

# NEW DEVELOPMENT

Pre-Lease Opportunity

952-960  
HOWARD STREET  
SAN FRANCISCO

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# 952-960 HOWARD STREET

## LOCATED IN WEST YERBA BUENA

### OFFERING SUMMARY:

Building Size: First Floor, Approx. 9,482 SF\*  
Mezzanine Approx. 1,357 SF\*  
Second Floor, Approx. 5,716 SF\*  
Third Floor, Approx. 11,247 SF\*

\*RSF to be confirmed after load factor is calculated.

Year Built: 1920

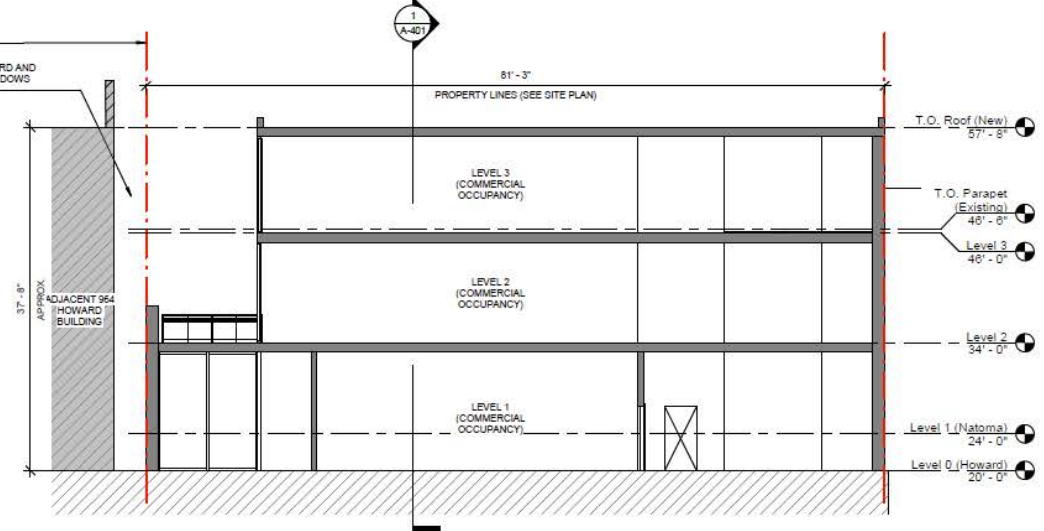
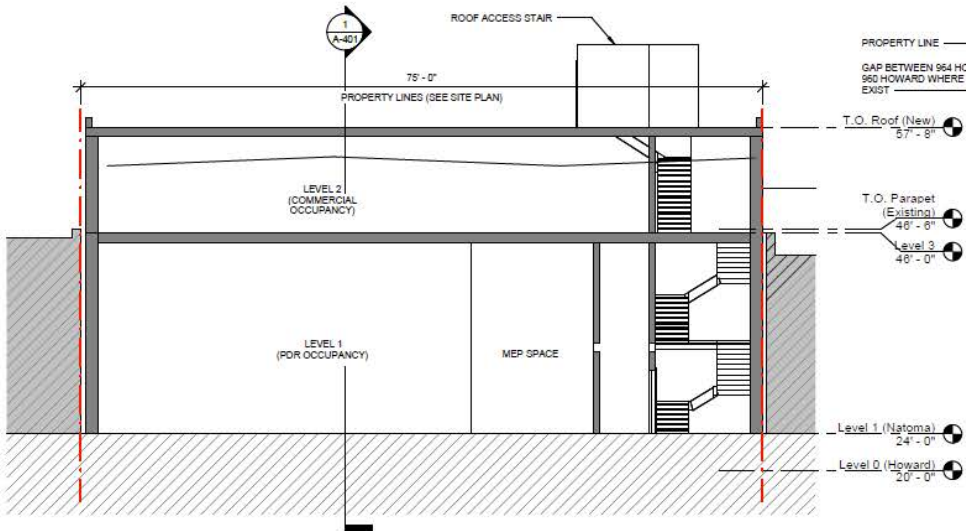
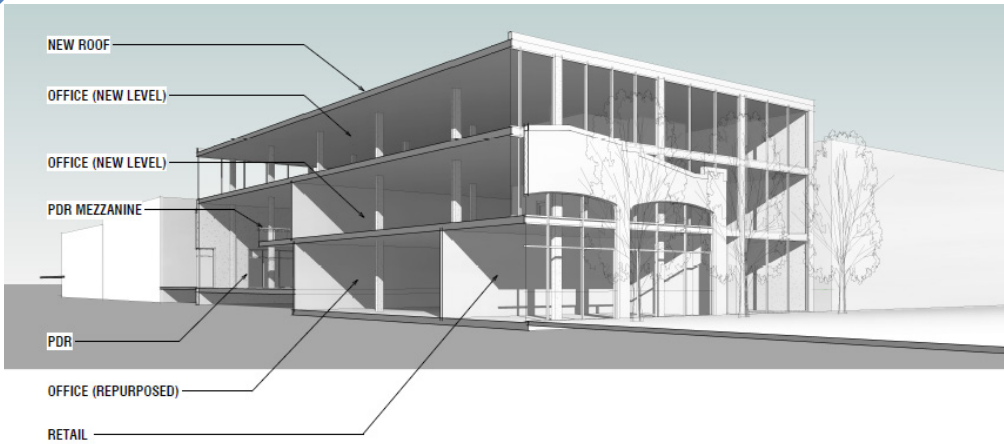
Renovation: 2020/2021

Ceiling Height: Varying

Zoning: MUR Office/PDR

### PROPERTY HIGHLIGHTS:

- All New State of the Art



# 1ST FLOOR

LEVEL 01 FLOOR PLAN



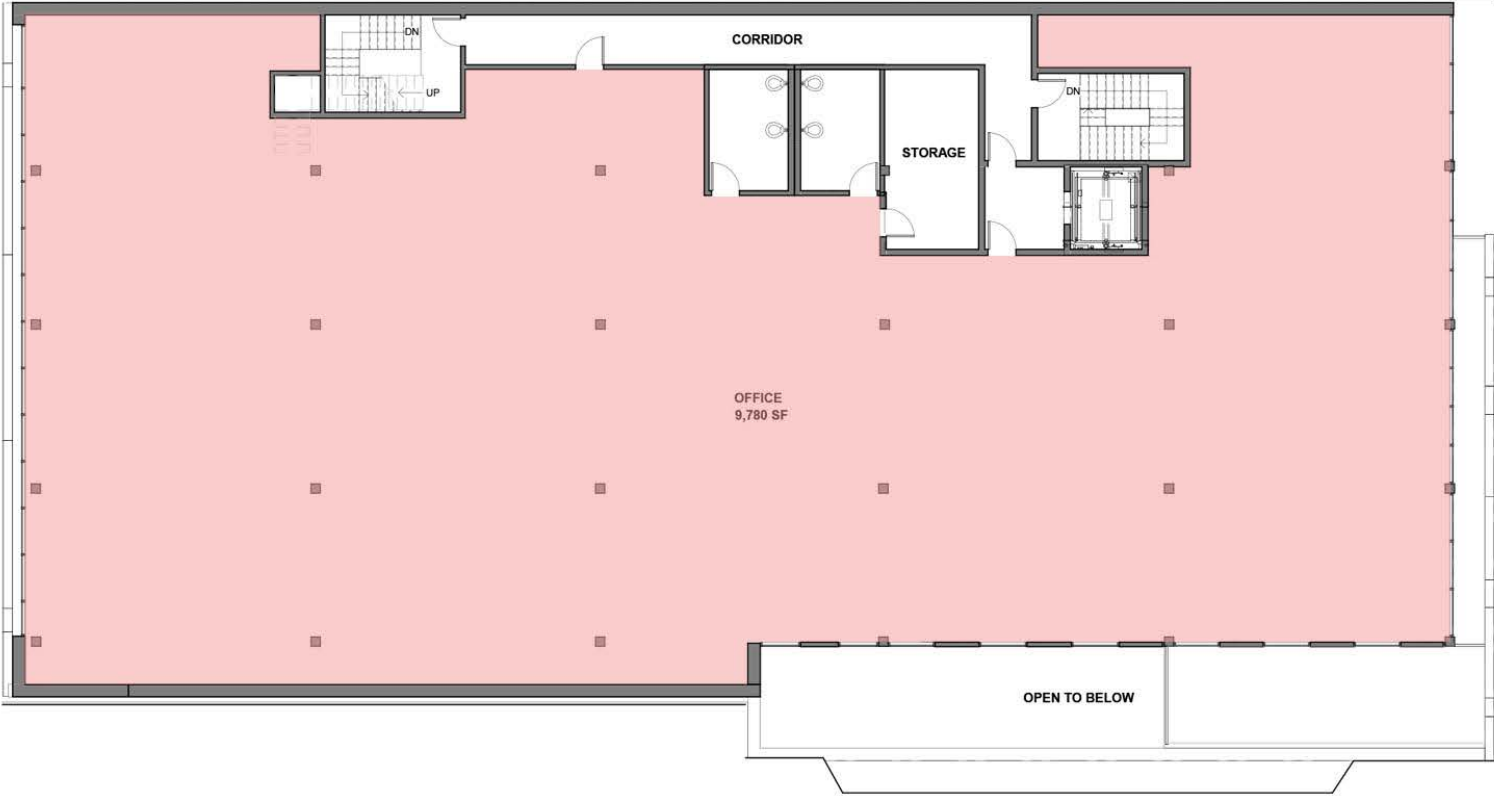
# 2ND FLOOR

LEVEL 02 FLOOR PLAN



# 3RD FLOOR

LEVEL 03 FLOOR PLAN



# CENTRAL SUBWAY

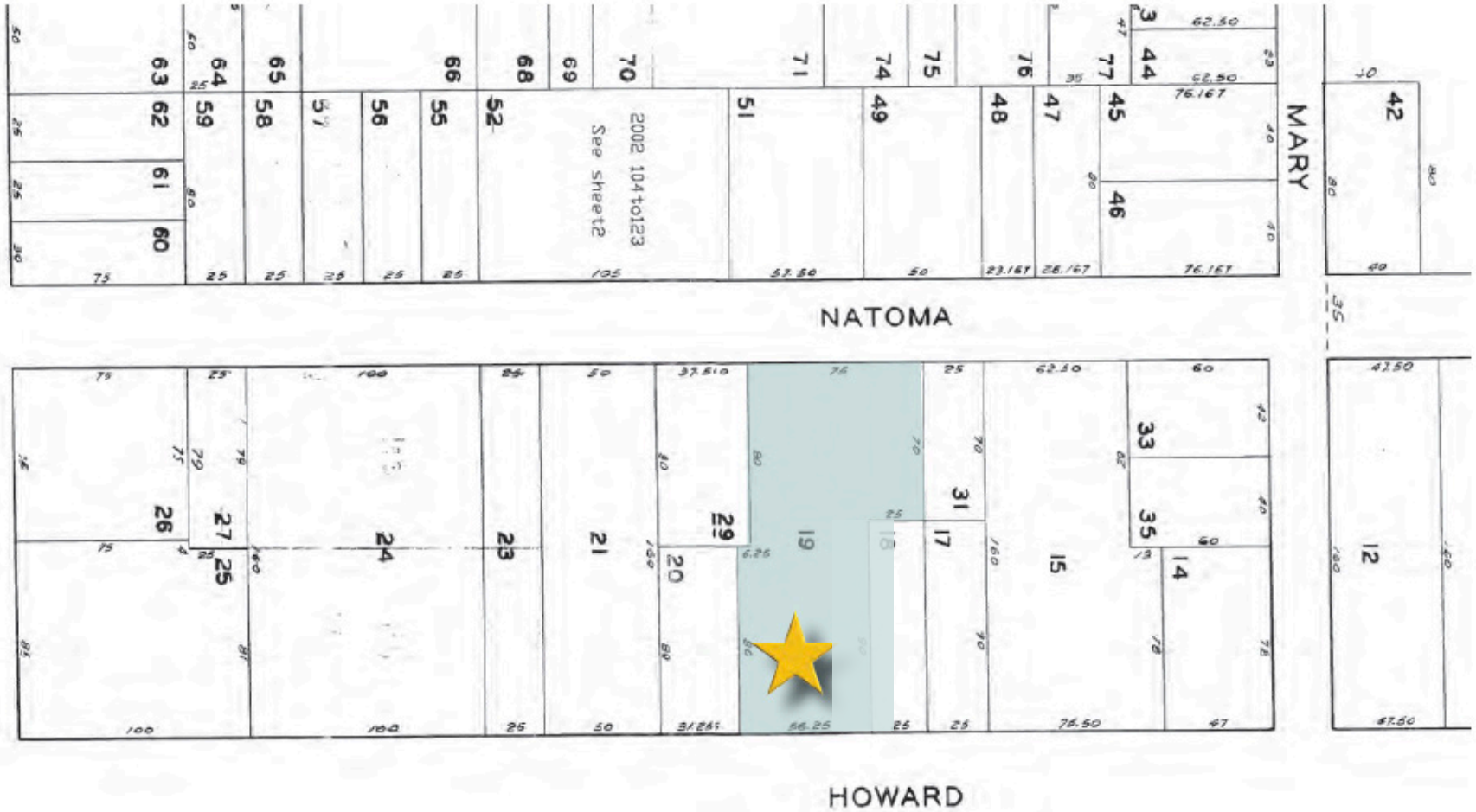
## FOUR NEW STATIONS WILL BE BUILT ALONG THE 1.7 MILE CENTRAL SUBJECT PROJECT:

- Chinatown Station and Stockton and Washington Streets
- Union Square/ Market Street Station
- Yerba Buena/ Moscone Station 4th and Folsom
- 4th and Brannan Station 598 Bryant ½ block away





# PARCEL MAP





# PROPOSED DEVELOPMENT

## Investment Highlights & Location

Future Development SOMA Pre-Lease

- 915-921 Howard St./18 Story Tower
- 725 Harrison St.  
770,000 Sq. Ft. of Office Space  
and 36,000 Sq. Ft. of Retail
- 598 Brannan St.  
711,000 Sq. Ft. Office Space and  
65,322 Sq. Ft. of Light Ind. and Retail
- 640 Brannan St.  
1.5M Sq. Ft. of Office Space
- 88 Bluxome St.  
1M Sq. Ft. of Mixed-Use
- 1009 Howard St./67 Units
- 5M Development Plan  
600,000 of Office Space





