

2300 HARRISON



HEADQUARTERS OPPORTUNITY | *San Francisco's AI District*

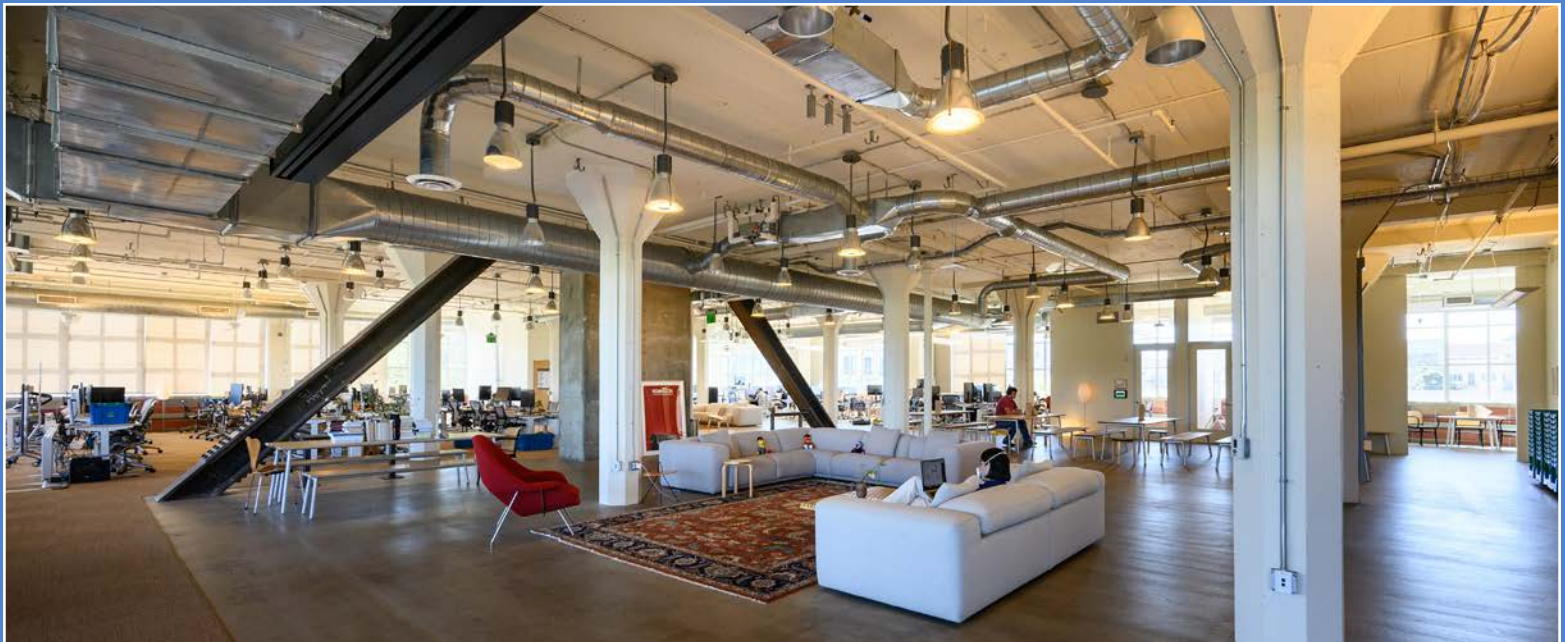


CBRE

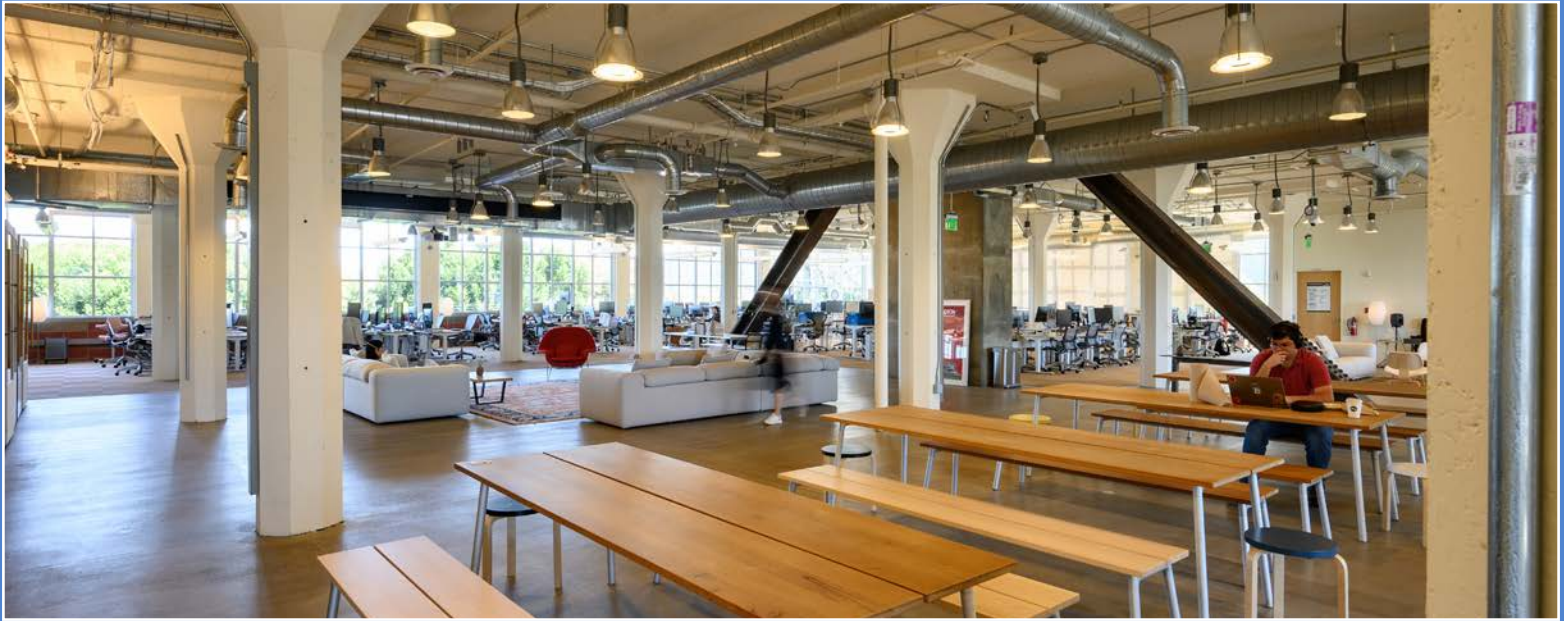
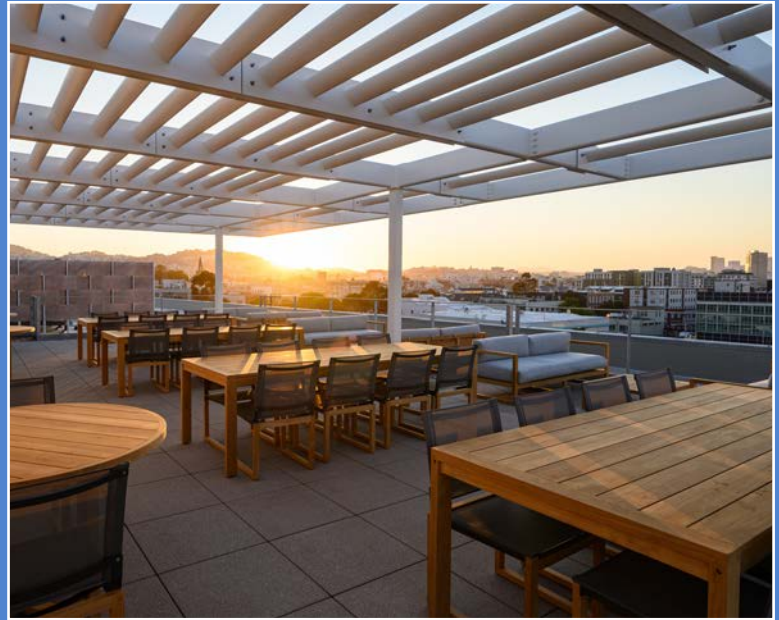
PROPERTY HIGHLIGHTS



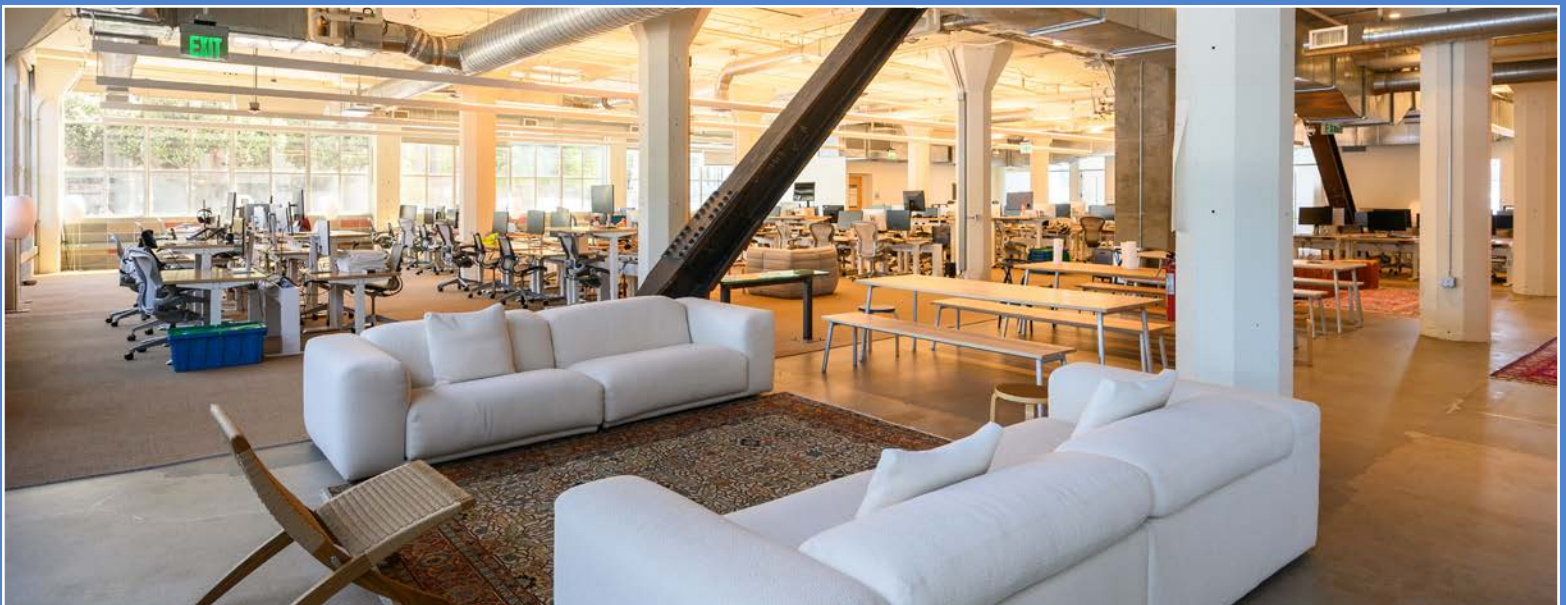
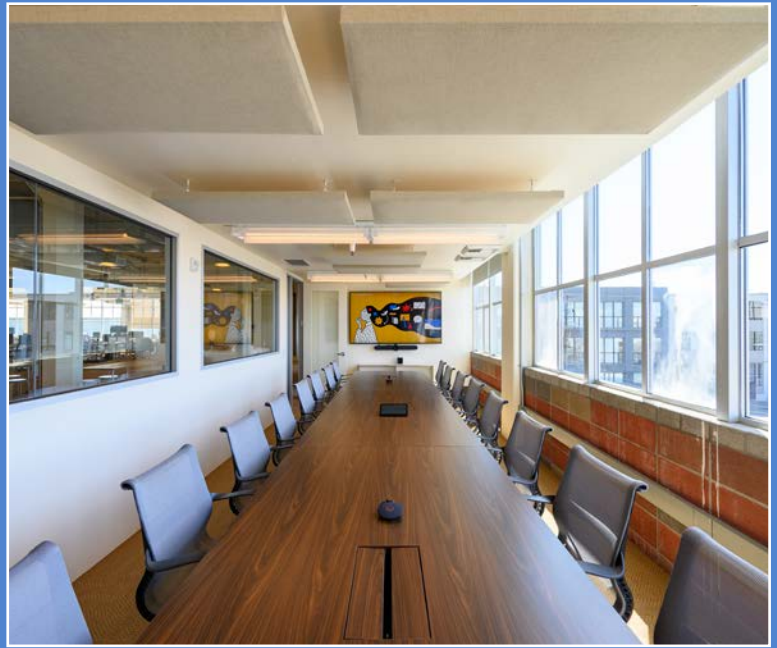
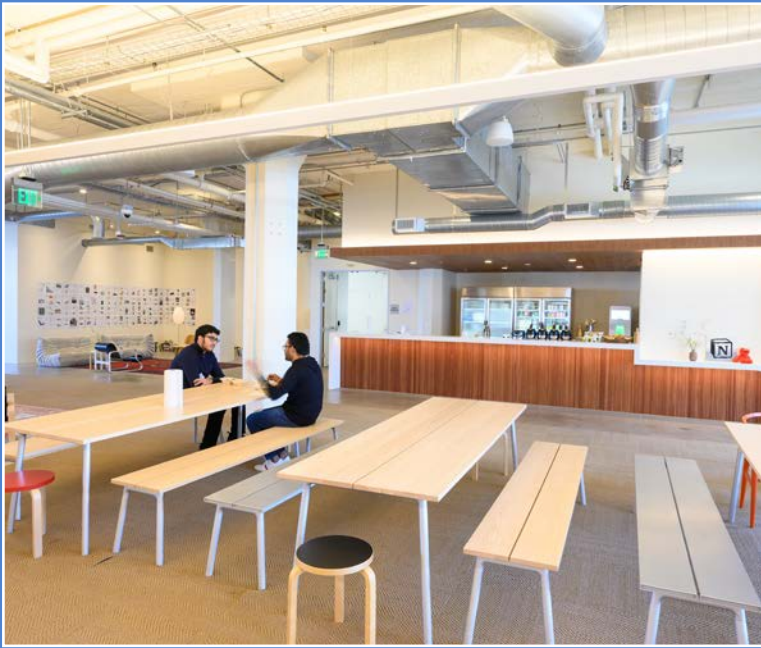
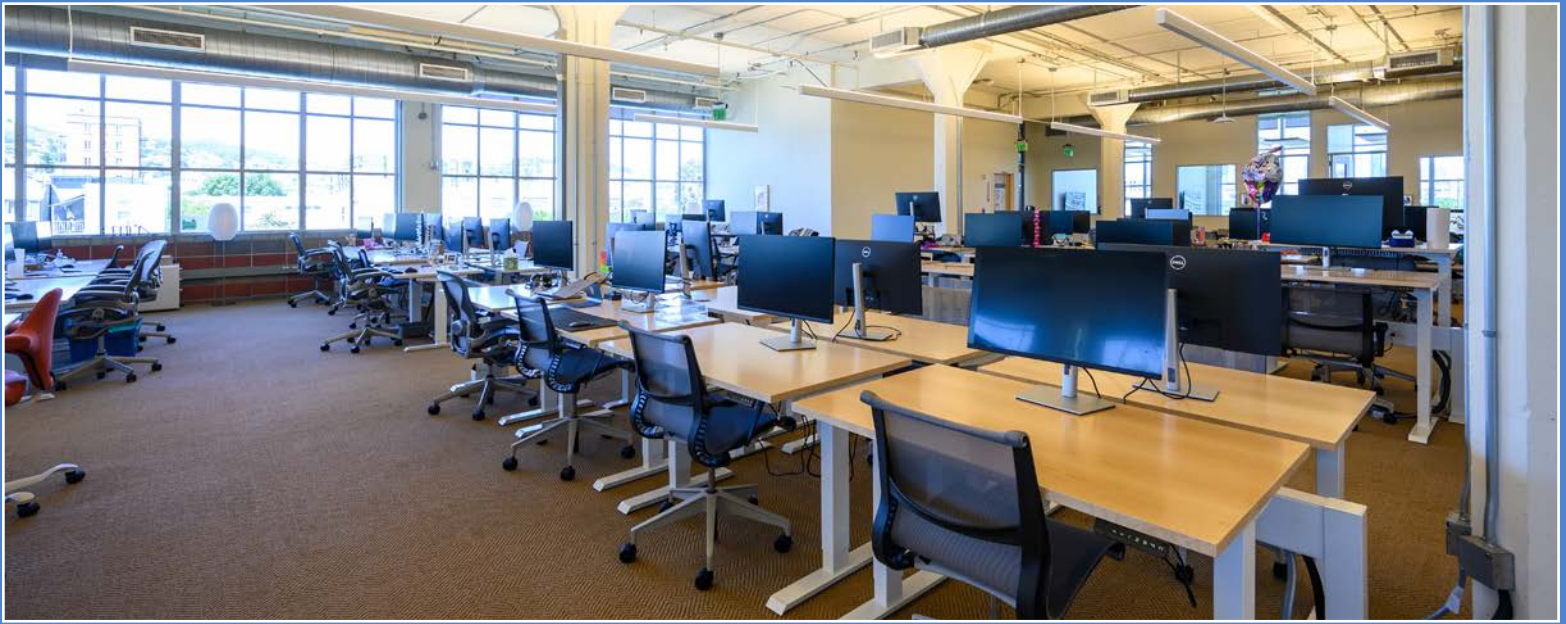
- South of Market Office Building
- 72,486 +/- RSF (Single Tenant Gross)
- Available 5/1/2025
- Excellent Mission AI District Location
- Divisible by Floors
- Large Windows/Excellent Natural Light
- Exposed Ceilings
- Roof Deck with City Views
- Bike Storage/Showers
- Four Kitchens Total
- 62 Stall Surface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



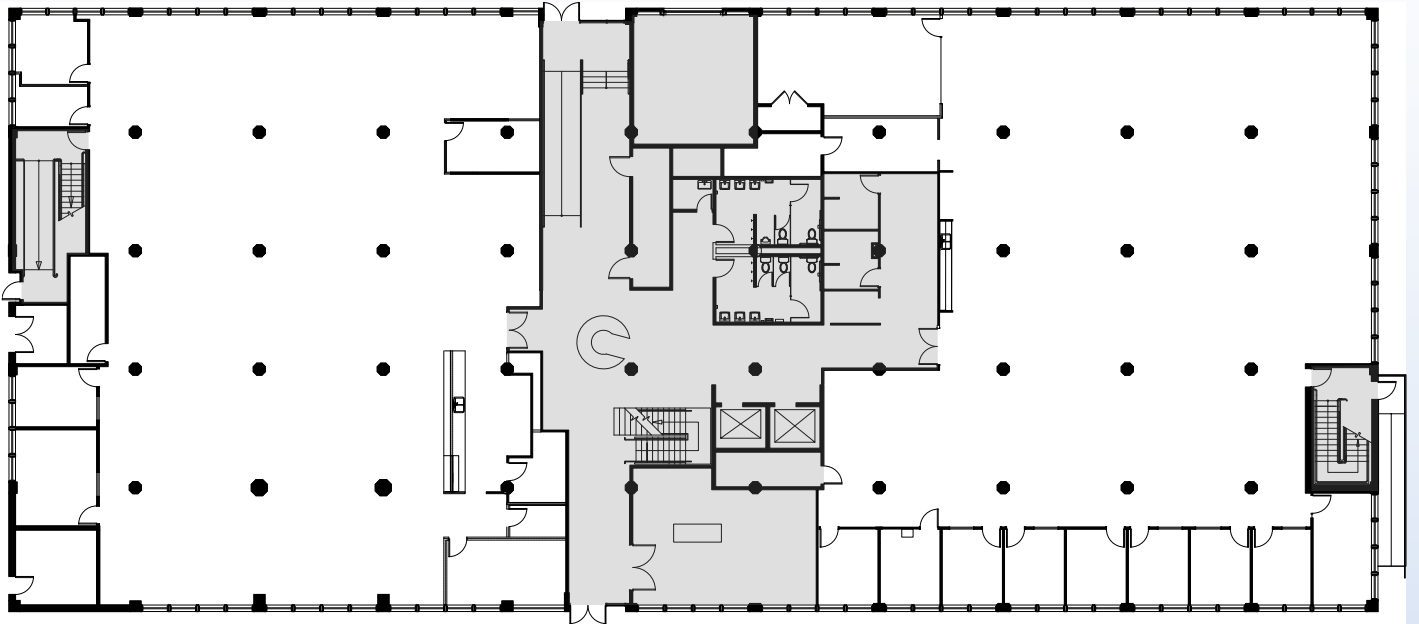
2300 HARRISON | SAN FRANCISCO



2300 HARRISON | SAN FRANCISCO

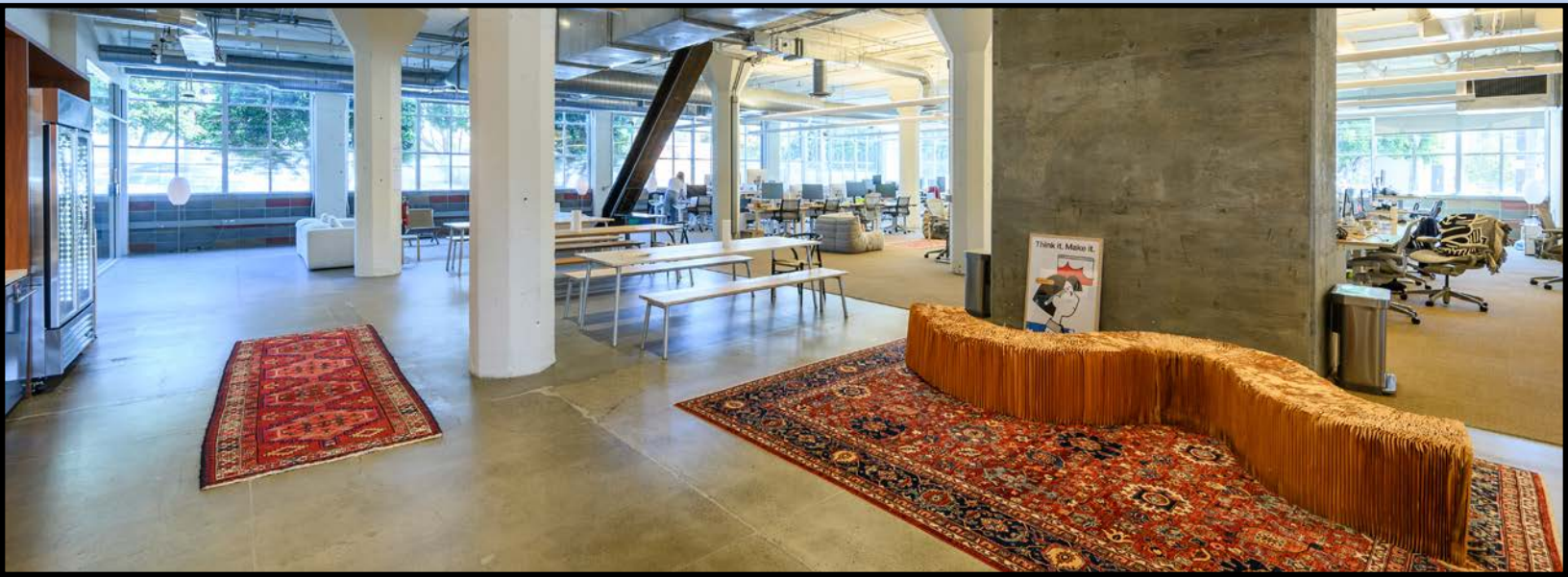


FIRST FLOOR

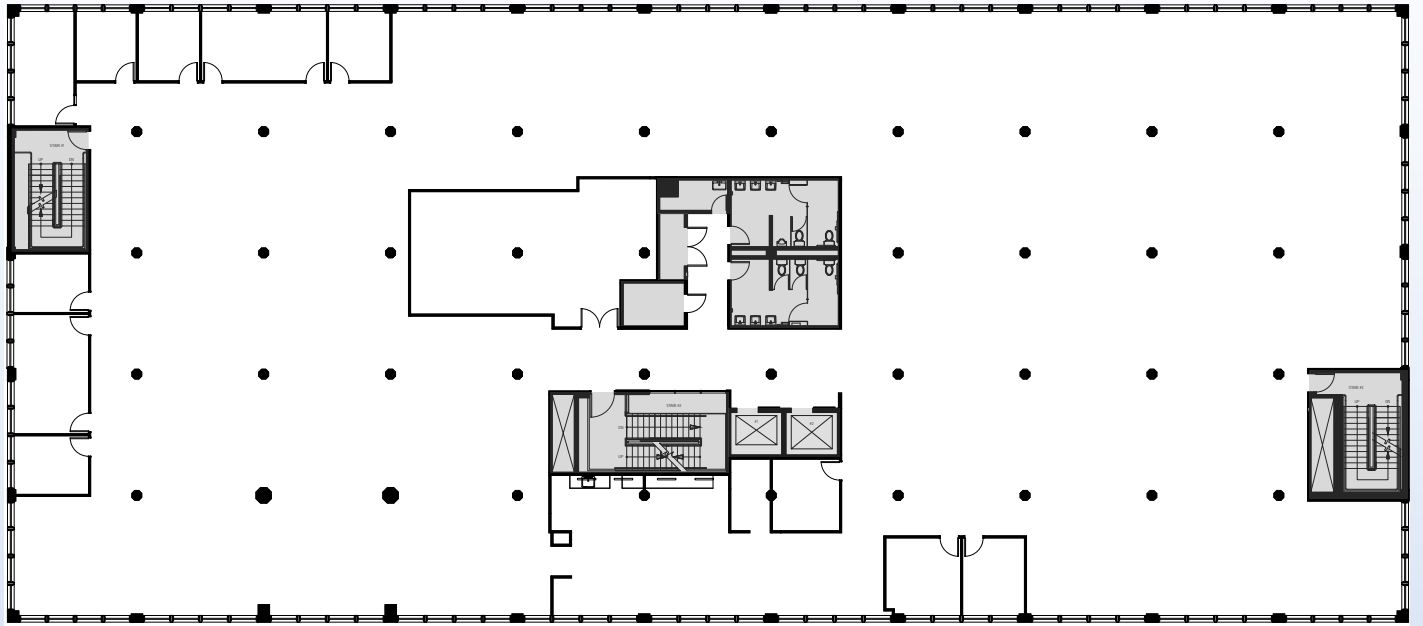


Not Field Verified

- 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

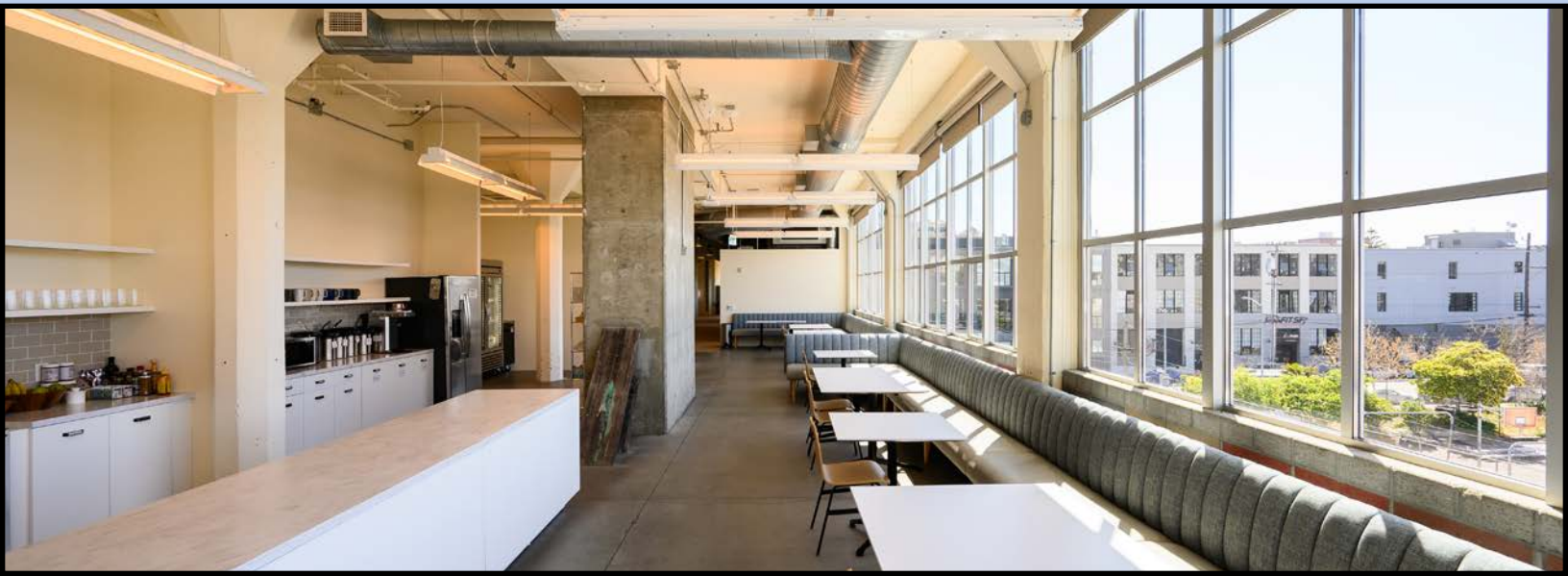


THIRD FLOOR

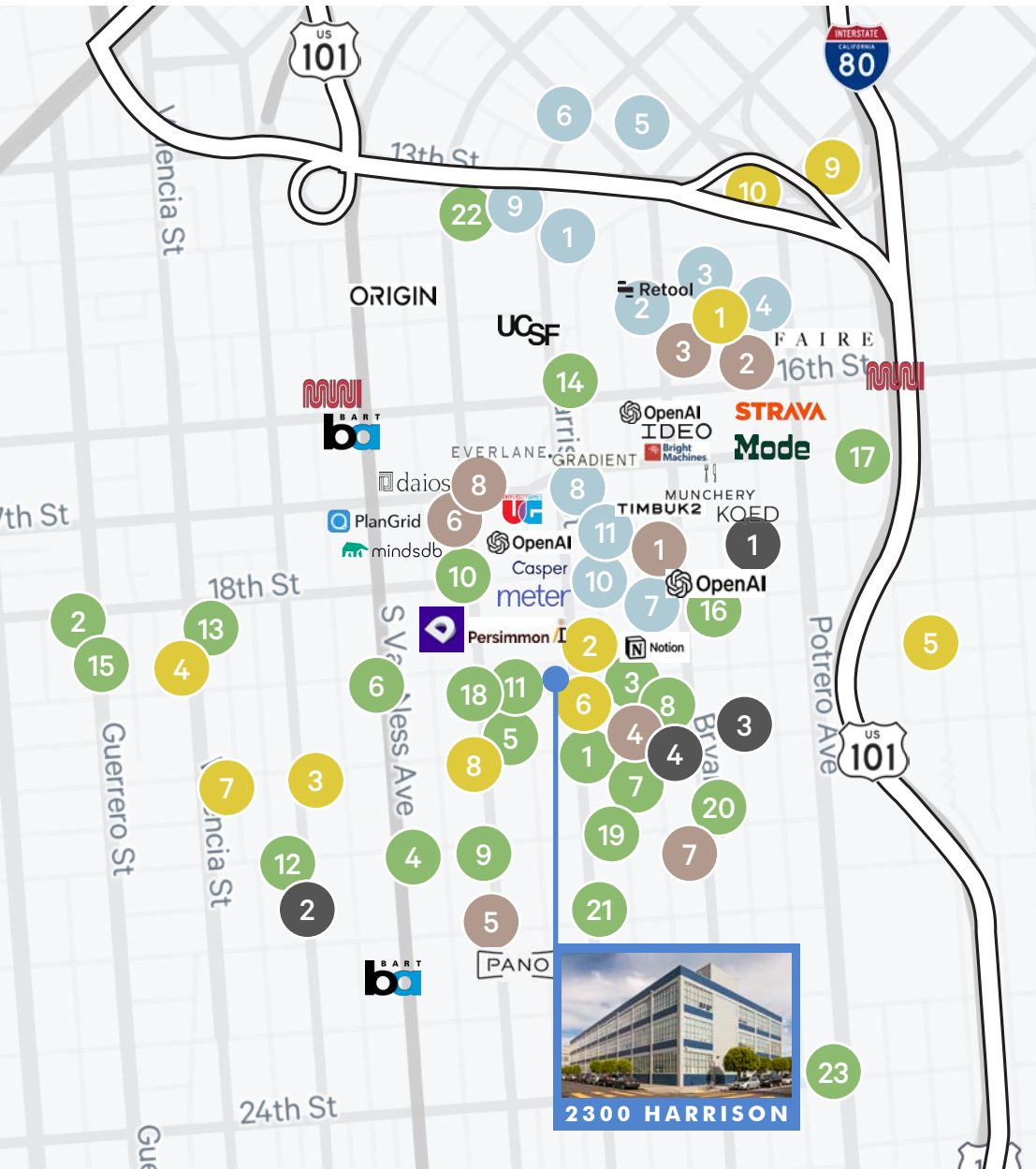


Not Field Verified

- 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

1. 24-Hour Fitness
2. Mission Cliffs
3. New Mission Yoga
4. LiveFit Gym
5. The Corner Studio
6. Hit Fit SF
7. BodyRok
8. Yoga Garden-Moxie
9. Fitness SF - SoMa
10. 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 |

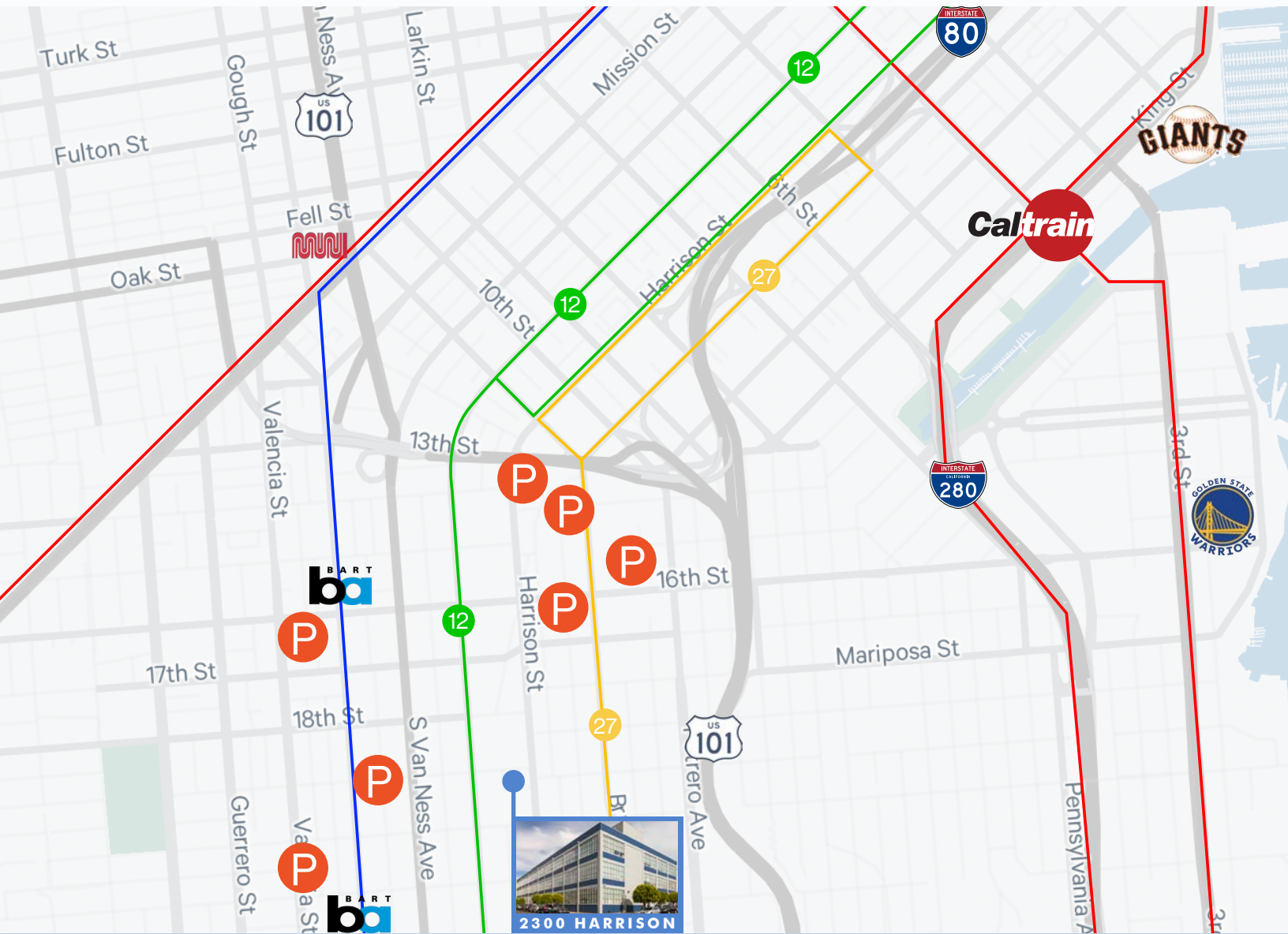
NIGHT LIFE

1. The Morris
2. Foreign Cinema
3. Lost Resort
4. Trick Dog

RETAIL

1. Best Buy
2. Sport's Basement
3. Potrero Center
4. Safeway
5. Costco
6. Cycle Gear
7. Heath Ceramics
8. Gus's Market
9. Total Wine & More
10. Tartine Manufactory
11. 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

2300 HARRISON



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 Ceconi

Executive Vice President

+1 415 291 8883

john.ceconi@cbre.com

Lic. 00676335

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.