

STEVENSON STREET STUDIOS

*Brand New Turn-Key
Creative Suites*

1441 STEVENSON ST
SAN FRANCISCO, CA

KIDDER.COM

km Kidder
Mathews



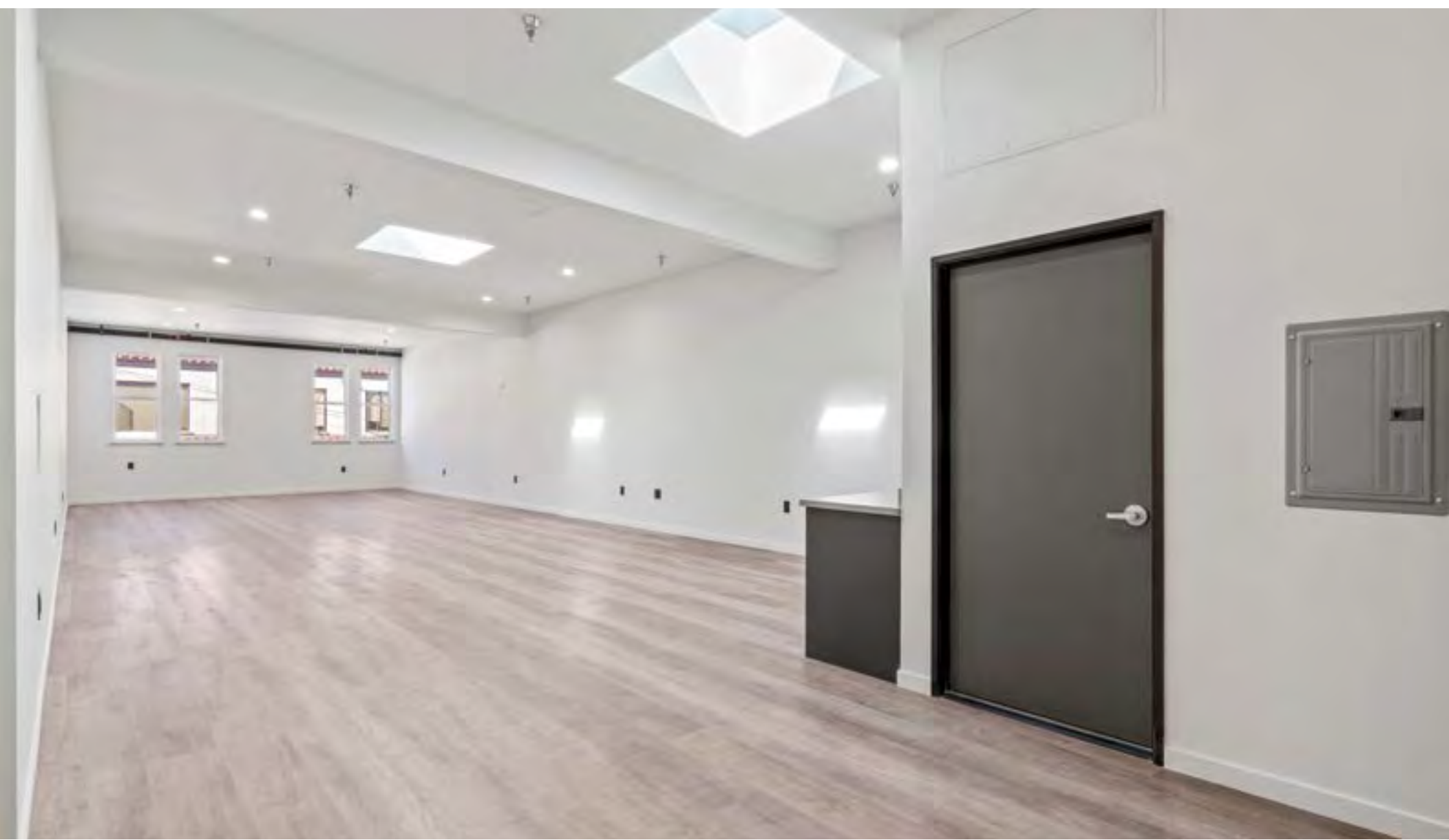
*Small Creative PDR suites of
±900-1,200 RSF can be combined*

SPACE	Brand new clean and move in ready, open PDR/flex-use space
ACCESS	2nd Floor Walkup
LEASE TERMS	Flexible
LOCATION	Central Mission District
AMENITIES	High ceilings and excellent natural light

- 2nd floor can be combined to up to the entire remaining space
- Pre-wired ethernet for high speed connectivity
- Second floor units equipped with modern kitchenettes
- Building common area with conference table and lounging area

FLEX
LEASE TERMS

±16,772 SF
TOTAL BUILDING SIZE





GROUND FLOOR AVAILABILITY

UNIT A	LEASED
UNIT B	LEASED
UNIT C	LEASED
UNIT D	LEASED
UNIT E	LEASED

SECOND FLOOR AVAILABILITY

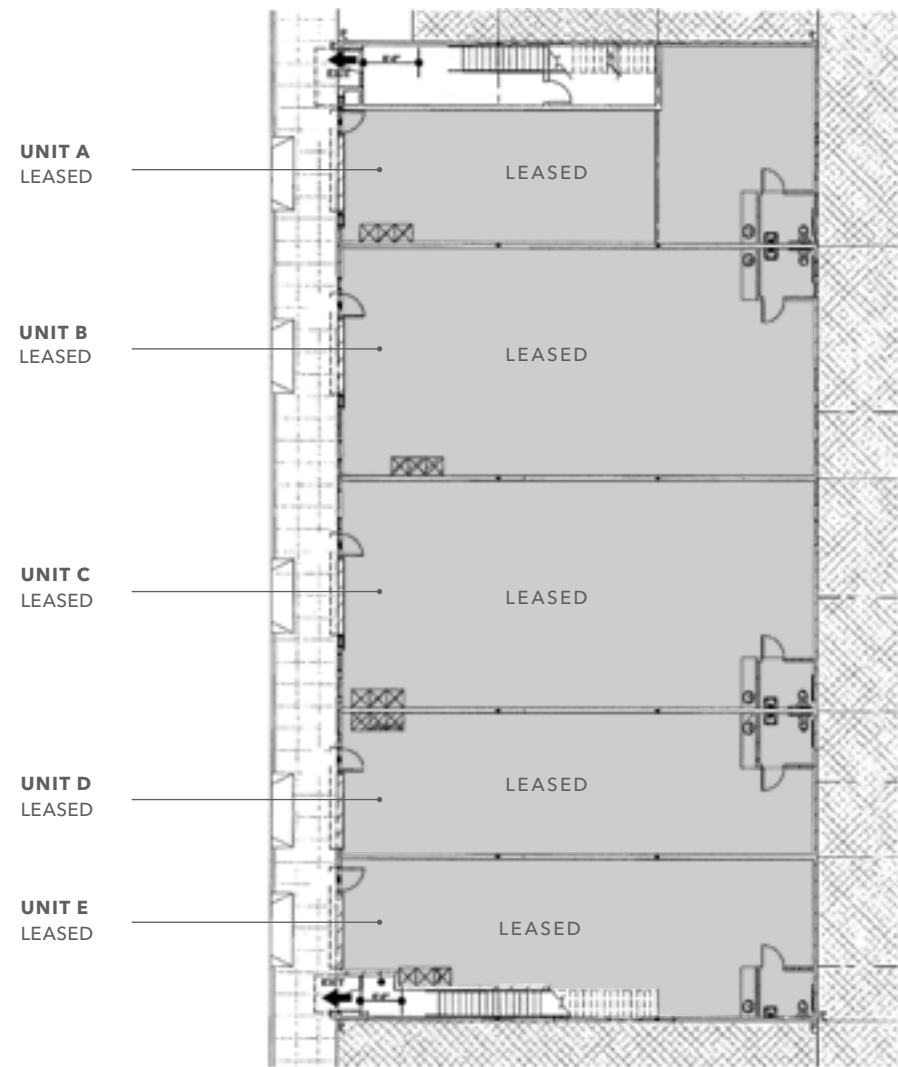
UNIT F		LEASED
UNIT G	±893 RSF	\$2,679/Month
UNIT H	±970 RSF	\$2,910/Month
UNIT I	±970 RSF	LEASED
UNIT J	±895 RSF	LEASED
UNIT K	±1,185 RSF	\$3,555/Month
UNIT L		LEASED

Notes: 2nd floor can be combined to up to the entire remaining space

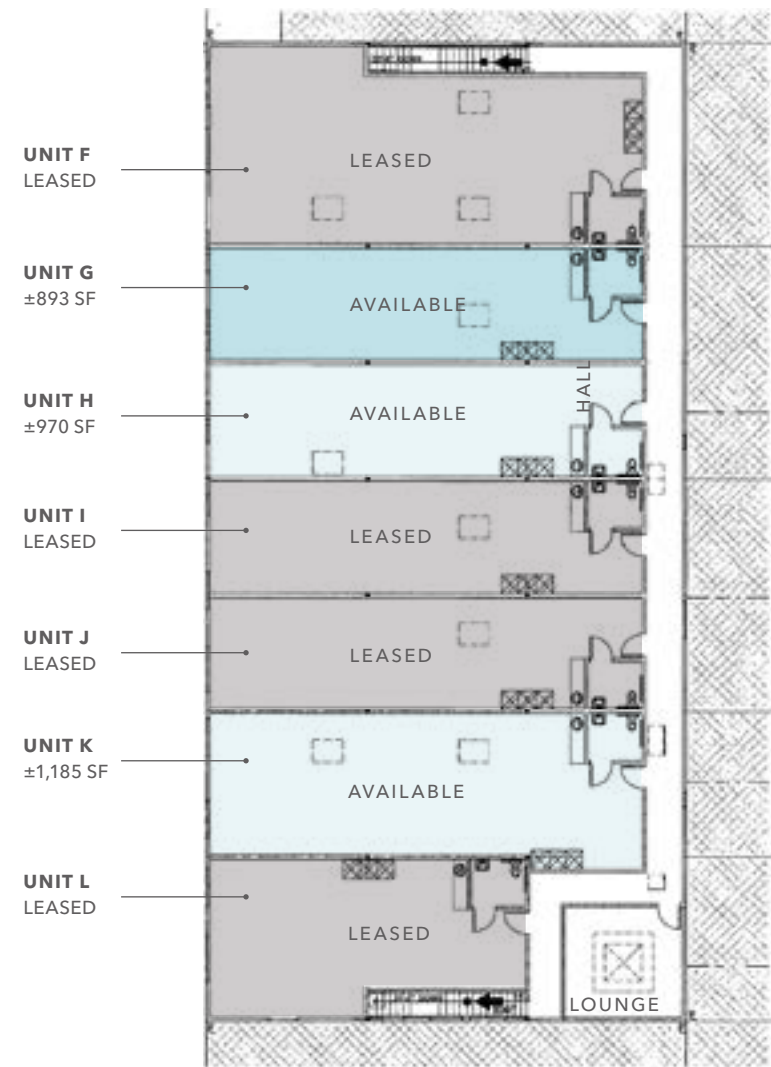
NOW
AVAILABLE

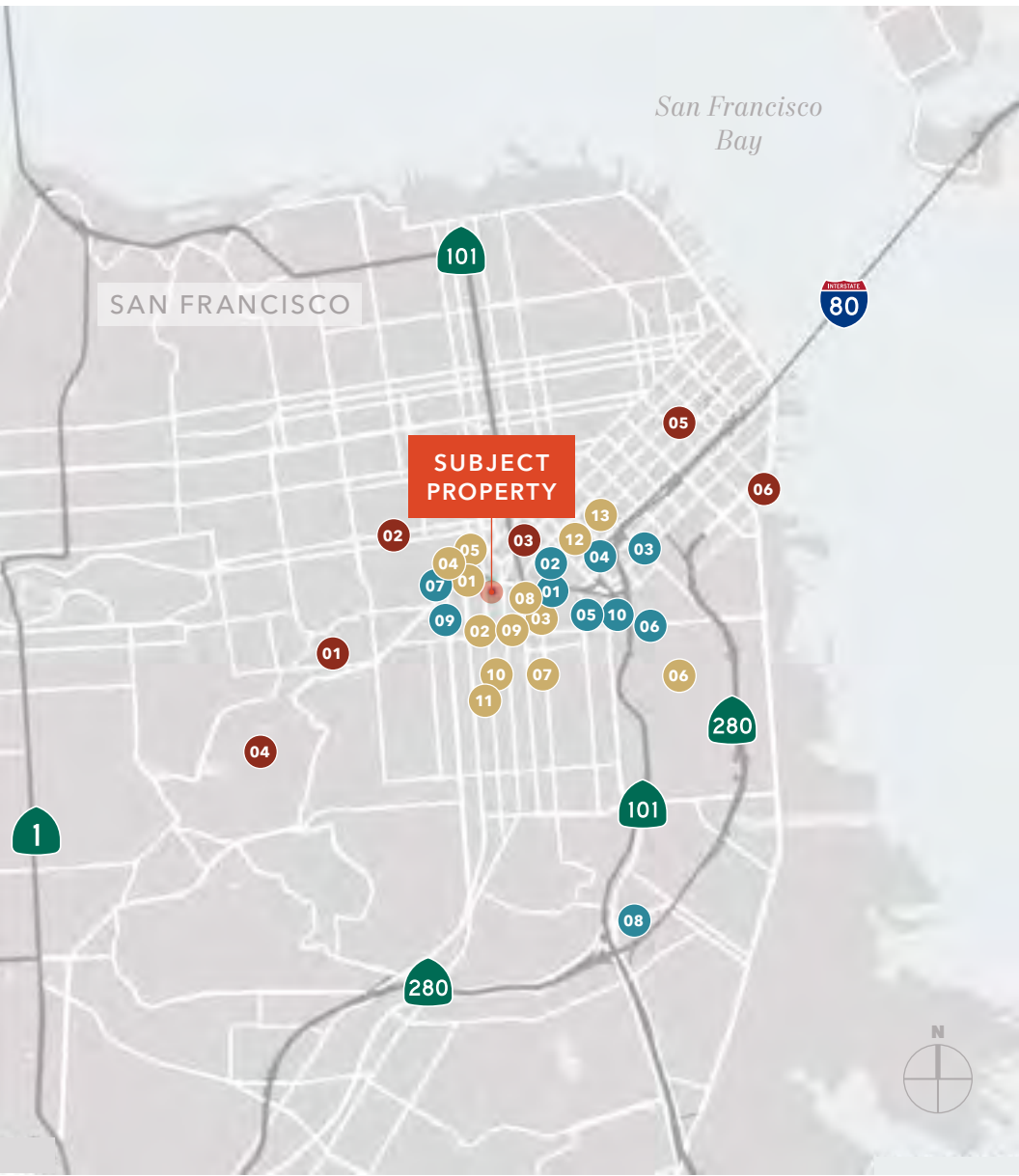


GROUND FLOOR



SECOND FLOOR





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Shizen
- 02 Four Barrel Coffee
- 03 Dandelion Chocolate Factory
- 04 Zuni Cafe
- 05 Dumpling Home
- 06 Plow
- 07 Farmhouse Kitchen Thai Cuisine
- 08 Dona Mago
- 09 Flying Pig Bistro Pub
- 10 Pancho Villa Taqueria
- 11 Stonemill Matcha
- 12 Sightglass Coffee
- 13 Rocco's Cafe

RETAIL

- 01 Best Buy
- 02 Costco
- 03 REI
- 04 Trader Joes
- 05 Sports Basement Bryant St
- 06 Whole Foods
- 07 Safeway
- 08 Lowes
- 09 Ace Hardware
- 10 Ross

LIFESTYLE

- 01 Randall Museum
- 02 The Painted Ladies
- 03 Asain Art Museum
- 04 Twin Peaks
- 05 San Francisco Museum
- 06 Oracle Park



STEVENSON STREET STUDIOS

*For more information on
this property, please contact*

EVAN HOUSEL
415.229.8922
evan.housel@kidder.com
LIC N° 01882475

KEVIN PON
415.577.2796
kevin.pon@kidder.com
LIC N° 02227662

PARKER BREEN
916.812.6213
parker.breen@kidder.com
LIC N° 02244719

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

