



LEASE OFFERING MEMORANDUM

601 4th Street #128 San Francisco, CA 94107

Modern Urban Loft Living | Live/Work | 1,450+ SF

Private Entrance | Parking + Storage Included | Furnished or Unfurnished

Rare opportunity to lease a truly unique live/work loft condominium in the heart of San Francisco's South Beach/SOMA district. Offering over 1,450 square feet of flexible space, soaring 15-foot ceilings, and a private street entrance from Brannan Street, this one-of-a-kind property is ideal for entrepreneurs, creatives, startup founders, AI professionals, designers, and anyone seeking a flexible home and workspace in one location.

1,450+
Square Feet

15 FT
Ceilings

1
Parking Space

1
Storage Room

PROPERTY HIGHLIGHTS

- True Live/Work Condominium
- Furnished or Unfurnished Options Available
- Direct Private Entrance from Brannan Street
- Ground Floor Accessibility
- Approximately 1,450+ SF of Usable Space
- Soaring 15-Foot Ceilings
- Historic Building with Unique Loft Character
- One-of-a-Kind Floor Plan
- Expanded Loft Area Upstairs with Queen Sleeping Area
- Updated Kitchen with Beautiful End-Grain Bamboo Countertops
- Remodeled Bathroom
- Double-Pane Windows
- In-Unit Washer & Dryer
- Abundant Storage Throughout
- One Assigned Parking Space Included
- Private Storage Room Included (One of Only Two in the Building)
- Furniture Included (Optional)
- Additional Lighting Upgrades Coming Soon

ADDITIONAL BENEFITS

- Exceptional Hot Water Availability (located directly above the building boiler room)
- HOA Covers Water and Garbage
- Flexible Layout for Residential, Creative, or Professional Use (subject to applicable rules and permitted use)

PRIME LOCATION

Ideally situated with convenient access to:

- Caltrain
- 3rd Street T-Line
- Mission Bay
- Chase Center
- Financial District
- South Beach
- Major Tech Campuses and AI Companies
- Restaurants, Cafes, and Nightlife

This is not a cookie-cutter apartment. It is a distinctive San Francisco loft offering character, flexibility, and functionality in one of the city's most connected neighborhoods.

One parking space and private storage room included. Tenant responsible for electricity, internet, and other applicable utilities. Water and garbage paid by landlord.