



# 450 Ninth Street

BEST IN-CLASS CREATIVE SPACE ±27,000  
TOTAL RSF DIVISIBLE

## FOR LEASE



**Kidder  
Mathews**

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SAN FRANCISCO, CA



±2000 SF roof deck with Sutro Tower & Downtown Views

**OPEN** floor plans with excellent creative elements and high-end finishes

**SOARING** ceiling heights on both floors

**PROMINENT** Ninth Street blade signage

**DRIVE-IN** basement with oversize freight elevator servicing entire building

**DOCK** high loading with metal roll up on Dore

**EXCLUSIVE** entrance through 257 Dore Street & 450 Ninth Street

**HARDWOOD** floors throughout

**FULL HVAC** throughout

**ZONING:** SALI

**MOVE IN** ready

**LOCAL**, experienced ownership with streamlined decision making process

**BEST IN CLASS** exposed brick and timber space

## AVAILABILITY

Basement ±9,000 RSF

First Floor ±9,000 RSF

Second Floor ±9,000 RSF

Entire Building ±27,000 RSF

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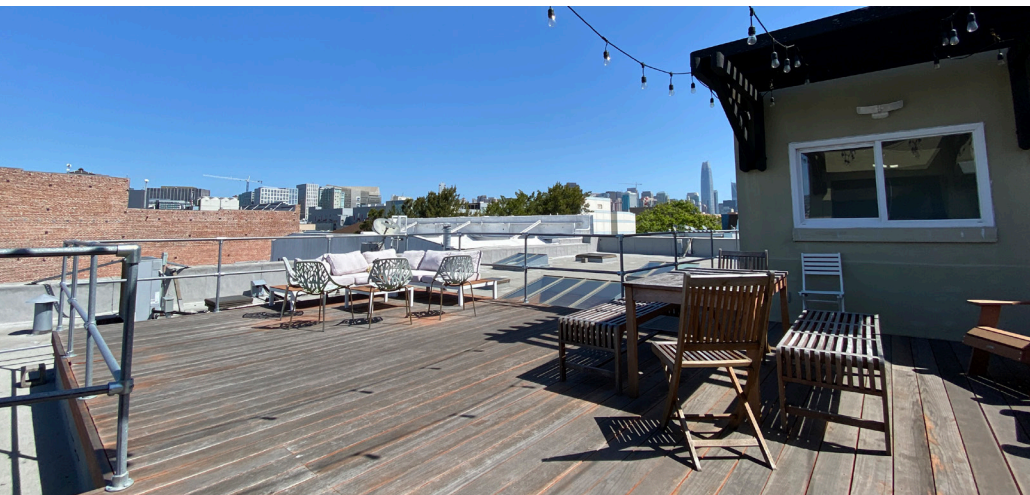
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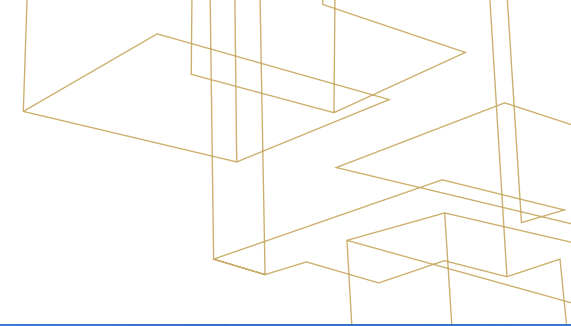
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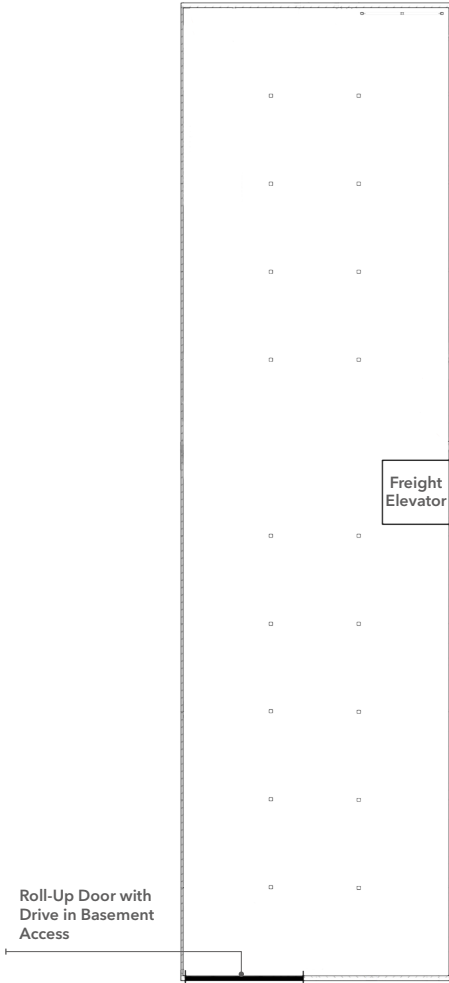
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**BASEMENT**  
±9,000 SF

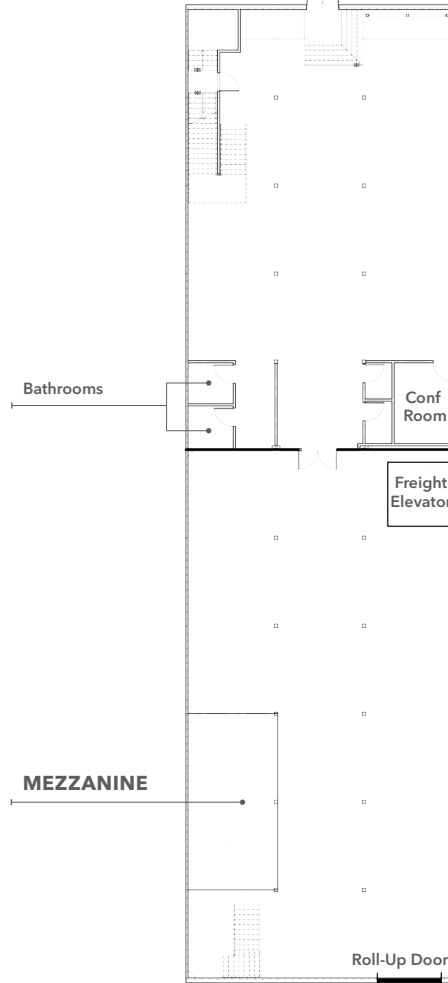
NINTH ST



DORE ST

**FIRST FLOOR**  
±9,000 SF

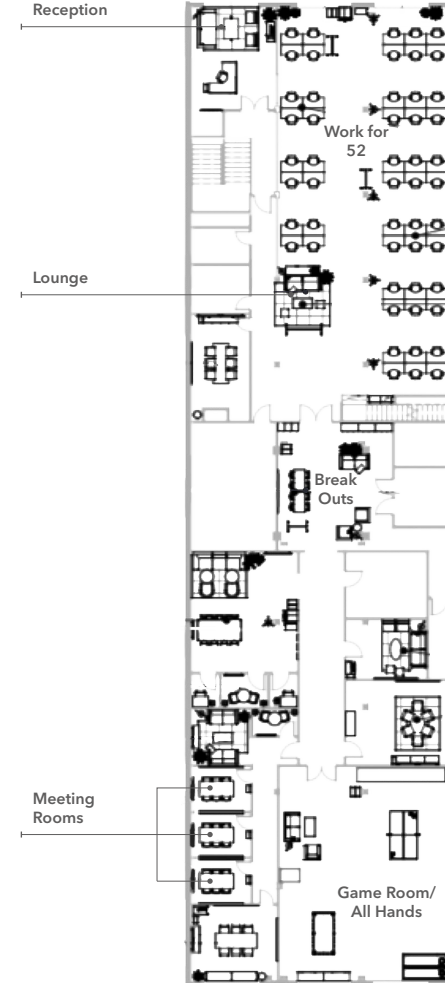
NINTH ST



DORE ST

**SECOND FLOOR**  
±9,000 SF

NINTH ST



DORE ST

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**km** Kidder Mathews