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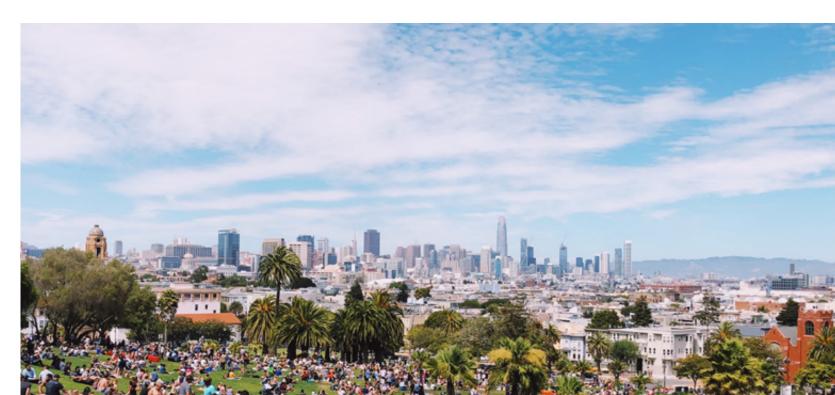
DRE #01878802



## FINANCIAL ANALYSIS

1221 MISSION STREET

\$1,750,000
\$3.00 (NNN)
\$650
<b>)</b> \$96,876
5.5%



# 1221 MISSION

1221 Mission Street is a unique opportunity to acquire a full single-tenant building in the Heart of SOMA District. This entirely concrete building is ideal for both owner-users and investors alike looking for a desirable office building in San Francisco's top tech neighborhood. Currently, the building is occupied by Webcor Construction until the middle of 2021, which provides the potential for SBA financing for owner users as well as strong credit tenant for interested investors.

Additionally, this building is situated conveniently between multiple city-owned properties which provide future upside. Lastly, this building is within close proximity to all public transit including BART & Muni as well as City Hall, Bill Graham, Blue Bottle Coffee, SFJazz, Cadillac Bar & Grill, Davis Symphony Hall, Sizzling Pot King, Cala, Coffee Culture, Peet's Coffee, and much more ...

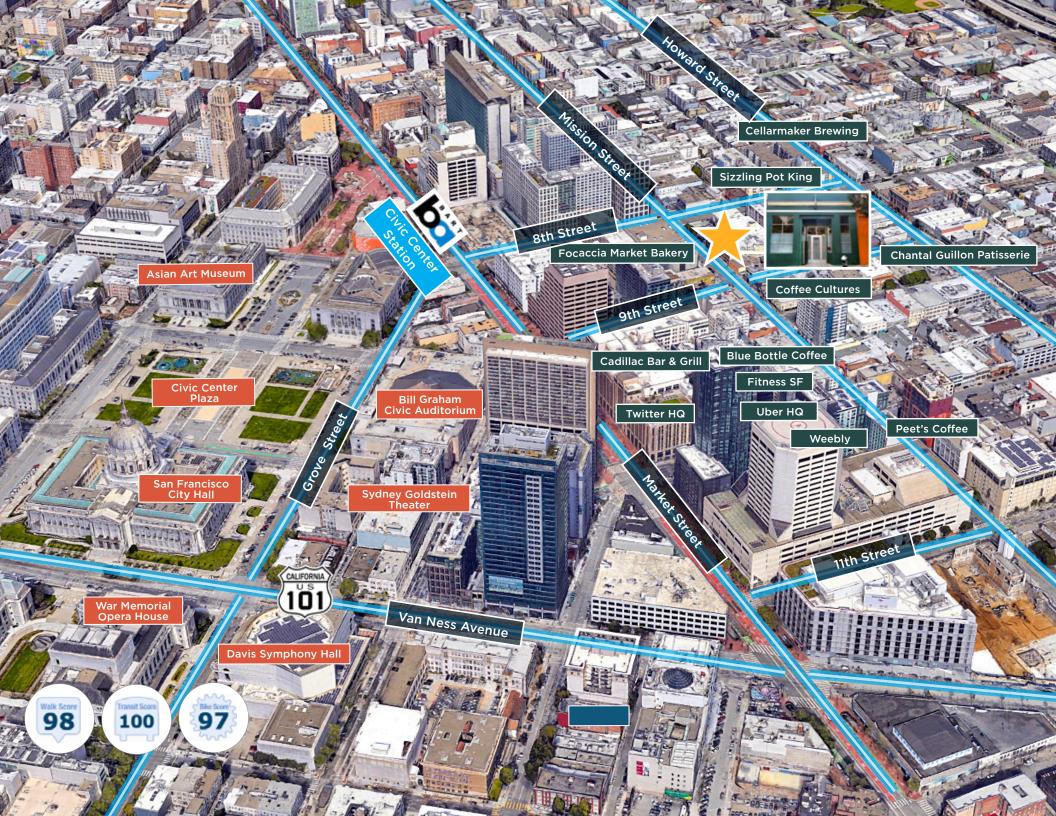
#### **FEATURES**

- 2,093 SF + 599 SF Mezzanine
- Single Tenant Building
- 16 Foot Ceilings
- Finished Concrete Floors
- Exposed concrete walls
- Abundant Sunlight/Skylights
- Heating and A/C
- 2 Private Accessible Bathrooms
- Kitchenette with Full Fridge
- Mezzanine Executive Office
- Ample Gas and Electic
- SBA Financing Potential









## **1221 MISSION STREET**

WELCOME TO THE NEIGHBORHOOD



SAN FRANCISCO CIVIC CENTER



CALA



**DAVIS SYMPHONY HALL** 



**COFFEE CULTURES** 



SAN FRANCISCO JAZZ CENTER



CELLARMARKER BREWING CO.

# 1221 MISSION

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