



CALCO
COMMERCIAL, INC.

SAN FRANCISCO, CA 94107

894 Folsom St.

1,750 SF

Plug & Play Creative Ground Floor

Sublease Opportunity
Through 2027

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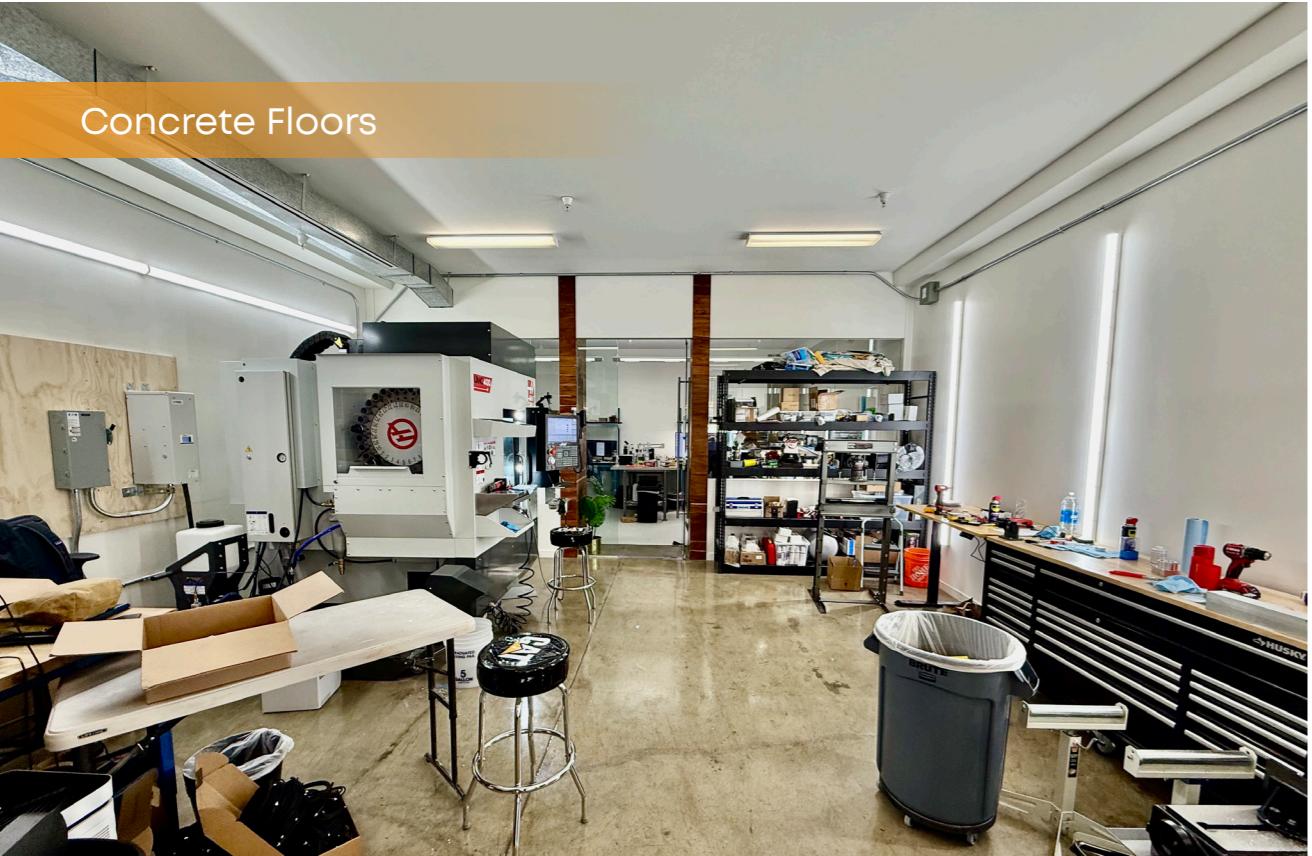


GALLERY

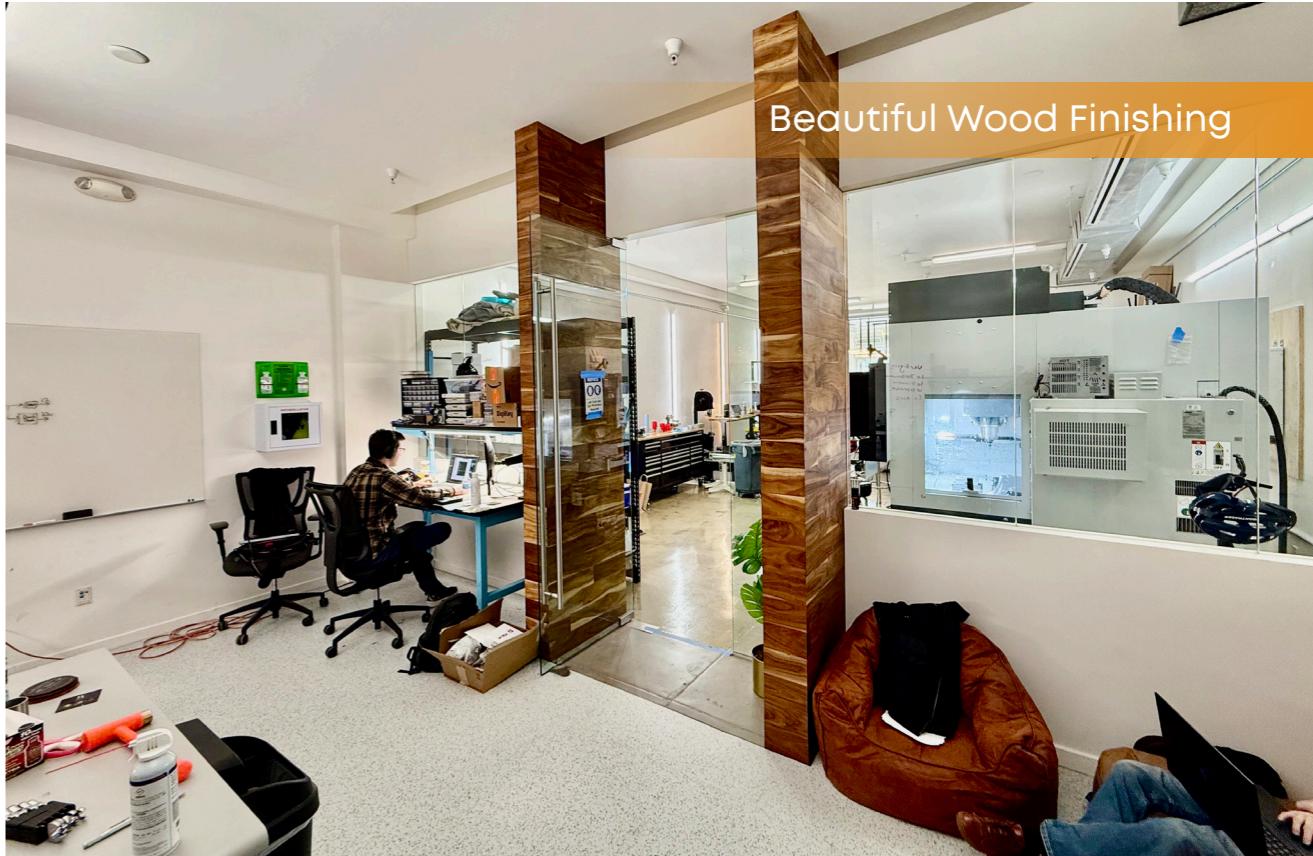
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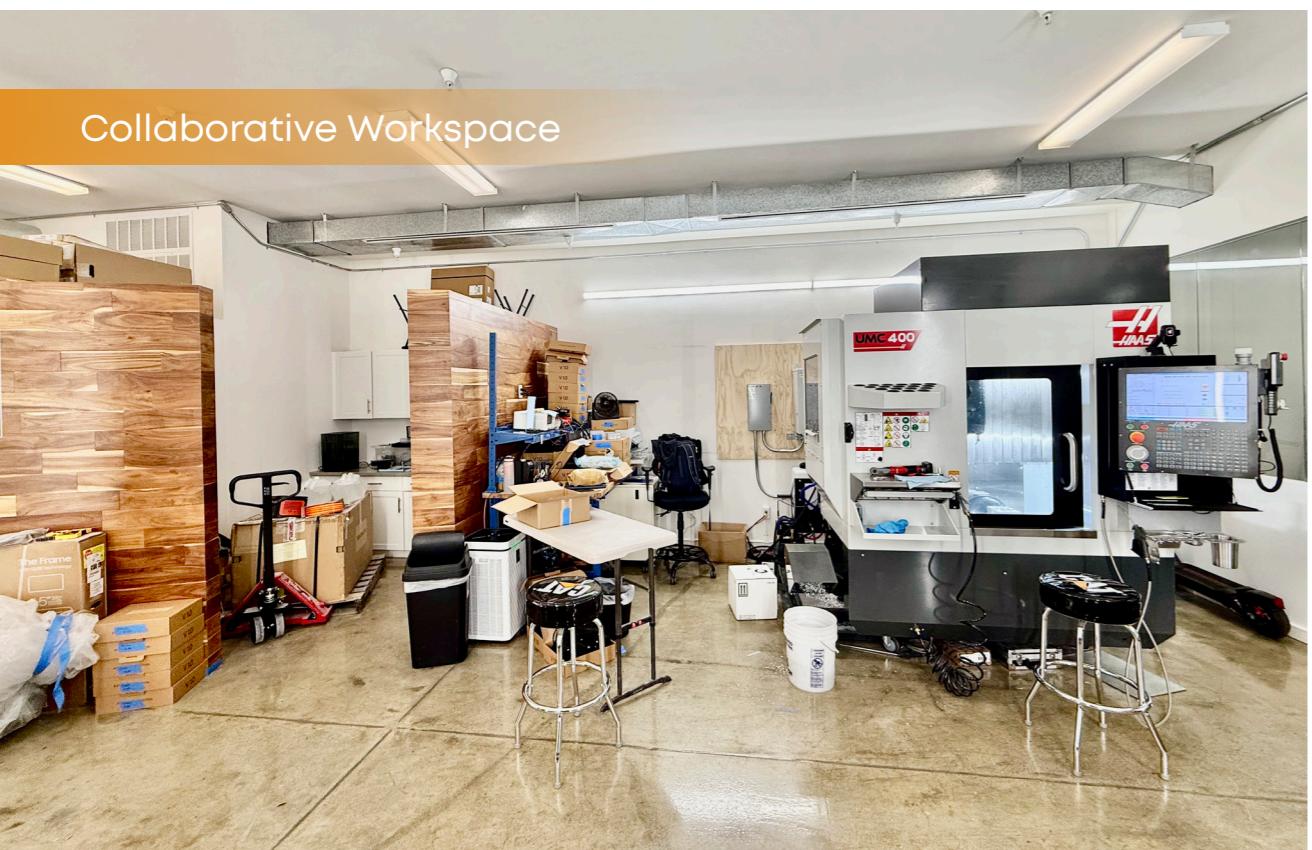
Concrete Floors



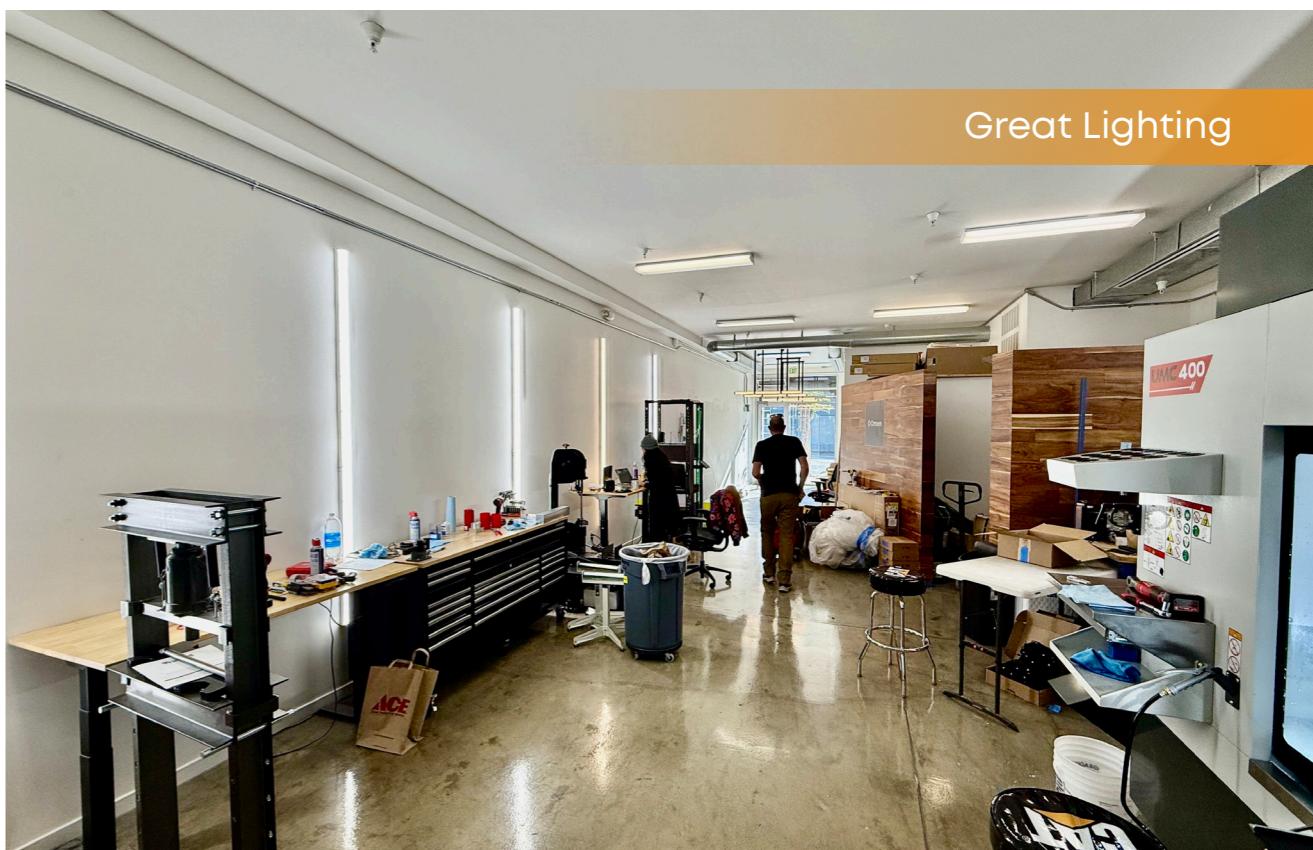
Beautiful Wood Finishing



Collaborative Workspace



Great Lighting



HIGHLIGHTS

| 894 Folsom St.

PROPERTY HIGHLIGHTS

1,750 SF CREATIVE OFFICE

- Concrete Flooring
- Upgraded Lighting
- Power - 100 Amps
- Phase Converter Included
- New Flooring in Conference Room
- Pristine Lab Space
- Walking Distance to CalTrain
- Roll-Up Door Security
- Kitchenette



LOCATION OVERVIEW

894 Folsom St.



Prime location in the heart of San Francisco's SOMA district — surrounded by leading tech offices, creative hubs, dining, and nightlife, with excellent access to public transit and major highways.



03 MIN to Powell Street BART / MUNI

05 MIN to Westfield San Francisco Centre

06 MIN to Yerba Buena



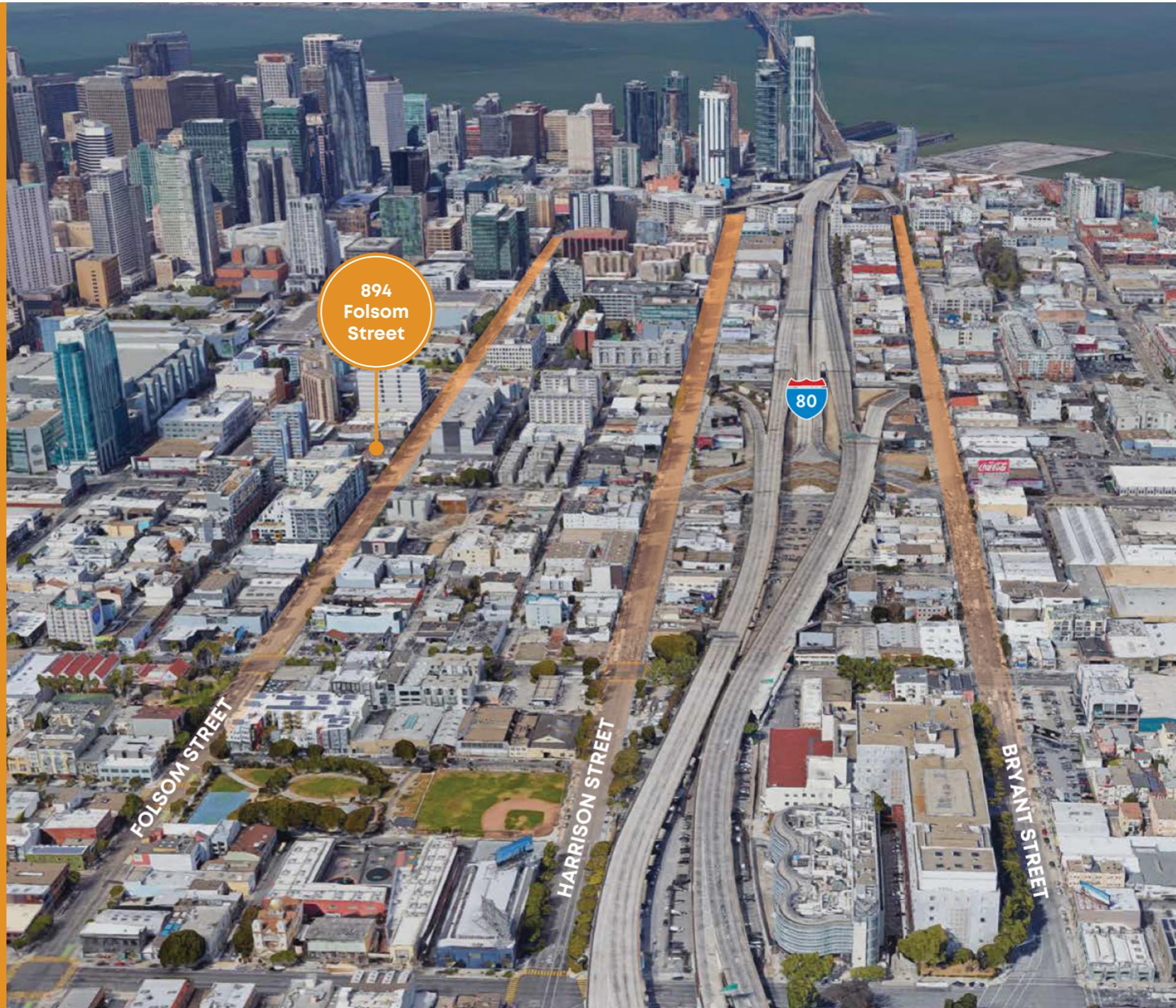
03 MIN to Union Square

05 MIN to Financial District
08 MIN to Mission District



02 MIN to I-80 On-Ramp

04 MIN to 101 / 280 Access



NEARBY AMENITIES

| 894 Folsom St.

**PRIME LOCATION
IN THE HEART OF
SOMA DISTRICT**

Services & Retail

1. Shine Cleaners
2. Fanta Cleaners
3. SOMA Cleaners
4. Walgreens
5. AT&T
6. Moscone Center
7. Shell gas station
8. UPS Store
9. Equinox
10. US Post Office
11. Supercuts
12. Flagship Crossfit
13. Club One Fitness
14. VanBuren Fitness
15. 24 Hour Fitness
16. Crunch
17. Embarcadero YMCA
18. Crossfit

Hotels

1. W Hotel
2. Four Seasons Hotel
3. St. Regis
4. Palace Hotel
5. Marriott Marquis

Food & Drinks

1. Spice Kit
2. Town Hall
3. DragonEats
4. Chipotle
5. Foccacia
6. Starbucks
7. International Smoke
8. Yank Sing
9. Perry's
10. Boulevard
11. Rosa Mexicano
12. Osha Thai
13. Benu
14. Sweetgreen
15. Cafe Du Soleil
16. Mourad
17. Per Diem
18. Local Edition
19. Barcha
20. Philz Coffee
21. Working Girls' Cafe
22. Peet's Coffee
23. Sweetgreen
24. Blue Bottle

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MOSSOSF.COM



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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

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Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.