

KILROY

+/- 23,648 SQUARE FEET | LAST AVAILABILITIES

100 Hooper

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

 **JLL**[®]





CONSTRUCTION UNDERWAY



HYPOTHETICAL BUILD-OUT

PROPERTY SUMMARY

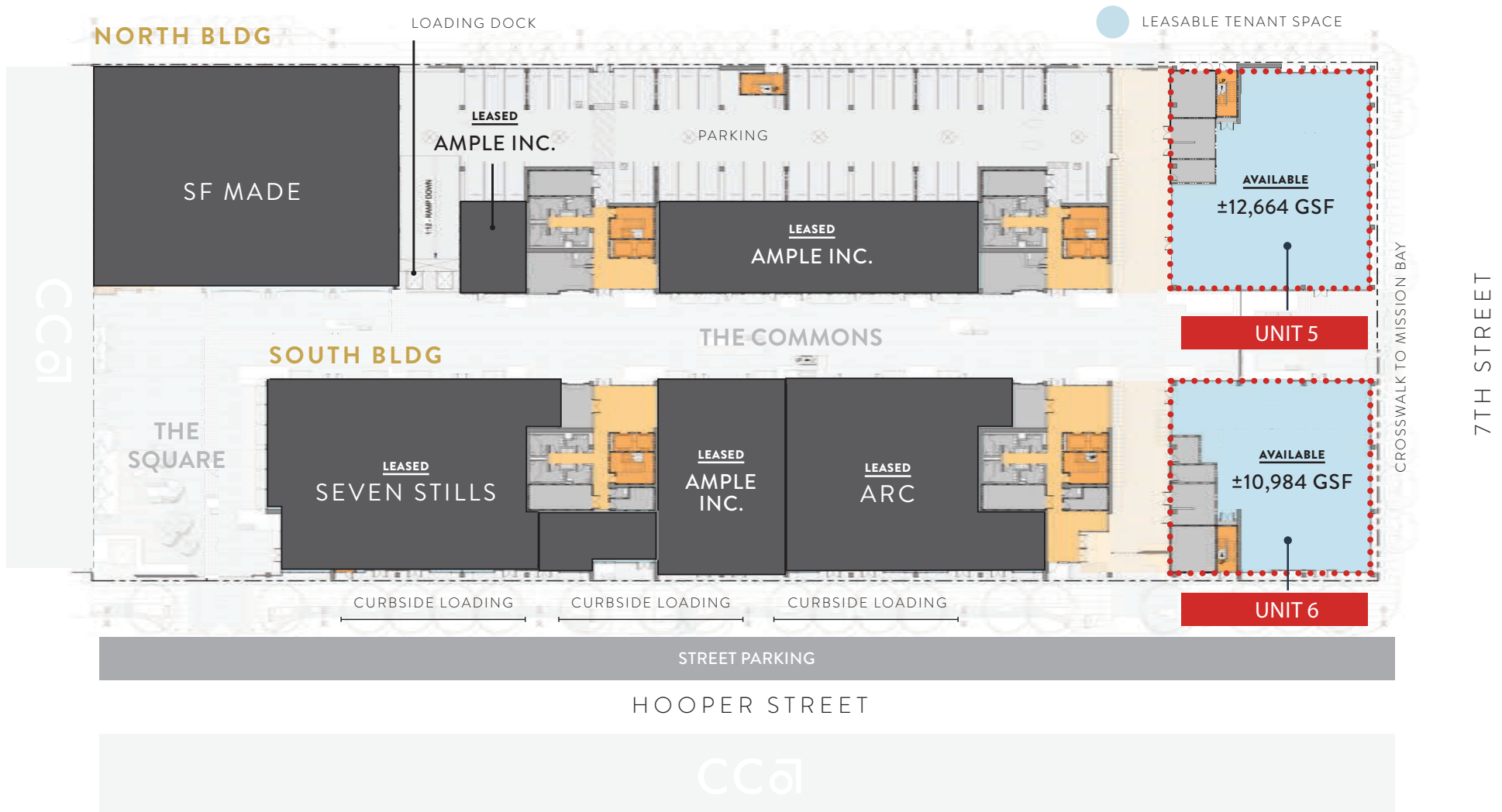
// LAST AVAILABILITIES

ADDRESS	100 Hooper Street, San Francisco CA 94107
AVAILABLE SPACE	Unit 6: +/- 10,984 Square Feet Unit 5: +/- 12,664 Square Feet *Potentially demisable into smaller spaces *Can be leased together or separately
USE	PDR and/or Retail
AVAILABLE	Immediately

SUITE ATTRIBUTES

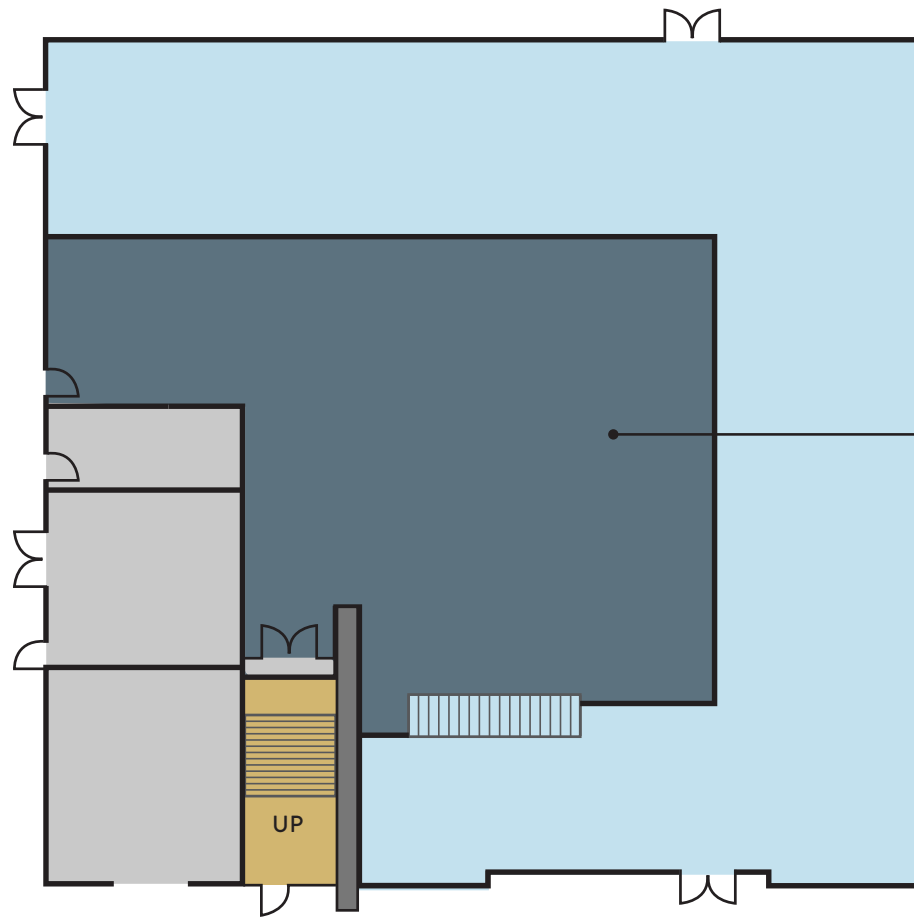
- Newly Renovated PDR and/or Retail Opportunity
- Fantastic Natural Light w/ High Ceilings
- Superior 7th Street Frontage
- Roll Up Doors for Loading
- HVAC
- Tenant Improvement Allowance Available

AVAILABLE PRODUCTION SPACE (PDR)



*Suites can be leased together or separately.

AVAILABLE PRODUCTION SPACE (PDR)



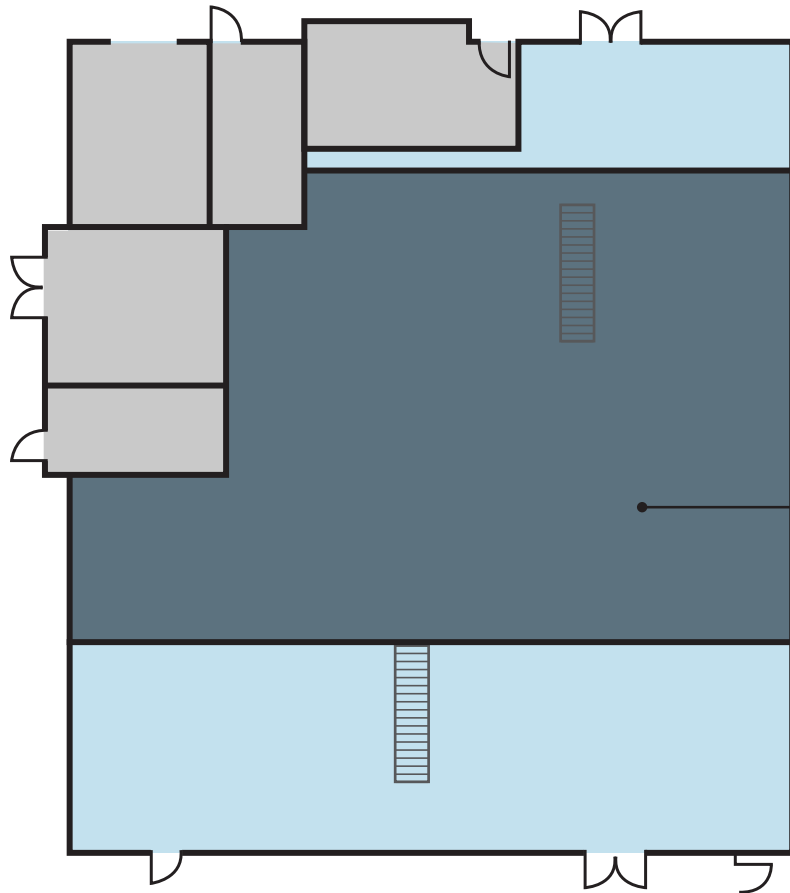
UNIT 6 BREAKDOWN

GROUND FLOOR: ±7,747

MEZZANINE: ±3,237

TOTAL ±10,984 GSF

AVAILABLE PRODUCTION SPACE (PDR)



UNIT 5 BREAKDOWN

GROUND FLOOR: ±8,630

MEZZANINE: ±4,034 RSF

TOTAL ±12,664 GSF

INTERIOR RENDERING // GHOST KITCHEN CONCEPT



INTERIOR RENDERING // PDR USE CONCEPT

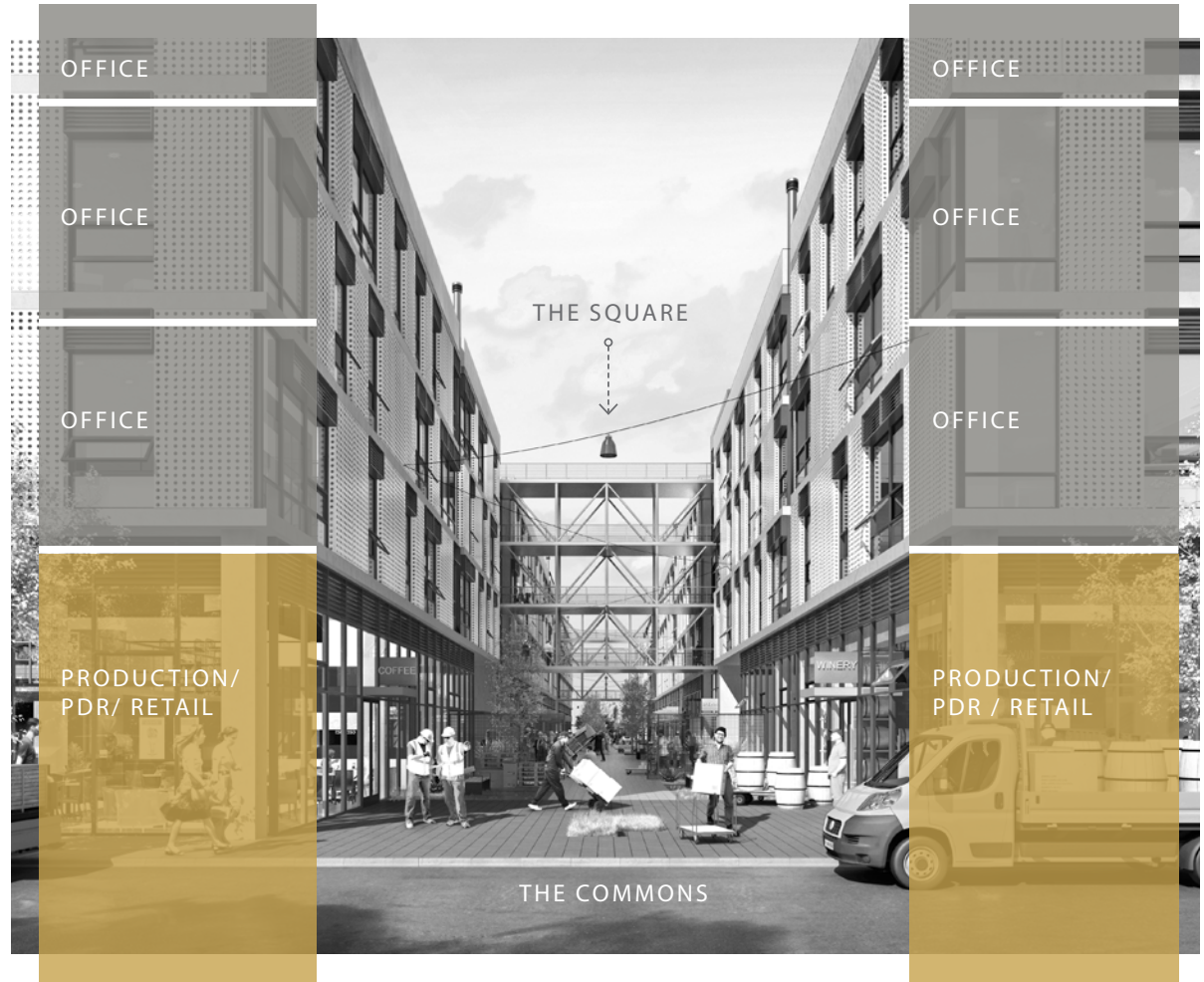


A MEETING OF MINDS AND MAKERS

// PROPERTY OVERVIEW

100 Hooper is a micro-community of progressive thinkers and skilled makers with ±400,000 sf of office, light industrial, and retail located in San Francisco's Design District.

TENANTS ON-SITE INCLUDE:



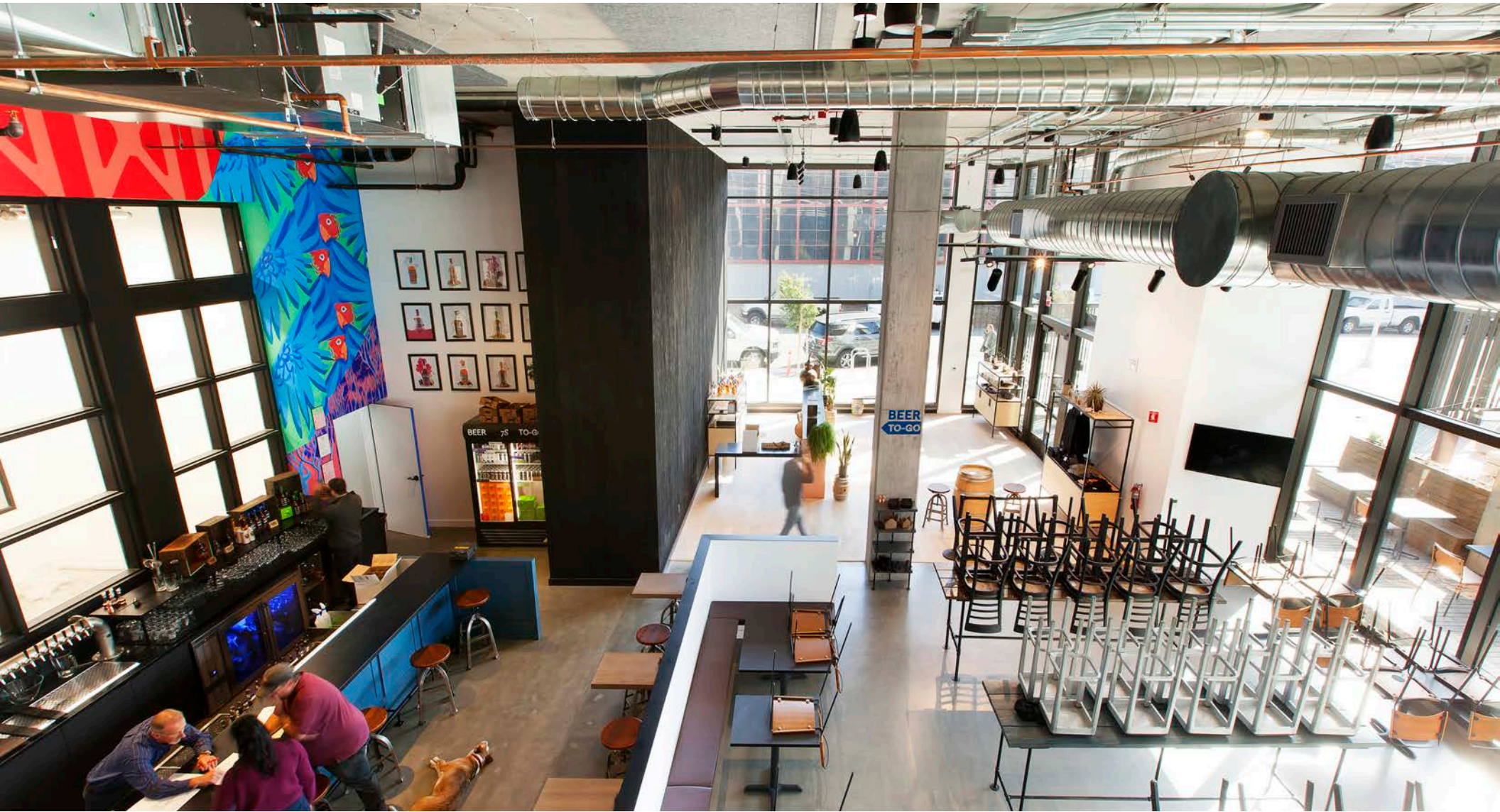
18' 3" CEILING HEIGHTS



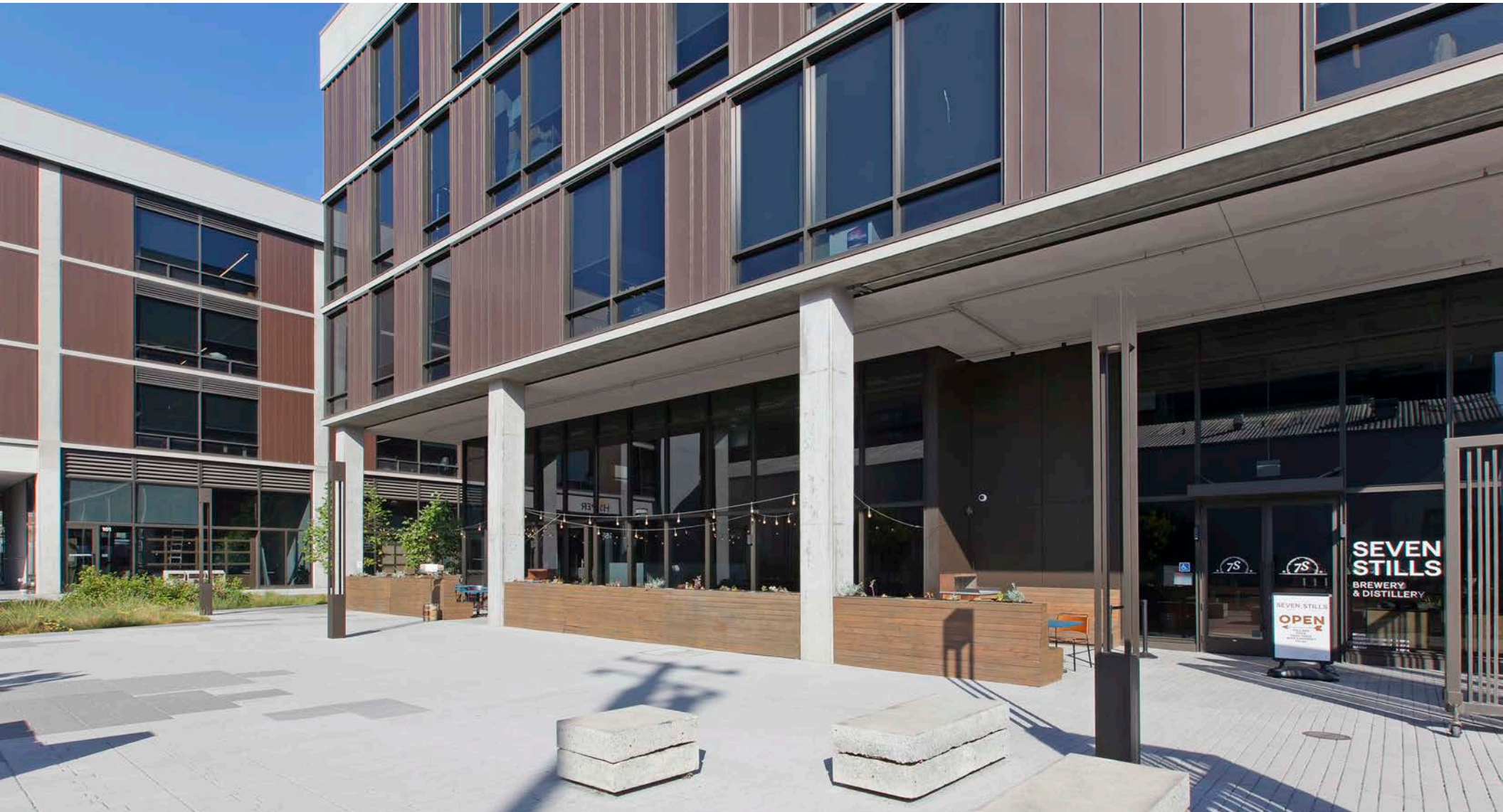
BUILDING ATTRIBUTES

- 18'-3" Ceiling Heights
- Two (2) 4000 Amp, 277/480V Secondary Substations Servicing Building
- Two-Bay Project Loading Docks w/ Levelers – Heights 13'-6"
- Roll Up Doors for Loading
- 125 Lbs/Square Foot Floor Capacity
- Common Area Restrooms w/ Showers and Lockers
- Secure Bike Parking
- Prominent Exterior Blade Signage
- On-Site Parking Lot
- 24/7 On-Site Security

ON-SITE BREWERY/RESTAURANT // 7 STILLS

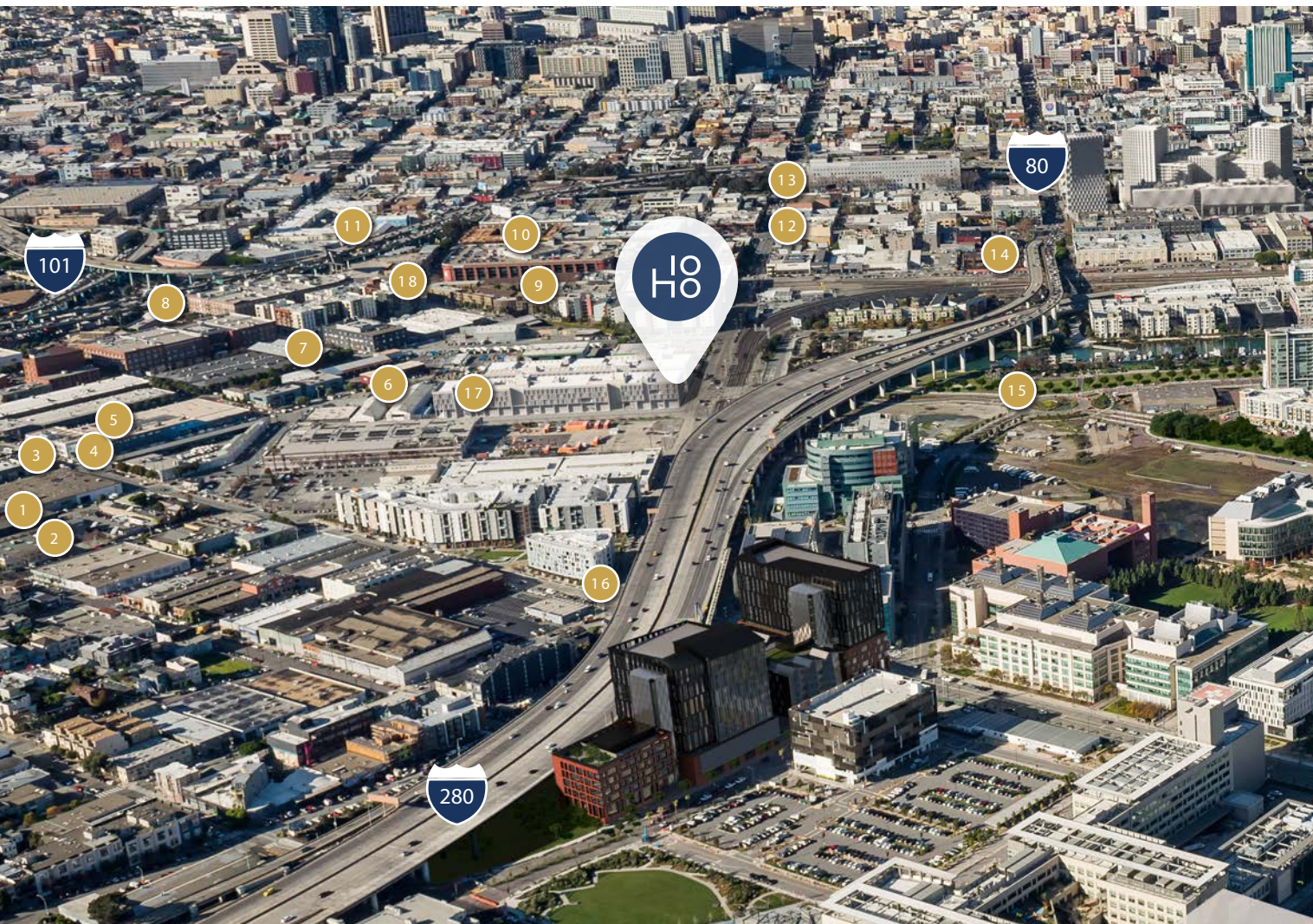


ON-SITE BREWERY/RESTAURANT // 7 STILLS



NEARBY AMENITIES

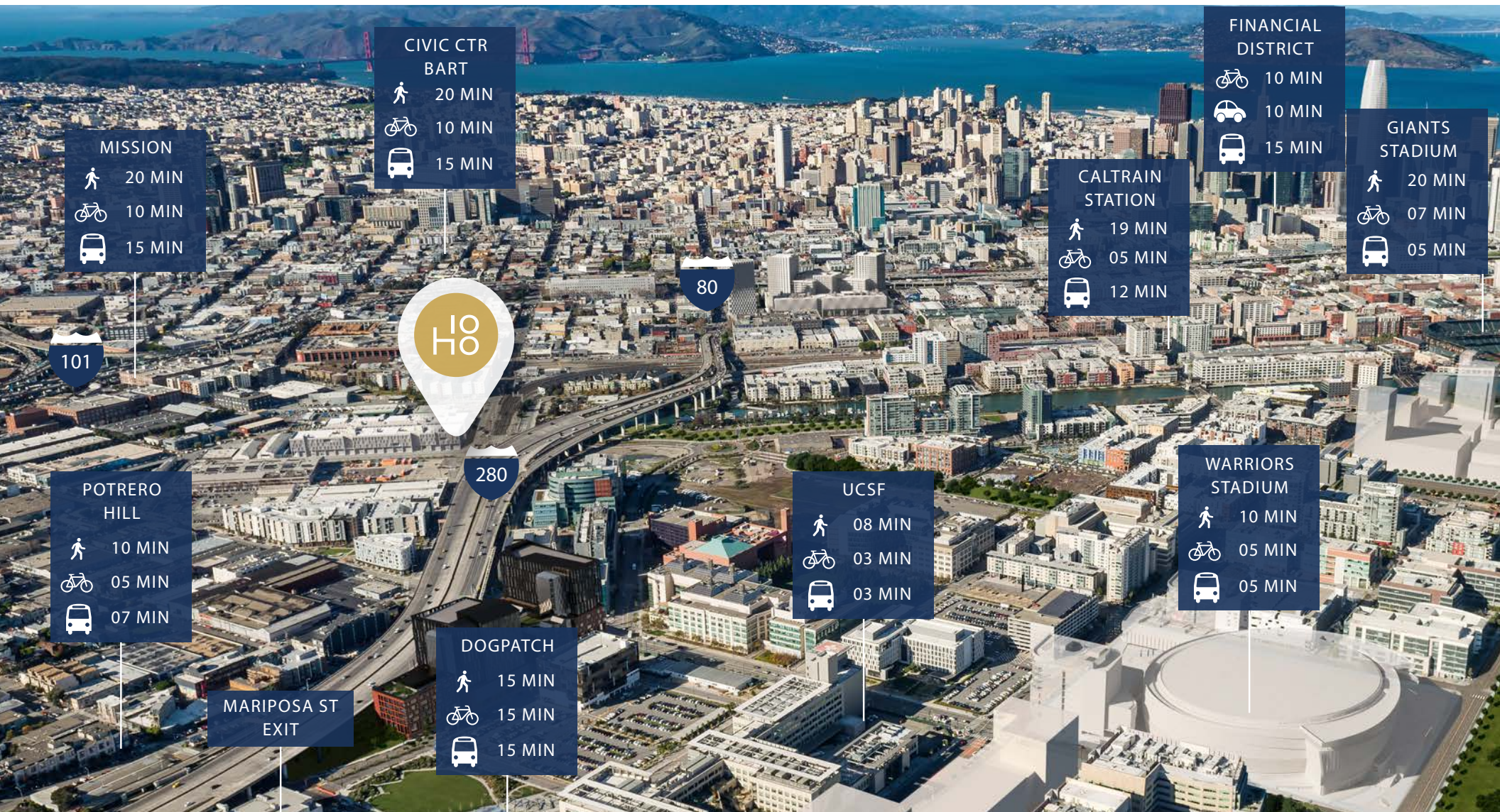
// COFFEE, FOOD AND EXERCISE



- 1 MARKET & RYE
- 2 WELLS FARGO
- 3 STARBUCKS
- 4 WORLD GYM
- 5 YOGA TREE
- 6 ARCH
- 7 SKOOL
- 8 MISSION BAY FOODS
- 9 OMAKASE
- 10 BELLOTA
- 11 TRADER JOE'S
- 12 MARS BAR
- 13 CAFFE ROMA
- 14 WALGREENS
- 15 MISSION BAY PARKS
- 16 TRULY MEDITERRANEAN
- 17 7 STILLS
- 18 THE GROVE

IDEALLY LOCATED

// ACCESS AND TRANSPORTATION



MISSION

- Walking: 20 MIN
- Cycling: 10 MIN
- Driving: 15 MIN

CIVIC CTR BART

- Walking: 20 MIN
- Cycling: 10 MIN
- Driving: 15 MIN

FINANCIAL DISTRICT

- Cycling: 10 MIN
- Driving: 10 MIN
- Bus: 15 MIN

GIANTS STADIUM

- Walking: 20 MIN
- Cycling: 07 MIN
- Bus: 05 MIN

CALTRAIN STATION

- Walking: 19 MIN
- Cycling: 05 MIN
- Bus: 12 MIN

101

80

280

10 HO

POTRERO HILL

- Walking: 10 MIN
- Cycling: 05 MIN
- Driving: 07 MIN

UCSF

- Walking: 08 MIN
- Cycling: 03 MIN
- Driving: 03 MIN

WARRIORS STADIUM

- Walking: 10 MIN
- Cycling: 05 MIN
- Bus: 05 MIN

DOGPATCH

- Walking: 15 MIN
- Cycling: 15 MIN
- Driving: 15 MIN

MARIPOSA ST EXIT



100 Hooper

KILROY

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