) 516-2211  
LIC# 01229252

**Elijah Hodges | Associate**  
[ehodges@lee-associates.com](mailto:ehodges@lee-associates.com)  
(925) 528-9972  
LIC# 02208943