

1250 FOLSOM STREET

SAN FRANCISCO CA 94103

FOR LEASE | ± 5,750 SF LIVE/WORK BUILDING IN SOMA

EXCLUSIVELY LISTED BY:

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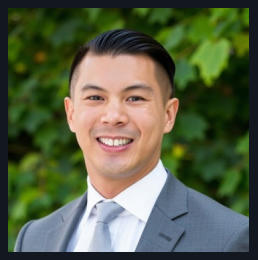
TABLE OF CONTENTS

03 Executive Summary

04 Photos

09 Location Map

10 Confidentiality & Disclosure



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EXECUTIVE SUMMARY

1250 FOLSOM STREET
San Francisco CA 94103

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APN	3729-015
Building Size	± 5,750 SF
Floors	3 + Private Roof Deck
Elevator	Serves All Levels
Parking	2 Cars
Zoning	NCT
Year Built	1923
Availability	Delivered Vacant

1250 Folsom Street is a rare chance to lease an entire three-story live/work building in the center of SoMa. The ±5,750 SF property pairs two floors of open, flexible workspace with a full penthouse residence on top. An elevator serves every level.

The ground and second floors have exposed timber beams, large street-facing windows, hardwood and finished concrete floors, and open plans. They suit creative office, studio, showroom, wellness, or professional use. The top-floor residence has high ceilings, a chef's kitchen, skylights, and abundant natural light. A spiral stair leads to a private roof deck with downtown skyline views.

The building comes with two-car parking and will be delivered vacant and ready for immediate occupancy. It's well suited to a founder, creative firm, or business owner who wants to work downstairs and live upstairs, or to a company looking for a distinctive standalone headquarters in SoMa.

PROPERTY HIGHLIGHTS

- ±5,750 SF across three floors, with an elevator to all levels
- Two floors of flexible creative/commercial space plus a top-floor penthouse residence
- Private roof deck with downtown skyline views
- Exposed wood beams, oversized windows, and skylights throughout
- Chef's kitchen with stainless appliances
- Two-car parking, a rarity in SoMa
- Delivered vacant and ready to occupy
- Standalone building identity on Folsom Street
- NCT zoning; 1923 concrete construction
- Close to Folsom and Howard corridor dining, nightlife, and transit, with quick freeway access to US-101 and I-80






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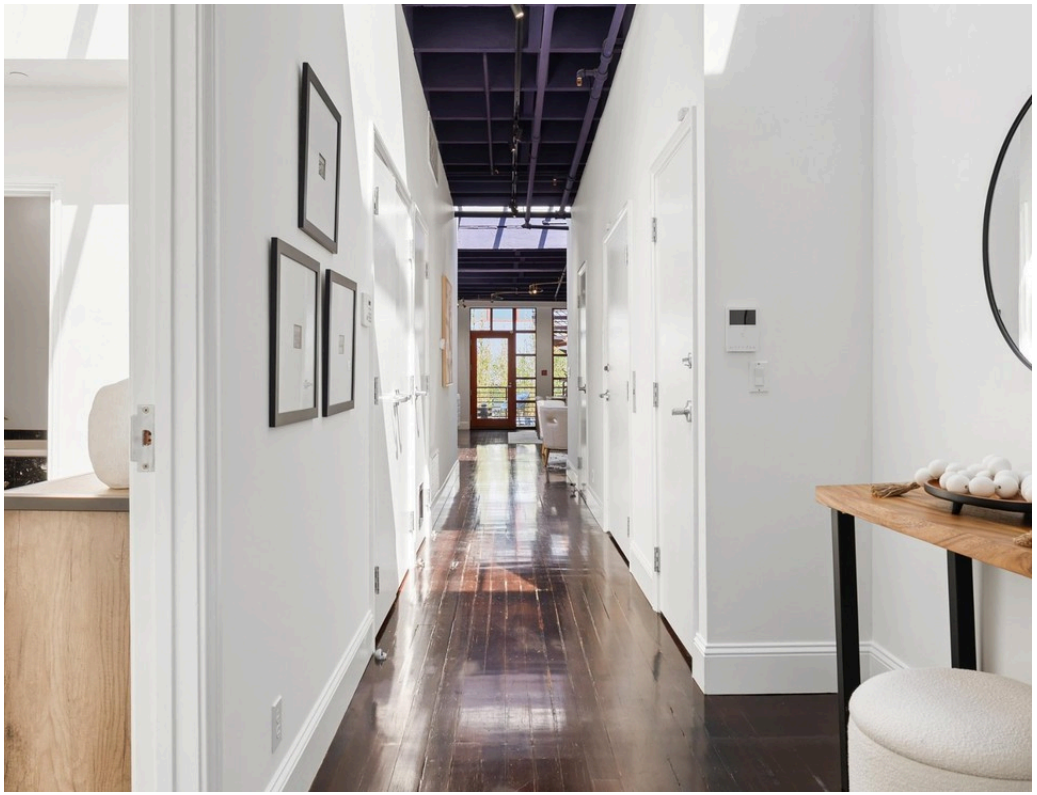





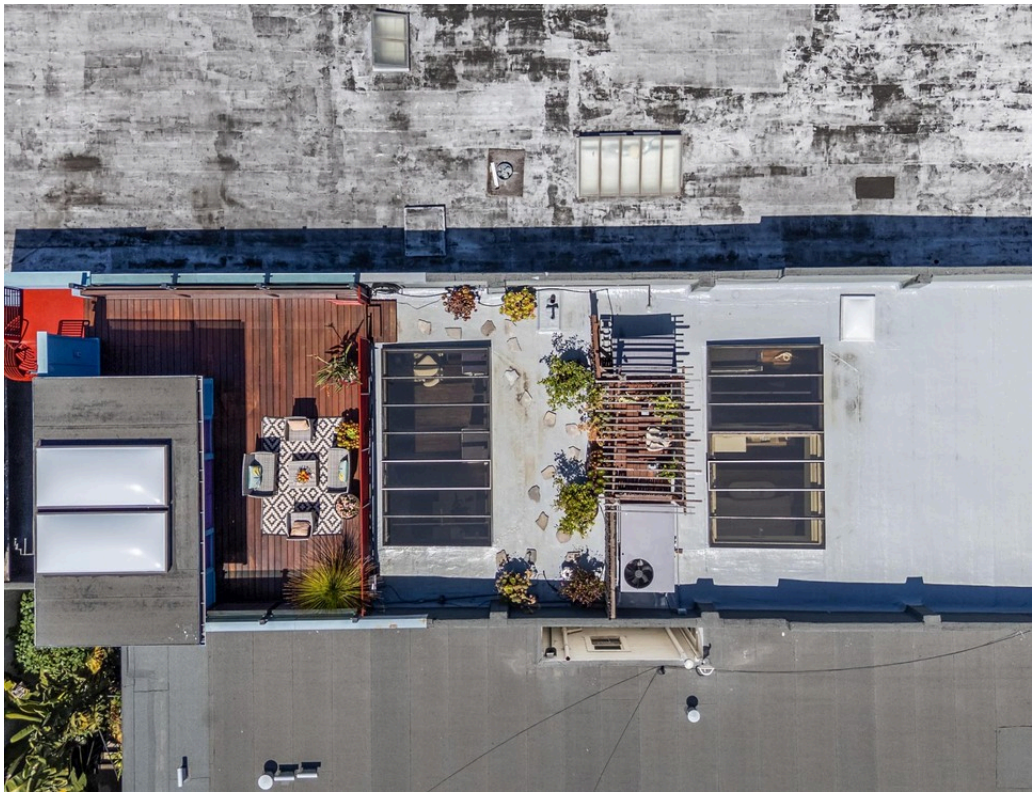

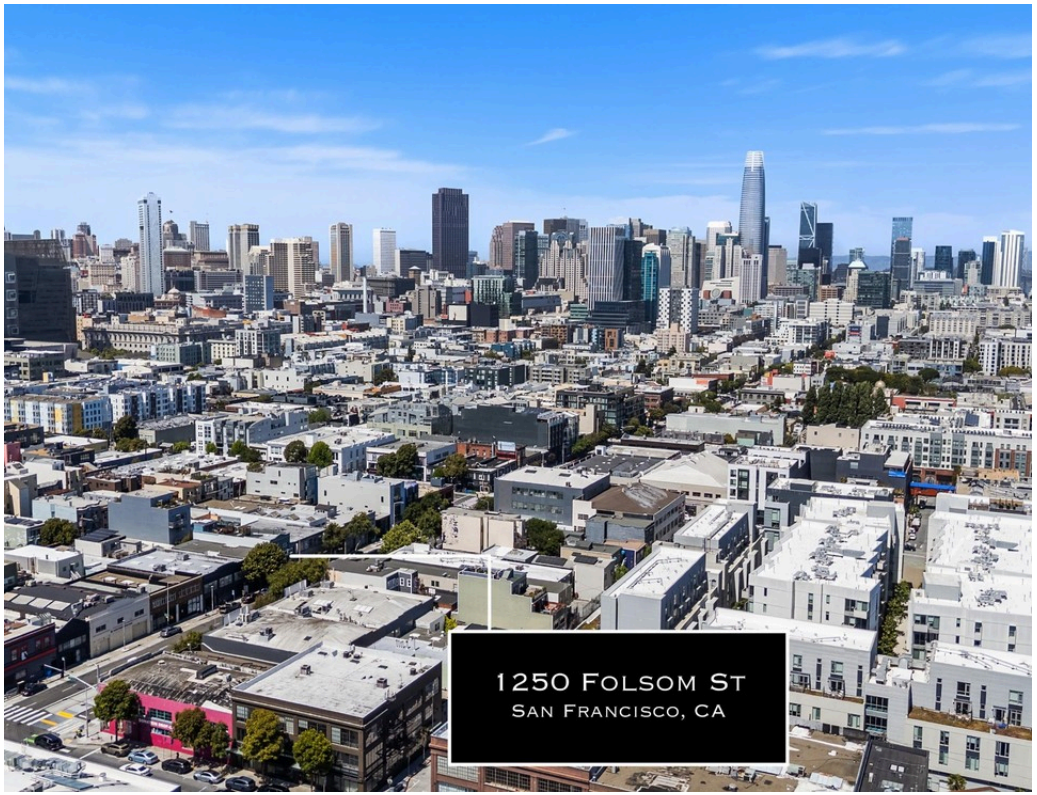
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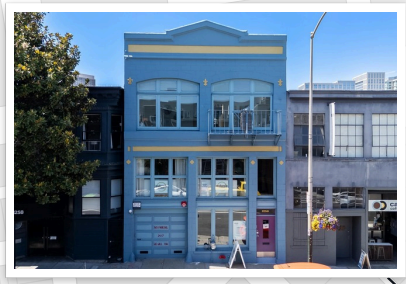
San Francisco, CA

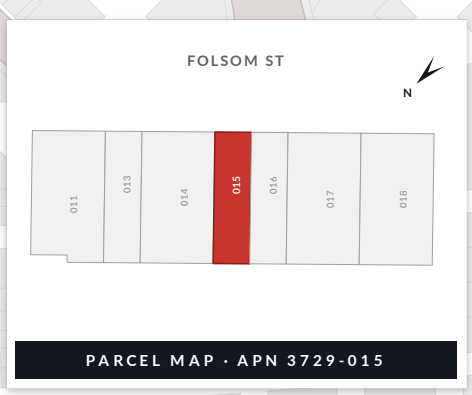


LOCATION MAP

1. Bloodhound
2. The Stud
3. Cat Club
4. F8
5. Decant SF
6. Driftwood
7. Powerhouse
8. Hole in the Wall
9. Lone Star Saloon
10. 1015 Folsom
11. The EndUp
12. DNA Lounge
13. Enterprise Brewing Co.
14. Azucar Lounge
15. Sightglass Coffee
16. Deli Board
17. Basil Thai Restaurant & Bar
18. Akari Japanese Bistro
19. Rize Up Bakery
20. Trader Joe's
21. Costco
22. Harvest Urban Market
23. Victoria Manalo Draves Park

Commute Times

Civic Center BART **12 mins** on foot
Bay Bridge **5 mins** by car
SFO Airport **20 mins** by car
Golden Gate Bridge **20 mins** by car



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