

FOR LEASE

# 135 SOUTH PARK

SAN FRANCISCO, CA 94107

CREATIVE / FLEX SPACE

APPROXIMATELY 2650 RSF



**COLDWELL BANKER  
COMMERCIAL**

**Ben Gilliam**

Managing Principal / National Market Leader  
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**Lex Montiel**

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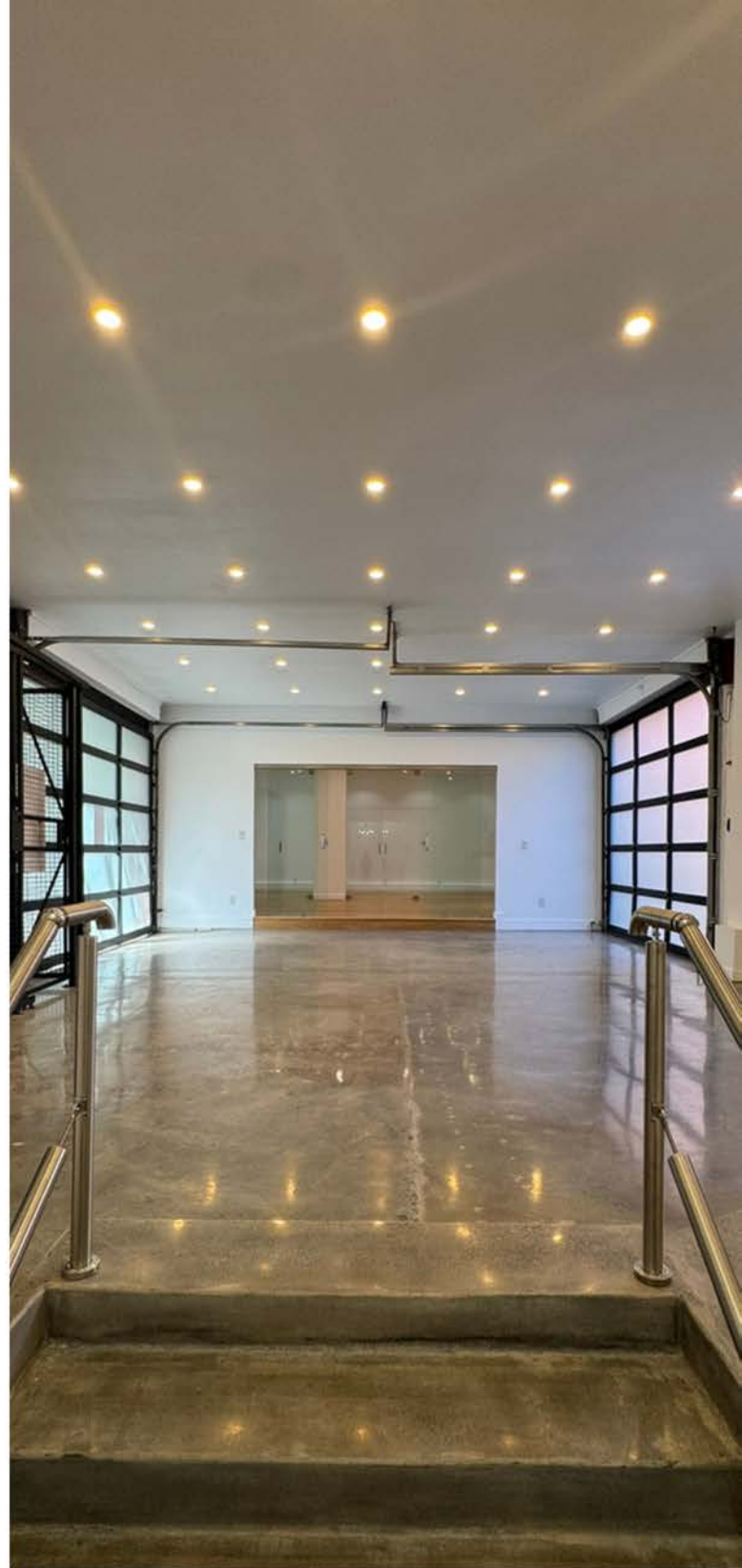
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135 SOUTH PARK

# PROPERTY HIGHLIGHTS

- Authentic Brick and Timber Building
- Parcel Block/Lot 3775/033
- Year Built 1925
- Parcel Area 6294 Square Feet
- 2 Stories
- Upscale Open Air Garage doors to open area and courtyard
- Zoned (SPD) - South Park District
- High Ceilings
- Abundant Natural Light
- Urban Park across the street was originally an English Garden built in 1852
- Walkable attractive neighborhood
- Ample restaurants, retail, services and Oracle Park within steps of the property
- Easy access to I-80, 101, 280 and the King and 4th transportation hub
- \$75.00 NNN with annual escalators



Information deemed reliable but not verified. Subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice.

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# LOCATION

135 SOUTH PARK



## LOCATION DESCRIPTION

Twitter, Instagram and a generation of founders started on this park. Today South Park is the tightest AI & robotics micro-cluster in the city and 135 South Park offers a rare chance for one company to plant its flag on the oval.

South Park is a single grassy oval ringed by low-rise buildings walkable in ninety seconds, and now home to a concentration of AI capital and robotics talent unmatched anywhere in the city.

Your neighbors on South Park include:

- OpenMind
- Minerva Humanoids
- Coatue
- Notable Capital
- Flourish Ventures
- Touring Capital
- South Park Commons (founder community)

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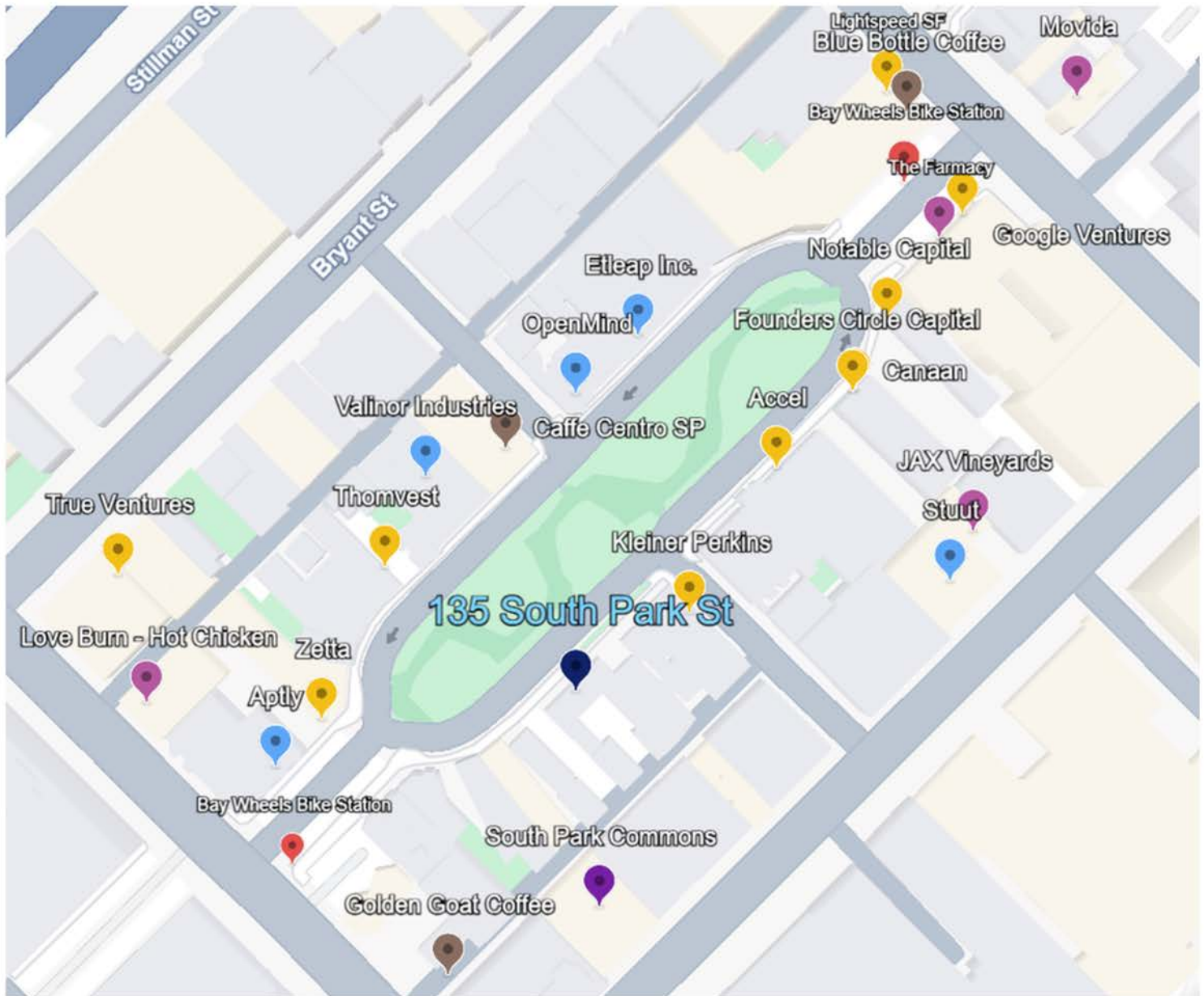
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# POINTS OF INTEREST 135 SOUTH PARK



## VENTURE CAPITAL/AI INVESTORS

|                 |               |
|-----------------|---------------|
| Kleiner Perkins | Accel         |
| Google Ventures | Canaan        |
| Founders Circle | Zetta         |
| Notable Capital | Thomvest      |
| True Ventures   | Lightspeed SF |

## TECH COMPANIES

Valinor  
 Etleap  
 OpenMind  
 Aptly  
 Stuu  
 South Park Commons

## COFFEE & RESTAURANTS

|                         |                    |
|-------------------------|--------------------|
| Movida                  | Blue Bottle Coffee |
| The Pharmacy            | Caffe Centro SP    |
| JAX Vineyards           | Golden Goat Coffee |
| Love Burn - Hot Chicken |                    |

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# THE BUILDING

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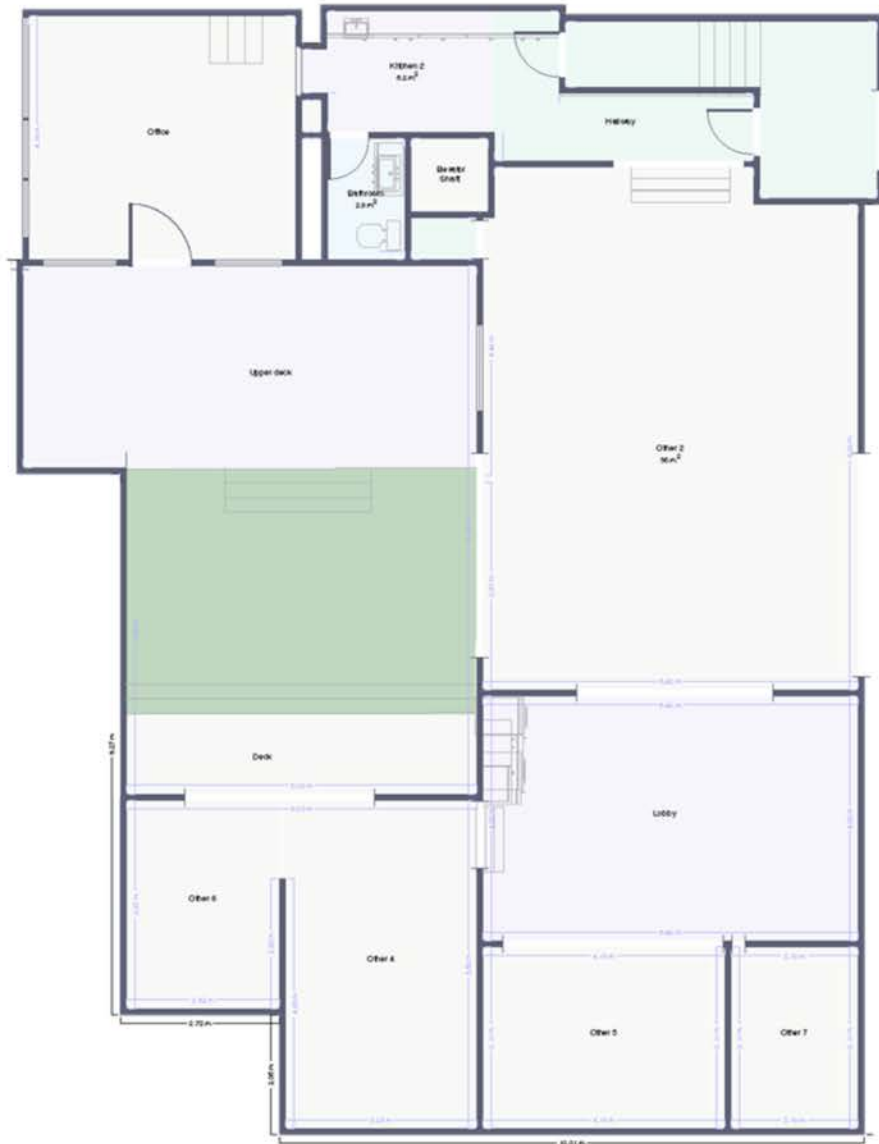


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# THE FOOTPRINT

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Floorplan  
Approximately 2000 sf



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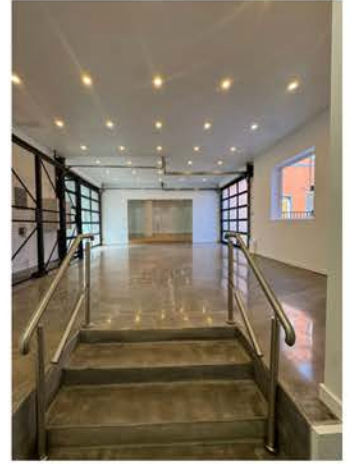
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# PHOTOS

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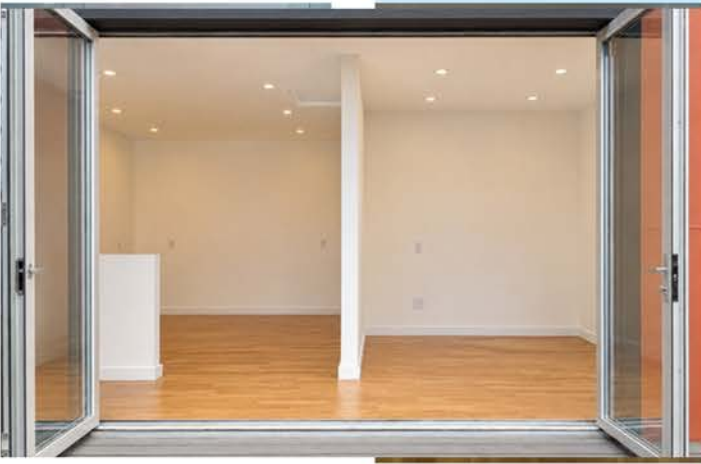
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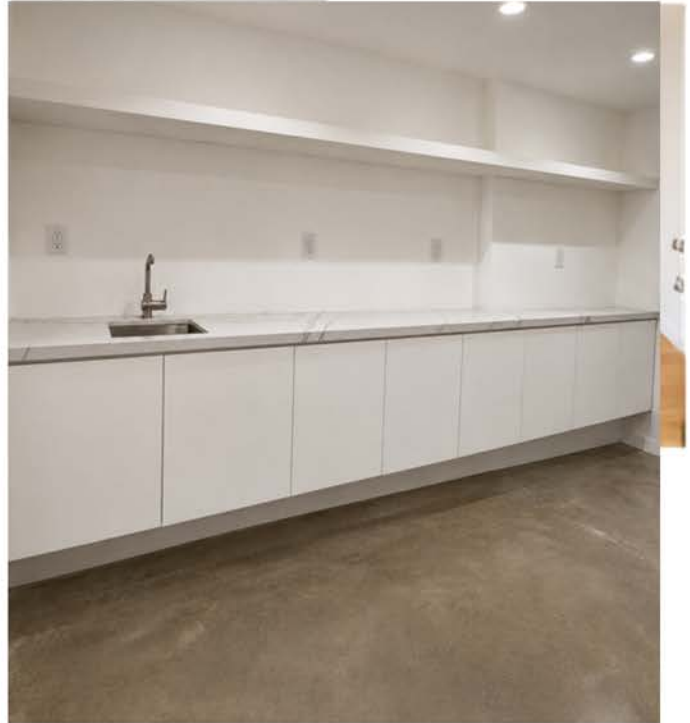
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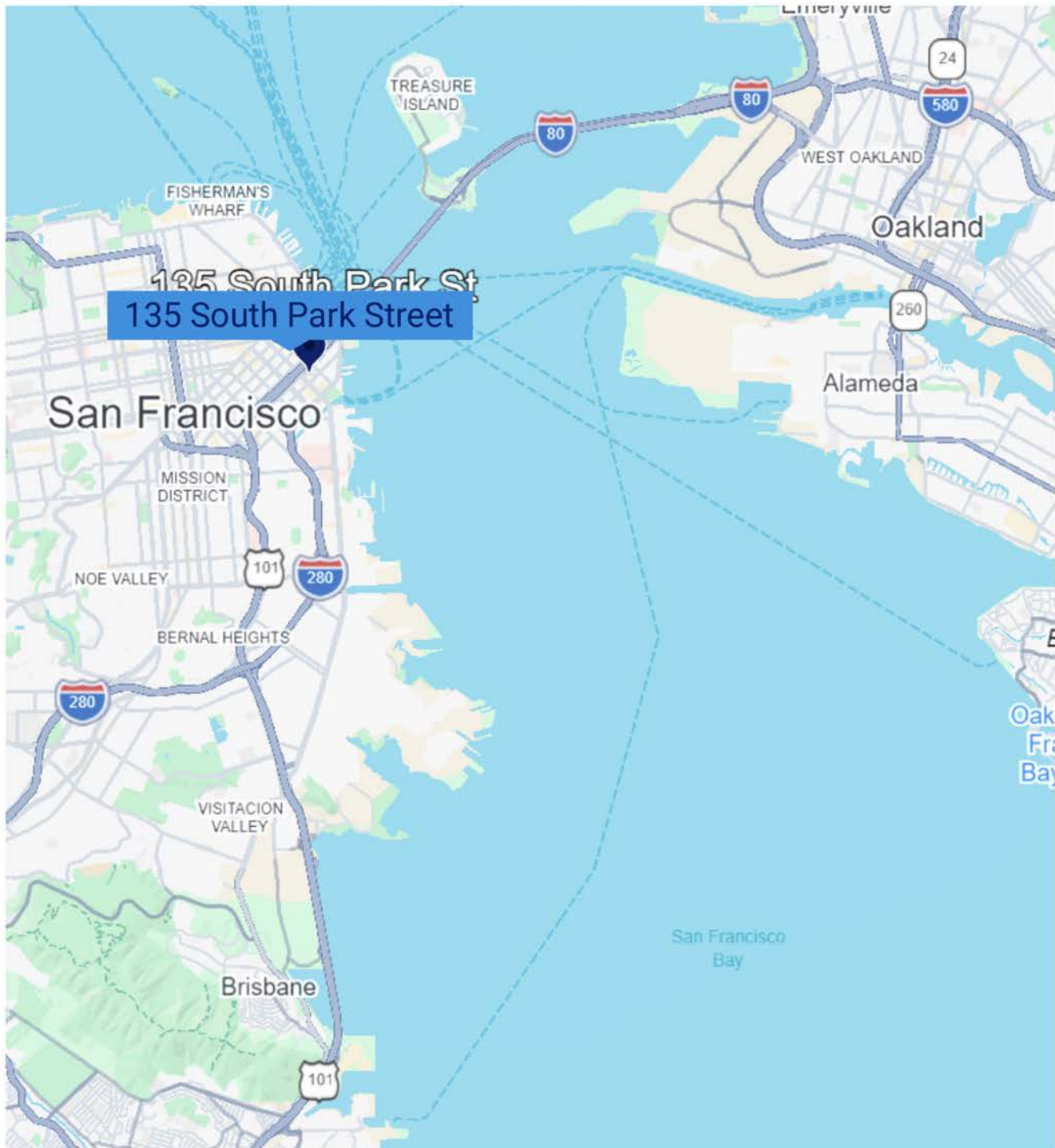
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# REGIONAL

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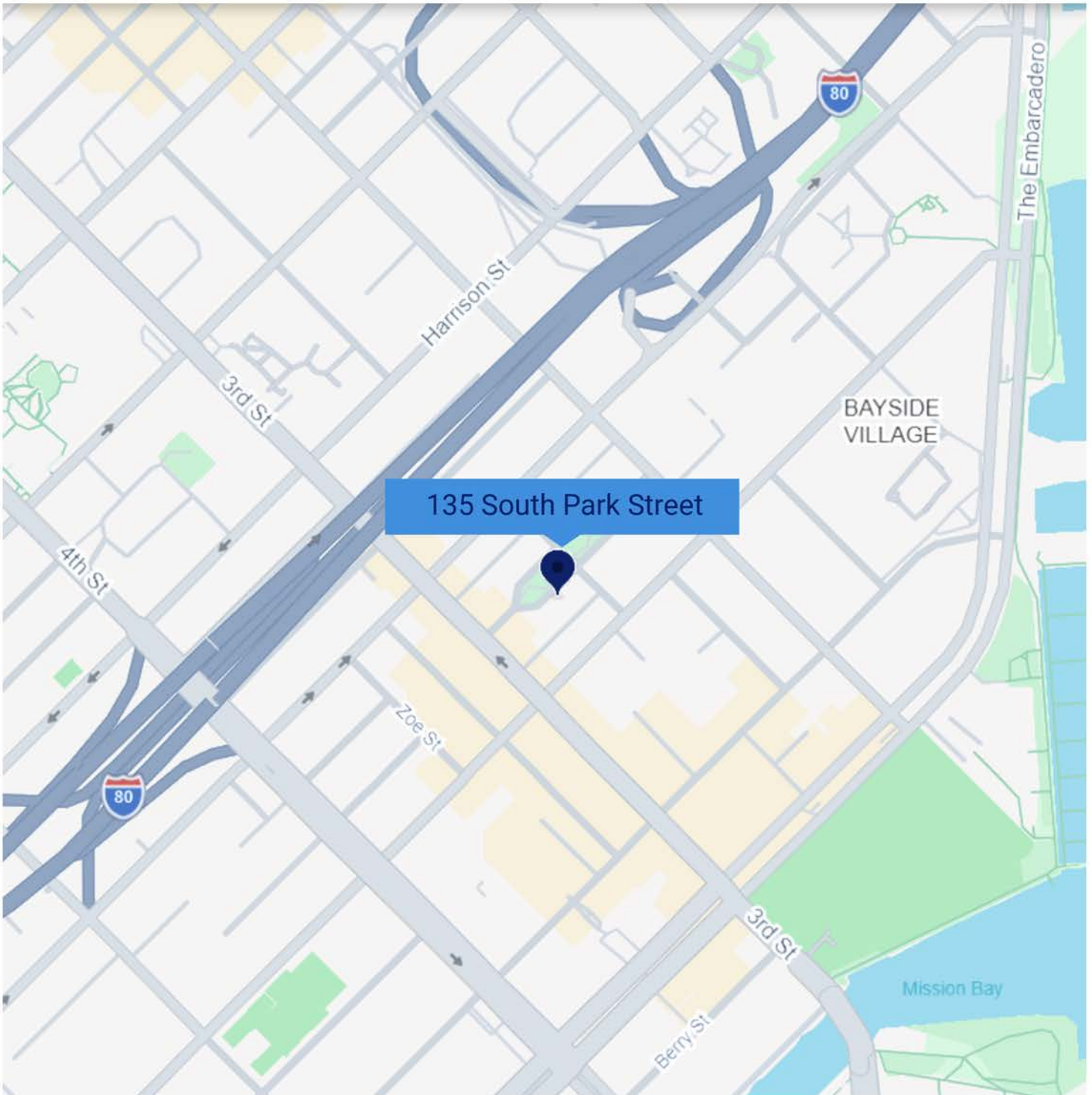
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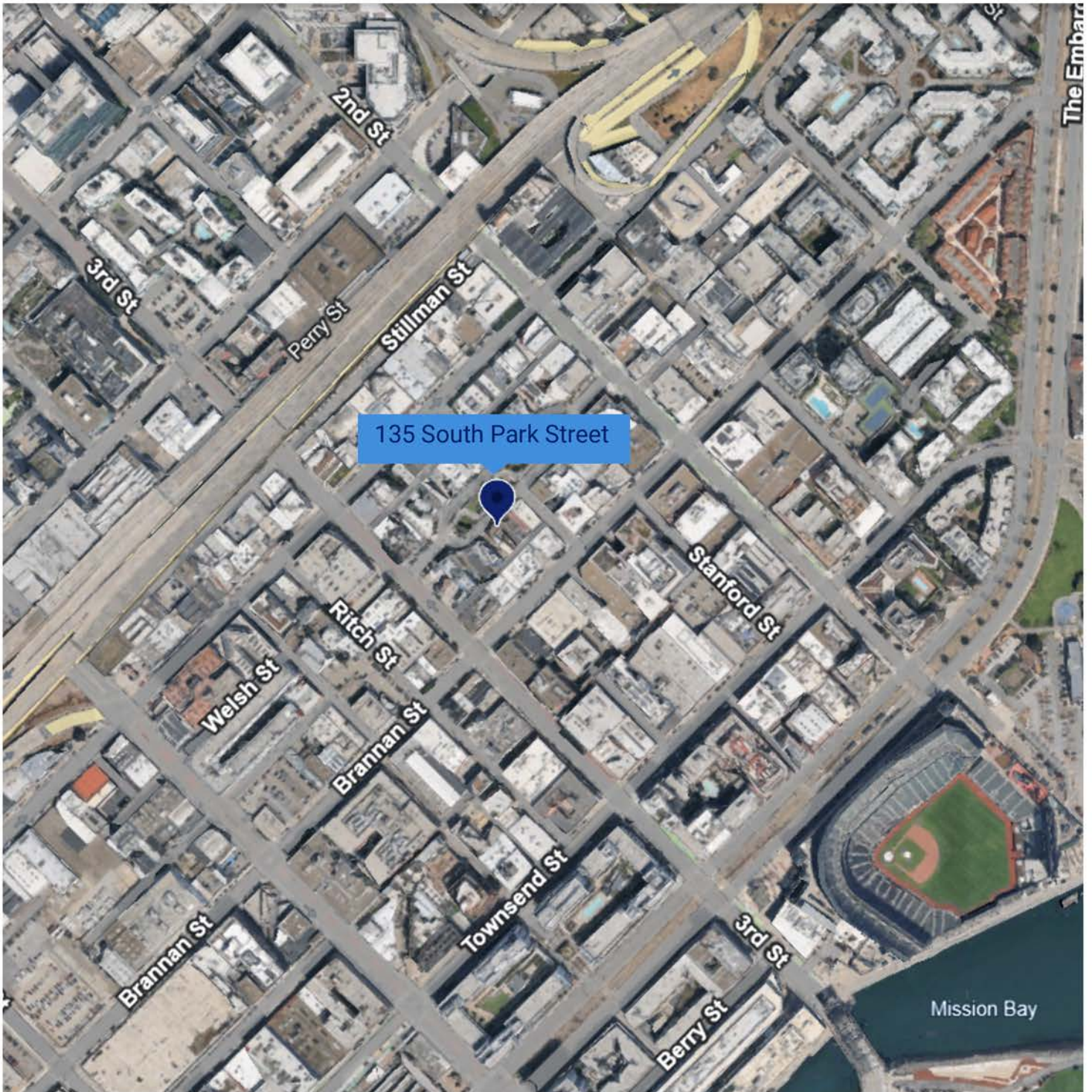
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# AERIAL

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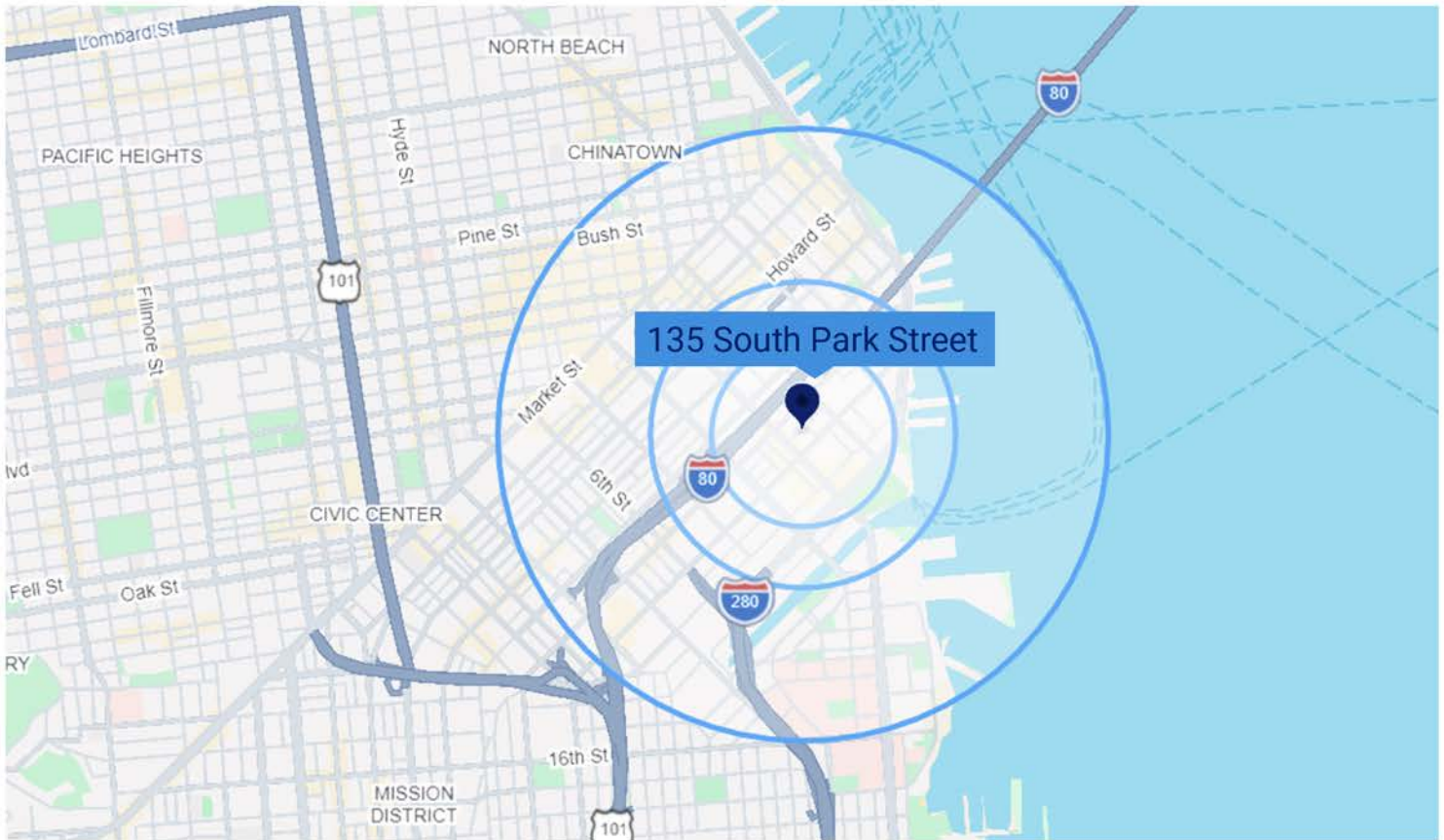
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# DEMOGRAPHICS

135 SOUTH PARK



| POPULATION           | 0.3 MILES   | 0.5 MILES   | 1 MILE      |
|----------------------|-------------|-------------|-------------|
| Total Population     | 3,783       | 20,935      | 102,402     |
| Average Age          | 39          | 38          | 42          |
| Average Age (Male)   | 39          | 39          | 42          |
| Average Age (Female) | 39          | 38          | 42          |
| HOUSEHOLDS & INCOME  | 0.3 MILES   | 0.5 MILES   | 1 MILE      |
| Total Households     | 1,606       | 9,507       | 49,546      |
| # of Persons per HH  | 2.4         | 2.2         | 2.1         |
| Average HH Income    | \$204,560   | \$185,799   | \$160,877   |
| Average House Value  | \$1,558,545 | \$1,046,479 | \$1,120,401 |

Demographics data derived from AlphaMap

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# LEASING TEAM

135 SOUTH PARK



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### **COLDWELL BANKER COMMERCIAL REALTY**

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Information furnished regarding this property is from sources deemed reliable but has not been verified. No representation is made as to its accuracy, and it is submitted subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice.

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