

2300 HARRISON



HEADQUARTERS OPPORTUNITY | *San Francisco's AI District*

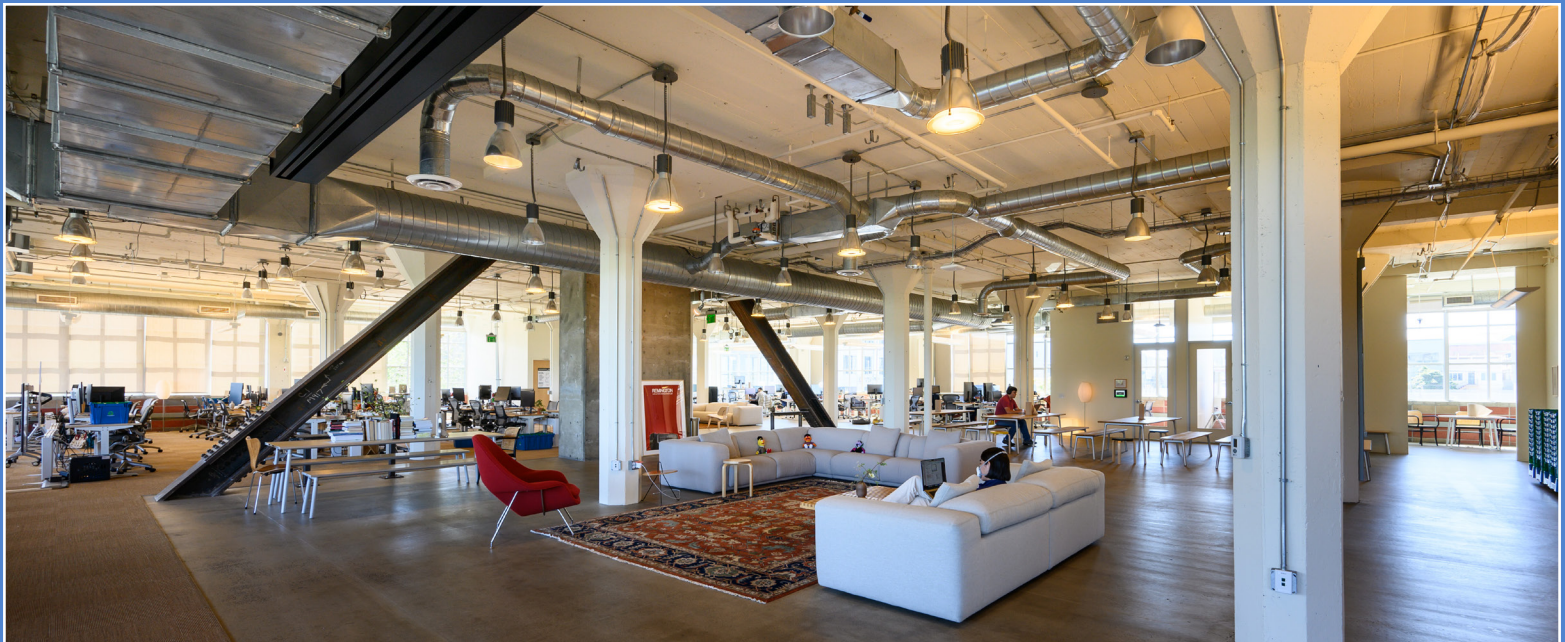


CBRE

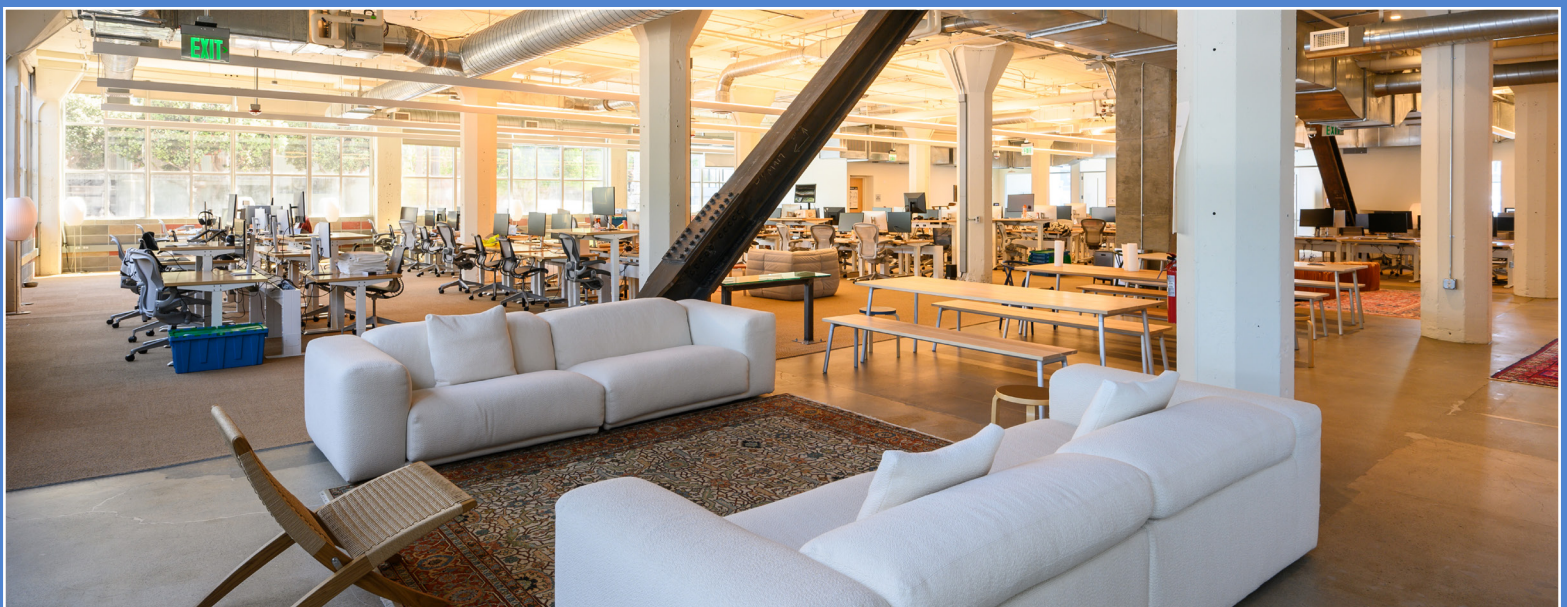
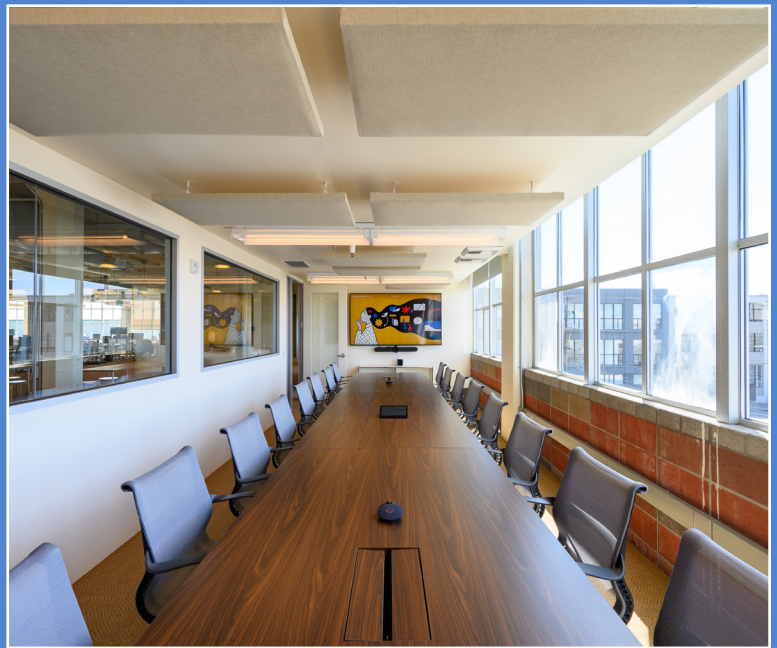
PROPERTY HIGHLIGHTS



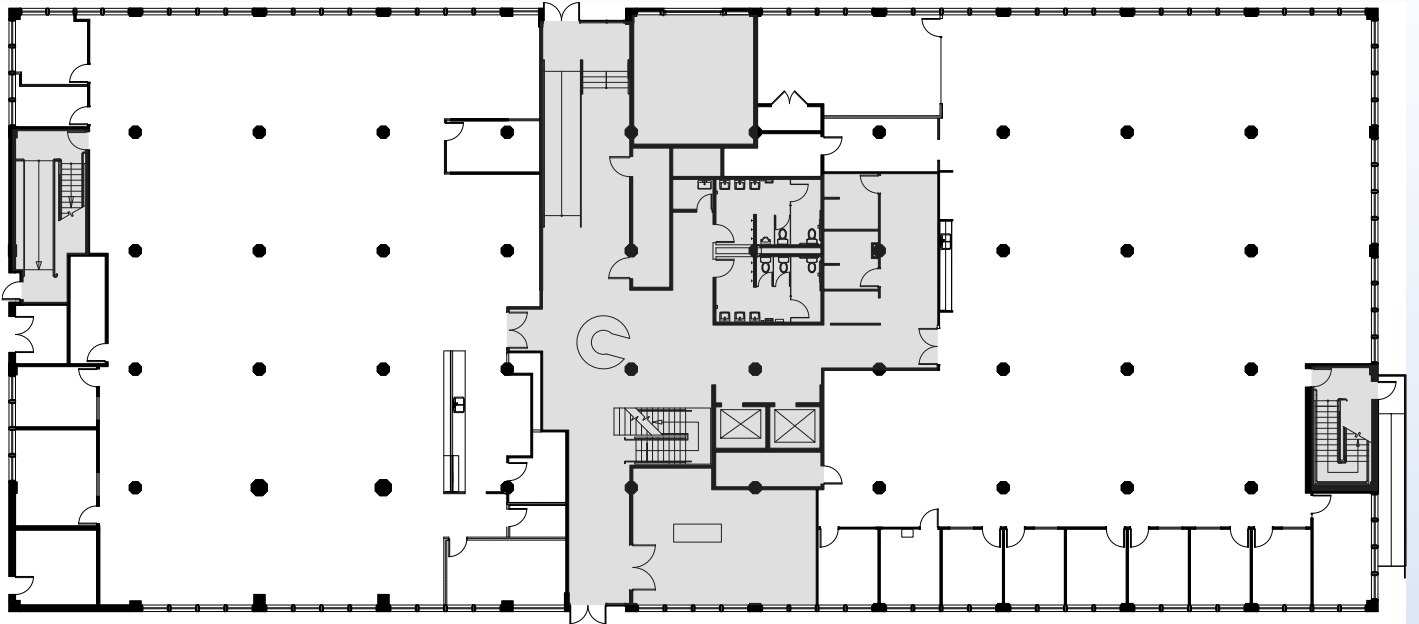
- South of Market Office Building
- 72,486 +/- RSF (Single Tenant Gross)
- Available 5/1/2025
- Excellent Mission AI District Location
- Divisible by Floors
- Large Windows/Excellent Natural Light
- Exposed Ceilings
- Roof Deck with City Views
- Bike Storage/Showers
- Four Kitchens Total
- 62 Stall Surface Parking
- Close to BART and Freeway Access
- Interior Stairwell
- Abundant Neighborhood Amenities





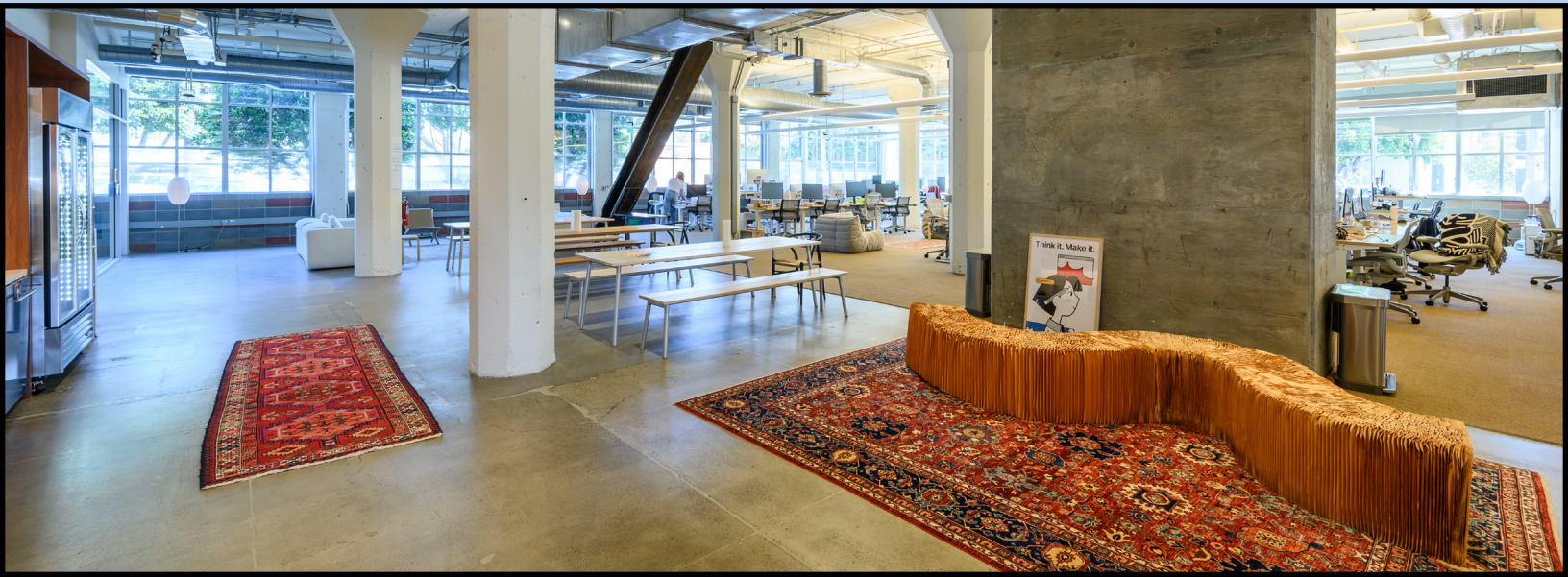


FIRST FLOOR

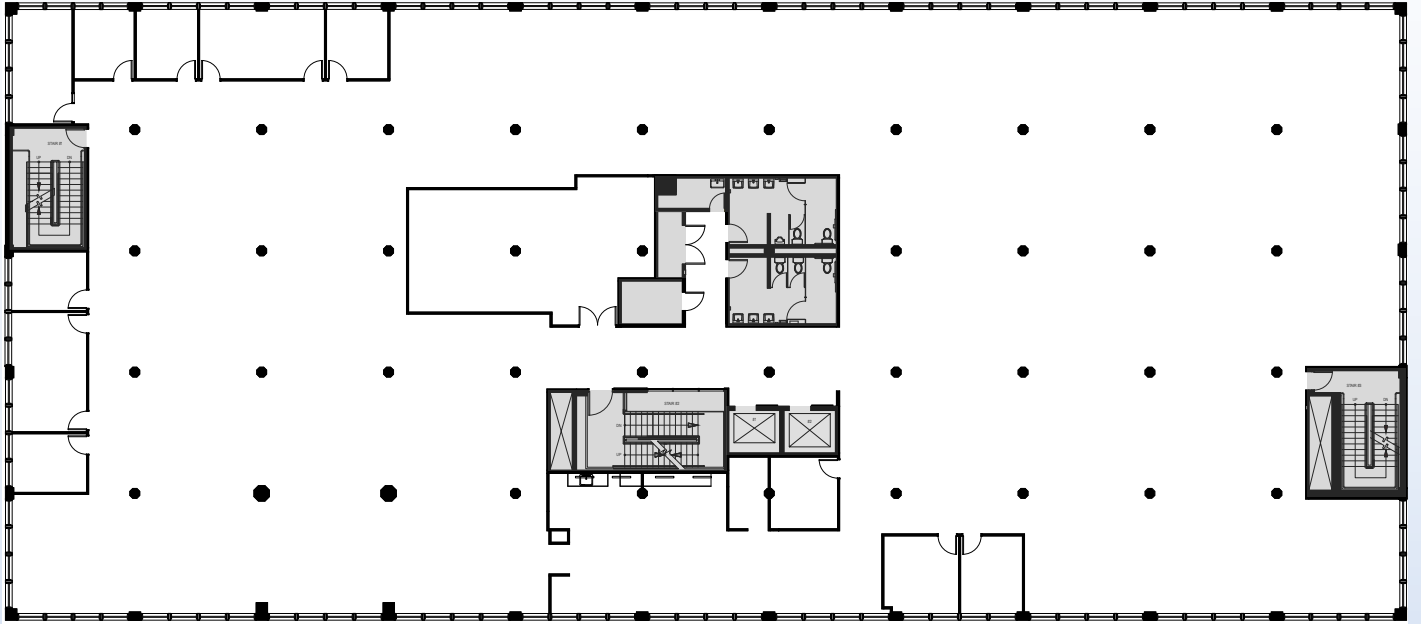


Not Field Verified

- 4 Large Conference Rooms
- 11 Meeting Rooms/Private Offices
- Kitchen
- Showers
- Abundant Window Line
- Natural Light
- Interior Stairwell



SECOND FLOOR



Not Field Verified

- 3 Conference Rooms
- 8 Meeting Rooms/Private Offices
- Cafe Style Kitchen
- Copy/Supply Room
- Abundant Window Line
- Natural Light
- Interior Stairwell

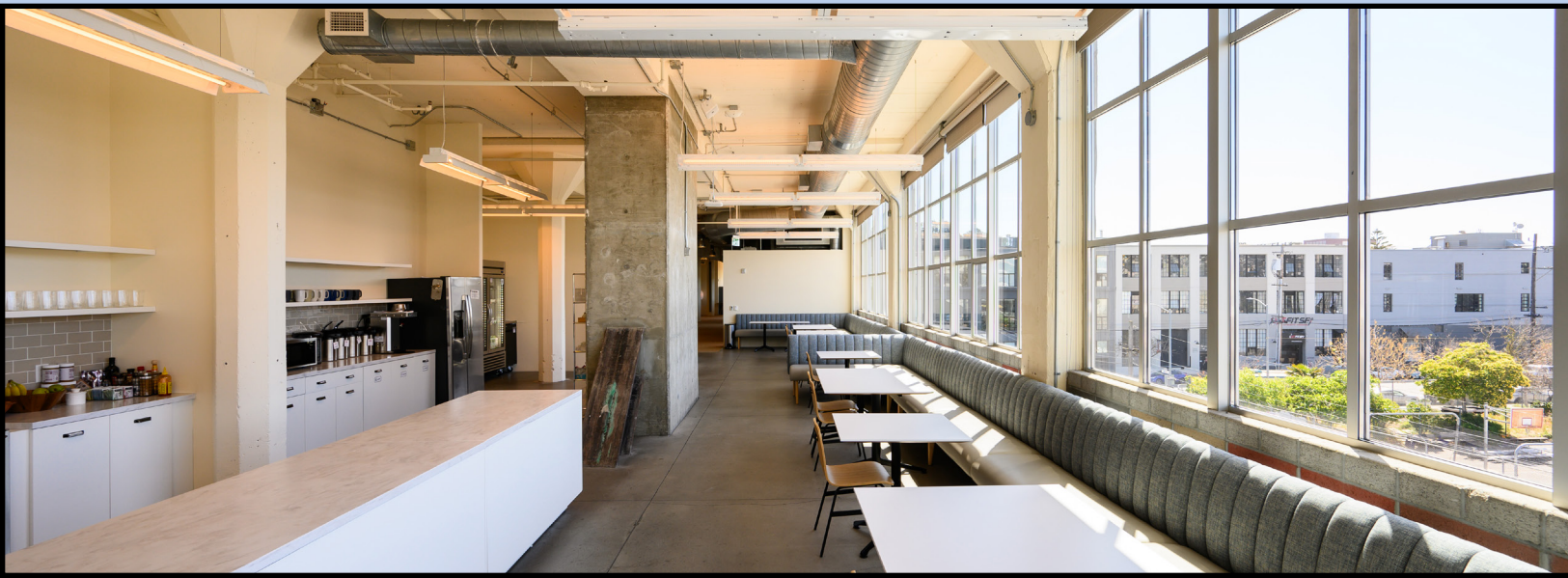


THIRD FLOOR



Not Field Verified

- 9 Conference Rooms
- 13 Meeting Rooms/Private Offices
- 2 Large Meeting Rooms
- 1 Mother's Room
- Cafe Style Kitchen
- 3 Storage Rooms
- Copy/Supply Room
- Abundant Window Line
- Natural Light
- Interior Stairwell



NEIGHBORHOOD AMENITIES



THE MISSION

Open AI
Faire
Notion
UCSF
Retool
Everlane
KQED
IDEO
Driver
Plangrid
Ouster
Gradient
Strava
Casper Sleep
Meter
Mode
Munchery
Timbuk 2
Persimmon AI Labs
DAIOS AI
Minds DB
Assembled
Bright Machines
University Games

FITNESS

- 24-Hour Fitness
- Mission Cliffs
- New Mission Yoga
- LiveFit Gym
- The Corner Studio
- Hit Fit SF
- BodyRok
- Yoga Garden-Moxie
- Fitness SF - SoMa
- Diakadi

RESTAURANTS

- | | | |
|-------------------------|------------------------------|--------------------------|
| 1. Flour + Water | 9. Heirloom Cafe | 17. Two Son's Sandwiches |
| 2. Pizzeria Delfina | 10. El Tepa Taqueria | 18. Chuy's Fiestas |
| 3. Farmhouse Kitchen | 11. Southern Pacific Brewing | 19. Bon, Nene |
| 4. Limon Rotisserie | 12. Lolinda | 20. Asiento |
| 5. El Faro | 13. Tacolicious | 21. Sushi Hon |
| 6. Bender's Bar & Grill | 14. Dandelion Chocolate | 22. Rintaro |
| 7. Atlas Cafe | 15. Tartine | 23. Mayah's Restaurant |
| 8. Southern Exposure | 16. Bobo's Bistro | |

COFFEE/CAFES

- | | |
|--------------------------|------------------------------|
| 1. Starbucks - Mariposa | 5. Rise & Grind Coffee & Tea |
| 2. Starbucks - 2300 16th | 6. Stable Cafe |
| 3. Peet's Coffee & Tea | 7. Coffee Shop |
| 4. Sightglass Coffee | 8. Rite Spot Cafe |

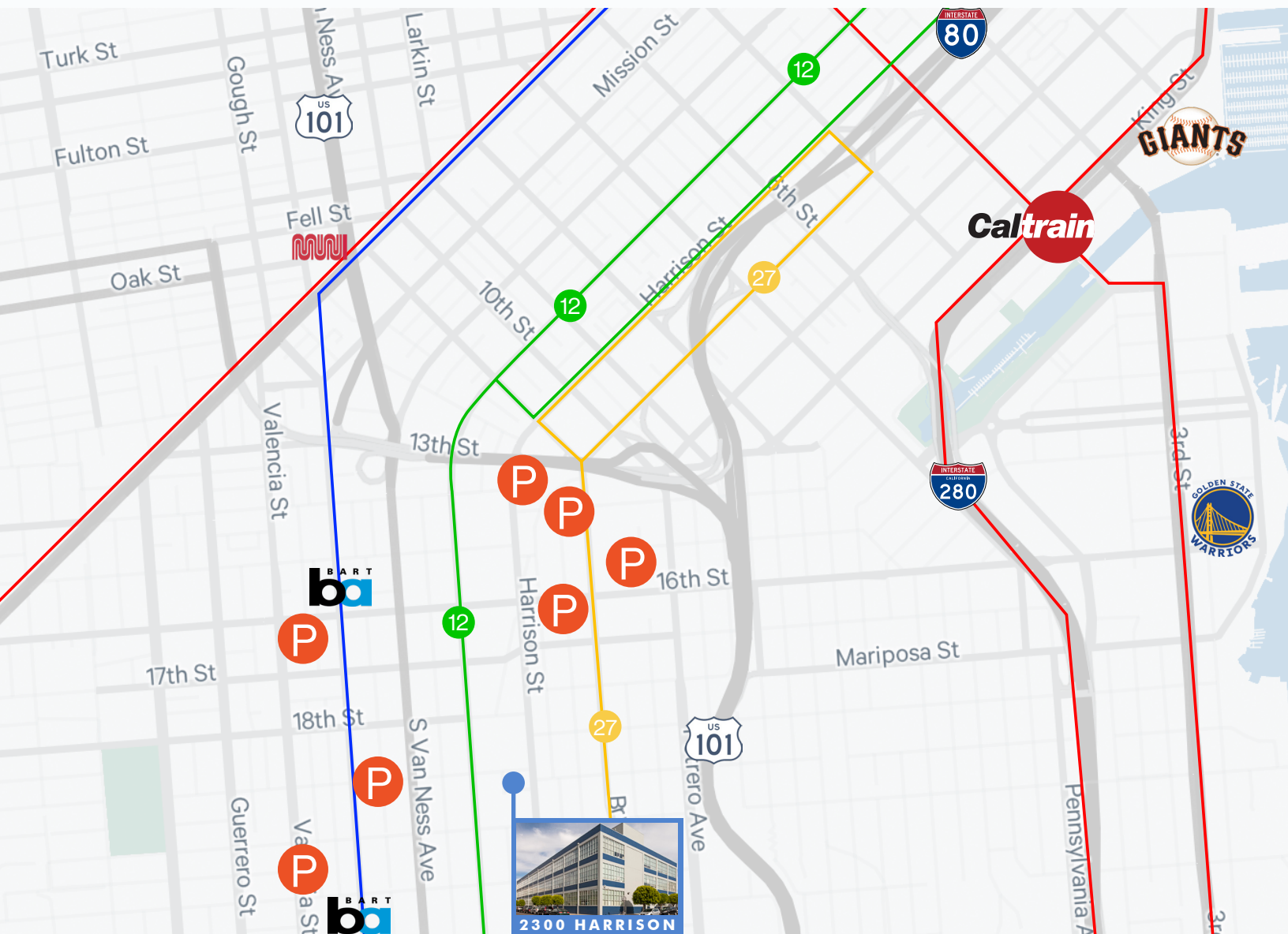
NIGHT LIFE

- The Morris
- Foreign Cinema
- Lost Resort
- Trick Dog

RETAIL

- Best Buy
- Sport's Basement
- Potrero Center
- Safeway
- Costco
- Cycle Gear
- Heath Ceramics
- Gus's Market
- Total Wine & More
- Tartine Manufactory
- Pan-O-Rama

TRANSPORTATION



Distance to Public Transit

16 min	5 min	4 min	BART
30 min	10 min	8 min	MUNI
40 min	12 min	10 min	Caltrain
Walk	Bike	Drive	

Transit Routes

—	BART
—	MUNI
—	27 Bus Line
—	12 Bus Line

*MUNI accessible via BART

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SAN FRANCISCO | *Mission - AI District*



LEASING INQUIRIES

Bruce Wilson

Senior Vice President

+1 415 291 1717

bruce.wilson@cbre.com

Lic. 00975682

Sam Stein

First Vice President

+1 415 772 0209

sam.stein@cbre.com

Lic. 02026162

John Cecconi

Executive Vice President

+1 415 291 8883

john.cecconi@cbre.com

Lic. 00676335

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