

# MISSION CRITICAL FACILITY

SAN FRANCISCO, CA

951 - 955 HOWARD STREET | 448 TEHAMA STREET

- 800 AMPS, 277/480V, 3 Phase, 30 KAIC
- Redundant Backup Power; UPS System, Diesel Generator, and a Transfer Panel for Truck Mounted Generators
- Massive HVAC Load Capability
- On-Site Parking



*SUBJECT PROPERTY*

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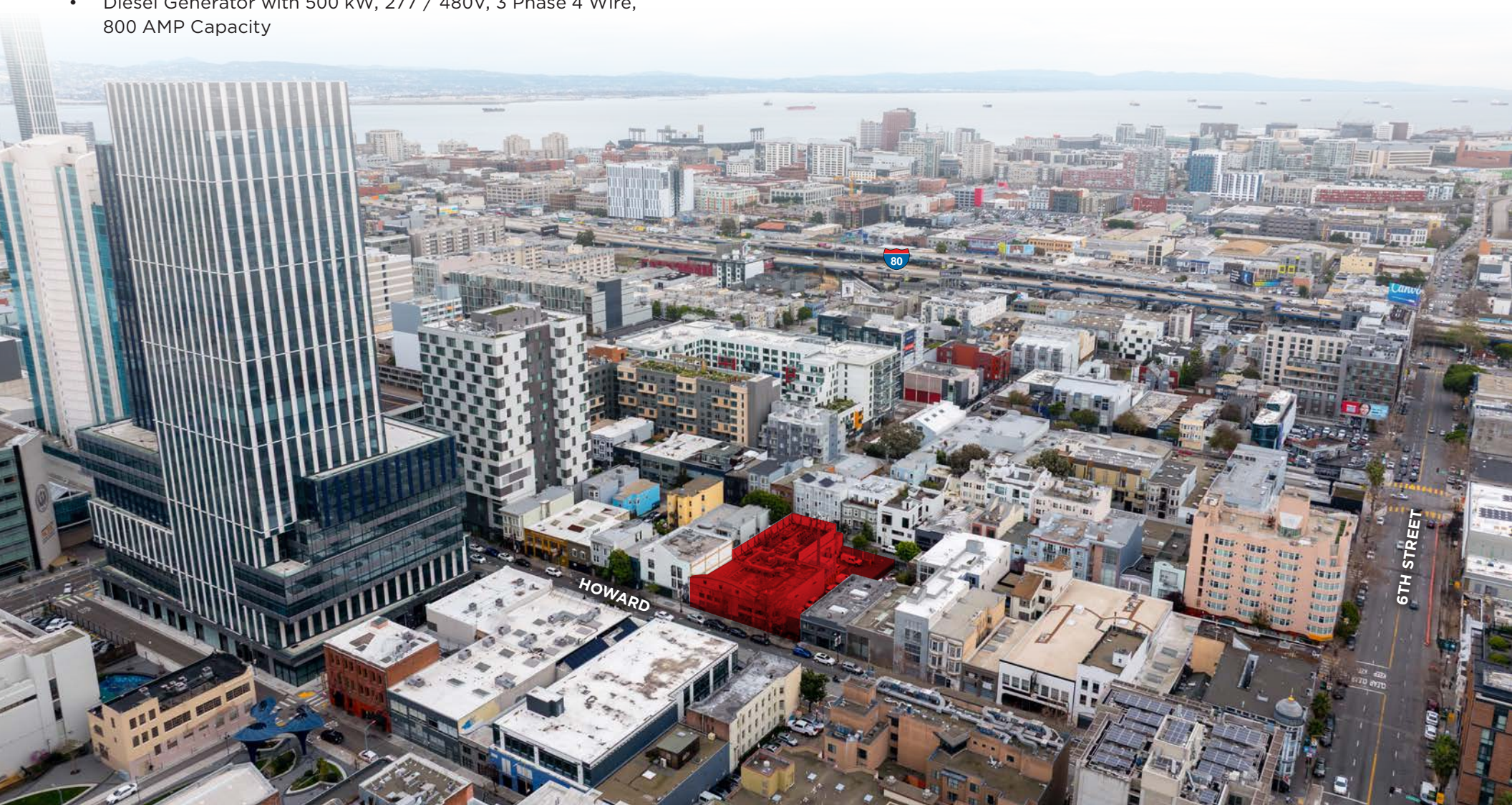
CA LIC #01715903



# BUILDING HIGHLIGHTS

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- Mission Critical Facility
- ±9,750 SF Building
- ±5,750 SF Yard
- 664 Kilowatts Main Service
- 800 AMPS, 277/480V, 3 Phase, 30 KAIC
- Diesel Generator with 500 kW, 277 / 480V, 3 Phase 4 Wire, 800 AMP Capacity
- Tapbox for Plugging in a Portable Generator, 500kW, 277/480V, 3PH, 4 Wire 800A
- UPS (Uninterruptible Power Supply) Batteries
- On-Site Parking with Power Gates on both Howard and Tehama Streets
- Highly Secure Facility



# PROPERTY SUMMARY

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## LOCATION

951 - 955 Howard Street, 448 Tehama Street, between 5th and 6th Streets on the southerly side of Howard Street

## APNS

951 - 955 Howard Street is APN 3732-110

448 Tehama Street is APN 3732-111

## LOT SIZES

Combined, the two parcels measure approximately 100' along Howard x 155' deep to Tehama, or approximately 15,500 total square feet of land

- 951 - 955 Howard is approximately 9,750 square feet
- 448 Tehama is approximately 5,750 square feet

## IMPROVEMENTS

The property is improved with a single story building covering 951-55 Howard's footprint and therefore contains about 9,750 square feet. The building was originally constructed in 1922 and has been heavily modified by AT&T since it moved in 1993 and made it into an MTSO (Mobile Telephone Switching Office). The building is sprinklered, has 800 amp, 277/480V, 3 phase power with a 30 KAIC (Kilo-Ampere Interrupting Capacity) is an electrical rating defining the maximum fault current a circuit breaker or fuse can safely interrupt without failing). The property has a battery backup UPS system, a backup diesel generator, and has a patch or tap panel that allows a portable, turk-mounted, generator to power the facility. The building itself is a single story, concrete, high ceiling structure. The roof has air

conditioning units that are screened from view. The parking, which is the 448 Tehama parcel of approximately 5,750 square feet has power gates on both Howard and Tehama Streets-vehicles currently enter from Howard and exit onto Tehama.

## MEP ASSESSMENT

MHC Engineers have assessed the Mechanical, Electrical, Plumbing, and Fire Protection systems of the Property. Report available upon request.

## OPPORTUNITY

The building will be available for a new user.

## ZONING

MUR. The Mixed Use-Residential District (MUR) is intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The district is also designed to encourage the expansion of retail, business service, and commercial and cultural arts activities. The existing use of the property is considered a legal, non-conforming, use.

## HEIGHT LIMIT

85'-X/45'-X

*Disclaimer: the information contained herein, including the MHC report, is provided for convenience. Prospects are advised to rely solely on their own investigations.*



HOWARD

TEHAMA



HOWARD

# INTERIOR



# ROOFTOP HVAC UNITS

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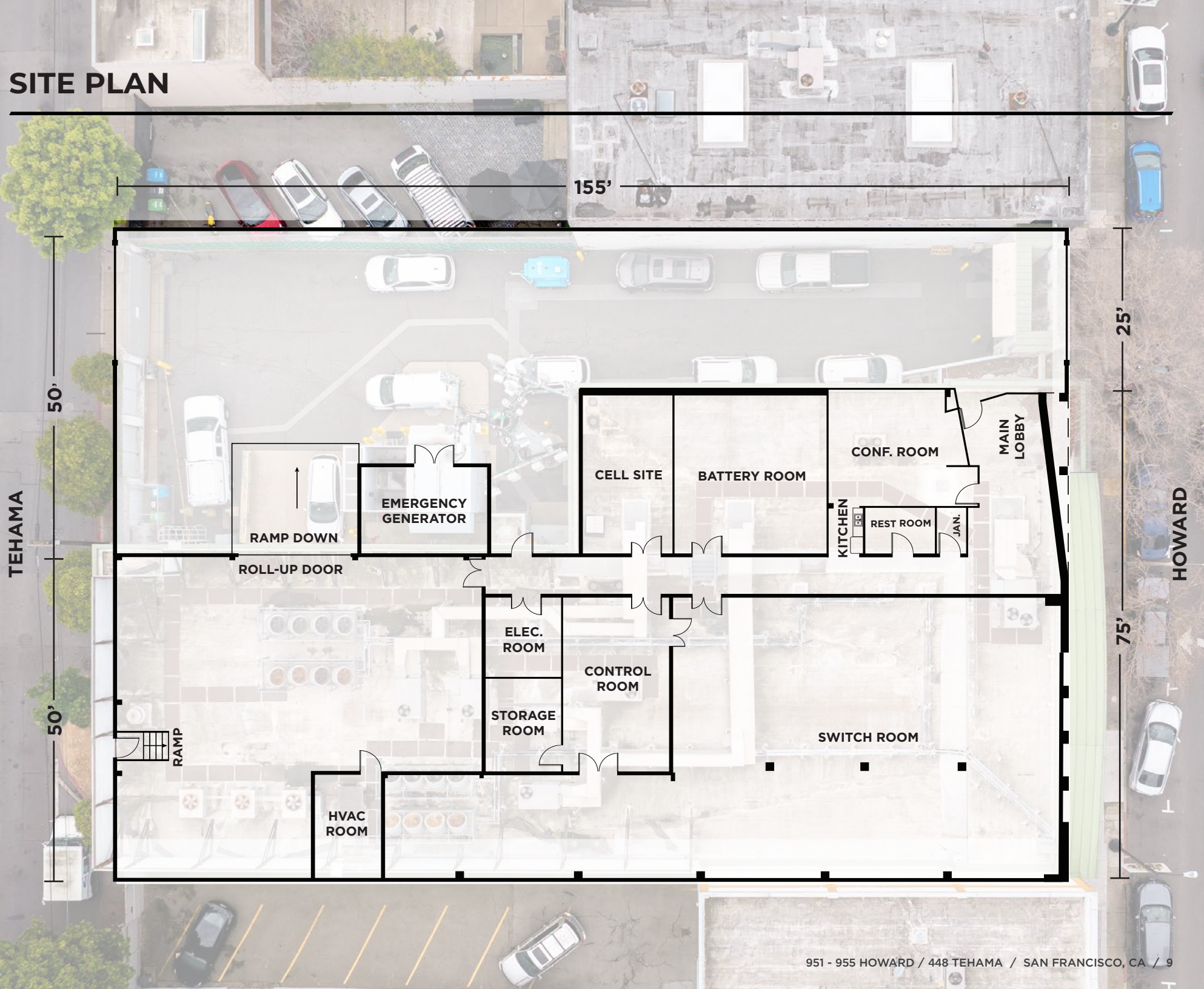


# DIESEL GENERATOR

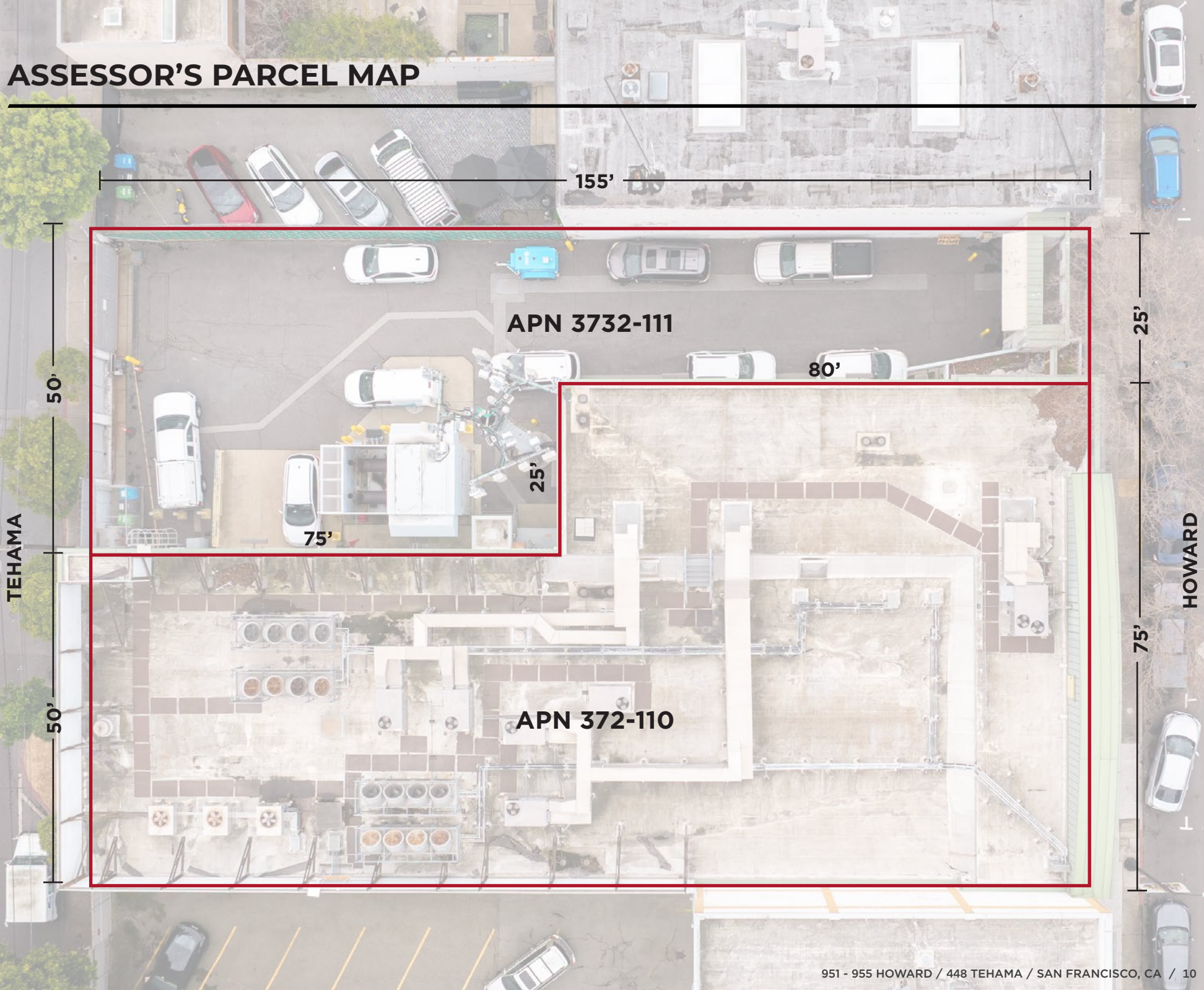
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# SITE PLAN



# ASSESSOR'S PARCEL MAP



155'

APN 3732-111

80'

25'

75'

APN 372-110

TEHAMA

HOWARD

50'

50'

25'

75'



NATOMA

HOWARD

TEHAMA

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