



## FOR LEASE

*A modern classic:  
Beautiful three story Art  
Deco creative flex building.  
Fully modernized in  
great location.*

FOR LEASE | APPROX. 5,000 SF

# 736 CLEMENTINA STREET

San Francisco, CA 94103



## STARBOARD CRE

LOCAL · INDEPENDENT · ENTREPRENEURIAL

## FULL BUILDING OPPORTUNITY IN SOMA

### 736 CLEMENTINA ST.

Square Ft.	± 5,000 SF
Rate	Negotiable
Term	Negotiable



## HIGHLIGHTS

- ✓ Fully modernized with high-end fixtures/finishes throughout including new cabinets, plumbing fixtures, and paint
- ✓ A spacious modern open floor plans with excellent circulation, numerous operable windows, and skylights for superb light and ventilation
- ✓ 400 AMP 3 phase heavy power electrical service with city gas
- ✓ Rare sandblasted timber and steel trusses
- ✓ Polished concrete and Swiss-engineered wood flooring
- ✓ South facing large sectional glass rollup door for drive-in access
- ✓ Fully wired with CAT 5 data cabling on all floors and excellent power distribution throughout with designer LED lighting
- ✓ Full modern HVAC, with three zones on separate systems

736 is a beautiful three-story Art Deco creative flex building located on the best block in West SOMA - a peaceful, well-maintained single-lane street with little through traffic providing a London Mews atmosphere. Well-positioned with easy access to public transit including Civic Center Bart, and near freeways 101 and 280 for easy access to Peninsula and East Bay.

**Walkers Paradise:** Walk score of 98

**Transit Paradise:** Rider Score of 93

**Bikers Paradise:** Bike score of 99

The neighborhood has many great restaurants and cafes, is rich in amenities including a wide variety of businesses, tech companies, shops, and grocery stores including Trader Joe's and Costco.

[Schedule a Private Tour](#)

[E: craig@starboardnet.com](mailto:craig@starboardnet.com)

FOR LEASE | APPROX. 5,000 SF | CRAIG HANSSON M. 415-710-7768 | MARK MEIER M.415-299-7042



**Ground Floor:** Offers high ceilings and polished concrete floor in an open plan with a large south facing glass sectional rollup door for easy drive-in access. Featuring two restrooms with one shower and a kitchen with stainless steel appliances. Two large operable windows at the rear provide additional light and ventilation. A roll-down metal door provides additional security.

**Upper Floors:** Upper floors share a tall atrium with open stairs. Operable windows on all four sides and multiple skylights provide excellent light and ventilation throughout the day. Open plan features one conference room, two private offices/meeting rooms two restrooms, one shower, and a top floor kitchenette.



FOR LEASE | APPROX. 5,000 SF | CRAIG HANSSON M. 415-710-7768 | MARK MEIER M.415-299-7042



SECOND FLOOR



SECOND FLOOR



THIRD FLOOR KITCHEN



THIRD FLOOR





*The largest,  
independently  
-owned commercial  
real estate firm in  
San Francisco.*

### Unique Vision

We see what others miss

### Local Market Leader

No one knows Northern  
California like we do

### Full Service Firm

We do it all

**CRAIG HANSSON**  
Vice President  
**CALL 415-710-7768**  
CA BRE# 01841643

**MARK MEIER**  
Associate  
**CALL 415-299-7042**  
CA BRE# 02047169

Since 1991, Starboard CRE has organically cultivated substantial relationships with investors, tenants, developers, architects, and accountants throughout the San Francisco-Bay Area. Locally based, Starboard agents are positioned to distinguish the San Francisco real estate market like no other, knowing the ins and outs of the city and having access to networks of more than 2,000 buildings and over 100 million square feet of space. Through these networks and unique inside knowledge, Starboard CRE makes it achievable to assist buyers quickly in finding their ideal space in one of the most unique real estate markets in the world.

