

855 BRYANT

SOMA | SAN FRANCISCO

Owner-User or Investor Opportunity in the Heart of SOMA

Price: \$2,975,000 / \$451 per SF



SURROUNDED BY OCCUPIERS & DEVELOPMENTS



INVESTMENT HIGHLIGHTS

- Industrial Building with Architectural Charm Ideal for an Owner-User or Investor
- Opposite the Hall of Justice with Prime Corner Location Featuring ± 128 Feet of Frontage
- Office Uses Permitted when Related to Hall of Justice – Located within the SOMA Special Hall of Justice Legal Services District
- Dynamic SOMA Location Proximate to Transit, Local Amenities & Premier Technology Campuses: Adobe, Airbnb, Pinterest, Stripe, Atlassian & Cruise General Motors
- Long-Term Appreciation Potential in One of the Most Coveted Investment Markets Across the United States
- Building is 100% Master Leased through December 2020 with No Option to Renew

CORNER OF BRYANT STREET & BOARDMAN PLACE



GROUND FLOOR RETAIL CAFE



2ND FLOOR MEZZANINE

2ND FLOOR OFFICE

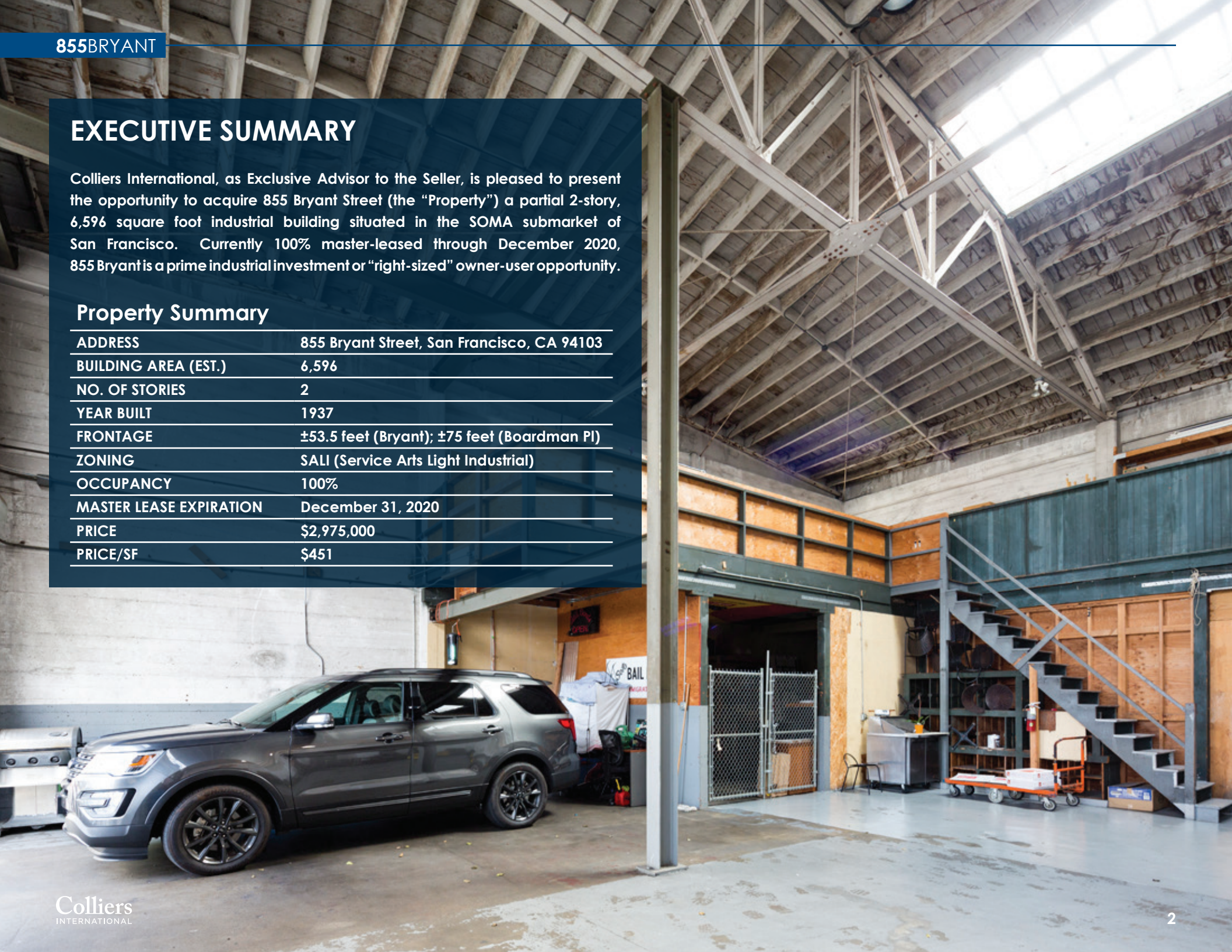


EXECUTIVE SUMMARY

Colliers International, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 855 Bryant Street (the "Property") a partial 2-story, 6,596 square foot industrial building situated in the SOMA submarket of San Francisco. Currently 100% master-leased through December 2020, 855 Bryant is a prime industrial investment or "right-sized" owner-user opportunity.

Property Summary

ADDRESS	855 Bryant Street, San Francisco, CA 94103
BUILDING AREA (EST.)	6,596
NO. OF STORIES	2
YEAR BUILT	1937
FRONTAGE	±53.5 feet (Bryant); ±75 feet (Boardman Pl)
ZONING	SALI (Service Arts Light Industrial)
OCCUPANCY	100%
MASTER LEASE EXPIRATION	December 31, 2020
PRICE	\$2,975,000
PRICE/SF	\$451



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