

44

Gough Street

San Francisco CA 94103

For Sale

\$11.5M

\$319 PSF

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Building Summary



Address

44 Gough Street



Asking Price

\$11,500,000



Price Per SF

\$319 PSF



USE

Office



Building Height

3 stories



Building Size

36,041 SF



Lot Size:

25,749.5 SF



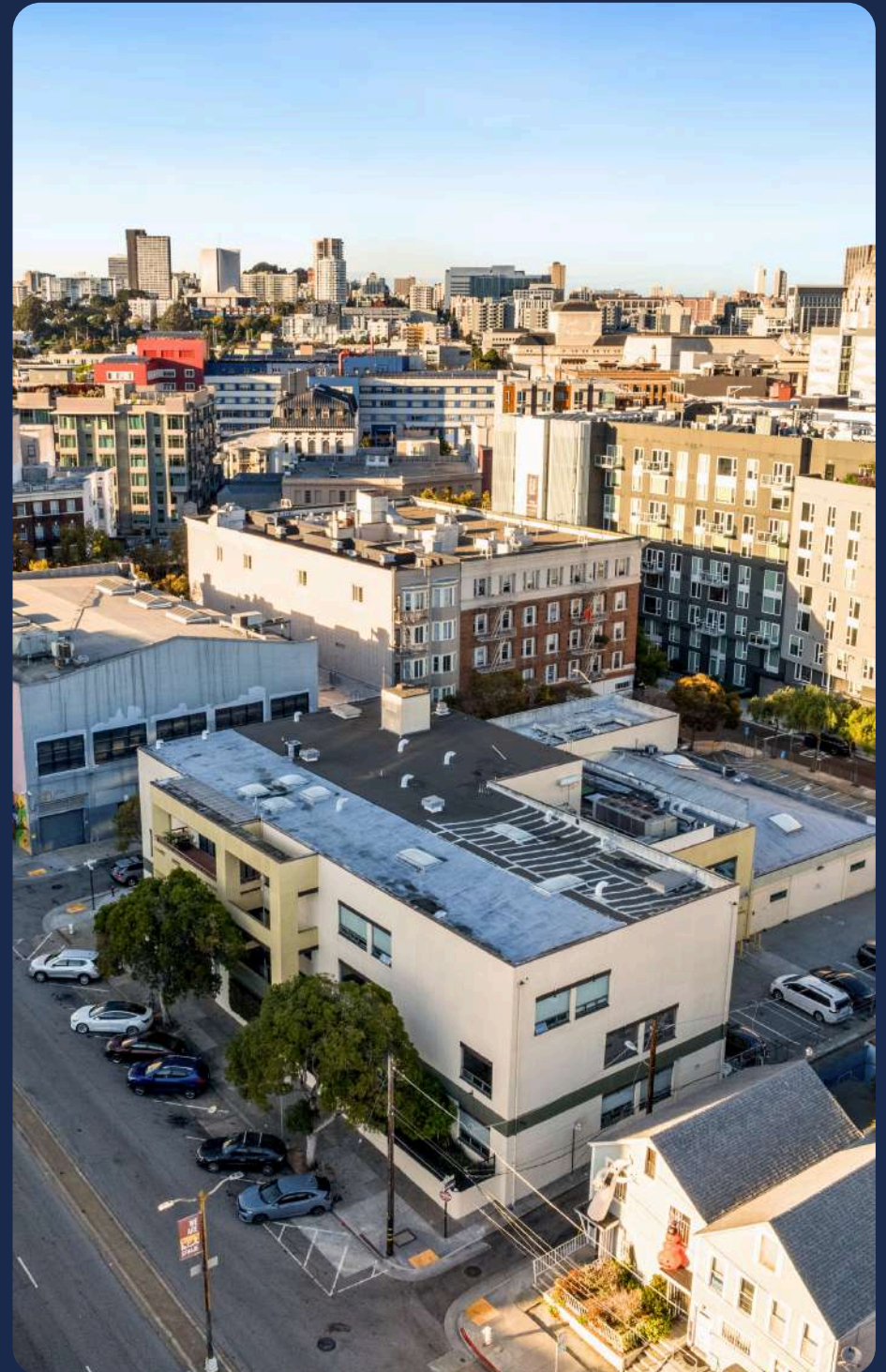
Year Built:

1924



Zonning:

NCT-3 Residential/Mixed with Commercial



Highlights



Flexible Suites

Smaller suites available – customizable to your needs.



Easy Commute

Just 2 blocks from public transportation.



Onsite Parking

Convenient parking is available for tenants.



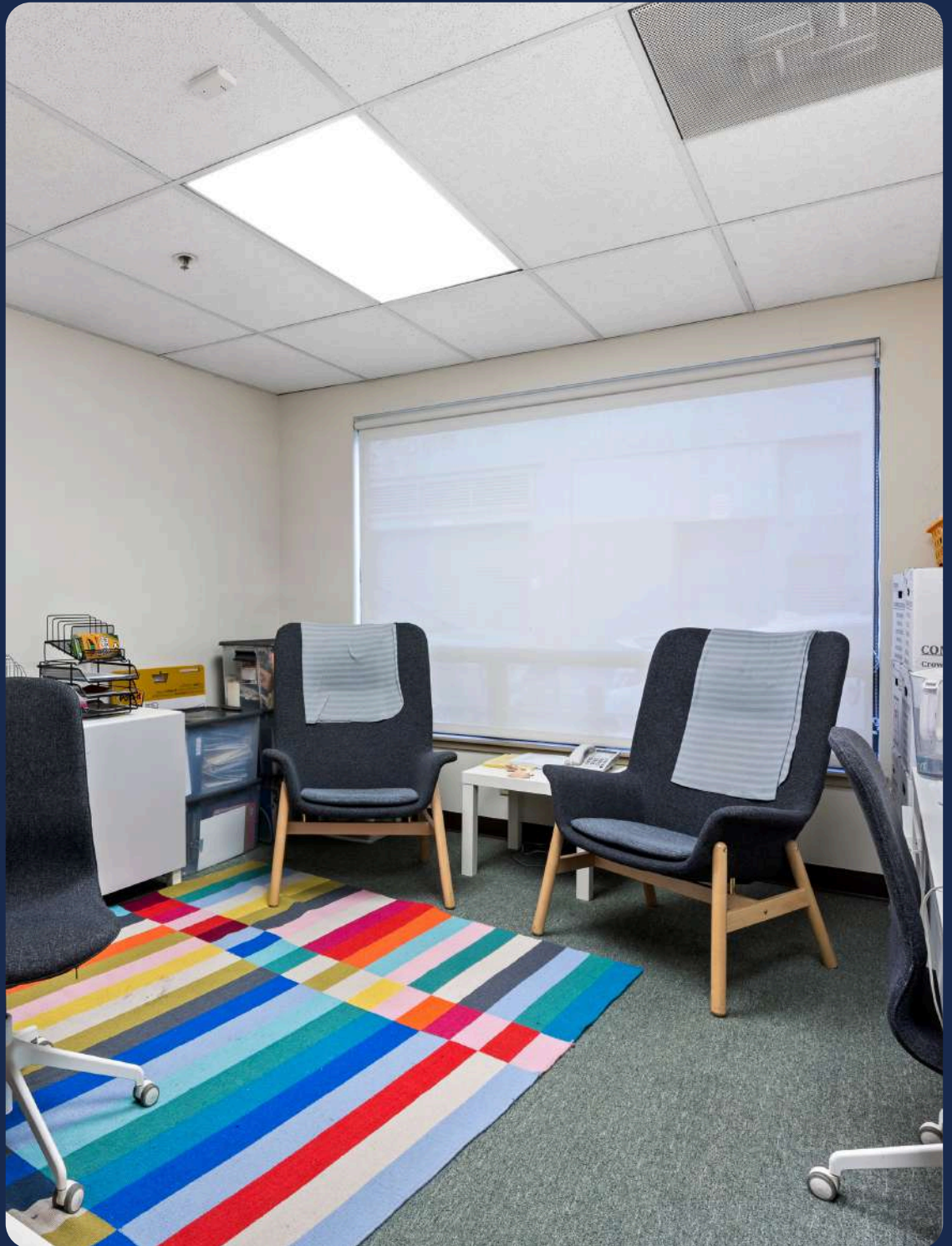
Prime Location

Office opportunity at the entrance to Hayes Valley.



Food & Coffee Nearby

Great selection of cafés in the neighborhood.



Property Summary



Exceptional Investment Opportunity

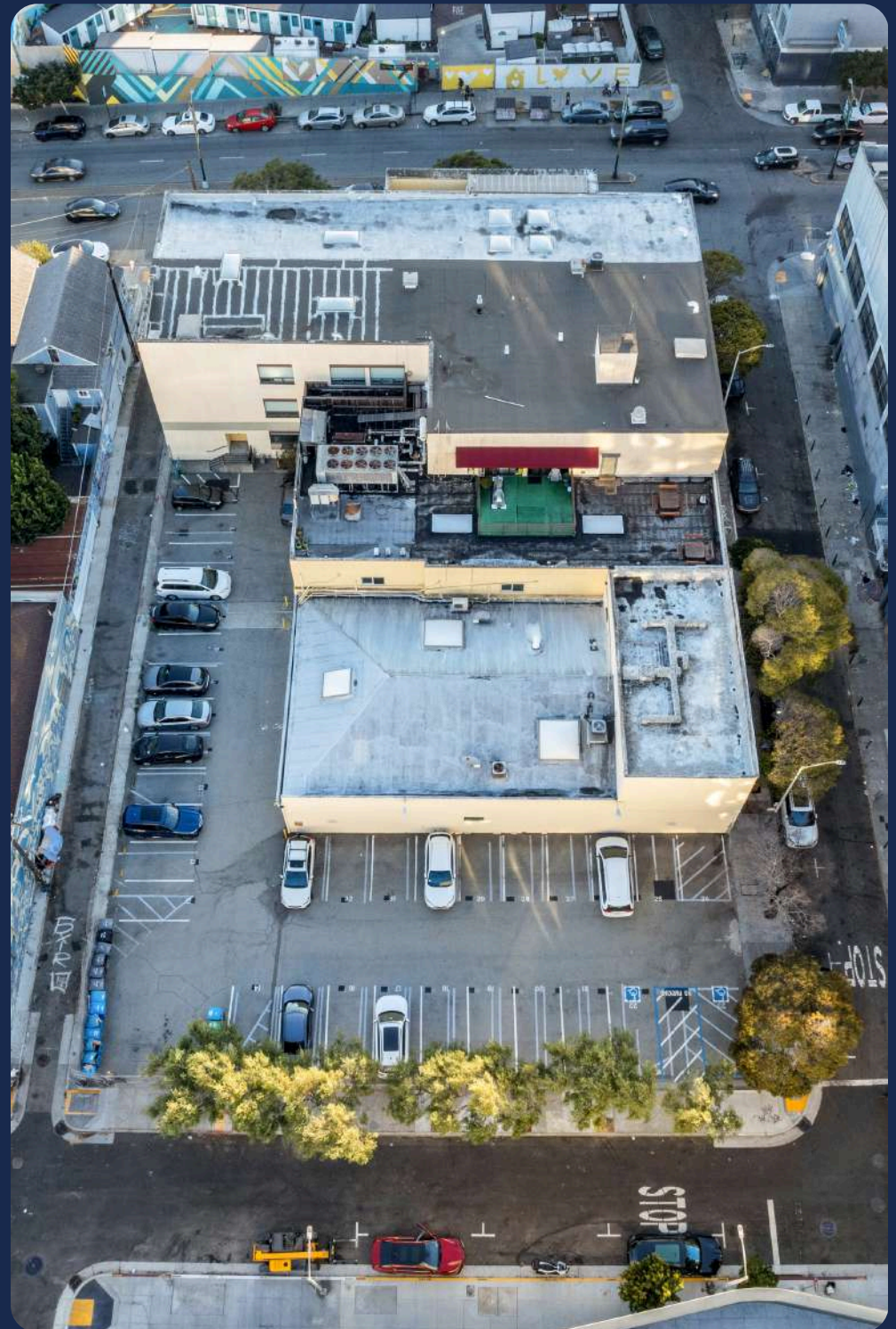
- **Strategic Location:** Hayes Valley Entrance
- High traffic, prime visibility.
- **Mixed-Use Potential:** Commercial and residential use.



Current Occupancy: 60%

Stable income with potential to expand.

- **Owner-User Advantage:** Ideal for direct ownership in Hayes Valley.
- **Cost Effective:** Priced at \$355/sqft, offering significant value.



Investment Highlights



Strategic Location

Attracts heavy foot and vehicle traffic.



Income Potential

Lease suites, leverage upgrades.



Development Potential

25,750 sqft lot for development.



Customizable Space

Suits the office and various other uses.



Onsite Parking

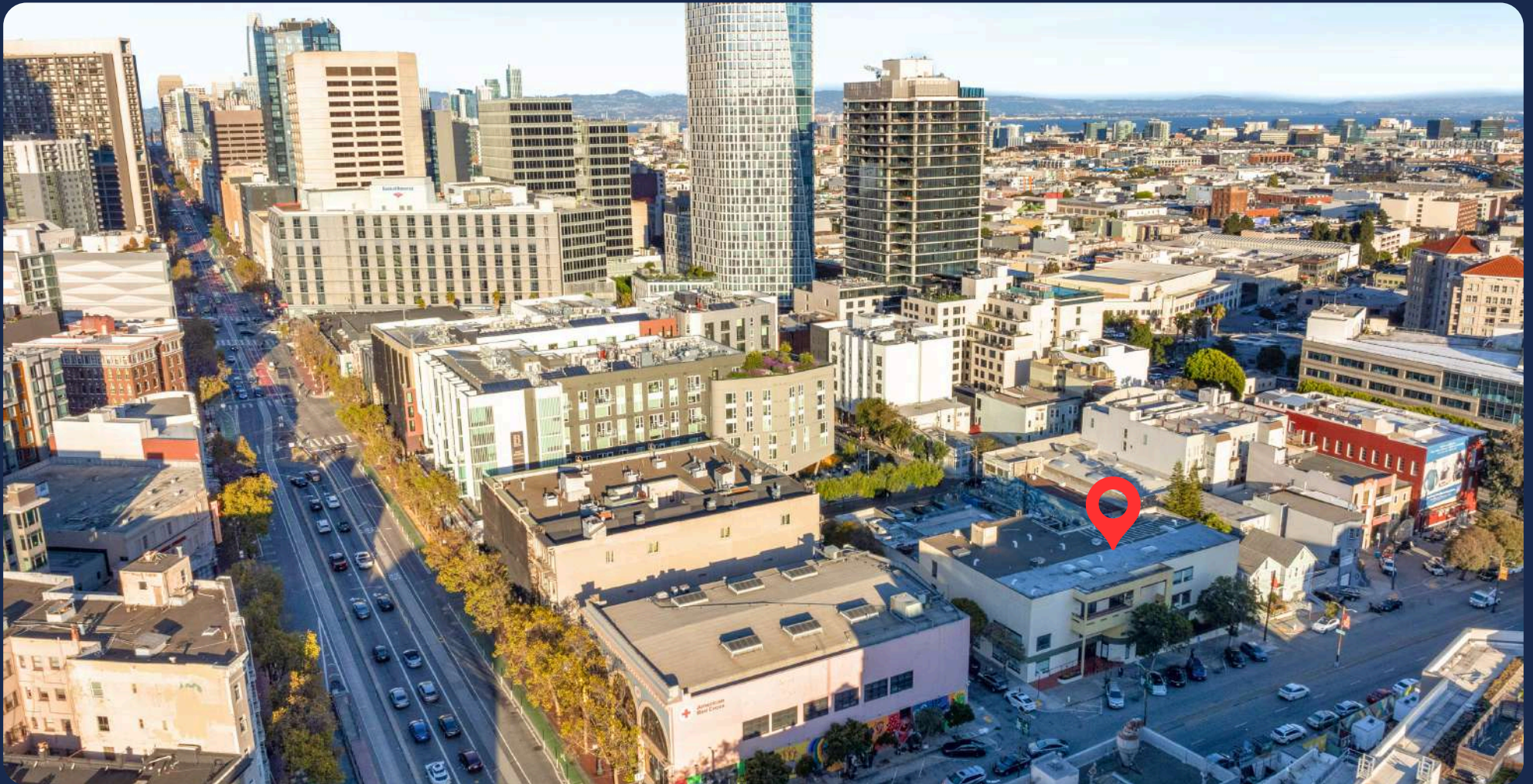
33 spaces, which is rare for a small building.



Zonning

NCT-3 Moderate Scale Neighborhood Commercial Transit

- NCT-3 Districts are walkable and transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services.



Aerial Photo



Team



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Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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