

1270 BUSH STREET & 1200 LARKIN STREET

- 37,812 RSF, divisible to 18,906 SF
- Zoning: NCD – Polk Street Neighborhood Commercial
- Power upgrade underway
4000 Amps / 3 Phase / 480 Volts



NEWMARK



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BUILDING HIGHLIGHTS

- 1270 Bush: $\pm 18,906$ RSF
1200 Larkin: $\pm 18,906$ RSF
- 1270 Bush: one 10' x 14' drive in door
1200 Larkin: two 12' x 14' drive in doors
- Power: 800 amps, 3 phase
- 15' (low) and 28' (high) ceiling height
- Polk Street Neighborhood Commercial District
- Divisible to 18,906 SF
- Legal non-conforming auto use in place
- 1270 Bush: skylights and abundant natural light
- 1200 Larkin: floor drains; large floor plates, and automated roll up doors



1270 BUSH STREET

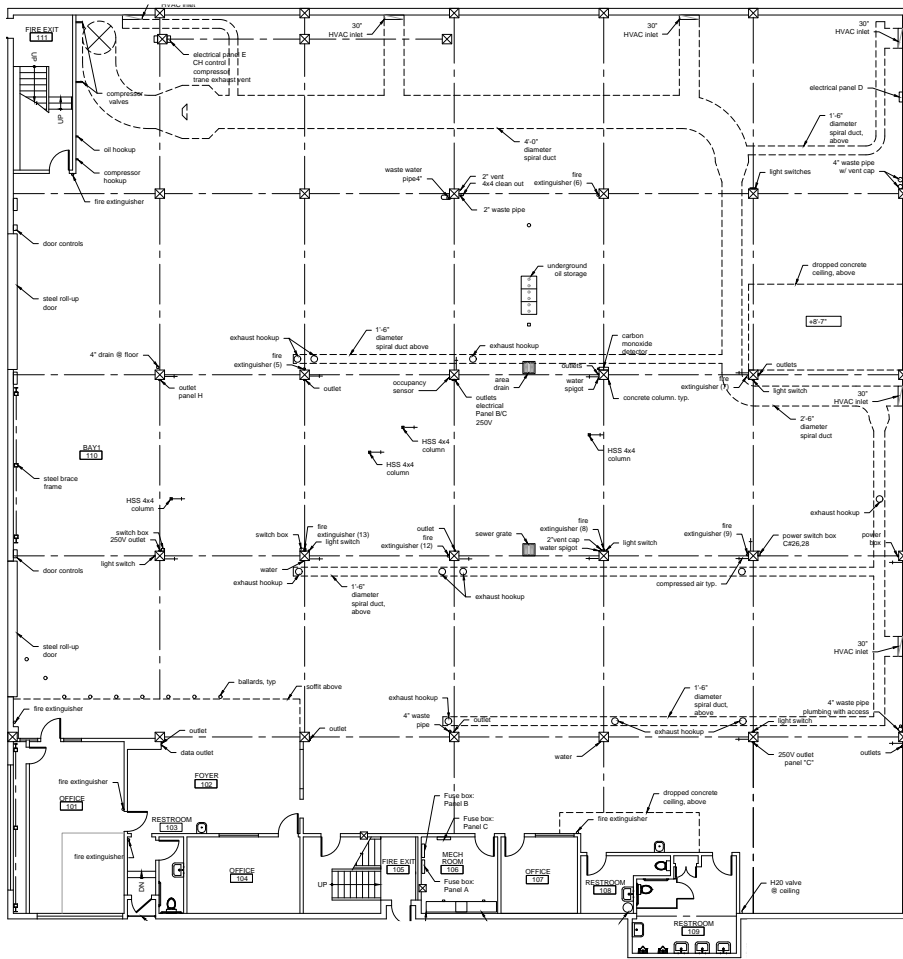


1200 LARKIN STREET

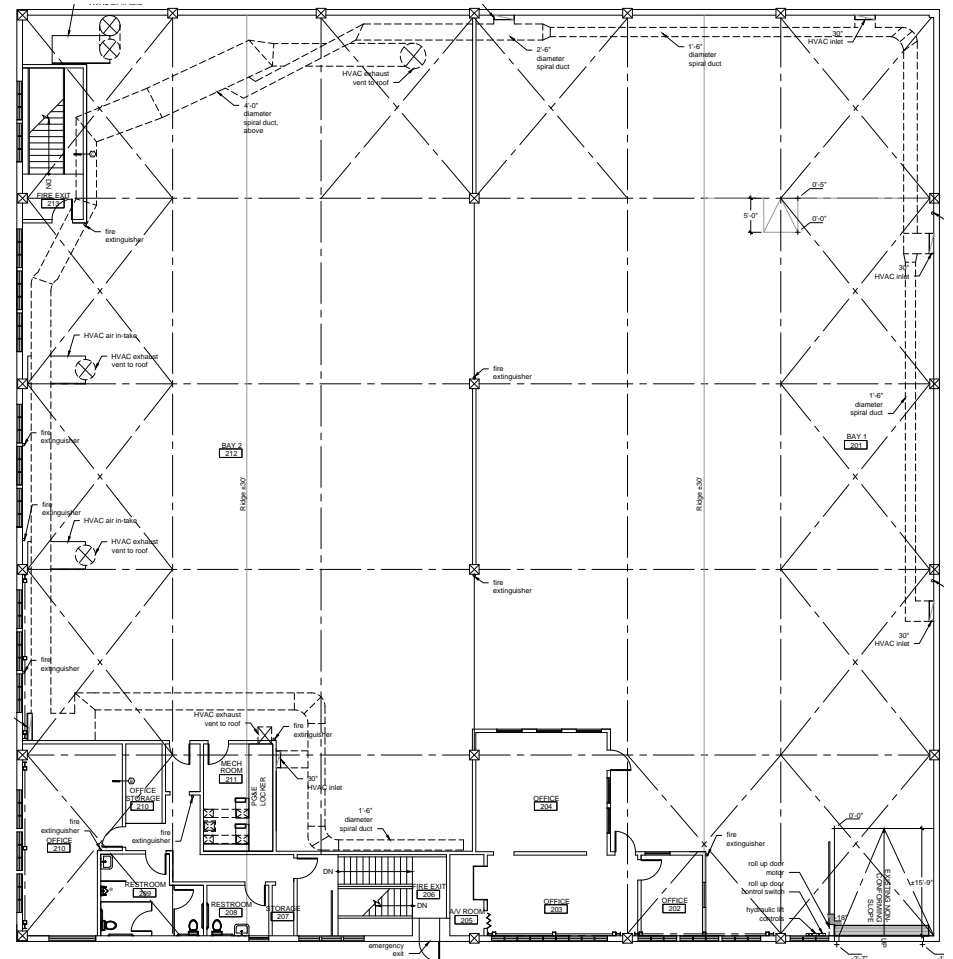
FLOOR PLANS

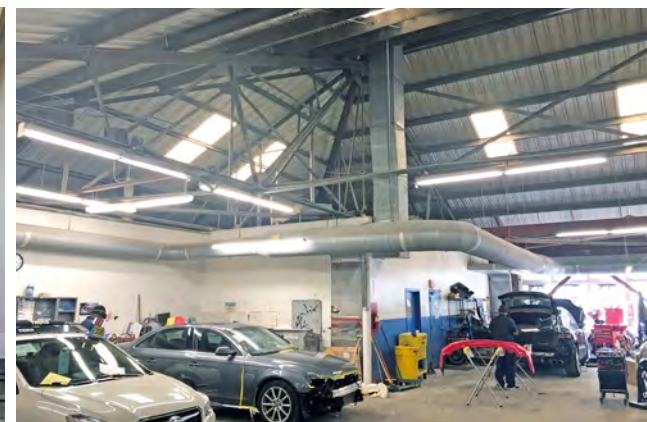


FIRST FLOOR – 1270 BUSH STREET



SECOND FLOOR – 1200 LARKIN STREET





NEIGHBORHOOD AMENITIES

EAT + DRINK

- 1 Pizzeria Del Poppolo
- 2 Amelie
- 3 KEIKO
- 4 Tonga Room
- 5 1760
- 6 Haper & Rye
- 7 Dunya
- 8 Acquerello
- 9 Swan Oyster Depot
- 10 Hi-Lo Club
- 11 Soda Popinski's
- 12 The Hyde Out
- 13 Bob's Donuts
- 14 Mymy
- 15 Liholiho Yacht Club
- 16 Miller's Rest
- 17 UPCIDER
- 18 The Saratoga
- 19 Wayo Sushi Restaurant
- 20 Cordon Bleu Vietnamese
- 21 Another Cafe

HOTELS

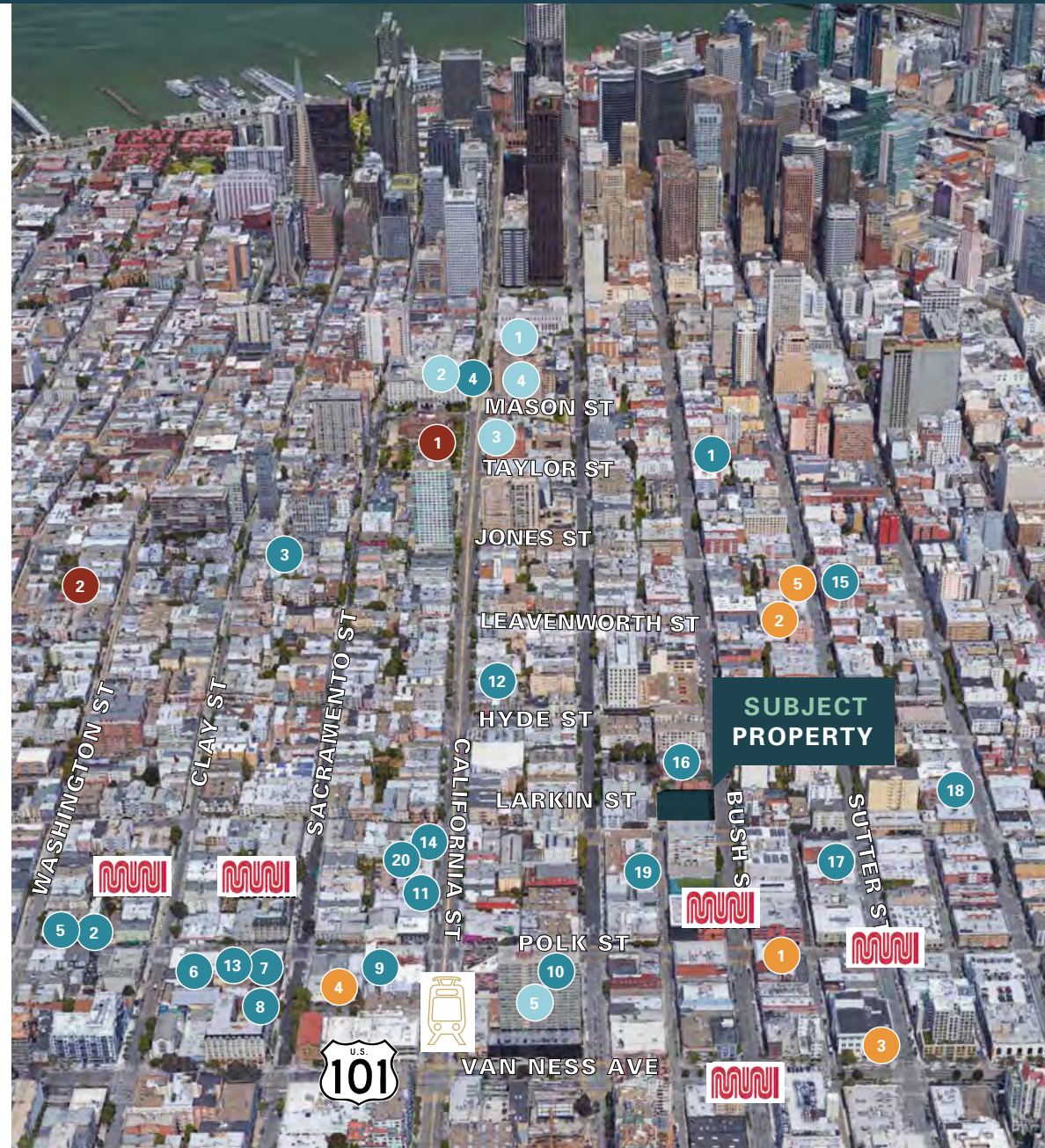
- 1 Stanford Court
- 2 The Fairmont
- 3 The Scarlet Huntington
- 4 InterContinental Mark Hopkins
- 5 Holiday Inn Golden Gateway

PARKS

- 1 Huntington Park
- 2 Washington & Hyde Park

PARKING GARAGES

- 1 Polk and Bush
- 2 State Garage
- 3 Laz Parking
- 4 Old First Garage
- 5 American West Parking





YOUR SIGN HERE

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TRANSIT CONNECTIVITY

MUNI

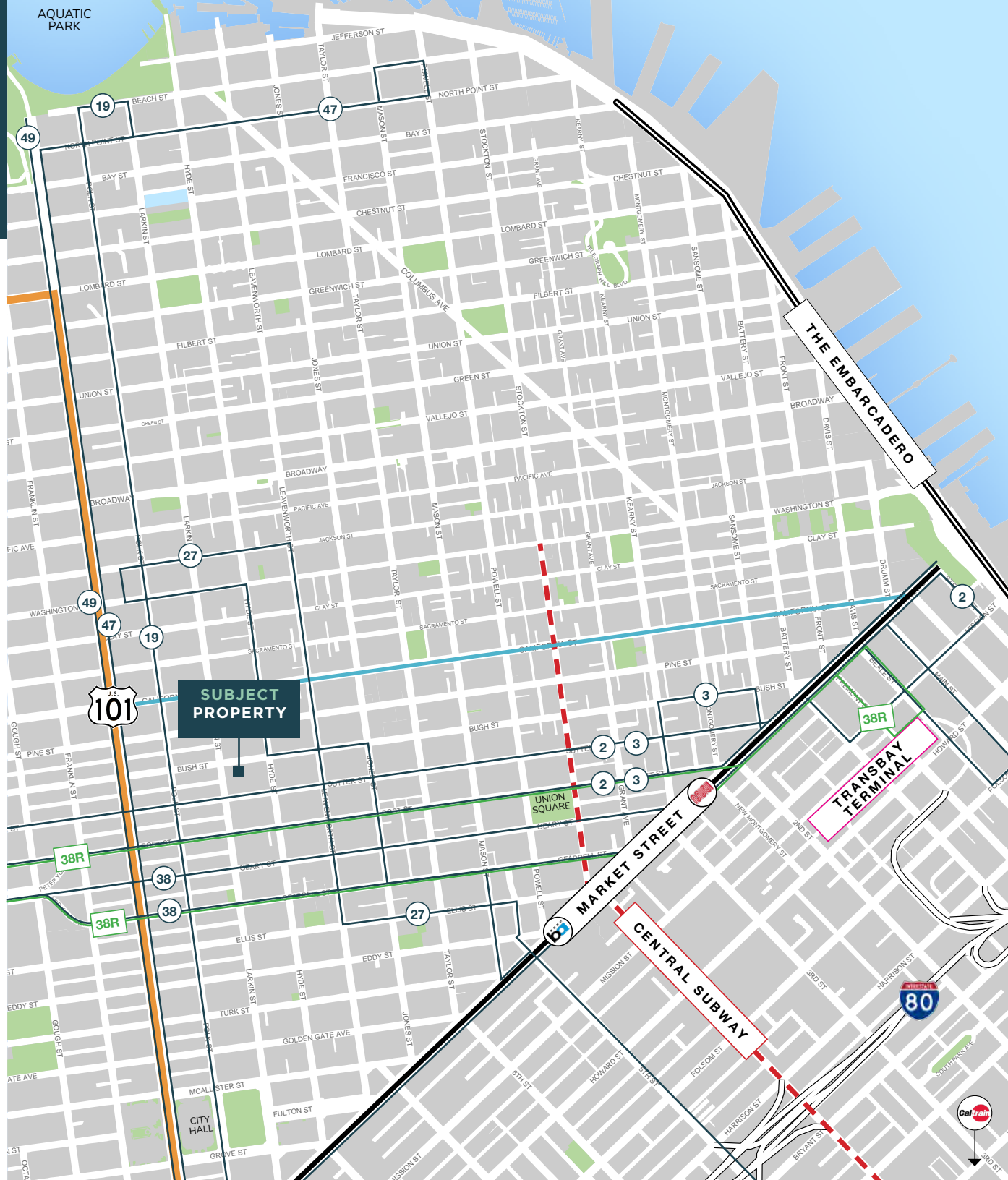
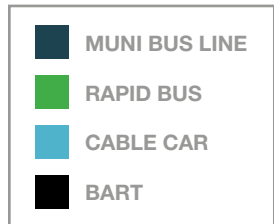
Muni stops at the front door of 1270 Bush Street, providing access to all neighborhoods within the City.

CABLE CAR

California Cable Car is located just 2 blocks North of 1270 Bush Street, the San Francisco iconic cable cars provide access to all areas of the City including the Financial District, Market Street, Union Square as well as Fisherman's Wharf.

CORRIDOR

Van Ness Corridor is located 3 blocks West from 1270 Bush Street. The Van Ness corridor provides direct vehicular access to the Golden Gate Bridge and Marin County in the northerly direction, East Bay and Silicon Valley via 101 South and Interstate 80 and 280.



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