

**276 SHIPLEY STREET**

**SAN FRANCISCO CA 94107**

**± 2,437 SQ FT OFFICE/FLEX BUILDING FOR LEASE**



# PROPERTY OVERVIEW

## 276 SHIPLEY STREET

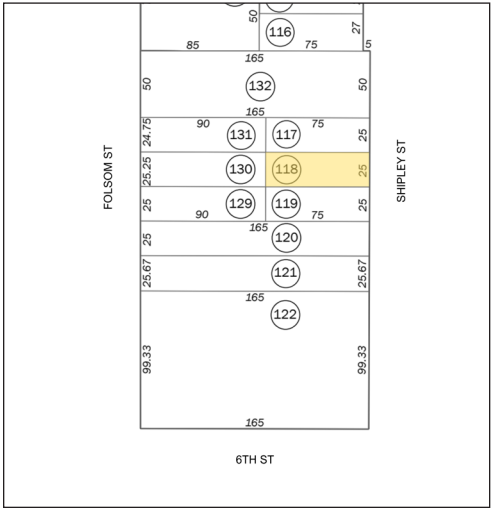
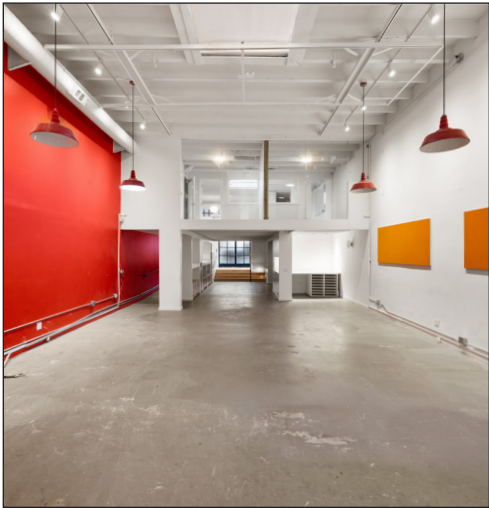
<b>Lease Rate</b>	\$32 PSF M.G.
<b>Building Sq Ft</b>	± 2,437
<b>Cross Street</b>	6th Street
<b>Year Built</b>	1925
<b>APN</b>	3753-118
<b>Zoning</b>	MUR

276 Shipley Street is an office/flex building that consists of approximately 2,437 square feet. The ground floor features a bright and open work space with high ceilings, an ADA-accessible double-door entrance, two ADA restrooms, and a kitchen area. There is also a mezzanine level which has a conference area and two private offices that overlook the ground floor work area.

276 Shipley Street offers full building identity, significant power with 400 amps, and flexible zoning which makes this an ideal space for a variety of businesses.

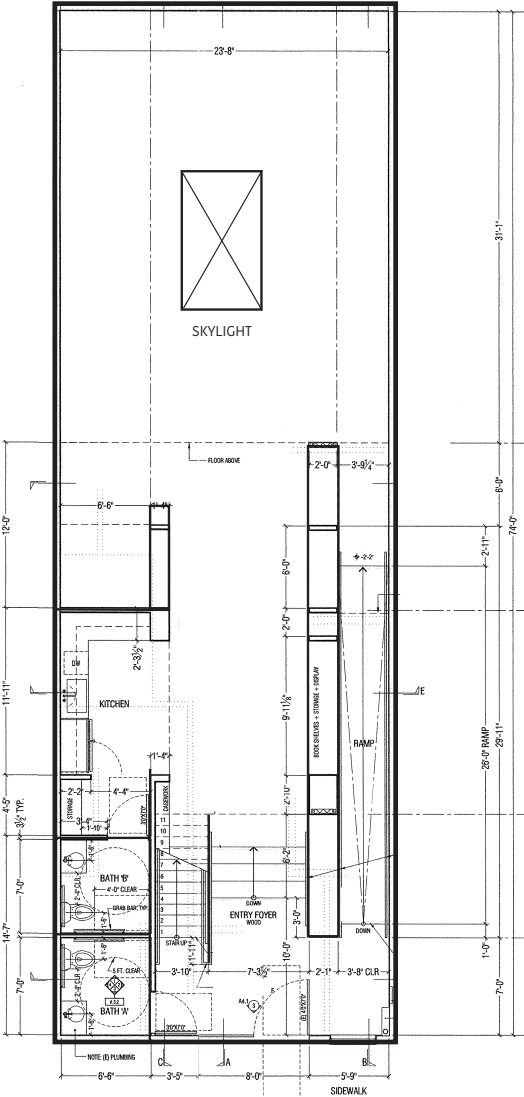
This property is well-located with freeway access and several options for public transportation nearby. 276 Shipley Street is a perfect opportunity for businesses looking to establish themselves in San Francisco.

- ± 2,437 Sq Ft Office/Flex Building
- Full Building Identity
- ADA Entrance & Restrooms
- Open Work Area w/High Ceilings
- Conference Area on Mezzanine
- Two Private Offices
- Heavy Power (400 Amps)
- Kitchen
- Freeway Access & Public Transportation Nearby

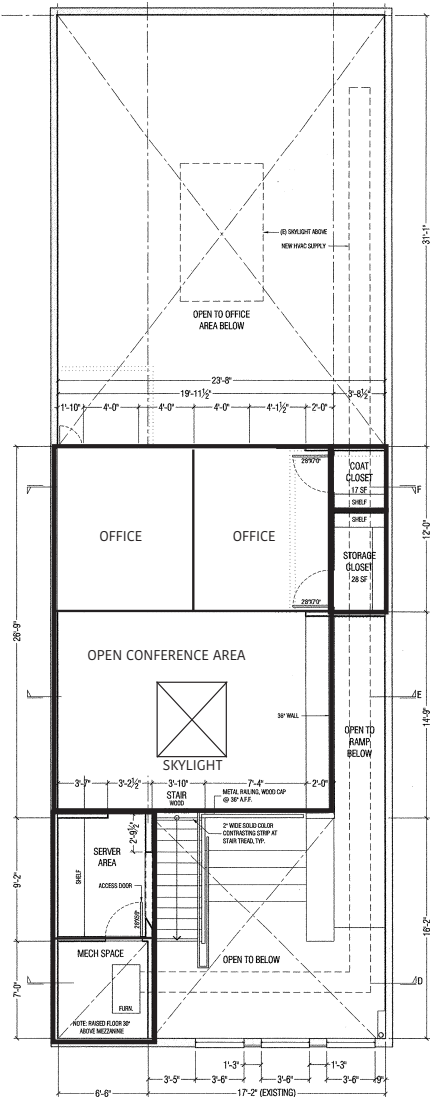


# FLOOR PLANS

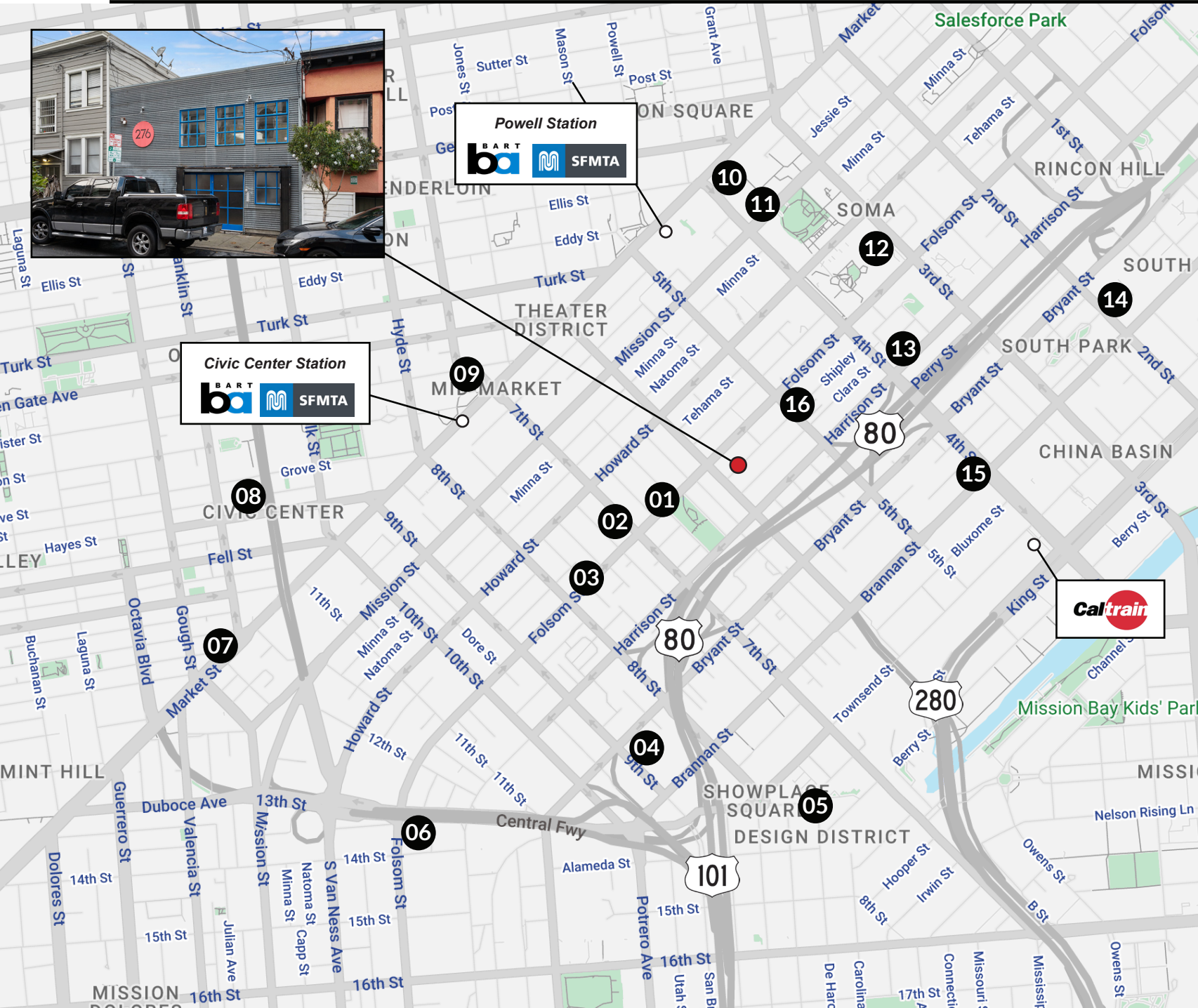
First Floor Plan: ± 1,852 Square Feet



Mezzanine Plan: ± 585 Square Feet



# LOCATION MAP



## LOCATION MAP

- 1) Deli Board
- 2) Sightglass Coffee
- 3) Decant SF
- 4) Trader Joe's
- 5) Dumpling Time
- 6) Rainbow Grocery Collective
- 7) Zuni Cafe
- 8) San Francisco Symphony
- 9) Arsicault Bakery
- 10) Peet's Coffee
- 11) MIXT
- 12) Moscone Center
- 13) Whole Foods Market
- 14) 21st Amendment Brewery
- 15) Marlowe
- 16) Mathilde French Bistro

### Nearby MUNI

- F Market
- J Church
- K Ingleside
- M Ocean View
- N Judah
- 6 Haight/Parnassus
- 7 Haight/Noriega
- 14 Mission
- 27 Bryant
- 49 Van Ness/Mission







# COMPASS COMMERCIAL



Scan the QR code for more information about  
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