

FOR LEASE
R&D Flex Space in SOMA
5,000 to 28,830 +/- square feet



1251 -1263 HOWARD STREET
SAN FRANCISCO, CA

BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050

JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

HCM
Commercial Properties

1251 -1255 HOWARD STREET SAN FRANCISCO, CA

1245 HOWARD: ± 6,480 sqft *LEASED*

1251 HOWARD: ± 6,915 sqft

1255 HOWARD: ± 6,915 sqft

TOTAL SIZE: ± 13,830 sqft

*Can be combined with 1261-1263 Howard
for a total of ± 28,830 square feet

AVAILABILITY September 1, 2026

TERM Flexible

LEASE RATE \$2.50 psf/month, IG

ZONING WMUG - West SOMA Mixed Use General

FEATURES

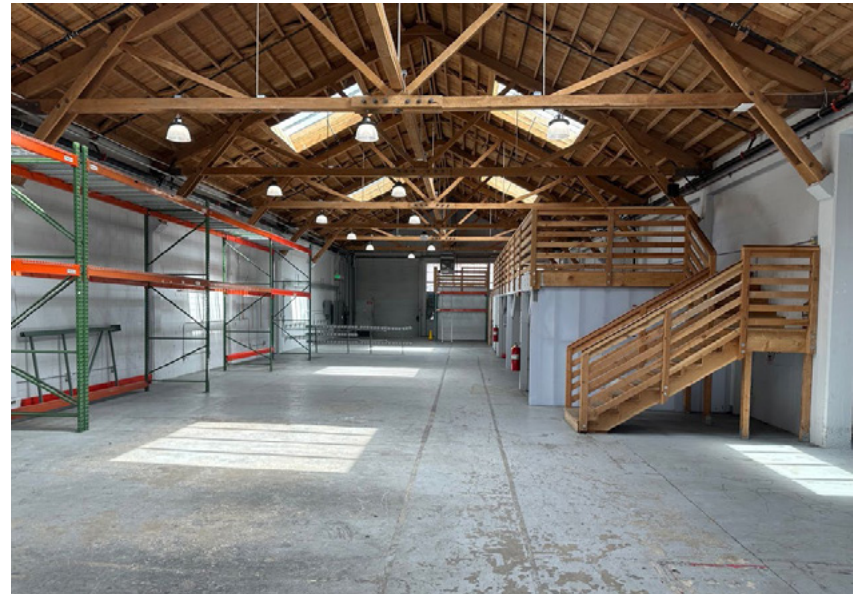
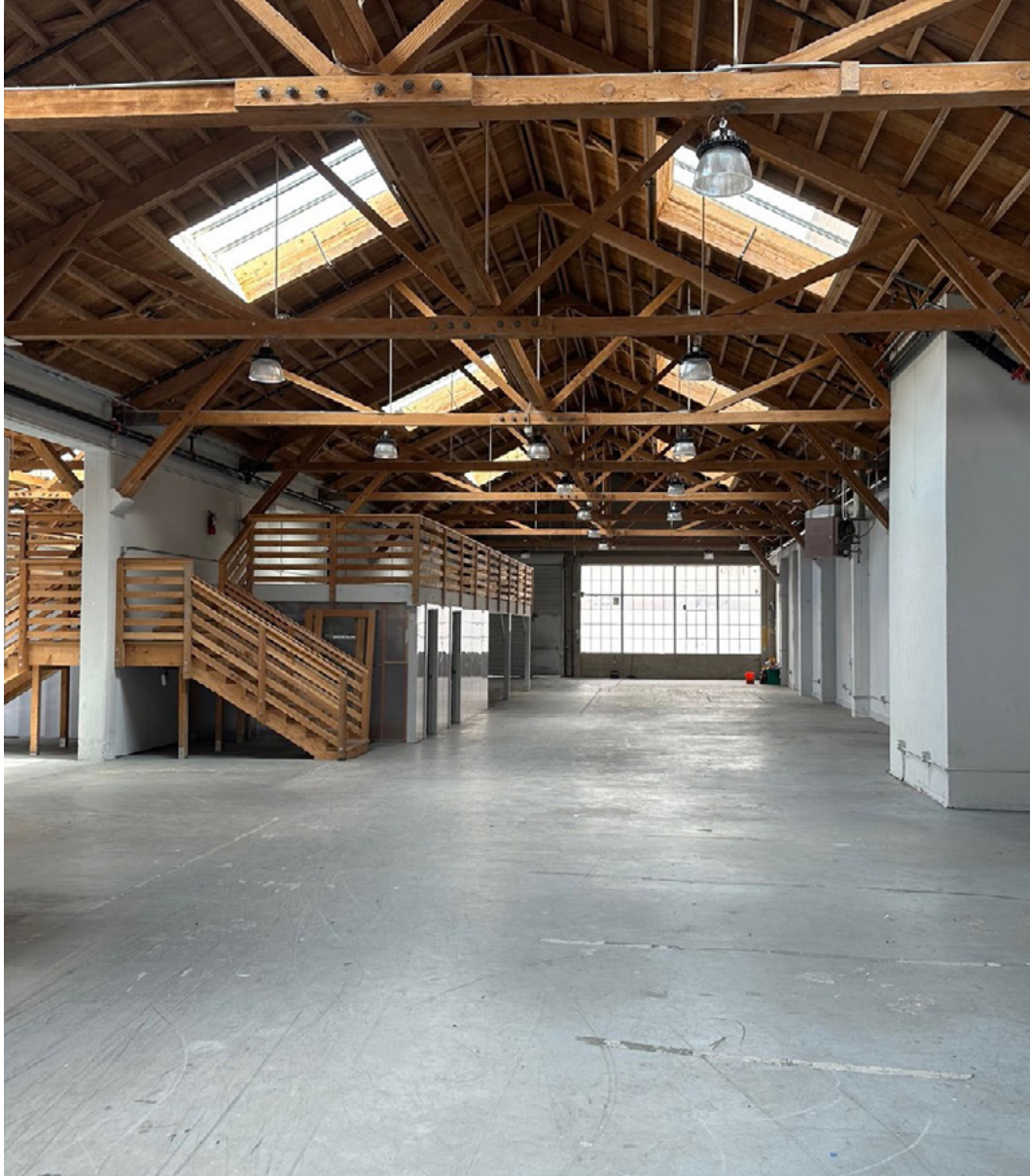
- Nine (9) Skylights per unit
- Four (4) Motorized Roll Up Doors
- Local Building Management
- 14' to Bottom of Truss Ceilings
- Alley Entrance on Tehama Street
- New Roof and New Skylights
- Full Building Signage Available
- Heavy Power

JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050



1251 -1255 HOWARD STREET
SAN FRANCISCO, CA



JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050

FLOOR PLAN



BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050

1261-1263 HOWARD STREET SAN FRANCISCO, CA

GROUND FLOOR:	± 5,000 sqft	\$2.00 psf
SECOND FLOOR:	± 5,000 sqft	\$2.50 psf
THIRD FLOOR:	± 5,000 sqft	\$3.00 psf
TOTAL SIZE:	± 15,000 sqft	\$2.50 psf

*Can be combined with 1251-1255 Howard
for a total of ± **28,830 square feet**

AVAILABILITY Now

TERM Flexible

LEASE RATE \$2.00 - \$3.00 psf/month, IG

ZONING WMUG - West SOMA Mixed Use General

FEATURES

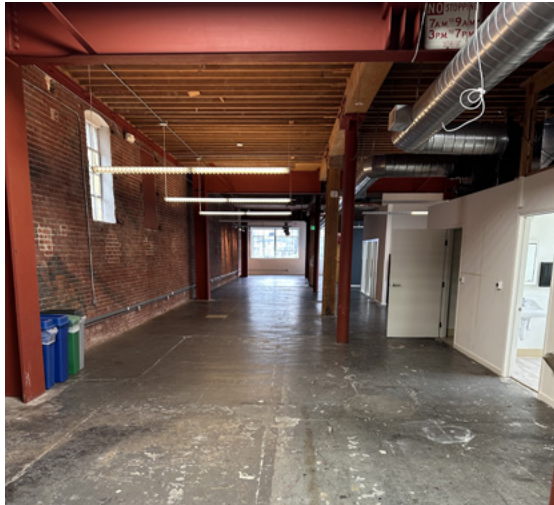
- Reinforced Brick & Timber Building
- Kitchens on each floor
- HVAC
- Local Building Management
- New Roof and New Skylights
- Full Building Signage Available
- Great Natural Light

JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050



1261-1263 HOWARD STREET
SAN FRANCISCO, CA

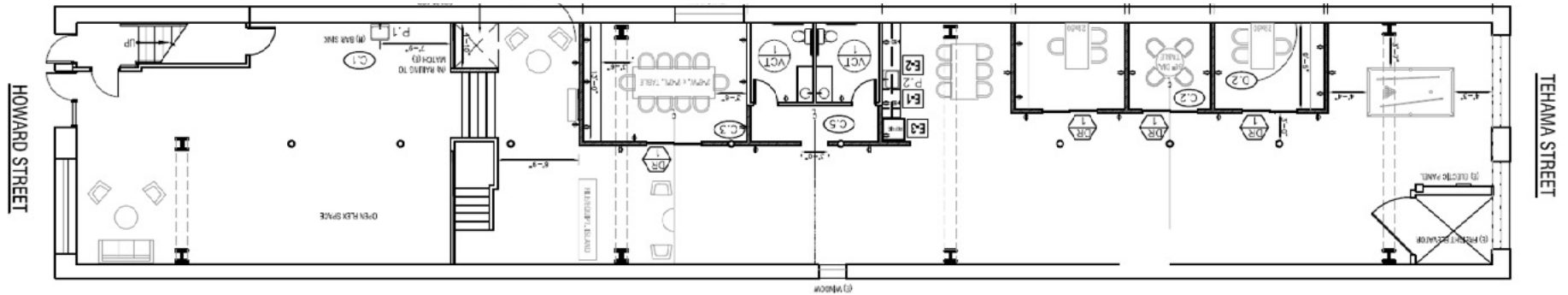


JAY CAHAN
+1 415 865 6102
jcahan@hcmcommercial.com
CA License No. 01005130

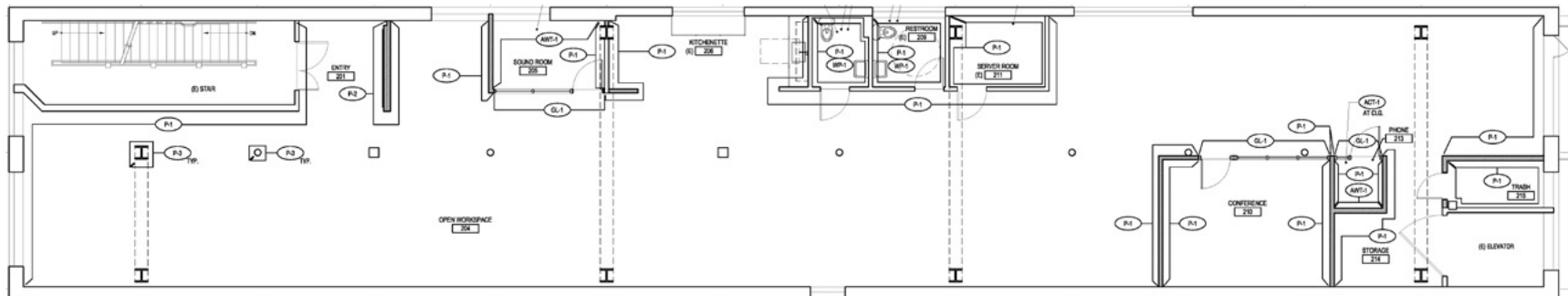
BEN DURHAM
+1 415 865 6106
bdurham@hcmcommercial.com
CA License No. 01211050

1261-1263 HOWARD STREET
SAN FRANCISCO, CA

GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

