

133-135 STILLMAN STREET

Central SoMa

FORTRESS

REAL ESTATE ADVISORS INC.

\$3.50 PSF

FOR LEASE





PROPERTY PROFILE

PROPERTY HIGHLIGHTS

CENTRAL SOMA LOCATION

This well-located building lies in the recently upzoned Central SoMa submarket and is surrounded by over six million square feet of proposed and approved projects.

PROXIMITY TO SOUTH PARK

Situated within two blocks of South Park—the highly desirable nexus of the submarket—133 Stillman is positioned to attract tenants from the artificial intelligence, high-tech, and venture capital industries.

IMMEDIATE OCCUPANCY

This newly renovated, two-story building comprises 6,895 SF, including the mezzanine level and south-facing, outdoor deck.

FLEX SPACE

The building features a ground level roll-up door. A glass insert with double doors in front of the roll-up door may be removed to allow vehicular access directly into the building.

TWO SIDE ENTRANCES & STREET ADDRESSES

The buyer will have an opportunity to divide the building into two distinct spaces, each served by its own street address and private entrance.

EXCELLENT FREEWAY ACCESS

On-ramps to and off-ramps from I-80, I-280, and Highway 101 lie within blocks of the property.

CMUO ZONING

Central SoMa Mixed-Use Office Zoning allows for a variety of permitted uses, including Office, Residential, Agricultural, PDR, and Light Manufacturing. There are no hours-of-use restrictions.



PROPERTY OVERVIEW

Property Description

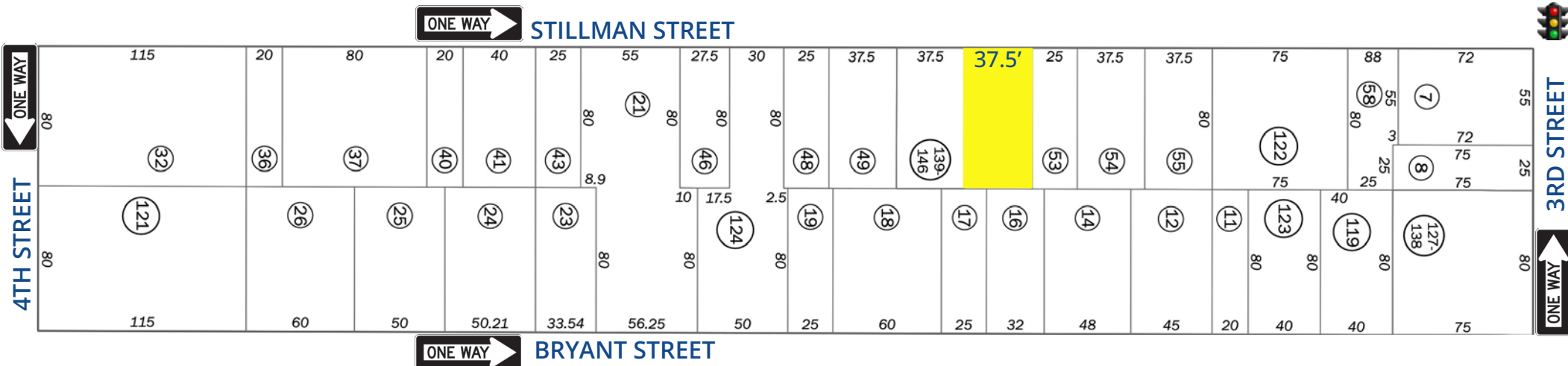
Constructed in 1992, 133–135 Stillman Street is a wood-framed, two-story building with a mezzanine. The 6,895 square foot building occupies the entire area of the land parcel. The ground floor features a roll-up door of sufficient size to accommodate vehicular access from a curb cut on Stillman Street. A glass insert with a double-door entry covers the roll-up door entrance but may be removed.

The ground level of the building is designed as an open floor plan with a kitchen, private office, conference room, and a restroom. Ceiling heights in the ground floor open area are 17'4". The mezzanine (ceiling heights 7'5" to 8'1") hosts a multi-use space overlooking the open area of the ground floor as well as a space that can serve as a private office or storage area. The second floor is primarily an open-space design with a cathedral ceiling ranging in height from 10'0" to 14'6". The second floor includes three large offices, two restrooms (one with a shower), kitchen space, and a 366 SF outdoor deck.

Separate heating units regulate the ground floor and second floor. Heat is distributed via exposed circular ducting. Electrical service is 200 amps. Floor finishes include mostly architectural vinyl on the ground floor and carpet on the mezzanine and second floor. The second floor has five skylights, large windows facing Stillman Street, and two sets of sliding glass doors that access the deck. The exterior finish on the Stillman Street façade is stucco; wood siding covers the back of the building.

Street parking is available on both sides of one-lane Stillman Street. MUNI Metro Rail and MUNI Rapid Transit Bus lines follow both 3rd and 4th Streets at the ends of the block. The 4th and Brannan Central Subway stop lies 0.3 miles from the front door. The CalTrain station at 4th and King Streets is 0.5 miles away.

RENTAL RATE	\$3.50 PSF/MONTH (IG)
BLOCK / LOT	3762 / 126
LAND / BLDG AREA	3,000 SF / 6,895 SF
PARCEL DIMENSIONS	37.5' X 80'
YEAR BUILT	1992
ZONING	CMUO
FLOORS	2 + MEZZANINE
SPECIAL USE DISTRICT	CENTRAL SOMA

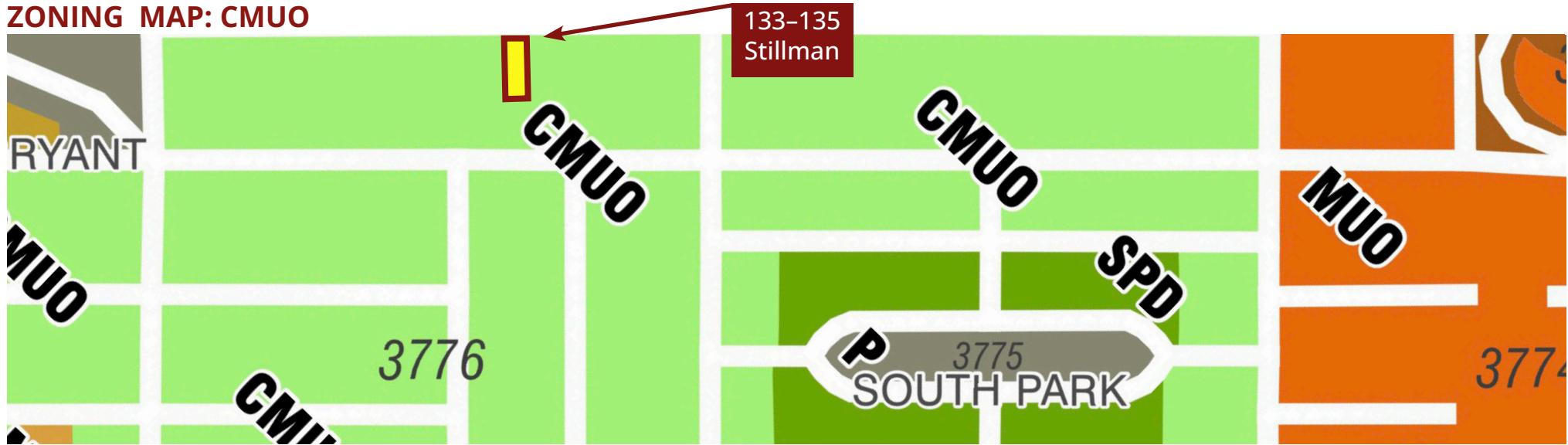


PROPERTY ZONING

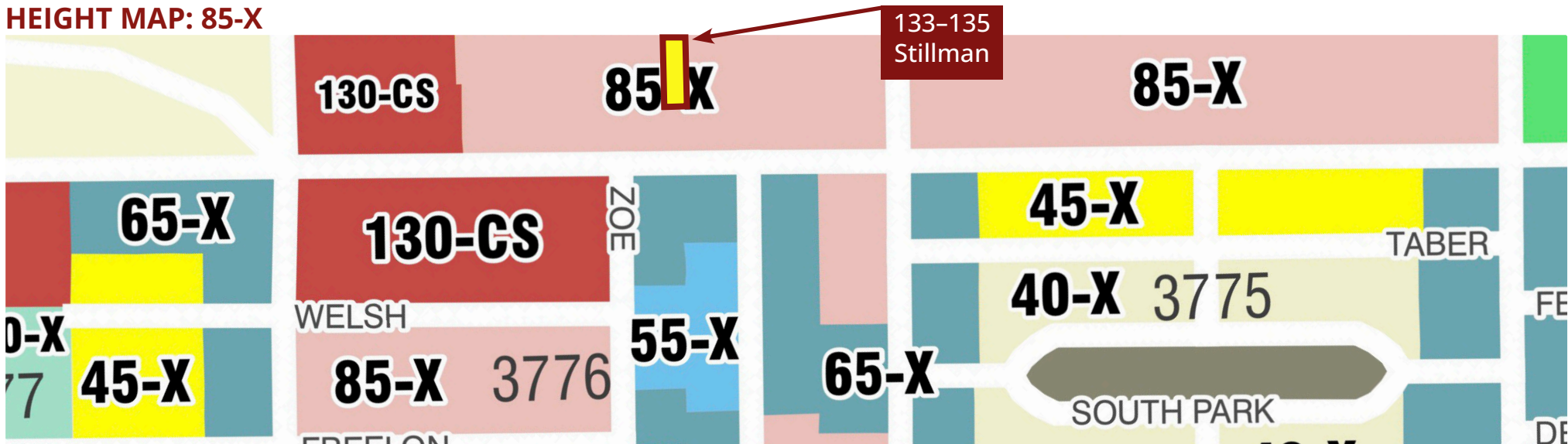
CENTRAL SOMA MIXED-USE OFFICE (CMUO) DISTRICT

The Central SoMa Mixed-Use Office zoning classification extends predominately between 2nd and 6th Streets in the South of Market area. The CMUO is designed to encourage a mix of residential and non-residential uses, including office, retail, light manufacturing, arts activities, nighttime entertainment, and tourist hotels.

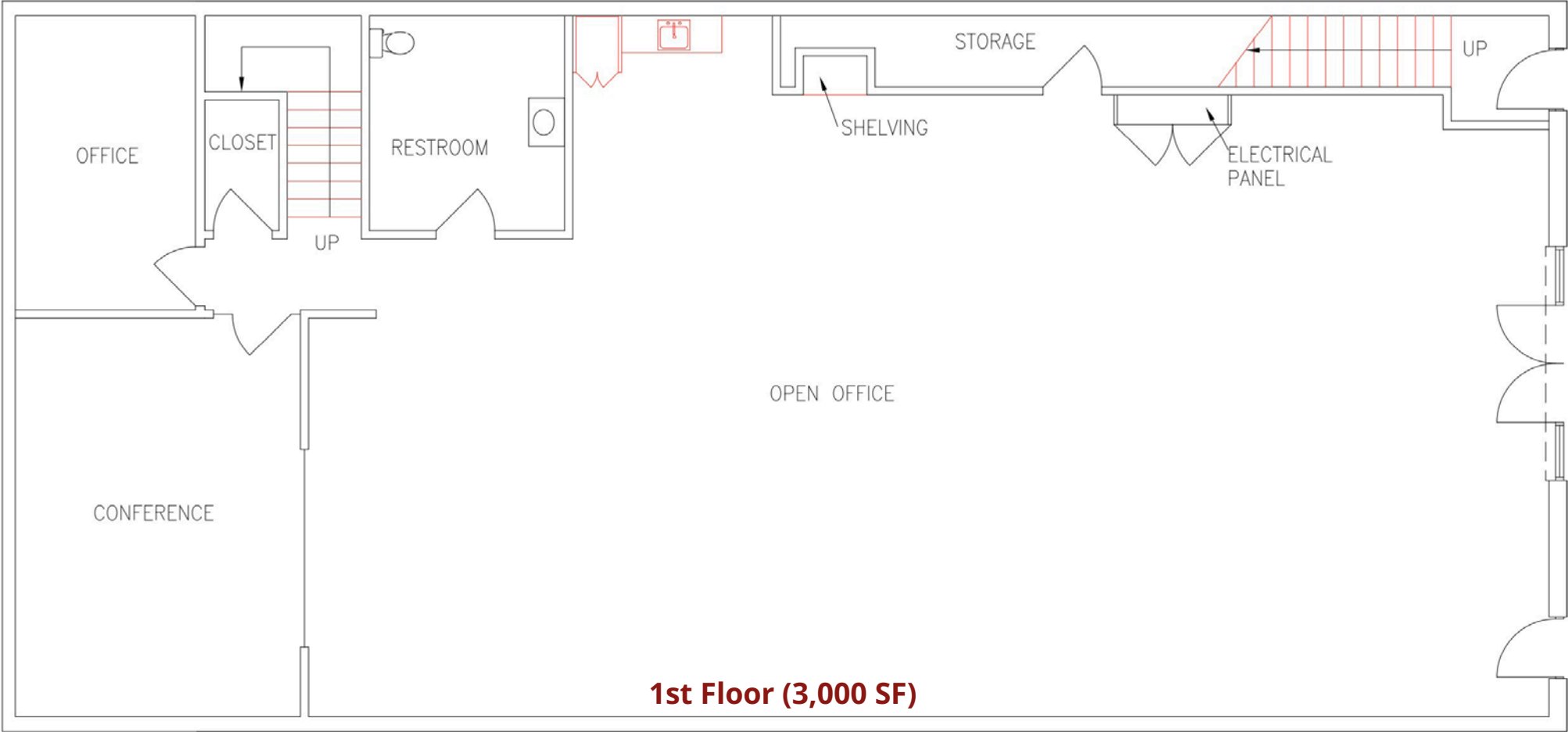
ZONING MAP: CMUO



HEIGHT MAP: 85-X

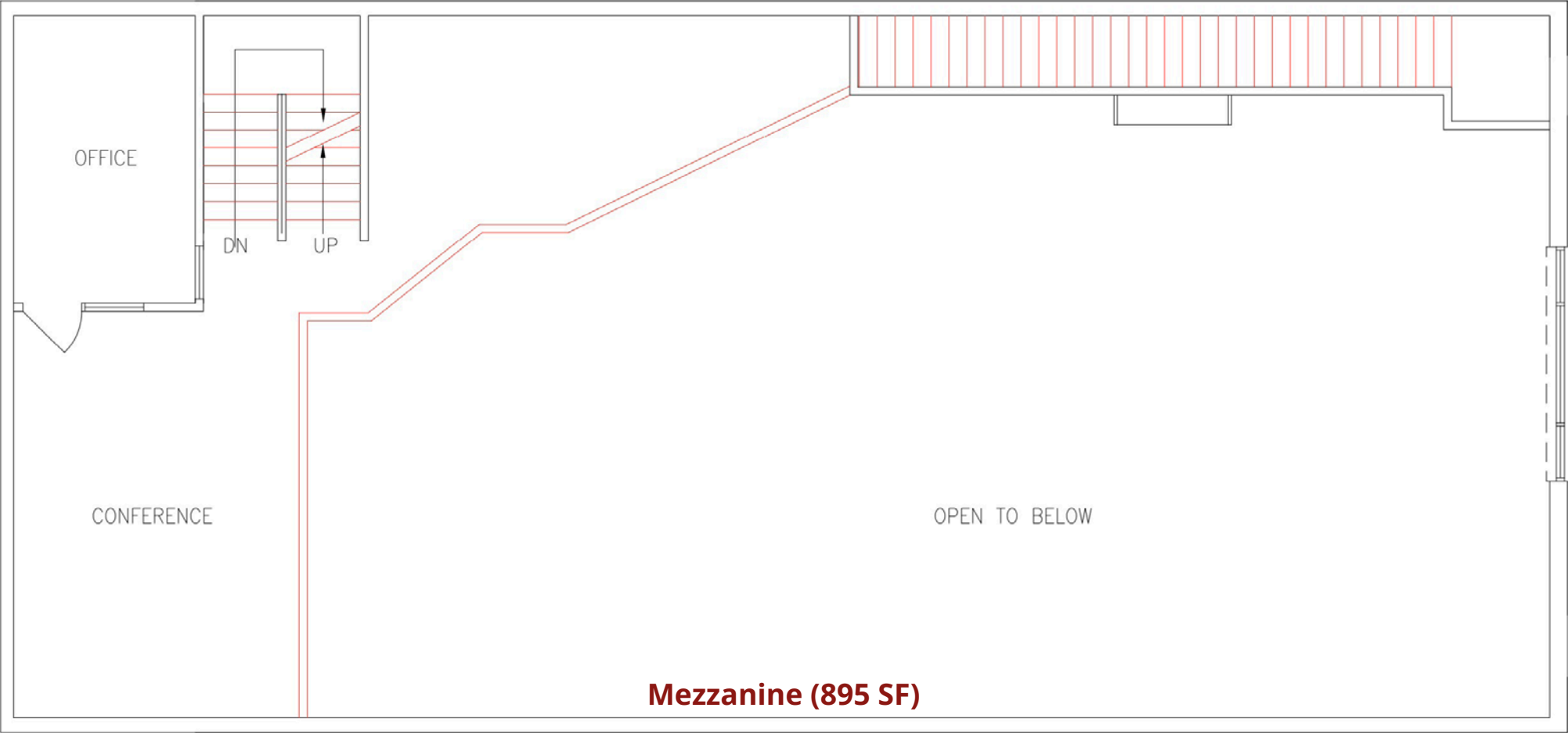


FLOOR PLANS—FIRST FLOOR

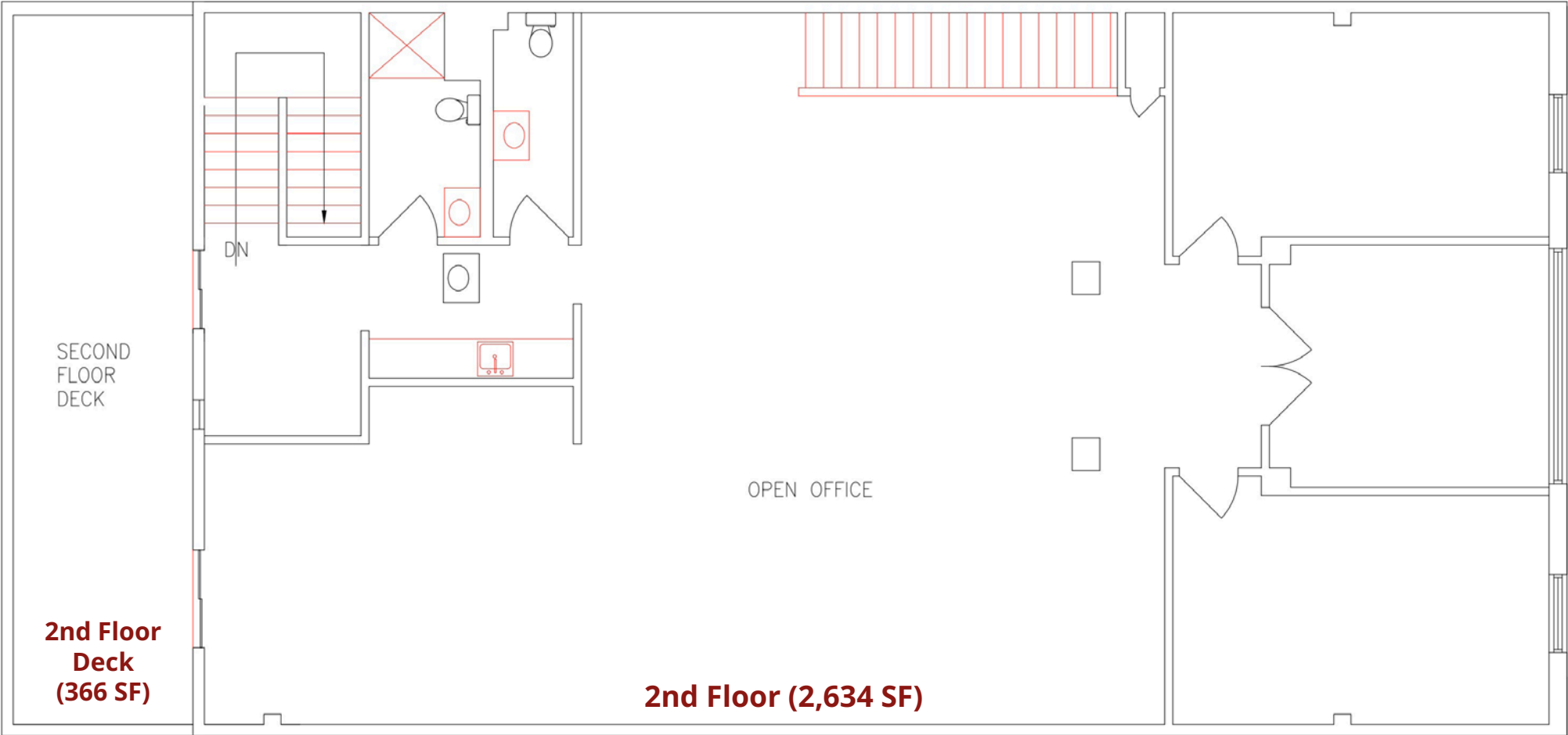


1st Floor (3,000 SF)

FLOOR PLANS—MEZZANINE



FLOOR PLANS—SECOND FLOOR



INTERIOR IMAGES



GROUND FLOOR OPEN AREA



ROLL-UP DOOR (CURRENTLY GLASS-COVERED)

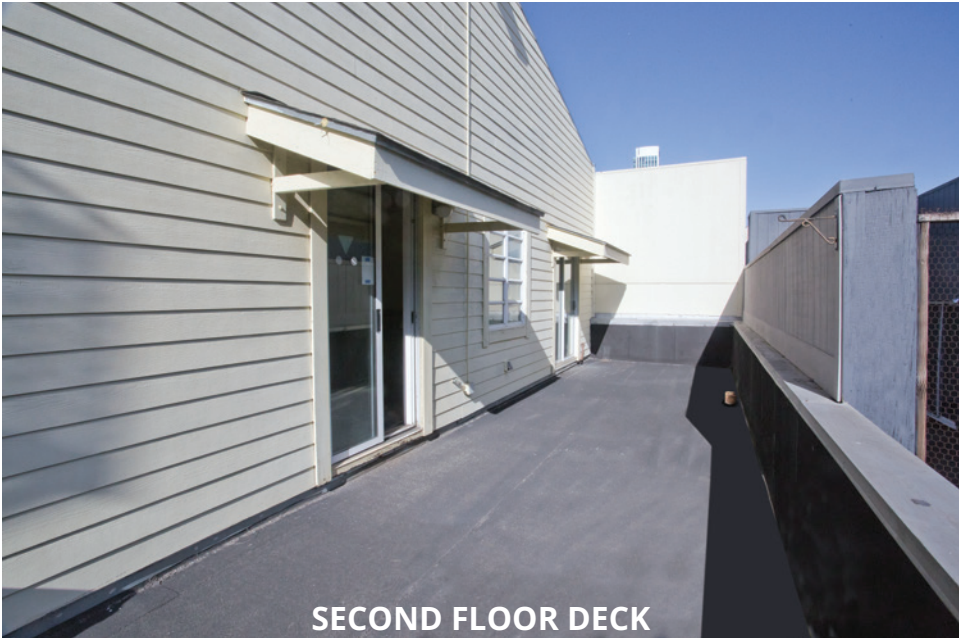


GROUND FLOOR KITCHEN



GROUND FLOOR LOOKING TOWARDS MEZZANINE

INTERIOR IMAGES



INTERIOR IMAGES



MEZZANINE MULTI-PURPOSE ROOM



SECOND FLOOR OPEN AREA



GROUND FLOOR CONFERENCE ROOM



SECOND FLOOR KITCHEN

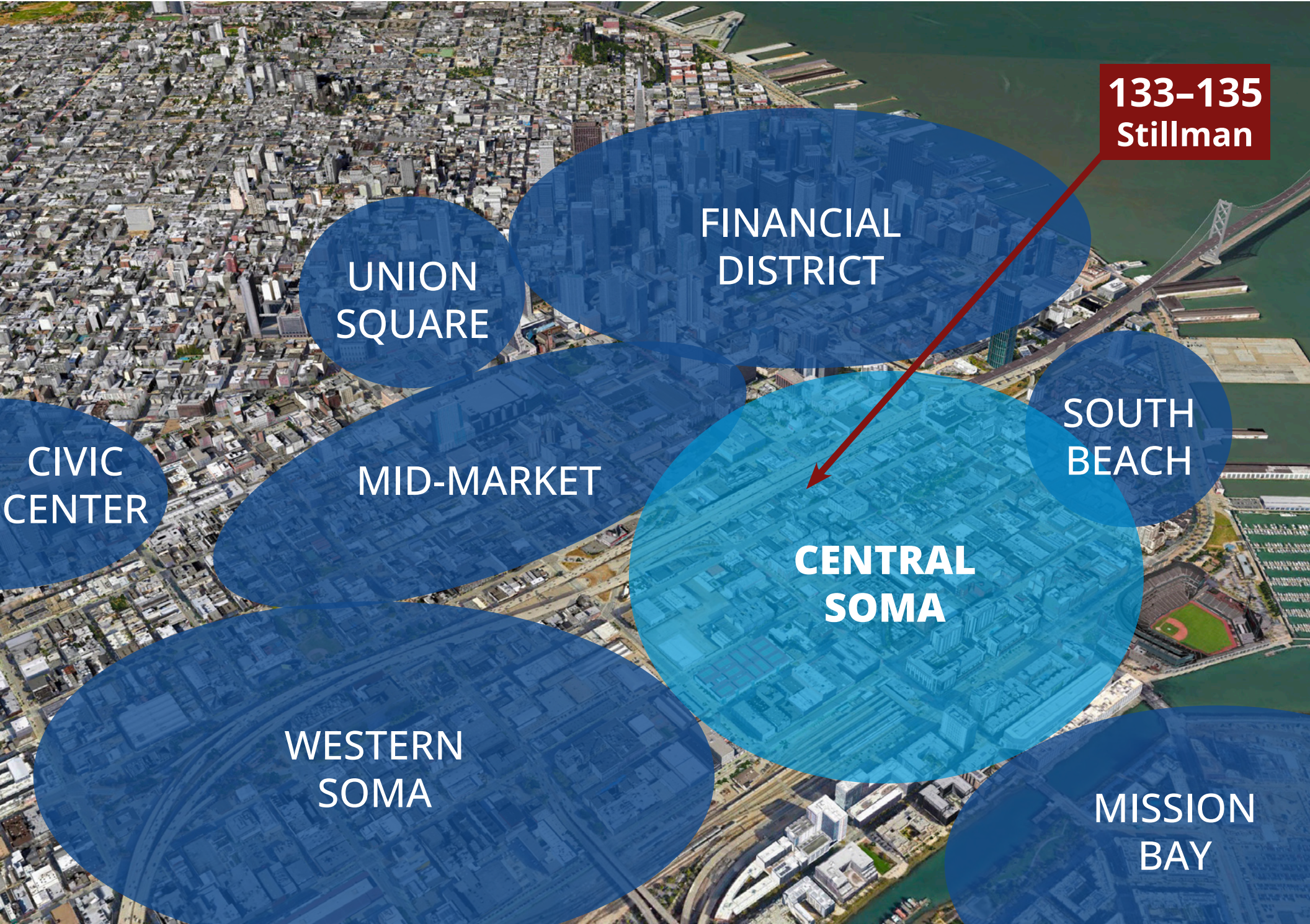


LOCATION PROFILE

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NEIGHBORHOOD OVERVIEW



133-135
Stillman

UNION
SQUARE

FINANCIAL
DISTRICT

CIVIC
CENTER

MID-MARKET

SOUTH
BEACH

CENTRAL
SOMA

WESTERN
SOMA

MISSION
BAY

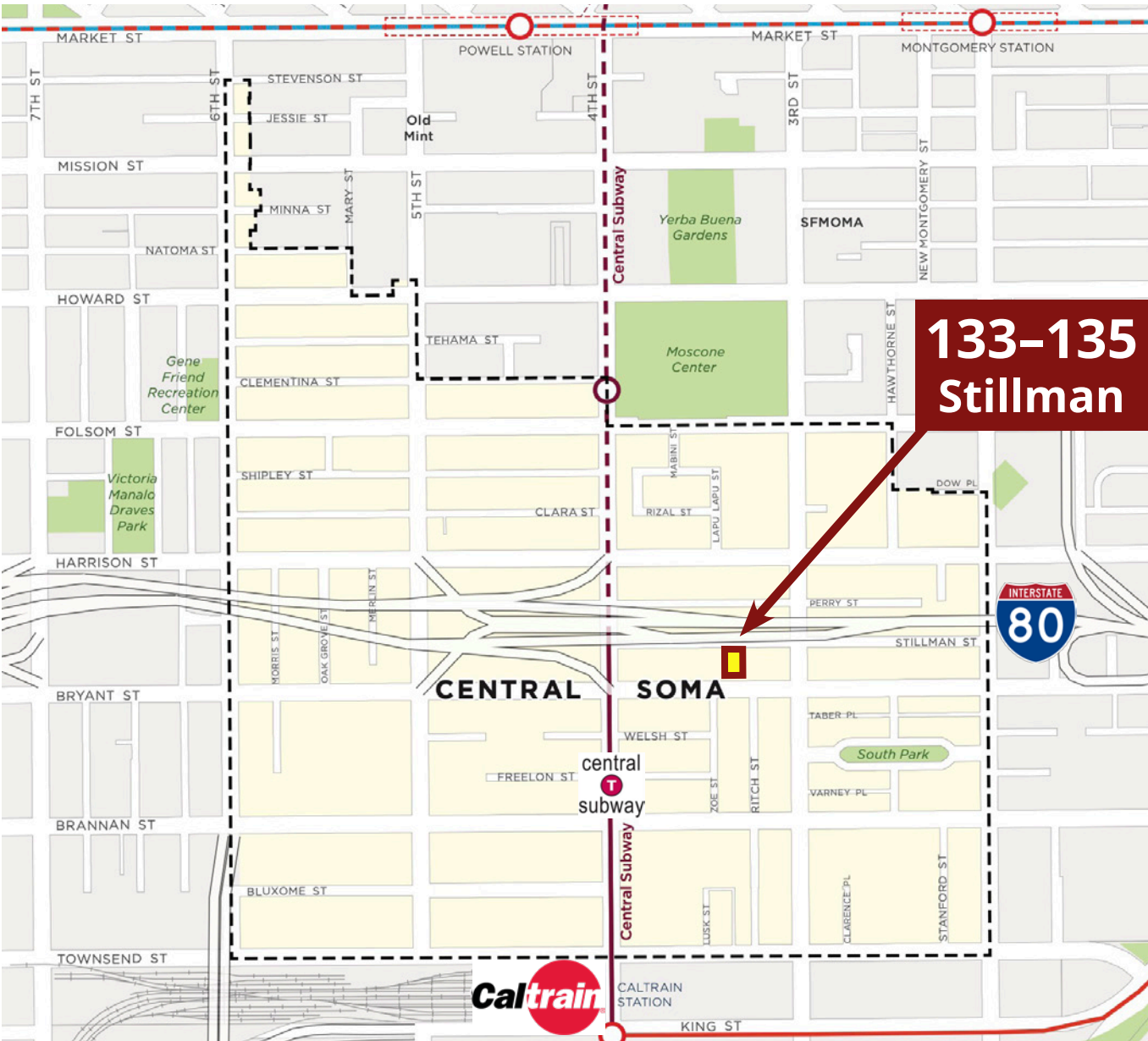
NEIGHBORHOOD DESCRIPTION

Central SoMa, an area of approximately 230-acres, is located south of Market Street near San Francisco's Financial District. The area is roughly bounded by Second Street (east), Sixth Street (west), Townsend Street (south), and Folsom Street (north). The neighborhood benefits from excellent transit access, including the only above-ground Subway "T" station at 4th & Brannan Streets (opened January 2023) and the Caltrain station at 4th & King Streets.

The San Francisco Planning Commission created dramatic development opportunities in this neighborhood when they rezoned it in 2018 after eight years of planning. Nearly all of the properties in Central SoMa were up-zoned in height limitations while usage restrictions were made more permissive. The vision of a sustainable neighborhood by 2040 drove the Central SoMa Plan, which anticipates the social, economic, and environmental needs of future generations.

Following the adoption of the Central SoMa Plan, over 20 development proposals were generated within two years. Proposed and recently-approved projects seek to transform—through massive capital investment—undeveloped and underdeveloped properties into their highest-and-best use.

The largest of the proposed projects is the \$2.0 billion redevelopment of the San Francisco Flower Mart (Kilroy) into a stunning office and mixed-use development. Additional residential development by Tishman Speyer of two, 400-foot towers will bring greater population density and disposable income to the area. Multiple hotel projects are contemplated.



NORTHERN AERIAL



SOUTHERN AERIAL



Urban Land Development
50,000 SF OF Office Space
Completed 2024

Strada/CalSTRS
500 Apartments
Completion in 2025

PUBLIC TRANSIT ACCESS



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