01 ONE BUILDING · ONE TENANT · DESIGN + BUILD + SHIP 37.7676°N · 122.4112°W EST. 1929

Three floors, *three* kinds of work.

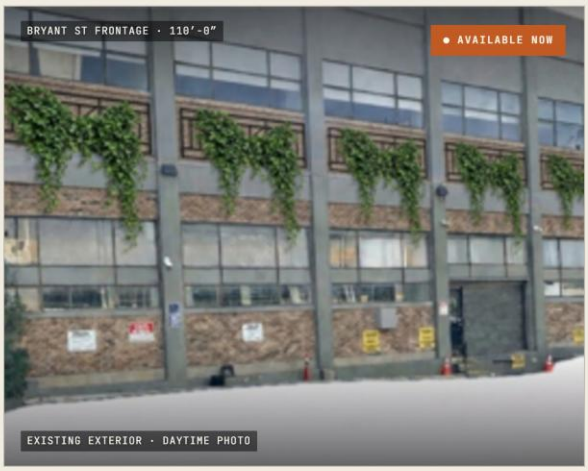
Penthouse office and collaborative design on Fl 3

Production, assembly, and testing on Fl 2

Shipping, receiving, and office-intensive space on Fl 1

1504 Bryant Street stacks a whole hardware company in SoMa and offers it to one tenant on a 5+ year term. Dock-high loading, 18-ft penthouse clear, 800-amp 3-phase service, secure fenced parking for 16, video security where you require it, and a full Bryant Street frontage that carries your brand.

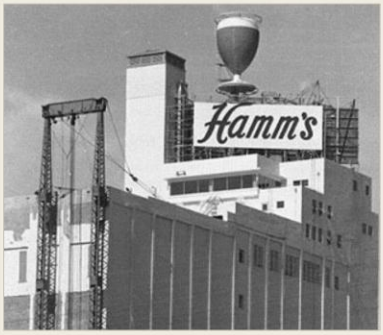
33,600 SF · whole building only · $45 PSF annually, Industrial Gross · 5+ year terms · planned lobby and amenity upgrades included.





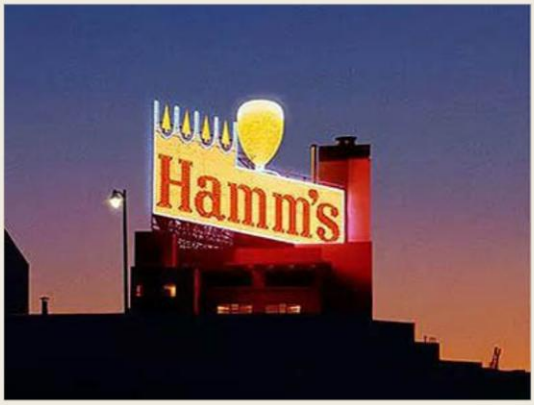
WHOLE BUILDING	OFFERING	PENTHOUSE CLEAR	SERVICE	FENCED PARKING	ASKING
33,600 SF	Single TENANT	18′ FT	800A 3-PH	16 STALLS	$45 PSF / YR IG

1954 THE BREWERY



1550 BRYANT — ARCHIVAL PHOTO

1954–1972 THE CHALICE, LIT



HAMM'S ROOFTOP SIGN — THE LANDMARK THE WHOLE CITY KNEW

2026 RENEWED



1504 BRYANT — PENTHOUSE, POST-RENOVATION

Built by a brewery. *Renewed* for what's next.

1504 Bryant was built in 1929 by the Rainier brewery, part of the plant that later became Hamm's and crowned Bryant Street with a lit beer chalice the whole city knew. Beressi Fabrics bought the smaller 1504 building decades later. The brewery is long gone; this building is still working, and its renovation is carrying it into the next chapter.

1916	Rainier comes to Bryant	The Rainier brewery opens its San Francisco plant at 1550 Bryant.
1929	Rainier builds 1504 Bryant	Brick, steel sash, heavy floors, and a loading door on the street — built as part of the brewery's Bryant Street plant.
1954	Hamm's and the chalice	Hamm's takes over, adds a seven-story concrete vat building at 145 Florida, and lights the roof with a giant beer chalice.
1972	Last call	The brewery closes. The sign comes down a few years later.
Early '80s	The Vats	More than 100 punks live and rehearse in the empty beer tanks. See below.
Later	Beressi Fabrics buys 1504	The smaller 1504 building passes to Beressi Fabrics, whose name it still carries.
2026	1504 Bryant, renovated	Second floor and entry finished, A/C and full LED installed, penthouse kitchen and lounge built. DELIVERED CONDITION ↓
Next	Garden lobby, lit facade	Planted, uplit brick on Bryant Street and a garden entry. FUTURE AMENITIES ↓

THE VATS · 145 FLORIDA ST · EARLY 1980S — When the brewery became a punk address

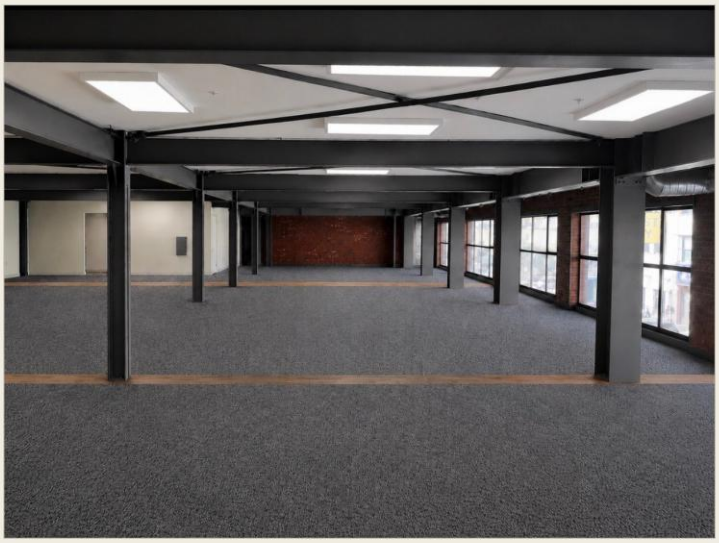
> *"Anarchy was just trying to take care of yourself and try to govern yourself and look out for yourself. Self-management, that type of anarchy."*
>
> DAVE DICTOR, MDC, TO SFGATE

Hamm's built its vat building in 1954 from concrete thick enough to survive a nuclear attack; a few spare tanks even held the city's emergency drinking water. After the brewery closed, the empty tanks became the Vats: a quasi-permitted live-and-practice space for more than 100 young punks, each cylindrical tank a room of its own. The building still smelled of beer yeast.

MDC held court from the top floor, living rent-free in exchange for keeping a semblance of order. Faith No More practiced there, touring bands like Minor Threat made it a stop, and Pop-O-Pies' video for "Fascists Eat Donuts" holds some of the only known footage from inside. It was the height of San Francisco punk — Dead Kennedys, the Mabuhay Gardens, Maximum Rocknroll — and the Vats were part of it.

By the mid-1980s the brewery had become offices and showrooms. Today the 1550 Bryant lobby tells the story on wall placards, a little graffiti survives on its columns, and the café sells cans of Hamm's.

100+	7	40′
PUNKS IN RESIDENCE	STORIES OF CONCRETE TANKS	LONGEST VATS, BY SOME ACCOUNTS



SECOND FLOOR · 11,200 SF

IMPROVEMENTS COMPLETE · A/C INSTALLED

Move-in ready on two, *raw capacity* on the rest.

The second floor is finished and conditioned: an uninterrupted open plate on exposed steel, new flooring, full LED, and new air conditioning. The penthouse kitchen and lounge are already built. Put desks and benches in on day one while the ground floor takes your heavier program. Exterior brick, planting, and architectural uplighting are drawn and to be completed.

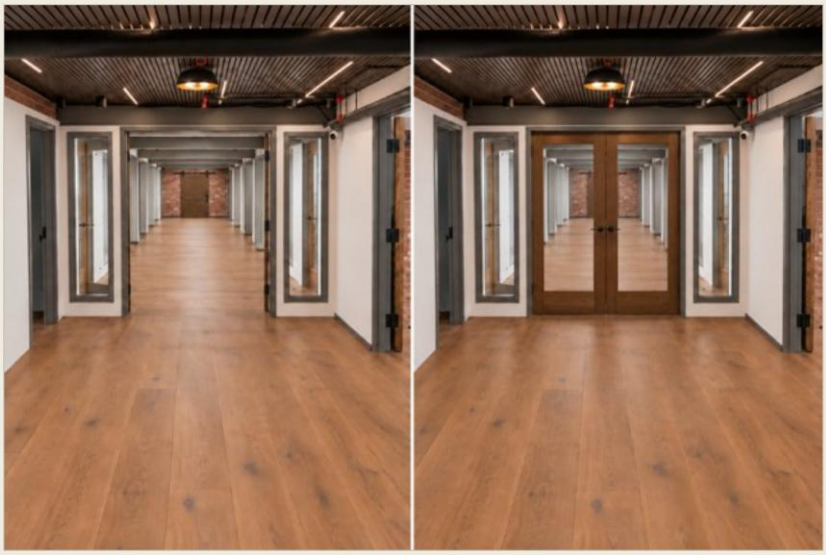
✓	Air conditioning	New A/C serving the full second floor.
✓	Interior improvements	Second floor delivered complete — open floor, new finishes, exposed steel.
✓	Lighting	Full LED renovation throughout.

EXTERIOR BRANDING OPPORTUNITY

YOUR BRAND HERE

Single-tenant occupancy carries the whole envelope — the full Bryant Street frontage, a lit parapet, and signage rights across the entire elevation. Available on 5+ year terms.

SECOND FLOOR · ENTRY Renovation complete



2ND FL ENTRY · POST-RENOVATION

WIDE-PLANK FLOOR · FULL-LITE WOOD DOUBLE DOORS

A finished front door on two.

The second-floor entry is done: wide-plank wood floor, slatted ceiling, linear LED, and full-lite wood double doors with side lites opening onto the conditioned floor.

PENTHOUSE · THIRD FLOOR Finished suite, built kitchen and lounge



3RD FL · LOOKING NORTH

SKYLINE GLAZING · MAPLE + CARPET · EXPOSED STEEL



3RD FL · LOOKING NORTH

EXPOSED BRICK · CLERESTORY SASH · 18-FT CLEAR



3RD FL · KITCHEN + LOUNGE

BUILT AND IN USE



SIGNAGE STUDY · PROPOSED MASSING

PARAPET BAND + BRYANT ST ENTRY FASCIA · SAMPLE NAME SHOWN

Signage rights, drawn.

One tenant carries the whole envelope: a parapet band the length of the front elevation, and a lit fascia sign at the Bryant Street entry. Sample name shown for scale.

PARAPET BAND	Full front elevation, above the loading bays — lit, tenant-designed.
ENTRY FASCIA	Blade sign at the Bryant Street awning, at pedestrian eye level.
RIGHTS	Whole envelope, single tenant, 5+ year term. Landlord to support permitting.

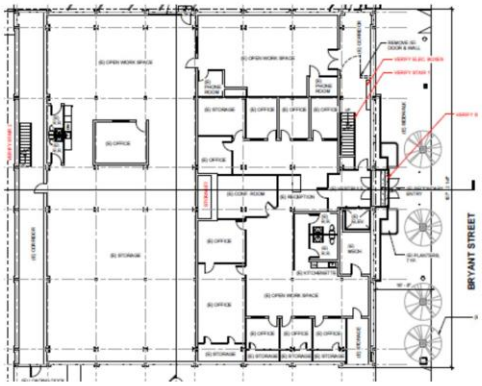
EXISTING FLOORS 1–3, AS THEY STAND TODAY

LEVEL 01 · GROUND

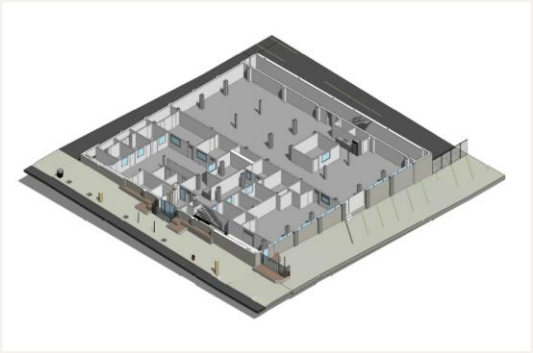
Shop floor, dock, and lobby

- **(R) NEW ENTRY LOBBY AND RECEPTION**
- (E) DOCK-HIGH LOADING WITH ROLL-UP DOOR
- (E) OPEN WORK SPACE ON TWO SIDES OF THE CORE
- PRIMARY ENTRY ON BRYANT STREET

PROPOSED 1ST FLOOR PLAN — SHEET A106



AXONOMETRIC CUTAWAY — 3D VIEW

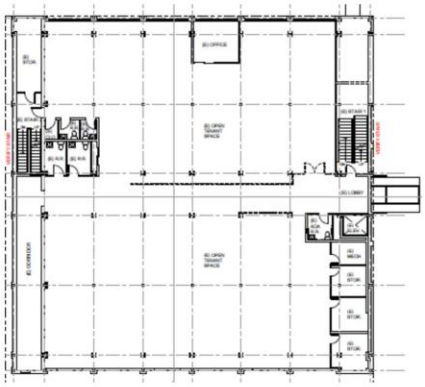


LEVEL 02

Finished, conditioned open plate

- **(N) NEW A/C SERVING THE FULL FLOOR**
- **(N) SAW-CUT WINDOW OPENINGS**
- (E) 11,200 SF OPEN PLATE ON EXPOSED STEEL
- (E) TWO STAIRS, SERVICE ELEVATOR, CORE RESTROOMS

PROPOSED 2ND FLOOR PLAN — SHEET A107



AXONOMETRIC CUTAWAY — 3D VIEW



LEVEL 03 · PENTHOUSE

Offices, meeting rooms, kitchen and lounge

- (E) TWO STAIRS AND SERVICE ELEVATOR
- **(N) PENTHOUSE LOBBY AND RECEPTION**
- (E) 18’ CLEAR PENTHOUSE PLATE
- (E) MEETING ROOMS, KITCHEN AND LOUNGE ALREADY BUILT

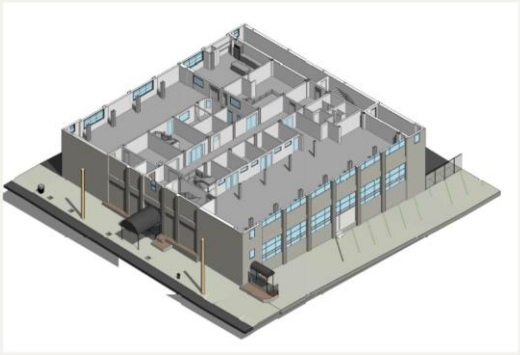
PROPOSED 3RD FLOOR PLAN

SHEET A108



AXONOMETRIC CUTAWAY

3D VIEW





BRYANT STREET AT NIGHT

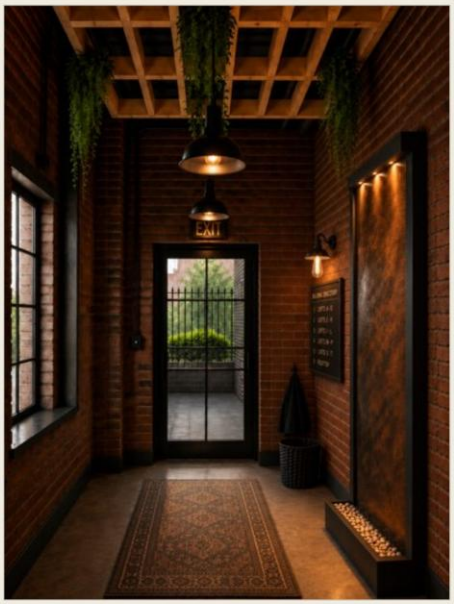
IVY-PLANTED PIERS · ARCHITECTURAL UPLIGHTING

Arrive through a *garden*, not a loading dock.

The whole building comes with the upgrades a headquarters needs: a planted, uplit facade, a garden entry lobby, and an elevator lobby finished in brick, concrete, and light. The building's industrial bones stay on show — the fire riser, the switchgear, the steel — and the fixtures are drawn from the street's brewing past: trolley rails, pulleys, and cast iron.

Garden entry lobby	Living green wall, timber trellis ceiling, and a backlit water wall at the Bryant Street door.
Elevator lobby	Brick, polished concrete, and a dotted LED ceiling on arrival at every floor.
Industrial fixture package	Trolley-rail pendants and pulley sconces carried through lobby, corridors, and service rooms.
Lit, planted facade	Ivy on the brick piers and architectural uplighting across the full elevation.

ARRIVAL · GROUND FLOOR Entry, lobby, and elevator



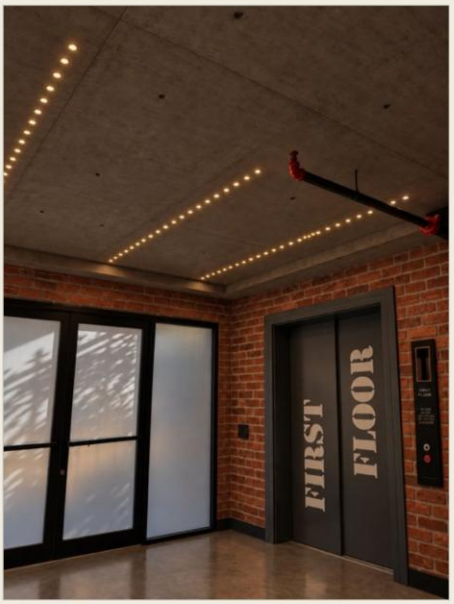
GARDEN ENTRY

TIMBER TRELLIS · HANGING PLANTERS · WATER WALL



LOBBY FEATURE WALL

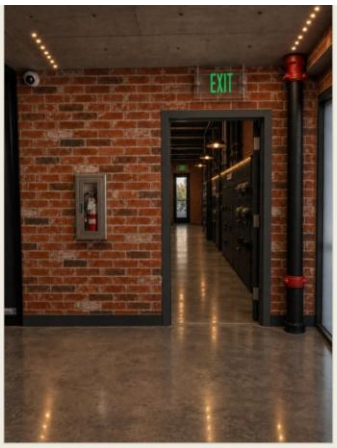
WATER WALL · RESTORED RED FIRE RISER ON DISPLAY



ELEVATOR LOBBY

LED-DOTTED CEILING · STENCILED CAB DOORS

BACK OF HOUSE Service corridor, electrical room, and the fixture palette



SERVICE CORRIDOR

POLISHED CONCRETE · LIT PATH TO THE ELECTRICAL ROOM



SHOWCASE ELECTRICAL ROOM

800A SWITCHGEAR UNDER TROLLEY-RAIL PENDANTS



FIXTURE PALETTE

OHIO TROLLEY CO. RAIL PENDANTS



FIXTURE PALETTE

TRAIN-STATION PULLEY SCONCES

CONCEPT RENDERINGS AND FIXTURE REFERENCE PHOTOS, SHOWN FOR ILLUSTRATION. FINAL DESIGN, FINISHES, AND TIMING TO BE CONFIRMED IN THE LEASE.

06 WHY THIS BUILDING, WHY NOW

SOMA · MISSION · 3 FLOORS

Hardware companies don’t need *another* office. They need a building that takes itself seriously.

1504 Bryant was built in 1929 by the Rainier brewery and later bought by Beressi Fabrics — a structure designed when San Francisco still made things. Heavy floor loads, a service elevator, a roll-up door at dock high level, and three full stories of light-filled, post-and-beam floor plate.

Today, that envelope is rare in SoMa San Francisco. Most of what’s leased to robotics and hardware teams is repurposed office: tilt-up suites, gypsum walls, and a back stairwell standing in for a loading dock. 1504 Bryant is the opposite — a real production building with offices already built out on the penthouse floor and a finished, conditioned second floor.

Offered whole to one occupier. Workshop on the ground, pilot line above, offices in the penthouse — and your organization’s brand on the exterior, anchoring your business in South of Market.

01	Humanoid & mobile robotics	BENCH → PILOT LINE
02	Drone & aerospace prototyping	POWER · LOADING · PARKING
03	Hardware-led AI labs	OFFICE + FLOOR + DOCK
04	Defense & industrial OEM	SECURE, FENCED LOT
05	Battery, energy & cleantech	800A 3-PHASE SERVICE

07 BUILDING SPEC A.01 — A.08

ENVELOPE A.01	PENTHOUSE CLEAR A.02	SERVICE A.03	LOADING A.04
Three stories above grade. Offered whole building only, 5+ year terms.	Top-floor clear height for tall fixtures, gantries, or test rigs.	Heavy power on-site. Suited to fabrication, battery, motor-test loads.	Dock-high with roll-up door at street level. Direct truck access.
33,600 SF	18′ FT	800A 3-PH	Dock +ROLL-UP
AIR CONDITIONING A.05	**PARKING A.06**	**ARRIVAL A.07**	**ASKING A.08**
New A/C serving the full second floor. Improvements complete.	Fenced, on-site lot. Fleet, freight, prototype staging.	Planned garden entry: living wall, water feature, timber trellis, and an uplit, ivy-planted Bryant St elevation.	Annual, industrial gross, whole building, 5+ year terms.
2ND FL NEW	16 STALLS	NEW LOBBY	$45 PSF / YR IG

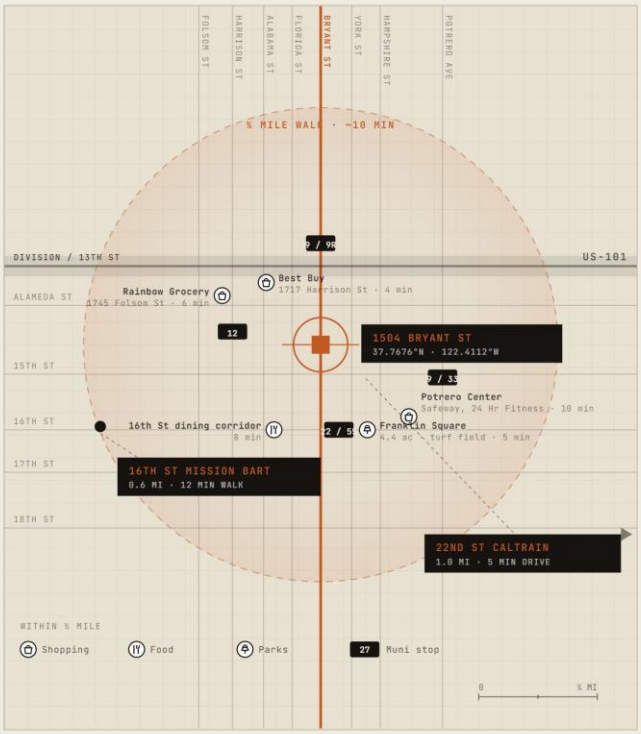
08 WHERE IT SITS SOMA / MISSION · DIST. 9

Two blocks from the freeway. *Inside* the hardware corridor.

1504 Bryant sits at the seam of SoMa, the Mission, and Showplace Square — the neighborhood that has quietly absorbed San Francisco's hardware revival. Drone teams in Dogpatch, humanoid labs in the Mission, aerospace shops along Cesar Chavez. You are walking distance to most of them, and one on-ramp from the rest.

US-101 meets the block at Division; I-80 is a five-minute drive. Muni 9, 9R, 12, 22 and 55 stop within four minutes of the door, 16th Street BART is a twelve-minute walk, and 22nd Street Caltrain is five minutes by car. Rainbow Grocery, Best Buy, Potrero Center and Franklin Square all sit inside a half-mile walk.

Rainbow Grocery	1745 Folsom St	0.3 MI · 6 MIN WALK
Franklin Square	16th & Bryant	0.2 MI · 5 MIN WALK
16th St BART	Mission & 16th	0.6 MI · 12 MIN WALK
22nd St Caltrain	Pennsylvania & 22nd	1.0 MI · 5 MIN DRIVE
Muni 9 / 9R / 12 / 22 / 55	Bryant, Harrison & 16th	1–4 MIN WALK
US-101 on-ramp	Division & 13th	0.2 MI



09 · TOUR THE BUILDING

One tenant. *One* address.

SITE WALK-THROUGHS RUN WEEKDAY MORNINGS. BRING A TAPE MEASURE AND A ROUGH PROGRAM — WE'LL SHOW YOU THE FLOOR, THE DOCK, AND THE PANEL.

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