

# DYNAMIC SPACE NEAR HEART OF COW HOLLOW! | HARDWOOD FLOORS & BONUS MEZZANINE

## RETAIL/OFFICE SPACE FOR LEASE

2219-2221 FILBERT STREET, SAN FRANCISCO, CA 94123 | COW HOLLOW DISTRICT



PLEASE CALL FOR PRICE

COW HOLLOW DISTRICT

CROSS STREET: FILLMORE STREET

SIZE

**±2,172 SF**

RETAIL/OFFICE/MIXED-USE SPACE FOR LEASE

**NOW AVAILABLE**

**ADDITIONAL PRIVATE ROOMS AVAILABLE!**

Exciting opportunity located on the buzzing southeast corner of Fillmore and Filbert Streets. This wonderful property is situated just one block from Union Street and conveniently located near several award-winning restaurants and popular retailers.

- Nearby Tenants: Shake Shack, Taylor Fit Studio, Pilates ProWorks, Spa Radiance, Union Fillmore Dental, **Michelin Star** Atelier Crenn, **Michelin Star** Bar Crenn, Rooster & Rice, Salon Belle De Soir, Rapha San Francisco, Little Gem on Union, Comet Club are All Located Close By.



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

**ISAAC SUN**

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## INTERIOR



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## ***UPPER LEVEL INTERIOR (INCLUDES DRESSING ROOMS)***



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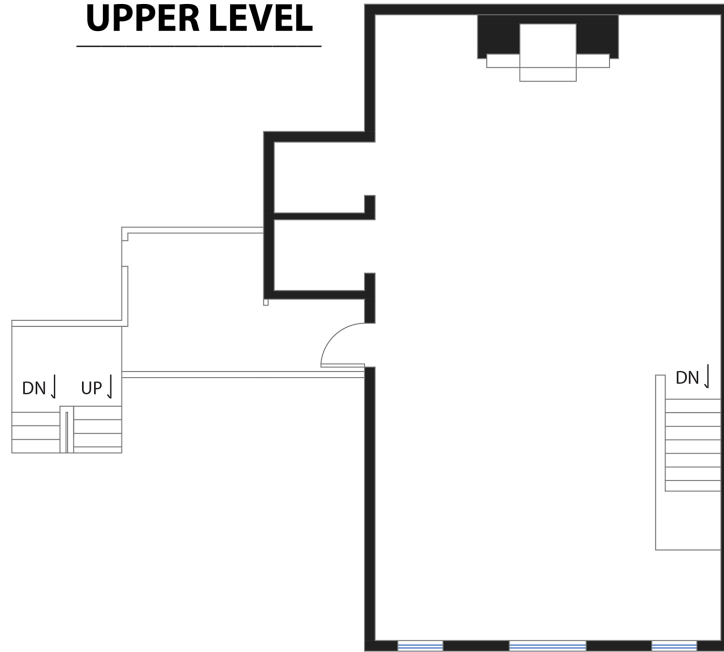
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## FLOOR PLAN

**Square Footage: 2,172 Sq Ft\***

Upper Level	777
Main Level	1395

### UPPER LEVEL



### MAIN LEVEL



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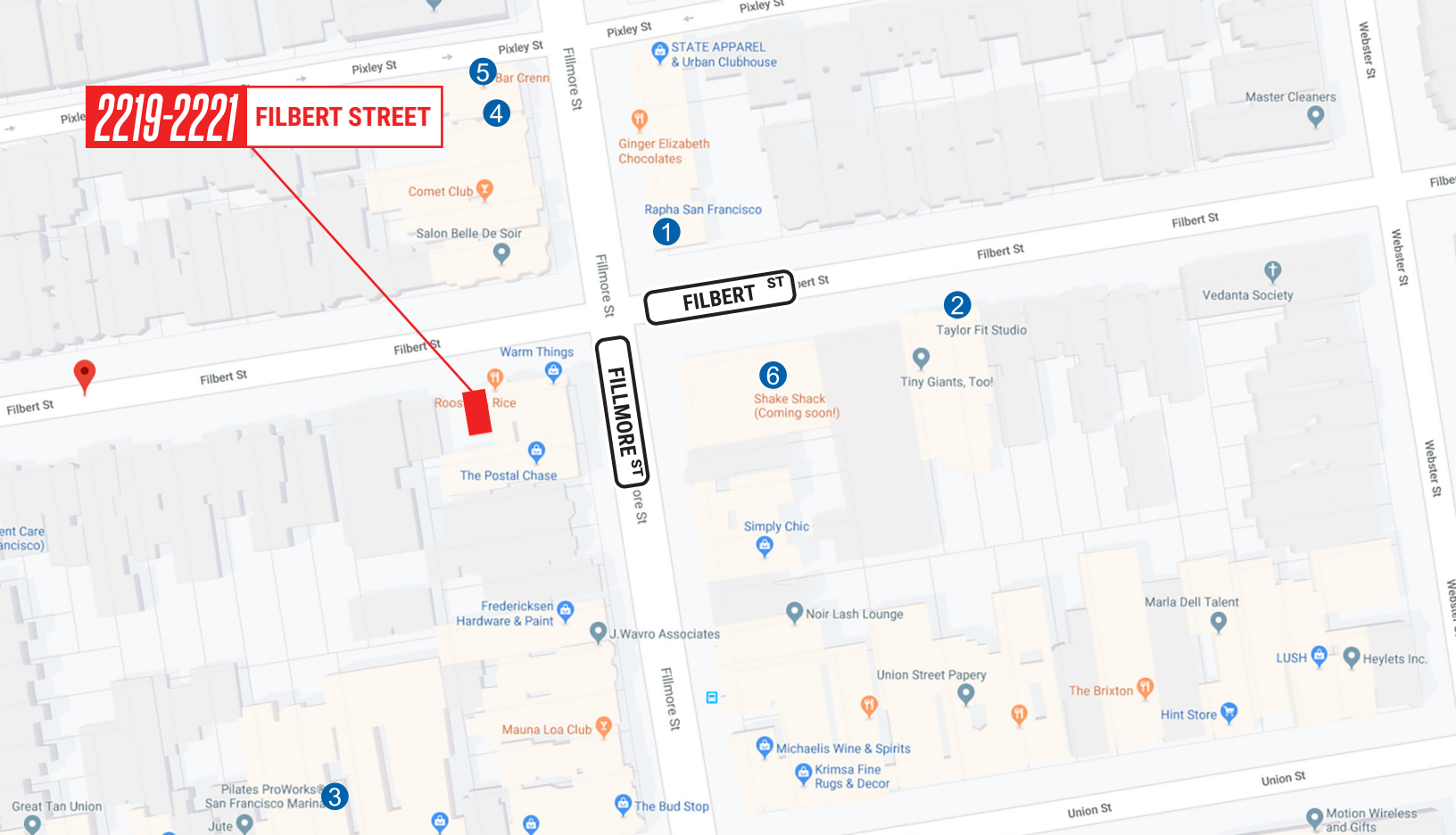
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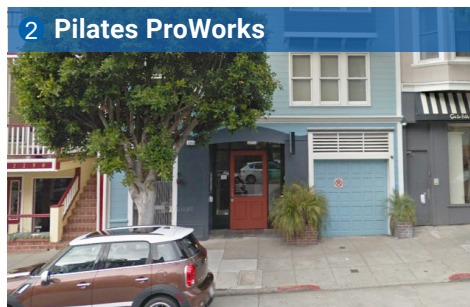


## POPULAR NEARBY TENANTS

● Popular Nearby Tenants



1 Rapha



2 Pilates ProWorks



3 Salon Belle De Soir



4 Atelier Crenn (Michelin Star)



5 Bar Crenn (Michelin Star)



6 Shake Shack

DIRECTLY ACROSS STREET



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