

FOR LEASE

255 GOLDEN GATE AVENUE

SAN FRANCISCO, CA 94102

*+8,200 RSF Fully Renovated, One of
a Kind, Single Tenant, Full Building
Leasing Opportunity*

KIDDER.COM

km Kidder
Mathews

255 GOLDEN GATE AVENUE

Creative three level space with rooftop deck located in the Academic Village surrounded by UC Law San Francisco and student housing

PROPERTY HIGHLIGHTS

Rooftop Deck

Exposed Brick

Great Natural Light

Four (4) Conference Rooms

Three (3) Call Rooms

Full Kitchen

Four (4) Restrooms + Showers

Lower-Level Storage

600 AMP Power

AT&T & Comcast Fiber

Furniture Can Be Provided

±8,200

TOTAL RSF

LOW 60s

ASKING RATE (IG)

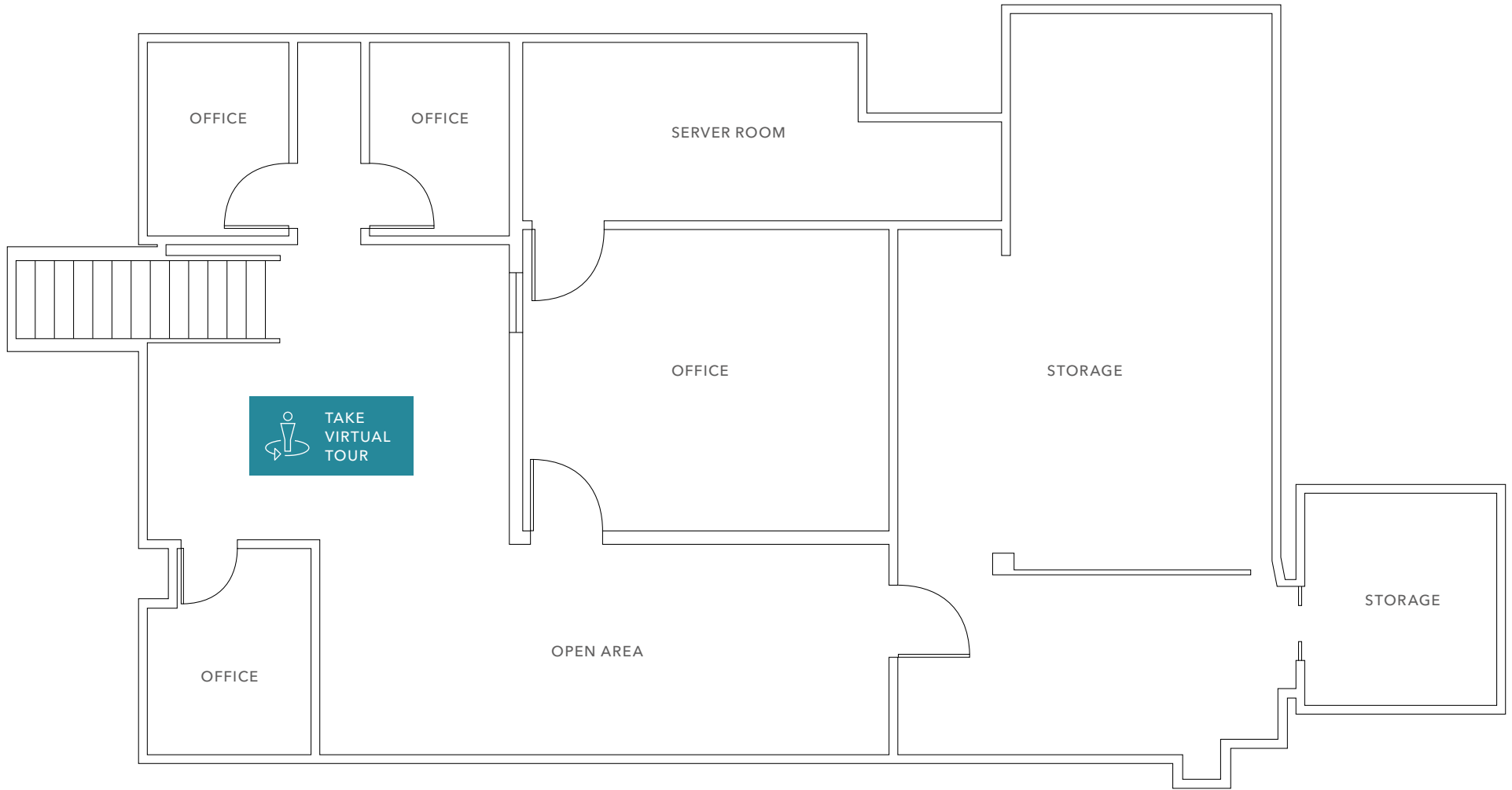


SUBLEVEL FLOOR PLAN

±8,200 RSF
TOTAL AVAILABLE

LOW 60s
ASKING RATE (IG)

NOW
AVAILABLE



FLOOR PLAN NOT TO SCALE

255 GOLDEN GATE AVENUE



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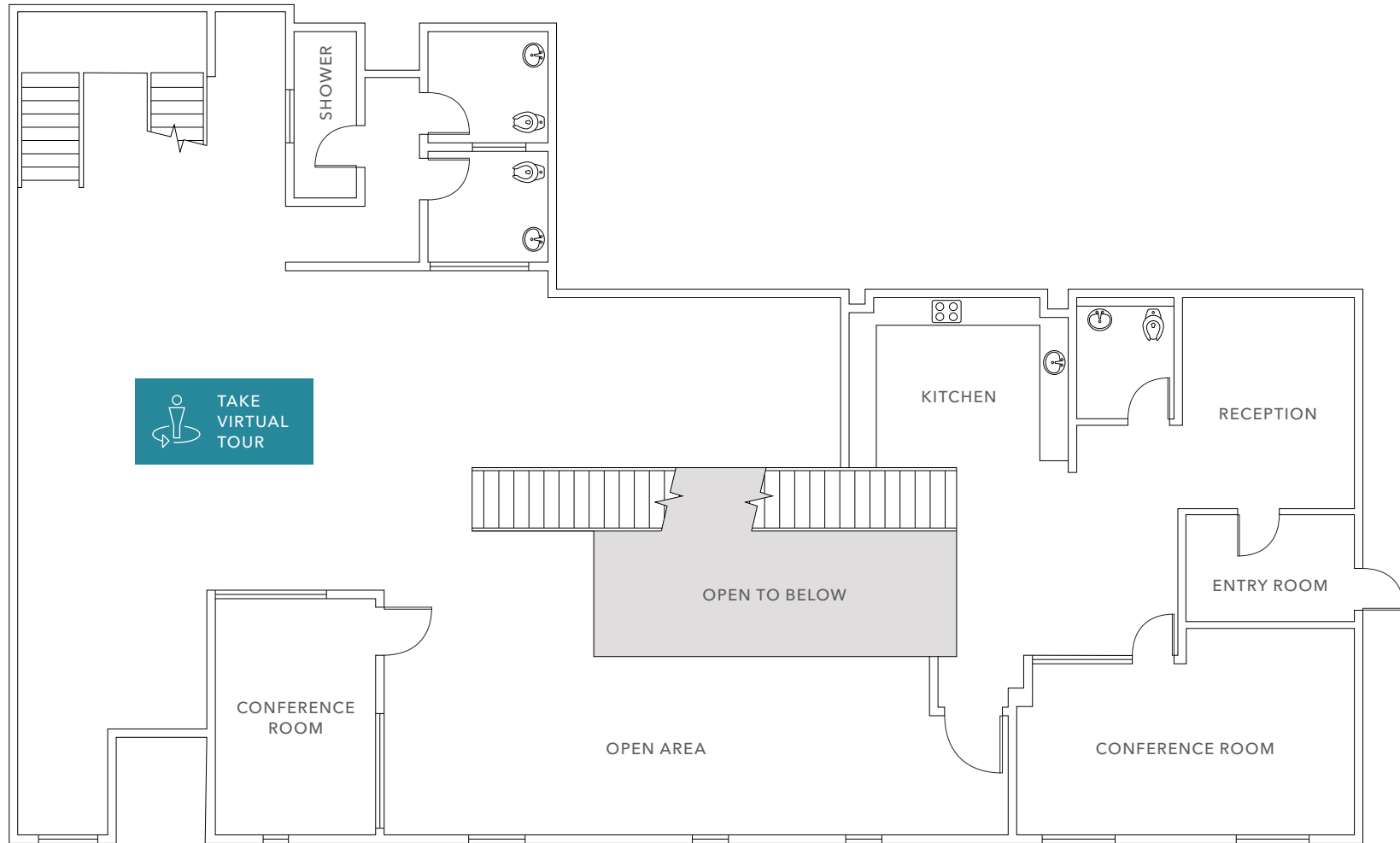
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GROUND FLOOR PLAN

±8,200 RSF
TOTAL AVAILABLE

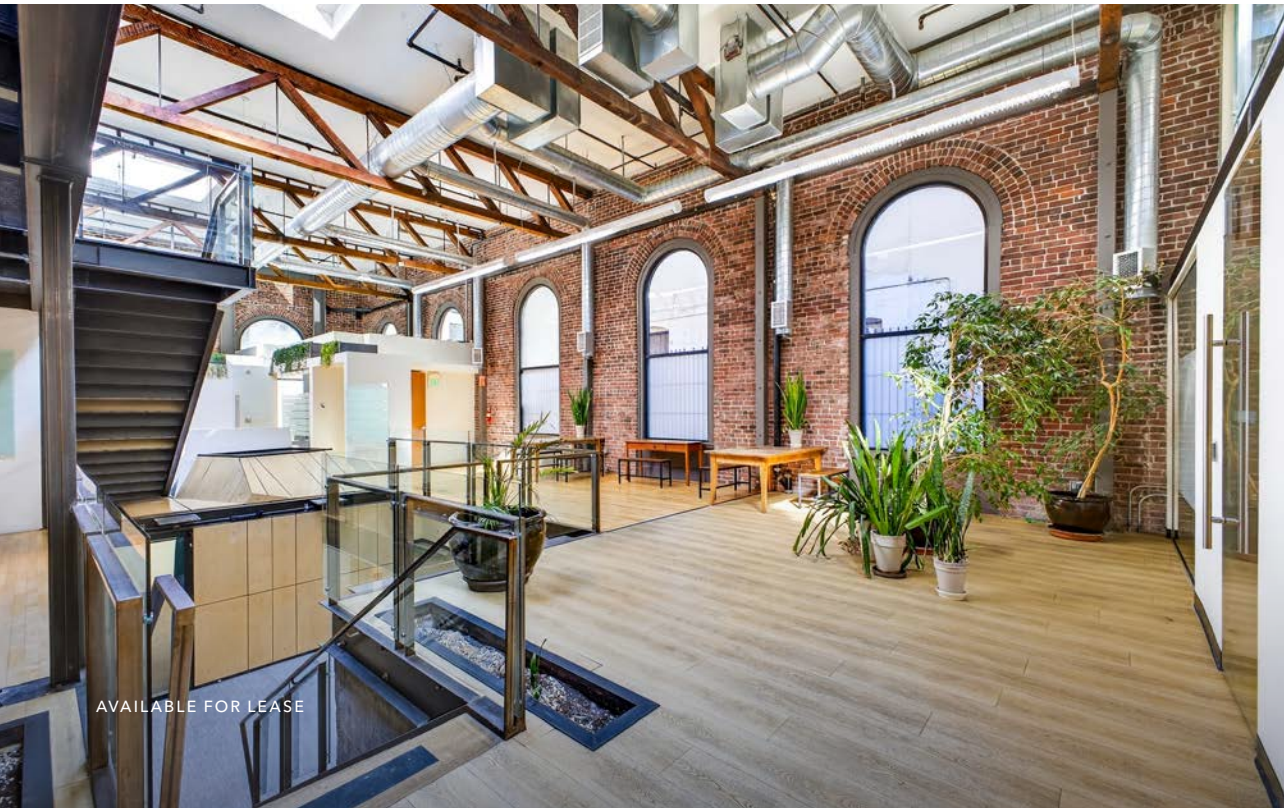
LOW 60s
ASKING RATE (IG)

NOW
AVAILABLE

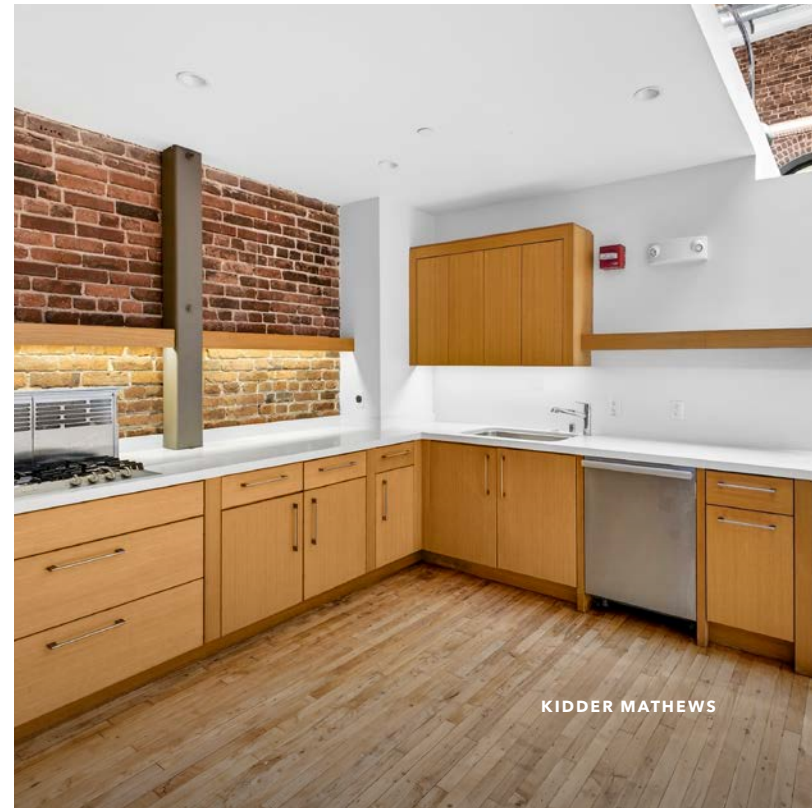


FLOOR PLAN NOT TO SCALE

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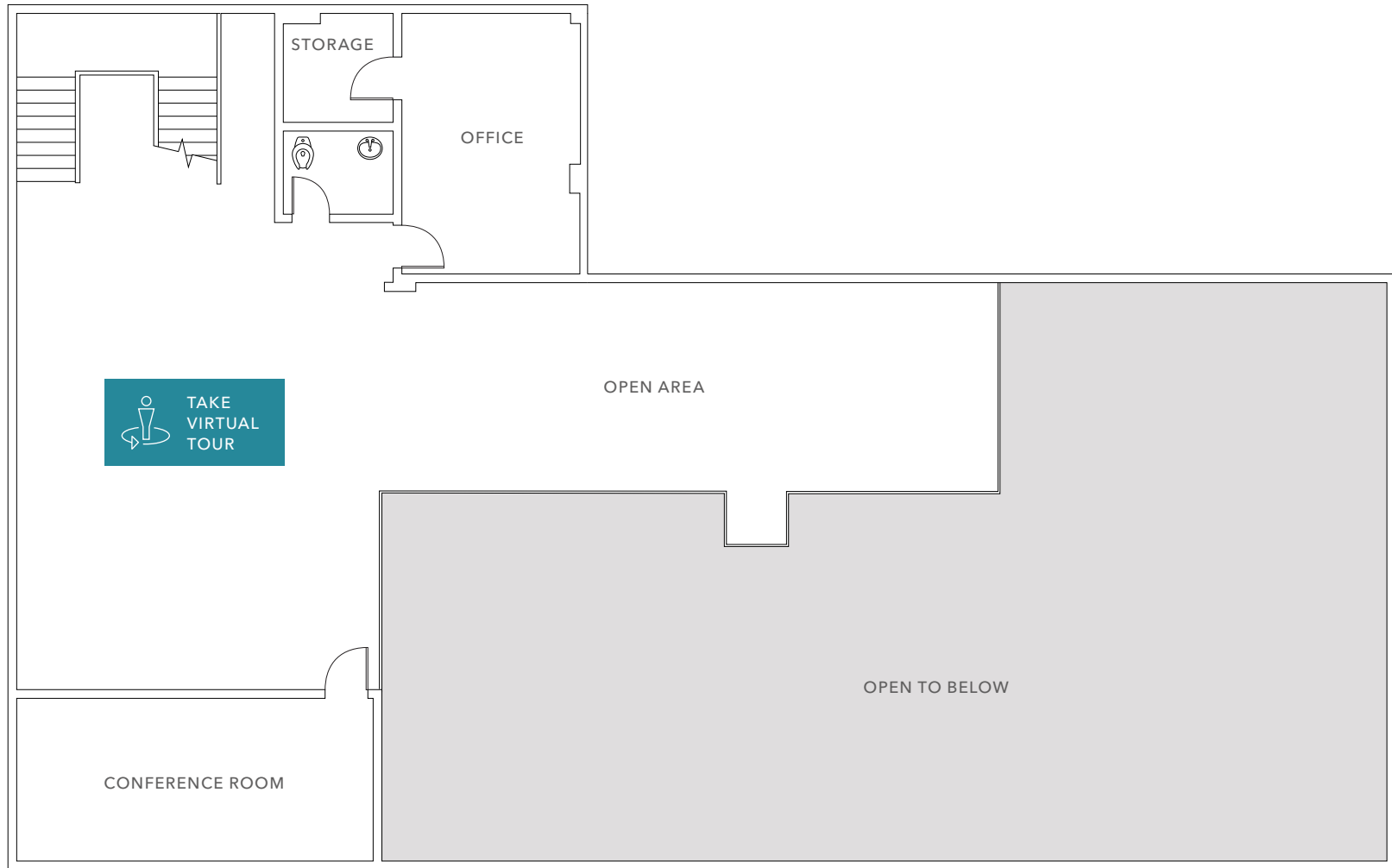
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MEZZANINE FLOOR PLAN

±8,200 RSF
TOTAL AVAILABLE

LOW 60s
ASKING RATE (IG)

NOW
AVAILABLE

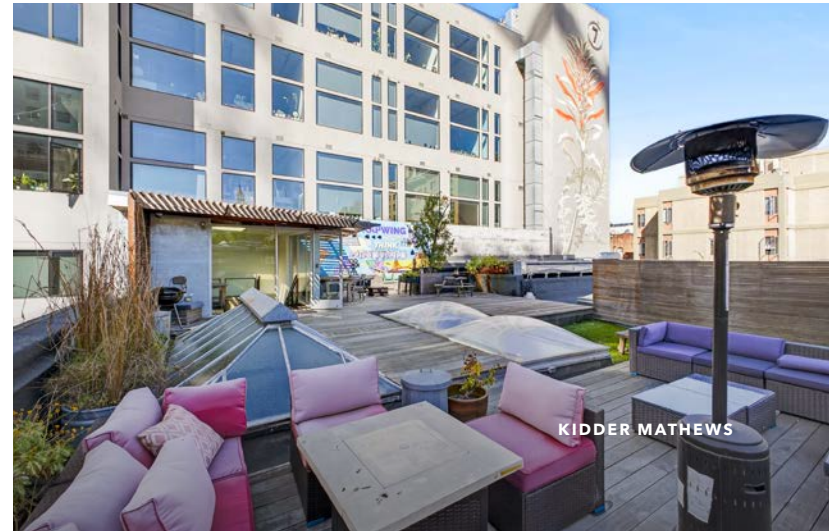


FLOOR PLAN NOT TO SCALE

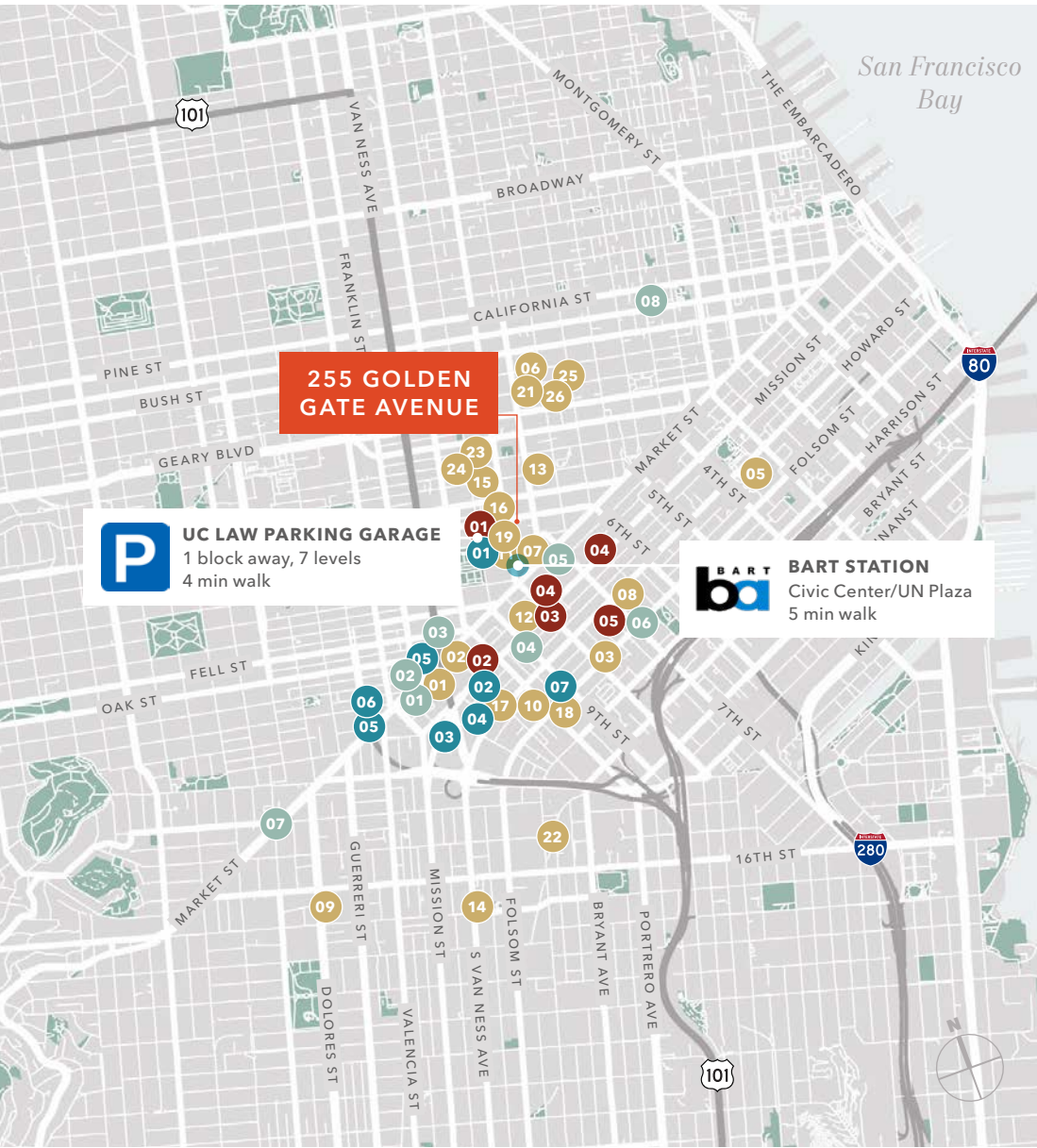
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P UC LAW PARKING GARAGE
1 block away, 7 levels
4 min walk

BART BART STATION
Civic Center/UN Plaza
5 min walk

EAT + DRINK

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafood Grill
- 05 Zesty Cafe
- 06 Osha Thai BBQ San Francisco
- 07 Ariscault Bakery
- 08 Oasis Grill
- 09 Delfina Restaurant
- 10 V Cafe
- 11 Falafelland
- 12 Poké Bar
- 13 Black Cat Supper Club
- 14 Whiz Burgers Drive-In
- 15 Saigon Sandwich
- 16 Outta Sight Pizza
- 17 1601 Bar & Kitchen
- 18 BuzzWorks
- 19 Chao Pescao
- 20 Dickey's Barbecue Pit
- 21 Liholiho Yacht Club
- 22 Noah's NY Bagels
- 23 Lers Ros
- 24 Pho 2000
- 25 Morton's
- 26 Farm : Table

HOTELS

- 01 San Francisco Central Hotel
- 02 Edwardian Hotel
- 03 Oak Hotel
- 04 SoMa Park Inn
- 05 BEI San Francisco, Trademark
- 06 San Francisco Inn
- 07 Perramont Hotel
- 08 The Ritz-Carlton

CAFFEINE

- 01 Philz Coffee
- 02 Blue Bottle Coffee
- 03 Peet's Coffee
- 04 Starbucks
- 05 Pixlcat Coffee
- 06 Cafe Suspiro

PARKING

- 01 376 Larkin St
- 02 1537 Mission St Parking
- 02 1660 Mission Garage - Lot #47
- 03 SOMA Hub Garage (Propark)
- 04 Private Parking
- 05 United SF Parking
- 06 Private Parking
- 07 1401 Folsom St



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*For more information on
this property, please contact*

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