



AVAILABLE UNITS
FOR LEASE

±25,000 SF

Divisible to ±10,000 SF

325 & 385-395 Mendell Street

“CLASS A” MULTI-TENANT
OFFICE/WAREHOUSE BUILDING

To schedule a tour or for more information, please contact:

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201-395

MENDELL STREET

SAN FRANCISCO, CA



±66,058 SF “CLASS A” MULTI-TENANT OFFICE/WAREHOUSE BUILDING

201-395

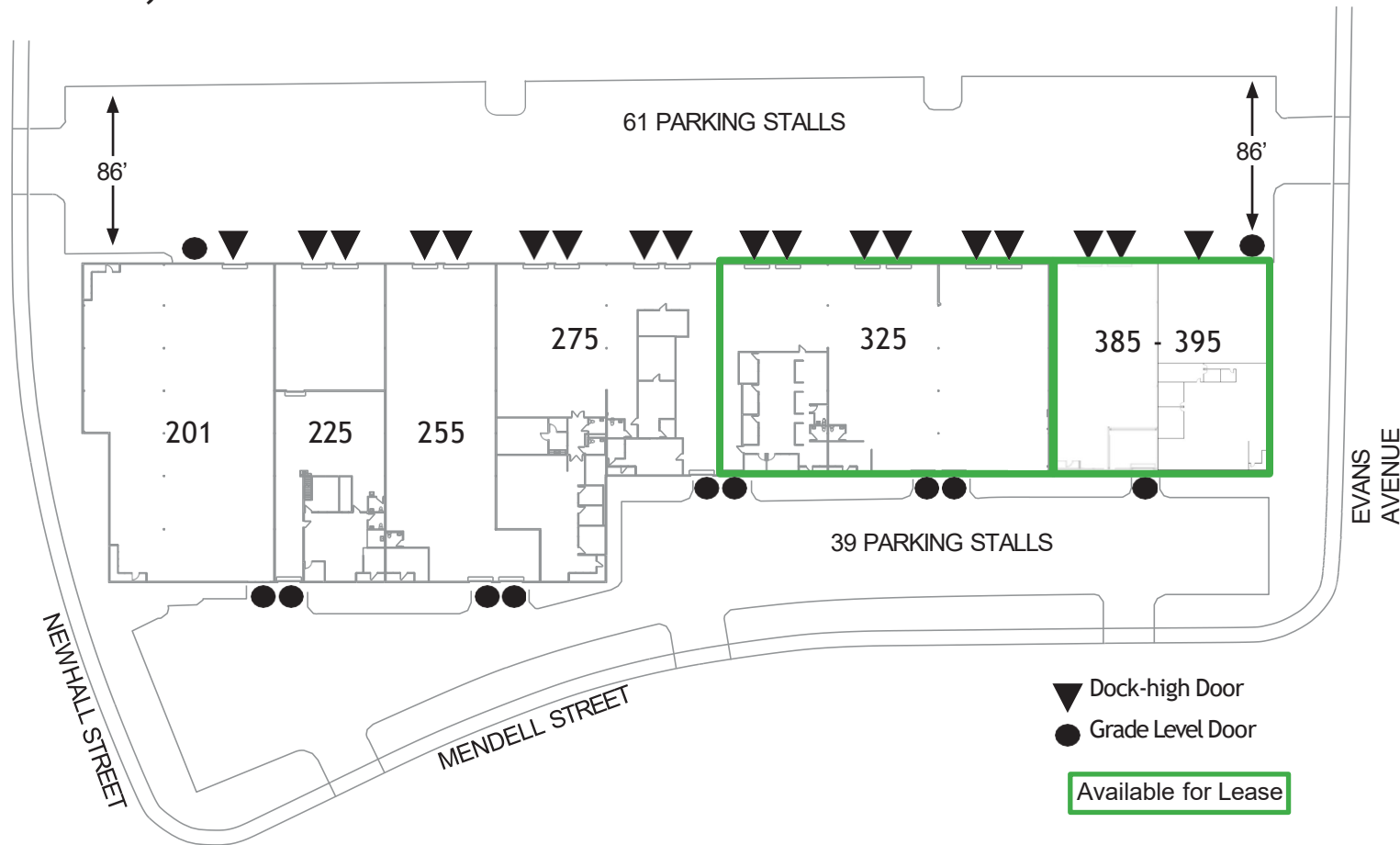
MENDELL STREET

AVAILABLE FOR LEASE

- 325 Mendell Street: ±15,000 SF
- 385-395 Mendell Street: ±10,000 SF

SITE PLAN

- +/-64,710 SF Total
- Multi-tenant office/warehouse building
- Dock-high & Grade-level Loading
- 19' - 20' Clear Height
- 20' x 50' Column Spacing
- Fire Sprinklers
- Power: TBD
- Parking Ratio: 1.5 stalls per 1,000 SF
- Excellent location for Last Mile Delivery



±66,058 SF “CLASS A” MULTI-TENANT OFFICE/WAREHOUSE BUILDING

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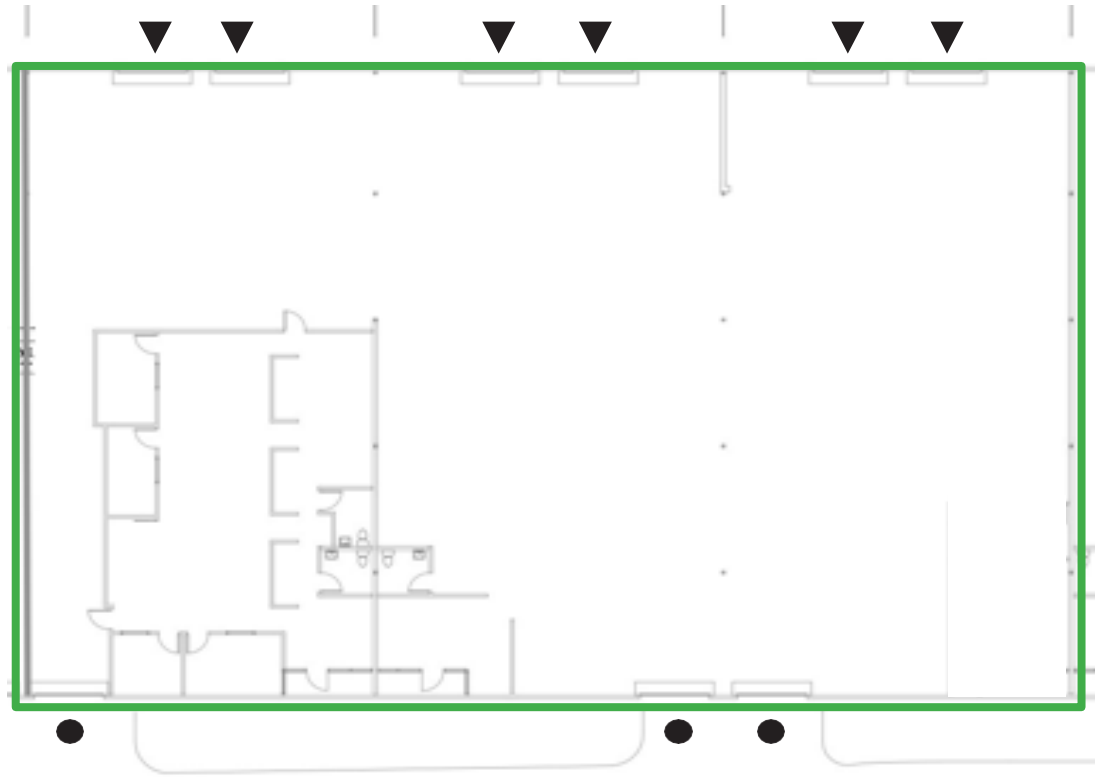
MENDELL STREET

AVAILABLE FOR LEASE

325 Mendell Street: ±15,000 SF

FLOOR PLAN

- ±15,000 SF Total
- ±3,500 SF Office Area
- ±11,500 SF Warehouse
- 19' - 20' Clear Height
- 20' X 50' Column Spacing
- Six (6) Dock-high Door
- Three (3) Grade-level Doors
- Power: 400AMPS, 208/120V 3 PHASE 4W
- ***These numbers are representative of information on breaker panels, but must be verified by an electrician***
- HVAC: Office Area Only
- Upgraded lighting and finishes in office area
- Restrooms: 3 ADA restrooms
- Rental Rate: \$2.20 NNN
- OPEX: Est. \$0.39



MENDELL STREET

- ▼ Dock-high Door
- Grade Level Door



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201 - 395

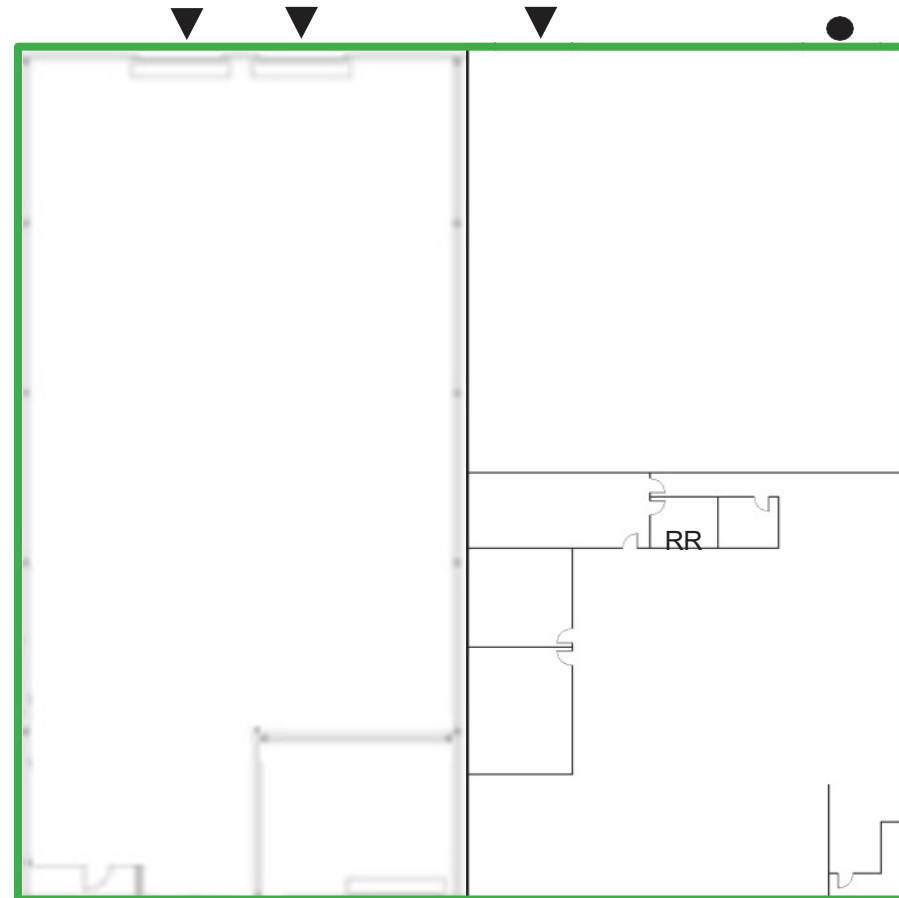
MENDELL STREET

AVAILABLE FOR LEASE

385-395 Mendell Street: ±10,000 SF

FLOOR PLAN

- ±10,000 SF Total
- ±3,300 SF Office Area
- ±6,700 SF Warehouse
- 19' - 20' Clear Height
- 20' X 50' Column Spacing
- Three (3) Dock-high Doors
- One (1) Grade-level Door
- Power: 200 Amps, 208/120V 3 phase
- ***These numbers are representative of information on breaker panels, but must be verified by an electrician***
- Rental Rate: \$2.20 NNN
- OPEX: \$0.39



MENDELL STREET

- ▼ Dock-high Door
- Grade Level Door



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MENDELL STREET

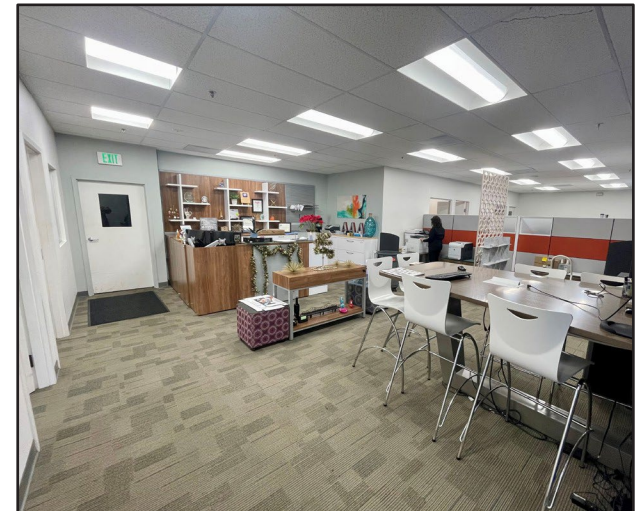
AVAILABLE FOR LEASE

- 325 Mendell Street: ±15,000 SF
- 385-395 Mendell Street: ±10,000 SF



IMAGES

- Class A Distribution/Warehouse
- High Image Facility
- Newer Office Improvements
- Highly Functional Site

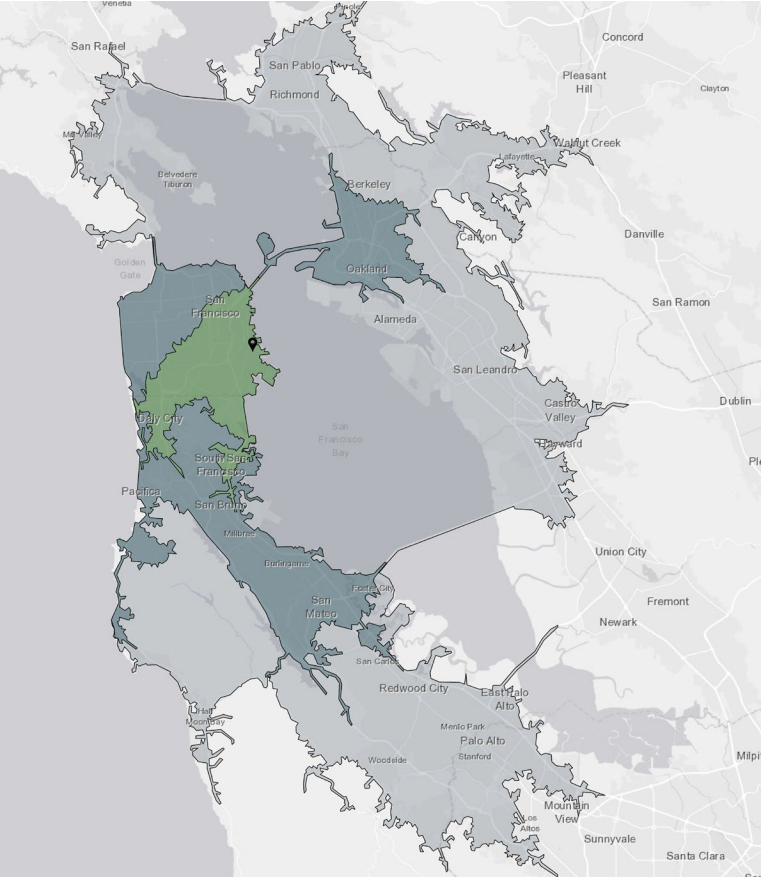


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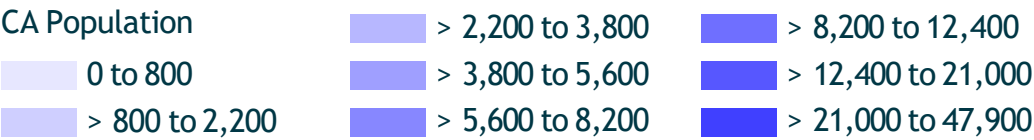
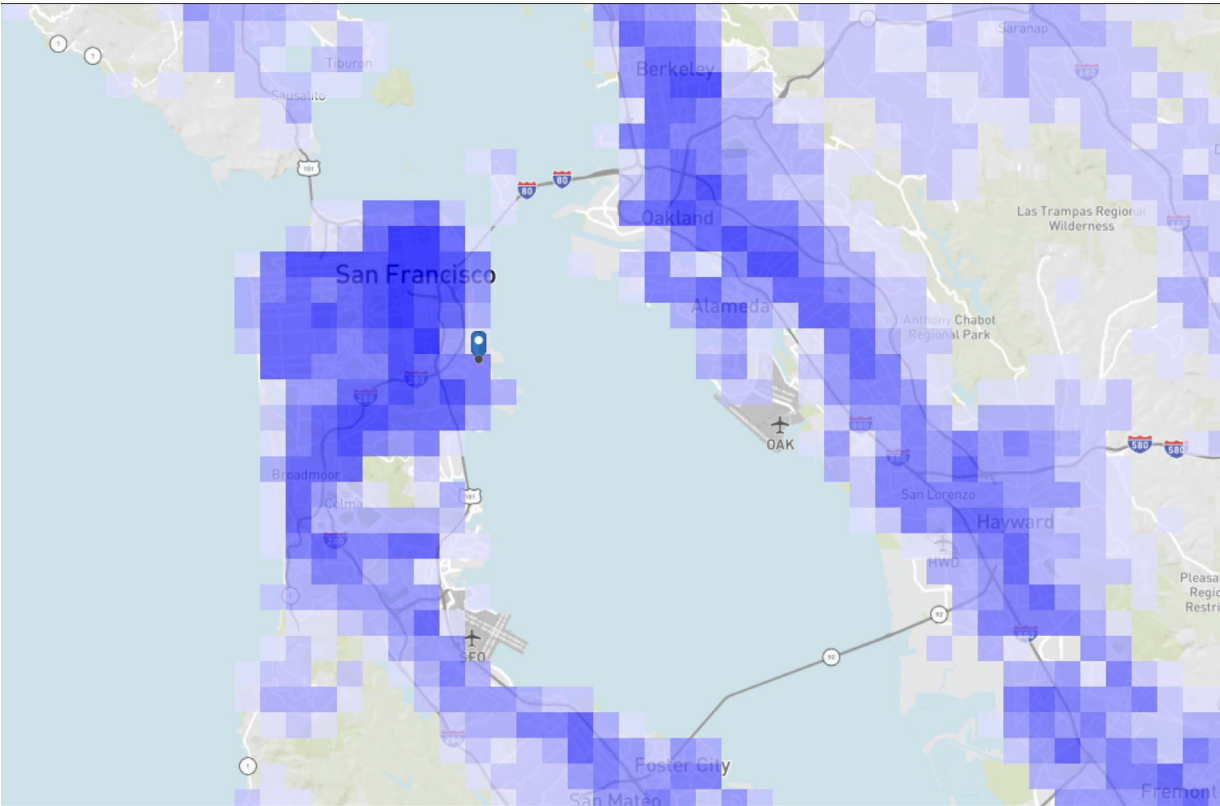


DRIVE TIMES

Customers	Drive Time
5M	15 min
15M	30 minute
29M	45 minute



201 MENDELL DEMOS



AMENITIES MAP



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