

FOR LEASE OFFICE BUILDING

940 Battery Street, San Francisco, CA 94111

Floors 2, 3, 4 and Penthouse

Space Available:

From ± 7240 RSF per floor

Up to $\pm 26,720$ RSF with

Penthouse approx 5,000 RSF



DESIGN BY MARK CAVAGNERO ASSOCIATES ARCHITECTS

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FEATURES

- Floors 2, 3, 4 and Penthouse
- Space Available from $\pm 7,240$ RSF per floor up to $\pm 26,720$ RSF with Penthouse approx 5,000 RSF
- May be leased separately or together
- Available May 2022 (possible to customize layout to Tenant requirements)
- Rate: \$85 IG

HIGHLIGHTS

- Located in North Waterfront District
- Views from upper floors & penthouse
- Nearby parking
- All new systems & upgrades
- Mark Cavagnero AIA in conjunction with Museo Italo Americano

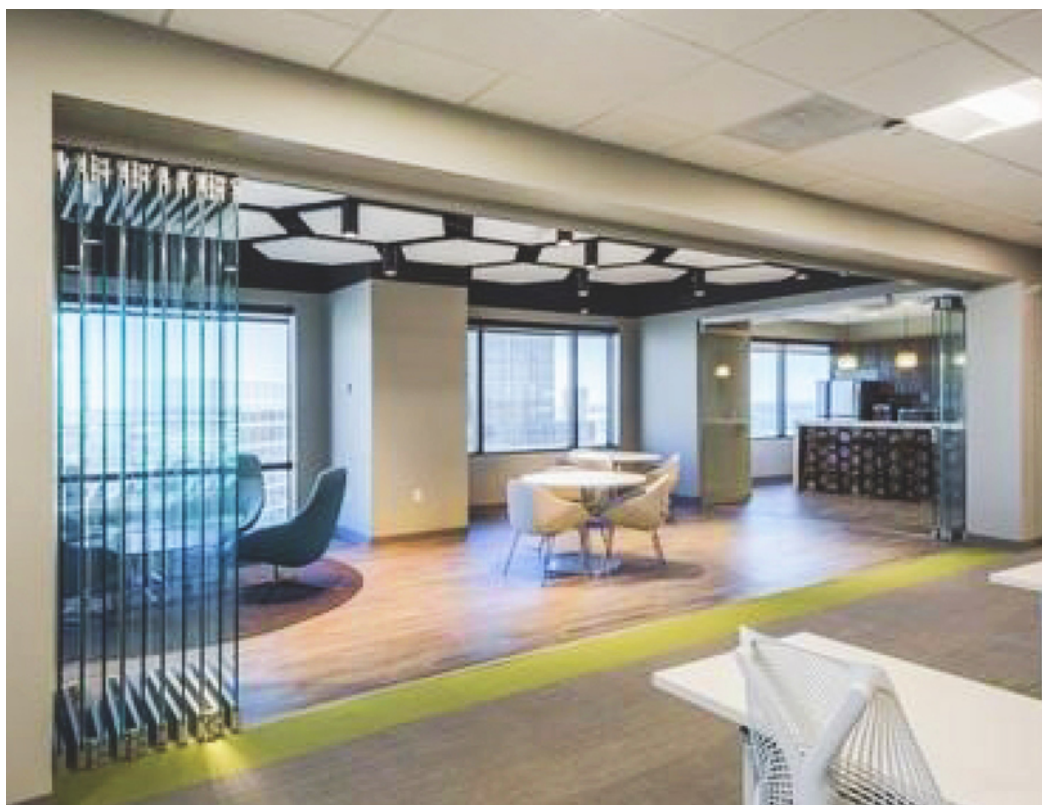
For more information visit: www.tricommercial.com

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ADDITIONAL PHOTOS
940 Battery Street



VIEW FROM ROOF

ADDITIONAL PHOTOS

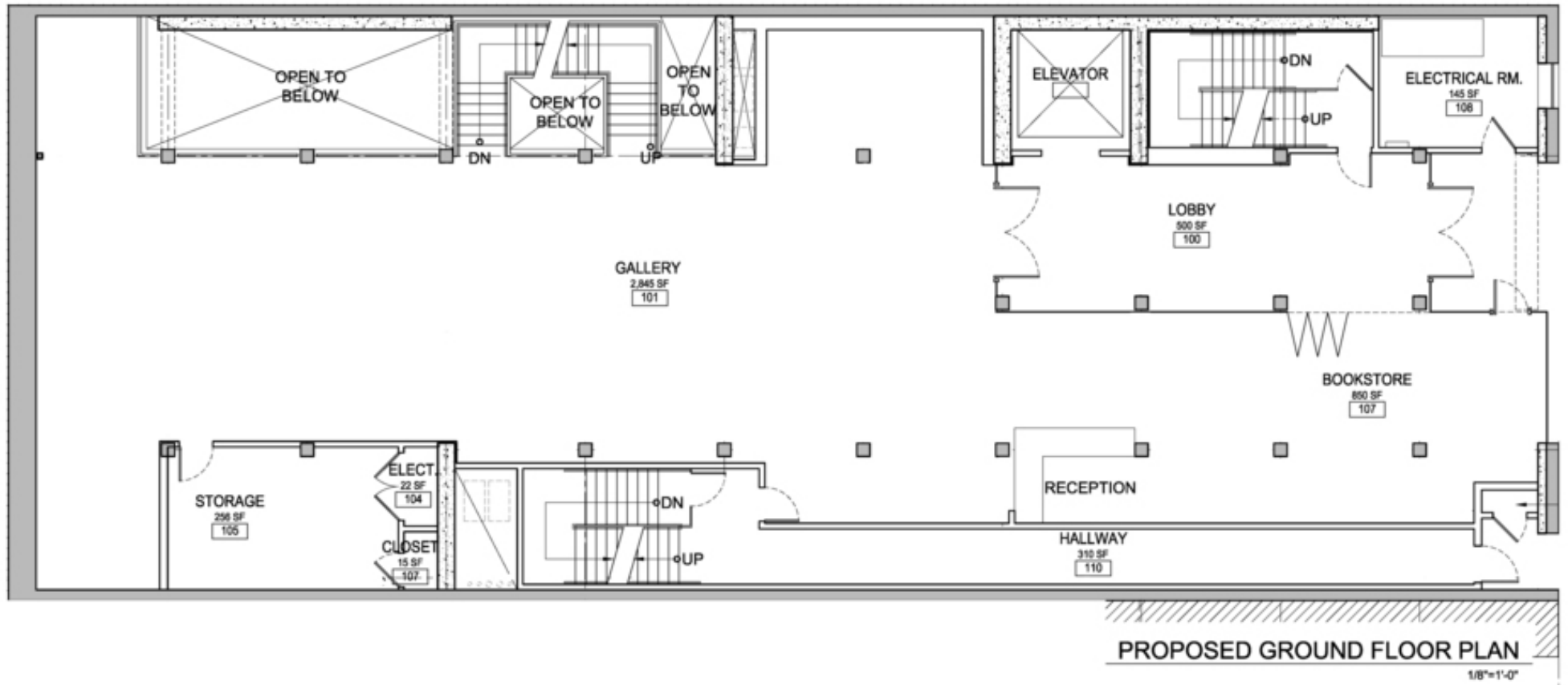
940 Battery Street



GROUND FLOOR

FLOOR PLAN

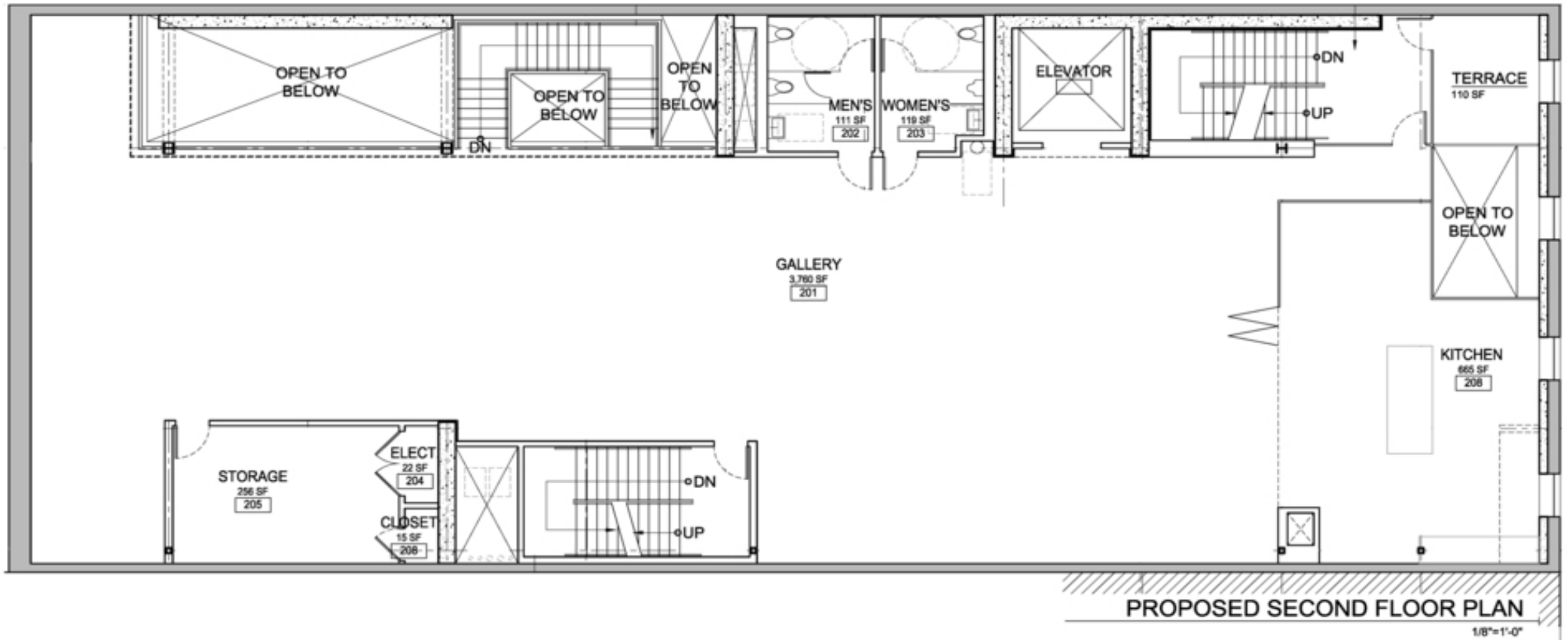
940 Battery Street



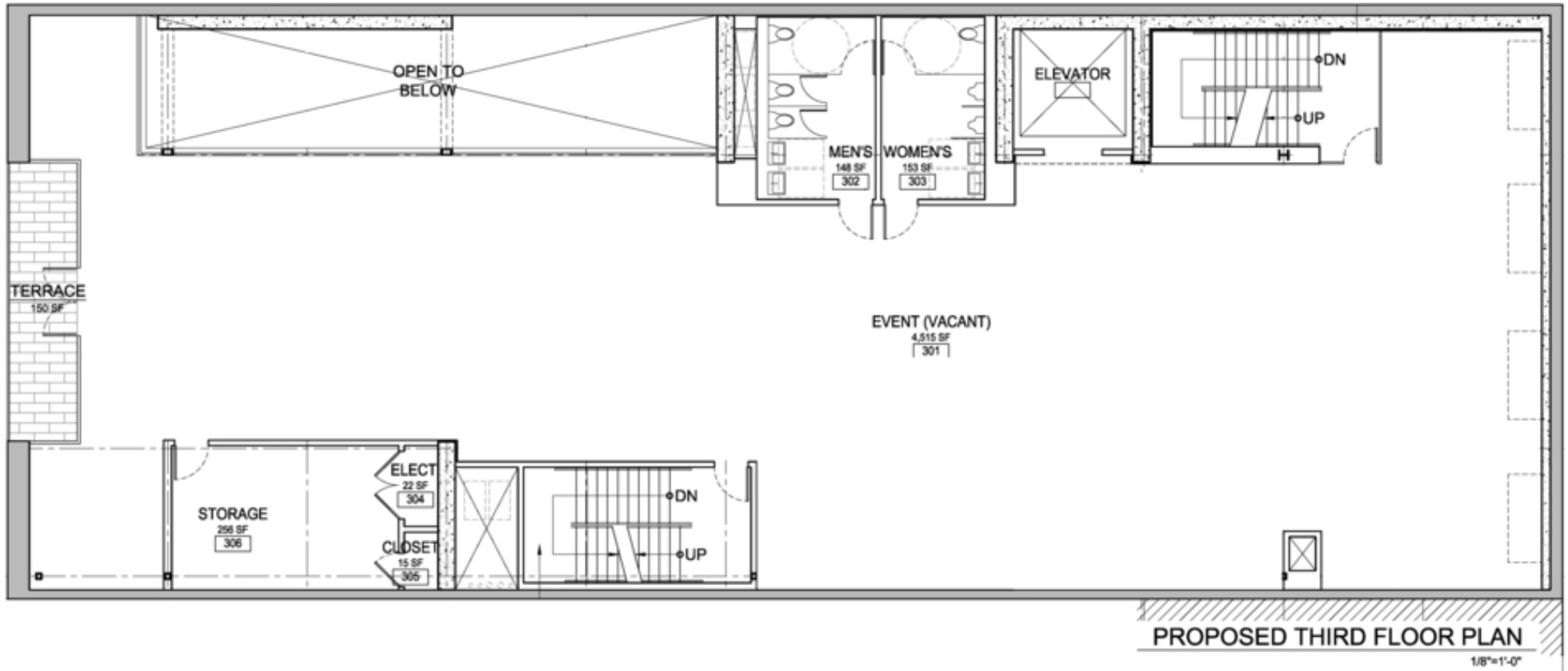
SECOND FLOOR

FLOOR PLAN

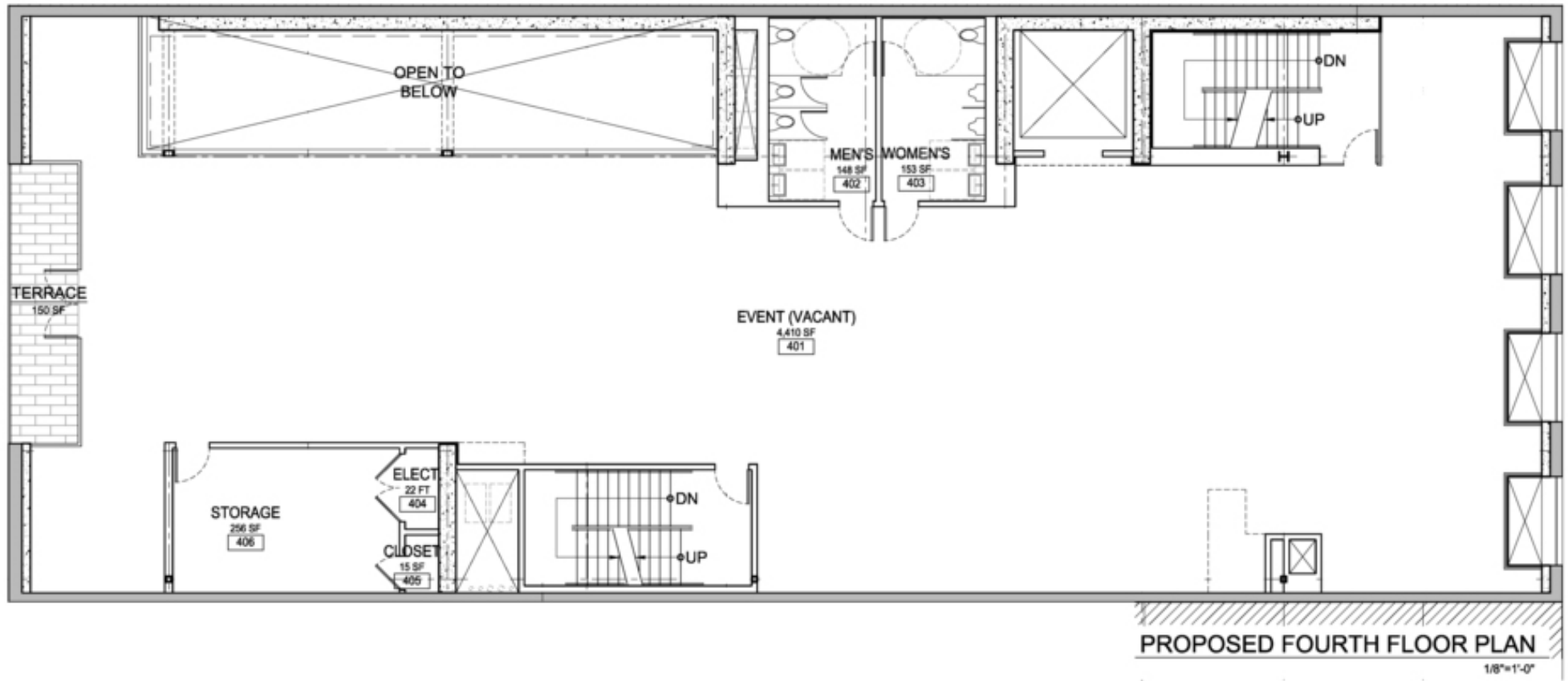
940 Battery Street



THIRD FLOOR



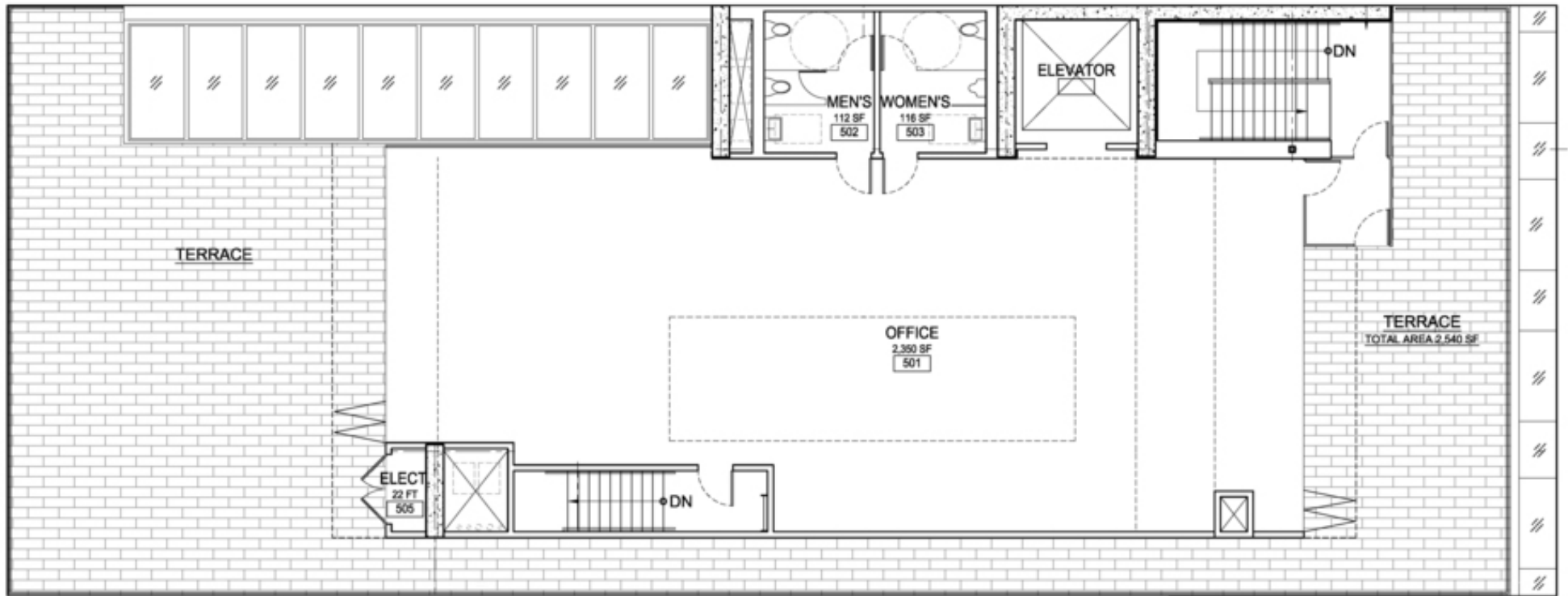
FOURTH FLOOR



FIFTH FLOOR

FLOOR PLAN

940 Battery Street



PROPOSED FIFTH FLOOR PLAN

1/8"=1'-0"

AERIAL VIEW

940 Battery Street



Exploratorium

Embarcadero & Green St

The Embarcadero & Green St

Getaround

Cutwater

DPR Construction

Bugarowd

FUTURE PENTHOUSE

Battery Street Coffee Roastery

Cutwater

Linden Lab

The Feather Factory

FOR LEASE OFFICE BUILDING

RETAILER MAP

850 Battery Street



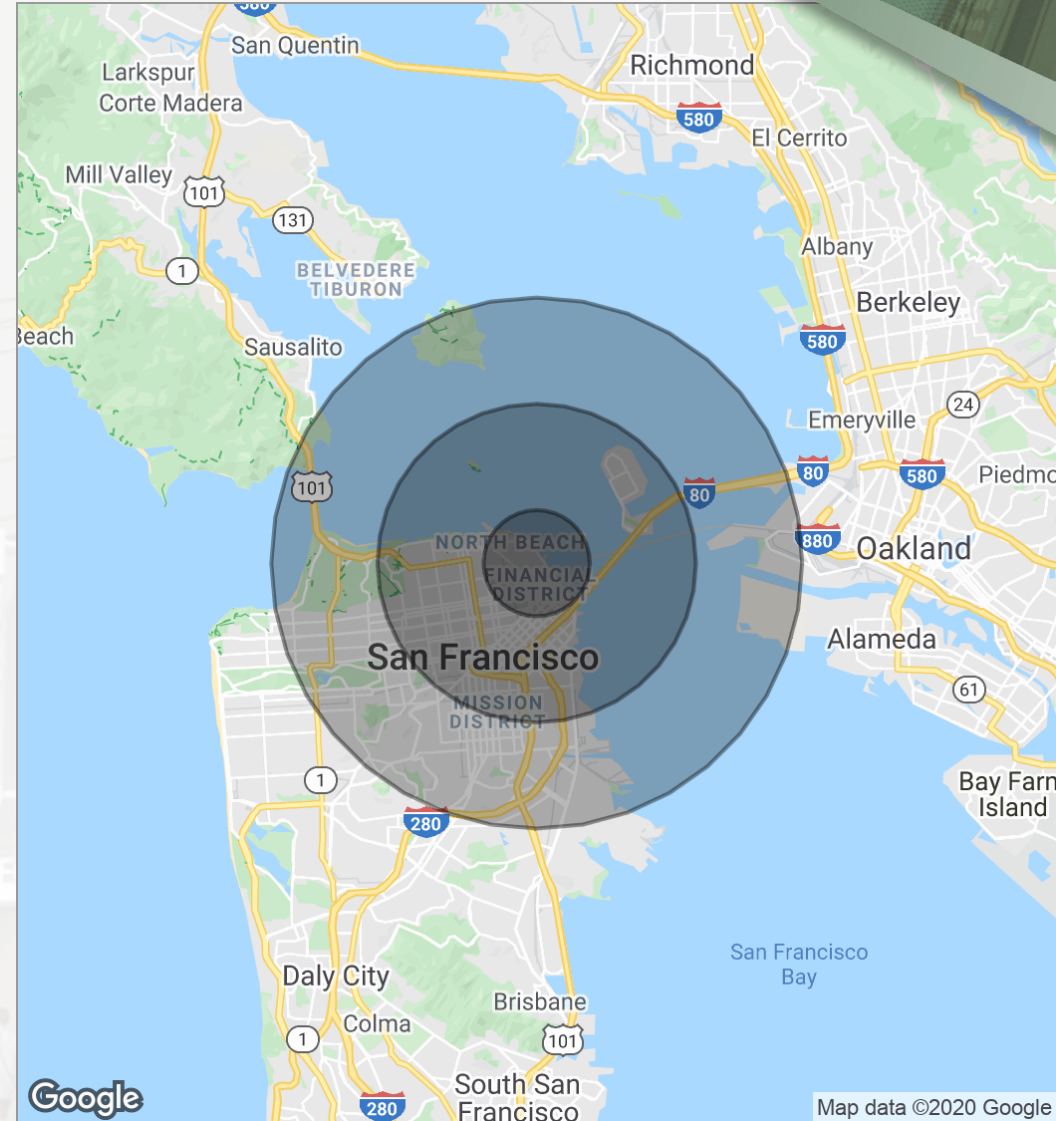
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DEMOGRAPHICS MAP

940 Battery Street

POPULATION	1 MILE	3 MILES	5 MILES
Total population	52,923	290,804	572,355
Median age	43.9	39.6	38.4
Median age (Male)	43.0	39.7	38.1
Median age (Female)	44.3	39.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	27,731	158,057	279,425
# of persons per HH	1.9	1.8	2.0
Average HH income	\$86,124	\$95,167	\$103,630
Average house value	\$867,475	\$858,036	\$882,764

* Demographic data derived from 2010 US Census





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