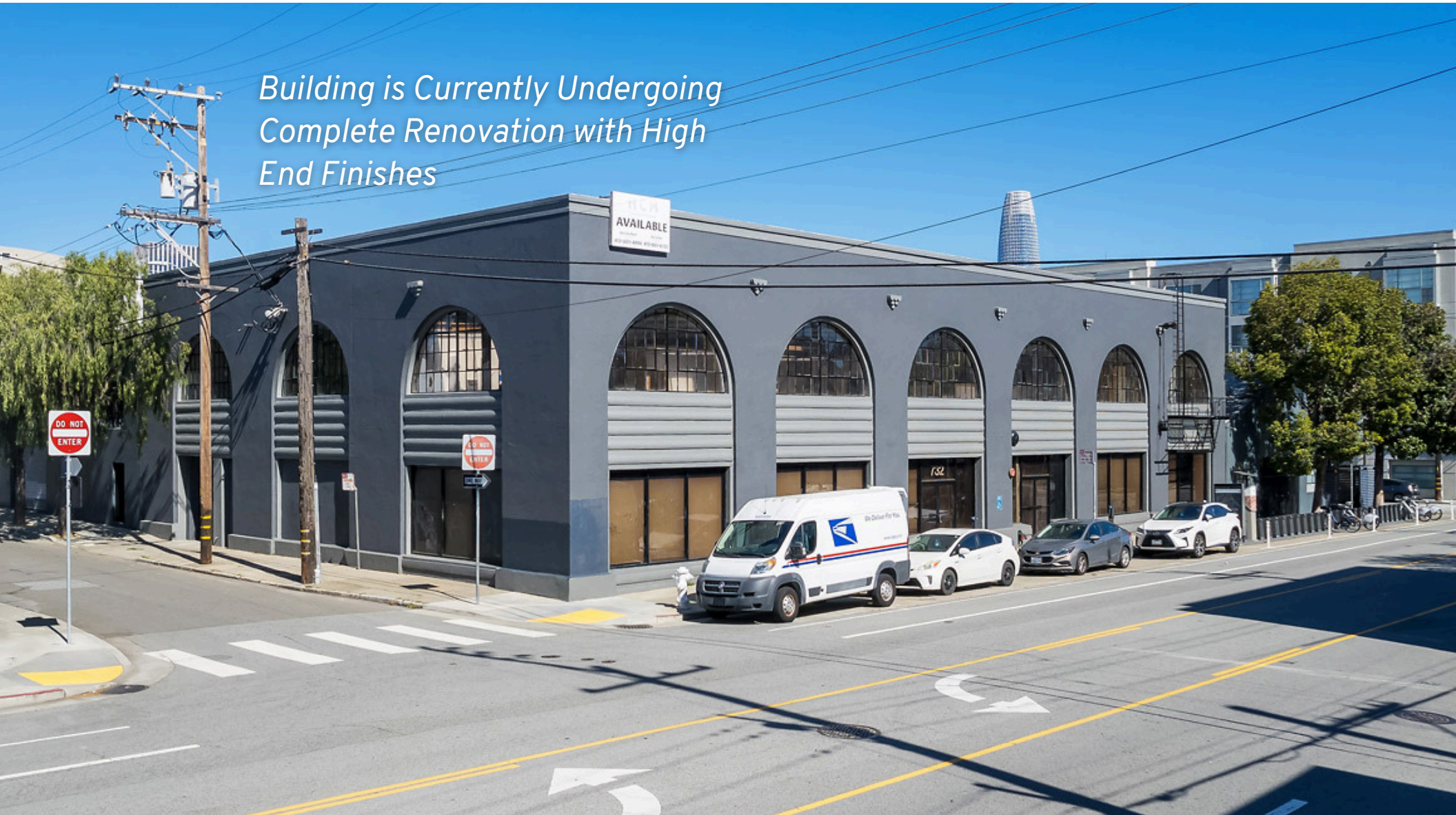


FOR LEASE SINGLE IDENTITY BUILDING WITH **PARKING AVAILABLE**

*Building is Currently Undergoing
Complete Renovation with High
End Finishes*



732 BRANNAN STREET
SAN FRANCISCO, CA

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HCM
Commercial Properties

HC&M Commercial Properties is pleased to present for lease, **732 Brannan Street in San Francisco**, California.

This distinctive full-building opportunity in the heart of SOMA features approximately **17,495 square feet** of creative workspace. The property offers classic brick-and-timber character with exposed bow truss ceilings, skylights, and abundant natural light, complemented by a mix of open areas and private offices. With **31-43 secured parking spaces** available, and flexible floorplates, this building is well-suited for tenants seeking identity, functionality, and authentic San Francisco character.

Inquiries and tours available by appointment only.





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Overview

732 Brannan Street
San Francisco, CA

Building Size: +/- **17,495 SF total**

Ground Floor: +/- 8,735 SF

Second Floor: +/- 8,760 SF

Availability: Q3 2026

Efficient layouts on both floors with a mix of:

- Open office areas
- Glass offices on perimeter
- Glass conference rooms
- Break areas + support space

Key Features

- Classic creative office / brick-and-timber
- Bow truss exposed ceilings + skylights
- Large operable arched windows
- Great natural light
- Brick interior walls
- Upgraded HVAC
- Plug-and-play with room for customization



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The building is currently undergoing renovations with next-generation users in mind, to be delivered as a purpose-built environment for AI, robotics, and advanced R&D operations.

Featuring upgraded heavy power, upgraded HVAC, and modernized building systems, the property is designed to support high-density equipment, lab, and prototyping needs. The ground floor combines polished concrete with flexible open areas and glass-enclosed workspaces, allowing seamless integration of engineering, testing, and collaboration.

Enhanced ceiling heights, increased natural light, and direct access via a new roll-up door on Boardman Street create an efficient, functional layout for teams pushing the edge of innovation.



Estimated completion in Q3 2026:

- Upgraded HVAC system
- New interior glass offices and conference rooms
- Heavy power capacity
- Fully renovated restrooms
- New kitchens
- Title 24 compliance upgrades
- New roll-up door on Boardman Street
- New ground-floor flooring (carpet and polished concrete)
- Removal of drop ceilings and ducting for increased ceiling height
- New entrance and front awning
- Custom entry stairwell to create additional natural light



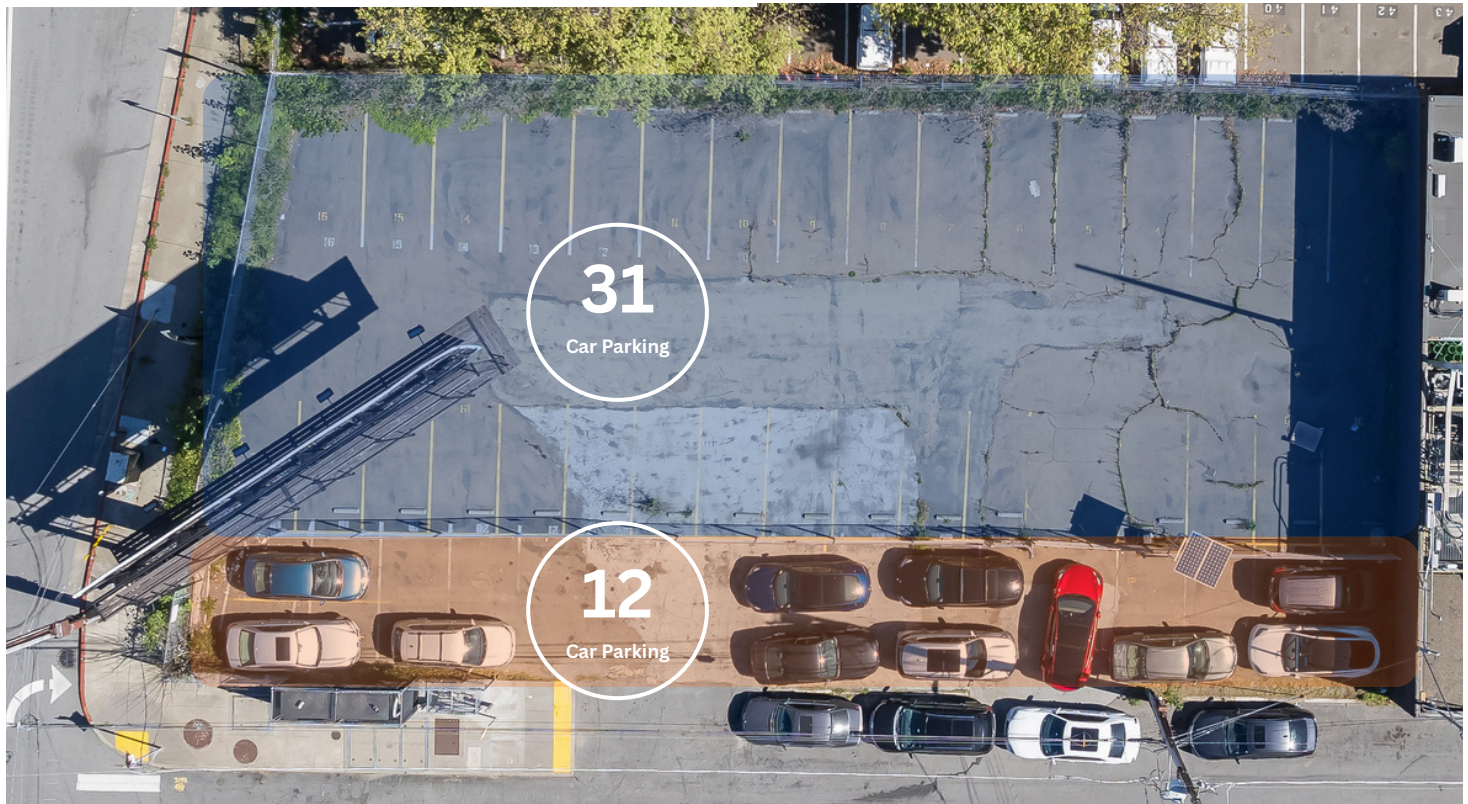
Private Parking Lot

- Across from 732 Brannan
- **43 car parking**
- Fenced Lot
- Automatic gate
- Striped and secure
- **\$10,750 per month**

Parking PLAN

Main Lot: 31 car parking

Additional 12 +/- car parking
(Outside of fenced gate)



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Neighborhood

Located in a desirable part of the South of Market neighborhood, 732 Brannan is positioned in one of San Francisco's most established and infrastructure-rich submarkets for technology and R&D users. This part of SoMa has long supported industrial, engineering, and creative uses and continues to attract AI and robotics companies seeking flexible, high-functioning space close to talent and transit. The property offers convenient access to Caltrain, as well as Highways 101 and 280, providing efficient commutes for teams across San Francisco and the broader Bay Area. The neighborhood's blend of industrial character, modern innovation, and transportation access makes it a compelling location for next-generation technology companies scaling their operations.

