



# 736

## Clementina Street

SAN FRANCISCO, CA 94103

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## PROPERTY OVERVIEW

**Property Name:** 736 Clementina Street, San Francisco, CA

**Type:** Creative Flex

**Rate:** Negotiable

**Term:** Negotiable

## Description

736 is a beautiful three-story Art Deco creative flex building located on the best block in West SOMA – a peaceful, well-maintained single-lane street with little through traffic providing a London Mews atmosphere. Well-positioned with easy access to public transit including Civic Center Bart, and near freeways 101 and 280 for easy access to Peninsula and East Bay. Walkers Paradise: Walk score of 98 Transit Paradise: Rider Score of 93 Bikers Paradise: Bike score of 99 The neighborhood has many great restaurants and cafes, is rich in amenities including a wide variety of businesses, tech companies, shops, and grocery stores including Trader Joe's and Costco.

**Ground Floor:** Offers high ceilings and polished concrete floor in an open plan with a large south facing glass sectional rollup door for easy drive-in access. Featuring two restrooms with one shower and a kitchen with stainless steel appliances. Two large operable windows at the rear provide additional light and ventilation. A roll-down metal door provides additional security.

**Upper Floors:** Upper floors share a tall atrium with open stairs. Operable windows on all four sides and multiple skylights provide excellent light and ventilation throughout the day. Open plan features one conference room, two private offices/meeting rooms two restrooms, one shower, and a top floor kitchenette.



## HIGHLIGHTS

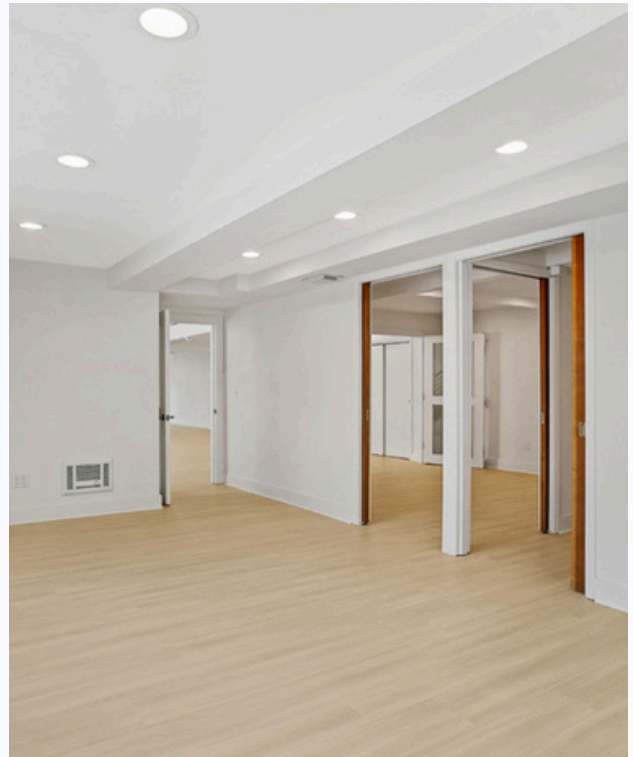
- Fully modernized with high-end fixtures/finishes throughout including new cabinets, plumbing fixtures, and paint
- A spacious modern open floor plans with excellent circulation, numerous operable windows, and skylights for superb light and ventilation
- 400 AMP 3 phase heavy power electrical service with city gas
- Rare sandblasted timber and steel trusses
- Polished concrete and Swiss-engineered wood flooring
- South facing large sectional glass rollup door for drive-in access
- Fully wired with CAT 5 data cabling on all floors and excellent power distribution throughout with designer LED lighting
- Full modern HVAC, with three zones on separate systems



# IMAGES



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# AGENTS



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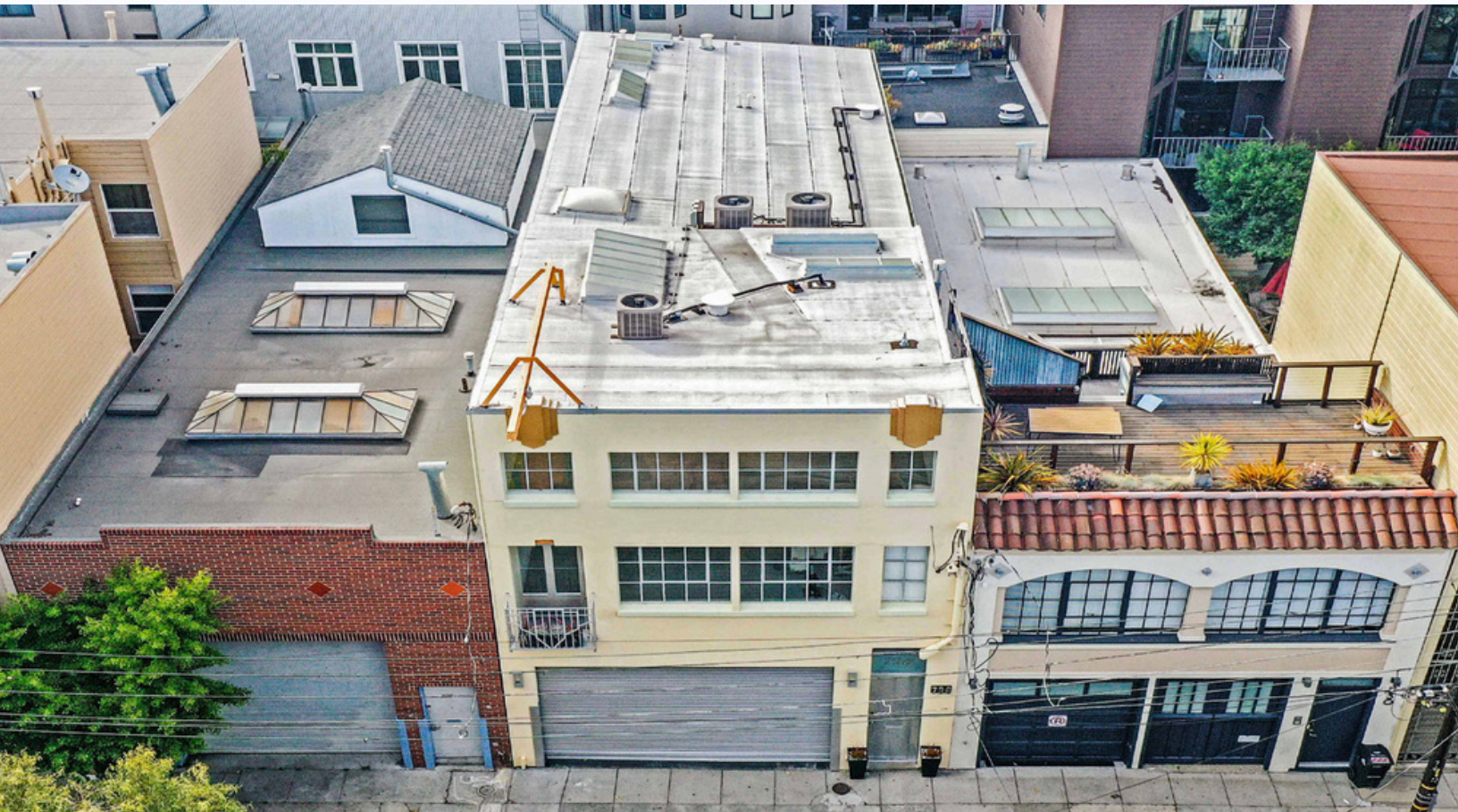
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