



735 BRYANT STREET
SAN FRANCISCO, CA

FOR SALE OR LEASE
COMPLETELY RENOVATED BUILDING IN THE HEART OF SOMA

EXCLUSIVE ADVISORS

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Project Summary

HC&M Commercial properties, including Benjamin Durham and Remington Heatley as the exclusive advisors, are pleased to present 735 Bryant Street which is located in the Central SOMA neighborhood in San Francisco. The property consists of approximately 18,990 sq.ft of commercial interior space in addition to multiple outdoor patios that have beautiful views of San Francisco in all directions. The building has been completely renovated, including the addition of two new full floors, and has heavy infrastructure and high quality finishes throughout. The local ownership is very experienced in construction and development and has created a premier environment that is now ready for the finishing touches to occupy the building.

There are many large entitled development projects in the immediate neighborhood that are positioned to begin construction within the next couple years. These significant well designed developments that surround the neighborhood will further solidify this Central SOMA location and furthermore incorporate it into the South Financial District.

FEATURES & HIGHLIGHTS

- Stand Alone Building
- Full HVAC
- Operable Windows
- Elevator servicing all floors
- Title-24 Compliant
- ADA Compliant
- Seismically Upgraded
- Branding opportunity with prominent freeway visibility
- Expansive city views
- Fire Sprinkler System
- Two (2) Restrooms per floor
- Abundant outdoor patios throughout

BUILDING SPECIFICATIONS

Total Interior Square Feet
± 18,990

Lot Square Footage
± 4,809

Parking Spaces
5

Total Rentable Square Feet
± 19,540

Number of Stories
5 Stories Including
Lower Level

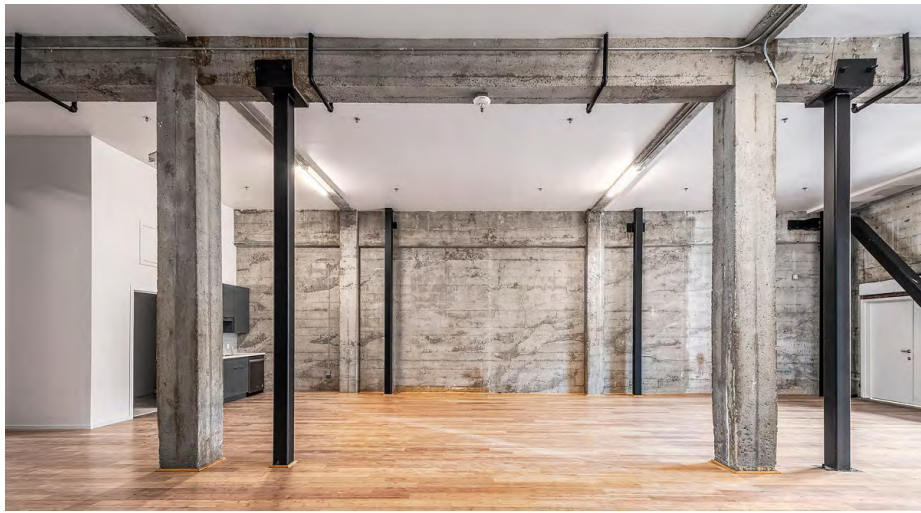
Average Floorplate
± 3,798 sqft

Zoning
MUG (Mixed Use General)

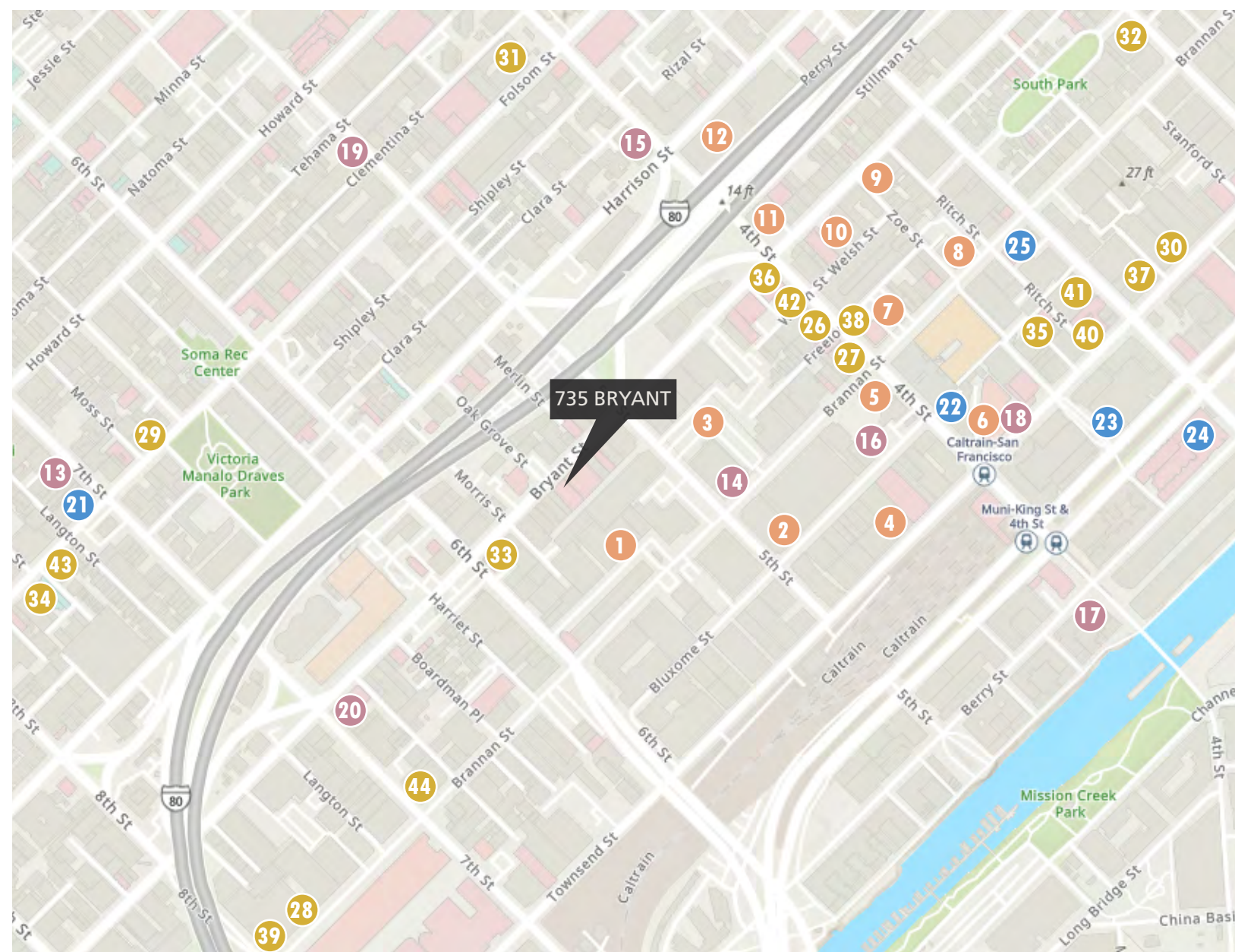
Block / Lot
3778-046B

SALE PRICE
\$13,250,000

LEASE RATE
\$30/PSF/YR/IG



Amenities and Development Pipeline Map



DEVELOPMENT PIPELINE

1. Flower Mart | 6th & Brannan
2. SF Tennis Club | 645 5th Street
3. 598 Brannan Street
4. 330 Townsend Street
5. 505 Brannan Street
6. 655 4th Street
7. 470-490 Brannan Street
8. 424 Brannan Street
9. 531 Bryant Street
10. Hotel Bryant | 565 Bryant Street
11. 475 4th Street | 598 Bryant Street
12. Harrison Gardens | 725 Harrison Street

COFFEE SHOPS

13. Sightglass
14. Starbucks
15. Peets Coffee
16. The Point
17. Philz
18. The Creamery
19. Contraband
20. Café Roma

GYMS

21. Roark
22. United Barbell
23. Barry's Bootcamp
24. Orange Theory
25. Epic Interval Training

EAT & DRINKS

26. Cockscomb
27. Marlowe
28. Bellota
29. Deli Board
30. Saison
31. Zero Zero
32. 21st Amendment
33. Turtle Tower
34. Rocco's Café
35. Little Skillet
36. Hotel Utah
37. Alchemist
38. Bar Basic
39. Hardwood BBQ
40. District
41. Victory Hall
42. Coin-Op Game Room
43. Bloodhound
44. Mars Bar

Development Pipeline Sites

1



Flower Mart
6th & Brannan Street
115,000 sqft Retail/Market
100,000 sqft Public Open Space

2



SF Tennis Club
645 5th Street
368,550 sqft Office
25,000 sqft Fitness Club

3



598 Brannan Street
100,000 sqft Office

4



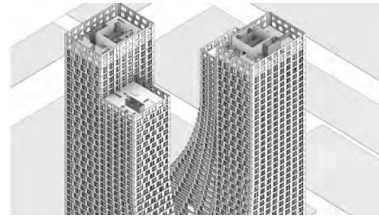
330 Townsend Street
11,500 sqft Retail
374 Residential Units

5



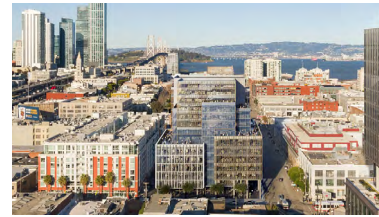
505 Brannan Street
306,266 qft Office

6



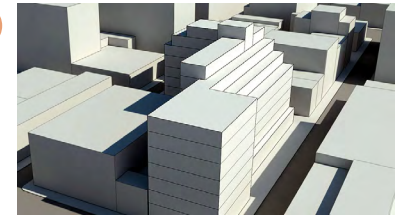
655 4th Street
450 Residential Units
10,000 sqft Retail Space

7



470-490 Brannan Street
300,000 sqft Office

8



424 Brannan Street
239 Room Hotel & Restaurant
6,936 sqft Retail Space

9



531 Bryant Street
37,500 sqft Office
6,900 sqft Retail

10



565 Bryant Street
300 Room Hotel & Restaurant

11

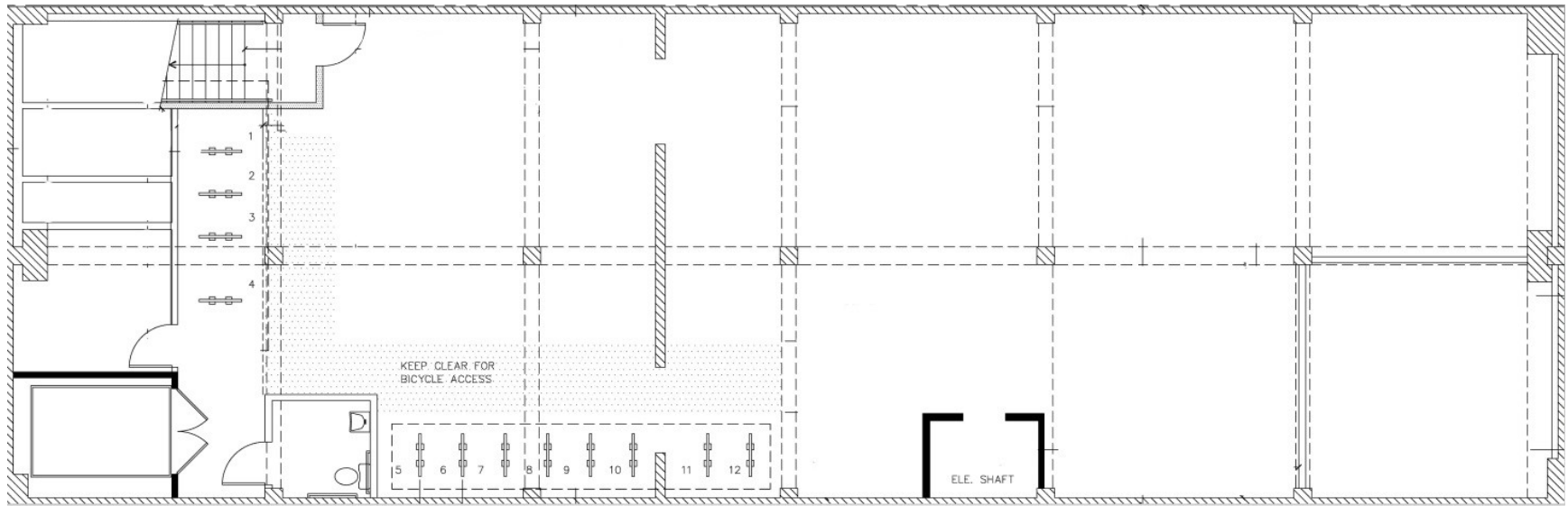


475 4th & 598 Bryant Street
353 Residential Units

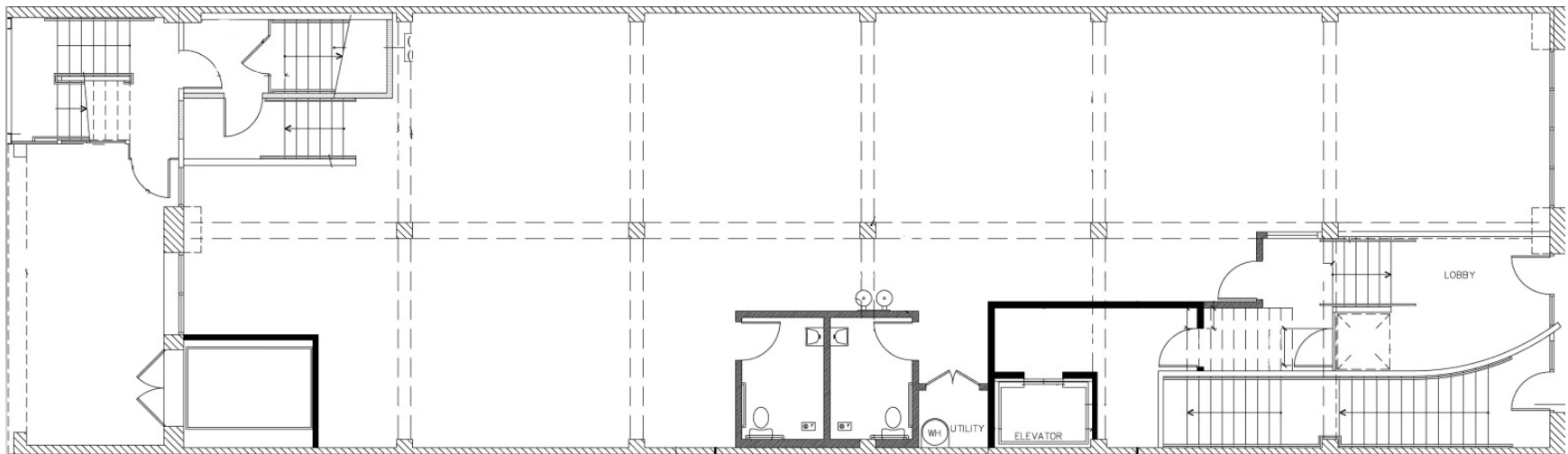
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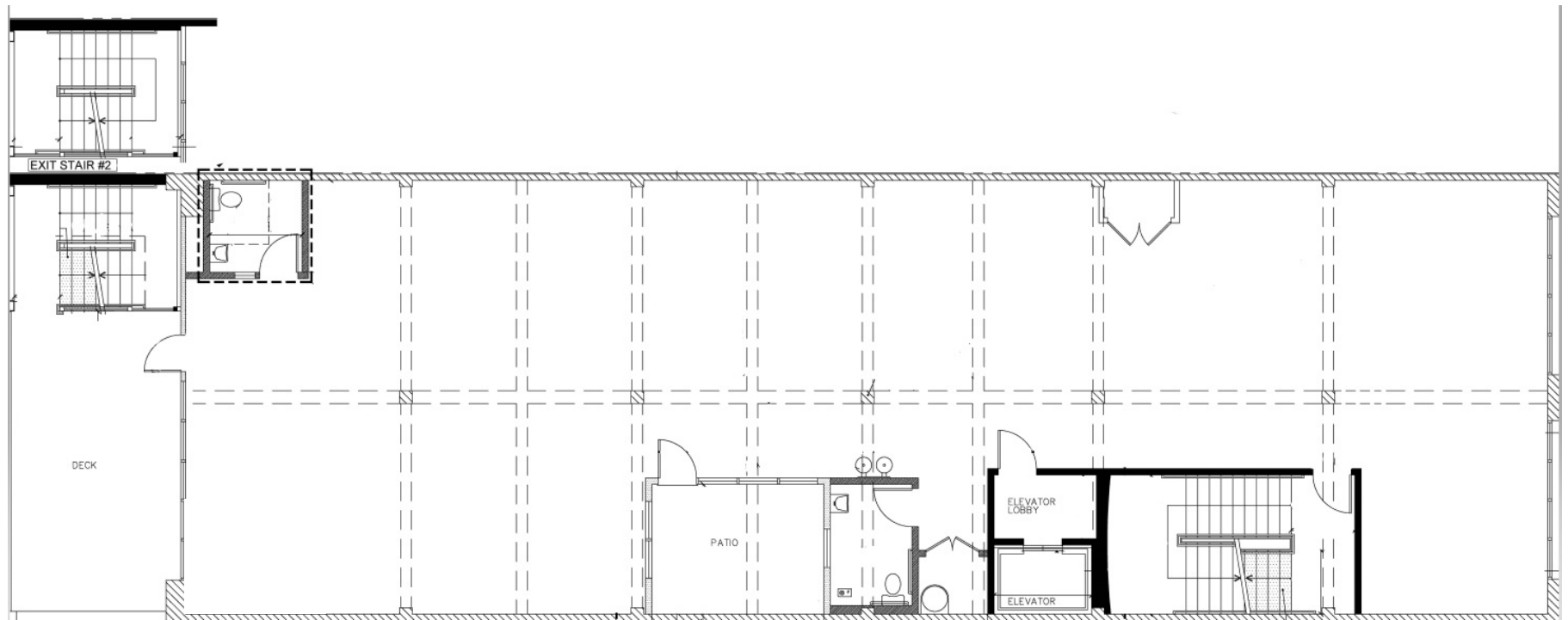
725 Harrison Street
765,000 sqft Office
34,500 sqft PDR Space
16,100 sqft Public Open Space



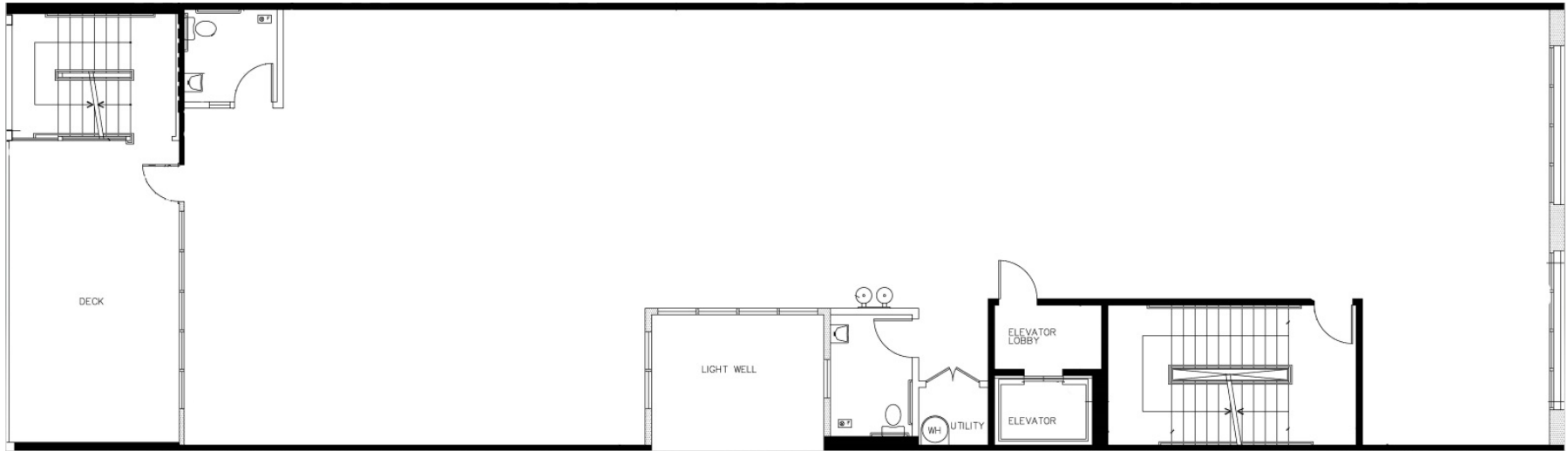
BASEMENT LEVEL



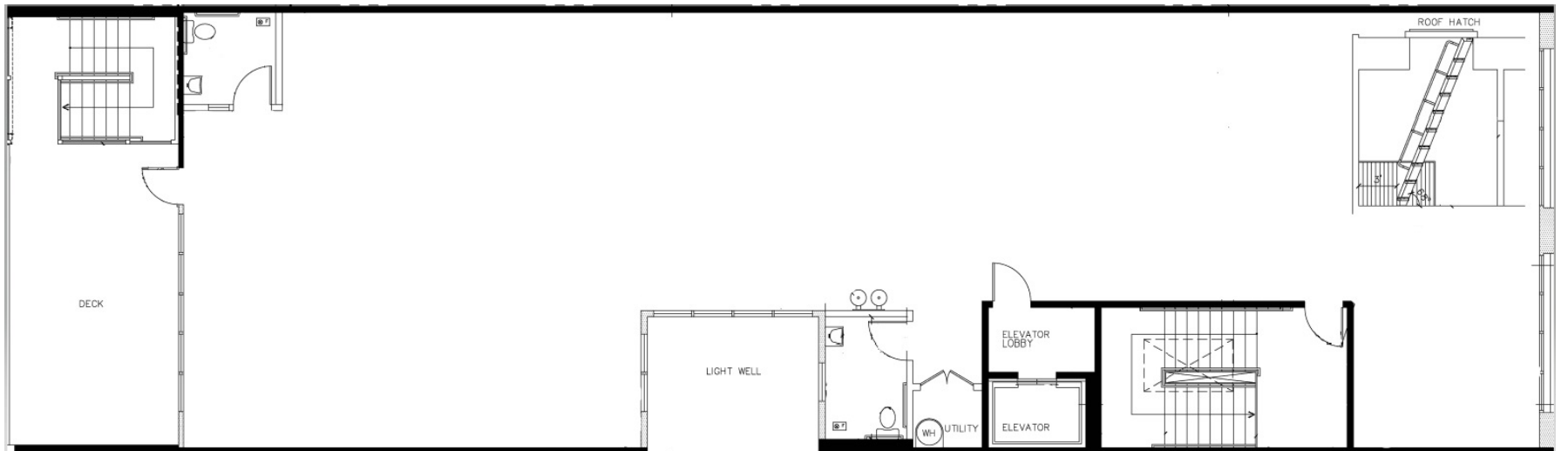
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

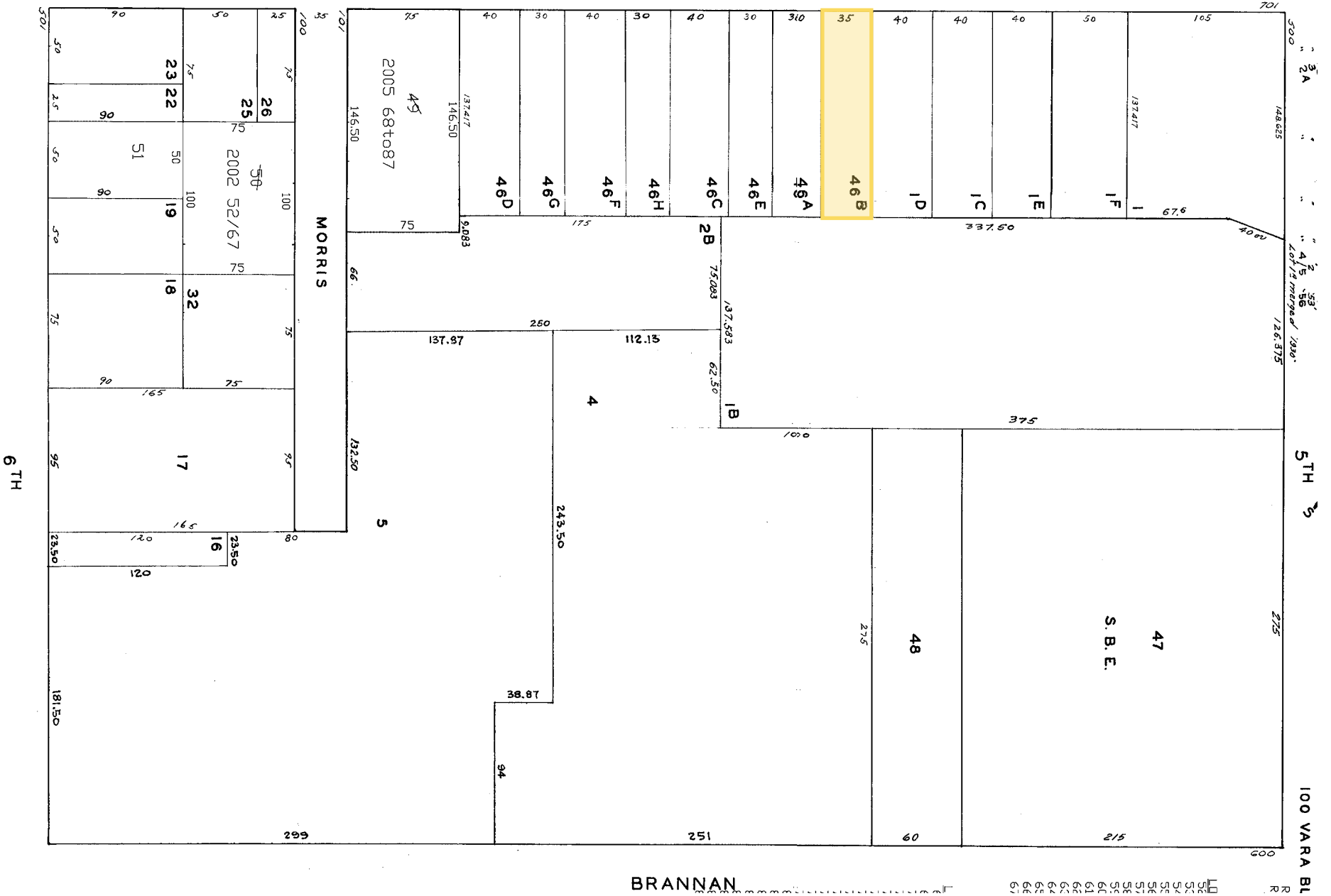
Location Overview



Plat Map

BRYANT

BRANNAN



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