

736 CLEMENTINA STREET

For Lease | Creative Flex



STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL



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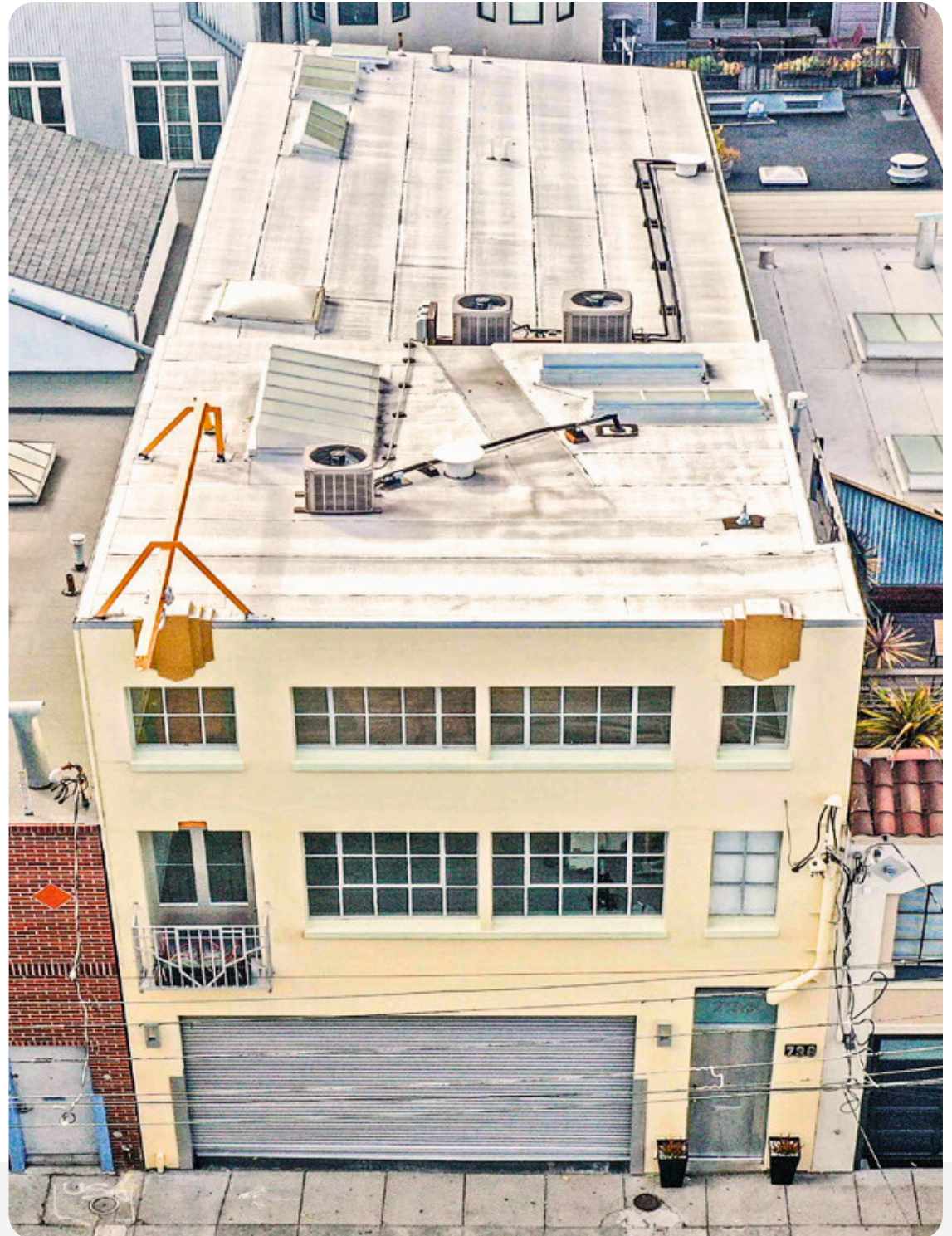
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Property Summary

- **Address:** 736 Clementina Street
- **Property Type:** Creative Flex
- **Rate:** Negotiable
- **Term:** Negotiable

Highlights

- Fully modernized with high-end fixtures, new cabinets, plumbing, and fresh paint
- Spacious open floor plan with great circulation, operable windows, and skylights
- 400 AMP 3-phase power, city gas
- Sandblasted timber and steel trusses
- Polished concrete and Swiss wood flooring
- South-facing glass rollup door for drive-in access
- CAT 5 data cabling and excellent power distribution with designer LED lighting
- Modern HVAC with three separate zones



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Description

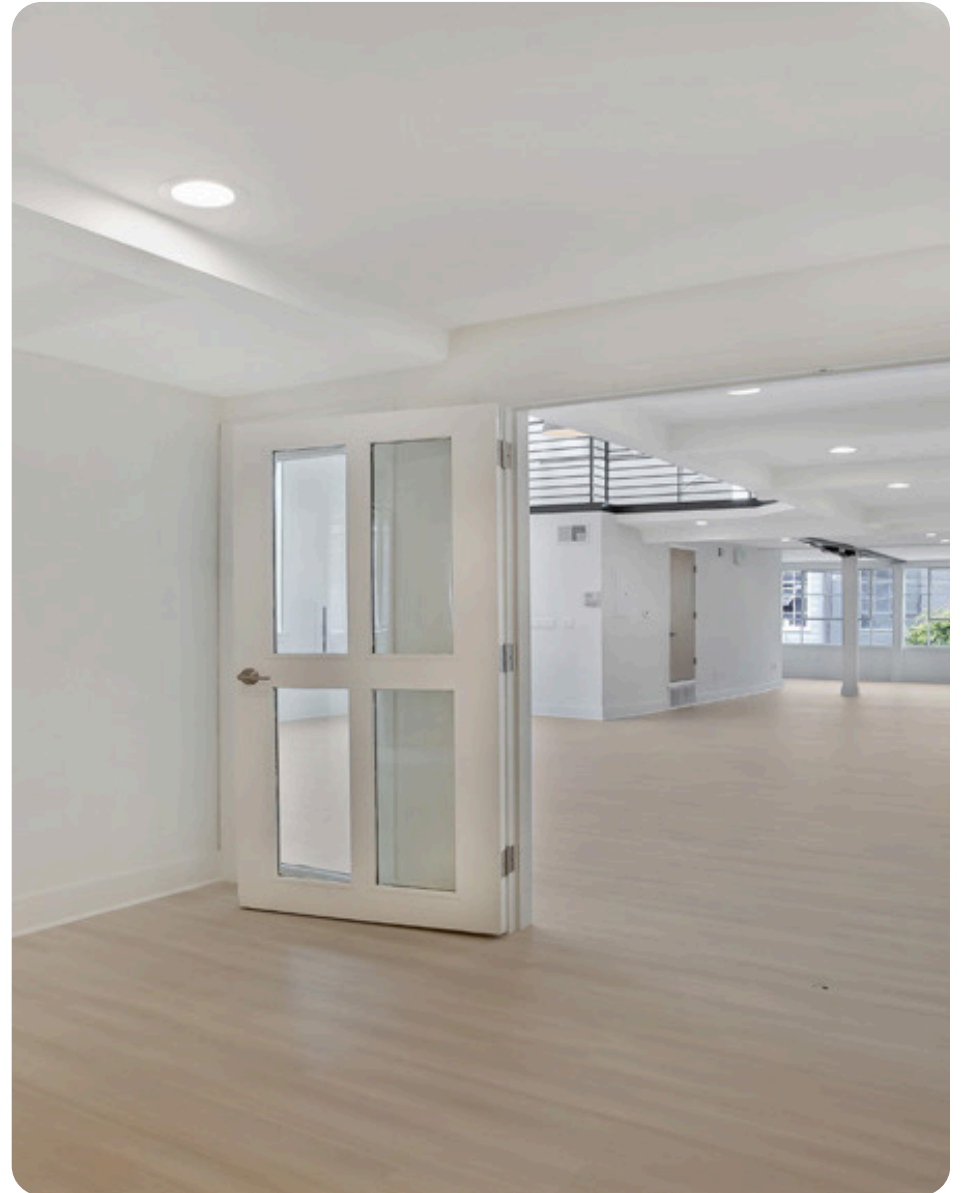
736 is a beautiful three-story Art Deco creative flex building located on the best block in West SOMA - a peaceful, well-maintained single-lane street with little through traffic providing a London Mews atmosphere. Well-positioned with easy access to public transit including Civic Center Bart, and near freeways 101 and 280 for easy access to Peninsula and East Bay. Walkers Paradise: Walk score of 98 Transit Paradise: Rider Score of 93 Bikers Paradise: Bike score of 99 The neighborhood has many great restaurants and cafes, is rich in amenities including a wide variety of businesses, tech companies, shops, and grocery stores including Trader Joe's and Costco.



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