

CREATIVE LANDING SPACES

440 9th Street | San Francisco, California

Turnkey furnished workspace in SoMa

**One property. Three flexible leasing
options.**

1,800 SF / 3,123 SF / 4,923 SF combined

Available furnished or unfurnished, professionally
designed, and ready for immediate occupancy.



One property. The flexibility to grow in place.

Lease either workspace independently, or connect both to create a 4,923 SF combined office within the same property.



MEZZANINE



SECOND FLOOR

4,923 SF

Combined opportunity

Two connectable workspaces totaling 4,923 SF, with distinct work, meeting, and collaboration areas.

Best for larger teams, separate departments, temporary headquarters, or simultaneous programs.



3,123 SF

Mezzanine workspace

An open, flexible floor with conference areas, breakout rooms, presentation capability, and workstations.

Best for collaborative teams, workshops, training, and offsite sessions.



1,800 SF

Second-floor office

A private, efficient professional office with natural light, meeting space, and immediate occupancy.

Best for focused daily work, client meetings, and growing teams.

Ready to work from day one.

A professional SoMa workspace without the time and expense of a traditional office build-out.

PROPERTY HIGHLIGHTS

- **Available furnished or unfurnished**
- Conference and meeting rooms
- Breakout and collaboration areas
- Large presentation displays
- Microsoft Teams and Zoom capability
- High-speed Wi-Fi
- Kitchenettes and lounge areas
- Natural light and secure access



PRIME SOMA LOCATION

Near Market Street, BART, Muni, Caltrain, restaurants, coffee shops, and major freeways.

Flexible lease structures | Available immediately

EXCLUSIVE LISTING BROKER

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CREATIVE LANDING SPACES

Suitable for permitted commercial uses. Prospective tenants should verify their intended use, zoning, and final lease terms.