

FOR LEASE

301 8TH STREET

±2,184-±4,104 SF 2nd Floor Creative Suites Available in San Francisco's SOMA District



Property Features

Modern, secure lobby

ADA elevator

Enclosed and secure loading dock

Dedicated freight elevator

ADA bathrooms

Excellent ceiling heights

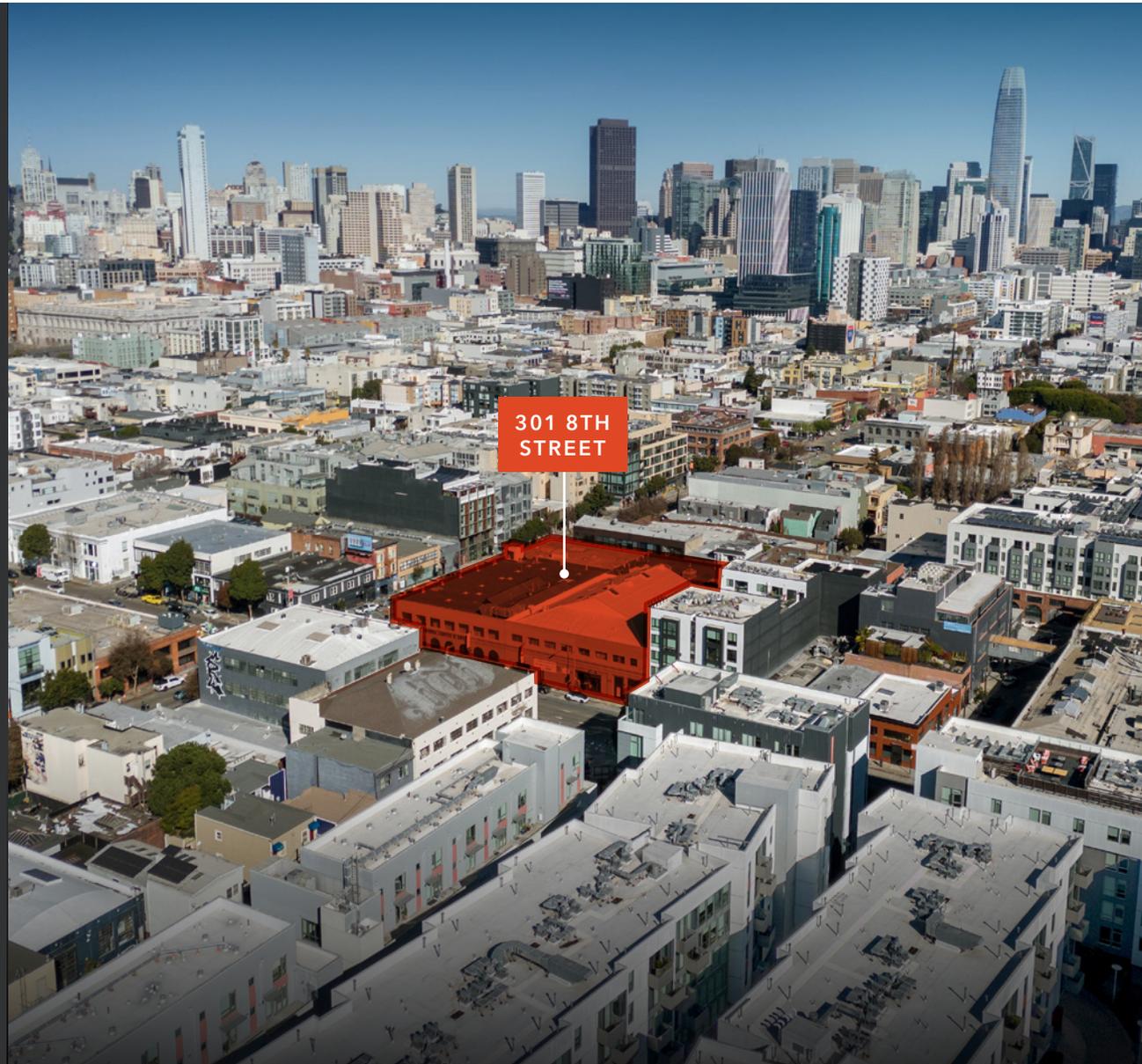
Abundant natural light

Great freeway Ingress/Egress

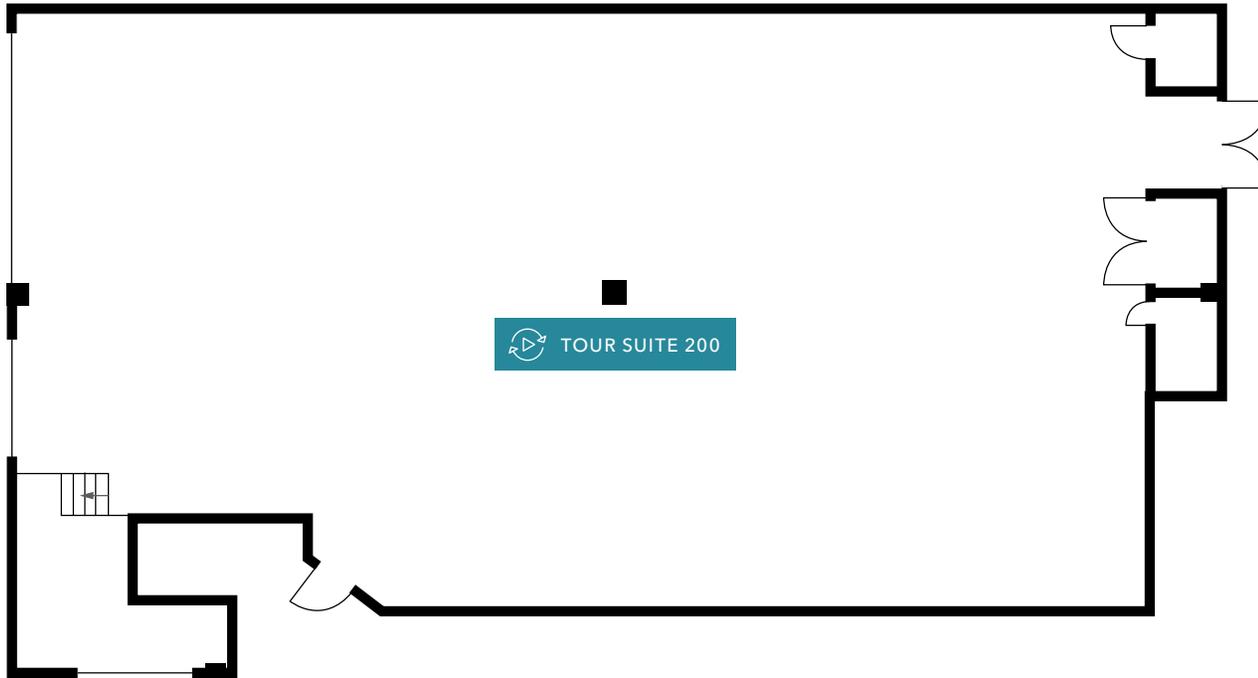
10-Minute walk to Civic Center BART Station

OFFICE AVAILABILITY

SUITE 200	Second floor	±4,104 SF	\$1.75 PSF
SUITE 202	Second floor	±1,533 SF	\$1.75 PSF
SUITE 210	Second floor	±2,104 SF	\$1.75 PSF
SUITE 250	Second floor	±3,861 SF	\$1.75 PSF
SUITE 265	Second floor	±2,616 SF	\$1.75 PSF



SUITE 200



±4,104 SF

AVAILABLE

\$1.75 PSF

LEASE RATE

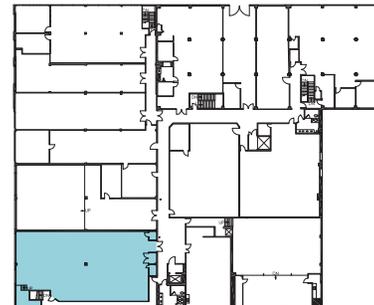
NOW

AVAILABLE

- Forced air and heat
- Operable windows
- Abundant natural light (northern exposure facing Folsom Street)
- Ceiling fans
- Former occupant was a dance studio

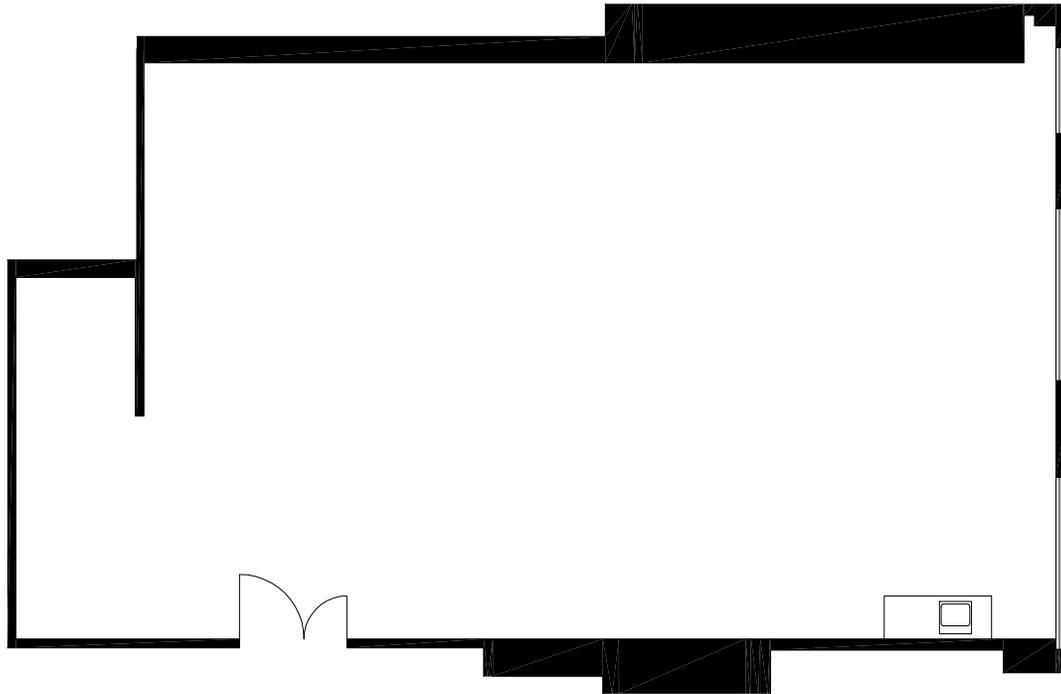


SECOND FLOOR



FLOOR PLAN NOT TO SCALE

SUITE 202



±1,533 SF

AVAILABLE

\$1.75 PSF

LEASE RATE

NOW

AVAILABLE

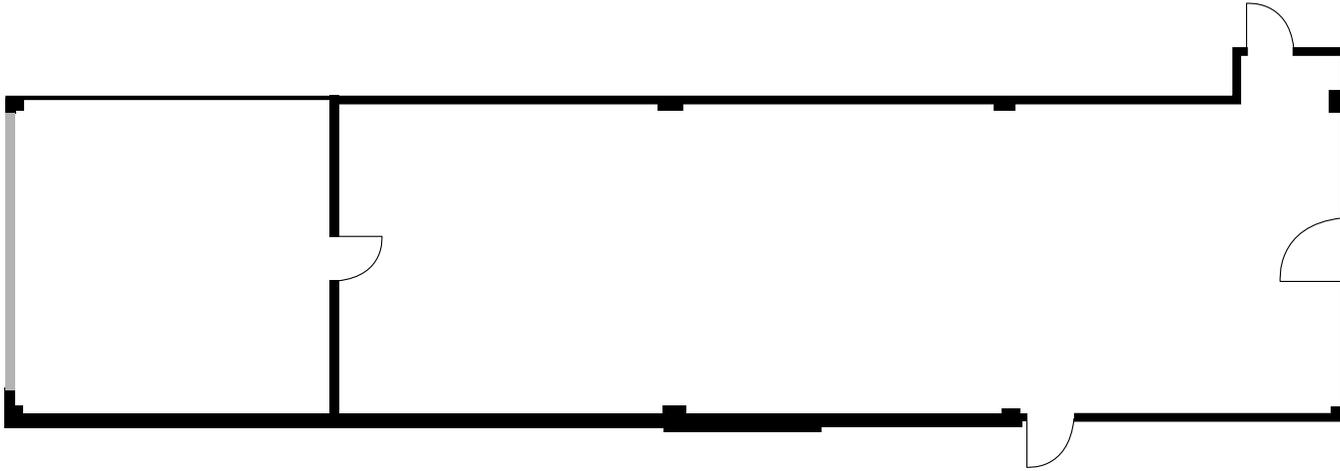
- Forced air and heat
- Operable windows
- Abundant natural light
(northern exposure facing
Folsom Street)

SECOND FLOOR



FLOOR PLAN NOT TO SCALE

SUITE 210



±2,184 SF

AVAILABLE

\$1.75 PSF

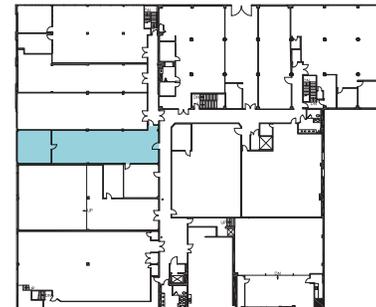
LEASE RATE

30 DAYS

AVAILABLE



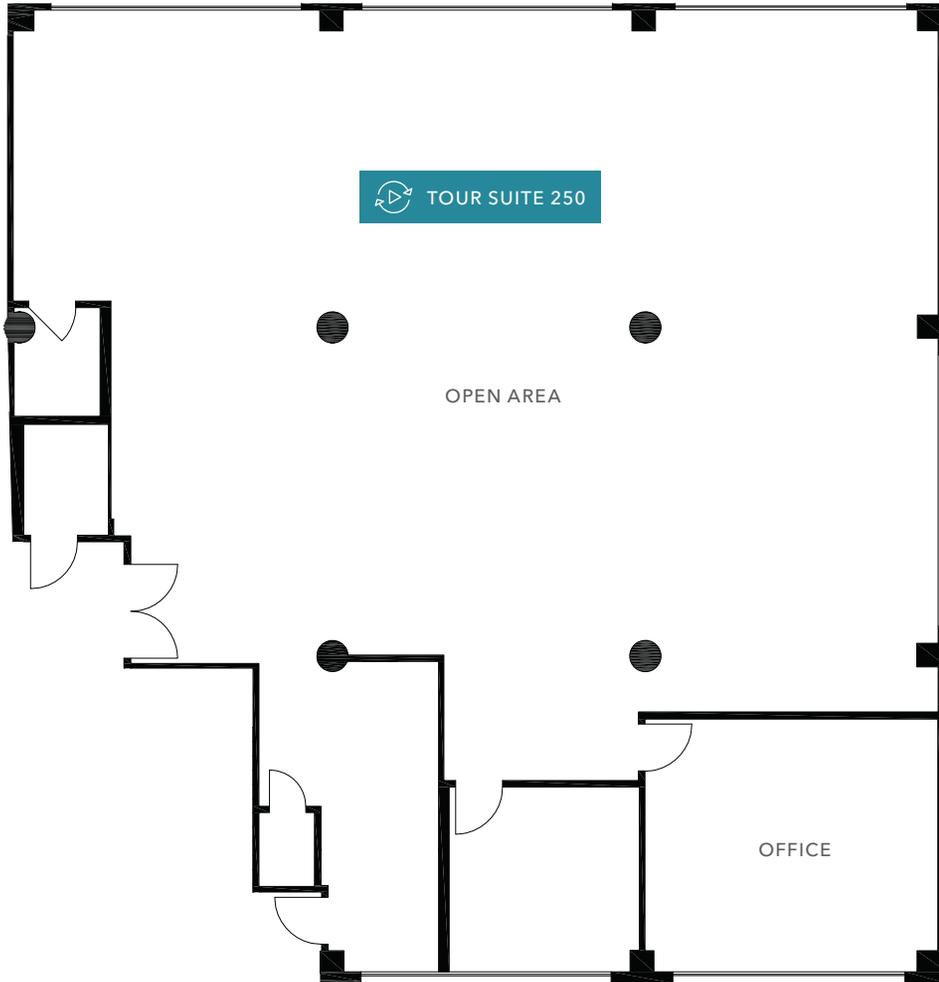
SECOND FLOOR



- Open plan
- One private office
- High ceilings
- Skylights
- Concrete floor
- Forced air and heat
- Operable windows

FLOOR PLAN NOT TO SCALE

SUITE 250



SECOND FLOOR



±3,861 SF

AVAILABLE

\$1.75 PSF

LEASE RATE

NOW

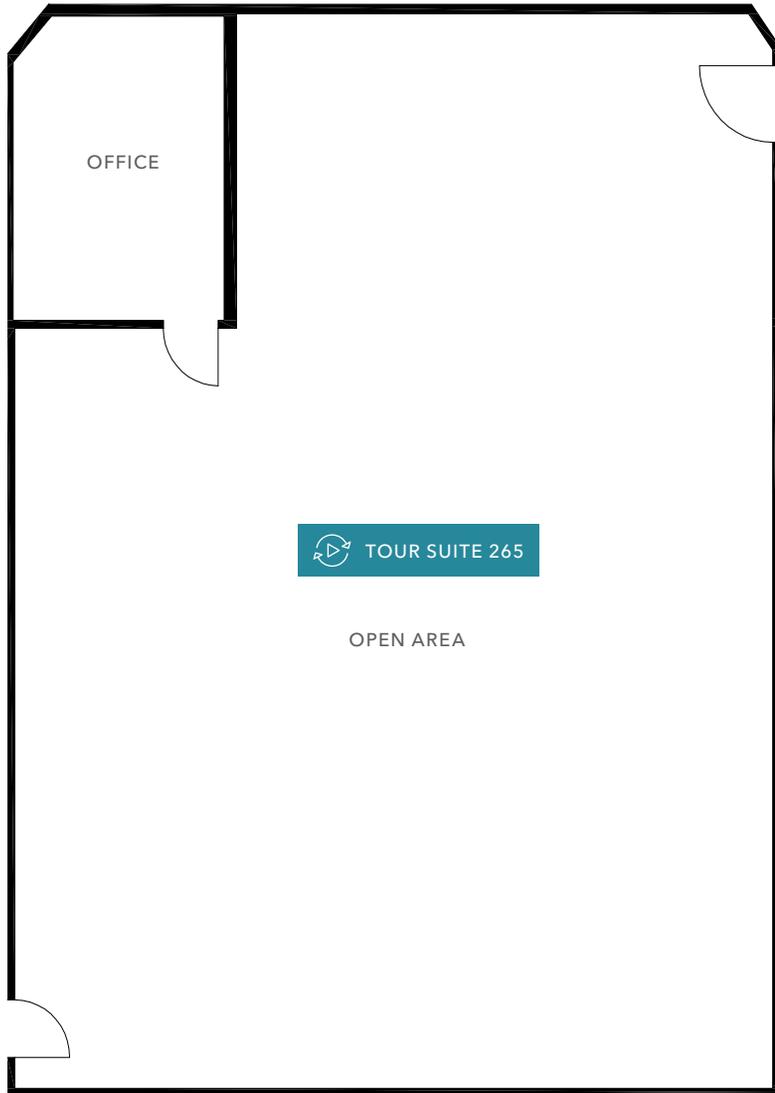
AVAILABLE

- Open plan
- One private office
- High ceilings
- Skylights
- Concrete floor
- Forced air and heat
- Operable windows

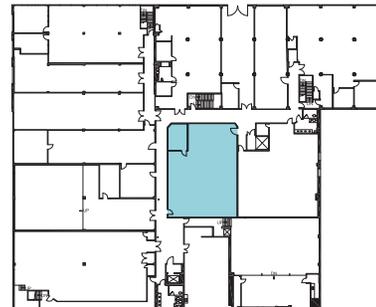
FLOOR PLAN NOT TO SCALE



SUITE 265



SECOND FLOOR



±2,616 SF

AVAILABLE

\$1.75 PSF

LEASE RATE

NOW

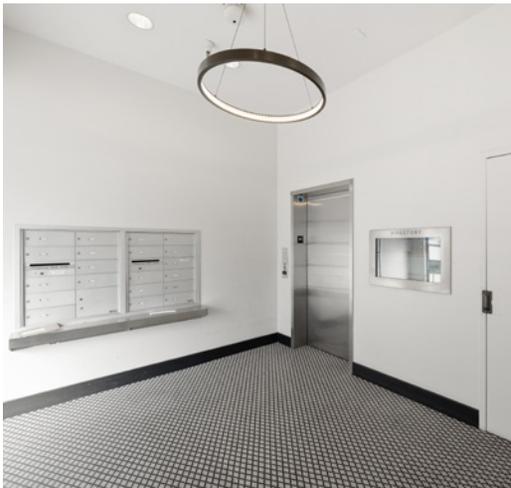
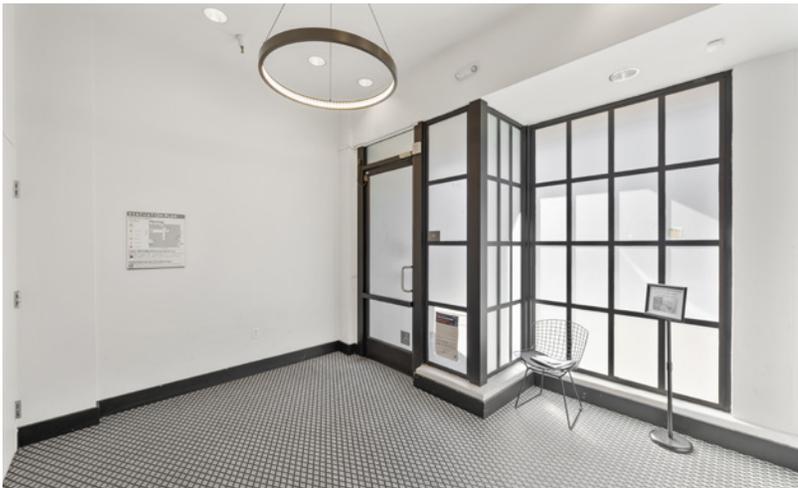
AVAILABLE

Interior space

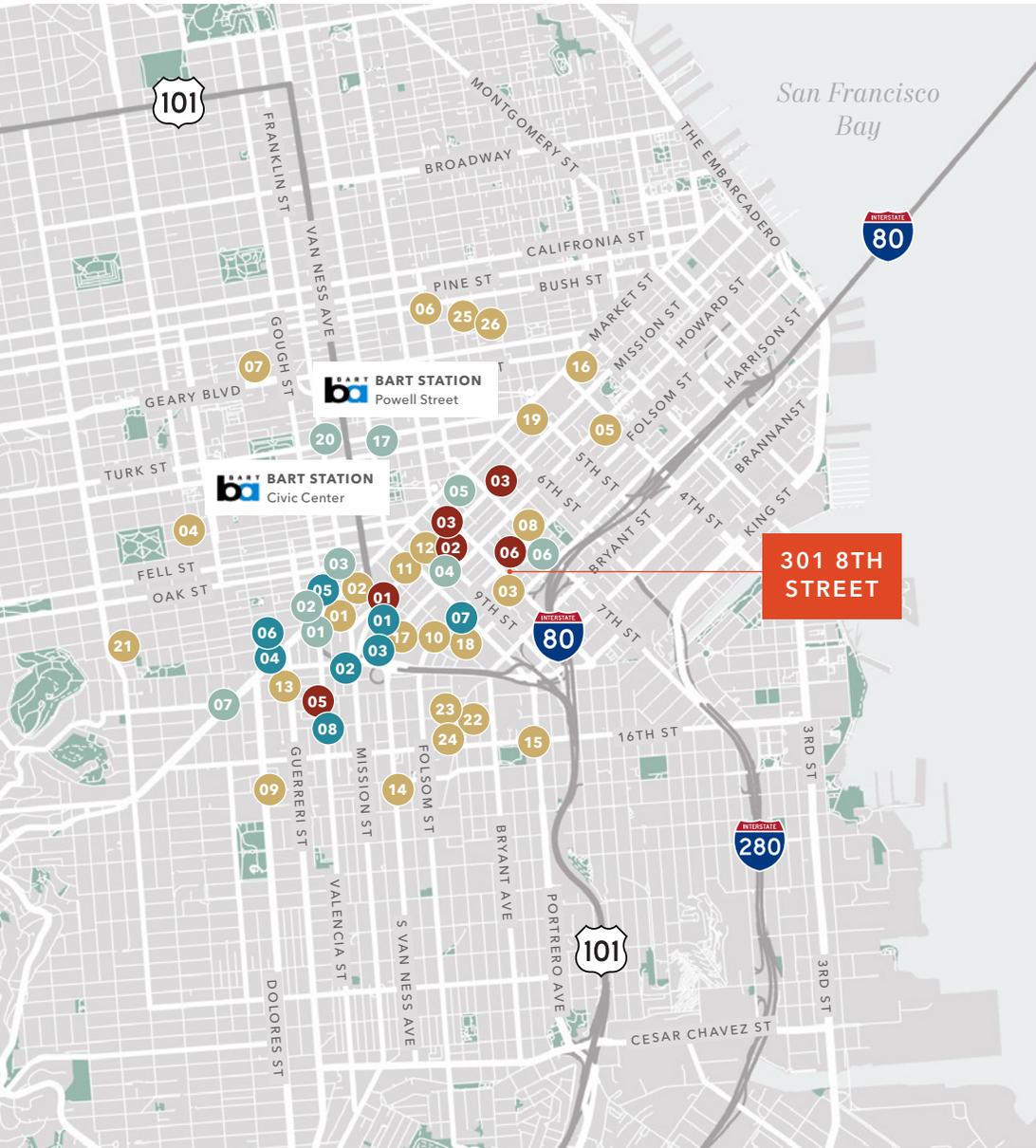
High ceilings

Skylights

FLOOR PLAN NOT TO SCALE







EAT + DRINK

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafood Grill
- 05 Zesty Cafe
- 06 Osha Thai BBQ San Francisco
- 07 Panda Express
- 08 Oasis Grill
- 09 Delfina Restaurant
- 10 V Cafe
- 11 Subway
- 12 Poké Bar
- 13 KFC
- 14 Whiz Burgers Drive-In
- 15 McDonald's
- 16 T.L. Downtown Krispy Krunchy
- 17 1601 Bar & Kitchen
- 18 BuzzWorks
- 19 Shake Shack
- 20 Dickey's Barbecue Pit
- 21 Popeyes
- 22 Noah's NY Bagels
- 23 Togo's
- 24 Boston Market
- 25 Morton's
- 26 The Cheesecake Factory

HOTELS

- 01 San Francisco Central Hotel
- 02 Edwardian Hotel
- 03 Oak Hotel
- 04 SoMa Park Inn
- 05 BEI San Francisco, Trademark
- 06 San Francisco Inn
- 07 Perramont Hotel
- 08 Embassy Hotel

CAFFEINE

- 01 Blue Bottle Coffee
- 02 Peet's Coffee
- 03 Starbucks
- 04 Pixlcat Coffee
- 05 Four Barrel Coffee
- 06 Cafe Suspiro

PARKING

- 01 1537 Mission St Parking
- 02 1660 Mission Garage - Lot #47
- 03 SOMA Hub Garage (Propark)
- 04 Private Parking
- 05 United SF Parking
- 06 Private Parking
- 07 1401 Folsom St
- 08 Getaround Parking Spaces

301 8TH
STREET

Exclusively leased by

SCOTT VIX
415.229.8924
scott.vix@kidder.com
LIC N° 01407761

KIDDER.COM

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