



SAN FRANCISCO, CA 94103

99
Shotwell St.

CREATIVE 4,437 SF FULL-BUILDING OPPORTUNITY

Coveted Inner Mission District Location | Versatile for Creative Office, Robotics, Light Prototyping & Lab Uses

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PROPERTY HIGHLIGHTS

| 99 Shotwell Street

FULLY DETACHED SINGLE-TENANT IDENTITY BUILDING

- 4,437 SF Creative Space Across Two Floors
- 100% Controlled Environment with Four Entrances
- Situated On a Corner with Great Outlooks and a 180-Degree Window Line
- Direct Freeway Access
- 5-Minute Walk to 16th St BART
- Two (2) Roll-Up Doors, One With Drive-in Access
- Six (6) On-Site Parking Spots
- 60/40 Robotics/Light Prototyping/Lab to Office Ratio
- Shipping and Receiving Area
- Lab Area Designed for 12-14 Benches
- Hull HVAC and Significant Venting Infrastructure

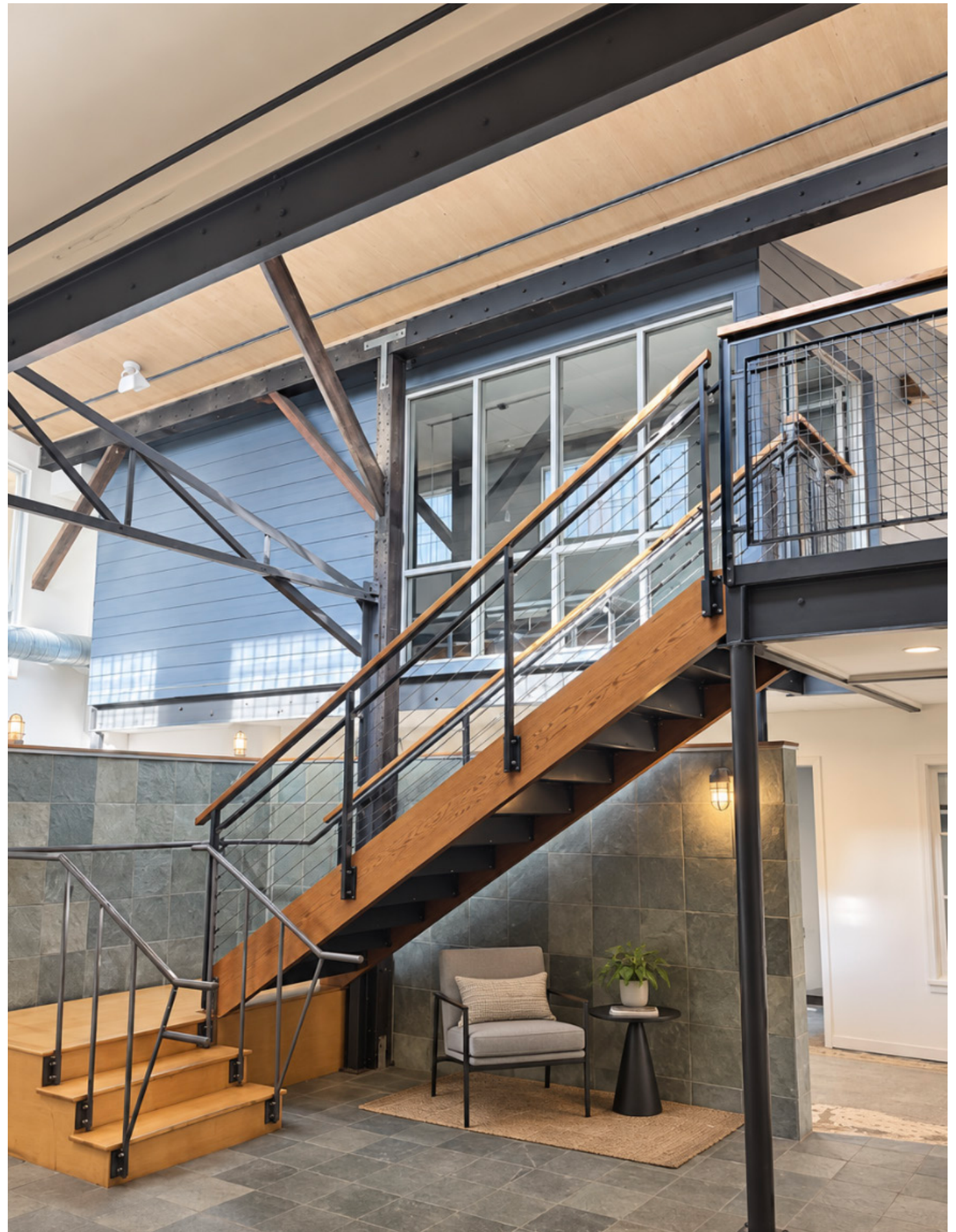


BUILDING HIGHLIGHTS

| 99 Shotwell Street

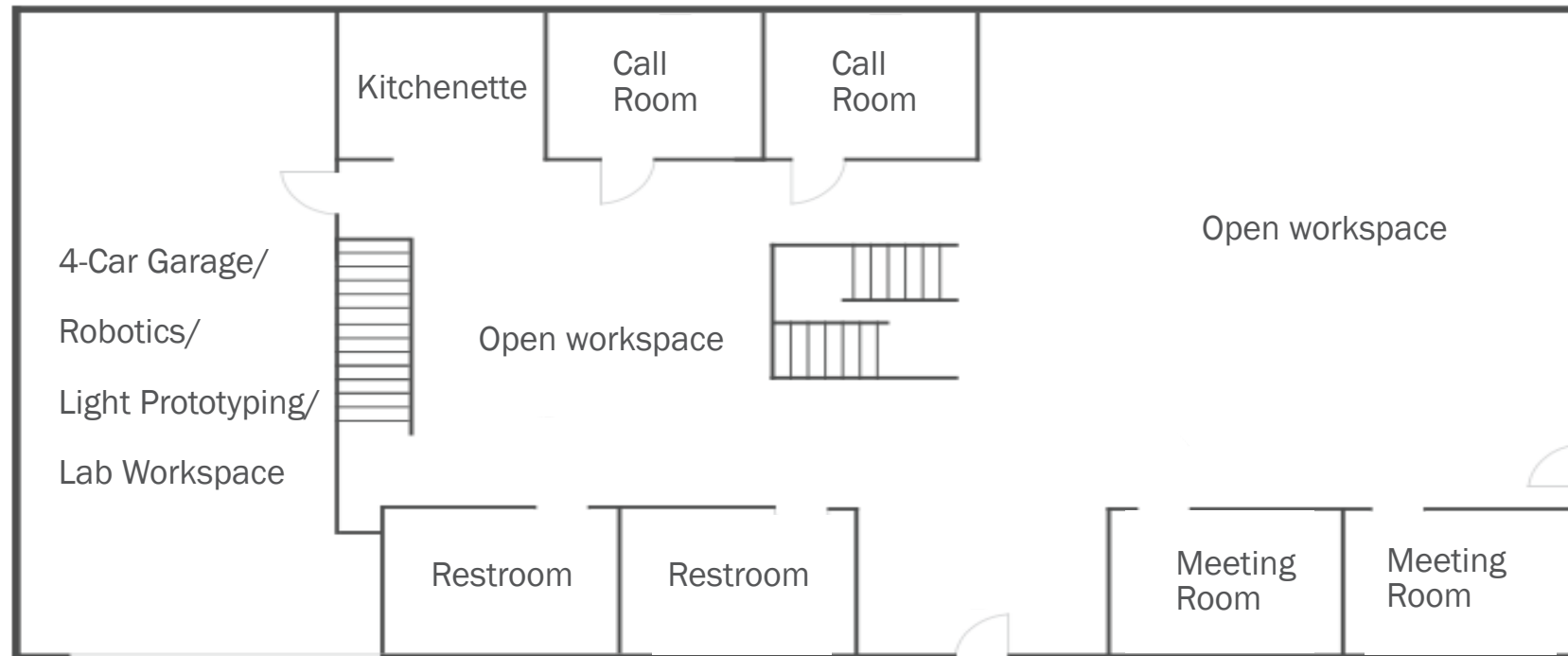
BEST-IN-CLASS CREATIVE SPACE - NEWLY RENOVATED HQ

- Mix of polished concrete and hardwood flooring throughout
- Two (2) large bullpen areas with room for ~30 workstations
- One (1) Boardroom Furnished w/ AV Equipment
- Three (3) Private Offices
- Built-in Call Rooms
- Newly Renovated Kitchenette w/ High-End Appliances
- Soaring Ceilings in Open Area
- Multiple Skylights Throughout, Providing Abundant Natural Light
- Full HVAC Throughout
- Utility Sink for Operational Flexibility
- Robust Security System in Place

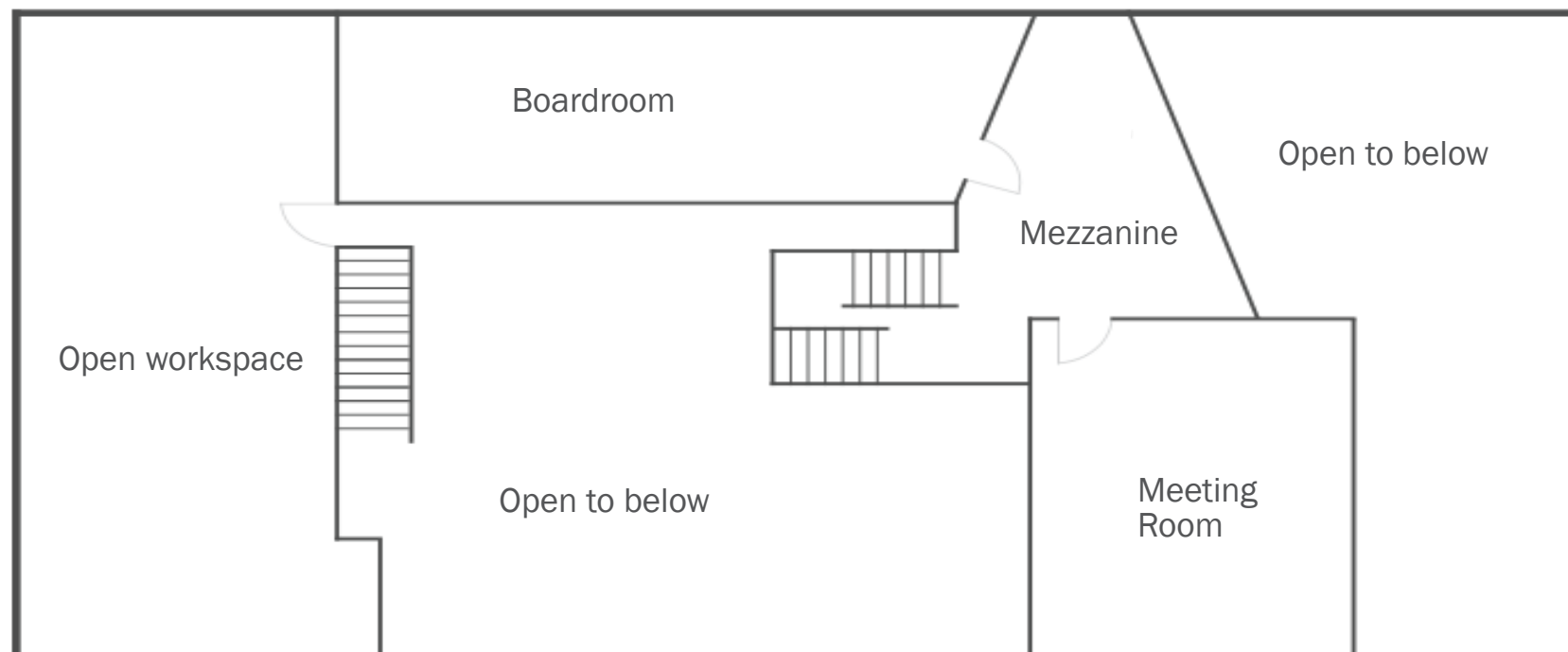


FLOOR PLANS

| 99 Shotwell Street



1st Floor



2nd Floor

GALLERY

| 99 Shotwell Street

 **CALCO**
COMMERCIAL, INC.



GALLERY

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NEARBY AMENITIES

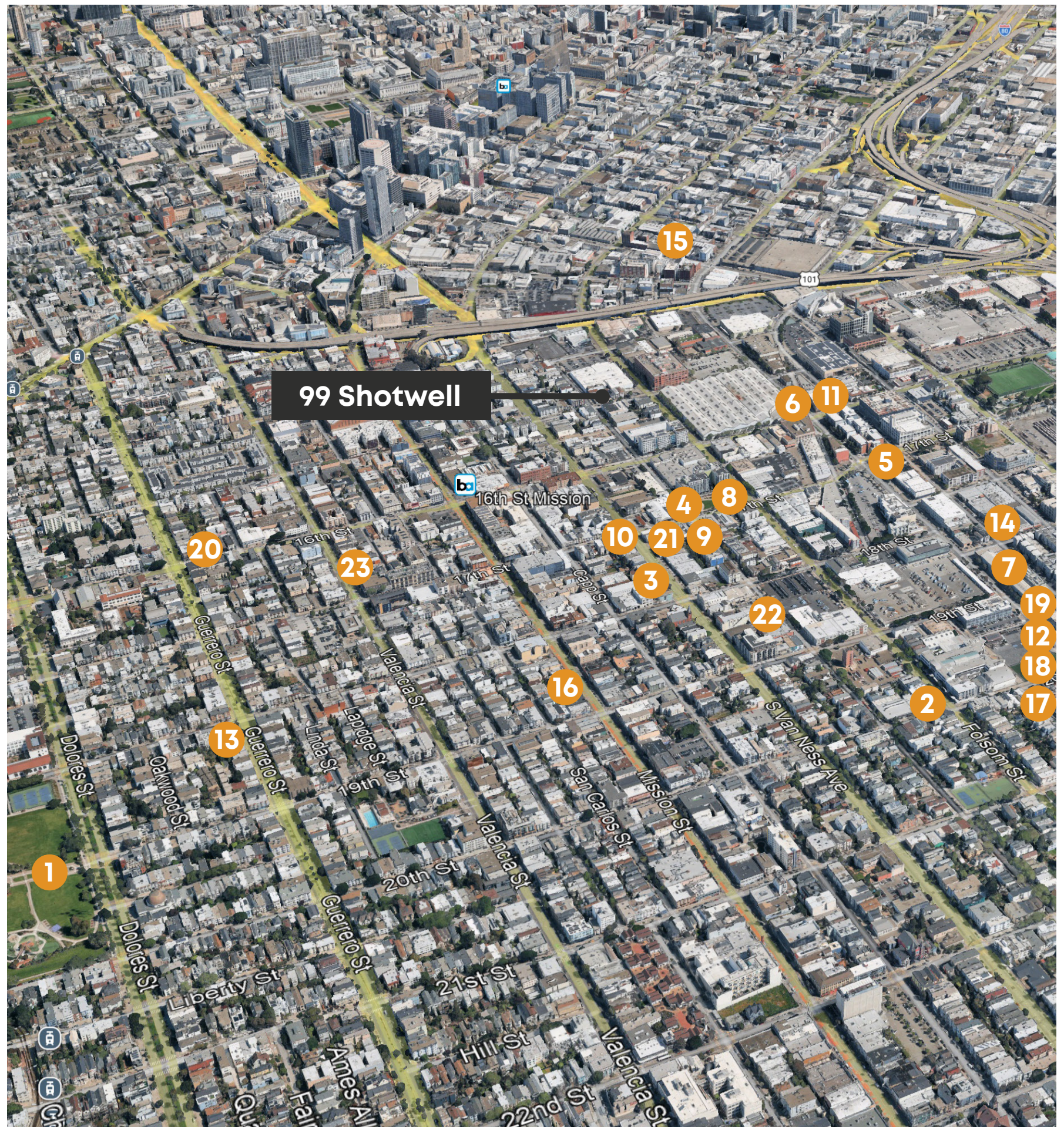
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SERVICES + RETAIL

- 1 Mission Dolores Park
- 2 Base Camp
- 3 CrossFit Alinea
- 4 Mission Bowling
- 5 Gus's Community Market
- 6 Hicokry Clay
- 7 Mission Cliffs
- 8 In Chan Kaajal Park / Playground
- 9 ODC Theater
- 10 BiRiteUnite Cooking

FOOD + DRINK

- 11 Dandelion Chocolate
- 12 True Laurel
- 13 Tartine Bakery
- 14 Tartine Manufactory
- 15 Californios
- 16 Lazy Bear
- 17 Flour + Water
- 18 Penny Roma
- 19 Farmhouse Kitchen
- 20 ABV
- 21 Robin's Cafe
- 22 Hedge Coffee
- 23 Stonemill Matcha



OFFERING A BETTER QUALITY OF LIFE/WORK

| 99 Shotwell Street

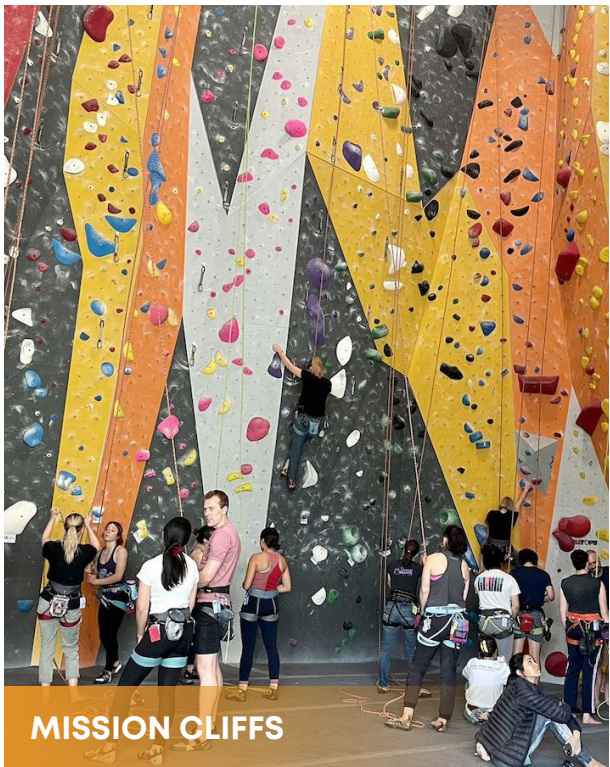
MORNING



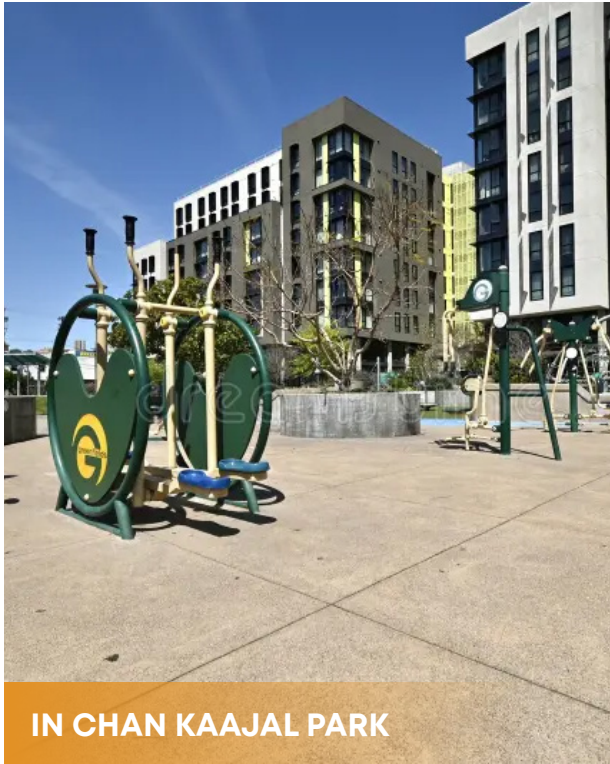
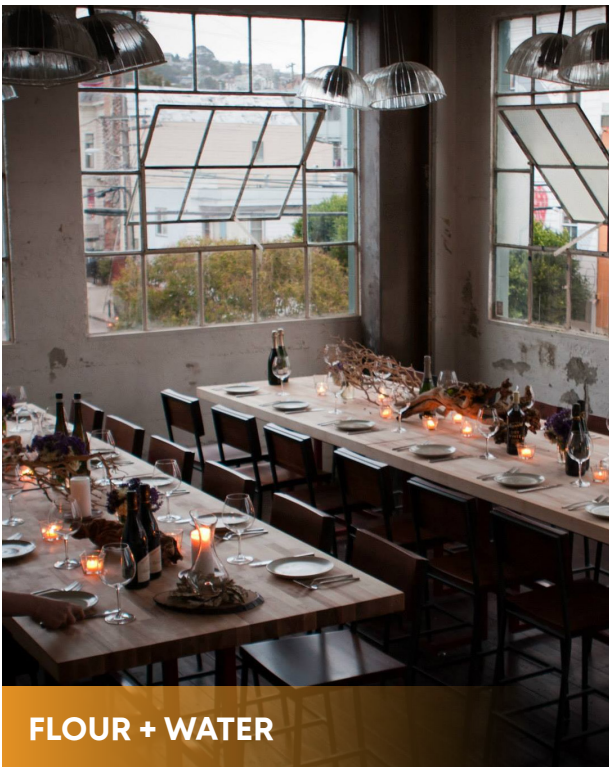
LUNCH



AFTERNOON



DINNER



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**PIONEERING REAL ESTATE
SOLUTIONS WITH
PROVEN EXPERTISE****CHARLES WILLIAMS**

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Calco Commercial, founded in 2011 by Scott Mason, brings over 37 years of experience and 3,000 + transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.