



LUXURY LIVE/WORK OFFICE
11,800 SF + 6 CAR PARKING
FOR SALE | \$9,950,000

maven
INVESTMENT SALES

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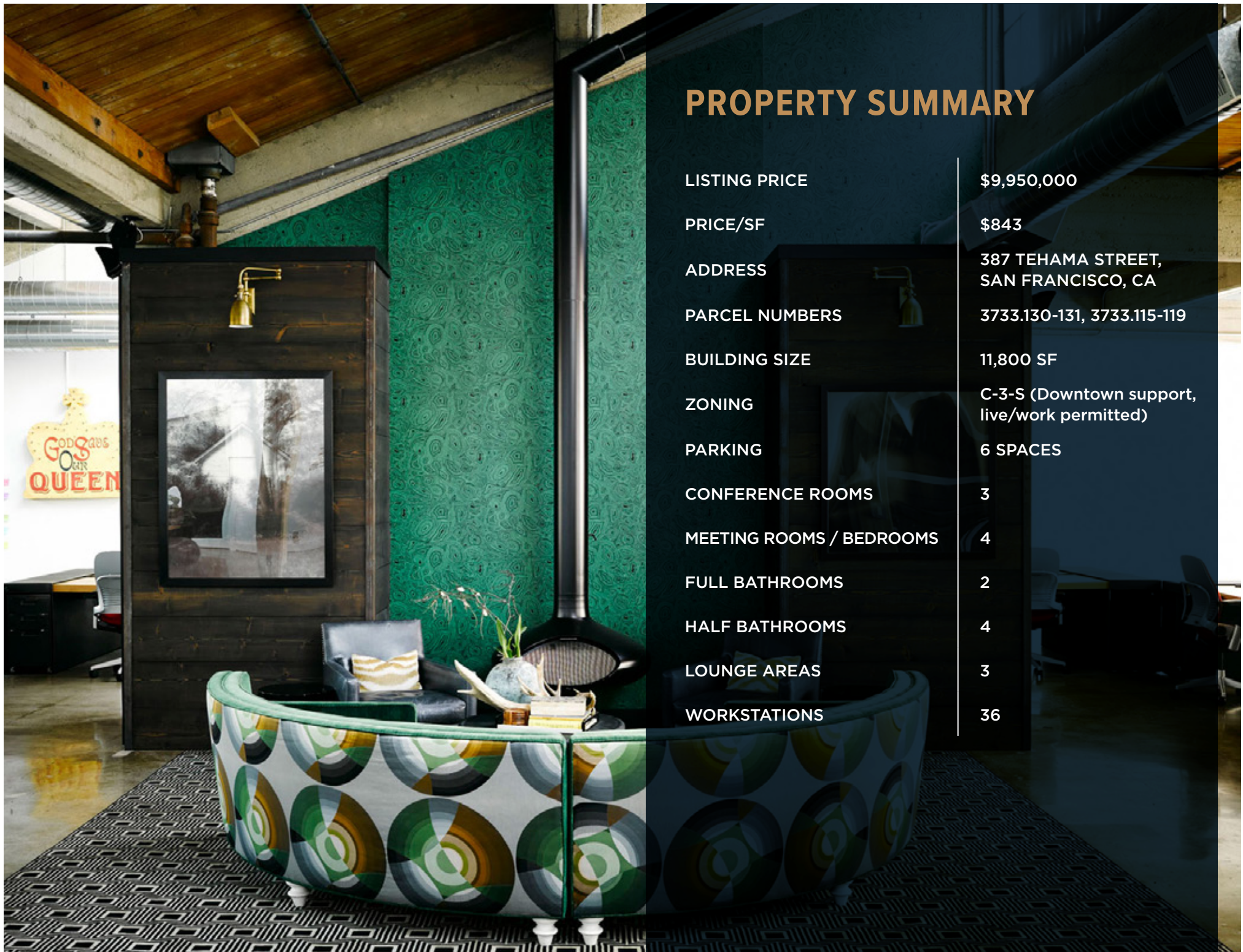


PROPERTY OVERVIEW

Masterfully designed by world renowned designer Ken Fulk, 387 Tehama merged 7 live work lofts to create a one-of-a-kind property that can comfortably host a family of 12, a tech team of 60, or a cocktail event for 150. A soaring sawtooth roofline and a wall of windows flood the space in natural light, with furnishings throughout that set it apart from a standard office build out.

3 conference rooms, 4 meeting rooms / bedrooms, 2 full bathrooms, 4 half bathrooms, elevator access, 36 workstations, a wet bar, two kitchens, an IT room, and a secure parking garage with 6 exclusive parking spaces round out the offering. In addition to function and design, 387 Tehama sits in one of the city's most accessible locations. It's just blocks from the freeway with a direct on-ramp to 5th Street, close to public transportation, and a short walk to Downtown and Union Square. Restaurants, retail, and everything SoMa has to offer are steps from the front door.

Few buildings in San Francisco offer this combination of design pedigree and true live/work flexibility.



PROPERTY SUMMARY

LISTING PRICE	\$9,950,000
PRICE/SF	\$843
ADDRESS	387 TEHAMA STREET, SAN FRANCISCO, CA
PARCEL NUMBERS	3733.130-131, 3733.115-119
BUILDING SIZE	11,800 SF
ZONING	C-3-S (Downtown support, live/work permitted)
PARKING	6 SPACES
CONFERENCE ROOMS	3
MEETING ROOMS / BEDROOMS	4
FULL BATHROOMS	2
HALF BATHROOMS	4
LOUNGE AREAS	3
WORKSTATIONS	36



INVESTMENT OPPORTUNITY

PRICE	\$9,950,000
SQUARE FOOTAGE	11,800 SF
PROJECTED RENTAL RATE	\$60/PSF NNN
PROJECTED ANNUAL NNN RENT	\$708,000
PROJECTED CAP RATE	7.11%
PROJECTED ANNUAL OPERATING EXPENSES	
NEW REAL ESTATE TAX (1.182%)	\$117,677
INSURANCE	\$5,592
HOA	\$75,156
EST ANNUAL NNN/PSF	\$16.82/PSF



PROPERTY FEATURES

Designed by world renowned designer Ken Fulk

Fully built out, move-in ready

High sawtooth ceilings with abundant natural light

Custom furnishings throughout

Live/work permitted under C-3-S zoning

Walking distance to Downtown and Union Square

Direct freeway access via 5th Street, close to public transportation

Easy walk to Moscone Center, Yerba Buena Gardens, and SFMOMA

Direct access to BART, MUNI, I-80, and Highway 101

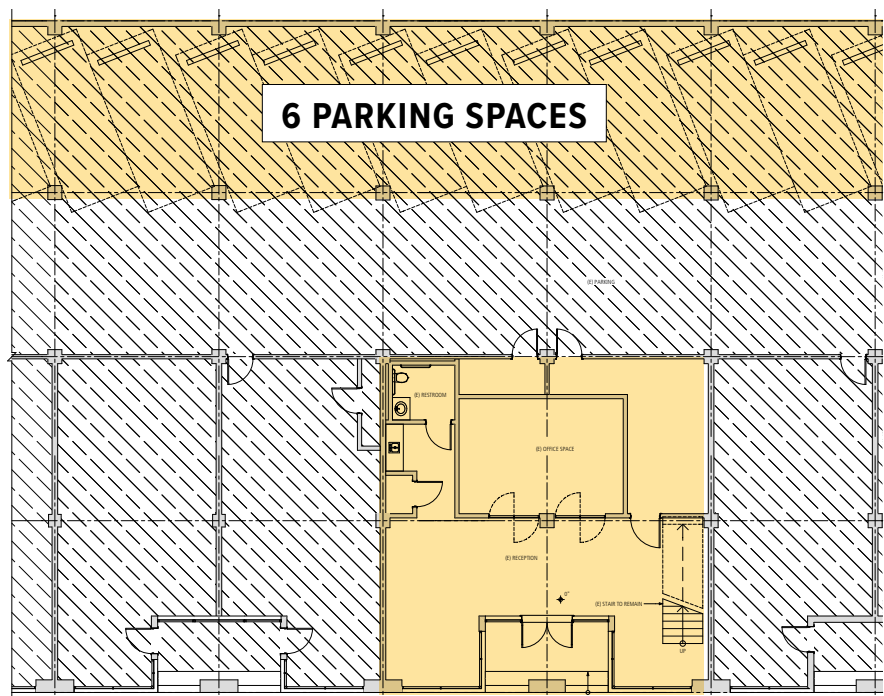
CC&R Use Summary: Per Section 7.1 The Project is a condominium project designed developed and established for a combination of concurrent residential and business - commercial uses. All units may be used for residential purposes, commercial purposes, or residential combined with commercial purposes and use.

Subject to specific commercial use restrictions as detailed in CC&R's and Rules & Regulations. To be provided upon request

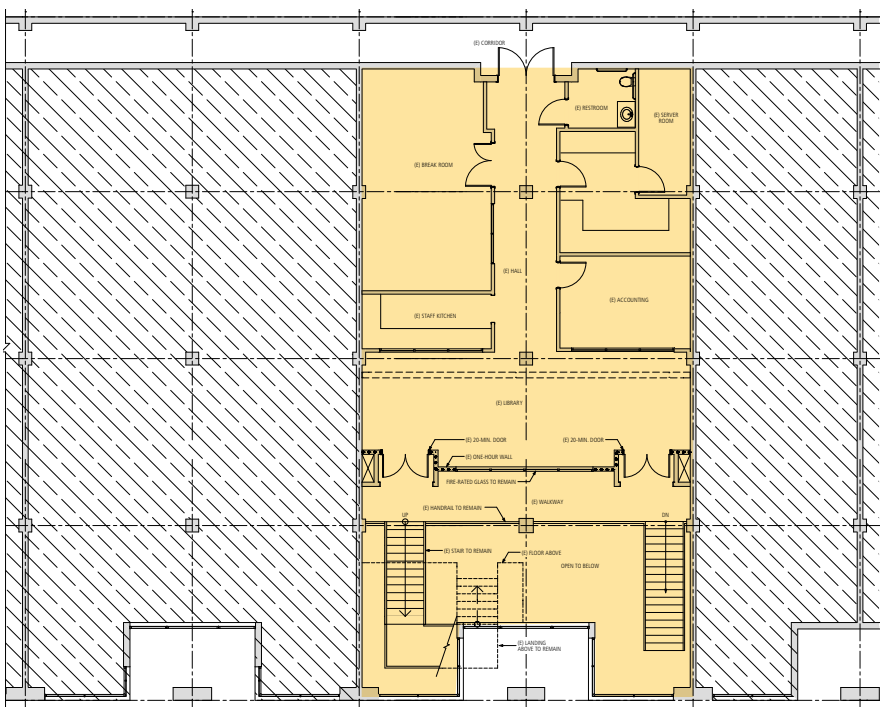


FLOOR PLANS

1ST FLOOR



2ND FLOOR

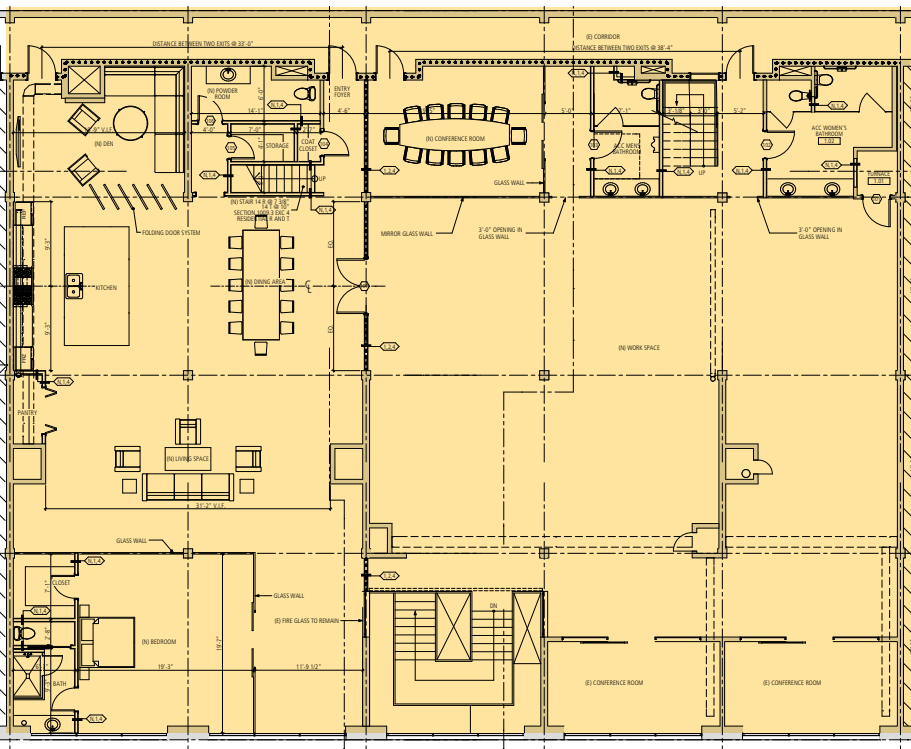


1ST & 2ND FLOOR

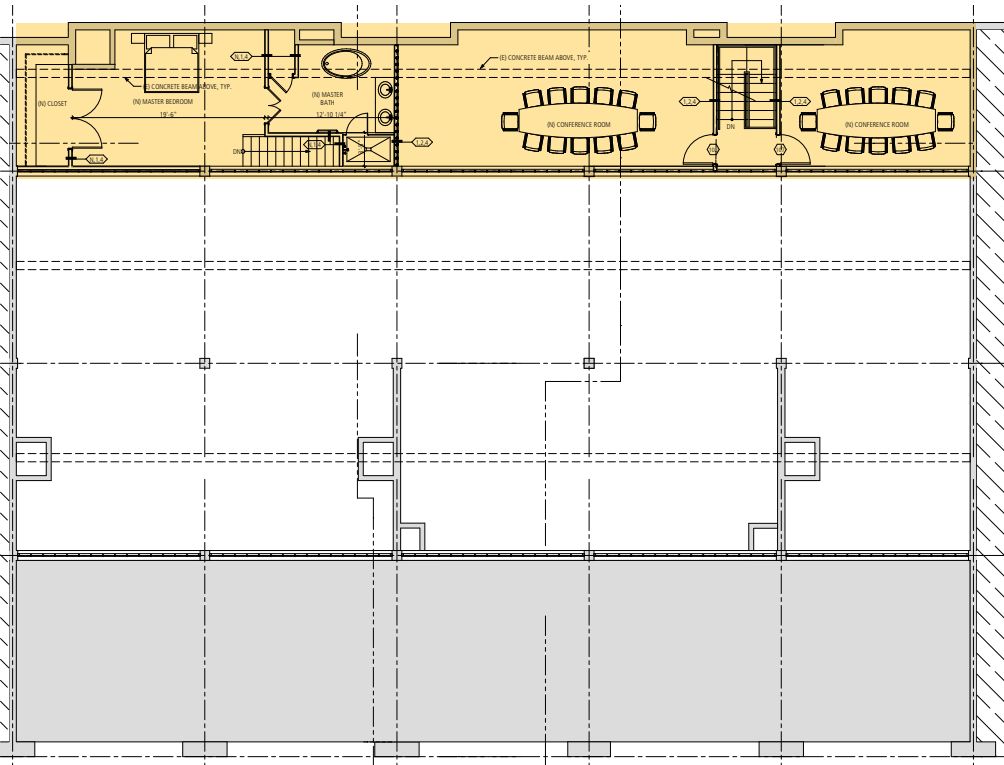
- STORAGE
- IT ROOM
- PARKING GARAGE
- LOBBY
- ELEVATOR
- BREAK ROOM
- SERVER ROOM
- INTERCONNECTING STAIRWELL

FLOOR PLANS

3RD FLOOR



4TH FLOOR/MEZZANINE

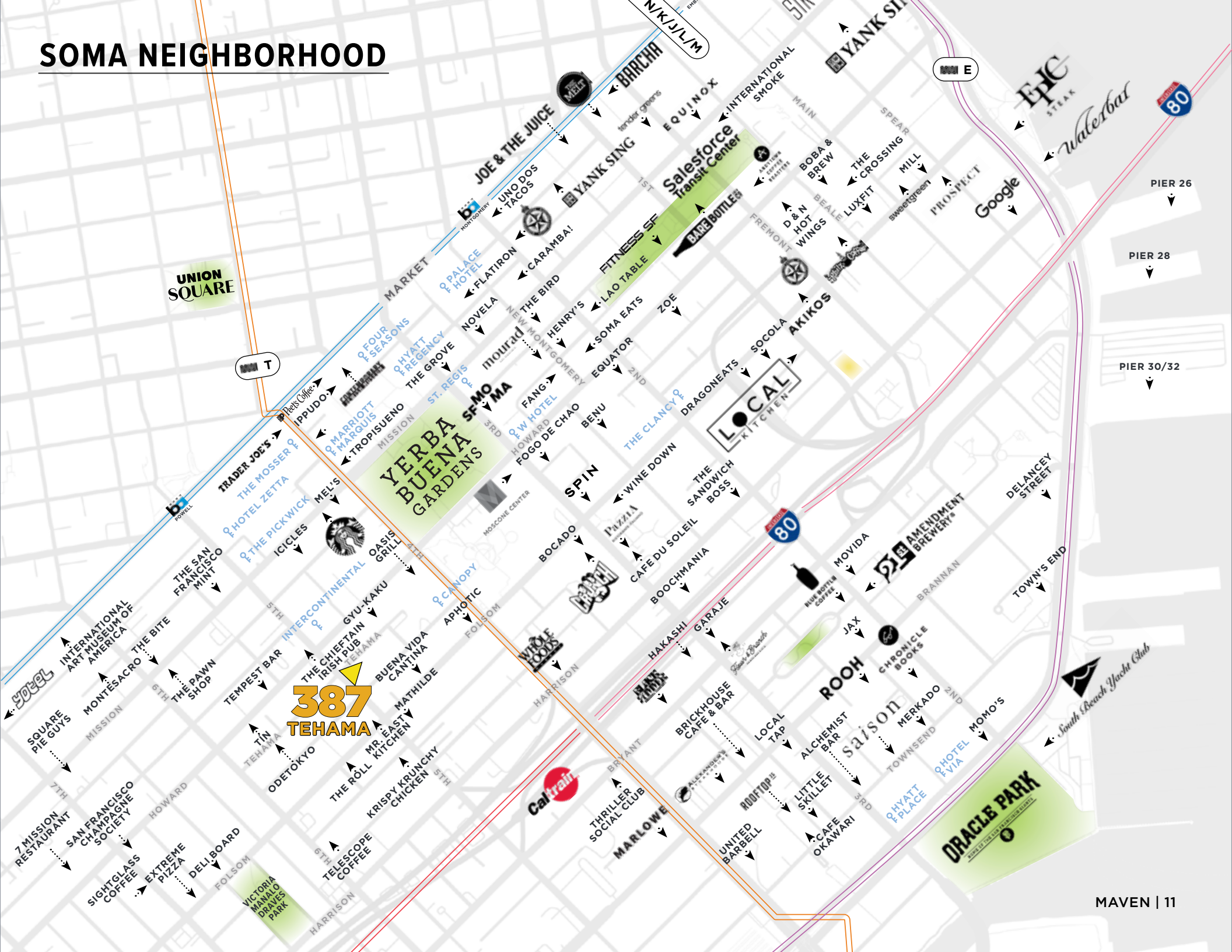


3RD & 4TH FLOOR

- 4 MEETING ROOMS / BEDROOMS
- 4 CONFERENCE ROOMS
- 3 SOFT SEATING LOUNGE AREAS
- 36 WORKSTATIONS
- WET BAR
- TWO KITCHENS
- PANTRY
- 2 FULL BATHROOMS, 3 HALF BATHROOMS



SOMA NEIGHBORHOOD





THE CAVALIER



GYU-KAKU



BURMA LOVE



ORACLE PARK



YERBA BUENA GARDENS



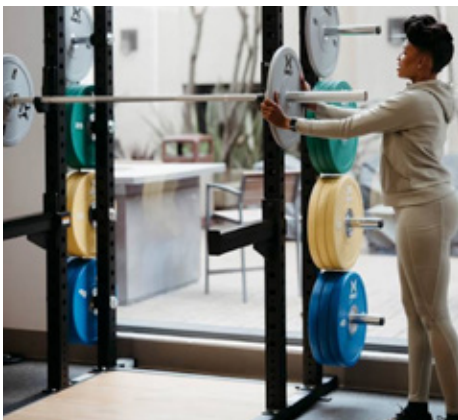
54 MINT CUCINA ROMANA



S&R LOUNGE



SOMA RESTAURANT & BAR



CORE FITNESS



MR. EAST KITCHEN



TRELLIS CAFE



THE CHIEFTAIN IRISH PUB



387 TEHAMA STREET

SAN FRANCISCO | CALIFORNIA

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