

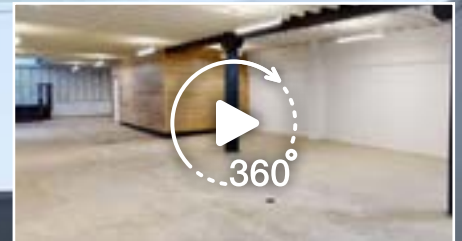
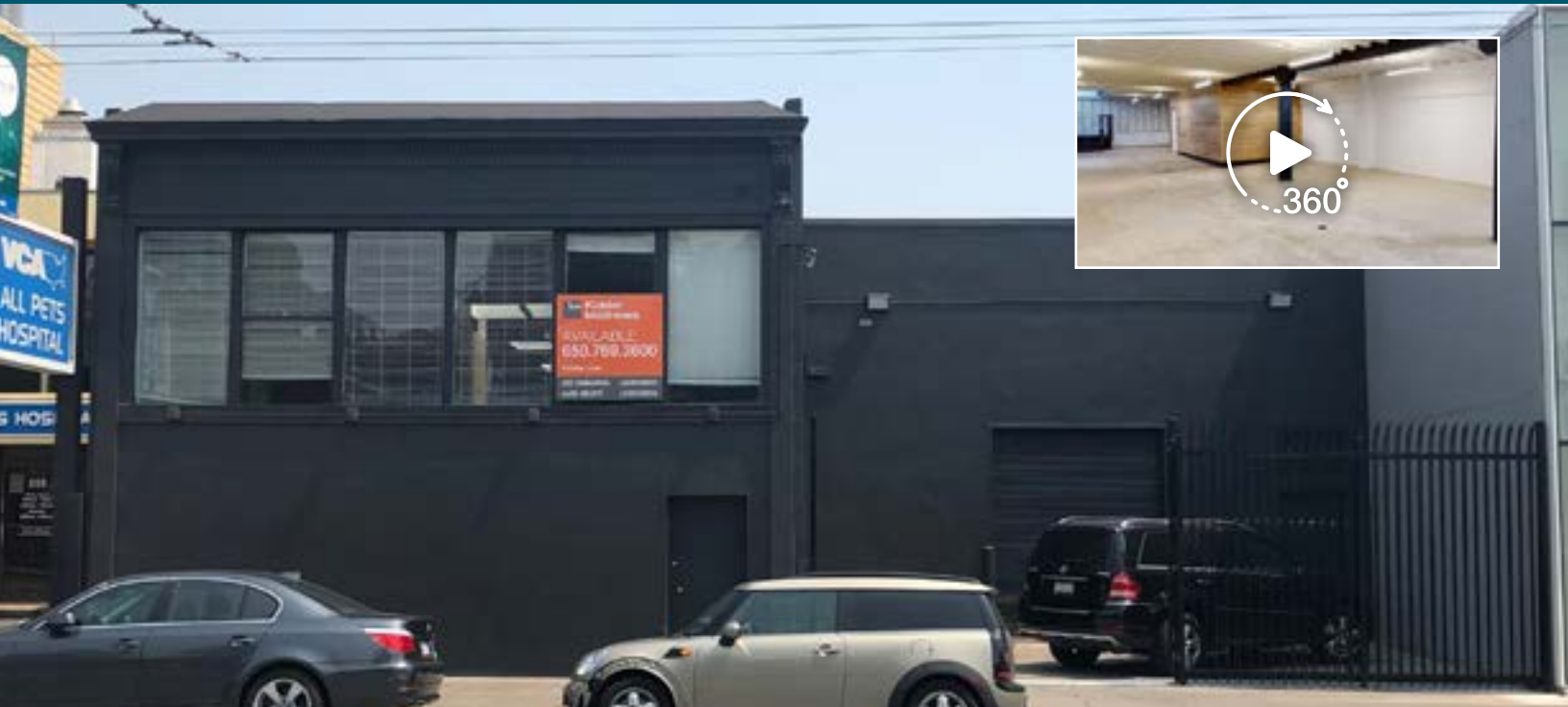


275 S Van Ness Avenue

SAN FRANCISCO, CA

NEW TO MARKET

FOR SALE OR LEASE



600 AMPs / 3 phase

TI'S available

ABUNDANT natural light

FLEXIBLE floorplan

VERY EFFICIENT layout; new kitchenette, new HVAC, new ADA restrooms with shower, exposed timber ceiling, LED lighting, cat6 business network

FLEXIBLE lease terms

±18' clear height

±3 parking spaces

AVAILABLE now

ZONING: PDR-1-G allowing for tech/ flex, production, distribution and repair uses. Cannabis dispensary permitted

±9,864

SF OFFICE/FLEX BUILDING

\$4.3M

SALES PRICE

\$35 IG

LEASE RATE

EVAN HOUSEL

415.229.8922

evan.housel@kidder.com

LIC N° 01882475

JOE CAMMARATA

650.769.3516

joe.cammarata@kidder.com

LIC N° 01366451

MARK MELBYE

650.769.3512

mark.melbye@kidder.com

LIC N° 01006214

KIDDER.COM

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR SALE OR LEASE

275 S Van Ness Avenue

SAN FRANCISCO, CA



EVAN HOUSEL

415.229.8922

evan.housel@kidder.com

LIC N° 01882475

JOE CAMMARATA

650.769.3516

joe.cammarata@kidder.com

LIC N° 01366451

MARK MELBYE

650.769.3512

mark.melbye@kidder.com

LIC N° 01006214

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

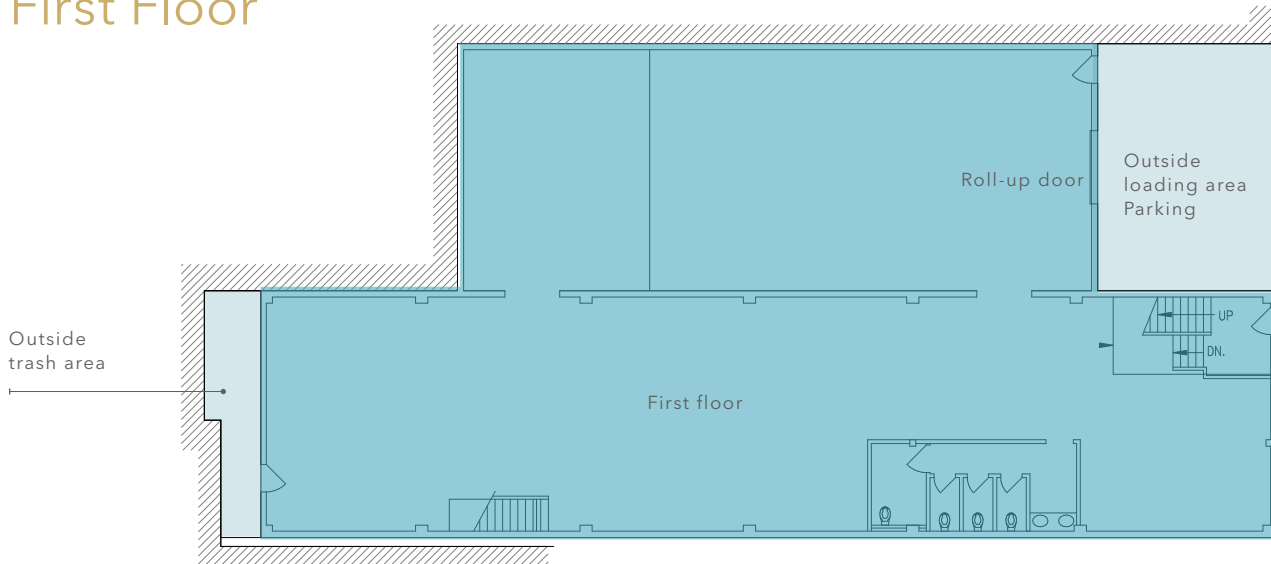


FOR SALE OR LEASE

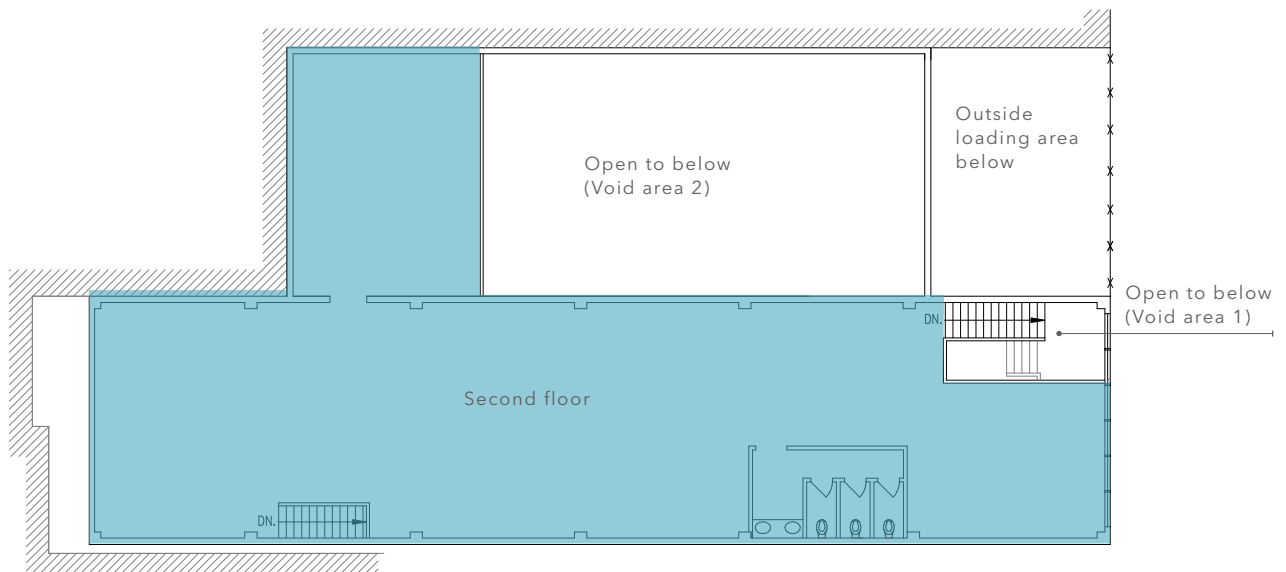
275 S Van Ness Avenue

SAN FRANCISCO, CA

First Floor



Second Floor



Occupant Area 1 Occupant Area 2

THIS REPORT DATED JUNE 4, 2020 WAS DONE USING BOMA 2018 CROSS AREAS GUIDELINES. (ANSI/BOMA Z65.3-2018)

EVAN HOUSEL
415.229.8922
evan.housel@kidder.com
LIC N° 01882475

JOE CAMMARATA
650.769.3516
joe.cammarata@kidder.com
LIC N° 01366451

MARK MELBYE
650.769.3512
mark.melbye@kidder.com
LIC N° 01006214

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE OR LEASE

275 S Van Ness Avenue

SAN FRANCISCO, CA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

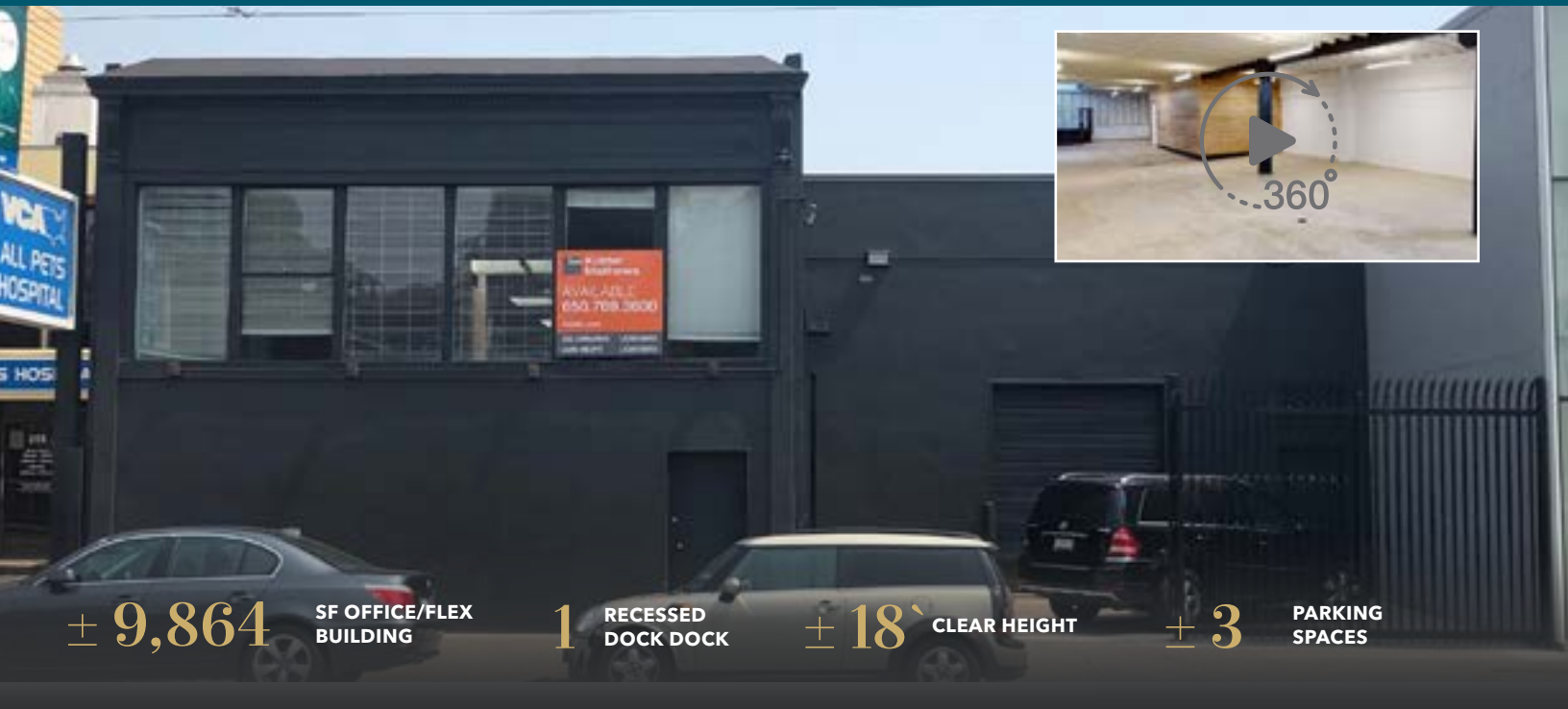
km Kidder
Mathews



NEW TO MARKET FOR LEASE OR SALE

275 S Van Ness Avenue

SAN FRANCISCO, CA



± 9,864

SF OFFICE/FLEX
BUILDING

1

RECESSED
DOCK DOOR

± 18'

CLEAR HEIGHT

± 3

PARKING
SPACES

PROPERTY DETAIL

Building Size	±9,864 SF office / flex space
Dock Door	1 recessed dock door
Height	±18' clear height
Parking	±3 parking spaces
Power	600 AMPs / 3 phase
Features	Very efficient layout; abundant natural light; new kitchenette, new HVAC, new ADA restrooms with shower, exposed timber ceiling, LED lighting, cat6 business network. Flexible floorplan. TI's available.
Lease Terms	Flexible
Zoning	PDR-1-G allowing for tech/flex, production, distribution and repair uses. Cannabis dispensary permitted.
Pricing	\$35 IG lease; \$4,300,000 sale
Available Date	Now

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

EVAN HOUSEL

415.229.8922

evan.housel@kidder.com

LIC N° 01882475

JOE CAMMARATA

650.769.3516

joe.cammarata@kidder.com

LIC N° 01366451

MARK MELBYE

650.769.3512

mark.melbye@kidder.com

LIC N° 01006214

KIDDER.COM

**Kidder
Mathews**