



12 GOUGH STREET SAN FRANCISCO CA 94103

± 1,272 SQ FT OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

12 GOUGH STREET San Francisco CA 94103



Offered at \$48 PSF M.G.



± 1,272 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 space at 12 Gough Street.

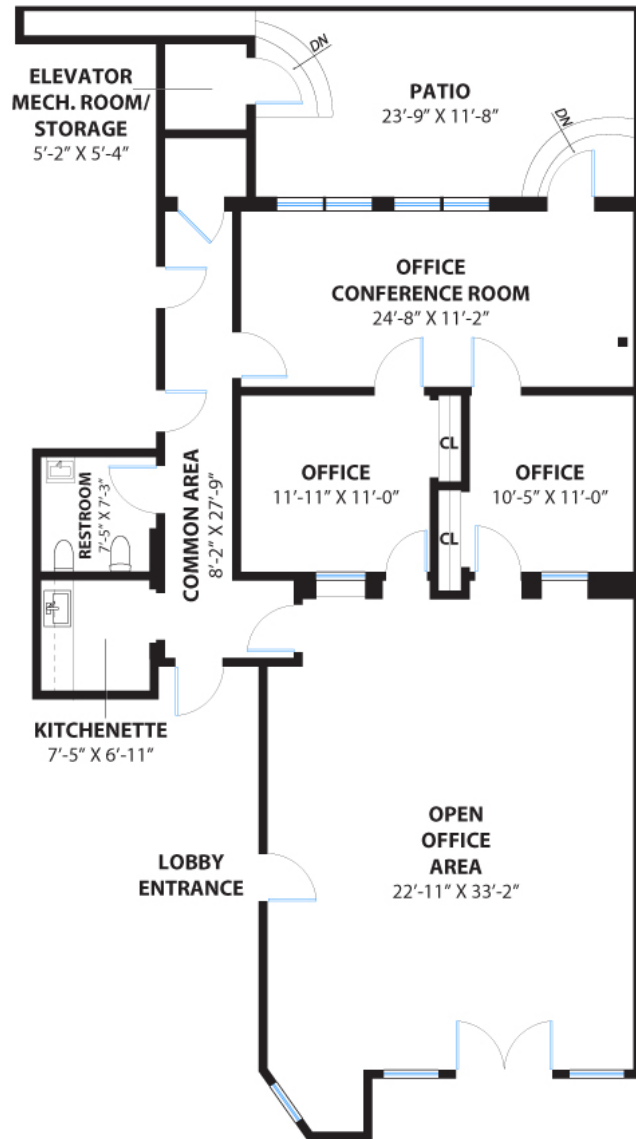
This ±1,272 square foot office features a flexible layout that includes an open floor plan, two private offices, a conference room, and a kitchenette. With high ceilings and expansive street-facing windows, the space is filled with natural light and offers a bright, modern work environment.

The space also features a secure entrance with integrated security systems, along with a rare exclusive outdoor patio—offering added functionality and comfort.

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

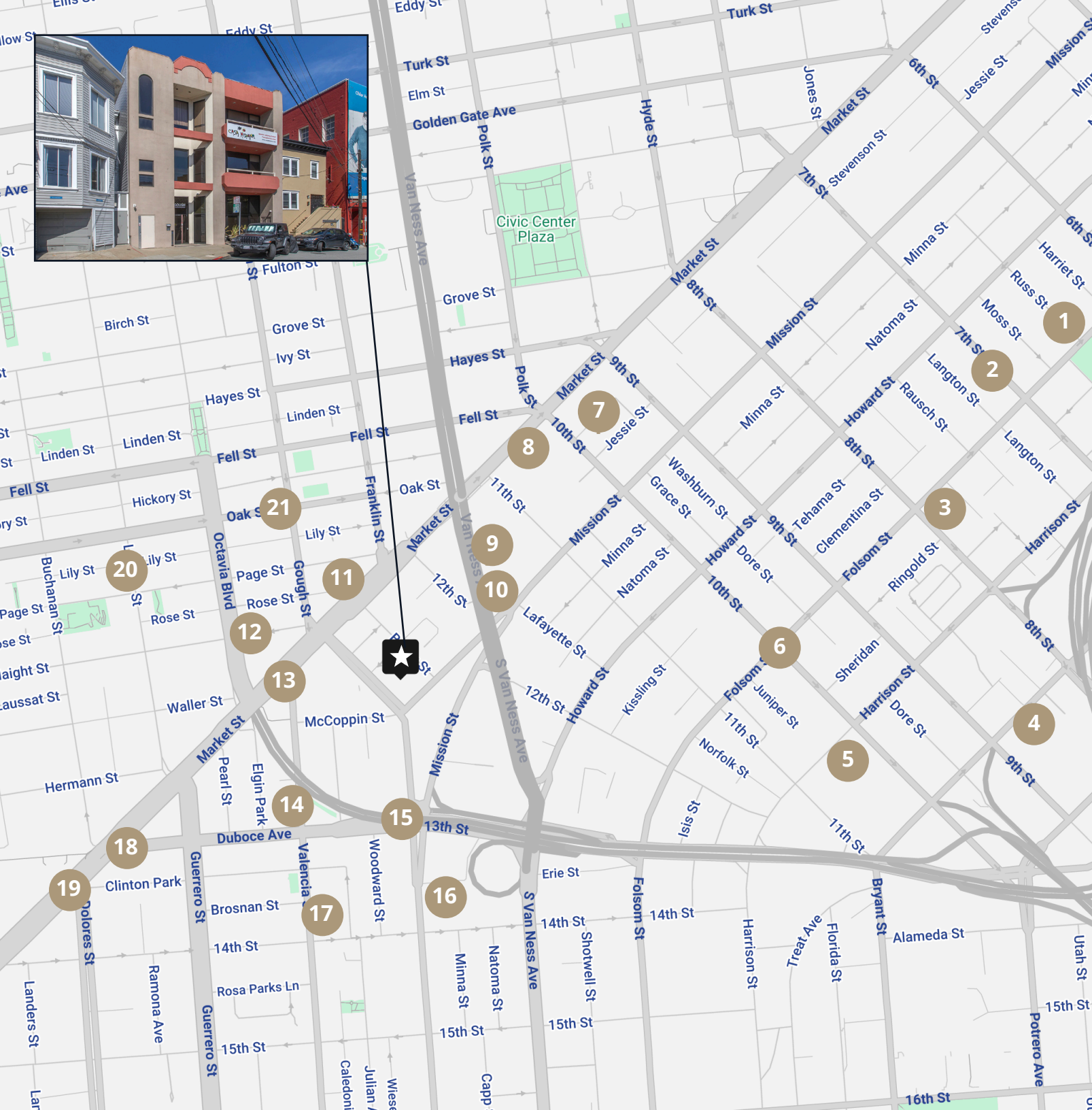
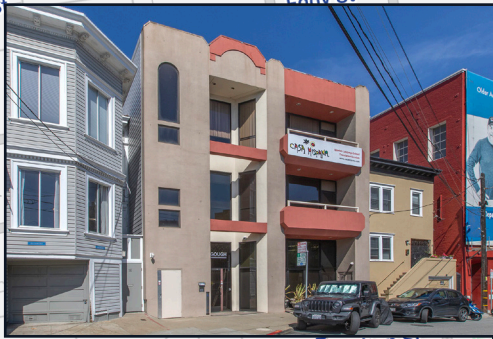
* Common Area/ Bath/ Kitchenette: 271 Sq Ft

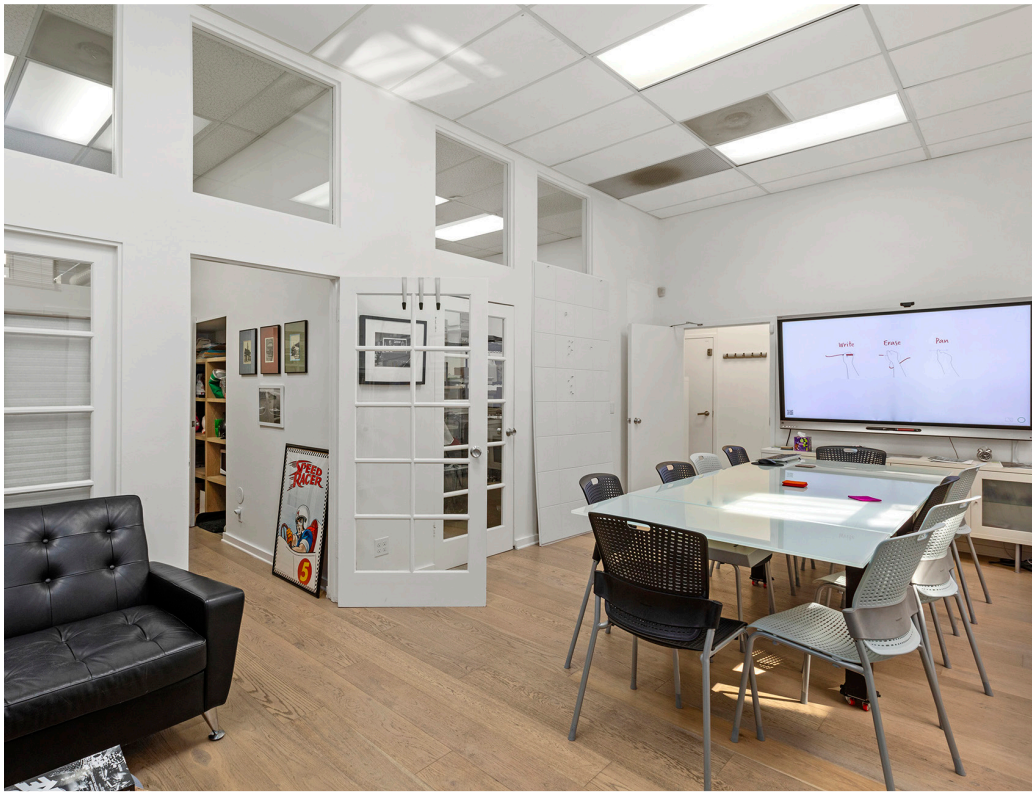
COMBINED: 1847 Sq Ft



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







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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.



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