

1178 Folsom Street

San Francisco | CA

OFFICE SPACE FOR LEASE

maven
OFFICE

2,500 - 5,803 RSF

SECOND FLOOR OFFICE OPPORTUNITY

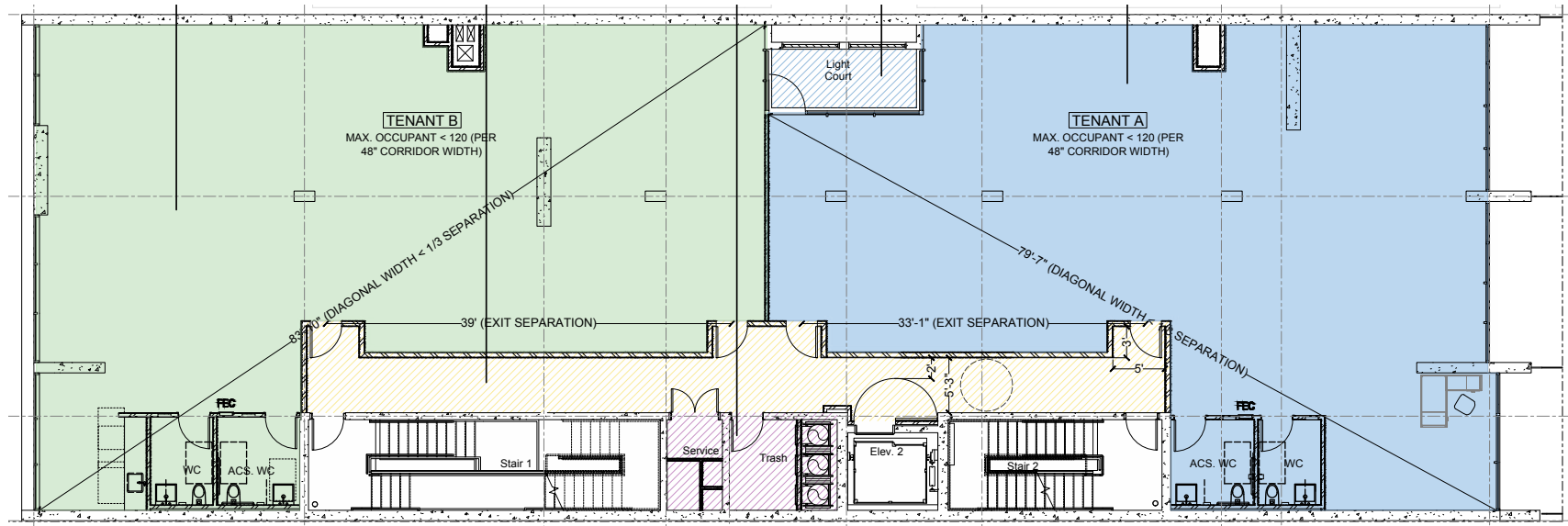
Features

- +/- 2,500 - 5,803 RSF
- Build to Suit / turn-key potential
- Dedicated entryway
- Elevator
- Private bathrooms
- Bicycle friendly
- Potential for Signage/Branding
- Excellent access to public transportation, freeways, bike lanes, and parking
- Virtual tour available
- Tenant improvement package available



..... Floor Plans & Features

- ➔ +/- 2,500 - 5,803 RSF
- ➔ Potential for a custom footprint
- ➔ Private bathrooms and kitchenettes
- ➔ Sunlight on both ends of property
- ➔ Oversized lightwell in center of building provides natural light throughout



The Map

1178 FOLSOM



SOMA District

SAN FRANCISCO

San Francisco's South of Market (SOMA) neighborhood is experiencing historic levels of growth in the housing, retail, office, and restaurant sectors. The transit infrastructure, technology offices, and proximity to sports and entertainment venues have collectively enhanced this dynamic submarket, while plans to build over 8,000 new homes in the next twenty years continue to increase the neighborhood's density. This significant growth is highlighted by major development projects such as 5M, Salesforce Tower, and the Flower Mart – all of which will redefine the San Francisco skyline.

Because of SOMA's mixed-use zoning, you will be able to walk a block or two and find yourself surrounded by trending restaurants and bars, luxury condominium projects, museums, and an abundance of open space. The San Francisco Museum of Modern Art (SFMOMA), the Contemporary Jewish Museum, and the Yerba Buena Center for the Arts are a few of the museums rooted in this eclectic neighborhood. Moscone Center, San Francisco's largest convention and exhibition complex is also located in SOMA and in the immediate vicinity of the subject property.



ODDJOB



SIGHTGLASS COFFEE



DRIFTWOOD



BASIL



VIVE LE TARTE



MIKE'S BIKES



FITNESS SF



AUDIO NIGHTCLUB



HARVEST URBAN MARKET



CELLARMAKER BREWING CO.



CHASE CENTER



TRADER JOE'S



SECOND FLOOR

LEGAL NON-CONFORMING OFFICE

Within the Folsom Street NCT Zoning District, office use is limited in its definition to the uses identified in Planning Code Section 757. However, in 2015, the Planning Commission approved the building at 1178 Folsom Street for ground floor retail and office on the second floor. At the time, such “office” use was limited to: administrative service (closed office providing services to other businesses), philanthropic administrative service, business or professional service (retail office serving customers off the street), financial service, medical service and personal service. The permit to construct the building was issued in 2016. The Planning Code was amended in 2017 that, among other things, prohibited office uses on the second floor in the Folsom NCT zoning district. Since the permit for the project was issued prior to the change in the Planning Code, we believe that it is very likely the Planning Department will recognize a legal, non-conforming office use on the second floor.

RETAIL/OTHER USES

Within the Folsom Street NCT Zoning District, many additional retail uses are permitted on the first and second floor pursuant to the San Francisco Planning Code.

OME



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