

SOMA Commercial Property – **FOR LEASE**



NEW LISTING!

560 Brannan Street: (Between 4th & 5th Streets)

- Units are Bi-Level Creative Space: (Half Design & Half Production)
- Off Street **PARKING** spaces with each unit!!!
- Three (3) Creative Space Units:
Unit A 5,700 +/- square feet
Unit B 4,800 +/- square feet
Unit C 4,425 +/- square feet
- All new systems with Full HVAC
- Heavy 3-Phase Power, with 200AMP's per Unit
- Large Drive-In Doors in every Unit
- Two Units with front & rear Drive-In Doors
- Billboard Signage Opportunity on Building
- Through Lot – Brannan to Freelon St

This well located SOMA property across from the SF Tennis Club near Highway 101, CalTrain, AT&T Park & UCSF's Mission Bay Campus.

Lease Rate:
\$1.55 psf IG

For more information, or to schedule a tour, please contact:

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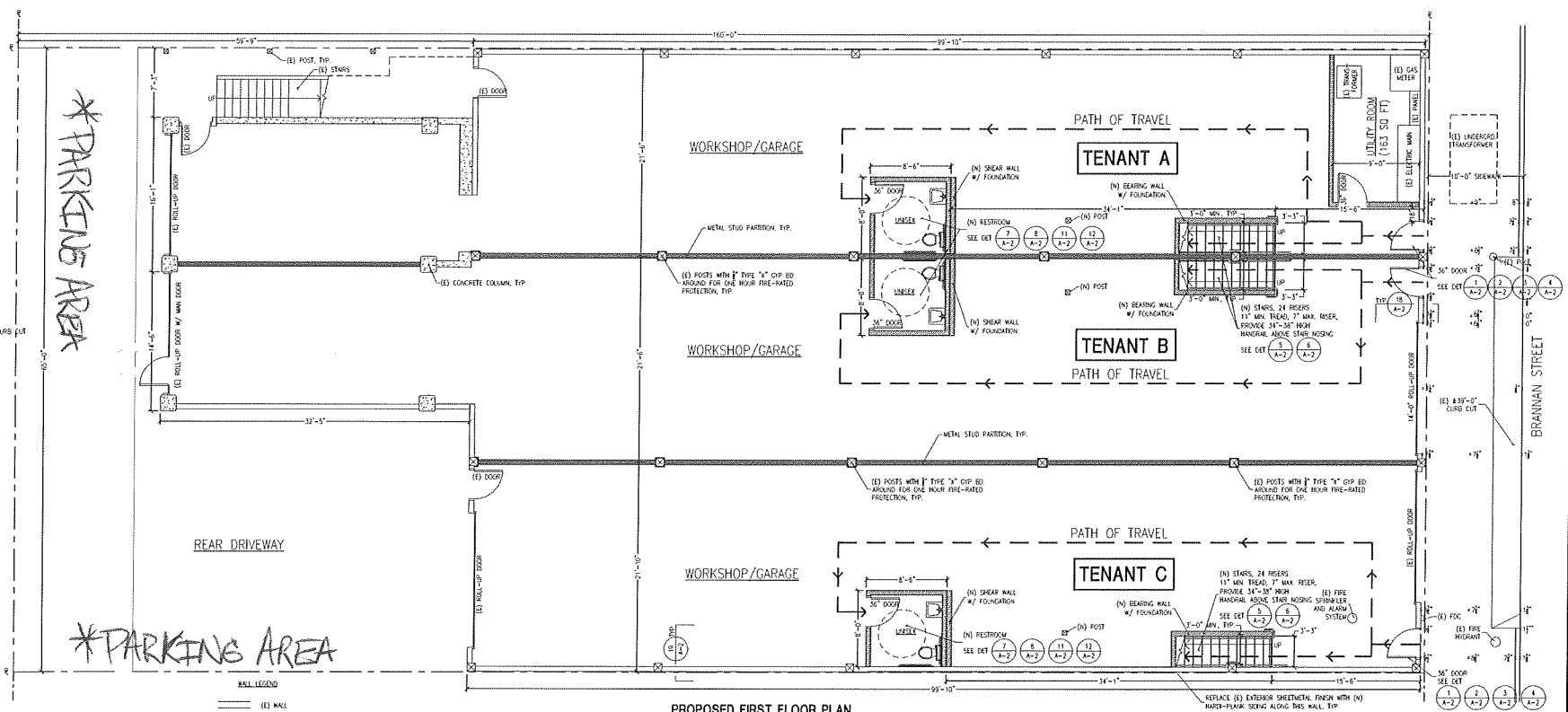
HC&M Commercial Properties, Inc.
Tel: (415) 865-6100
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FREE LON STREET

FREE LON STREET

*PARKING AREA

*PARKING AREA



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

- WALL LEGEND**
- (E) WALL
 - (N) METAL STUD WALL
 - (N) 1-HR FIRE-RATED WALL
- SEE DET. 1/1

LEGEND:
X 0/1" (E) GRADE ELEVATION IN INCHES

Issued
1/8/2010

TENANT IMPROVEMENT OF AN EXISTING OFFICE

630 BRANNAN STREET
SAN FRANCISCO, CA 94107

PROPOSED FIRST
FLOOR PLAN

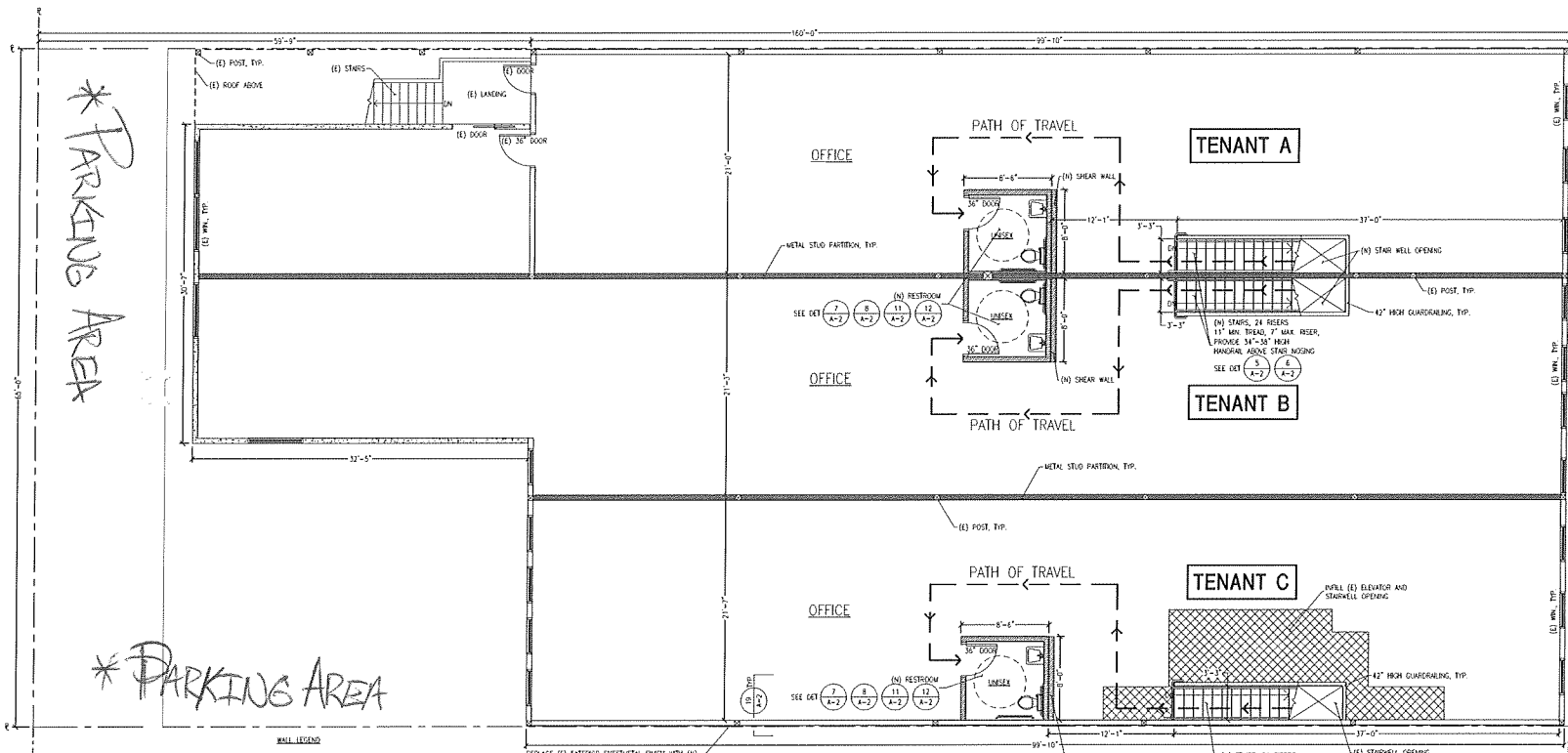
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A-5
5 of 7 sheets

FREELON STREET

* PARKING AREA

* PARKING AREA



- WALL LEGEND**
- (E) WALL
 - (N) METAL STUD WALL
 - (N) 1-HR FIRE-RATED WALL
 - SEE DET 13 A-2

REPLACE (E) EXTERIOR SHEETMETAL FINISH WITH (N) MASON-FINISH SINGING ALONG THIS WALL, TYP.

PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

(N) STAIRS, 24 RISERS, 11" MIN. TREAD, 2" MAX. RISE, PROVIDE 34"-36" HIGH HANDRAIL ABOVE STAIR NOSING
SEE DET 5 A-2, 6 A-2

Issued	1/6/2010

TENANT IMPROVEMENT OF AN EXISTING OFFICE

500 BRANNAN STREET
SAN FRANCISCO, CA 94107

PROPOSED SECOND FLOOR PLAN

Date: JUL 2009
Scale: See Note
Drawn: DY
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