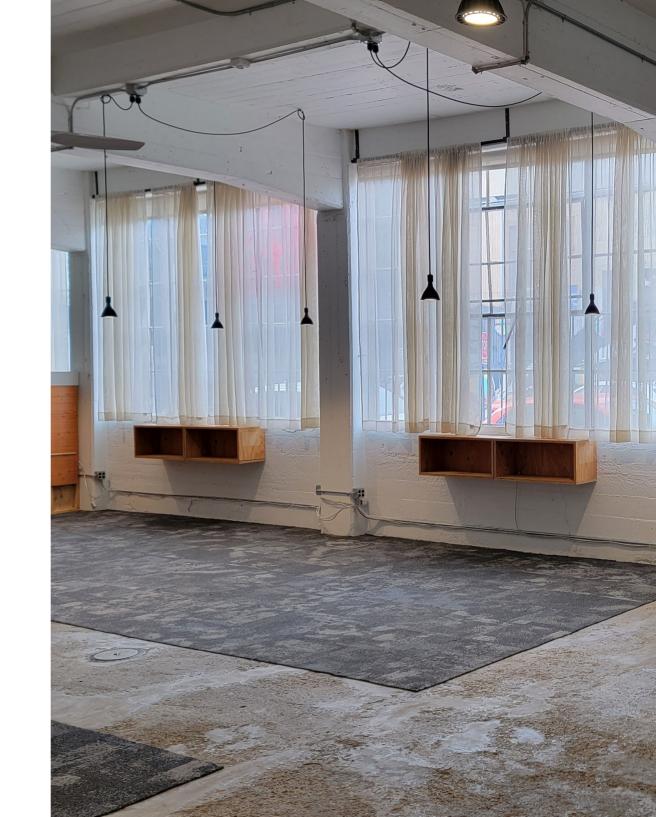




3248 17th Street

Space Features:

- Full floor opportunity
- Ideal for hardware or office users
- Two electric roll-up doors (one oversized)
- Two meeting rooms
- Excellent natural light
- 180-degree window line
- Full HVAC
- 3 Phase power onsite
- Ideal Mission location walkable to:
 - Gus's Community Market
 - Dolores Park
 - Stable Cafe
 - Tartine
 - Limon
 - Heath Ceramics
 - Mission Bowling Club



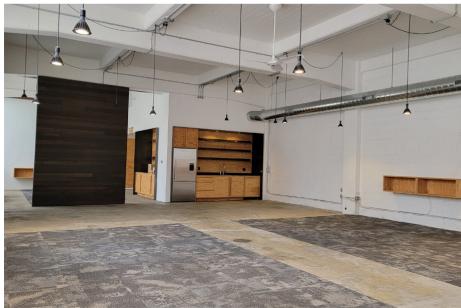


3248 **17th Street**

Gallery









3248 17th Street

Amenities



- 1 Atlas Cafe
- 2 Southern Pacific Brewery
- 3 Limon Rotisserie
- 4 Flour + Water
- 5 True Laurel
- 6 Heirloom Cafe
- 7 Tartine
- 8 Barrel Proof
- Rosamunde
- 10 Myriad Gastropub
- Beretta
- 12 Mission Picnic

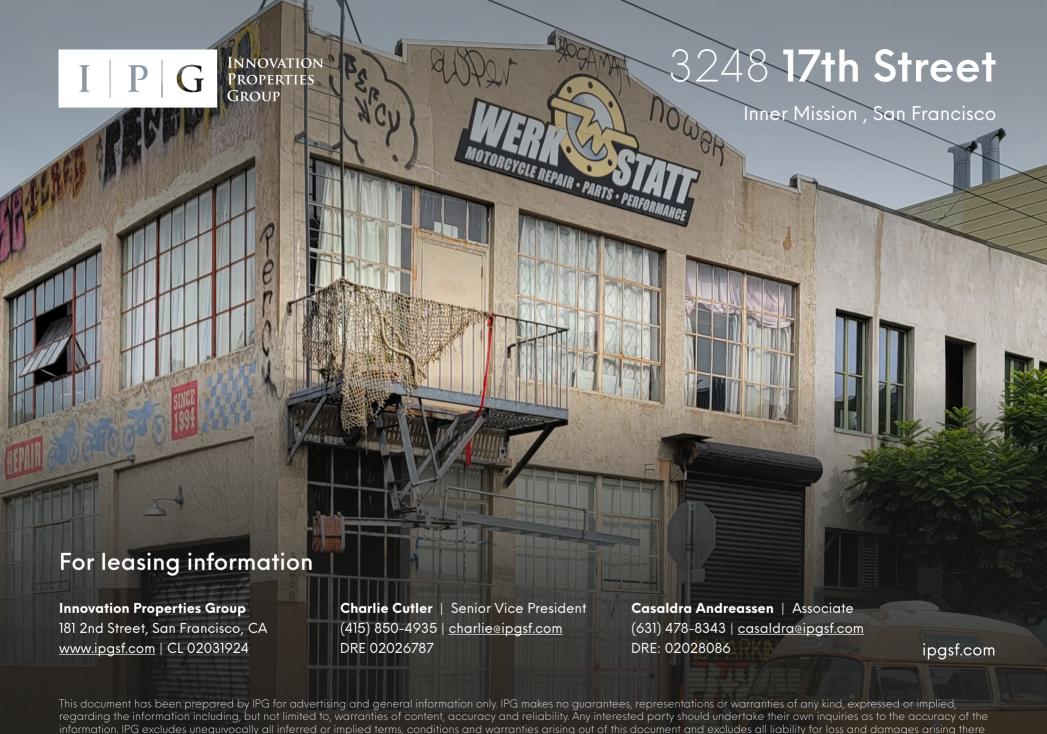
- 13 Senor Sisig
- 14 Barzotto
- 15 Bear Vs. Bull
- 16 Dr. Teeth
- 17 Bon Nene
- 18 Asiento
- Asicillo
- 19 Spice Jar
- 20 Lolo
- **21** Zita Wine Bar
- 22 Pop's Bar
- 23 Sake Bomb
- 24 Amnesia

- 25 Bi-rite market
- 26 Tartine Bakery
- 27 The Monks Kettle
- 28 Cream
- 29 Limon Rottiserie
- 30 Bond Bar
- 31 Boba Guys Mission
- 32 Project Juice
- 33 Valencia Whole Foods
- 34 Garden Creamery
- 35 Hit Fit SF
- 36 Mission Recreation Center

- 37 Mission Cliffs
- 38 Max Fitness Crossfit
- Movement Lab
- 40 Burn SF
- 41 Moxie: 20th Street
- 42 Golden Gate Fencing Center
- 3 Soul Sanctuary
- Mission Bowl
- 45 Urban Putt
- 46 Jose Coronado Park
- Parque Ninos Unidos
- Mission Dolores Park

- 49 PanIQ Escape Room
- Mission Arts Center
- **51** The Marsh
- **52** Alioto Park
- 63 CDC Theatre
- 54 Balmy Alley
- 55 Foodsco
- 56 Nihon Whiskey lounge
- The armory Club
- 68 Public works Club
- 69 Cats head BBQ
- 60 Soma Streat Food Park

- 61 Rainbow grocery
- 62 16th st Bart
- **63** Slate
- 64 Mission Bowling Club
- 65 DNA lounge
- 66 Sextant coffee rosters
- 67 Slims
- 68 Audio Nightclub
- 69 Wish
- **70** V Cafe
- 7 Butter
- 72 Tartine bakery



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