

735

BATTERY STREET

JACKSON SQUARE BRICK & TIMBER
ADJACENT TO THE BATTERY CLUB



CREATIVE OFFICE BUILDING | FOR LEASE





Located in the Heart of Jackson Square.

Set in San Francisco's oldest and most architecturally distinctive commercial district — a low-rise, design-forward enclave of historic brick buildings, gourmet restaurants, and in one of the city's hottest office sub-markets in the city.



Rare Brick & Timber building

in San Francisco's most coveted sub-market and adjacent to The Battery Club.

Character-rich Creative Office with exposed brick-and-timber features and high ceilings.



Bridging the Financial District and the Waterfront. Ideally positioned between the North Waterfront District and the North Financial District, walkable to both the business core and the Embarcadero.



Abundant nearby parking.



Connected and Commutable.

A short walk to the Embarcadero BART and Muni Metro station and to regional ferry service at the Ferry Building, with quick access to the Bay Bridge and major arterials.



A Prestige Business Community.

Jackson Square is home to leading venture, technology, design, architecture, and professional-services firms — an address that signals brand and pedigree to clients and talent alike.



Best-in-Class Nearby Amenities. Surrounded by acclaimed restaurants, cafés, designer showrooms, and galleries:

- Steps to Cotagna, Kokkari and more
- Short walk to the Financial District, Ferry Building, the Embarcadero and North Beach.

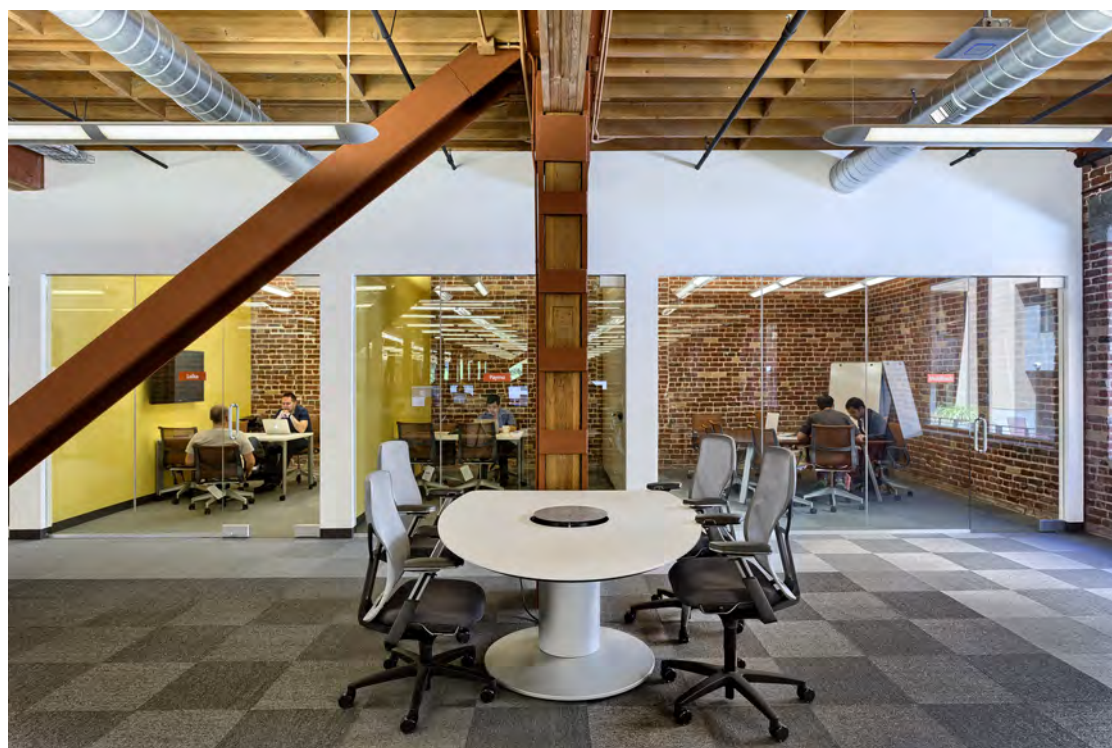


- +/- 62,500 square feet offering full-floor identity and efficient floor plates
- Seismically Upgraded and renovated in 1980
- Originally constructed in 1929
- Boutique Efficient Full Floors
- Full HVAC
- High ceilings
- Rare Brick & Timber building
- Located in the Heart of Jackson Square
- Adjacent to The Battery Club
- Character-rich Creative Office with exposed brick-and-timber features



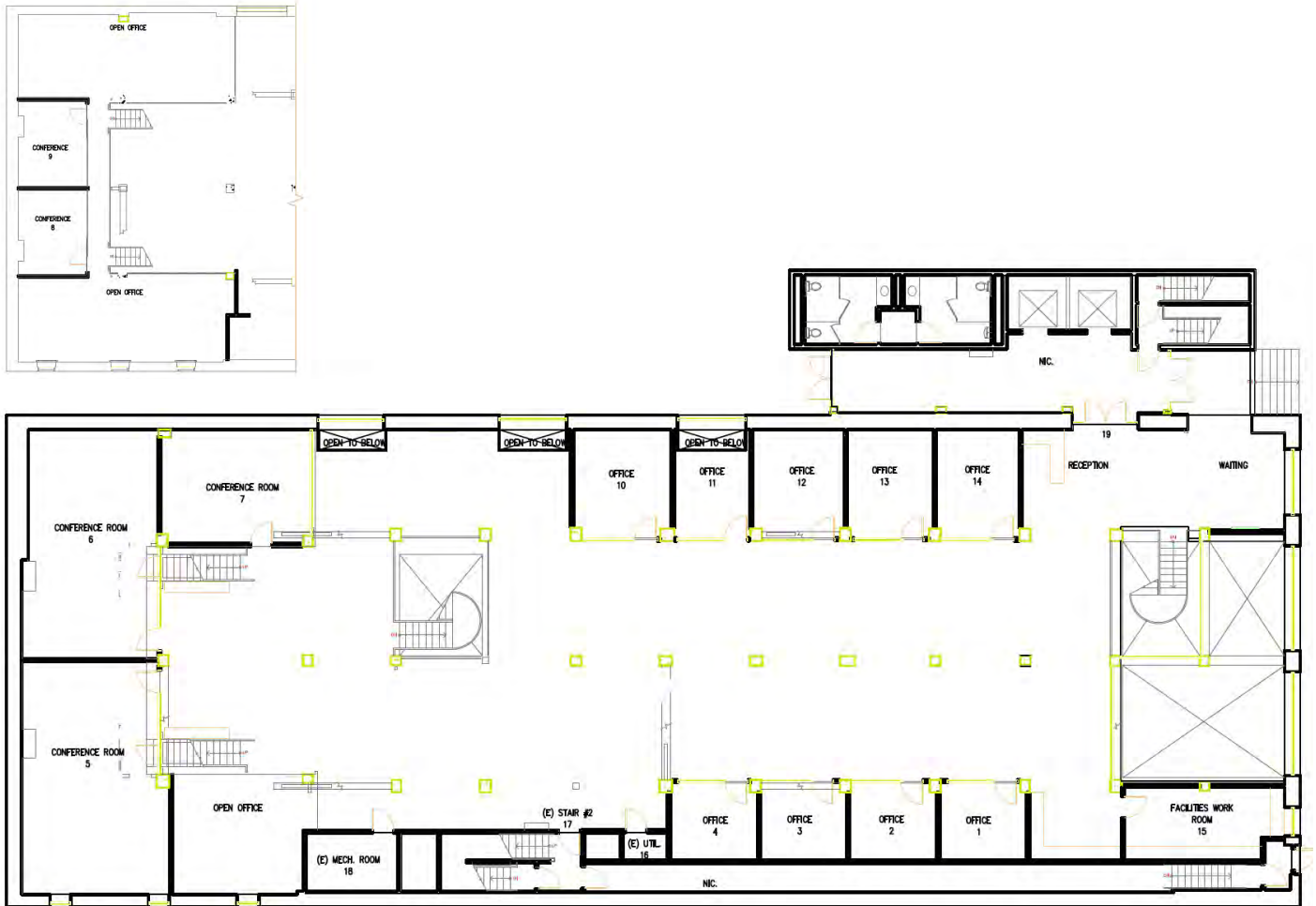
AVAILABLE FULL FLOORS

FLOOR	SIZE	TERM	ASKING RATE	COMMENTS
1st Floor + Lower Level	25,069 RSF +/-	2-10 Years	\$48.00 IG per RSF/Yr	Plug & Play Creative Space with High Exposed Ceilings. Large all-hands area with modern kitchen, mostly open space with mix of meeting rooms, offices and more. 1st Floor is 12,369 RSF +/- and Lower Level is 12,700 RSF +/- . Must be leased together with interconnecting staircase.
3rd + 4th Floor Penthouse	25,014 RSF +/-	2-10 Years	\$69.00 IG per RSF/Yr	High-End Creative Space with High Ceilings, Great Natural Light and Private Balcony. 3rd Floor is 12,378 RSF +/- and 4th Floor is 12,636 RSF +/- . Must be leased together with interconnecting staircase.



TOTAL 25,069 RSF +/-

1ST FLOOR PLAN

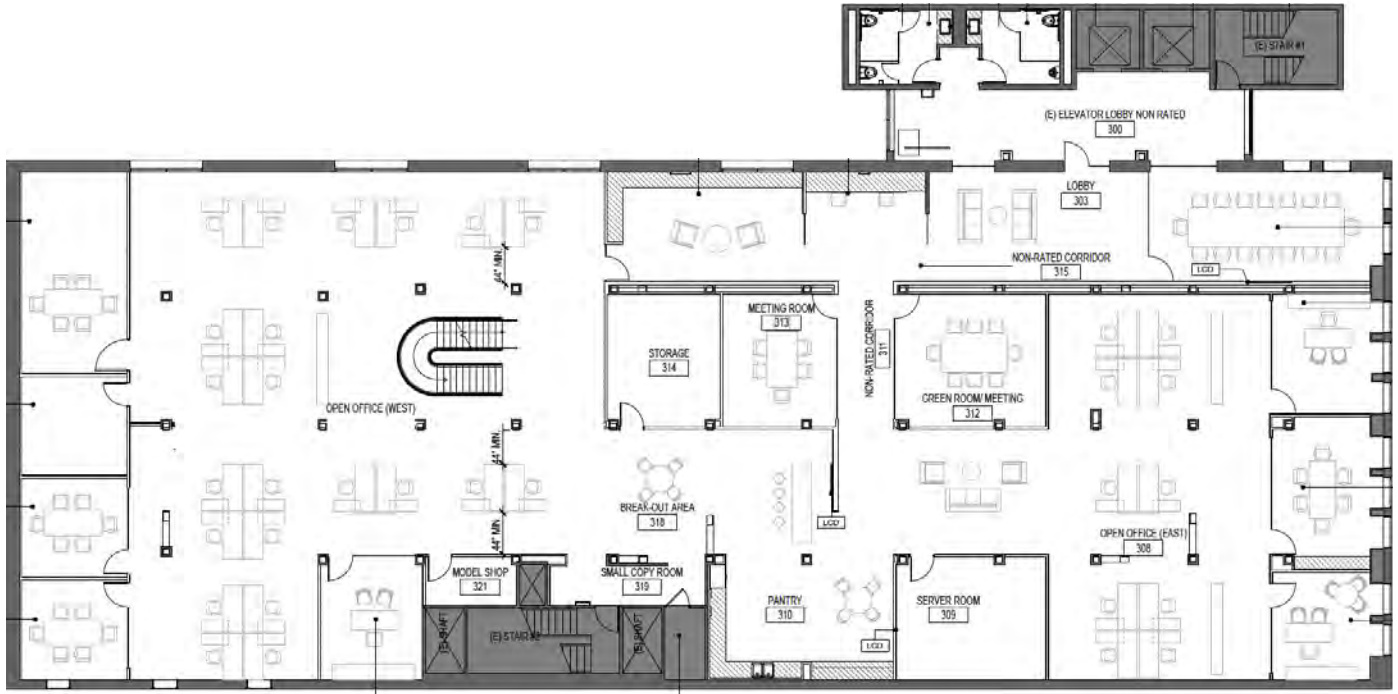


LOWER LEVEL FLOOR PLAN

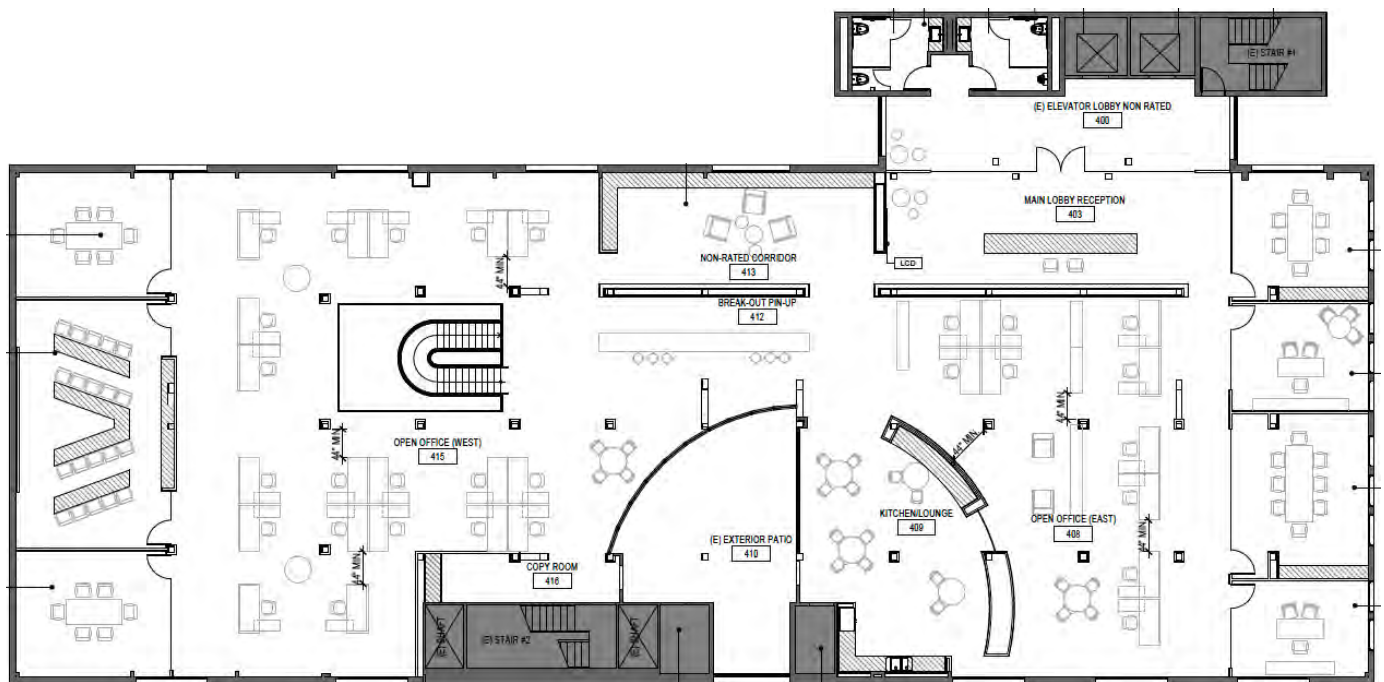


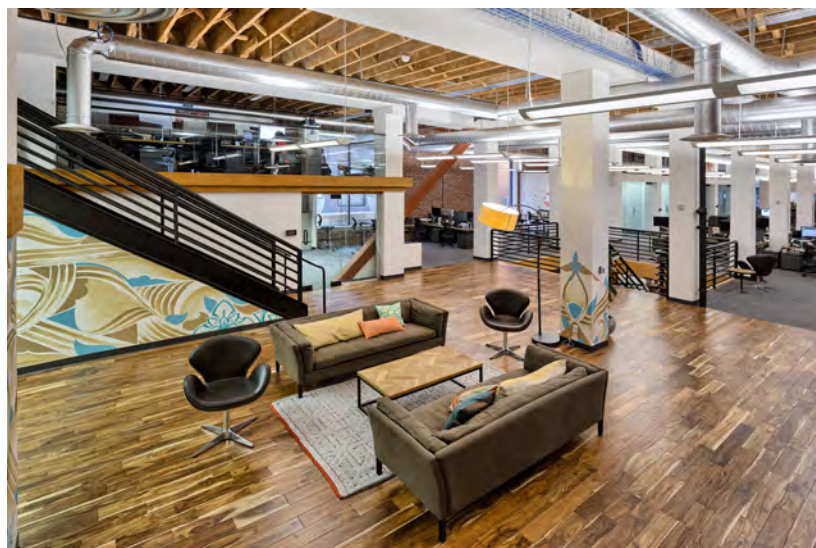
TOTAL 25,014 RSF +/-

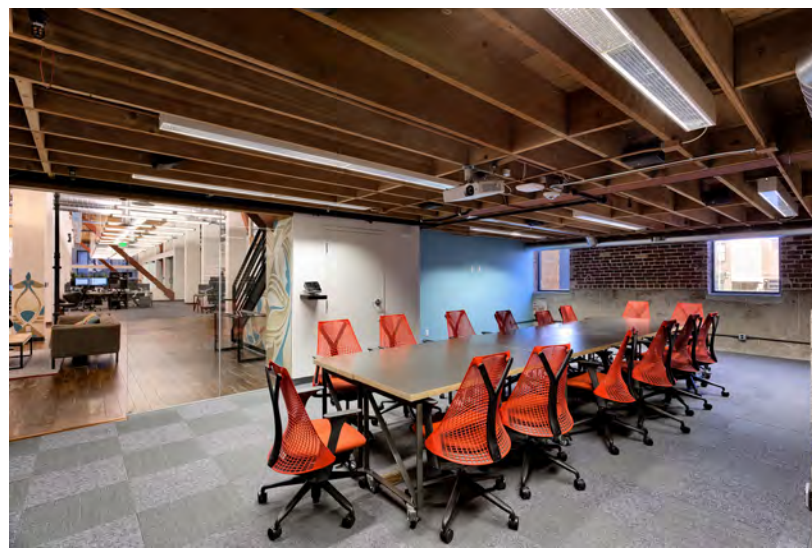
3RD FLOOR PLAN - WITH FURNITURE LAYOUT

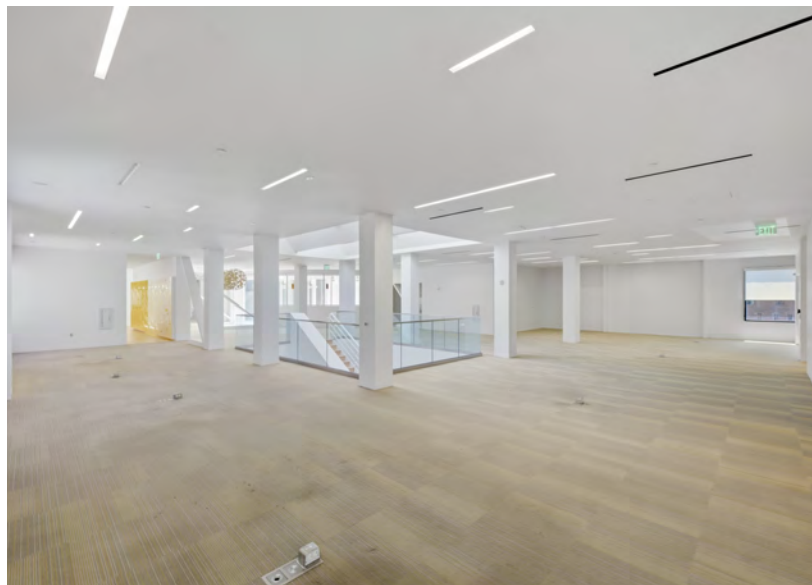


PENTHOUSE FLOOR PLAN - WITH FURNITURE LAYOUT

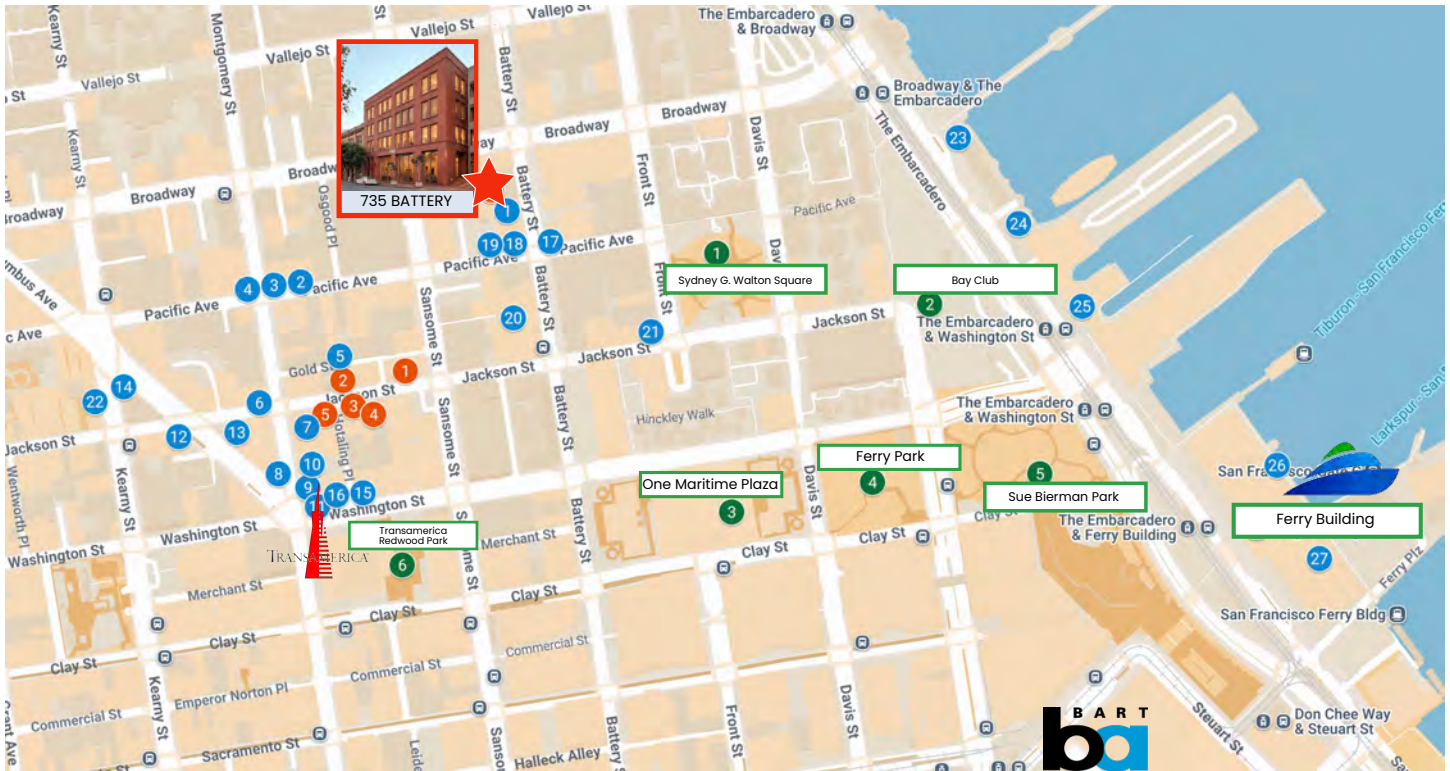












RESTAURANTS

- | | |
|------------------------|--------------------------------|
| 1 The Battery | 15 Verjus |
| 2 Quince | 16 KUSAKABE |
| 3 Cotogna | 17 The Old Ship Saloon |
| 4 Blue Bottle Coffee | 18 Barbary Coast Provisions |
| 5 Bix | 19 Yo Yo's |
| 6 Roka Akor | 20 Cassava San Francisco |
| 7 Loveski | 21 Kokkari Estiatorio |
| 8 Tom's Gourmet Bistro | 22 House of Nanking |
| 9 Maison Nico | 23 Coqueta |
| 10 Barbarossa Lounge | 24 Alora Coastal Mediterranean |
| 11 Tricolore Caffè | 25 La Mar Cocina |
| 12 Trestle Restaurant | 26 Hog Island Oyster Co. |
| 13 Sai's | 27 Lunette |
| 14 Cafe Zoetrope | |

NEARBY PARKS

- 1 Sydney G. Walton Square
- 2 Bay Club Gateway
- 3 One Maritime Plaza
- 4 Ferry Park
- 5 Sue Bierman Park
- 6 Transamerica Redwood Park

BOUTIQUES

- 1 ANINE BING
- 2 ZIMMERMANN
- 3 Isabel Marant
- 4 Polo Ralph Lauren
- 5 Paul Smith

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