

# 6440 Shellmound St.

SAN FRANCISCO, CA 94108

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

EV Charging Stations  
Cloud Kitchens  
Data Centers (Mini or Start-up)  
Life Sciences  
Colocation

# For Lease

**HANS HANSSON**

[hans@starboardcre.com](mailto:hans@starboardcre.com)  
415-517-2589

**CRAIG HANSSON**

[craig@starboardcre.com](mailto:craig@starboardcre.com)  
415.710.7768



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# 6440 Shellmound Street

## Former Telecom Facility with High Power Capacity

This unique property was previously used as a telecom center and offers 2,000 AMPs of existing power, with the **potential to upgrade to 12,000 volts—permits for the upgrade have already been submitted.** Ideal for power-intensive uses such as data centers, EV charging stations, or advanced manufacturing.

## Highlights

• Property Type:	Data Center
• Rate:	Negotiable
• Leasable Area:	11,264 SF
• Lease Type:	Absolute NNN
• Year Built:	1960
• Upgrade:	2000 & 2016
• Zoning:	MUN – Mixed-Use with   Non-Residential
• Clear Height:	18 feet
• AMPS	2,000 AMPS 277/ 480 Volt 3 Phase 4 Wire
• Backup Generator:	1250 KVA Standby Generator 277/ 480 Volt

APNS: 049-1503-002, 049-1491-014



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# Highlights



## Fiber & Telecommunications Hub

- **Fiber Connectivity:** The central station supplies fiber to local companies, ensuring high-speed and reliable internet access.
- **Telecommunications Facility:** Positioned along the Bay Area's main fiber route, it serves as one of the region's key repeating nodes, ensuring seamless data transmission.



## Power & Infrastructure

- **High-Capacity Power:** Equipped with over 2,000 AMPS and DC power, supporting mission-critical operations.
- **Scalable Opportunity:** The short-term lease structure allows a potential owner-user to move in and customize the space as needed.
- **1.66 MEGA Watts of POWER:** Providing 150 watts per square foot, with a planned power upgrade in progress that can increase capacity to over 4 Megawatts.
- **Planned Power Increase:** A power upgrade is currently in progress, which will boost capacity to over **4 MEGA Watts of POWER.**



## Strategic Location

- **Technology Hub Access:** Centrally positioned to serve the heart of the U.S. technology sector.
- **Prime Data Center Location:** Its central position between San Francisco and the East Bay enables data centers to reach hundreds of thousands of people efficiently.





# Images | Interior





# Images | Interior





# Images | Aerial





# Images | Aerial





# Images | Aerial





# Amenities





# Amenities





# Team

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## Craig Hansson

Vice President  
craig@starboardcre.com  
CELL: 415.710.7768  
CA DRE #01841643

Call

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## Hans Hansson

President / Broker of Record  
hans@starboardcre.com  
CELL: 415.517.2589  
CA DRE #00872902

Call

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STARBOARDCRE.COM  
OFC. PHONE 415.765.6900  
49 POWELL STREET, SAN FRANCISCO, CA 94102



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We see what others miss

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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.

**CA DRE# 01103056**

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