

**FOR LEASE**

**1310 MISSION ST  
SAN FRANCISCO, CA  
94103**

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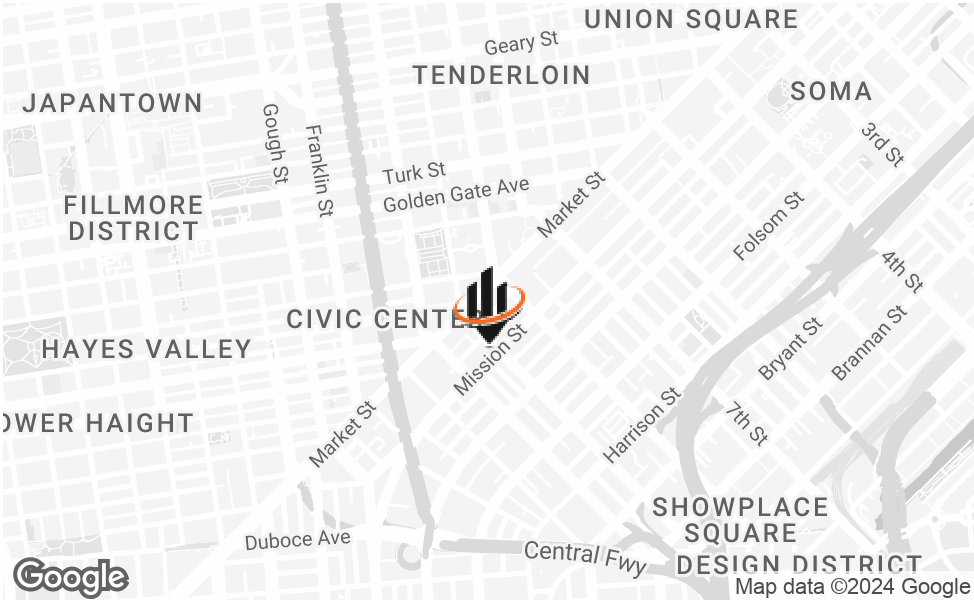
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**YOUR SIGN HERE**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25/SF/Monthly/NNN
BUILDING SIZE:	Ground Floor - 3,370 SF Mezzanine - 430 SF 1st Floor Office - 1,950 SF Total Size: 5,750
NNN EXPENSES:	\$0.74/SF/Monthly
YEAR BUILT:	1946
ZONING:	C3G Downtown General

PROPERTY OVERVIEW

1310 Mission is conveniently located in San Francisco's Mid-Market and Civic Center Districts near Downtown San Francisco. This property is highly visible and highly trafficked right off Mission and Ninth Street, nearby the renowned Twitter building. 1310 Mission has a prominent storefront and includes visible signage opportunities. This space is near move-in ready and/or can be easily improved for a variety of uses such as an entertainment and recreation venue, creative office space, medical office, and much more. Ideal for a tenant looking for a single-identity building.

PROPERTY HIGHLIGHTS

- Great for Entertainment/Recreation Venues, Creative Office Spaces, Medical Offices, and much more
- Large Open Space with an upstairs Mezzanine and Multiple Restrooms on the Ground Floor
- Glass-Walled Private Offices, Large Conference Room, Private Restrooms on the Second Floor
- High 14.9 FT+ Ceilings with Natural Light
- Main Rollup Door is WiFi operable via iPhone/Android app
- Brand new HVAC
- Single-identity building

GROUND FLOOR PHOTOS





SECOND FLOOR PHOTOS





LOCAL AMENITIES



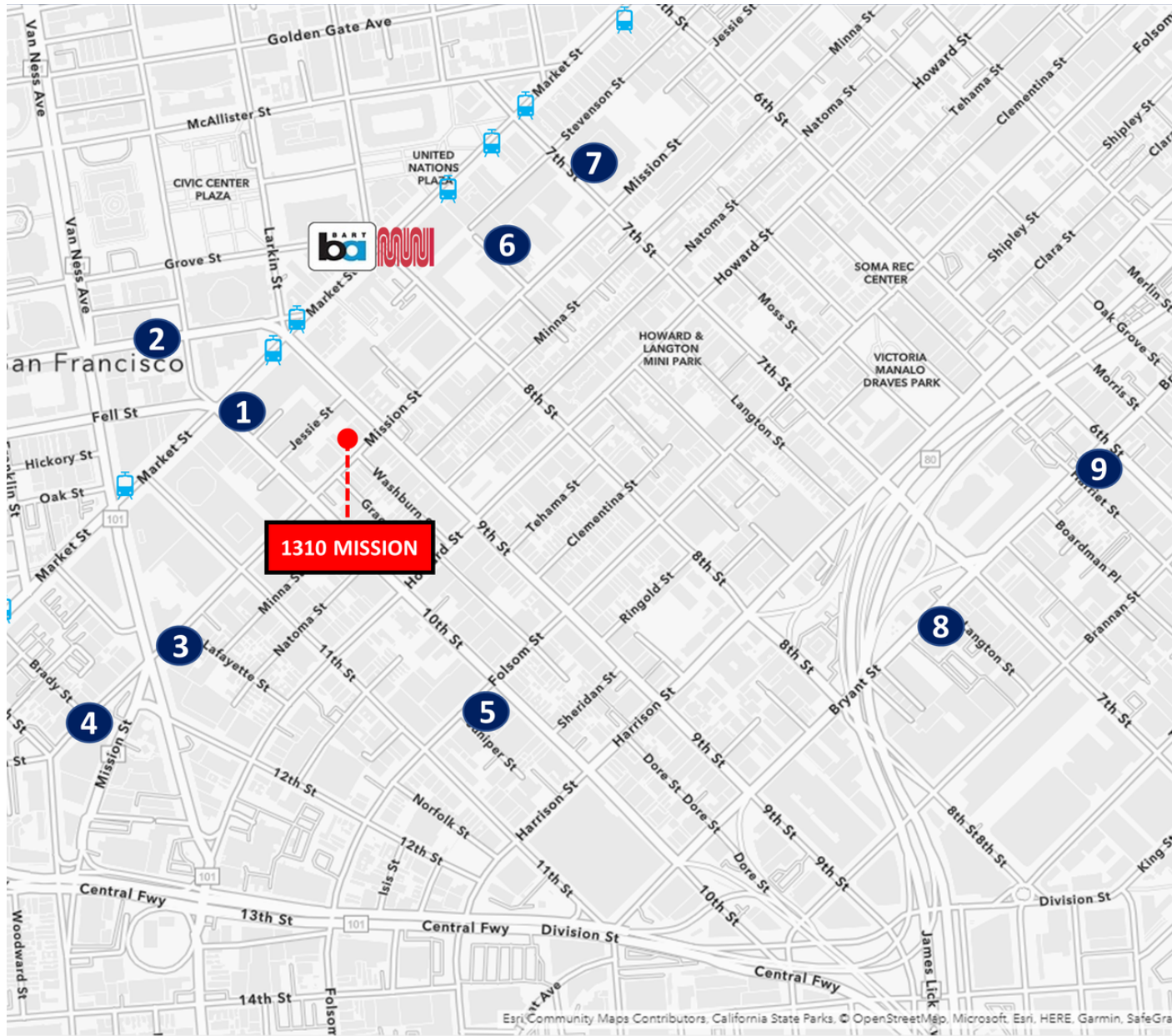


MULTI-UNIT RESIDENTIAL (PROPOSED, NEW DEVELOPMENTS, EXISTING)





## NEARBY PARKING GARAGE

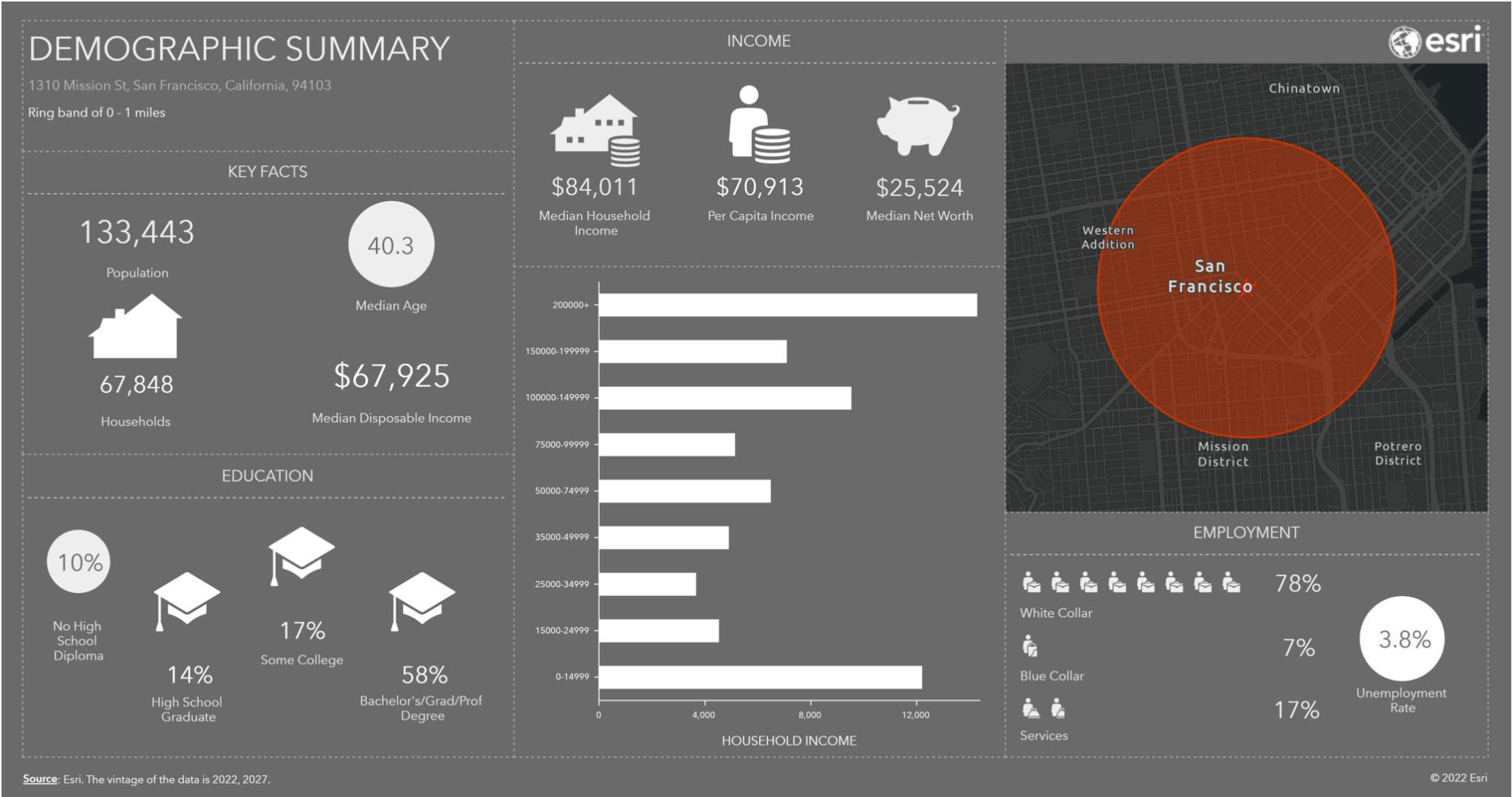


## NEARBY PARKING GARAGES

1. 846 Jessie Street
2. 125 Hayes Street
3. 43 11<sup>th</sup> Street
4. 1650 Mission Street
5. 255 12<sup>th</sup> Street
6. 1160 Mission Street
7. 90 7<sup>th</sup> Street
8. 35 Gilbert Street
9. 356 Harriet Street



DEMOGRAPHIC SUMMARY - 1 MILE RADIUS





EMPLOYMENT OVERVIEW - 1 MILE RADIUS

