

FOR LEASE

1099 FOLSOM STREET

*Corner Brick and Timber Creative
Space. Full Building Identity!*

SAN FRANCISCO, CA 94103

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km Kidder
Mathews

PROPERTY OVERVIEW

±4,375 RSF per assessor records

Creative / flex space

Zoning: NCT – SOMA Neighborhood
Commercial Transit District

Corner exposure with significant mural facade

Flexibility to demise premises

Creative brick and timber construction

Recent upgrades to streetscape and community
benefit district

Prime 7th Street SOMA corner location

Abundant natural light throughout

Ideal location for public transit & freeway access

Open plan allowing flexibility in layout

Steps to Victoria Manalo Draves Park
(and dog park)

Highly responsive, local, experienced ownership

Inquire with broker for rate and terms





DISCLAIMER: Some images are renderings or AI-generated visualizations shown for illustration only. They may not reflect current property conditions. Please verify independently.

Featuring a Bonus Storage, On-Site Parking, And a Functional Layout, the Property Offers a Unique Opportunity an One of San Francisco's Most Vibrant Submarkets



±4,375 SF
AVAILABLE



MODERN
BUILDING
SYSTEMS



BONUS
STORAGE IN
BASEMENT



TENANT
AMENITIES

Garage parking available at \$400/mo

98 Walk Score | 100 Transit Score | 99 Bike Score

Two (2) entrances

Three restrooms (one on each floor)

Freight elevator connecting all levels

±15' ceiling heights on the ground floor and ±11' ceiling heights on the top floor

HVAC on the ground floor and gas heating on the top floor

Ground-floor kitchenette

Security System in place and Monkeybrains internet available for tenant activation

Across from Sightglass Coffee and near Deli Board, Nosh Box Café, and HK Lounge Bistro

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KIDDER MATHEWS

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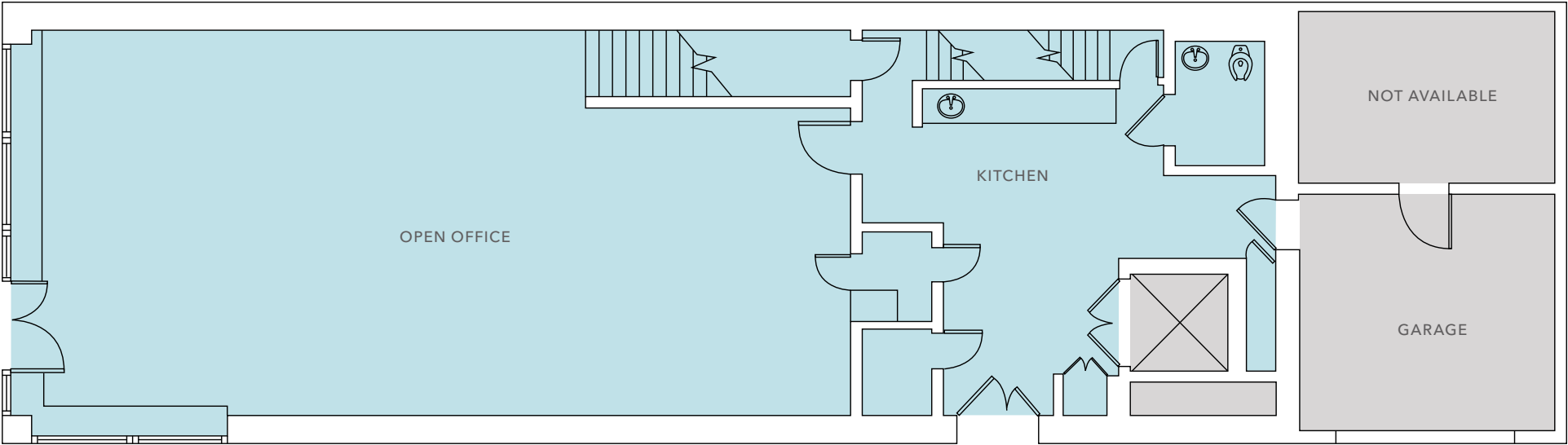


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GROUND FLOOR PLAN

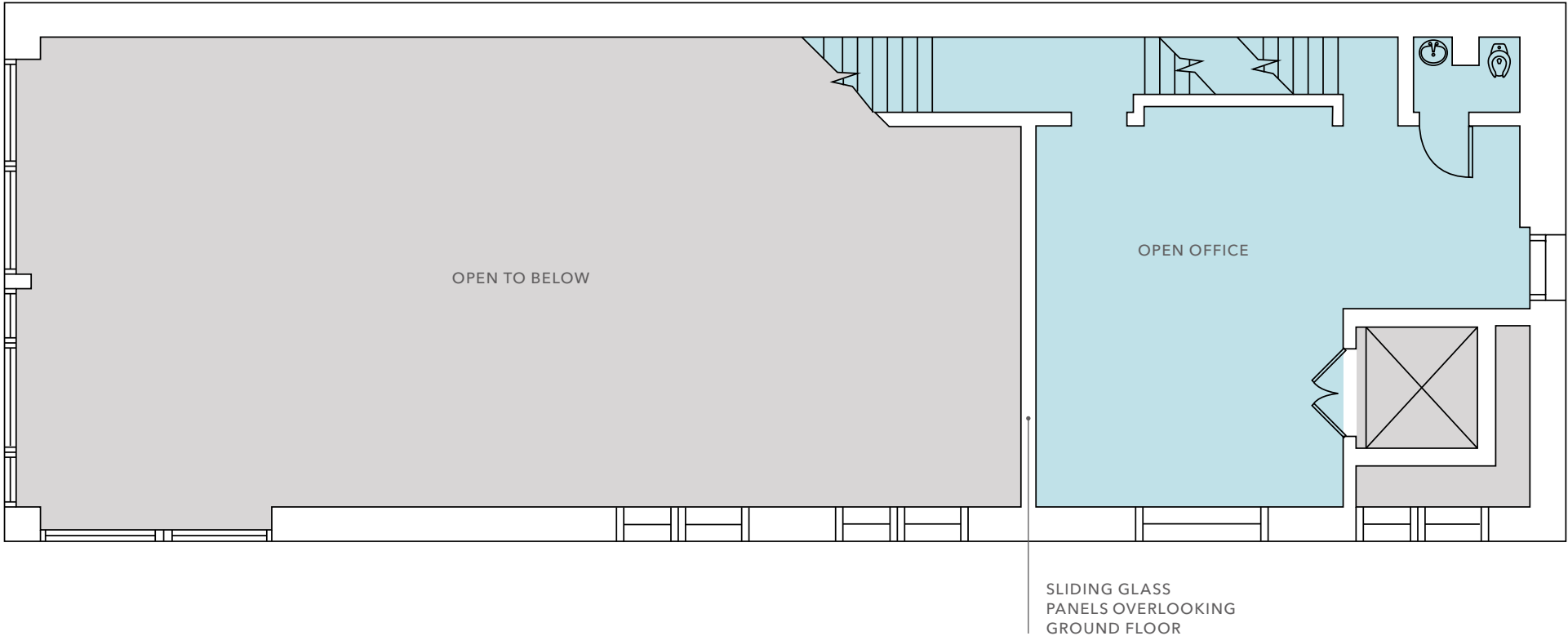
±1,875 SF
AVAILABLE



FLOOR PLAN NOT TO SCALE

MEZZANINE FLOOR PLAN

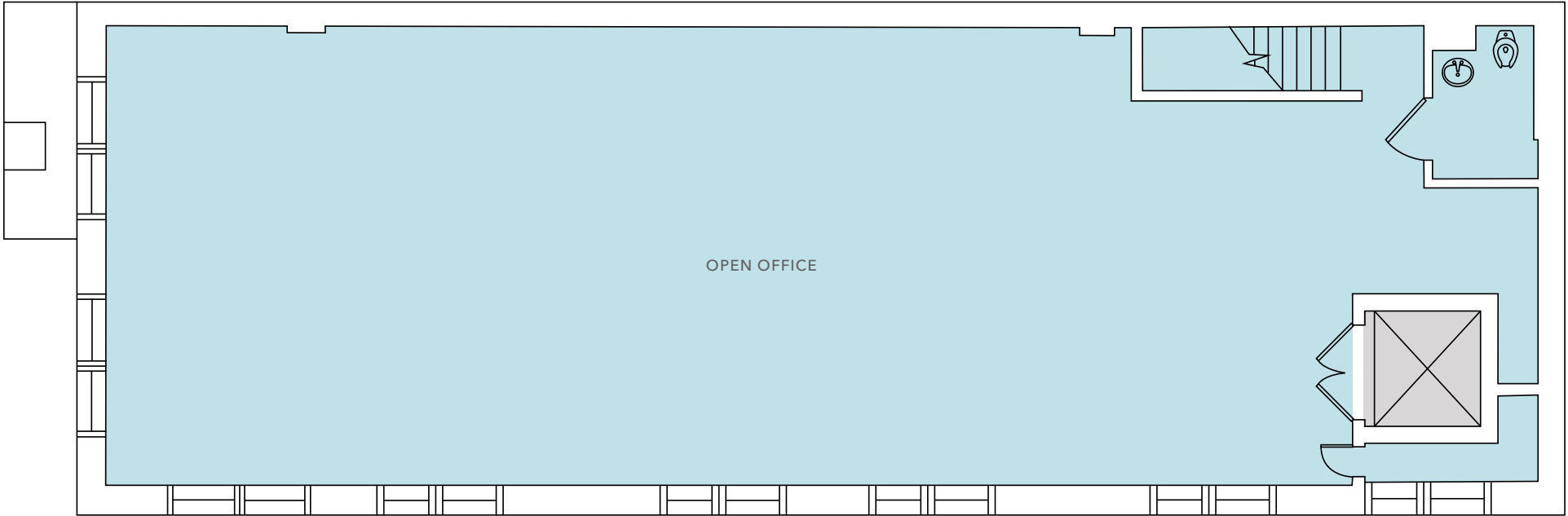
±625 SF
AVAILABLE



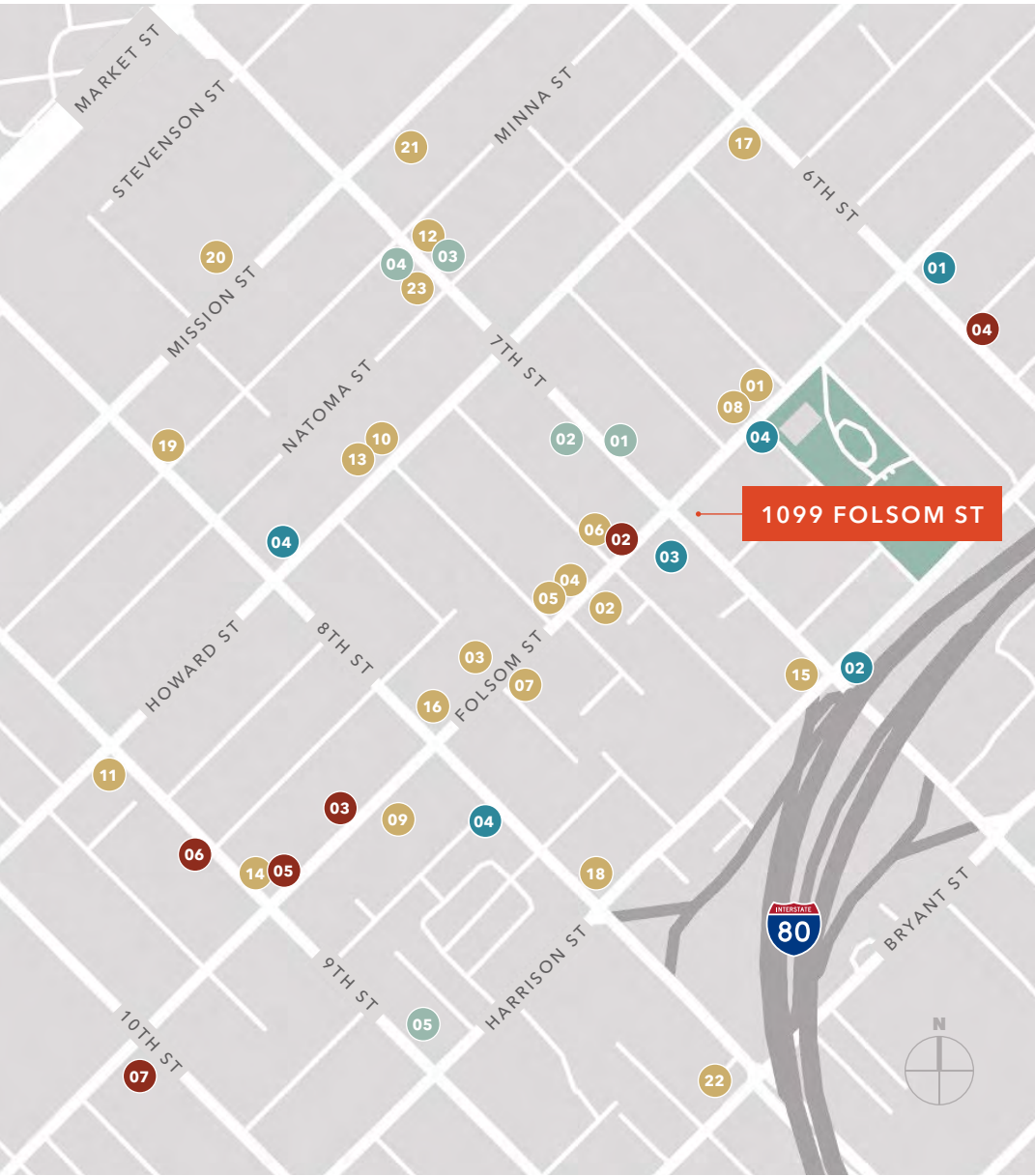
FLOOR PLAN NOT TO SCALE

TOP FLOOR PLAN

±1,875 SF
AVAILABLE



FLOOR PLAN NOT TO SCALE



NEARBY AMENITIES

EAT + DRINK

- 01 Deli Board
- 02 Rocco's Cafe
- 03 Bay of Burma
- 04 HK Lounge Bistro
- 05 Chaat
- 06 Nosh Box
- 07 Basil Thai
- 08 Extreme Pizza
- 09 Driftwood
- 10 Enterprise Brewery
- 11 Saltwater Bakeshop
- 12 Soma Social
- 13 Rize Up Bakery
- 14 Azucar Lounge
- 15 Yossie's Cantina
- 16 El Capitan Taqueria
- 17 Bini's Kitchen
- 18 AK Subs
- 19 Sizzling Pot King
- 20 Bar Orzo
- 21 Birdsong
- 22 LetsSweet Kitchen
- 23 7 Mission Restaurant

HOTELS

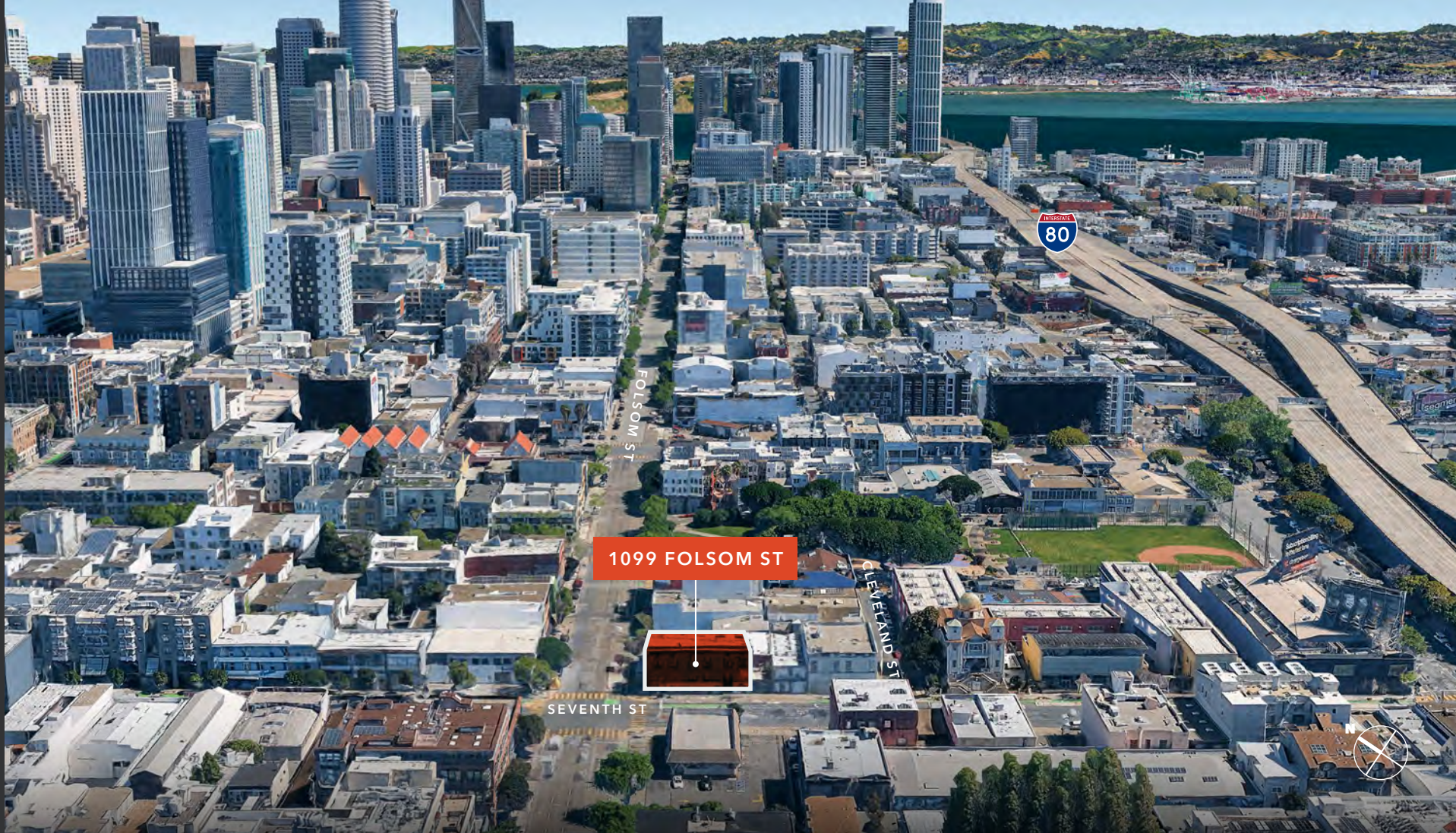
- 01 Signature SF
- 02 City Center Inn
- 03 SoMa House
- 04 Hotel Fiona
- 05 Embassy Hotel

CAFFEINE

- 01 Sightglass Coffee
- 02 Nosh Box
- 03 Cafe Suspiro
- 04 Telescope Coffee
- 05 Azucar Lounge
- 06 Heyma Coffee
- 07 Sextant Coffee Roasters

PARKING

- 01 301 6th St / Folsom Lot
- 02 415 7th / Harrison
- 03 240 7th St / Folsom
- 04 Bay Wheels
(Bike Sharing Stations)
 - 8th / Howard
 - 8th / Ringold
 - Folsom / Sherman



For more information, contact

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