

44 GOUGH STREET

For Sale | Creative Office Space | Potential Development Site



STARBOARD CRE
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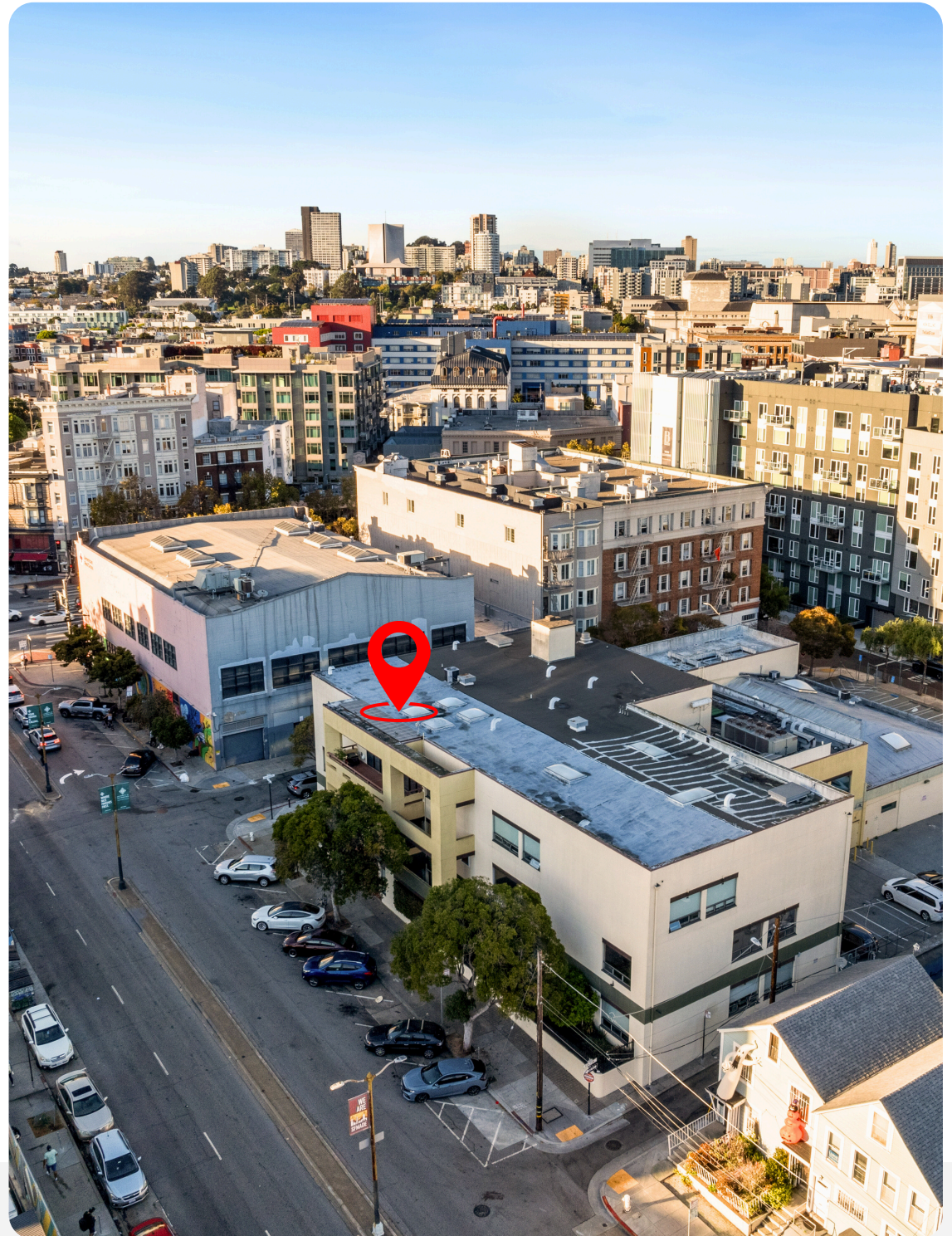
44 GOUGH STREET

Property Overview

- **Address:** 44 Gough Street
- **Property Type:** Office/ Mixed Use
- **Square Footage:** 36,041 Square Ft
- **Lot Size:** 25,750 Square Ft
- **Year Built:** 1924
- **Number of Stories:** 3 Stories
- **Zoning:** NCT-3 Downtown General Commercial
- **Parking:** 33 Parking Spaces

Executive Summary

44 Gough Street is a prime property located at the entry of San Francisco's vibrant Hayes Valley. This offering presents an exceptional opportunity for investors and owner-users to acquire a strategically positioned asset that combines both commercial and residential potential.



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Financial Information

- **Asking Price:** \$12,800,000
- **PSF:** \$355
- **Occupancy:** 60%



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Investment Highlights

- **Strategic Location:** Located at the entrance to Hayes, 44 Gough benefits from excellent visibility and accessibility, drawing considerable foot and vehicle traffic.
- **Place Income with Upside-** Allows for an investor to increase cashflow by releasing vacant suites
- Substantial Capital Upgrades
- **Development Potential:** The 25,750 Square feet lot allows for future development of the property
- **Customizable Space:** The property provides flexibility for various uses, including office, and flex, allowing for tailored business operations.
- **Onsite Parking-**33 spaces available which are unique to have a smaller building



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Zoning:

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.
- Mixed use districts that support neighborhood-serving Commercial Uses on lower floors and housing above.
- Are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services.

44 GOUGH STREET | Aerial Photo



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Agents



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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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