



VIRTUAL TOUR
851HowardStreet.com

YOUR NAME HERE



**HEAVY POWER
1,200 AMPS**

\$100

PER QUALIFIED TOUR

851 HOWARD STREET
FOR SALE OR FOR LEASE

EXCLUSIVELY REPRESENTED BY:

BRADLEY COLTON
(415) 515-2333
bcolton@coltoncommercialsf.com
License #: # 00805116

JAY D. SHAFFER
(415) 407-3997
jshaffer@coltoncommercialsf.com
License #: 01444640

BRYAN COLTON
(415) 595-6959
bryancolton@coltoncommercialsf.com
License # 02111407

851 HOWARD STREET



THE OFFERING:

Sale Overview:

Address:	851 Howard St., San Francisco, CA 94103
Square Feet:	±32,100 RSF
Price:	\$12,500,000 (+/- \$389 RSF)
No. Stories:	3 Stories + Parking + Roof Deck
Year Built:	1924
APN #:	3733-081
Zoning:	C-3-S
Height & Bulk:	130-F
Electrical Capacity:	1200 Amps
Occupancy:	Delivered Vacant

Lease Overview:

Square Feet:	±32,100 RSF (Divisible)
Available:	NOW
Lease Term:	Flexible
Asking Rate:	\$15 NNN
Amenities:	Onsite Secure Parking + Roof Deck
Bonus:	\$4 PSF Procuring Commission on 1st 2 Years of Lease Term

851 HOWARD STREET



BUILDING HIGHLIGHTS:

±32,100 SQUARE FEET, FULL BUILDING OPPORTUNITY

DIVISIBLE

ROOF DECK WITH GREAT CITY VIEWS

PRIVATE PARKING GARAGE WITH 8+ STALLS WITH
ELECTRIC DOCKING STATION

SIGNAGE & BUILDING IDENTITY AVAILABLE

MIX OF OPEN SPACE, LARGE MEETING ROOMS,
CONFERENCE ROOMS, STORAGE ROOMS

HIGH CEILINGS, SKYLIGHTS WITH AUTOMATIC SHADES,
HVAC, AUTOMATIC LIGHTING AND SHADES
THROUGHOUT BUILDING

COMMERCIAL/RESTAURANT KITCHEN INFRASTRUCTURE
IN PLACE WITH VENTILATION, HIGH ROLLUP
REAR LOADING DOCK

RECENT UPGRADES THROUGHOUT THE BUILDING;
ADA BATHROOMS ON EVERY FLOOR

LARGE ELEVATOR CAB AND TWO BUILDING STAIRCASES

CURRENT ZONING:
C-3-S DISTRICT - DOWNTOWN SUPPORT

851 HOWARD STREET

2ND FLOOR – 10,700 SQUARE FEET



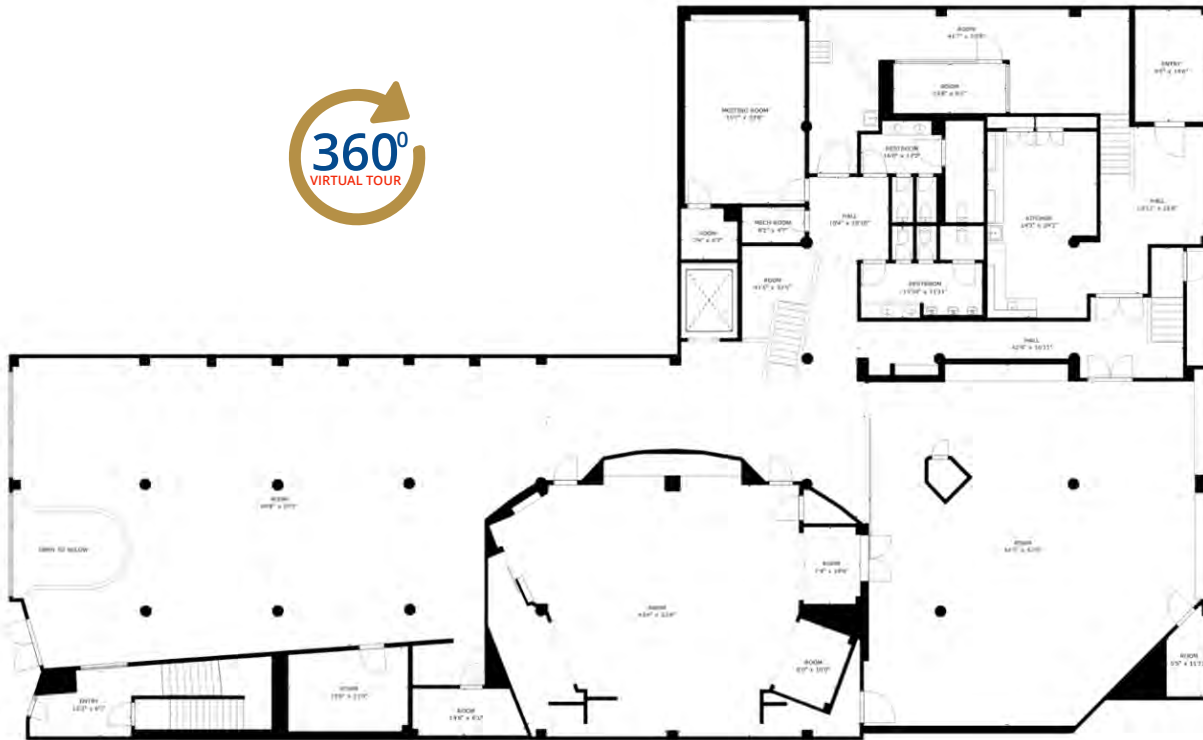
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- LARGE CONFERENCE ROOMS AND PRIVATE OFFICES WITH ENCLOSED ROLL-DOWN WALLS
- KITCHEN
- SKYLIGHT WITH WINDOW WITH AUTOMATIC SHADE COVERINGS
- 2 BATHROOMS
- REAR BALCONY WITH OPEN WINDOW COVER
- MULTIPLE STORAGE AND SERVER ROOMS
- 15 FOOT CEILINGS
- 3 LARGE DIVIDED OPEN AREAS



851 HOWARD STREET

1ST FLOOR – 10,700 SQUARE FEET



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TWO EXTREMELY LARGE OPEN AREA ROOMS WITH MOVABLE WALL

LARGE TEAM MEETING ROOM WITH

LARGE AUTOMATIC DROPDOWN SCREEN

2 CONFERENCE ROOMS AND MULTIPLE STORAGE/CLOSETS ROOMS

15 FOOT CEILINGS

AUTO LIGHTING WITH AUTOMATIC WINDOW SHADES

COMMERCIAL KITCHEN INFRASTRUCTURE WITH VENTILATION

2 LARGE BATHROOMS

LOADING DOCK IN REAR OF BUILDING



851 HOWARD STREET

LOWER LEVEL – 10,700 SQUARE FEET

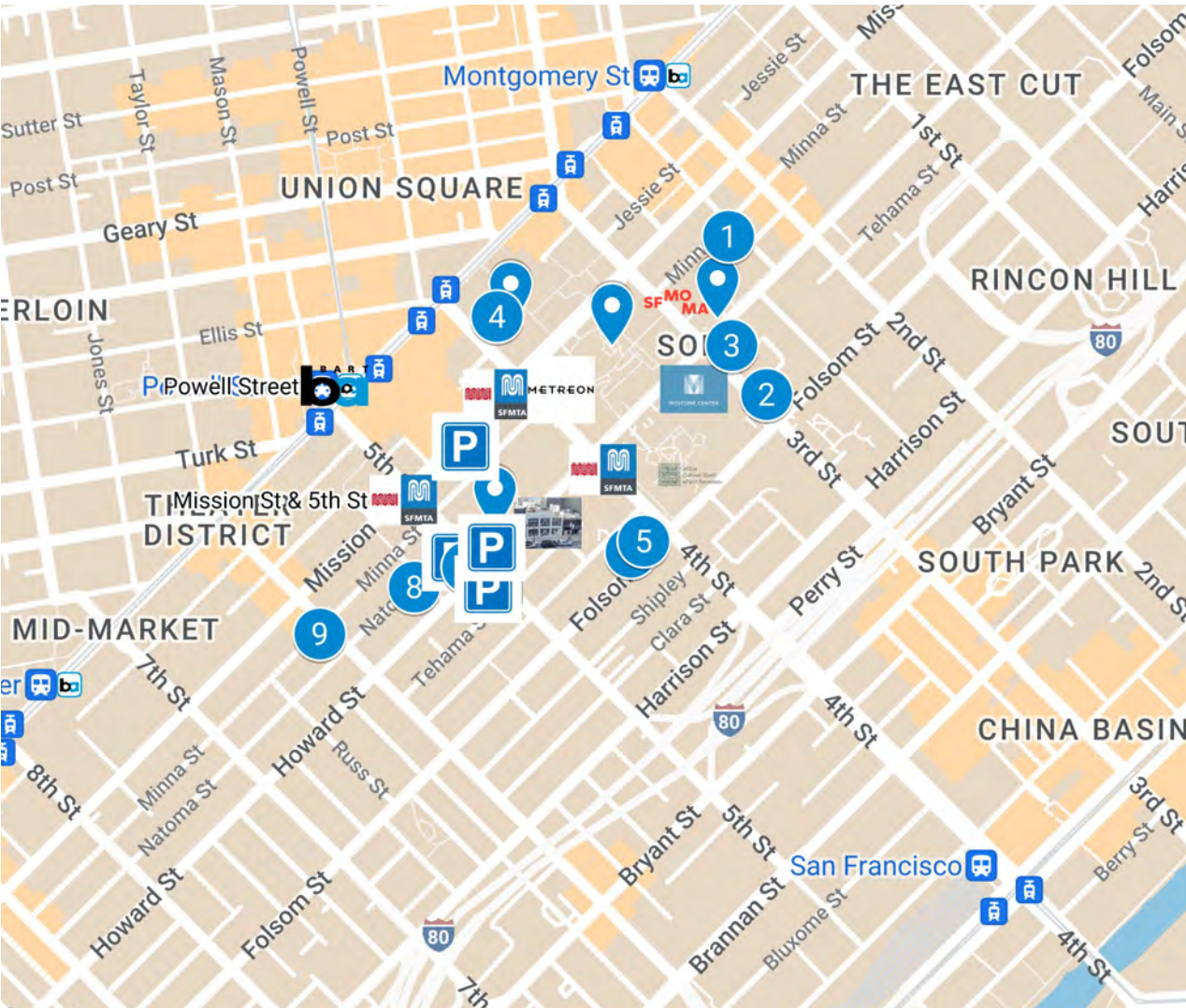


- TWO LARGE OPEN AREA MEETING ROOMS
- MULTIPLE STORAGE ROOM
- 8 PARKING STALL PRIVATE GARAGE WITH ROOM TO FIT 12 VEHICLES
- BATHROOM WITH SHOWER



ROOF DECK AND ROOF





Restaurants

- 1 Mourad
- 2 SPIN San Francisco
- 3 Fogo de Chão Brazilian Steakhouse
- 4 B55 Craft House & Kitchen
- 5 Palette
- 6 Zero Zero
- 7 The Chieftain Irish Pub & Restaurant
- 8 Tempest Bar & Box Kitchen
- 9 Frena Bakery and Café

Hotels

- W San Francisco
- San Francisco Marriott Marquis
- InterContinental San Francisco, an IHG Hotel

Transportation

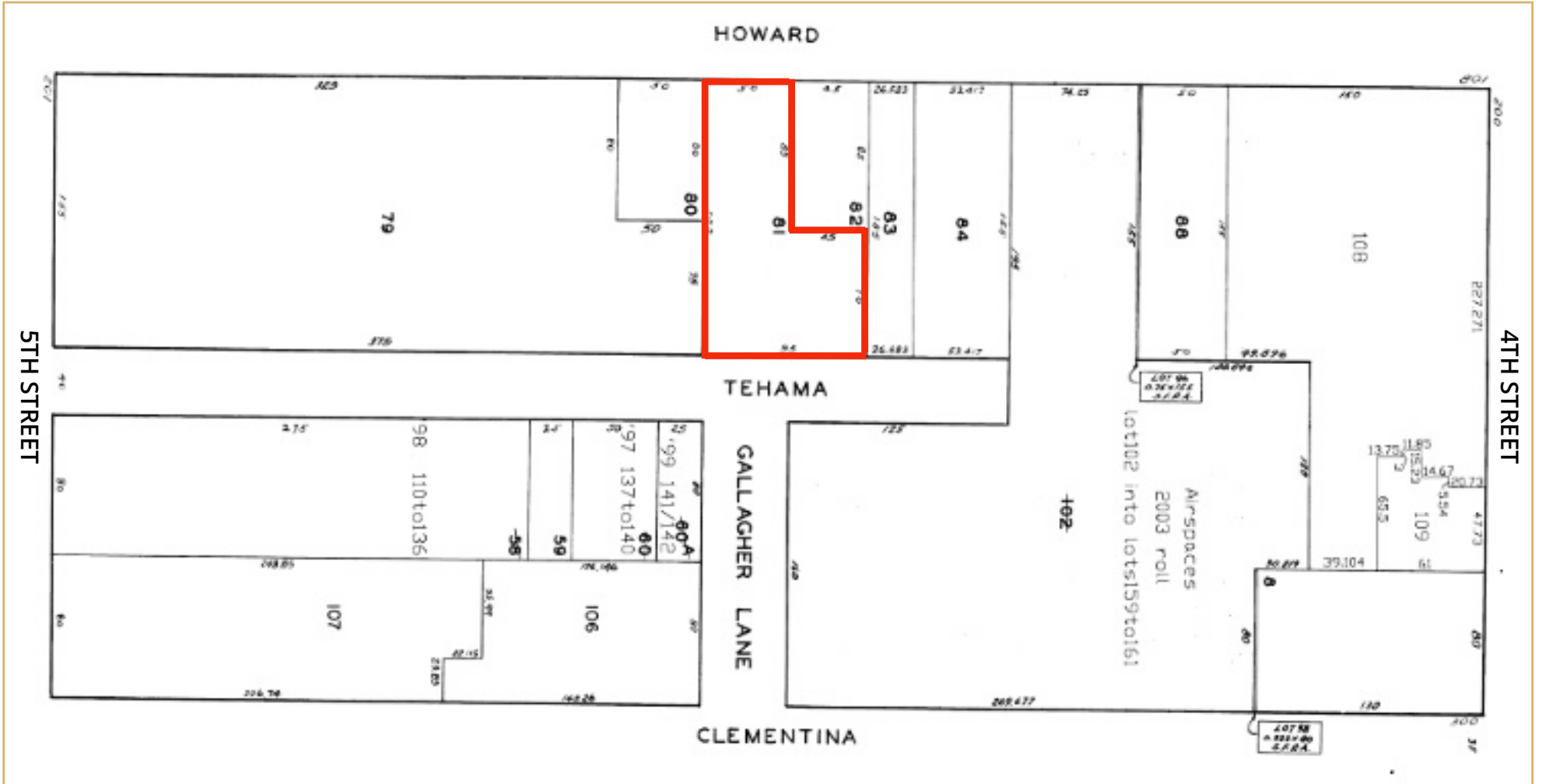
- b Powell Street
- 4th St & Howard St
- Mission St & 4th St
- Mission St & 5th St
- 5th St & Howard St

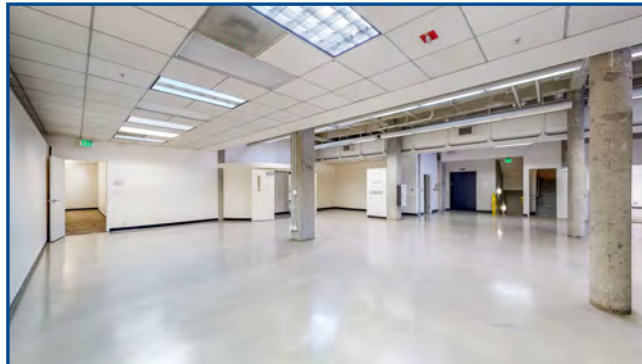
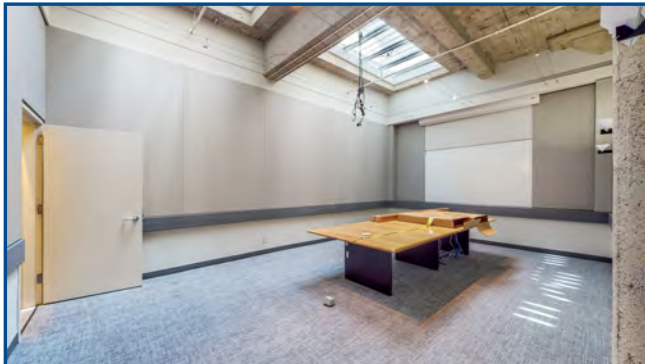
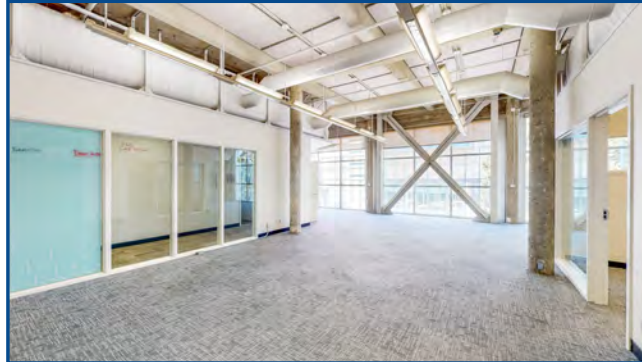
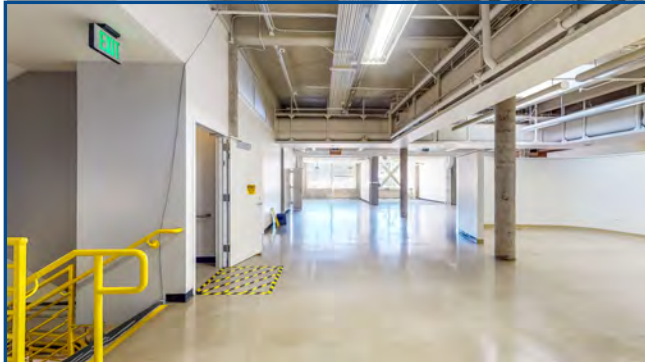
Parking

- P Impark (Parking)
- P Parking lot
- P Parking lot
- P Fifth and Mission Garage

Nearby Amenities

- Moscone Center
- San Francisco Museum of Modern Art
- Metreon
- Yerba Buena Gardens
- Yerba Buena Ice Skating and Bowling Center





THE OFFERING OVERVIEW TOUR & OFFER PROCESS

851 HOWARD STREET
SAN FRANCISCO, CA

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers the opportunity to acquire the 100% fee simple interest or Lease 851 Howard Street, San Francisco, CA. All offers from qualified Buyers or Tenants will be given serious consideration. For offers to be given serious consideration, buyers should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s).

Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

PLEASE CONTACT EXCLUSIVE LISTING TEAM FOR MORE INFORMATION :

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530 Bush Street, Suite 800,
San Francisco, CA 94108
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www.coltoncommercialsf.com