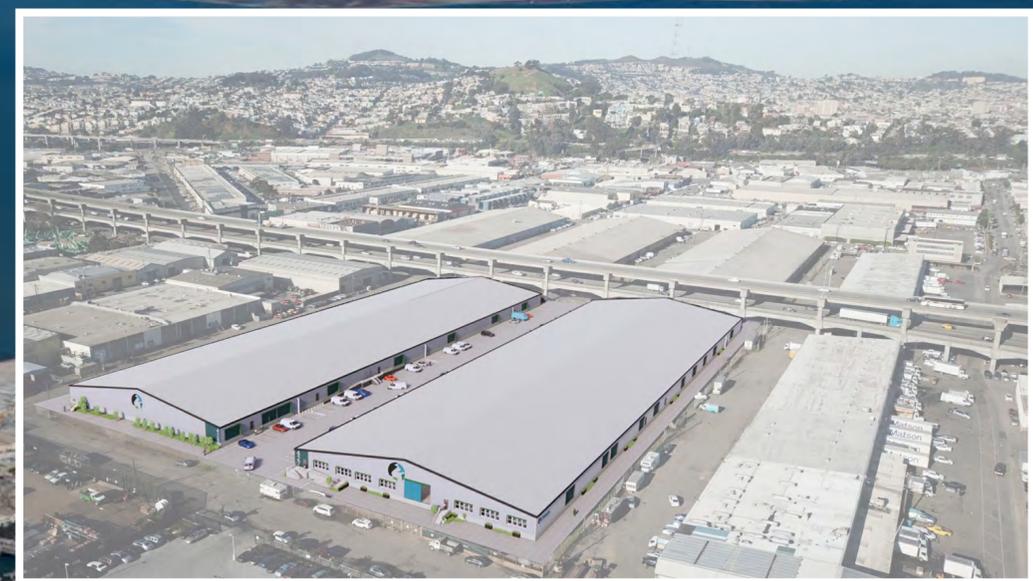


**Downtown
San Francisco**



2000 MCKINNON AVENUE, SAN FRANCISCO, CA

±24,000 - 224,000 Square Feet Available



PROPERTY HIGHLIGHTS

Versatile Space. Prime Location.

Flexible and adaptable commercial space in a prime San Francisco location. The property offers the option for a build-to-suit office, allowing tenants to customize the space to fit their specific requirements.

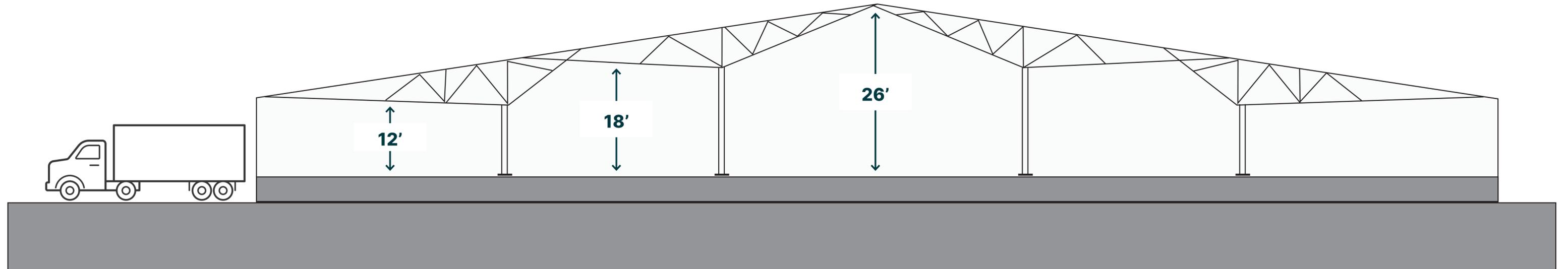
- Building 427 (avail. Now) & 428 (avail. 5/2025)
- Net Rentable Area: ±24,000 - 224,000 SF
- Clear Height: Up to 26'
- Build-to-Suit Office
- Electrical Service:
 - Bldg 427: ±800amp, 120/208v, 3ph, 4 wire
 - Bldg 428: 600 amps, 120/208v, 3ph, 4 wire



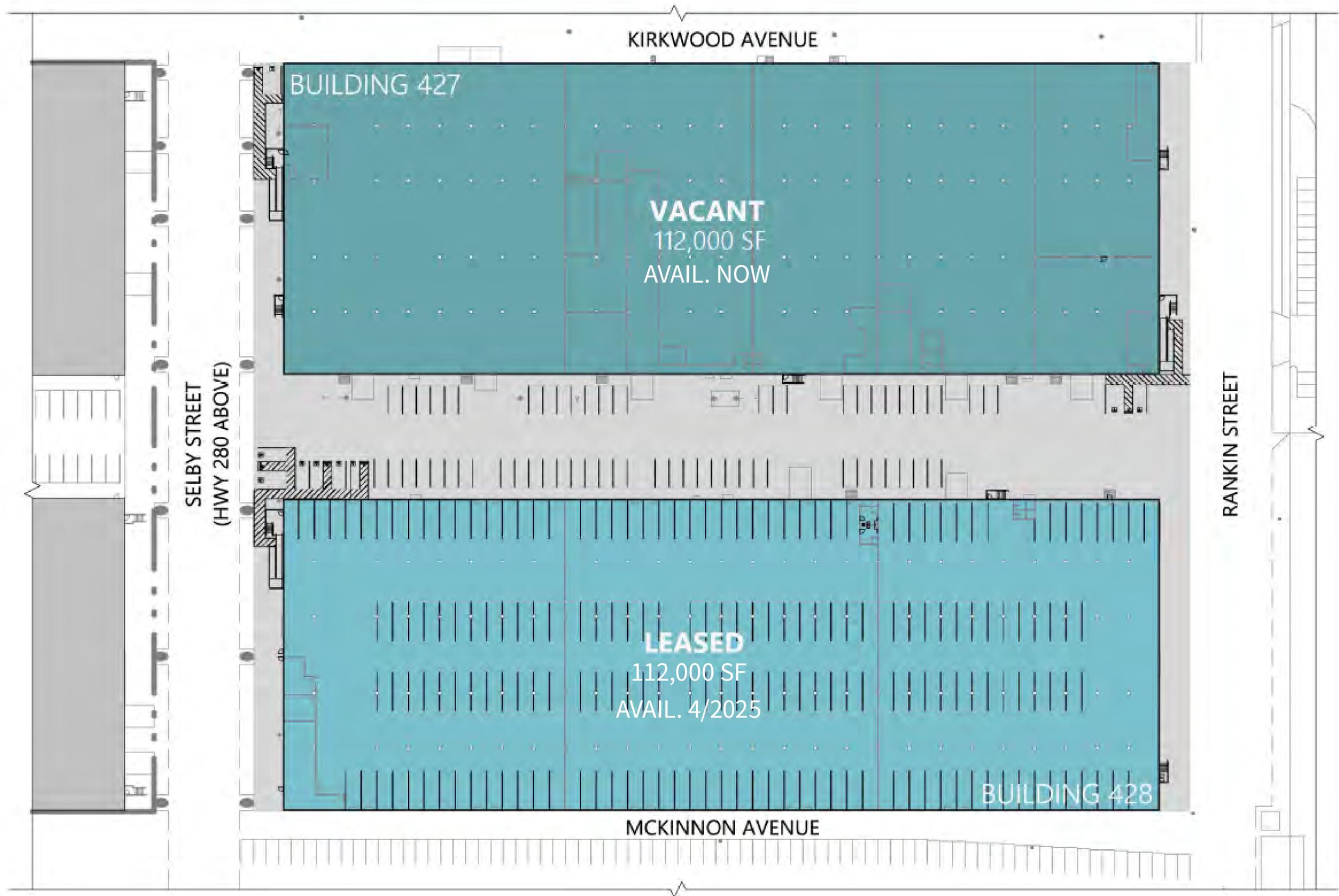
PROPERTY FEATURES

Ample vertical clearance

With a clear height that reaches up to 26 feet, tenants have the advantage of utilizing vertical space efficiently, allowing for greater storage capacity and flexibility in operations.



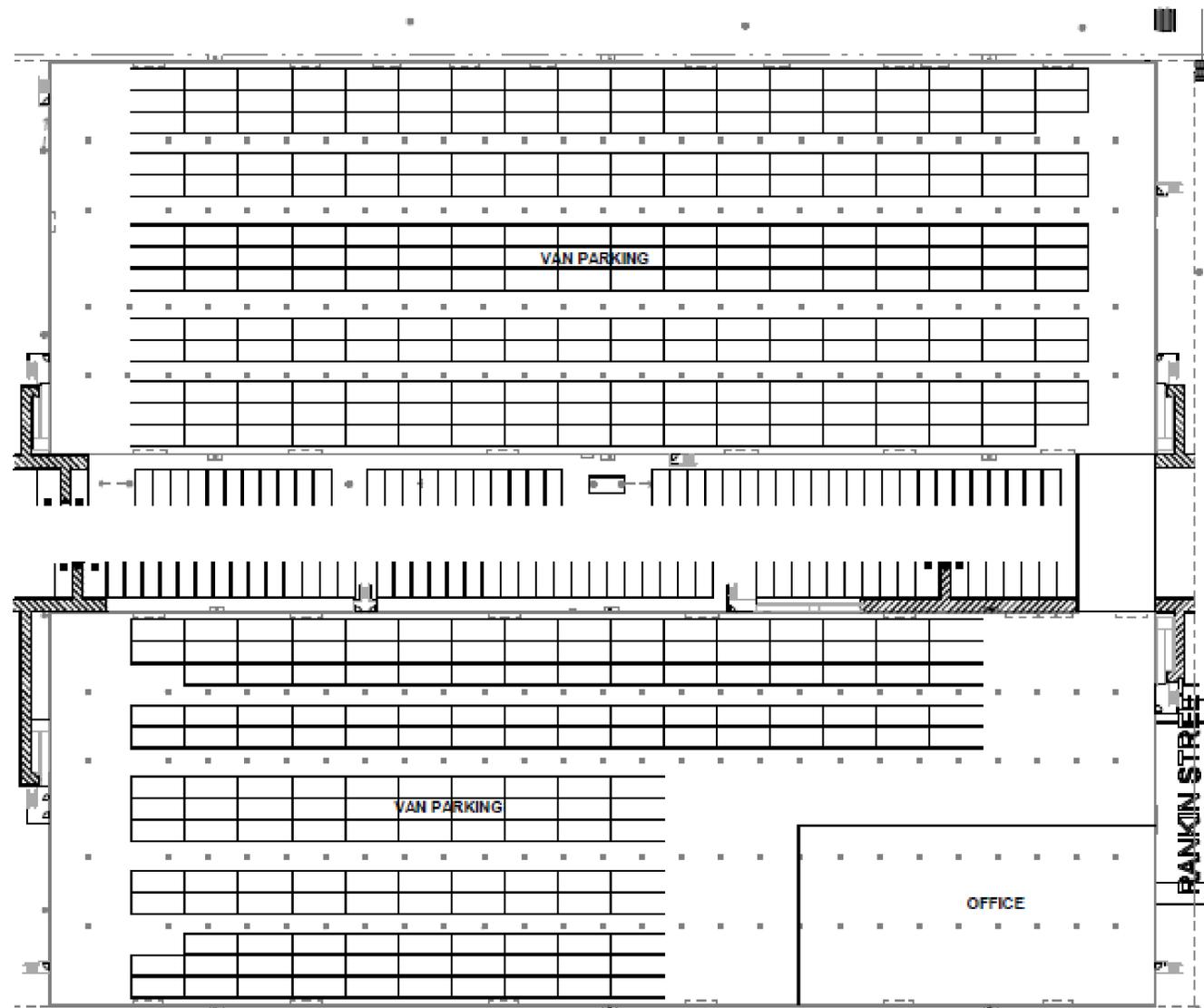
SITE PLAN



FLEET USE PLANS - BUILDING 427 & 428

FLEET LAYOUT

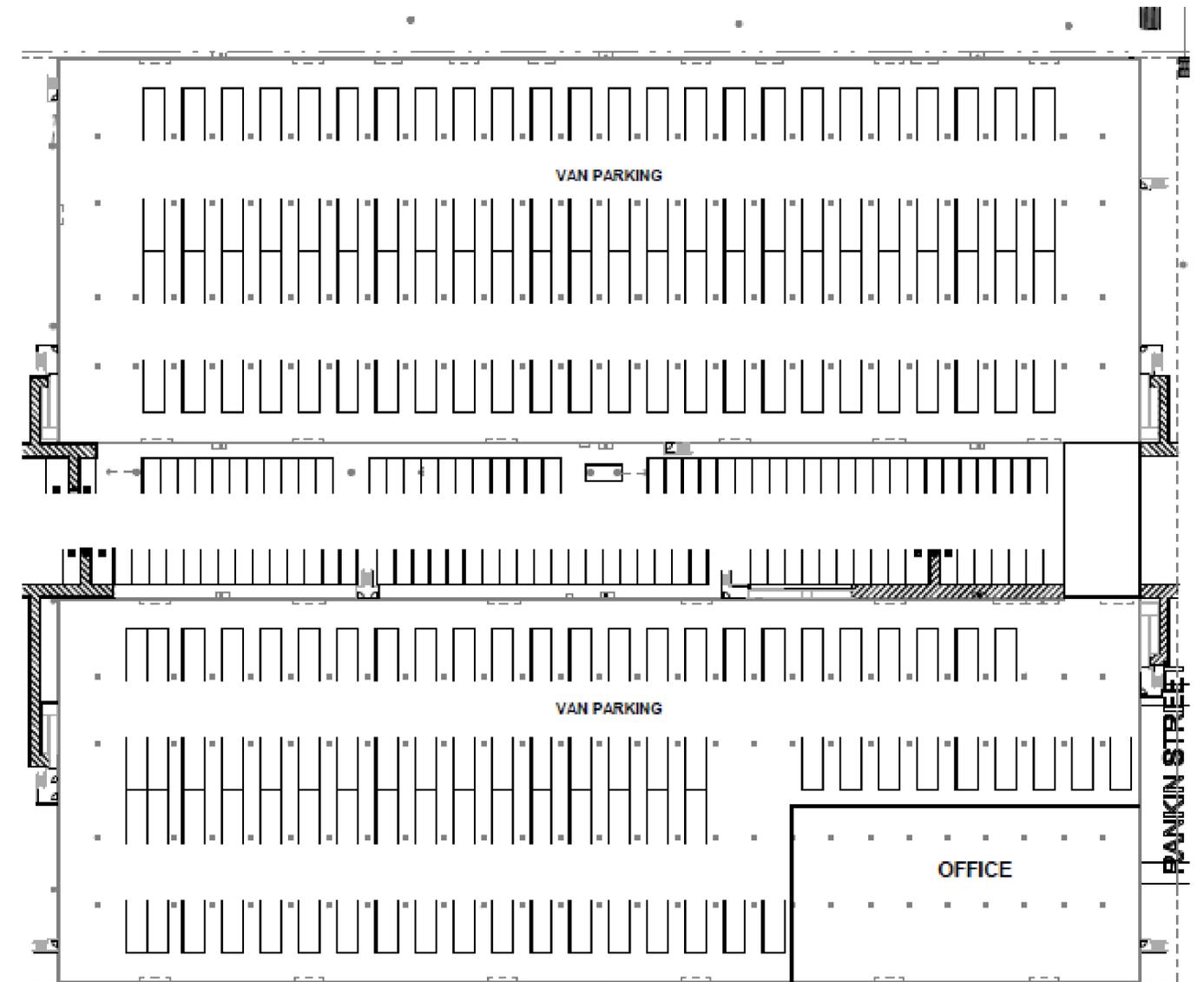
LOADING & PARKING	PROVIDED
Van Parking (11'x27')	390
Passenger Parking (9'x18')	92



*HYPOTHETICAL PARKING LAYOUT

SELF-PARK LAYOUT

LOADING & PARKING	PROVIDED
Van Parking (11'x27')	179
Passenger Parking (9'x18')	92



*HYPOTHETICAL PARKING LAYOUT

Strategic Bay Area Location



PROPERTY DESCRIPTION

- ±6.60 Acre urban infill site with short and long term potential
- Short-term leasing opportunities of up to ±224,000 RSF
- Long-term development potential of up to ±1.75M

DEMOGRAPHICS

CITY OF SAN FRANCISCO	WITHIN 50 MILES
<ul style="list-style-type: none"> • 776,733 people • 329,700 households • \$161,211 average annual household income 	<ul style="list-style-type: none"> • 6.8 million people • 2.5 million households • \$146,792 average annual household income

LOCATION & TRAVEL TIMES

Chase Center	2.6 miles	11 minutes
Downtown San Francisco	4.1 miles	12 minutes
Port of San Francisco	4.5 miles	11 minutes
Pacific Heights	5.3 miles	16 minutes
San Francisco International Airport	11.4 miles	16 minutes
Port of Oakland	13.0 miles	18 minutes
Oakland International Airport	20.8 miles	25 minutes

* 18-20 shipping days from Asia



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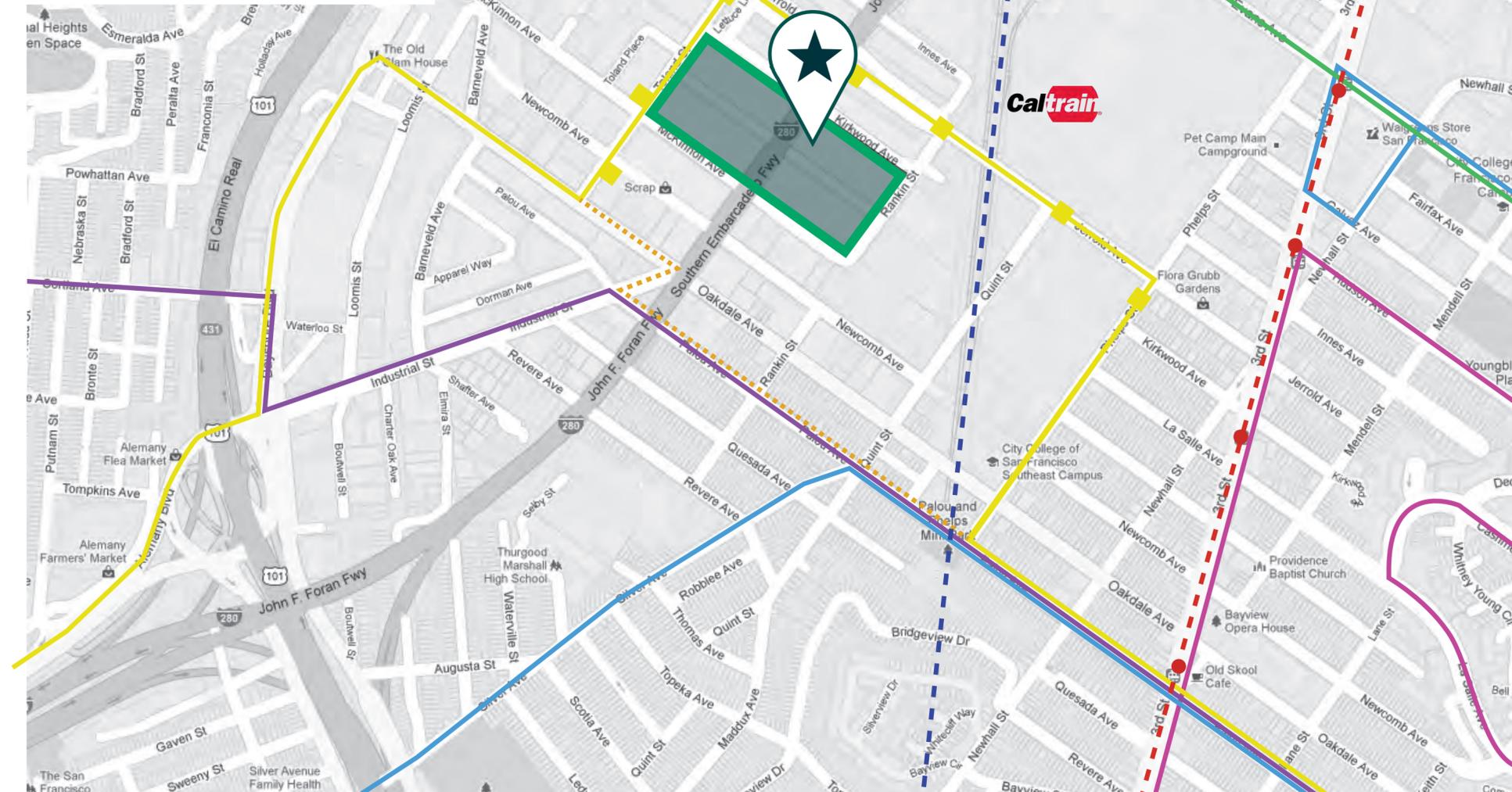
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LEGEND

- CALTRAIN
- T STREETCAR ROUTE AND STATIONS
- ROUTE 19
- ROUTE 23 AND STOPS
- ROUTE 23 (PROPOSED)
- ROUTE 24
- ROUTE 44
- COMMUNITY ROUTE 54



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