2601 Mariposa

SOMA/Mission Districts
New $90 Million Renovation

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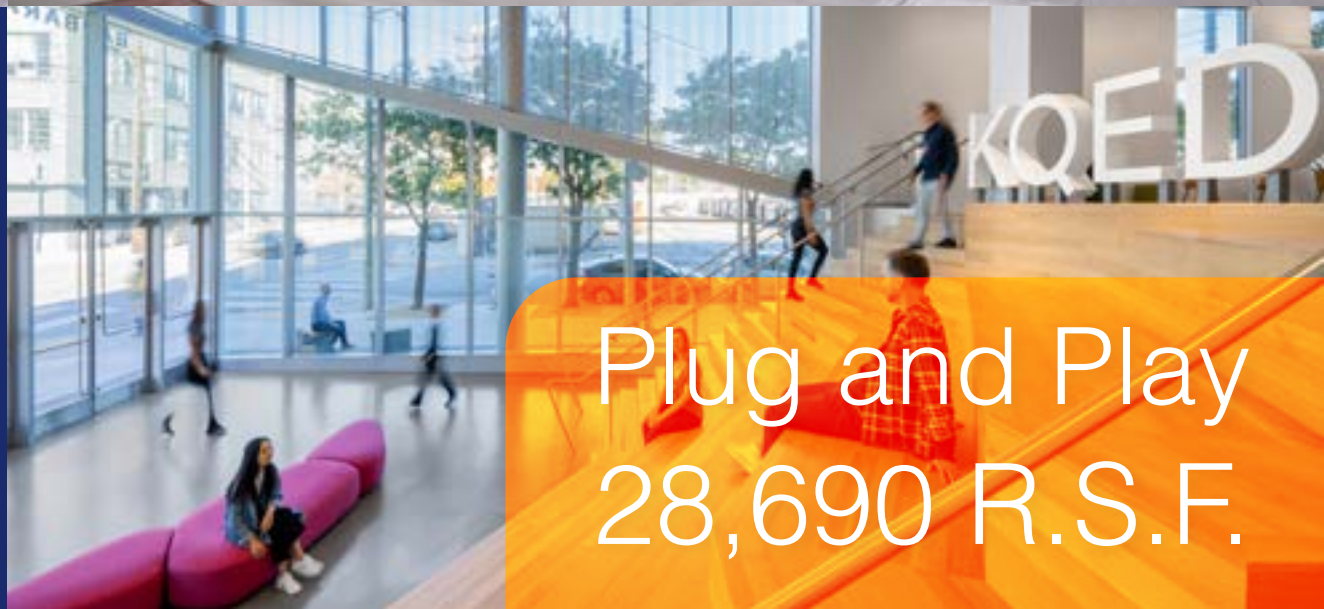
PolatnickProperties, INC.



Plug and Play
28,690 R.S.F.

2601 Mariposa

Mission/SOMA

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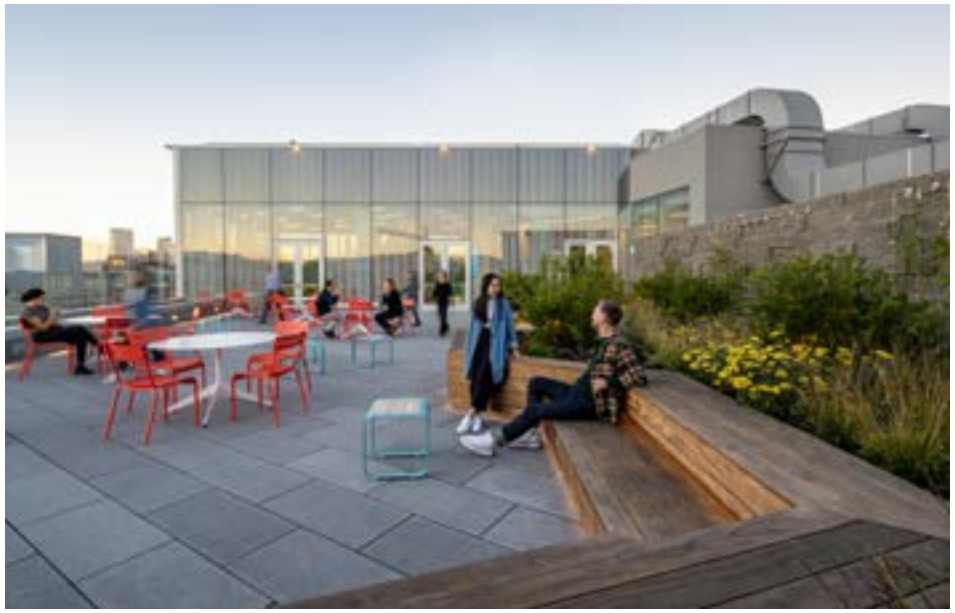
Home to an iconic and world-renowned Bay Area institution, KQED, **2601 Mariposa is in the heart of the vibrant SOMA/ Mission District of San Francisco**. With an existing conditional use permit of office and PDR uses allowed, coupled with accessory office use for PDR zoned spaces, this property could have multiple uses in this era of evolving new A.I. technologies and maker industries. With 30 parking spaces and the unbelievable infrastructure necessary for digital video, audio production studios, and podcast rooms, the building will draw considerable attention for its unique attributes and popular neighborhood.

KQED retained Polatnick Properties Inc. as their exclusive real estate advisor in leasing of the third floor of KQED's headquarters at 2601 Mariposa located in the trendy Mission District of San Francisco, California. 2601 Mariposa represents an opportunity to lease one of the most sophisticated blocks of office and PDR space in the Mission District. KQED engaged the world-renowned architect EHDD to help re-imagine this property for this unparalleled $90 million renovation to LEED Gold Standards.

Features

SOMA/Mission District Location



Accessible Rooftop Deck

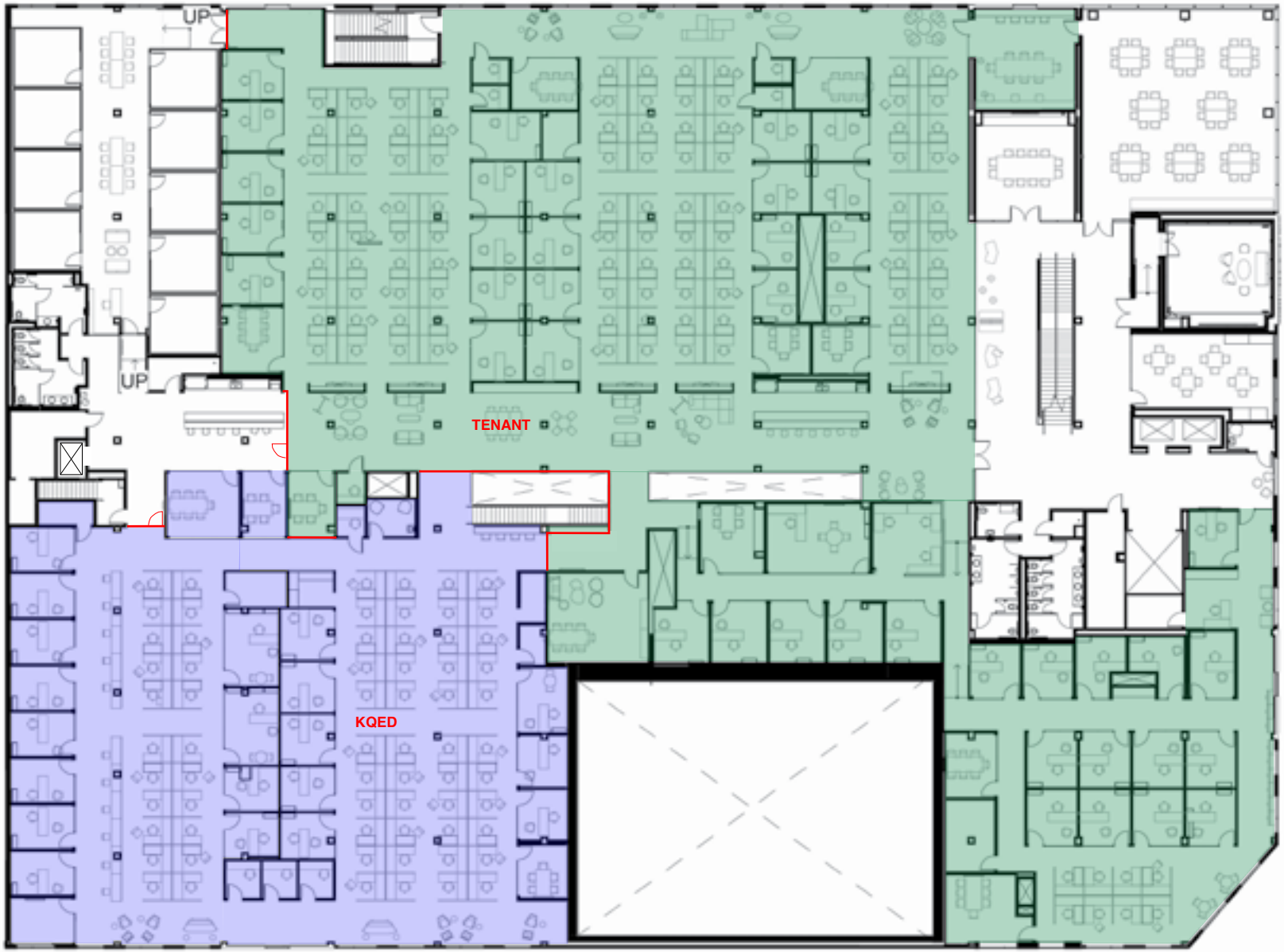
Lobby

90 Parking Spaces in Complex

Space Overview: Plug & Play | Fully Furnished

Address	2601 Mariposa Street, San Francisco, CA 94110
Area	28,690 R.S.F.
Floor	3
Ceiling Heights	22 Feet (+/-)
Workstations	107
Offices	42 Desks
Meeting Rooms	5 Phone Rooms (1-2 people) 4 Small (5 people) 7 Medium (7-12 people) 1 Lounge / All Hands Area 1 Kitchenette (Exclusive) 1 Kitchenette (Shared)
Parking	30 spaces
Zoning	PDR-1-G with additional allocation
Features	LEED Gold Renovation Great natural light Incredible buildout Healthy indoor air quality Low VOC interior materials

Third Floor Layout



TENANT SPACE: ~28,690 RSF

Amenities for Tenants

Digital Video and Audio Production

8 Podcast and Audio Rooms

Theater

2 Virtual Video Production Studios

Event Spaces

KQED Event Spaces Summary

(Click here for addition information)

Total Capacity: 300+ guests

Floors: 3 floors of event space

Use: Ideal for conferences, receptions, and screenings; includes professional A/V support and technical crew.

1st Floor – Lower Lobby
Use: Guest check-in, registration, or small reception
Features: Modular sofa, 4K branding screen, elevator access. LED media wall, stepped seating, flexible AV infrastructure and hanging points.
Ideal for registration, breakfasts, or vendor tables.

2nd Floor – The Commons Level
Upper Lobby
Capacity: 199 seats | 2,094 sq. ft. | 20’5” ceiling height
Use: Screenings, conferences, panels, live stream events.
Features: 5 HD cameras, surround sound, projector, staffed by KQED crew.

Audience Lab
Capacity: 42 (theater) / 16 (table)
Use: Workshops, panels, or breakout sessions.

3rd Floor – Dolby Community Room
Capacity: 64 seated | 1,600 sq. ft. (37’ x 37’) | 13’6” ceiling height
Use: Workshops, training, breakout sessions.
Features: Modular seating, LED screen, window shades.

Podcast Garage
Capacity: 16 seats
Use: Podcast recording or media sessions.

Public Hub
Capacity: 20 seats
Use: Informal gatherings, meetings. workshops, panels and breakout sessions.

4th Floor – Executive Level - Fisher Boardroom
Capacity: 32 at table + 30 at windows | 126 (theater) | 100 (dinner) | 64 (workshop)
Use: Board meetings, receptions, dinners.
Features: LED screen, microphones, adjacent kitchen, terrace views.

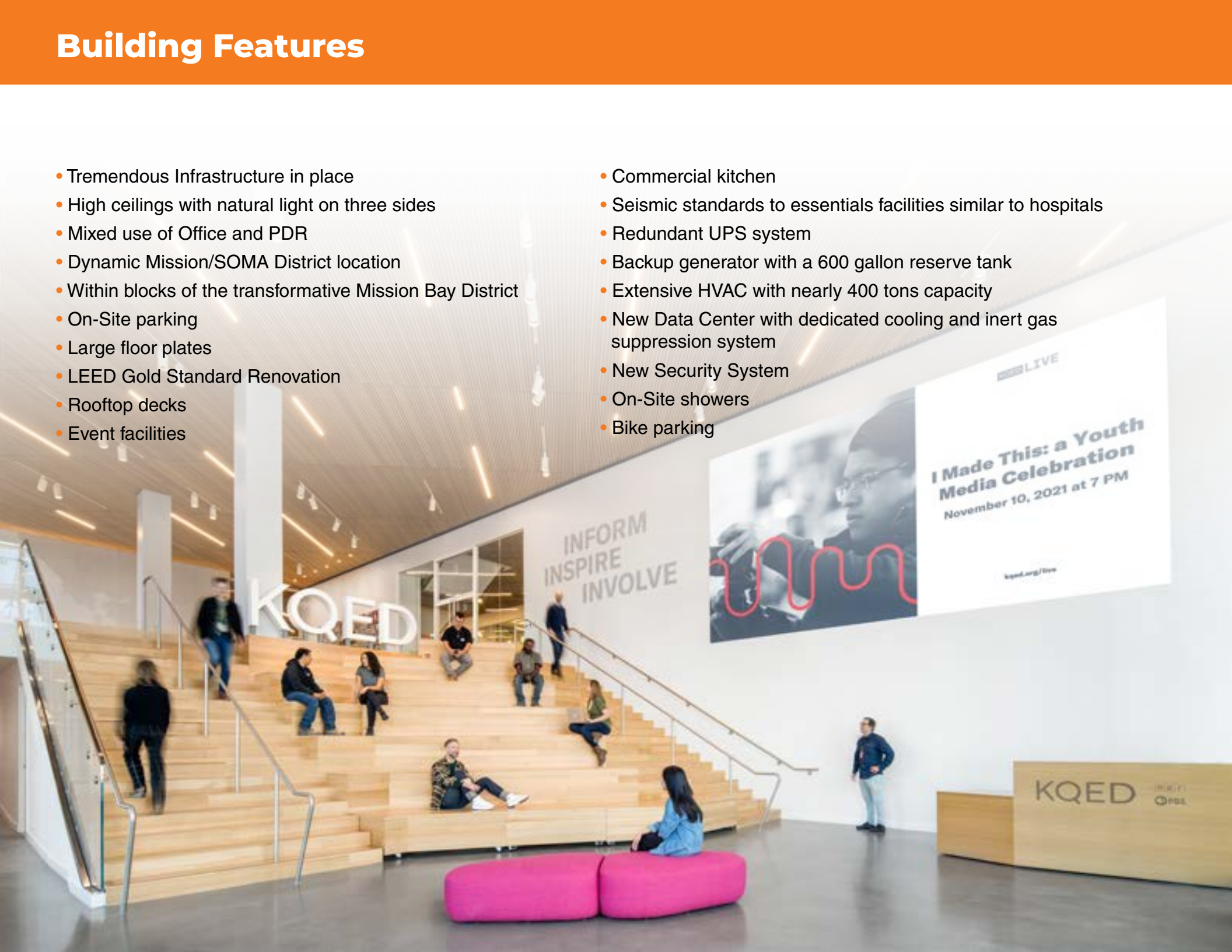
Swanson Roof Top Terrace
Use: Receptions, lunches, dinners with flexible AV infrastructure
Features: Mission District views, umbrellas for shade, bar/music friendly.

Catering Kitchens
2nd Floor: Full kitchen with convection ovens, burners, broiler, fridge, freezer, ice machine.
4th Floor: Support kitchen with catering fridge, freezer, and oven.

Fisher Boardroom

Building Features

- Tremendous Infrastructure in place
- High ceilings with natural light on three sides
- Mixed use of Office and PDR
- Dynamic Mission/SOMA District location
- Within blocks of the transformative Mission Bay District
- On-Site parking
- Large floor plates
- LEED Gold Standard Renovation
- Rooftop decks
- Event facilities
- Commercial kitchen
- Seismic standards to essentials facilities similar to hospitals
- Redundant UPS system
- Backup generator with a 600 gallon reserve tank
- Extensive HVAC with nearly 400 tons capacity
- New Data Center with dedicated cooling and inert gas suppression system
- New Security System
- On-Site showers
- Bike parking



Opportunity

Location

SOMA/ MISSION DISTRICT

Oakland	7 mi
UC Berkeley	9 mi
Stanford University	27 mi
Napa & Sonoma	32 mi
San Jose	41 mi
Carmel	88 mi
Lake Tahoe	155 mi
Yosemite	156 mi

Transportation

2601 Mariposa enjoys excellent access to numerous public transportation options as well as freeway access for any Bay Area destination. Within a few blocks there are numerous Muni bus lines. The 16th and Mission BART station is a simple 12-minute walk, providing access to the Northern Peninsula and the East Bay. Close by, Highways 101 and 280 are the main arteries for the Peninsula and Silicon Valley, as well as Interstate 80 which heads over the Bay Bridge and is the main artery to Oakland and the rest of the East Bay. Within a short bike ride, two Caltrain stations (4th and King Street and 22nd Street) can be reached providing a public transportation option down the bay side of the Peninsula south to San Jose and beyond. If more adventurous, there are various ferry lines used for more unconventional and relaxing commuting.

Walk Score: Walker's Paradise (95)
Transit Score: Excellent Transit (84)

12 min WALK to BART

14 min BIKE to SFMOMA
13 min BIKE to SF JAZZ
13 min BIKE to AT&T Park
11 min BIKE to Pier 70
10 min BIKE to Warriors Stadium
8 min BIKE to CalTrain