



FOR SALE

*Value Add Office
Opportunity in Mid Market*

FOR SALE | APPROX. 15,000 SF

1244-1254 MARKET STREET

San Francisco, CA 94102



STARBOARD CRE

LOCAL · INDEPENDENT · ENTREPRENEURIAL

1244-1254 MARKET STREET

Space	2 Floors of Office over Retail
Square Ft.	± 15,000 SF
Lease Type	Month to Month
Space Type	Office
Price	\$4,500,000

1244 Market Street is a three story office building with an estimated 15,000 square feet of total space. The property includes basement space, two ground floor retail spaces and two floors of office space with 16 ft ceilings and exposed brick. This building is well suited for an owner user looking to occupy the building or an investor looking to add value.

Well positioned in the Mid Market neighborhood, 1244 Market Street is a just block off Civic Center BART and MUNI. Close proximity to the 101 and 280 freeways allows for easy access for anyone driving in from the East Bay or Peninsula. Some notable amenities in the surrounding neighborhood include San Francisco City Hall, Bill Graham Civic Auditorium, Civic Center Plaza and the brand new Whole Foods located at the corner of 8th and Market.

HIGHLIGHTS

- Three stories with basement space
- Prime opportunity for an **OWNER/USER** looking for their own building
- Upper office floors offer 16 ft ceilings abundant natural light and exposed brick
- Within a block of BART and MUNI



HIGHLIGHTS

- Two retail spaces. One currently occupied.
- Currently Occupied by the Local Diner, a Premier Diner that has been in the area for 20 years. They promote having one of the Best Breakfasts in Town
- Lease is month to month
- Tenant has requested the ability to stay in the property
- Type II Hood* Buyer to verify
- Other Retail Space was previously occupied by Subway which provides the new owner the ability to release to another grab and go take out spot, or renovate to another use.
- Turn key restaurant space.



HIGHLIGHTS

- Nice open office suite overlooking Market Street
- Large open layout with one private office
- High 16 ft ceilings with great natural light
- Exposed brick
- Can be combined with the other suite on the floor to create an additional floor. Tenant is on a month to month lease and can vacate prior to close of escrow



HIGHLIGHTS

- Smaller efficient office suite comprised of open space and several private offices
- Great natural light along with exposed brick
- Creative Potential which can be combined with the other suite to create a full floor.
- Very Efficient Space which could be an ideal fit to re-lease for increased income



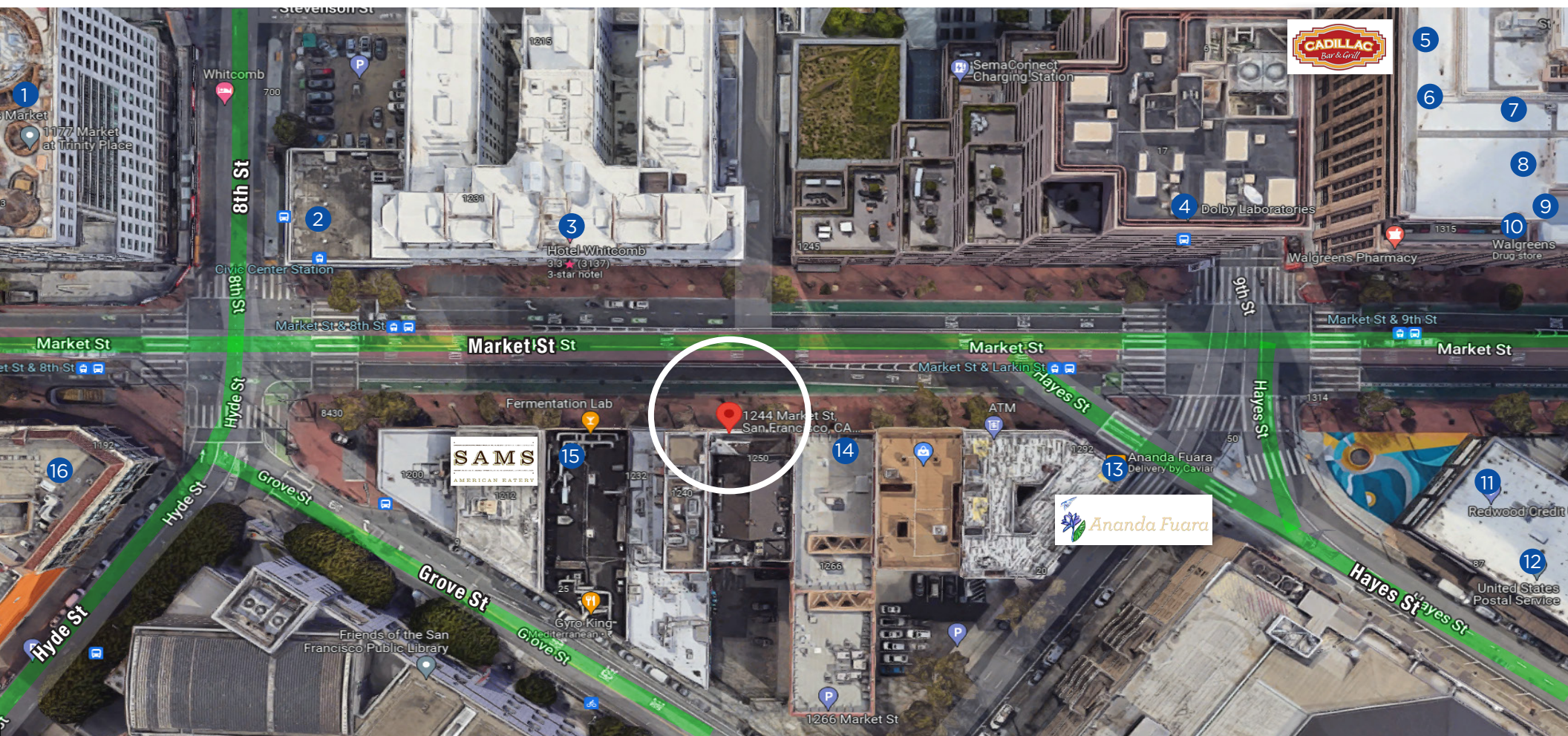
HIGHLIGHTS

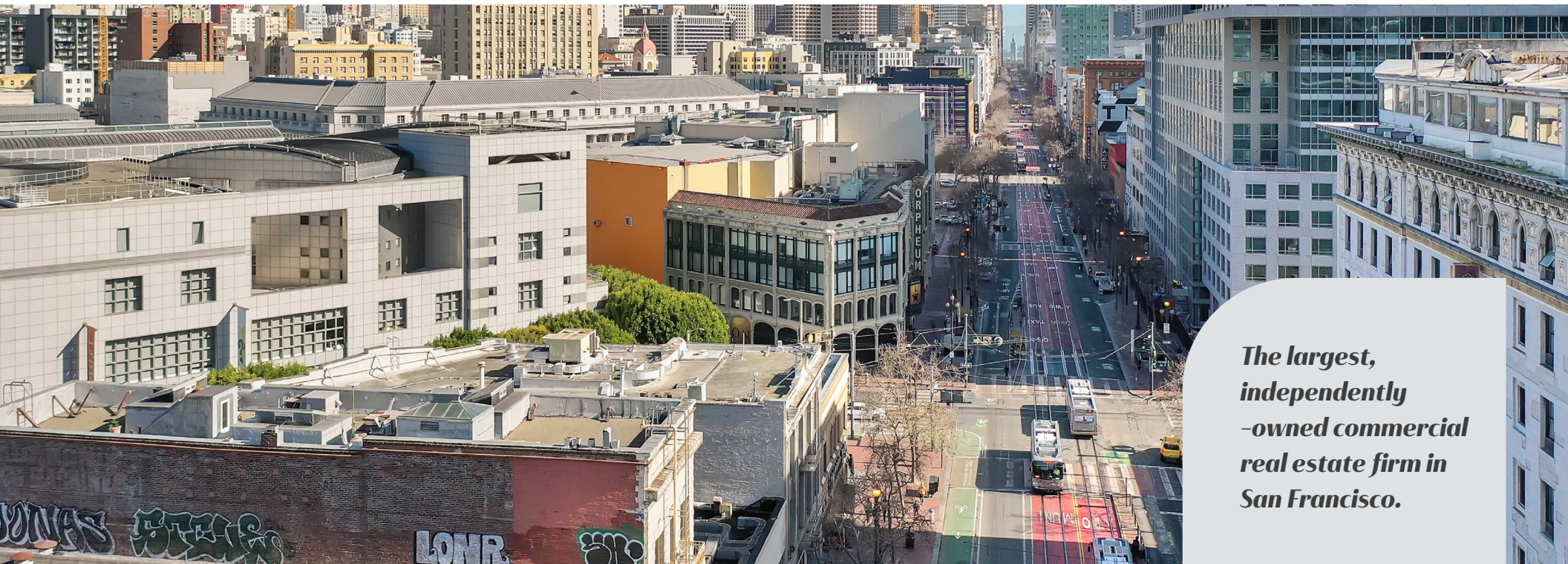
- Full floor office space
- 16 ft ceilings
- Exposed brick
- Open floor plan accompanied by 10 private offices and one large conference room
- Can be a blank Canvas to create your own vision for offices





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|------------------------|--------------------------|---------------------------------|
| 1 WHOLE FOODS MARKET | 6 FIRST REPUBLIC BANK | 11 REDWOOD CREDIT UNION |
| 2 CHASE BANK | 7 THE SHOP AT THE MARKET | 12 UNITED STATES POSTAL SERVICE |
| 3 HOTEL WHITCOMB | 8 MICROSOFT | 13 ANANDA FUARA |
| 4 DOLBY LABORATORIES | 9 THUMB TACK | 14 WELLS FARGO BANK |
| 5 CADILLAC BAR & GRILL | 10 WALGREENS | 15 PIZZELLE DI NORTH BEACH |
| | | 16 ORPHEUM THEATRE |





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