



1746-1750 Union Street



~~\$5,000,000~~
\$4,099,000



INNOVATION
PROPERTIES
GROUP

For Sale

Boutique Cow Hollow
Office Building with
ground floor Retail

- 7,775 NRA
- Unique Investment or Owner User Opportunity

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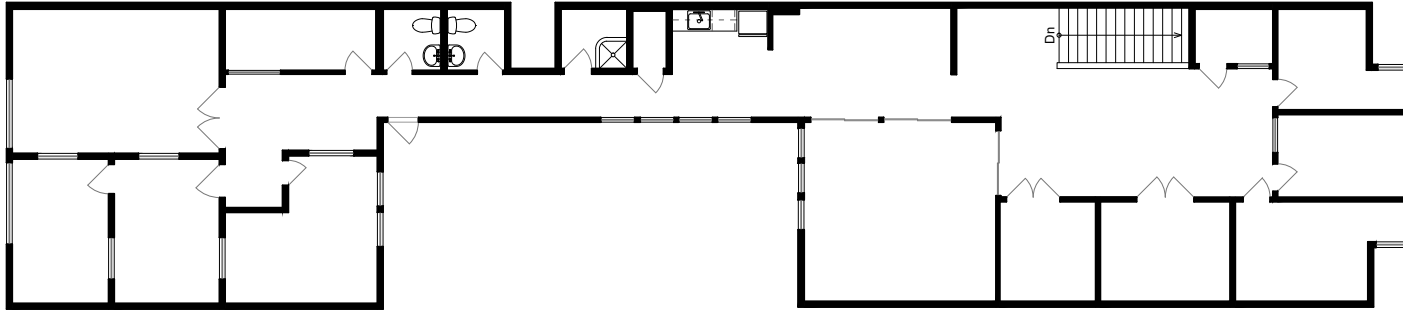
INNOVATION
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Building Overview:

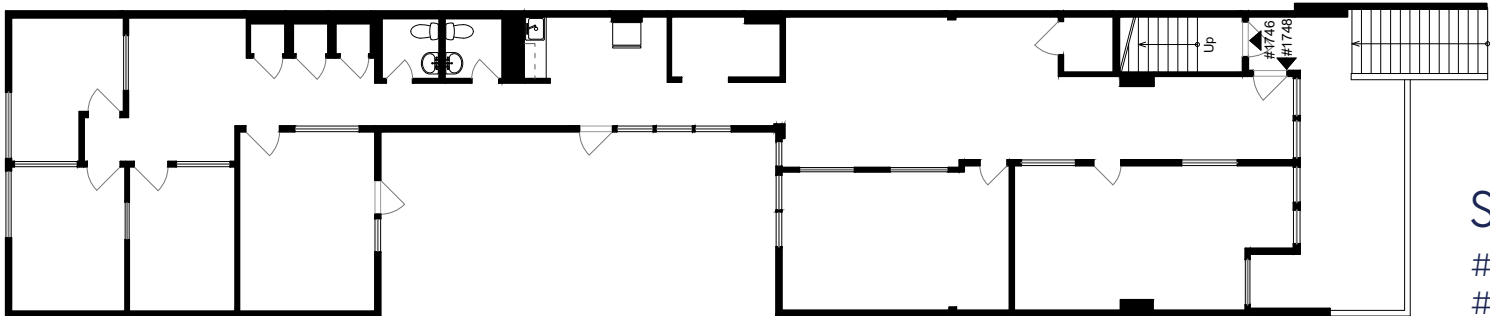
- Three Suites comprised of Office and Retail
- Ideal Space for an Owner User
- Several Recent completed upgrades
- Views of the Golden Gate Bridge and the Bay
- Located within Residential and high traffic Retail
- High Ceilings throughout



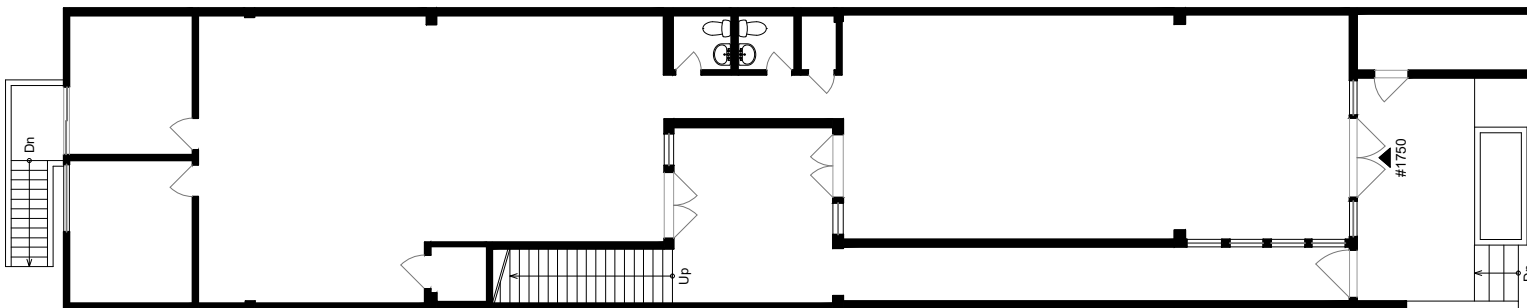
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|--------------------|--|
| Square Footage: | 7,775 |
| Lot Area: | 3,689 SF |
| APN: | 0529-007 |
| Stories: | 3 |
| Year Built: | 1972 |
| Percentage Leased: | 70% |
| Zoning: | NCD-UNION: (Union St. Neighborhood Commercial) |



Third Floor
#1746: 2,705 SQ FT



Second Floor
#1746: 65 SQ FT
#1748: 2,415 SQ FT



First Floor
#1750: 2,590 SQ FT

1746

2,770 SF - Office

- Abundance of Natural Light
- Golden Gate Bridge and Bay views
- 9 private offices plus phone room
- Kitchen with dishwasher
- Large conference room
- 2 Restrooms and Shower
- Outdoor deck
- Bamboo floors
- Intercom with remote door opening
- Leased until 12/31/2024 or within 30 days.



1748

2,415 SF - Office

- Hardwood and carpet
- 2 Open Areas or Conference Rooms
- 2 Conference Rooms
- 2 Private Offices
- 2 Outdoor Decks
- Kitchen
- 2 Private Restrooms
- Vacant



1750

2,590 - Office or Retail

- New Paint, Hardwood Floors and Ceiling.
- New ADA lift
- New LED lighting/Electrical
- 2 Private Offices with Outdoor Decks
- 2 Large Open Areas
- Courtyard
- 2 Newly Refurbished Restrooms
- Leased until 2/14/2025





1746-1750 Union St.

Union St

Gough St



EQUINOX



MAUNA LOA
COCKTAILS

