



**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

Outside the box.

857 CLAY ST FOR LEASE

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PROPERTY HIGHLIGHTS

857 Clay Street is a well-located, character-rich asset in the heart of San Francisco's Chinatown, offering a mix of retail and private office spaces within a four-story historic building. Positioned just steps from Stockton Street, the property benefits from strong daily foot traffic, excellent transit access, and proximity to the Financial District. The building features flexible layouts suitable for a range of uses, from boutique retail to professional and service-oriented office tenants.

Space Available (SF)	+/- 350 - 3,846
Lease Rate	See Page 3
Expenses	Industrial Gross
Co-Op Fees	3% Gross Lease Value



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PRICING OVERVIEW

UNIT NUMBER	SIZE	PRICE
SUITE 101	+/- 350 SF STOREFRONT RETAIL/OFFICE	\$1,800/MO IG
SUITE 102	+/- 1,496 SF	\$3,750/MO IG
VAULT LEVEL	+/- 2,000 SF	NEGOTIABLE



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Property Highlights

- PRIME CHINATOWN LOCATION WITH STRONG DAILY FOOT TRAFFIC
- EXCELLENT TRANSIT ACCESS — STEPS TO MULTIPLE MUNI LINES, CHINATOWN ROSE PAK STATION + WALKABLE TO MONTGOMERY & POWELL BART
- FLEXIBLE LAYOUTS FOR OFFICE, RETAIL, OR SERVICE USERS
- EN-SUITE RESTROOMS (SUITE 102 + VAULT)
- CHARACTER-RICH, HISTORIC BUILDING



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