



## FOR SUBLEASE

*Awesome café, retail and  
large baking kitchen space  
with offices*

FOR SUBLEASE | APPROX. ± 7,200 SF

# 1309 HOWARD STREET

San Francisco, CA 94103

**Brookwood  
STARBOARD**  
Strategic Real Estate Advisory, Brokerage & Development



## 1309 HOWARD STREET

Square Ft.	± 7,200 SF
Term	February 28, 2024
Space Type	Kitchen, Office, Retail
Rate	\$25/SF IG
Lease Type	Industrial Gross

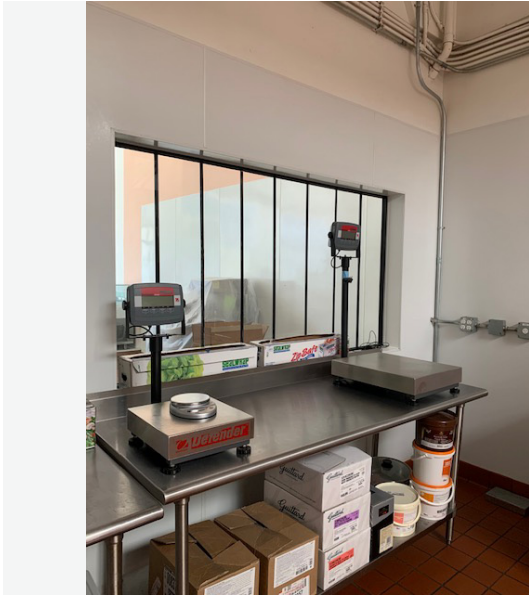
## HIGHLIGHTS

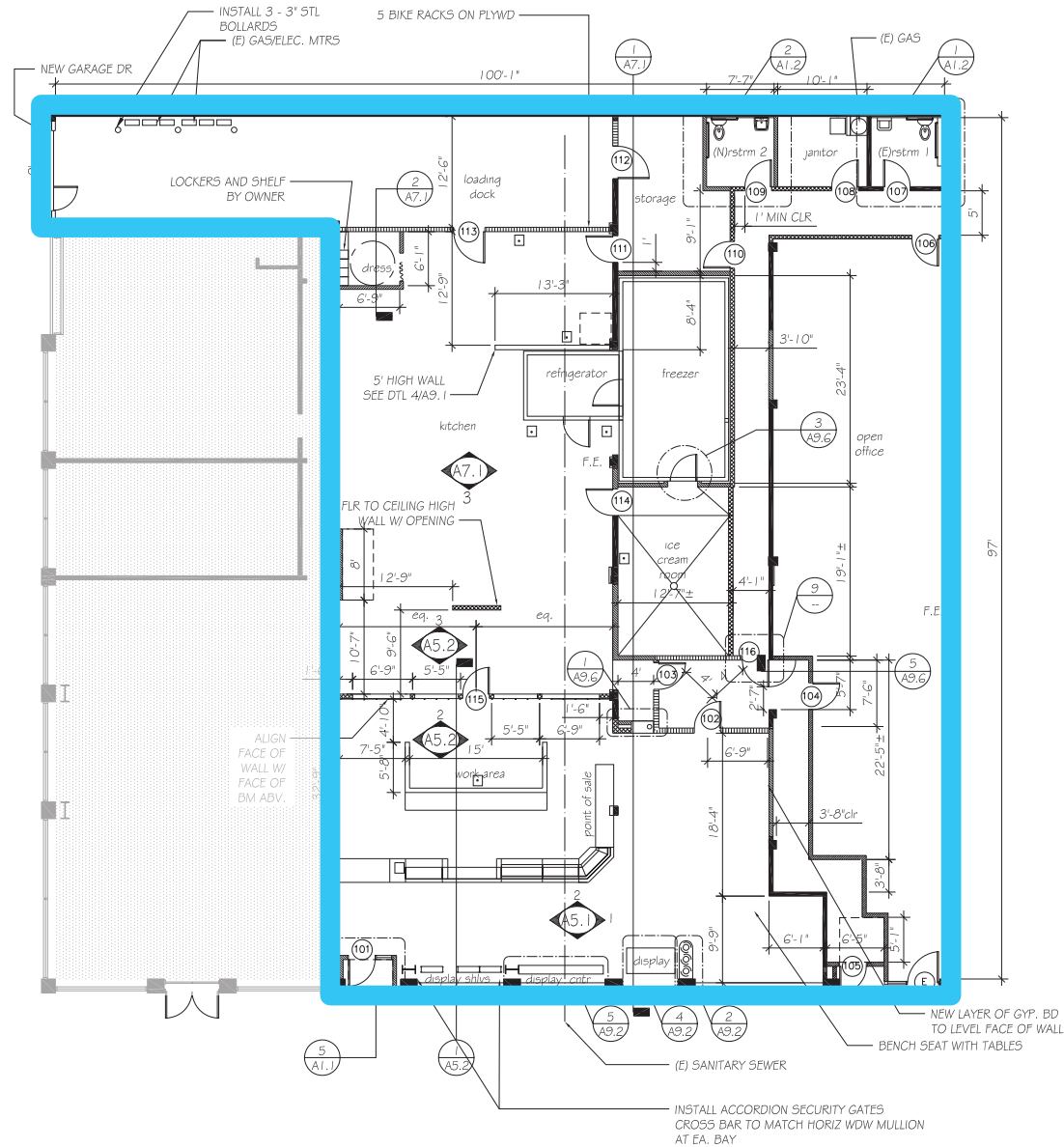
- ✓ Full bakery kitchen
- ✓ Loading area
- ✓ Office and retail space
- ✓ Kitchen equipment may be available: negotiable
- ✓ Awesome café, retail and large baking kitchen space with offices
- ✓ Also great for most all light industrial, retail, storage, shop space
- ✓ Great loading off of 9th Street with tons of window line along Howard Street







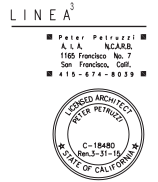




### WALL LEGEND

- EXISTING
- NEW 2x4 WD STUD WALL 8" HIGH 24" @ 16" I/P QTY: 103, R-11 INSUL
  - NEW 2x6 WD STUD 15" @ WALL 1/2" ONE SIDE STUDS 1/2" C.C. 1" SOLID BRG AT 2' O.C. R-13 BATT INSUL AT ICE CREAM ROOM
  - NEW 2x6 WALL STUDS 15" @ C.C. S&P TYPE 'X' SA SIDE SOLID BRG AT 1' O AFF R-13 INSUL
  - NEW 2x4 WD STUD WALL 8" HIGH 24" @ 16" S&P TYPE 'X' GYP. BD.
- WALL BETWEEN KITCHEN AND RETAIL TO BE 5/8" FOR SOUND.
- SECTION 1 | B.221.2.1.1 TABLE  
 7 SEATS - 1 ACCESSIBLE  
 - ONE TABLE TO BE 28-34" TO TOP SURFACE  
 4 MEET DTL 1.3(A) 2  
 4 HAVE 4" ISA SYMBOL

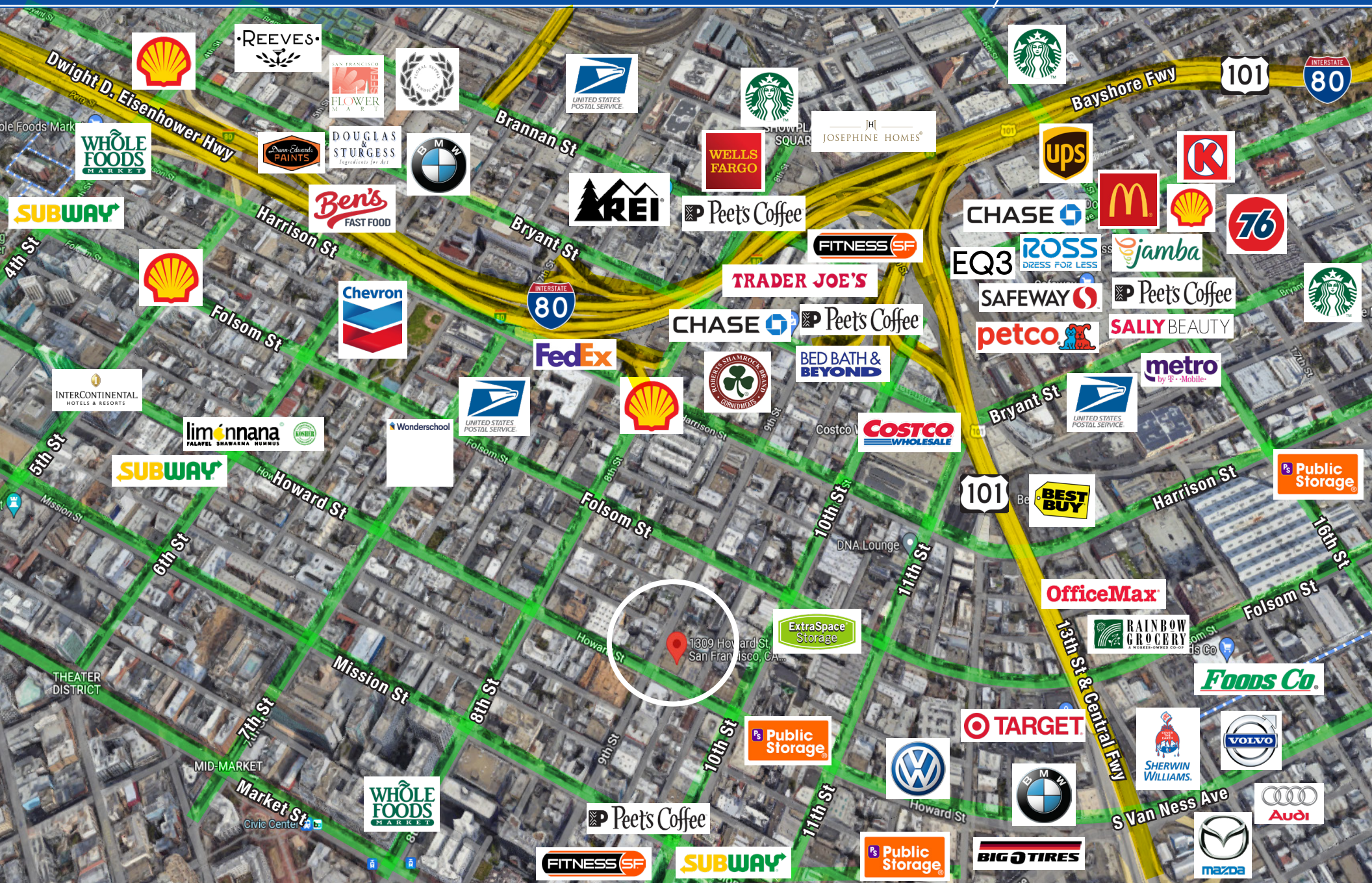
- FIRE EXTINGUISHER -  
 KITCHEN MOUNT 40 B.C. OR TYPE 'K' AT 44" A.F.F. ON COL.  
 OFFICE MOUNT FIRE EXTINGUISHER ON WALL - STANDARD TYPE.



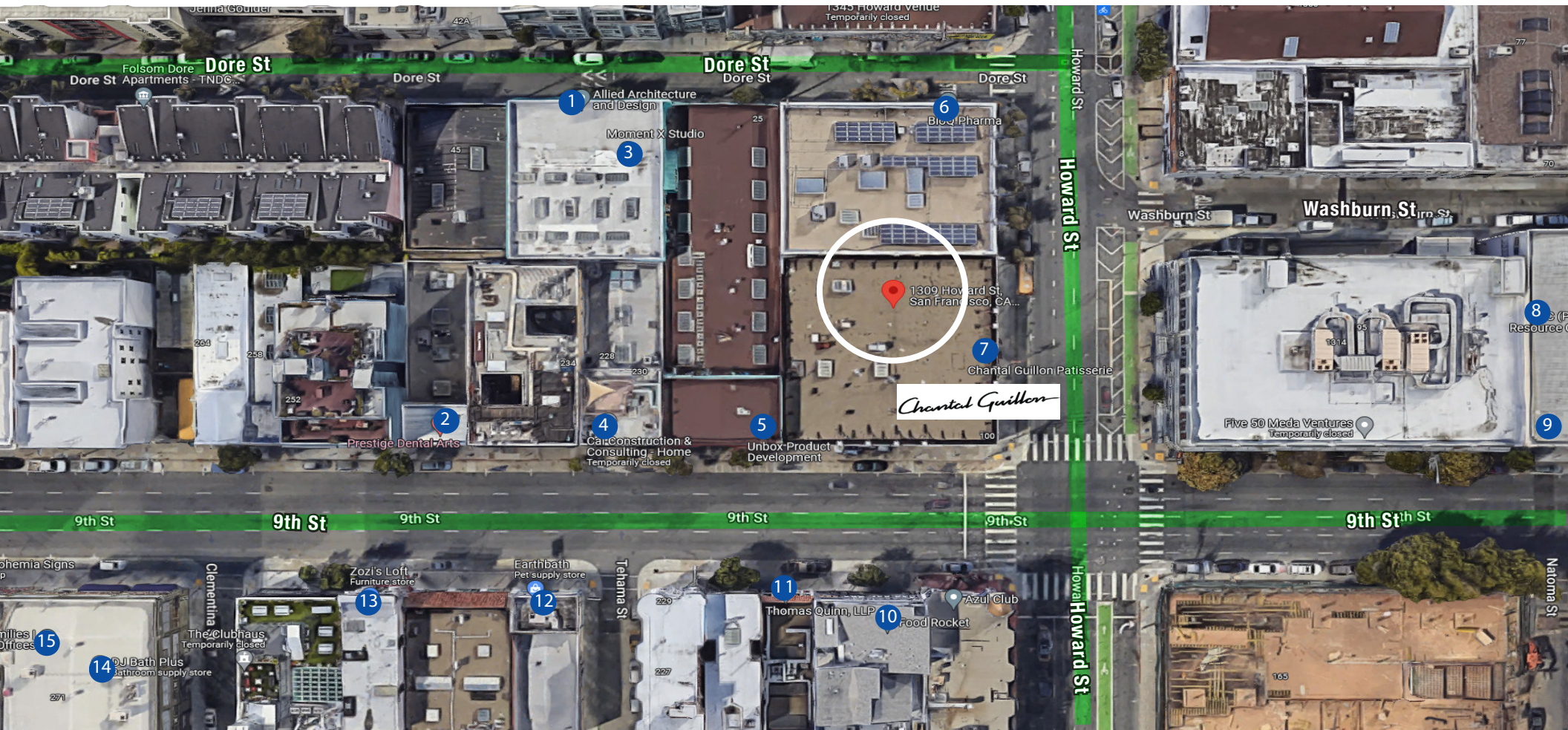
REVISION
<p><i>Christal Quilton</i></p> <p>1309-1315 Howard Street                      San Francisco, Calif., 94103</p>
<p>DESCRIPTION:</p> <p>Proposed Plan</p>
<p>JOB NUMBER: 97000                      DRAWN BY: PP                      SCALE: 1/4"=1'-0"</p>
<p><b>A1.1</b></p>
<p>DATE: 4.14.14</p>

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NOTICE: As an instrument of service, this drawing is the property of the architect and may be used only for the Project. Modifications to this drawing may be made only by the architect.



- |   |                                      |    |                                |    |  |
|---|--------------------------------------|----|--------------------------------|----|--|
| 1 | ALLIED ARCHITECTURE AND DESIGN       | 6  | BIOQ PHARMA INC                | 11 | THOMAS QUINN, LLP                          |
| 2 | PRESTIGE DENTAL ARTS                 | 7  | CHANTAL GUILLON PATISSERIE     | 12 | EARTHBATH                                  |
| 3 | MOMENT X STUDIO                      | 8  | PRC (POSITIVE RESOURCE CENTER) | 13 | ZOZI'S LOFT                                |
| 4 | CAL CONSTRUCTION & CONSULTING - HOME | 9  | BAKER PLACES INC               | 14 | DJ BATH PLUS                               |
| 5 | UNBOX PRODUCT DEVELOPMENT            | 10 | FOOD ROCKET                    | 15 | HAMILTON FAMILIES   ADMINISTRATIVE OFFICES |







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