

FOR LEASE

± 22,000 SQUARE FEET

- DYNAMIC R&D / PDR FACILITY
- PRIME MISSION BAY LOCATION
- ACROSS FROM UCSF BENIOFF HOSPITAL & THE EXCHANGE

645 MARIPOSA STREET
SAN FRANCISCO, CA



CHRIS HARNEY
Lic.01108232

M: 415.999.6007
charney@hcmcommercial.com

SPECIFICATIONS

SIZE ± 22,000 total square feet

ZONING UMU (Urban Mixed Use)

Located within the Life Science
and Medical Special Use District

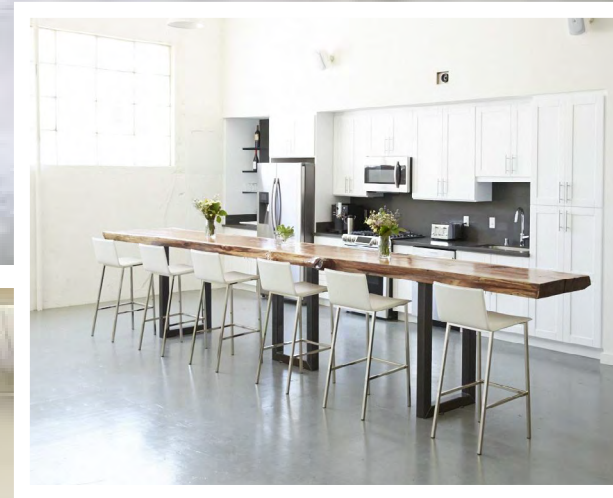
LEASE RATE \$36.00 psf/annum, IG

FEATURES

- High Cube Ground Floor Warehouse
- Bright Design Studio Open Plan Office Space
- Three (3) Roll-up Doors
- Prominent Window Line
- Heavy 3 Phase Power
- 22' Ceiling Height

LOCATION

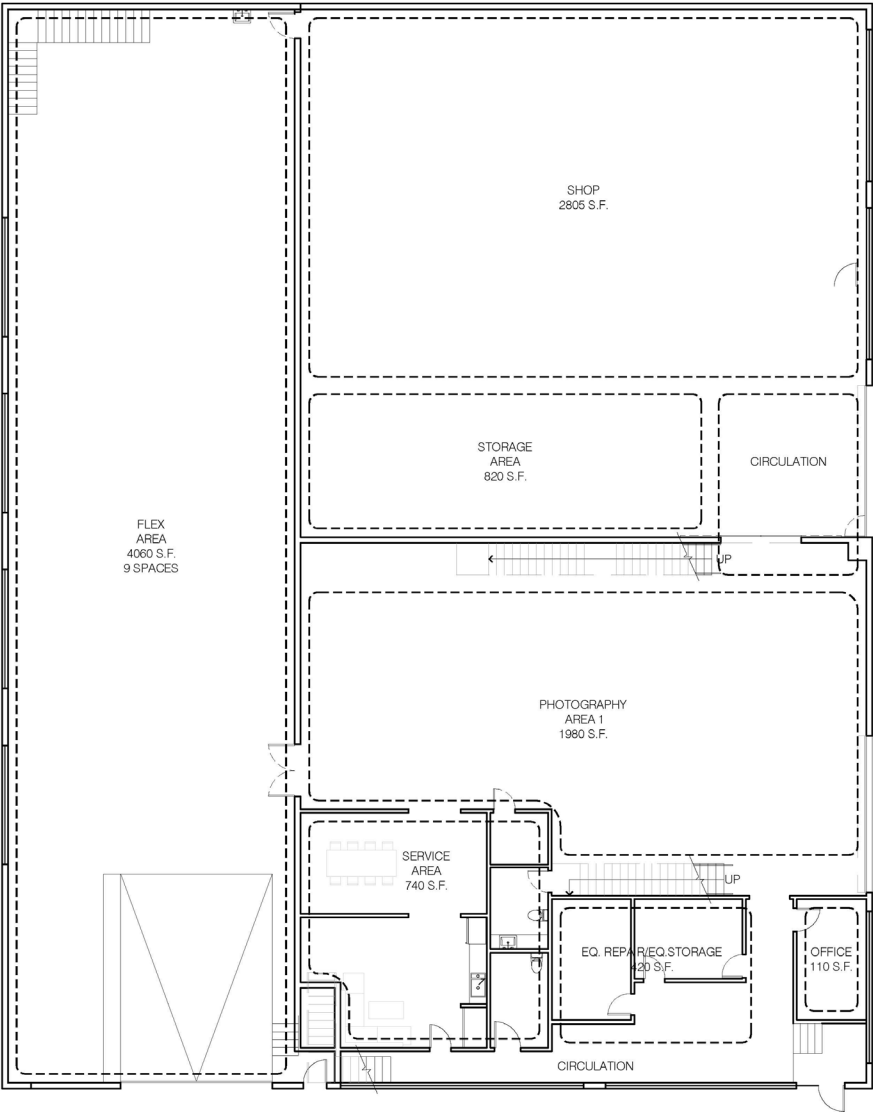
- Prime Mission Bay Location
- Next to Oracle Arena
- Across from UCSF Beinnoff Hospital



FLOOR PLAN

645 MARIPOSA STREET
SAN FRANCISCO, CA

Ground Floor



Second Floor

