

450 NINTH STREET

SAN FRANCISCO, CA

FOR LEASE

SINGLE OR MULTI-TENANT BUILDING



PLEASE CONTACT:

MARK GEDYMIN
415-343-7289
MARK@BEACON-CRE.COM
LIC #: 01397159

GARRETT MILLS
415-416-7072
GARRETT@BEACON-CRE.COM
LIC #: 01940060

MATT WOLFF
415-343-2381
MATT@BEACON-CRE.COM
LIC #: 01329156



BEACON
COMMERCIAL ADVISORS

OPPORTUNITY OVERVIEW

PROPERTY PROFILE

ADDRESS	450 Ninth Street, San Francisco, CA 94103
APN	3525-008
FULL BUILDING	+/- 27,000 RSF (Divisible to +/-9,000 RSF)
FLOORS	Lower Level, 1st Floor, 2nd Floor & Bonus Roof Deck
YEAR BUILT	1926
ZONING	SALI (Service/Arts/Light Industrial)
SUBMARKET	Western SOMA

LEASE RATE

LL: \$12.00 PSF/YR, IG

1st & 2nd Floors: \$30.00 PSF/YR, IG

450 NINTH STREET is a two story above basement office/retail building located between Bryant and Harrison in Western Soma. The property features:

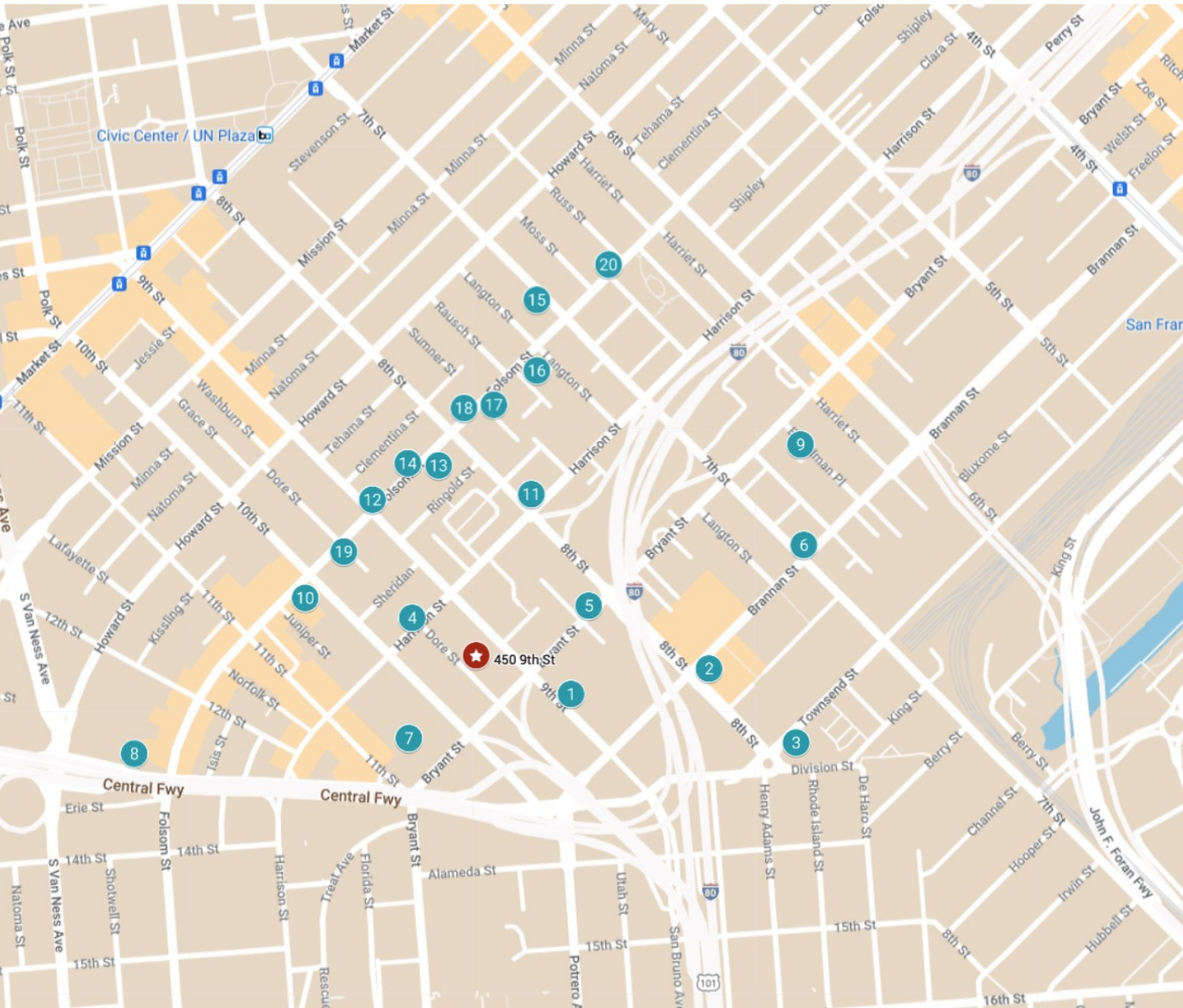
- Exposed brick and timber with high ceilings throughout
- Freight elevator with access to all three levels
- HVAC and sprinklers
- Full Kitchen
- Drive in access off Dore Alley
- Roof Deck



PHOTO GALLERY



LOCATION OVERVIEW



- 1 Trader Joe's
- 2 Peet's Coffee
- 3 Starbucks
- 4 Lone Star Saloon
- 5 Beyond Cafe
- 6 Mars Bar & Restaurant
- 7 Costco Wholesale
- 8 Target
- 9 Dinosaurs Sandwiches
- 10 Sextant Coffee Roasters
- 11 AK Subs
- 12 Azúcar Lounge
- 13 Driftwood
- 14 Cafe Suspiro
- 15 Sightglass Coffee
- 16 Rocco's Cafe
- 17 Basil Thai Restaurant & Bar
- 18 Cat Club
- 19 Powerhouse
- 20 Deli Board



BEACON
COMMERCIAL ADVISORS

MARK GEDYMIN
415-572-3097
MARK@BEACON-CRE.COM
LIC #: 01397159

GARRETT MILLS
415-416-7072
GARRETT@BEACON-CRE.COM
LIC #: 01940060

MATT WOLFF
415-343-2381
MATT@BEACON-CRE.COM
LIC #: 01329156

450 NINTH STREET

SAN FRANCISCO, CA

The information contained in this document has been obtained from sources deemed reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The BEACON Commercial Advisors logo is property of BEACON Commercial Advisors. All other marks or logos displayed within this document are the property of their respective owners, and the use of such marks or logos does not imply any affiliation with or endorsement of BEACON Commercial Advisors.