

828 BRANNAN

±28,906 SF

UMU Zoning: PDR and Office Uses
Tenant Signage Available
Ready For Tenant Improvements

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828 BRANNAN

NEWMARK

DEVELOPED + OWNED BY:
The S.Hekemian Group

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Creative High-end Full Building



1200 amps



New Construction



Stunning Roof Deck

BUILDING HIGHLIGHTS



Outstanding Signage Opportunity



Two Grade Level Roll Up Doors



Steel Columns, Heavy Timber Flooring

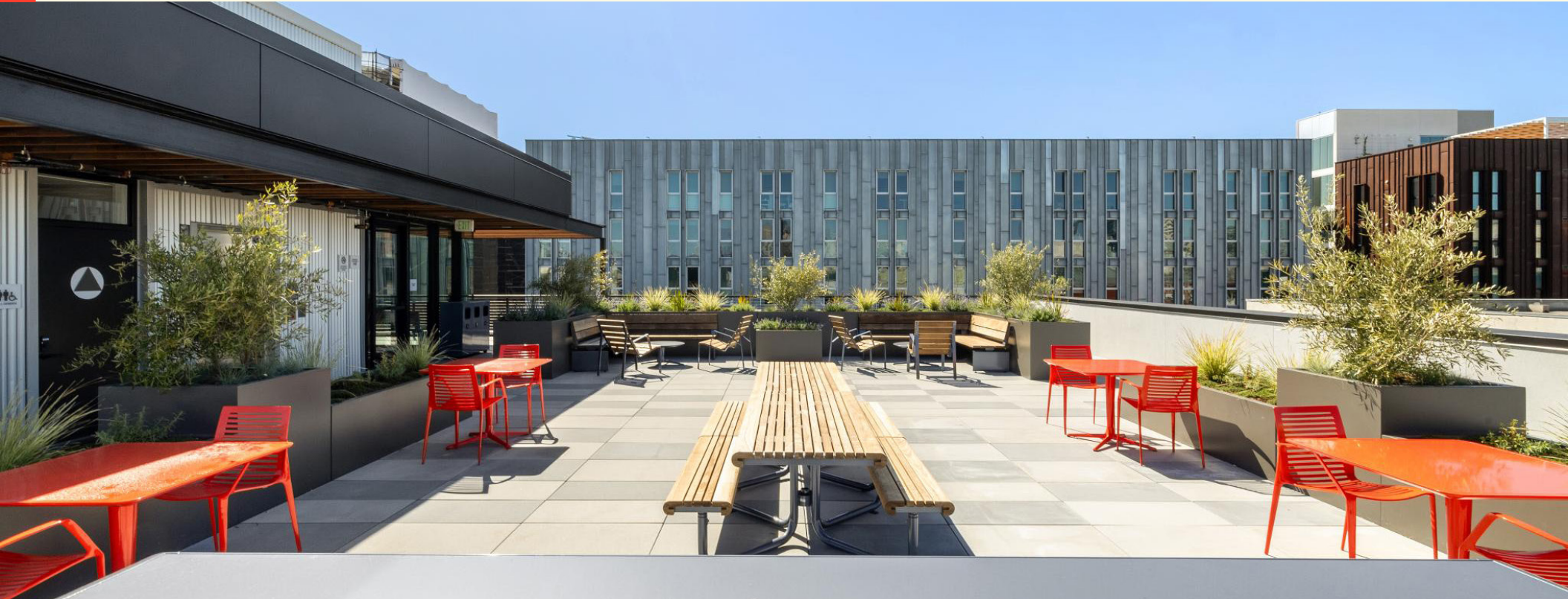


18' Ceilings



Ready For Tenant Improvements

ROOF DECK PHOTOS





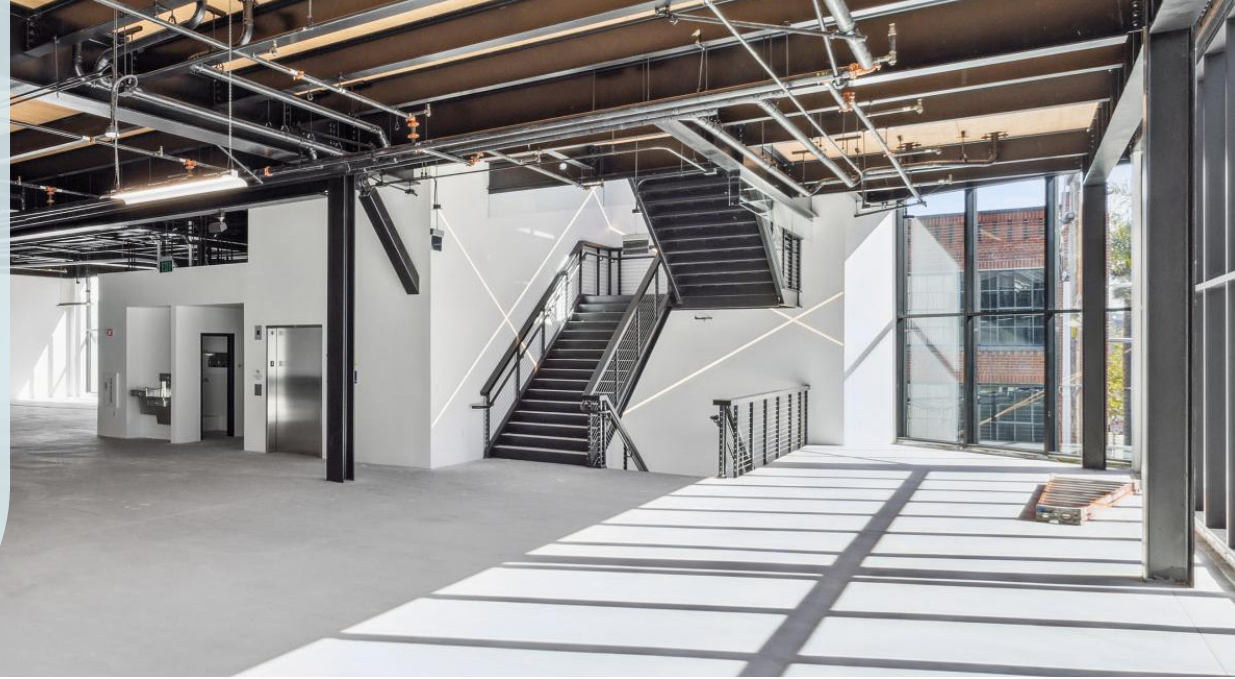
EXTERIOR PHOTOS

- High Identity Building
- Prominent Signage Opportunity
- Floor to Ceiling Glass
- 2 Grade Level Roll-up Doors



INTERIOR PHOTOS

- 18' Ceilings
- Steel Columns, Heavy Timber Flooring
- 1200 Amps
- Two Interconnecting Staircases

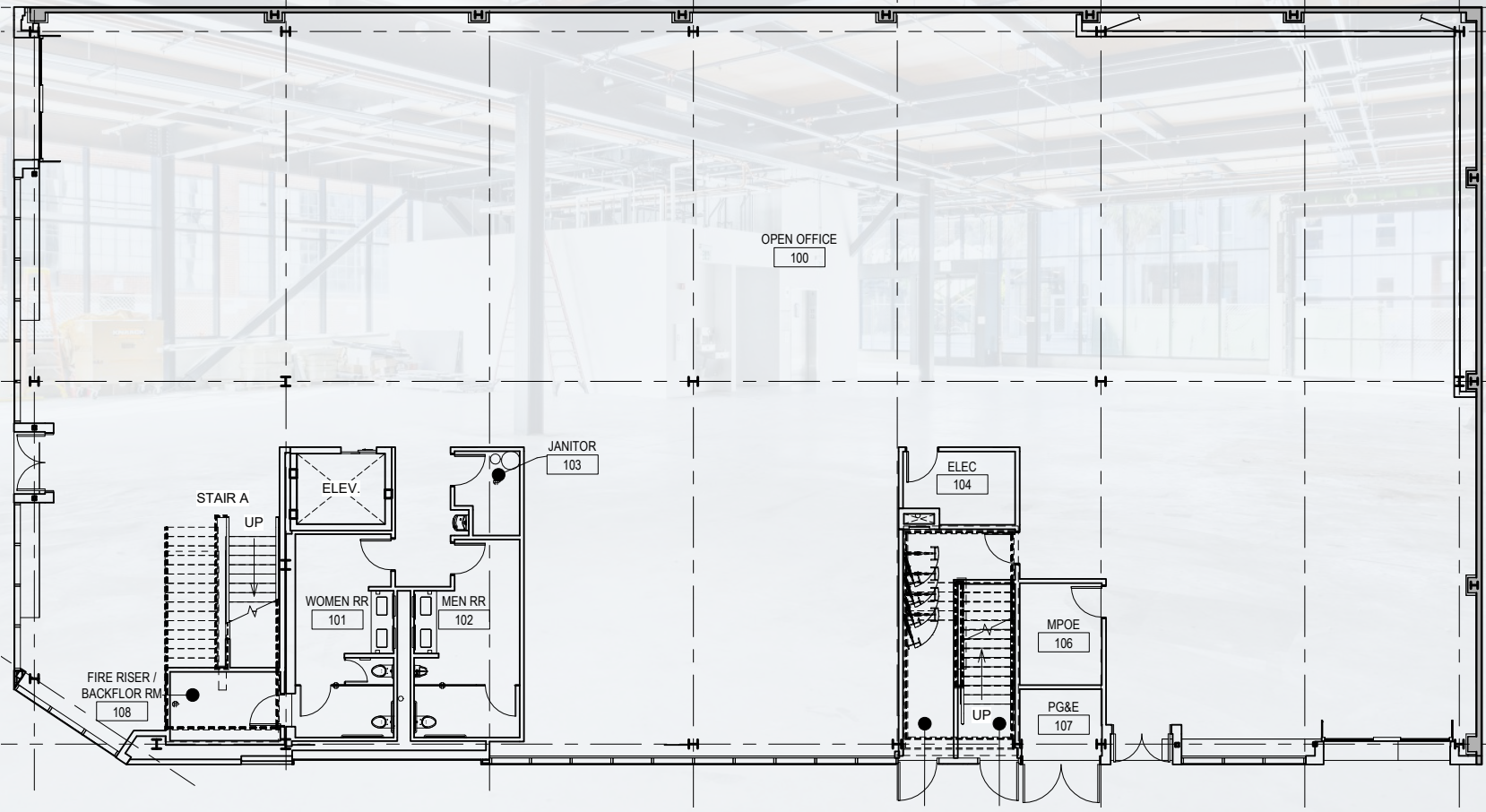


FIRST FLOOR - 12,478 SF



VIRTUAL TOUR

BRANNAN STREET



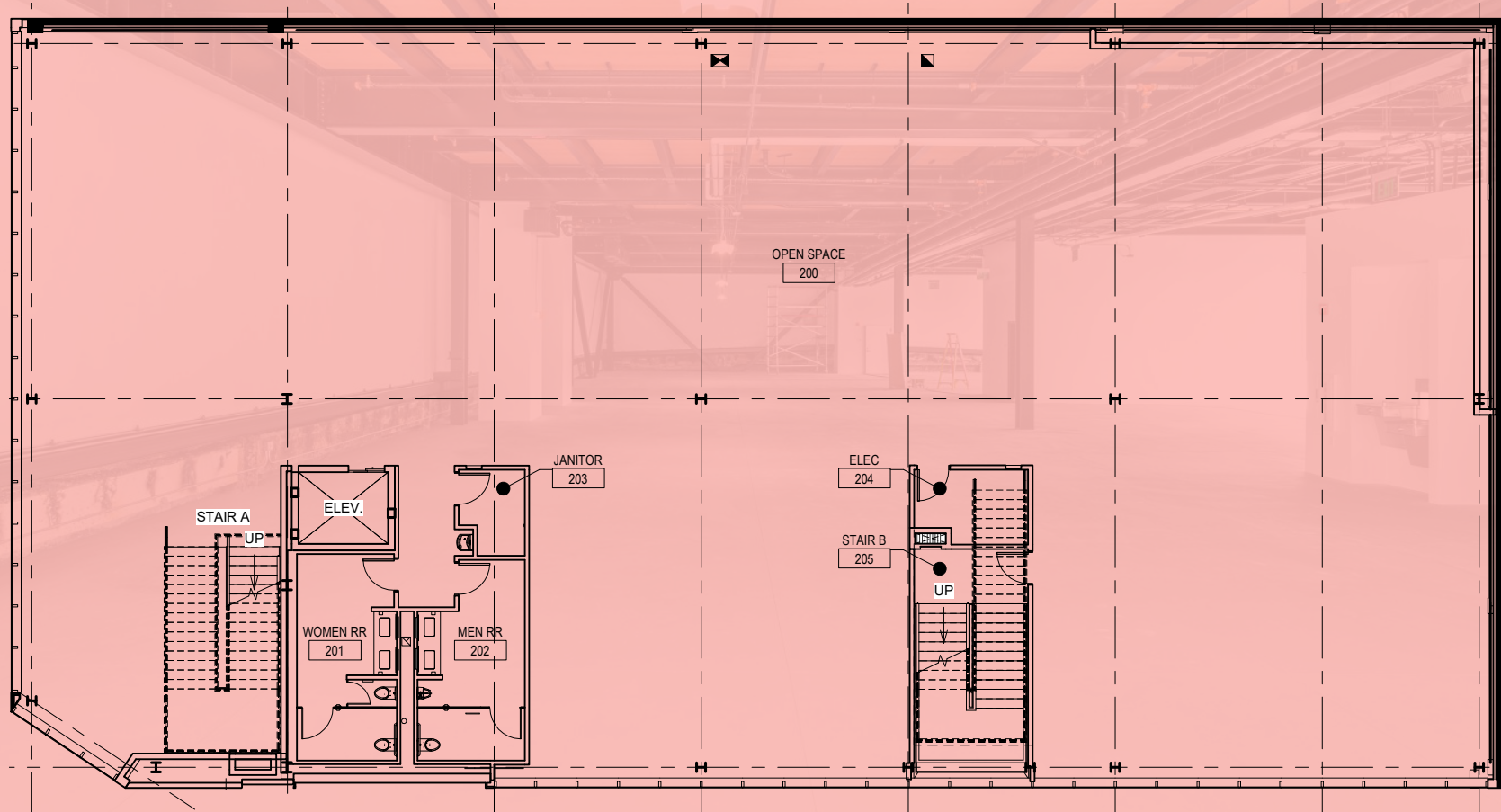
LANGTON STREET

SECOND FLOOR - 12,478 SF



VIRTUAL TOUR

BRANNAN STREET



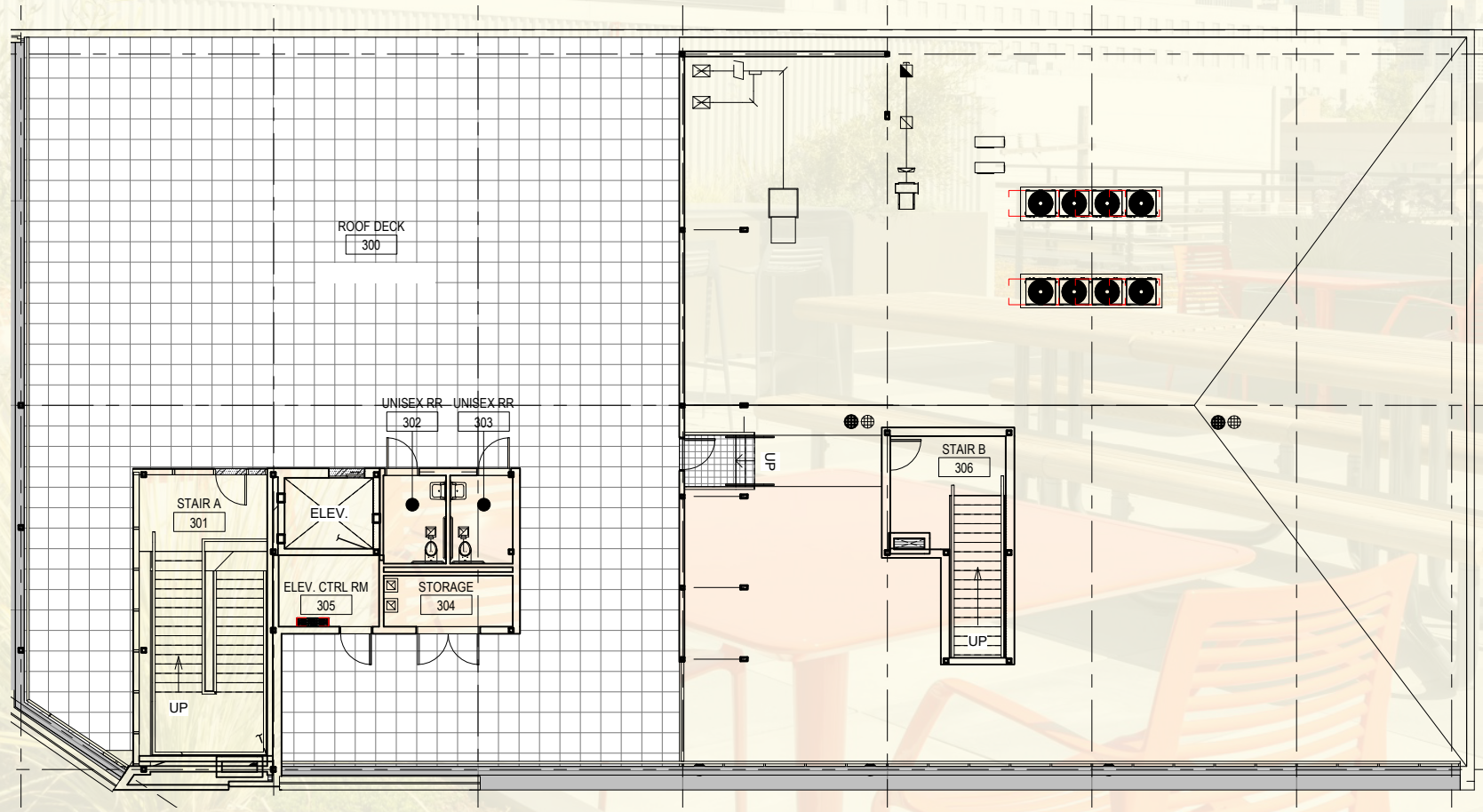
LANGTON STREET

ROOF DECK - 3,950 SF



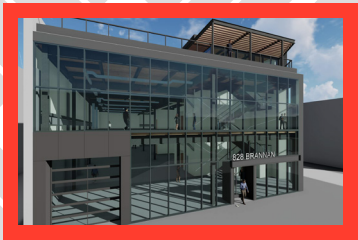
VIRTUAL TOUR

BRANNAN STREET



LANGTON STREET

AI CLUSTER MAP



 nimble

 CATERPILLAR®



KINDRED
PART OF **ocado** GROUP

 Lightning^{AI}

 tome

 cruise

 *rhythm*

 samsara

ZOOX

 Retool

RAPID
ROBOTICS

Adept

16TH ST

16TH ST



Capgemini 



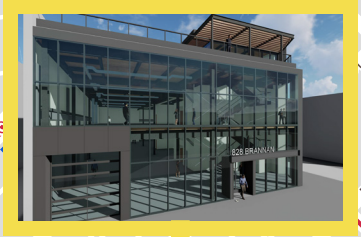
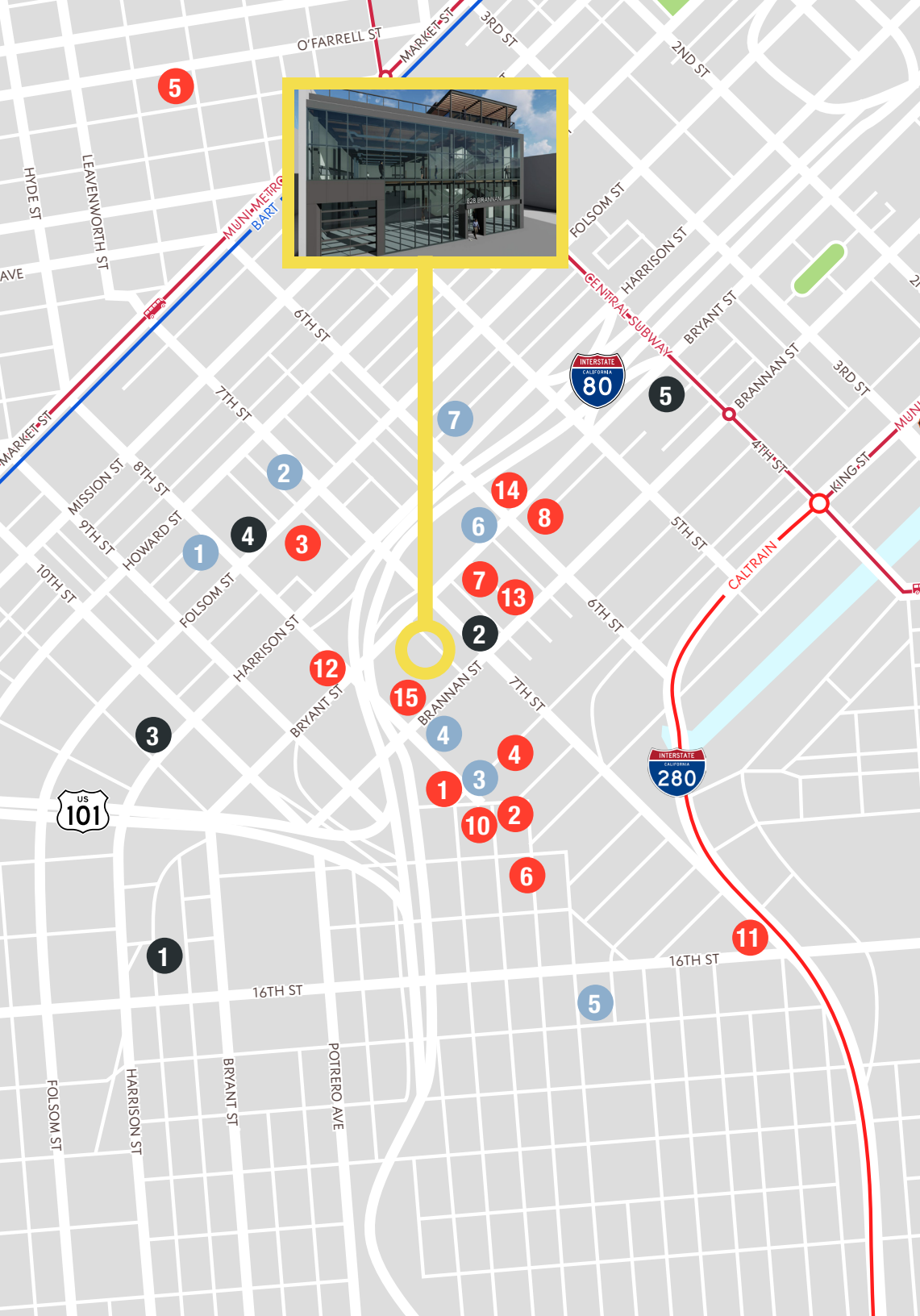
haydenAI 

OSARO

CHEF

scale





AMENITIES

RESTAURANTS

- 1 Hardwood Bar & Smokery
- 2 Dumpling Time
- 3 Rocco's Café
- 4 New Burma
- 5 Million Thai
- 6 Rosemary & Pine
- 7 Dinosaurs Sandwiches
- 8 Turtle Tower
- 9 Niku Steakhouse
- 10 Saap Ver Damn Good!
- 11 Mediterranean Aroma
- 12 Beyond Café
- 13 Kiss My Seoul
- 14 moonbowls
- 15 Bellota

CAFES

- 1 Café Suspiro
- 2 Sightglass Coffee
- 3 Starbucks
- 4 Peet's Coffee
- 5 La Lucha Coffee Bar
- 6 Social Café
- 7 Telescope Coffee

BARS

- 1 Thee Parkside
- 2 Mars Bar
- 3 Buzzworks
- 4 Cat Club
- 7 Thriller Social Club

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One Sansome St, Floor 41, San Francisco, CA 94104

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