

FOR LEASE

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

FOR LEASE | APPROX. 5,000 SF





Overview

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736 CLEMENTINA ST.

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

FULL BUILDING OPPORTUNITY IN SOMA



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
- \checkmark Rare sandblasted timber and steel trusses
- \checkmark 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
- \checkmark 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



Property Images

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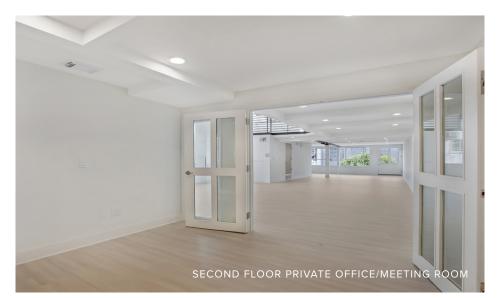
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Ground Floor: Offers high ceilings and polished concrete floor in an open plan with a large south facing glass sectional rollup door for easy drive-in access. Featuring two restrooms with one shower and a kitchen with stainless steel appliances. Two 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.

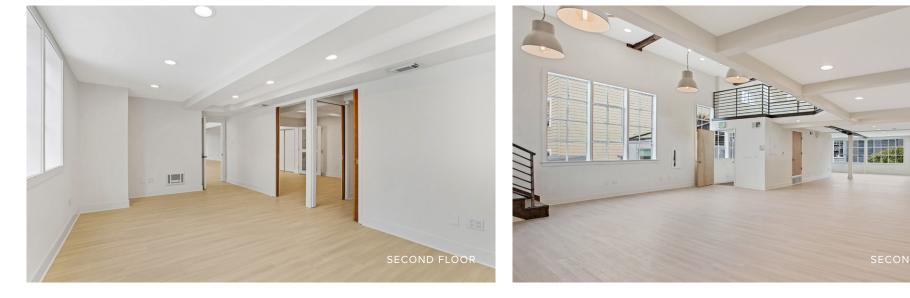




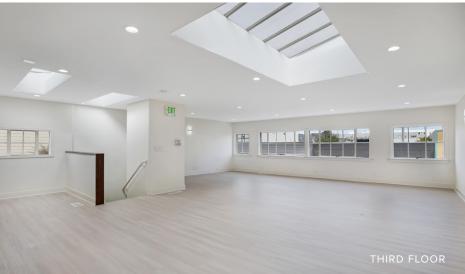
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Points of Interest

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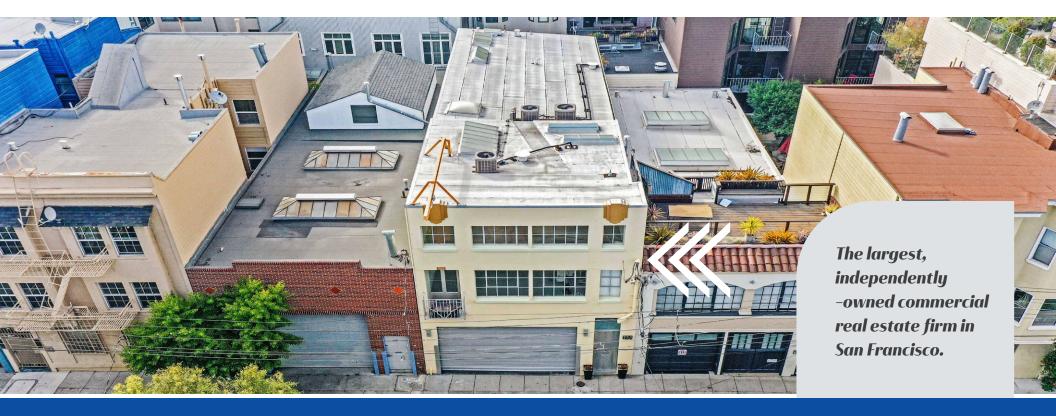
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5



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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.



