



**12 GOUGH STREET** SAN FRANCISCO CA 94103

± 1,819 SQ FT OFFICE/RETAIL SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

**DAVIS NGUYEN**

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

**LENA KWANG**

Lena@theDNgroupSF.com

714.313.0585

DRE 02156531

## EXECUTIVE SUMMARY

### 12 GOUGH STREET San Francisco CA 94103



Offered at \$30 PSF M.G.



± 1,819 Sq Ft

APN 3504-023

Zoning NCT-3

Cross Street Otis Street

Year Built 1987

Compass Commercial, as the exclusive advisor, is pleased to present the opportunity to lease the ground-floor office/retail space at 12 Gough Street.

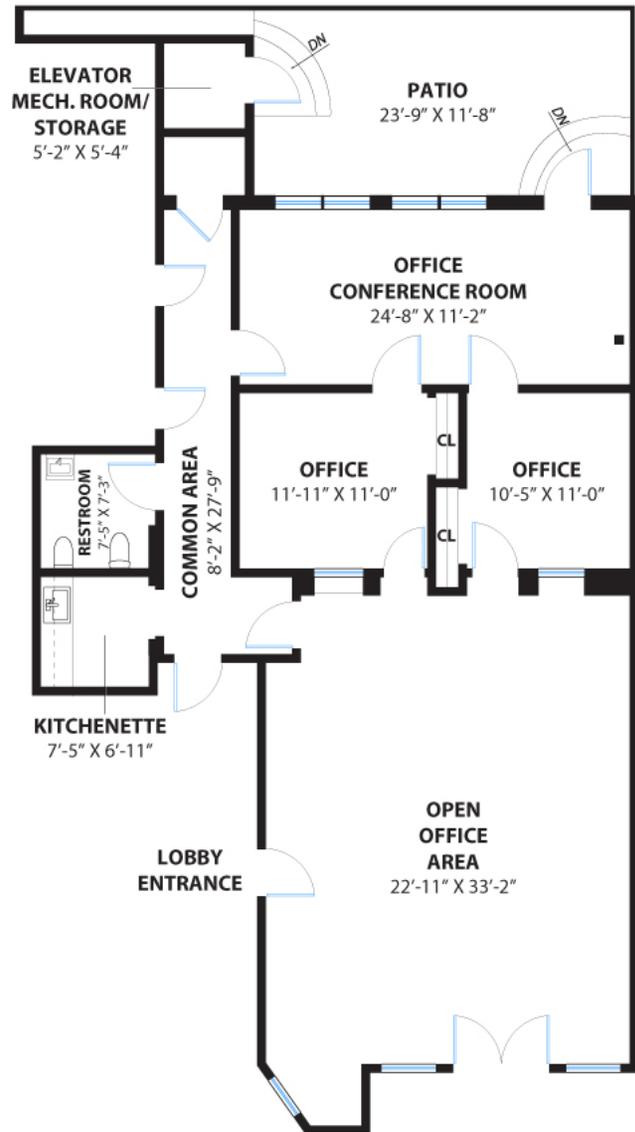
This ±1,819 square foot space is designed for functionality and features a flexible layout, including an open area, two private offices/rooms, a conference room, a kitchenette, and a rare outdoor patio. High ceilings and large street-facing windows fill the space with natural light, creating a bright and modern work environment.

12 Gough Street also features a secure entrance with security systems, along with NCT-3 zoning which allows for a variety of office and retail service uses.

Located on highly visible Gough Street, the property offers excellent signage opportunities and strong street presence, with convenient access to nearby freeways and public transportation, making it easily accessible for clients and employees alike.



# FLOOR PLAN



## PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

**LIVING SPACE: 1272 SQ FT**

\* Main House (Main Level): 1272 Sq Ft

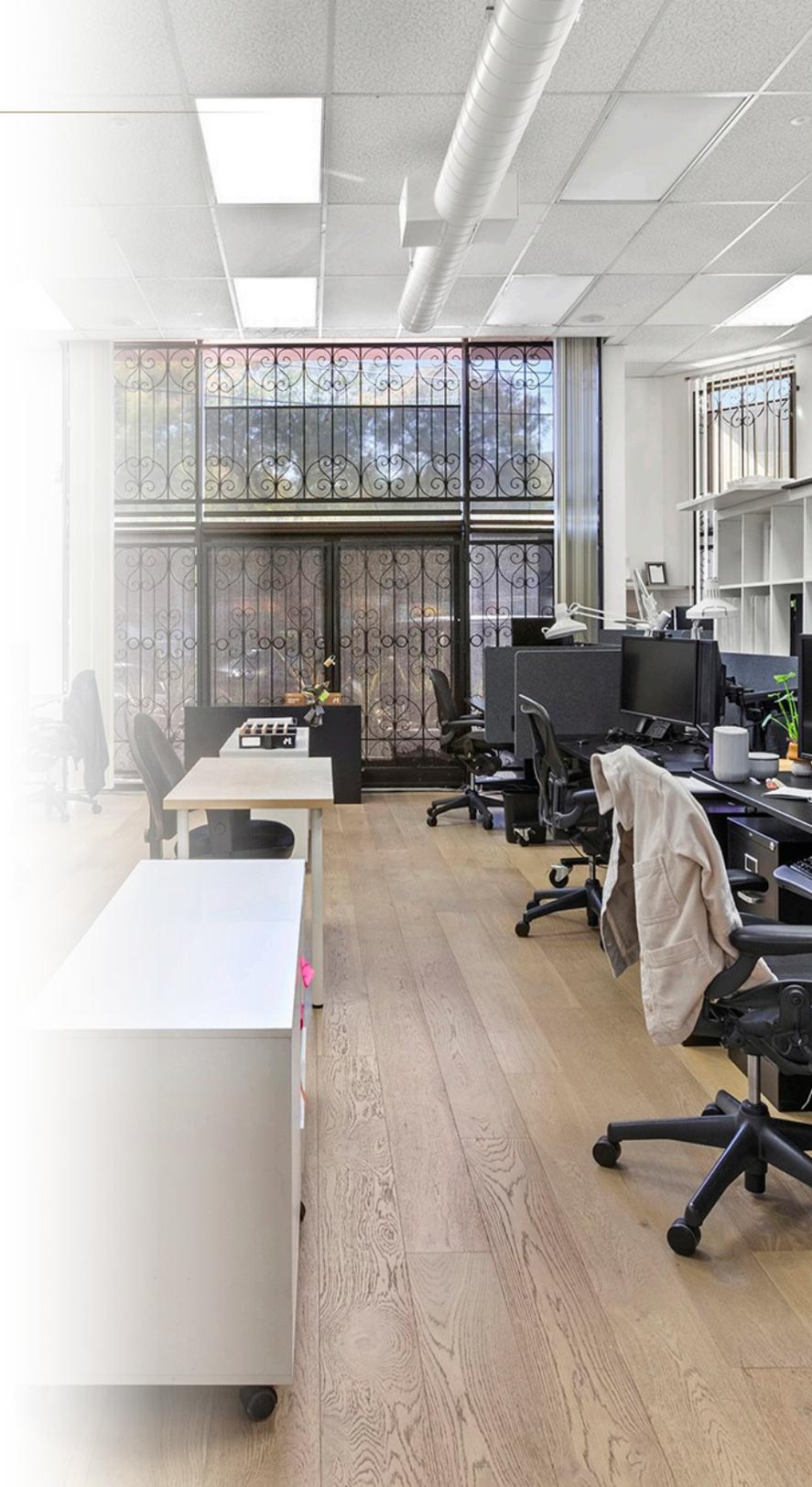
**NON-LIVING SPACE: 575 SQ FT**

\* Patio: 276 Sq Ft

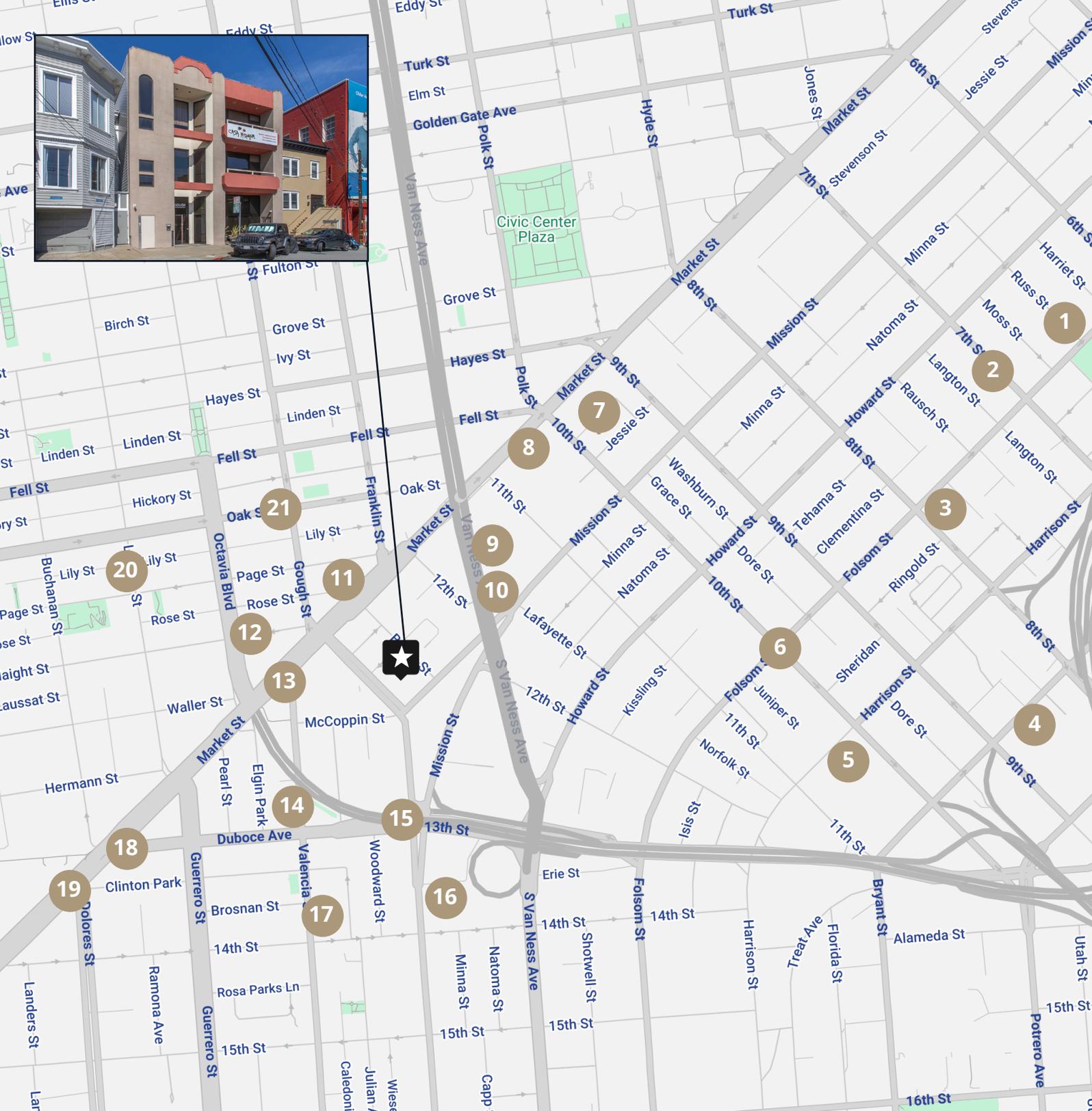
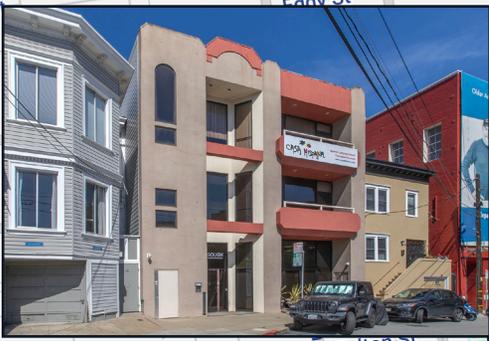
\* Elevator Mech. / Storage: 28 Sq Ft

\* Common Area/ Bath/ Kitchenette: 271 Sq Ft

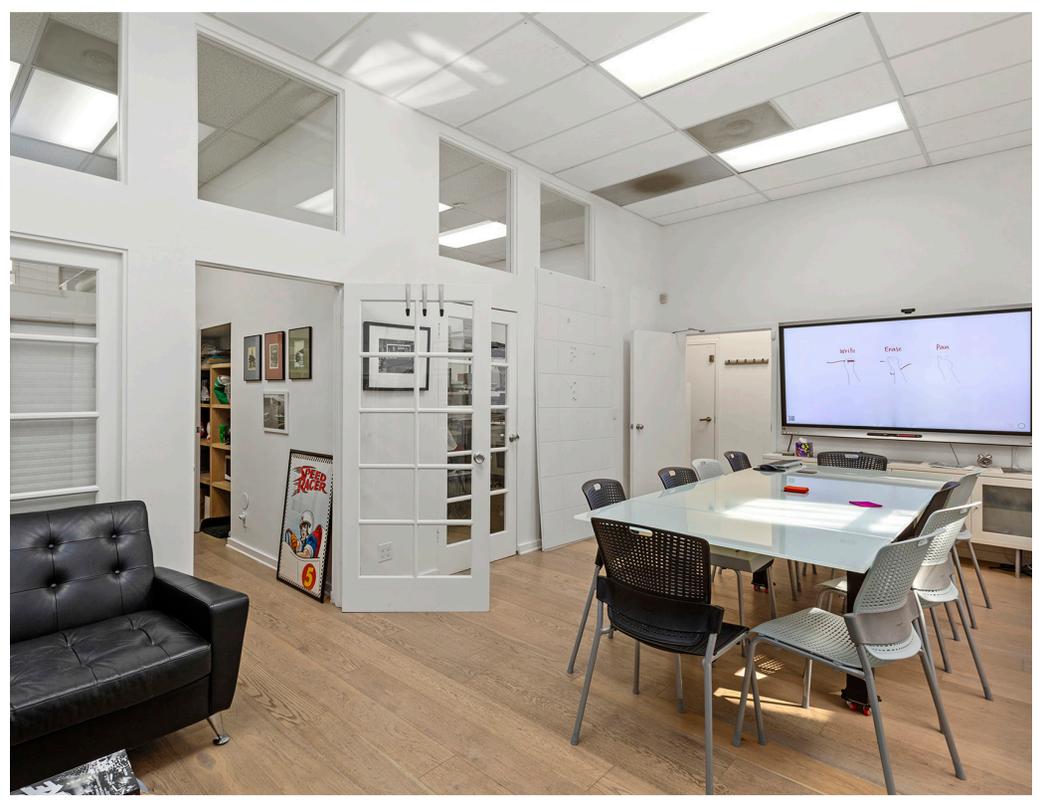
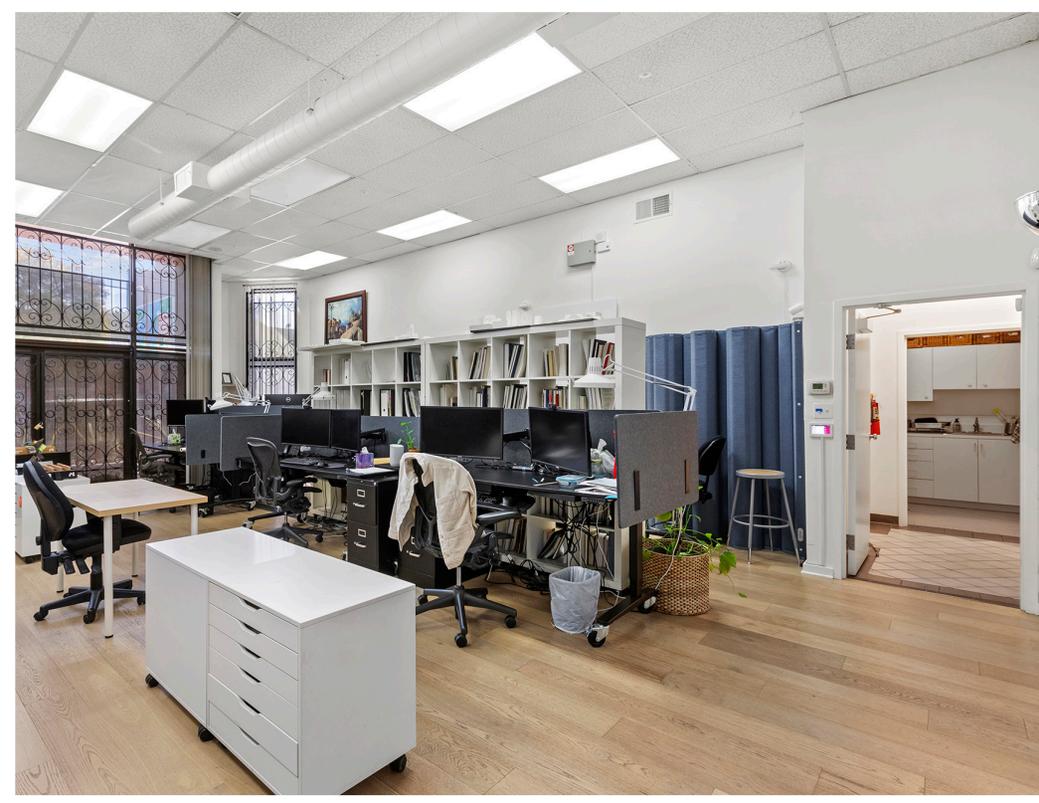
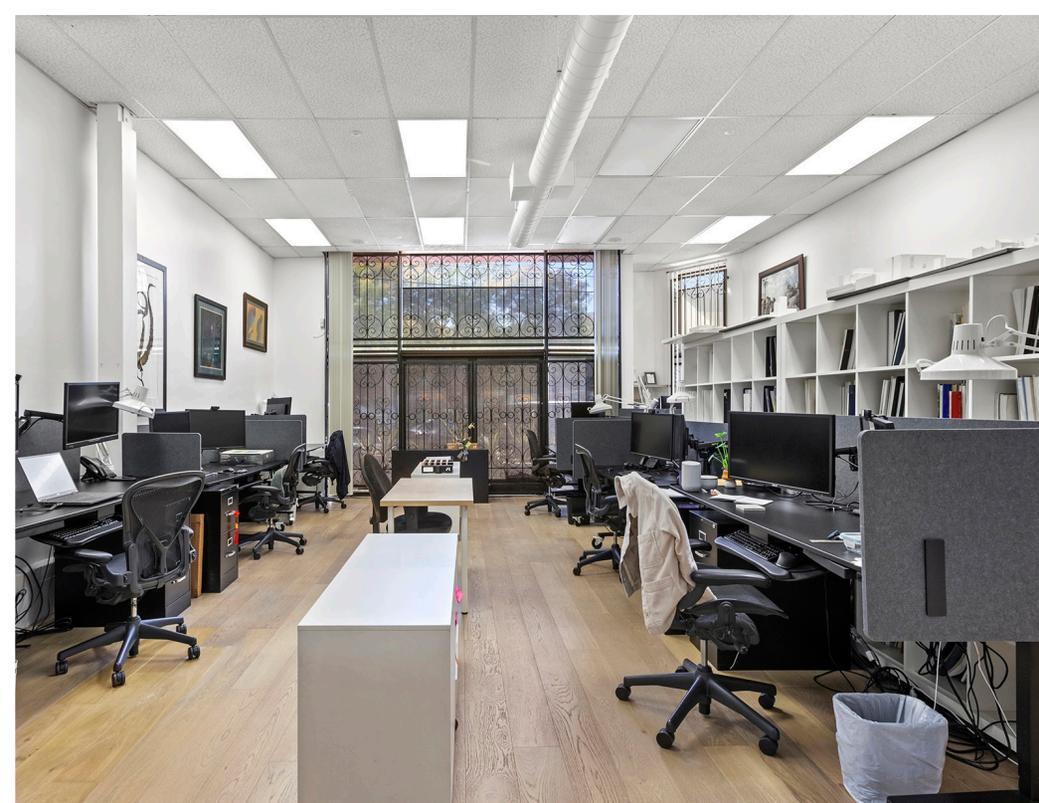
**COMBINED: 1847 Sq Ft**

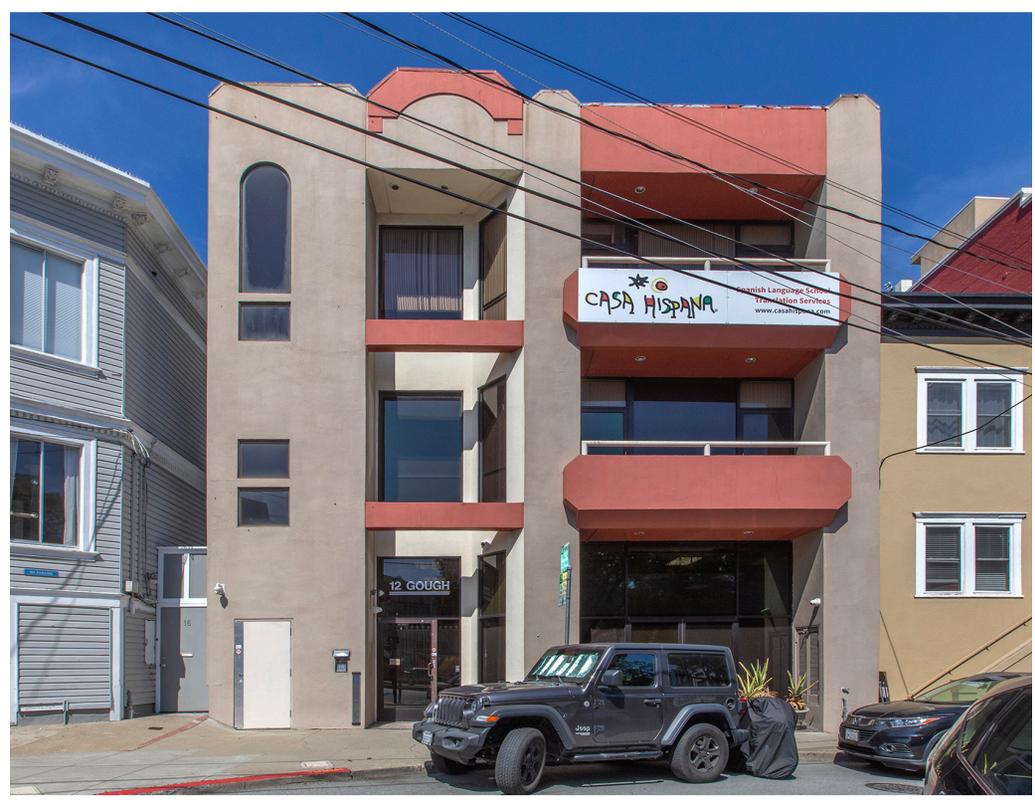
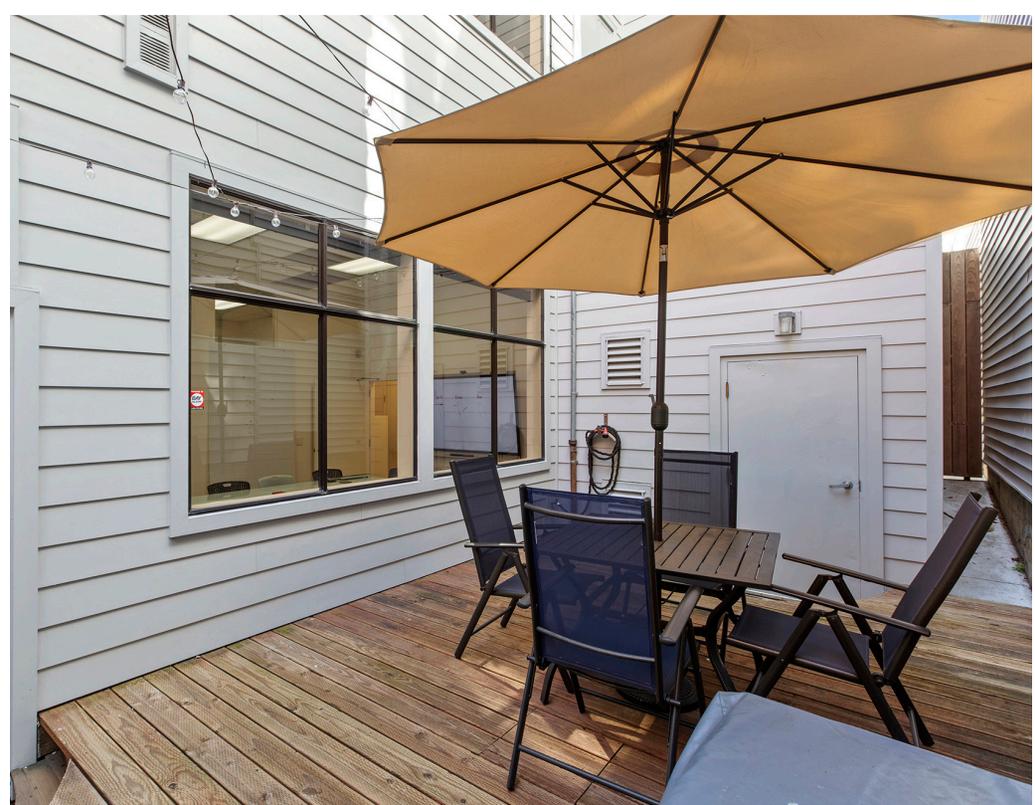
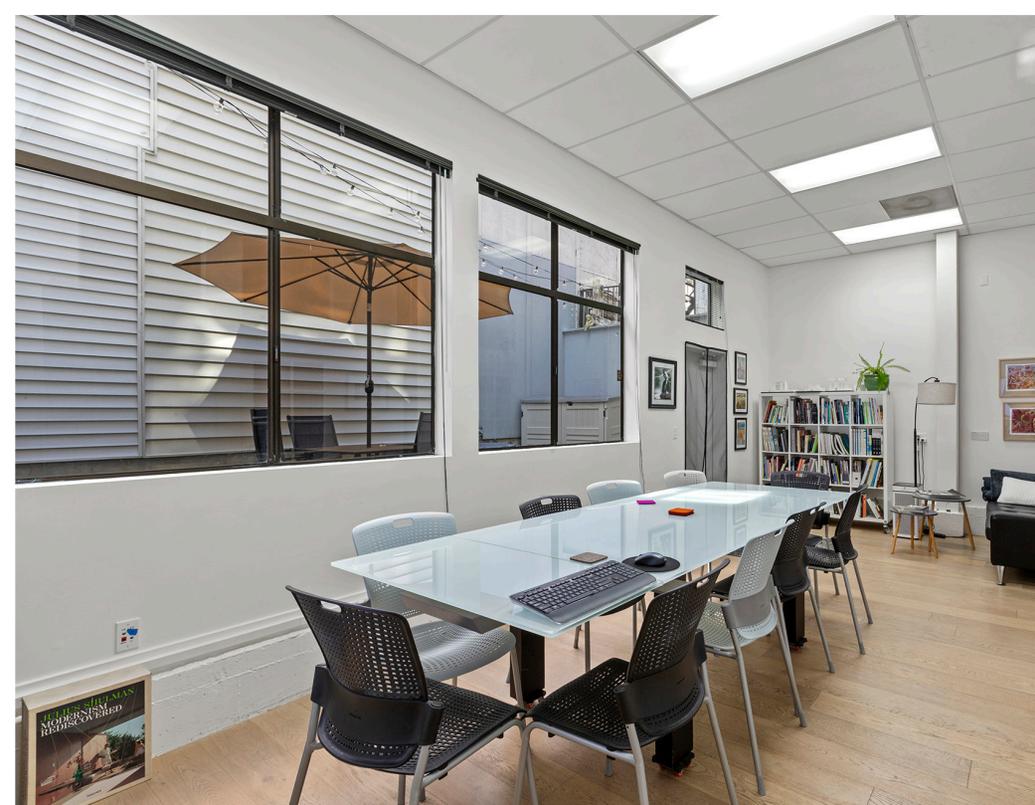


# LOCATION MAP



1. Deli Board
2. Sightglass Coffee
3. Ushi Taro Ramen SOMA
4. Trader Joes
5. Costco Wholesale
6. Sextant Coffee Roasters
7. Fitness SF - Mid Market
8. Uber HQ
9. Blue Bottle Coffee
10. Equinox
11. Zuni Cafe
12. Boba Guys
13. Martuni's
14. Kuma on Valencia
15. The Crafty Fox Ale House
16. Standard Deviant Brewing
17. Chase Bank
18. Fedex Office
19. Whole Foods
20. San Francisco Zen Center
21. Rich Table





# CONFIDENTIALITY & DISCLOSURE

## COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



### Davis Nguyen

415.319.8166  
Davis@theDNgroupSF.com  
theDNgroupSF.com  
DRE #01509978

### Lena Kwang

714.313.0585  
Lena@theDNgroupSF.com  
theDNgroupSF.com  
DRE #02156531

