

KCA ENGINEERS, INC.

YOUR COMPANY NAME HERE

AVAILABLE
KENNETH SILVER
(415) 318-2603**KENNETH SILVER**

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415.318.2603

ken@thgcommercial.com

The Hawthorne Group Commercial Real Estate Services, Inc. have obtained the above information from sources believed to be reliable, but no representations of any kind expressed or implied are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/expenses are approximations only. Buyer should conduct an independent investigation of all pertinent property information. The Hawthorne Group, Inc. bare no liability for any errors, inaccuracies or omissions.



PROPERTY SUMMARY

ADDRESS: 318 BRANNAN - GROUND FLOOR

SIZE: +/- 4,500 SQ. FT.

AVAILABLE: MARCH 1, 2025

TERM: NEGOTIABLE

RATE: NEGOTIABLE

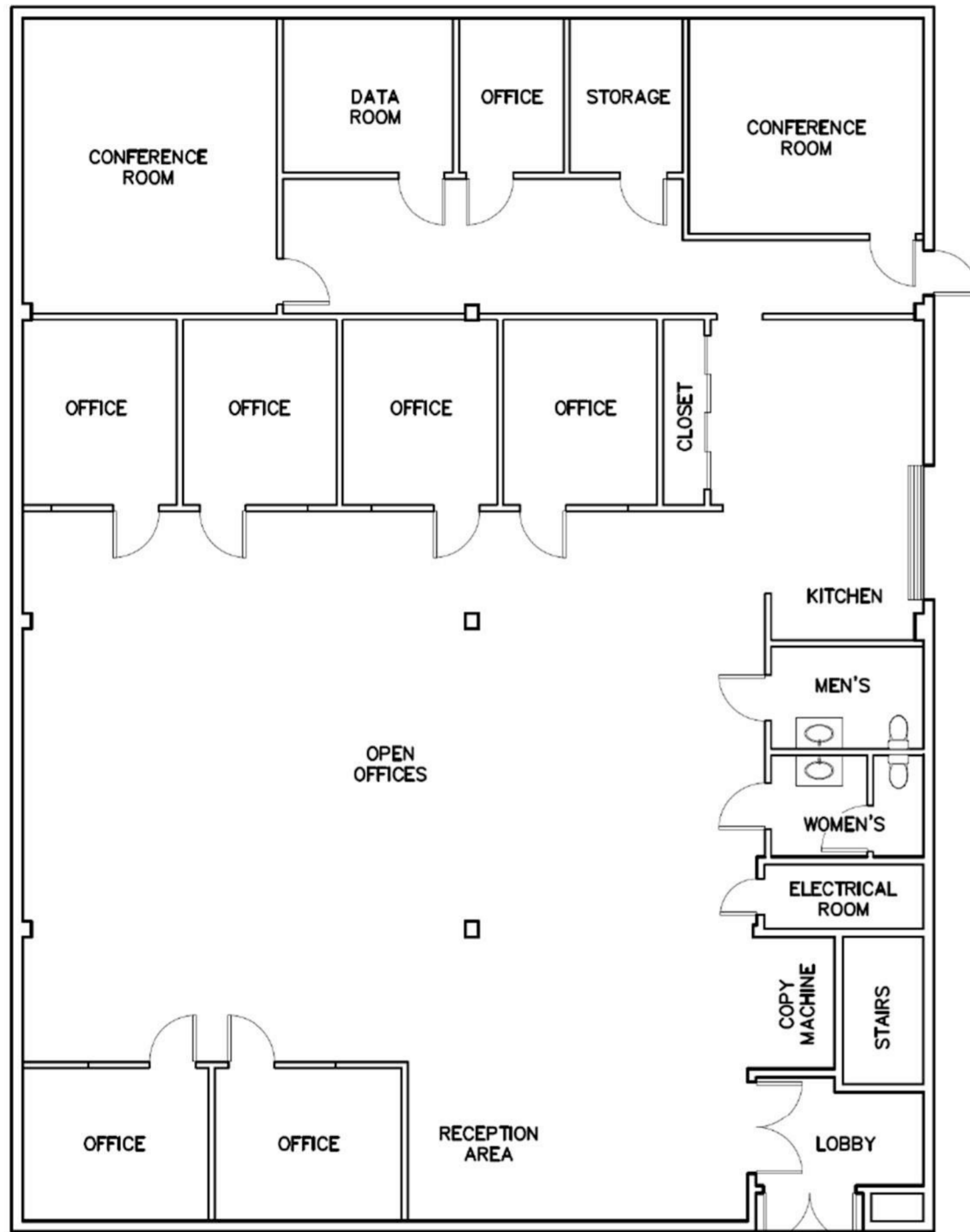
ZONING: CMUO - CENTRAL SOMA-MIXED USE OFFICE



BUILDING AMENITIES

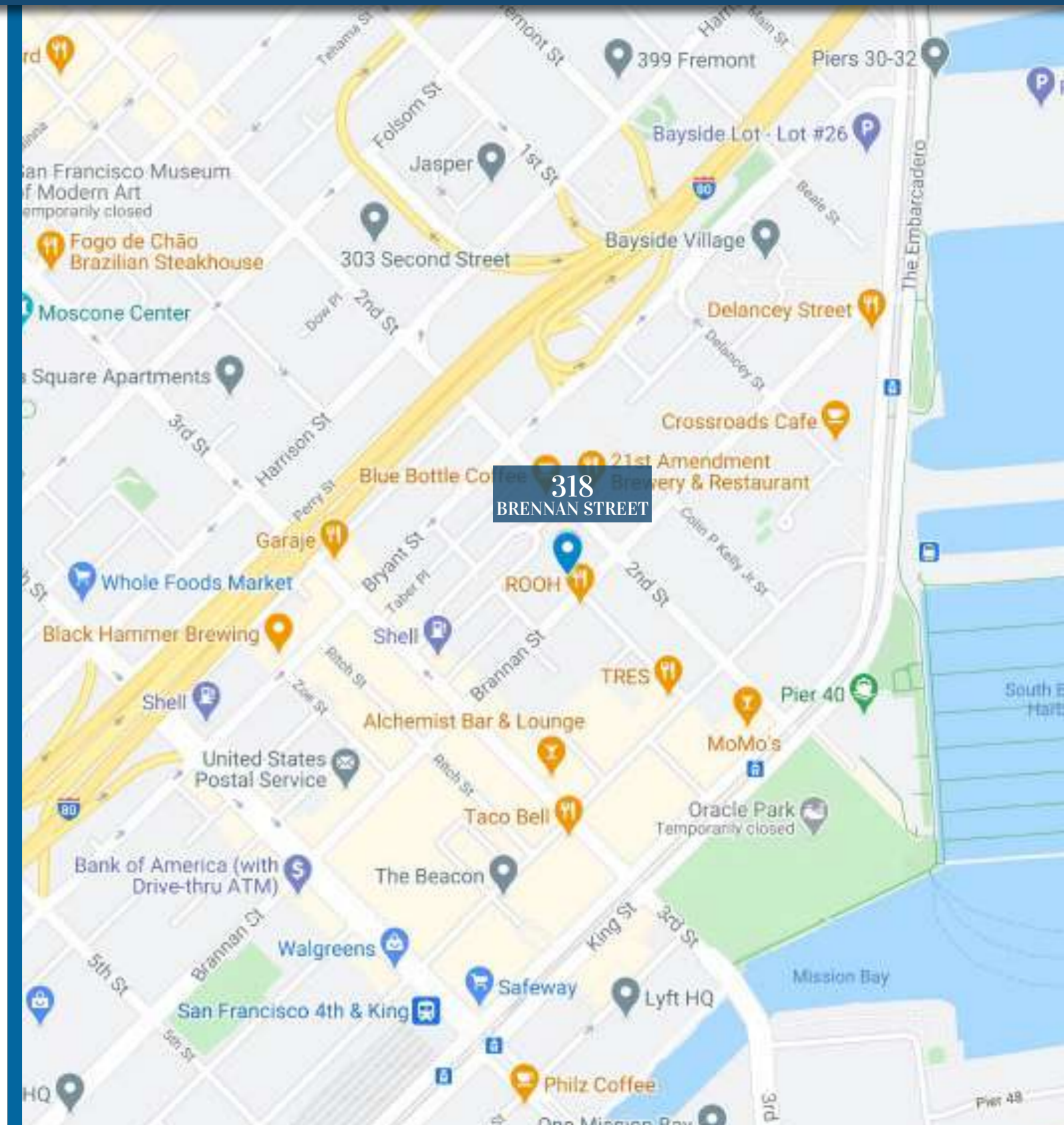
- HIGH CEILINGS
- HVAC
- TWO SIDES OF WINDOWS
- TWO LARGE CONFERENCE ROOMS
- TWO WINDOW LINE PRIVATE OFFICES
- SIX PRIVATE OFFICES
- DATA ROOM
- TWO PRIVATE RESTROOMS
- KITCHENETTE
- ROLL UP DOOR
- STORAGE
- DEDICATED RECEPTION





BRANNAN STREET

SCALE: 1" = 10'



HIGH IDENTITY LOCATION ON BRANNAN STREET. CLOSE PROXIMITY TO ALL FREEWAYS, BART, MUNI, CALTRAIN, AND THE TRANSBAY TERMINAL. THE WALKABLE NEIGHBORHOOD IS RICH WITH AMENITIES INCLUDING ORACLE STADIUM, SOUTH PARK, THE EMBARCADERO WATERFRONT, AND THEIR ASSOCIATED RESTAURANTS AND RETAIL. EASY ACCESS TO HWY 101, I-280, AND PUBLIC TRANSPORTATION.