



**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

Outside the box.



584 FOURTH ST FOR LEASE

JAKE LEVINSON
JAKE@GROUNDMATRIX.COM
+1 (415) 786-4303
DRE#: 02021831

HANNAH REUBENS
HANNAH@GROUNDMATRIX.COM
+1 (415) 299-3371
DRE#: 02205329

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PROPERTY HIGHLIGHTS

- Private Pool
- Outdoor Space
- Newly Renovated Conference Room
- Office & Warehouse Space
- Parking Potentially Available

Total SF	+/-5,350 SF
Office SF	+/- 3,350 SF
Pool / Side Yard	+/- 1,500 SF
Garage	+/- 500 SF
Lease Price	\$48/PSF/Yr IG
Bonus Incentive	1 Free Month Rent

584–590 4th Street offers a rare opportunity to lease a truly one-of-a-kind flex / creative office space in the heart of SoMa. The property features a large open main area, front office, rear loft-style office, and unique indoor/outdoor functionality ideal for office, showroom, wellness, hospitality, creative, or experiential uses.

A standout feature of the property is its private outdoor courtyard and approximately 10-foot-deep swimming pool – an extremely rare amenity for San Francisco office space and a major differentiator for companies looking to create a unique employee or client experience. The property also includes a detached structure adjacent to the pool area, offering additional flexibility for lounge, meeting, storage, or event use.

Ownership is open to providing improvements for qualified tenants. Conveniently located along the Brannan and 4th Street corridor with immediate access to SoMa, South Beach, Downtown, and Caltrain.



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584 Fourth

*5,350 sqft Office/Industrial Building
Private Pool & Outdoor Space*

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New Space
Renderings



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New Space
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PLEASE CONTACT:

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