

FOR LEASE OR SALE

1076 HOWARD STREET

FOR LEASE OR SALE

ASKING PRICE OF \$8.2 MILLION

SAN FRANCISCO, CA



NEW OFFICE RENOVATION

- + 14,888 SF of spectacular creative office space
- + 100% Office Permitted Use
- + Available December 2018
- + High ceilings, exposed concrete & steel beams
- + 4 Huge skylights & Dramatic Interconnecting stairs
- + Outstanding signage opportunity & full building identity
- + Full redevelopment
 - New lobby, systems, elevator, & seismic
- + Ideal owner-user opportunity

BUILDING SIZE	FLOORS	DATE AVAILABLE	TERM (YEARS)
14,888 RSF	Floors 1-2	December 2018	5+
RENT		PRICE	
Mid \$70's IG Start Rent		\$8,200,000*	

*Purchase price based upon delivery of property as-is, pre-renovation, but with full office approvals in place. Buyer responsible for cost to renovate property.



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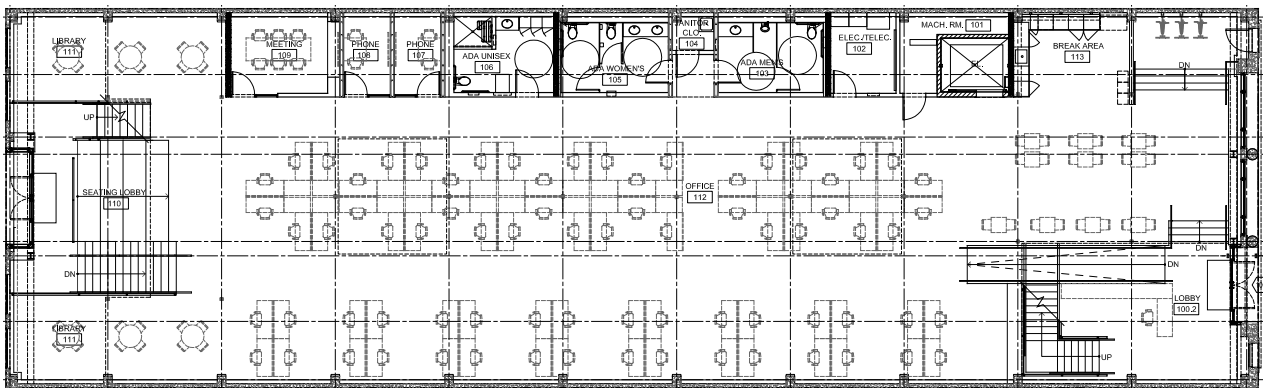
SAN FRANCISCO, CA



FLOOR PLANS

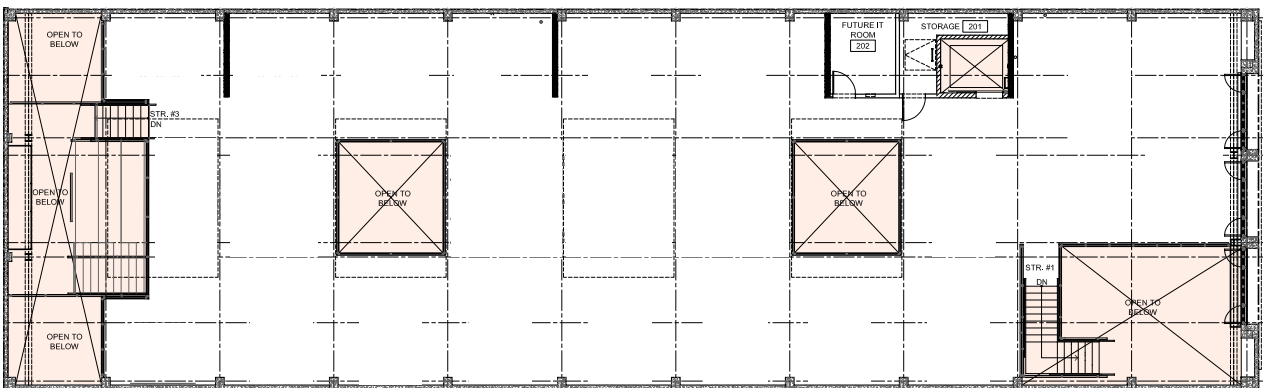
8,250 RSF - PROPOSED GROUND FLOOR PLAN

- + Approximately 83 desks
- + 2 phone rooms, 1 conference room
- + Break areas & kitchen
- + 10' high ceilings & exposed concrete



6,638 RSF - CURRENT SECOND FLOOR PLAN

- + Open floor plan
- + 13' high ceilings & engineered wood floor



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AMENITIES MAP



RESTAURANTS

- | | |
|---------------------------|------------------------------|
| 1 7 MISSION RESTAURANT | 13 THE MARKET AT TWITTER |
| 2 SIGHTGLASS COFFEE | 14 ALTA CA |
| 3 STARBUCKS | 15 MA-VALOUS |
| 4 CAFFE MODA | 16 BLUE BOTTLE COFFEE |
| 5 AQ RESTAURANT AND BAR | 17 OFF THE GRID |
| 6 DOTTIE'S TRUE BLUE CAFE | 18 BRENDA'S FRENCH SOUL FOOD |
| 7 SHOW DOGS | 19 ANANDA FUARA |
| 8 BLUE BOTTLE COFFEE | 20 LITTLE GRIDDLE |
| 9 CARAFE | 21 SAIGON SANDWICH |
| 10 CITIZEN'S BAND | 22 TAQUERIA CAN-CUN |
| 11 THE HALL | 23 MISS SAIGON |
| 12 ROCCO'S CAFE | 24 THE FLYING FALAFEL |

PARKING

- 1 625 MINNA STREET
- 2 237 7TH STREET
- 3 486 JESSIE STREET
- 4 1266 MARKET STREET
- 5 1355 MARKET STREET
- 6 1390 MARKET STREET

FITNESS CENTERS

- 1 FITNESS SF
- 2 FITNESS EVOLUTION
- 3 BODY MECHANIX
- 4 LALANNE FITNESS

ATTRACTIONS

- 1 ASIAN ART MUSEUM
- 2 CIVIC AUDITORIUM
- 3 CIVIC CENTER PLAZA
- 4 SAN FRANCISCO LIBRARY
- 5 SAN FRANCISCO SYMPHONY
- 6 SAN FRANCISCO OPERA
- 7 CITY HALL

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