

FOR LEASE | 780 BRANNAN STREET, SAN FRANCISCO, CA 94103

BIOTECH LABORATORY & OFFICE FACILITY

±9,769 SF. SINGLE TENANT LABORATORY WITH PARKING



DIRECT LEASE:  
Available Feb. 1st, 2027

FOR MORE INFORMATION  
PLEASE CONTACT:

**JOE HARNEY**

joe@rrea.co | 415-235-8214

DRE#01327392



**RELIANCE**  
REAL ESTATE ADVISORS

# PROPERTY DETAILS & OUTLINE

BIOTECH LABORATORY & OFFICE FACILITY

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## BUILDING SPACE:

- DIRECT LEASE, AVAILABLE FEBRUARY 1, 2027
- +/-9,769 SF. SF.
- PRIVATE DEDICATED PARKING LOT FOR +/-6 CARS.
- 1 TISSUE CULTURE LAB
- 1 BIOLOGY LAB
- 1 CHEMICAL LAB
- COMPUTATIONAL CHEMICAL LAB, 14 WORKSTATIONS
- 9 FUME HOODS
- 5 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- +/-21 OFFICE WORKSTATIONS
- 3 PHASE 800 AMPS OF POWER
- CUMMINGS BACKUP GENERATOR
- CDA AND VAC DISTRIBUTION THROUGHOUT THE BUILDING
- EXHAUST SNORKELS



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# PROPERTY PHOTOS

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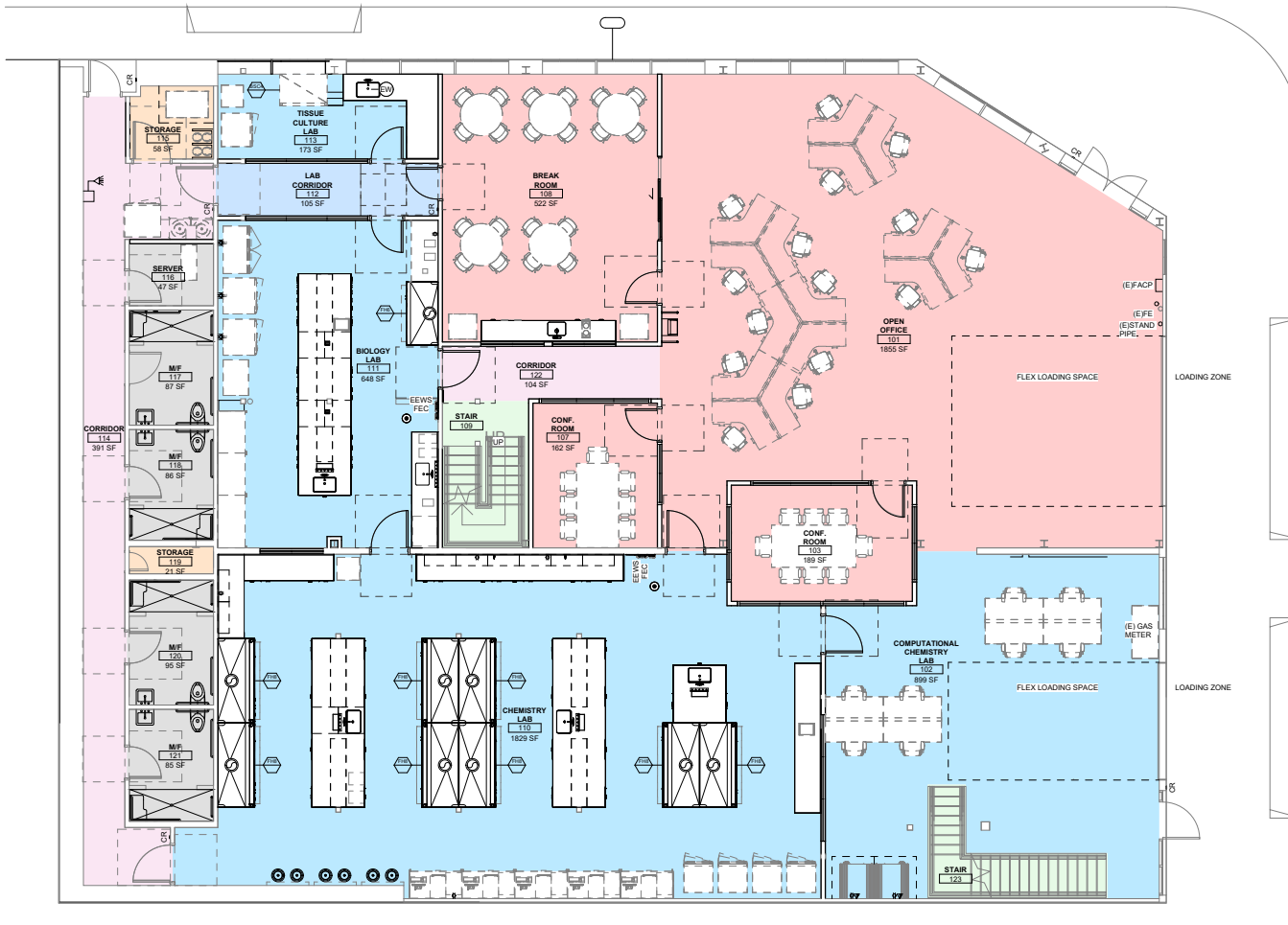


# 1<sup>ST</sup> LEVEL FLOOR PLAN

## BIOTECH LABORATORY & OFFICE FACILITY

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GILBERT ST



LAB PROGRAM				
Room Name	Room Number	Area	Fume Hood Quantity	Installed Floor Finish
COMPUTATIONAL CHEMISTRY LAB	102	899 SF	0	SEALED CONCRETE
CHEMISTRY LAB	110	1829 SF	8 x 8'-0" Fume Hoods	VINYL TILE, WITH VITEX VAPOR BARRIER
BIOLOGY LAB	111	648 SF	1 x 6'-0" Fume Hood	SEAMLESS SHEET VINYL
TISSUE CULTURE LAB	113	173 SF	0	SEAMLESS SHEET VINYL

**GENERATOR EG-1**

30 KW, 208/120V, 3-PHASE, 4-WIRE OPTIONAL STANDBY GENERATOR.

**Area Legend**

- CORRIDOR
- LAB CORRIDOR
- LABORATORY
- OFFICE
- RESTROOM & UTILITIES
- STAIRS / SHAFTS / ELEVATORS
- STORAGE

Level 1 - Overall Area Schedule		
Department	Area	Percentage
CORRIDOR	510 SF	7%
LAB CORRIDOR	115 SF	1%
LABORATORY	3613 SF	47%
OFFICE	2777 SF	36%
RESTROOM & UTILITIES	438 SF	6%
STAIRS / SHAFTS / ELEVATORS	220 SF	3%
STORAGE	86 SF	1%
	7759 SF	

**OFFICE PERSONNEL TOTAL**

PRIVATE OFFICES	0
DESKS	19
<b>TOTAL HEADCOUNT</b>	<b>19</b>
CONFERENCE ROOM	2
BREAK ROOM	1

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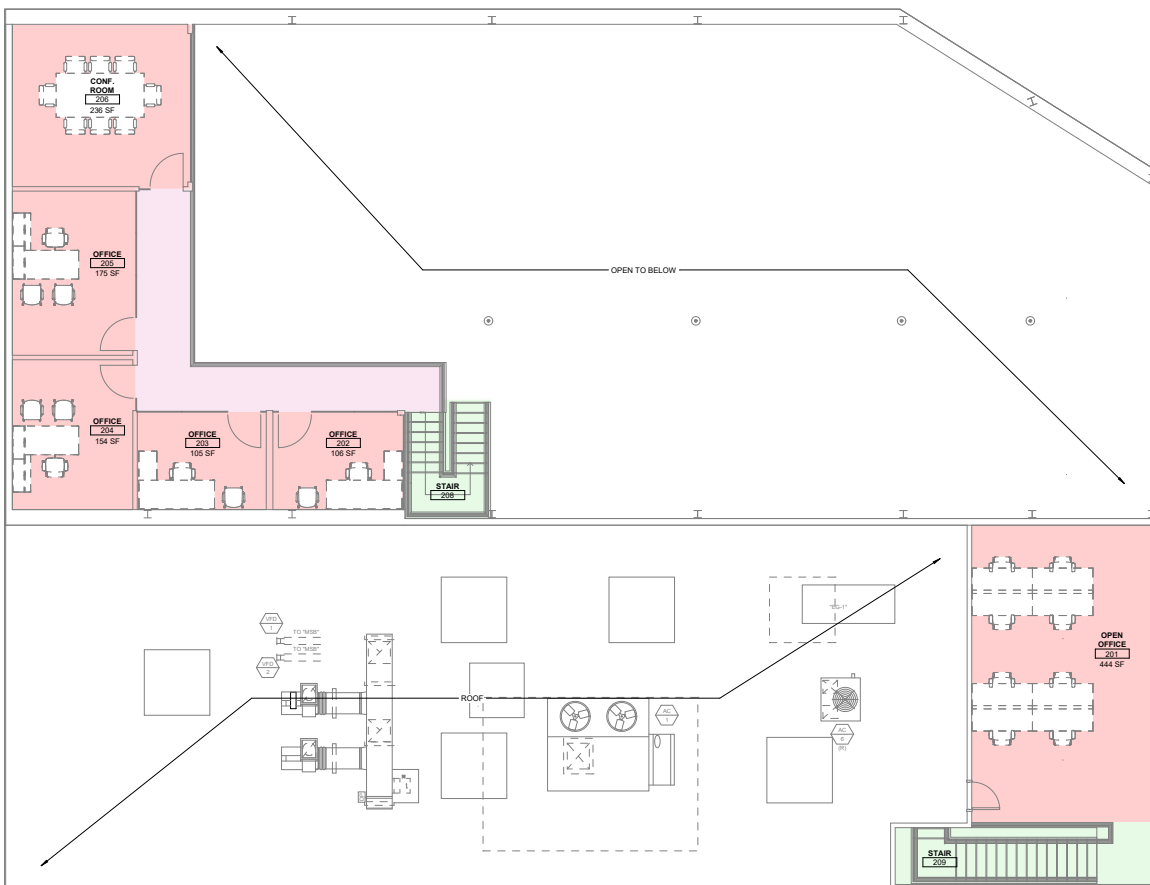
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# 2<sup>ND</sup> LEVEL FLOOR PLAN

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**NOTE:**  
GENERATOR EG-1: 30 KW, 208/120V, 3-PHASE, 4-WIRE OPTIONAL STANDBY GENERATOR.

### Area Legend

- CORRIDOR
- OFFICE
- STAIRS / SHAFTS / ELEVATORS

Level 1&2 - Overall Area Schedule		
Department	Area	Percentage
CORRIDOR	704 SF	7%
LAB CORRIDOR	115 SF	1%
LABORATORY	3613 SF	38%
OFFICE	4007 SF	43%
RESTROOM & UTILITIES	438 SF	5%
STAIRS / SHAFTS / ELEVATORS	432 SF	5%
STORAGE	86 SF	1%
	9395 SF	

### LEVEL 2 OFFICE PERSONNEL TOTAL

PRIVATE OFFICES	3
DESKS	8
<b>TOTAL HEADCOUNT</b>	<b>11</b>
CONFERENCE ROOM	1
BREAK ROOM	0

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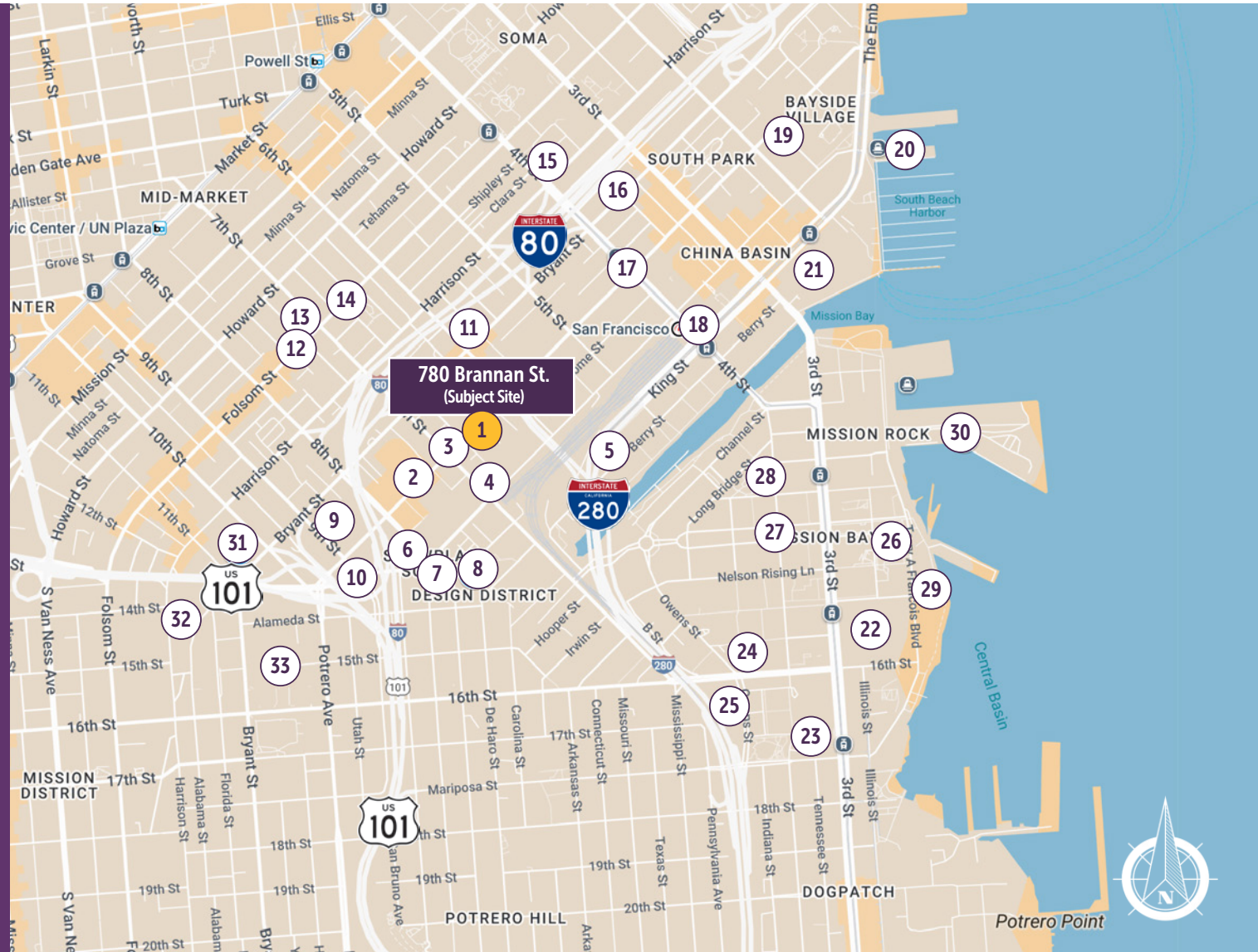


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# NEARBY AMENITIES MAP

- 1 ..... 780 Brannan Street (Subject Site)
- 2 ..... REI
- 3 ..... Mars Bar & Restaurant
- 4 ..... Room & Board
- 5 ..... Mission Bay by Windsor Apartments
- 6 ..... Hardwood Bar & Smokery
- 7 ..... Niku Steakhouse
- 8 ..... Dumpling Time Design District
- 9 ..... Trader Joe's
- 10 ..... FITNESS SF - SoMa
- 11 ..... Hard Knox Cafe SoMa
- 12 ..... HK Lounge Bistro
- 13 ..... Sightglass Coffee
- 14 ..... Deli Board
- 15 ..... Whole Foods Market
- 16 ..... Black Hammer Brewing Company
- 17 ..... Marlowe
- 18 ..... Safeway
- 19 ..... GitHub
- 20 ..... Pier 40
- 21 ..... Oracle Park
- 22 ..... Chase Center
- 23 ..... UCSF Benioff Children's Hospital
- 24 ..... Genentech Hall
- 25 ..... Dropbox
- 26 ..... Cisco
- 27 ..... SPARK Social SF
- 28 ..... MB360 Apartments
- 29 ..... Bayfront Park
- 30 ..... Port Of San Francisco Pier 50
- 31 ..... Costco Wholesale
- 32 ..... Best Buy
- 33 ..... Safeway



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# LOCATION OVERVIEW

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780 Brannan Street is located in San Francisco's SoMa / Design District area, a centrally positioned submarket known for its industrial character, adaptive-reuse buildings, and growing concentration of creative, tech, and production users.

## DISTANCE TO:

3rd St & Marin St **Approx. 12 min walk**

22nd Street Caltrain Station **Approx. 6 min drive**

Esprit Park **Approx. 13 min walk**

Crane Cove Park **Approx. 6 min drive**

Warm Water Cove Park **Approx. 7 min drive**

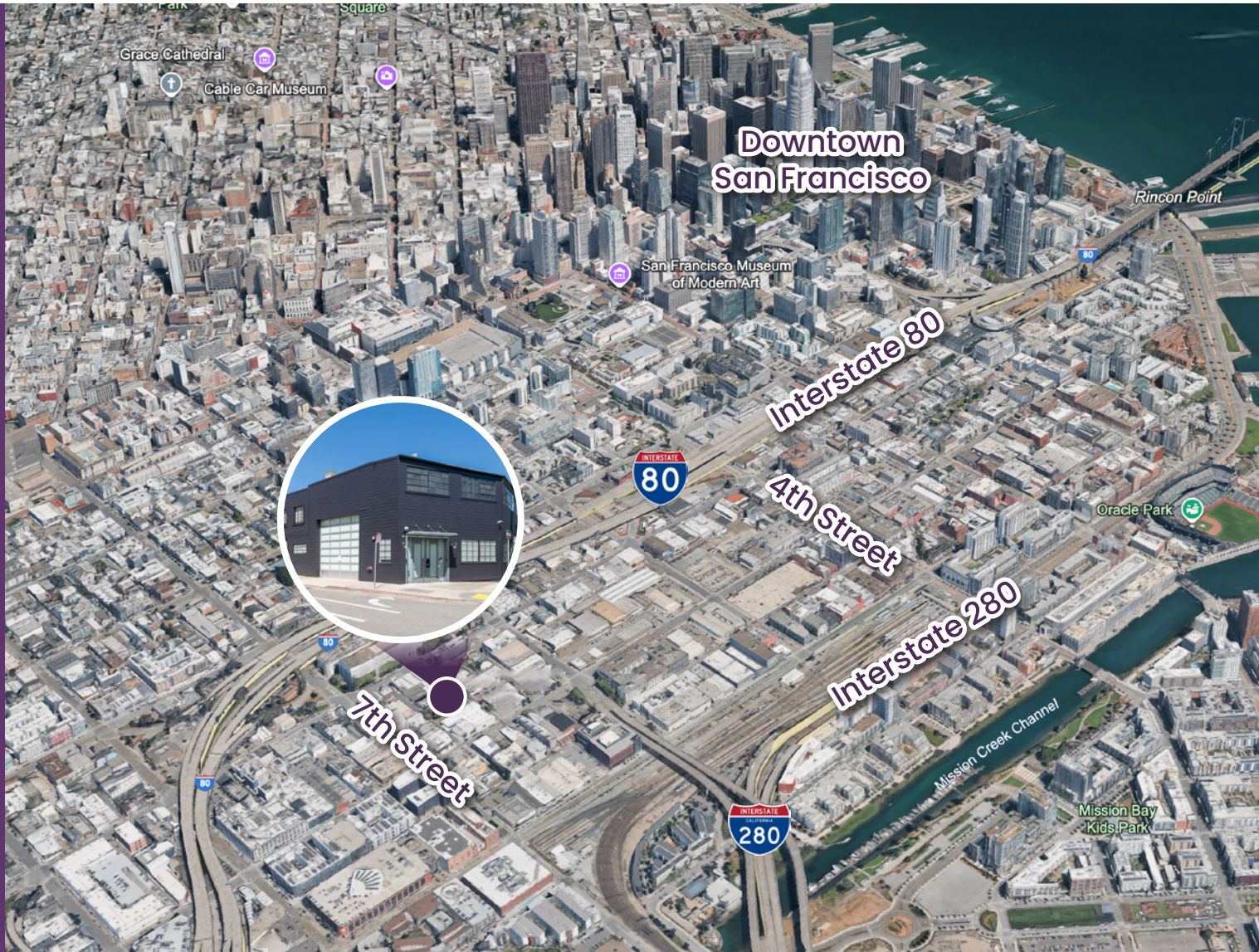
Chase Center **Approx. 6 min drive**

I-280 On-Ramp **Approx. 4 min drive**

US-101 On-Ramp **Approx. 6 min drive**

Mission Bay **Approx. 7 min drive**

Downtown / Union Square **Approx. 12-15 min drive**



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# NEARBY STANDOUT LOCATIONS



SOUTH OF MARKET (SOMA)



ORACLE PARK



MISSION BAY



CHASE CENTER



UNION SQUARE

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