

1170 HARRISON STREET

FOR LEASE // ICONIC SOMA BUILDING | FULLY RENOVATED & MOVE-IN READY | +/- 28,000 SF

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

COMPLETELY REIMAGINED SOMA HEADQUARTERS OPPORTUNITY



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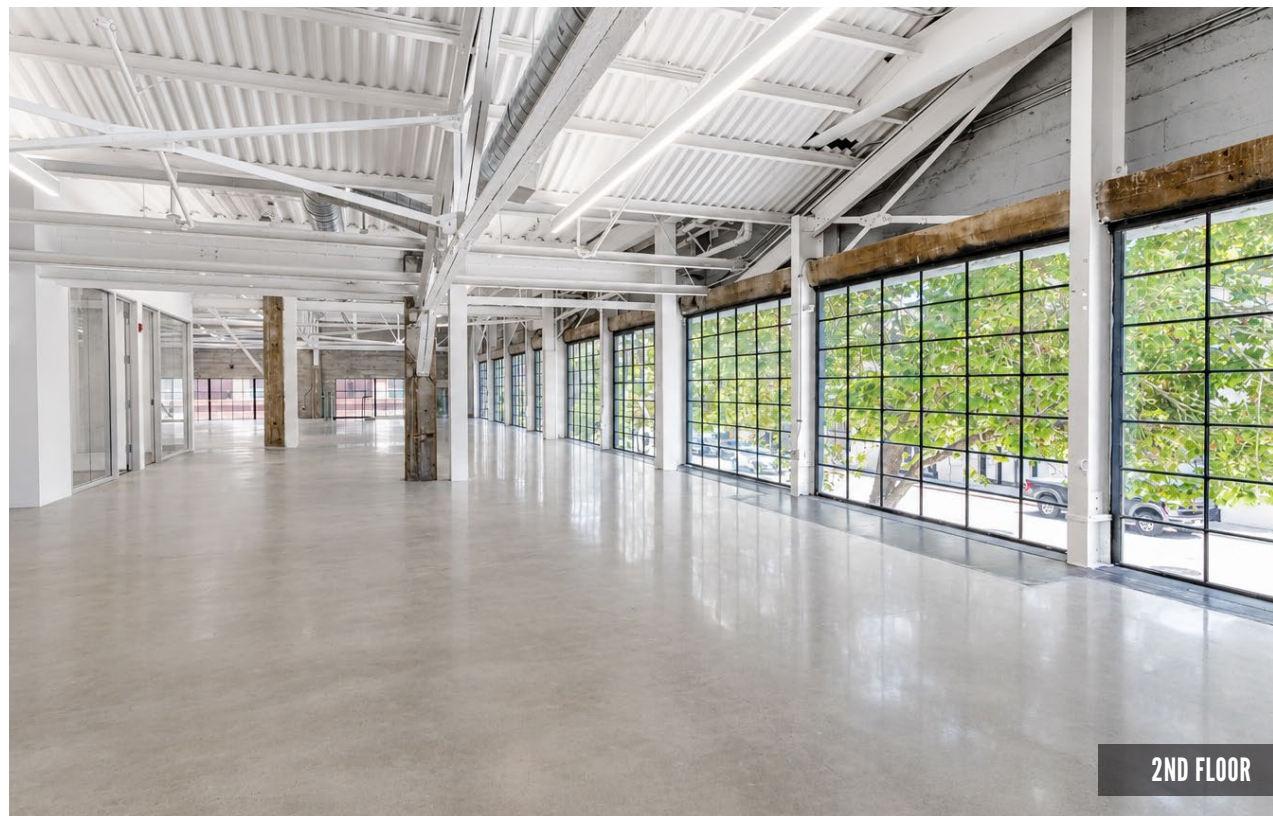
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PROPERTY OVERVIEW

ADDRESS	1170 Harrison Street San Francisco, CA 94103
AVAILABLE SPACE	Third Floor +/- 5,192 Square Feet Second Floor +/- 11,404 Square Feet Ground Floor +/- 11,404 Square Feet
TOTAL	+/- 28,000 Square Feet
AVAILABLE	Immediately
RENTAL RATE	\$75 / PSF / Year, Industrial Gross

BUILDING HIGHLIGHTS

- Fully Renovated & Rebuilt State-of-the-Art Headquarters Opportunity
- 100% Brand New Building Systems Throughout
- Restrooms w/ Showers, Elevator, & HVAC Installed
- Large Kitchenettes/Break Areas On Each Floor
- Ample Conference (9), Call (4) & Board (3) Rooms Built Throughout
- 1,200 Amps | 208V / 3-Phase Power
- Drive-In Door Loading Access w/ Curb Cut, 14' Ceiling Height
- Exclusive Roofdeck w/ Sweeping Views of Downtown San Francisco
- Significant Freeway Visibility & Branding Opportunity
- Central Location Close to Freeways, BART and Caltrain w/ Parking Lots Nearby



BUILDING ATTRIBUTES



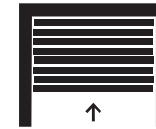
PENTHOUSE ROOFDECK

Exclusive Rooftop Amenity Space
Overlooking the San Francisco
Skyline



HISTORIC CHARACTER

Fully Restored SF Galvanizing Works
Building w/ Preserved Architectural
Character



DRIVE IN ACCESS

One (1) Ground Floor Drive-In
Loading Access Door w/ 14' Ceiling
Height



MOVE-IN READY

Building is Completely Renovated, w/
Ample Meeting Rooms, Kitchenettes
and Bathrooms Throughout, & 100%
Brand New Building Systems



ROBUST INFRASTRUCTURE

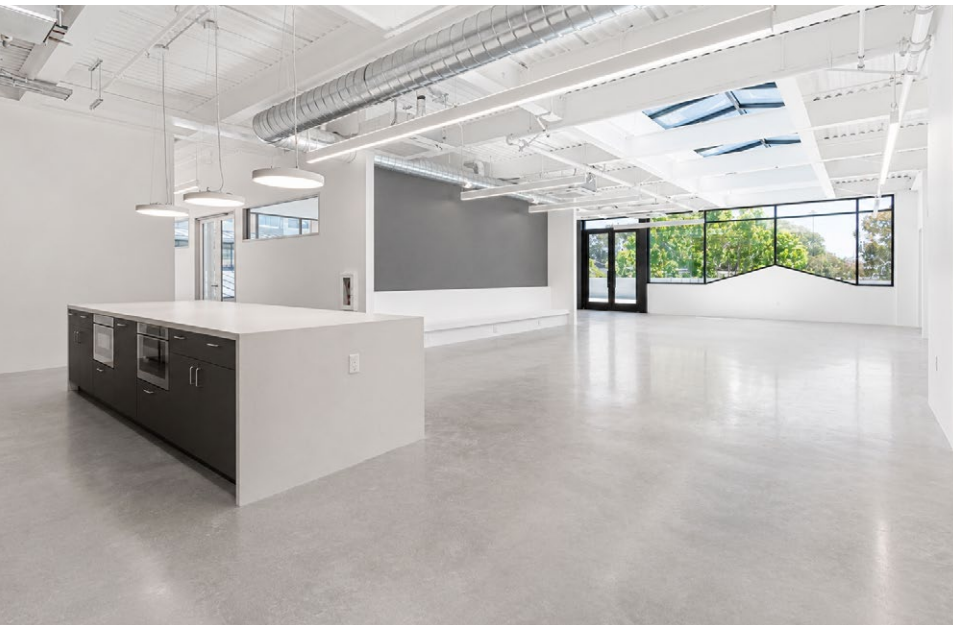
1200 AMP Service at
208v/3-Phase



PERMITTED USES

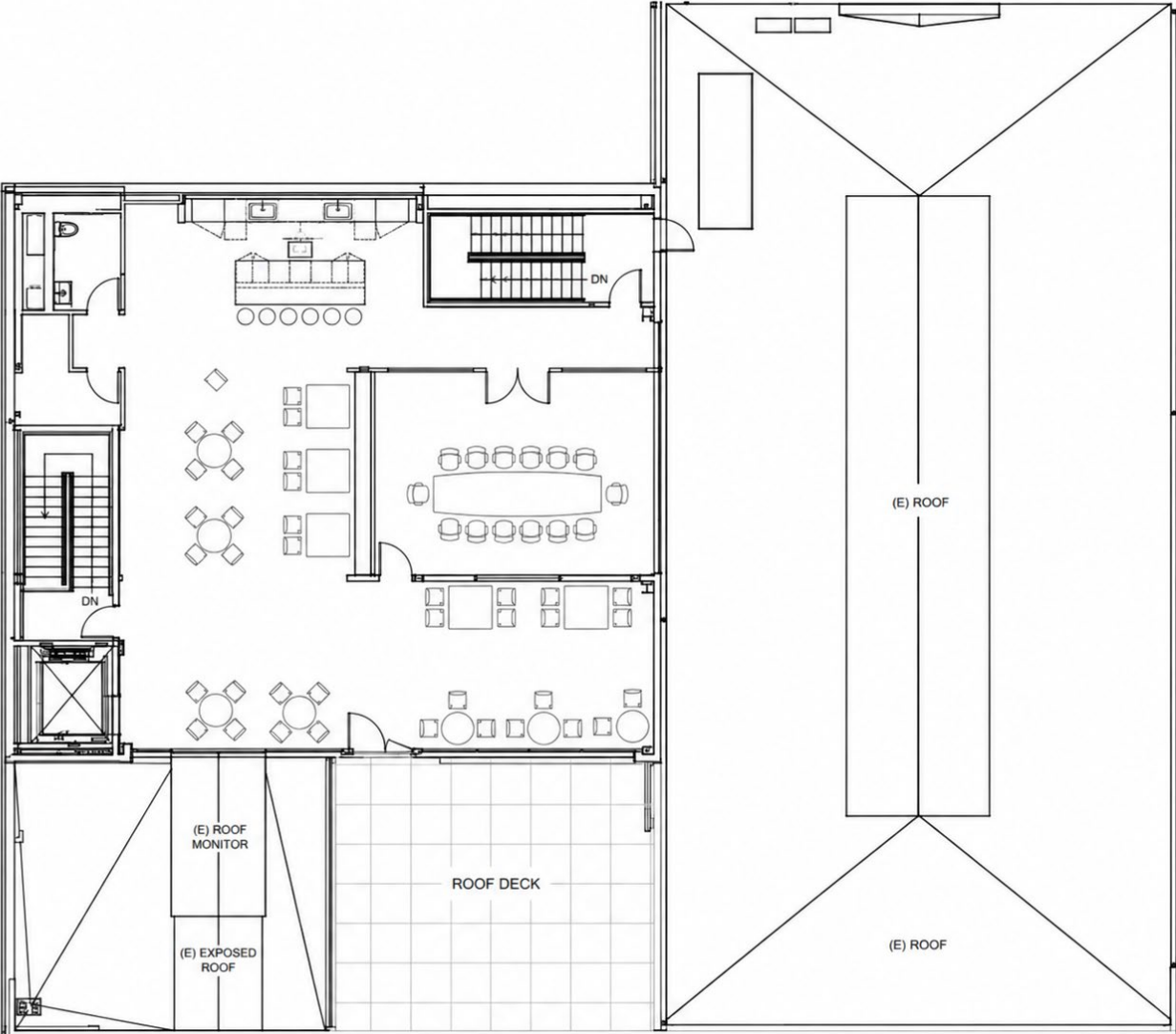
Supports Office, R&D,
Engineering, Prototyping, and
Creative Production Uses

THIRD FLOOR PHOTOS

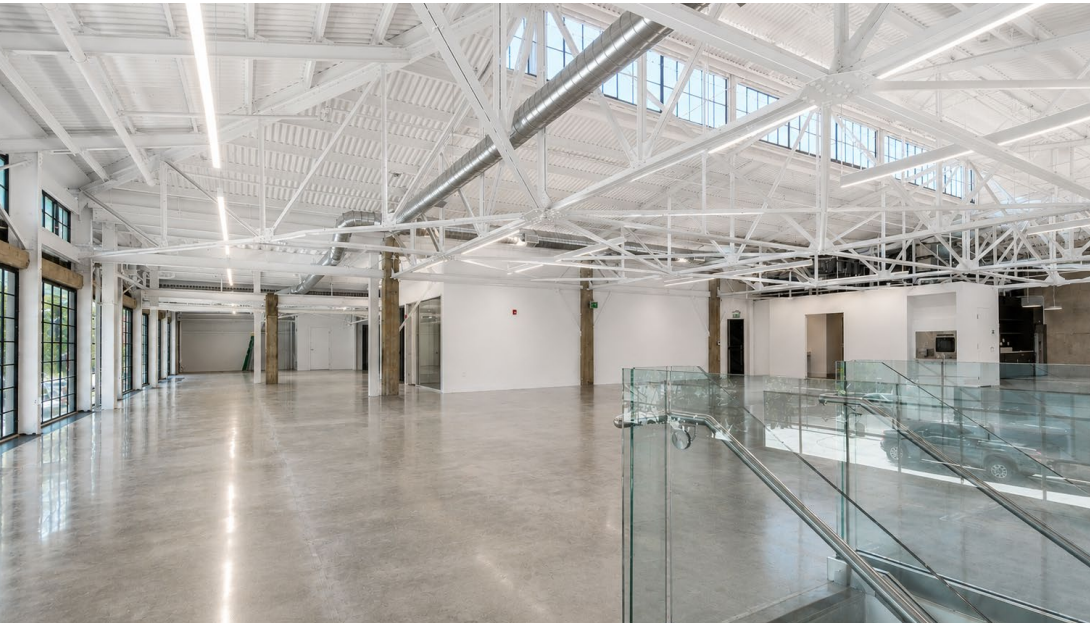
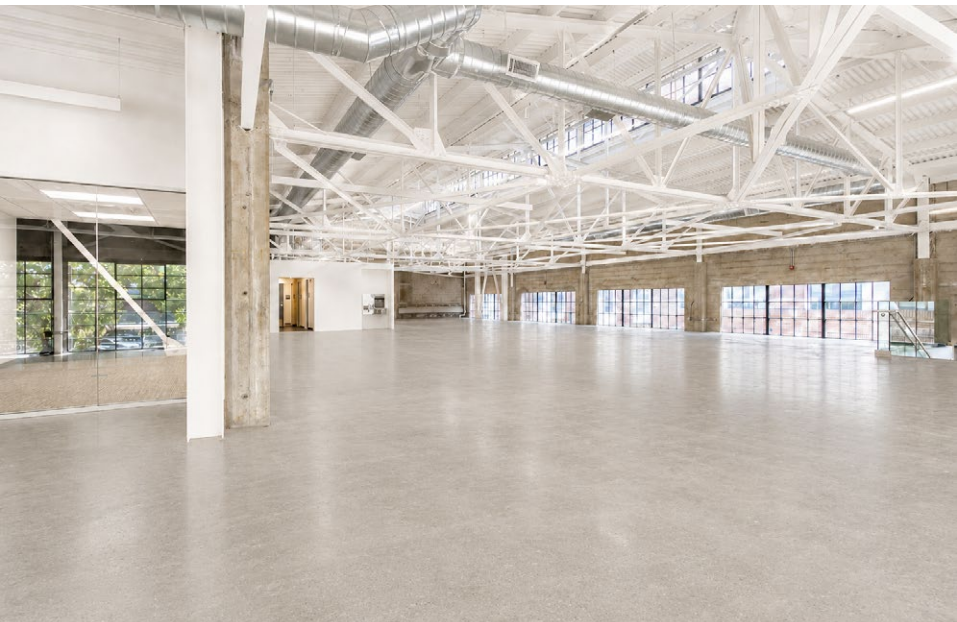


FLOOR PLANS // THIRD FLOOR

+/- 5,192 Square Feet

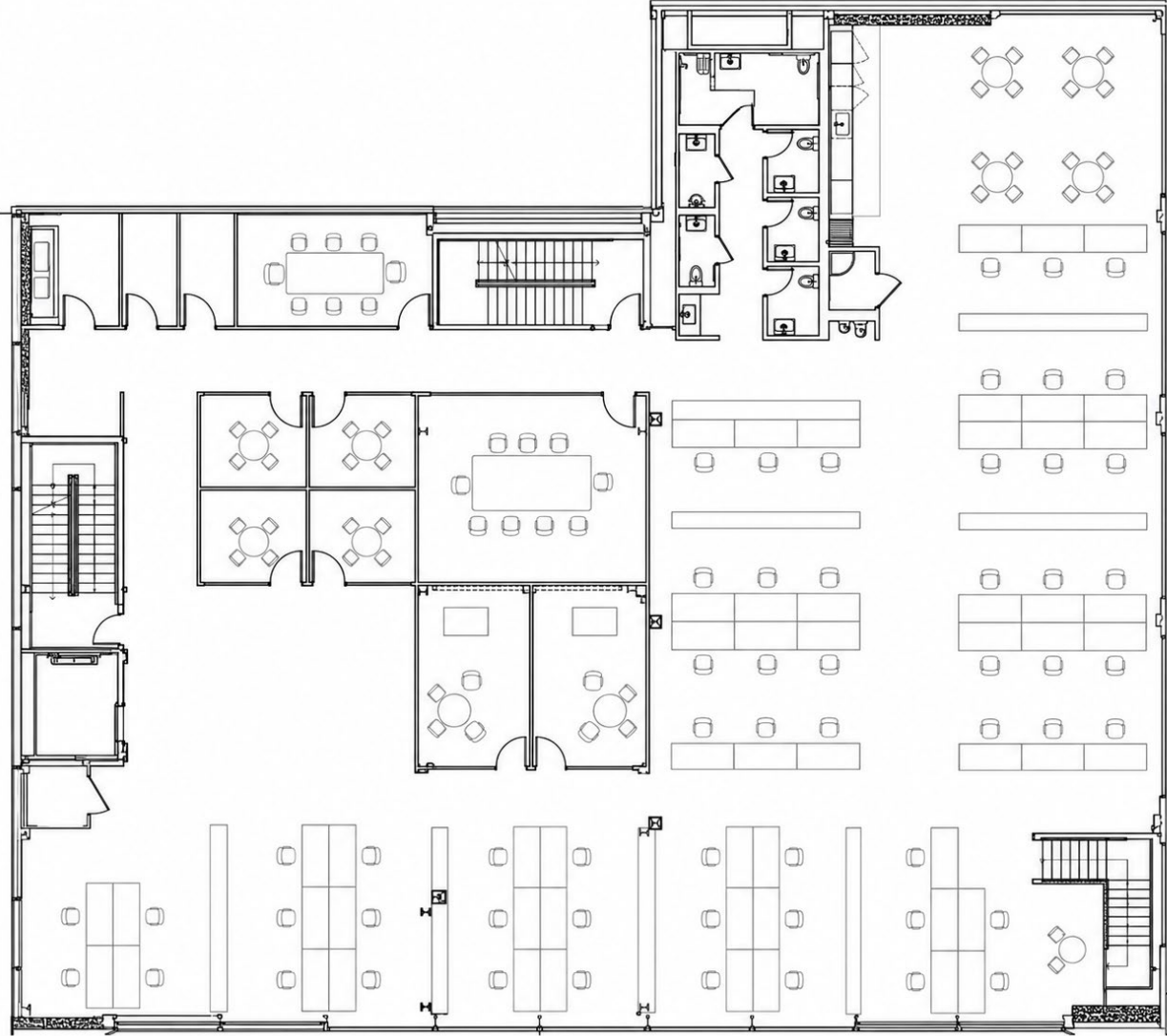


SECOND FLOOR PHOTOS

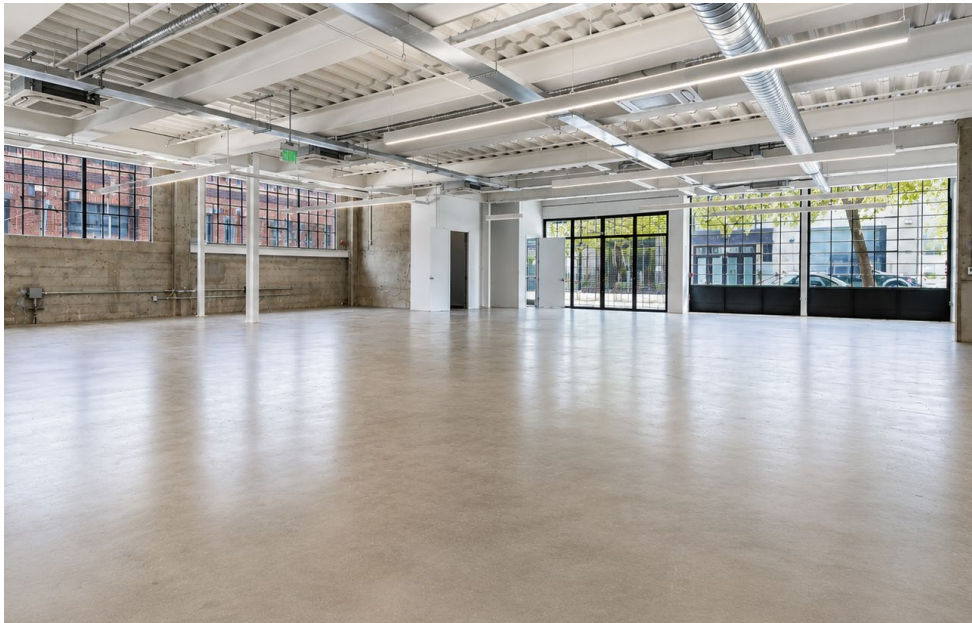
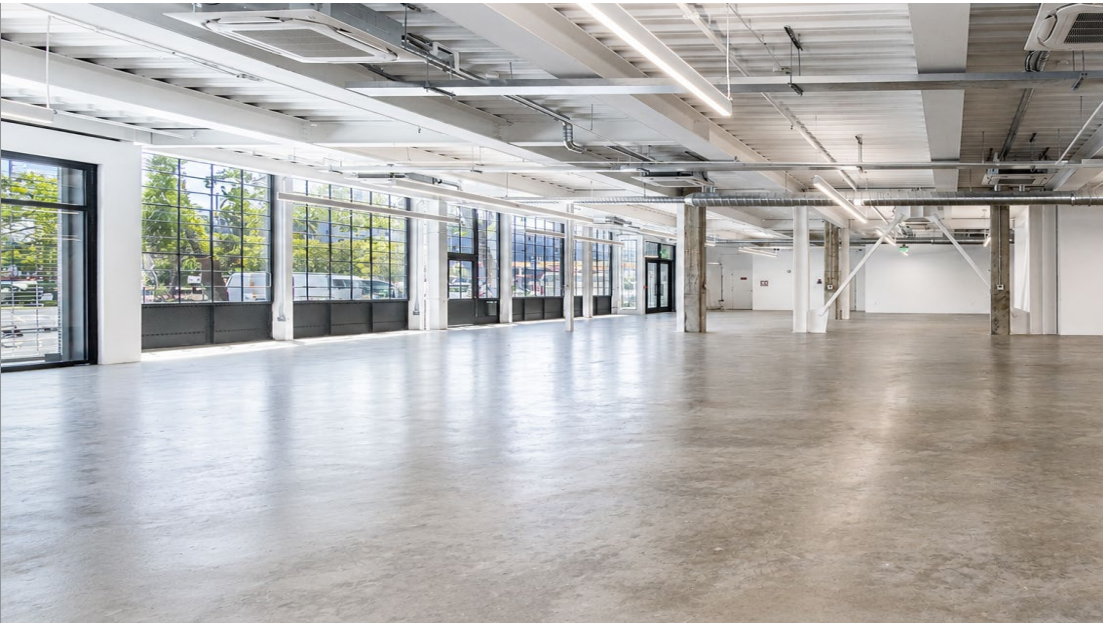
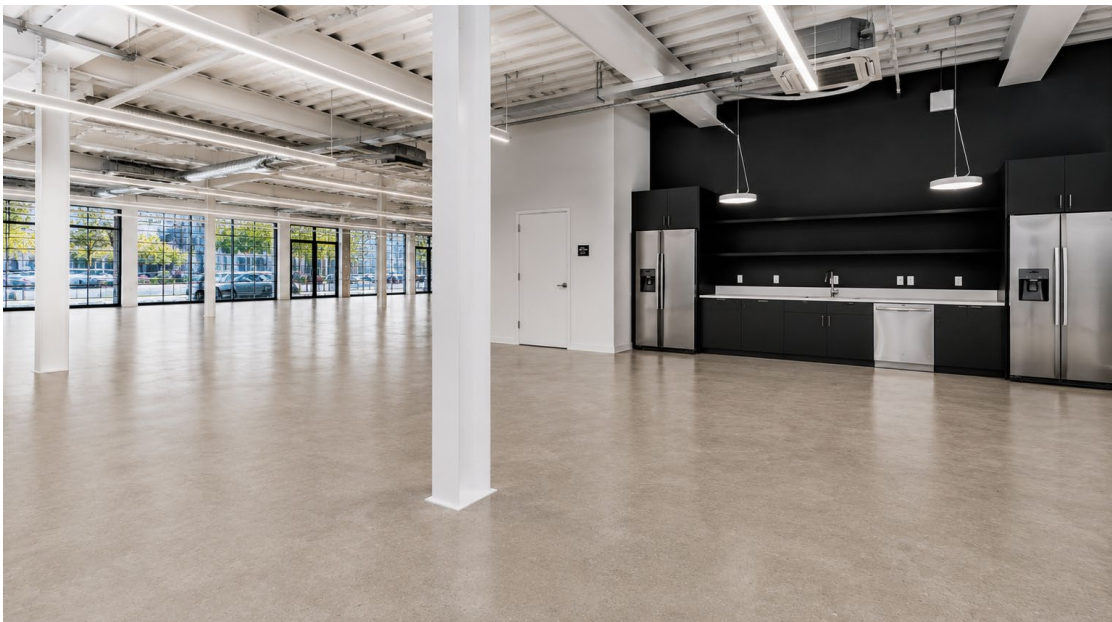


FLOOR PLANS // SECOND FLOOR

+/- 11,404 Square Feet

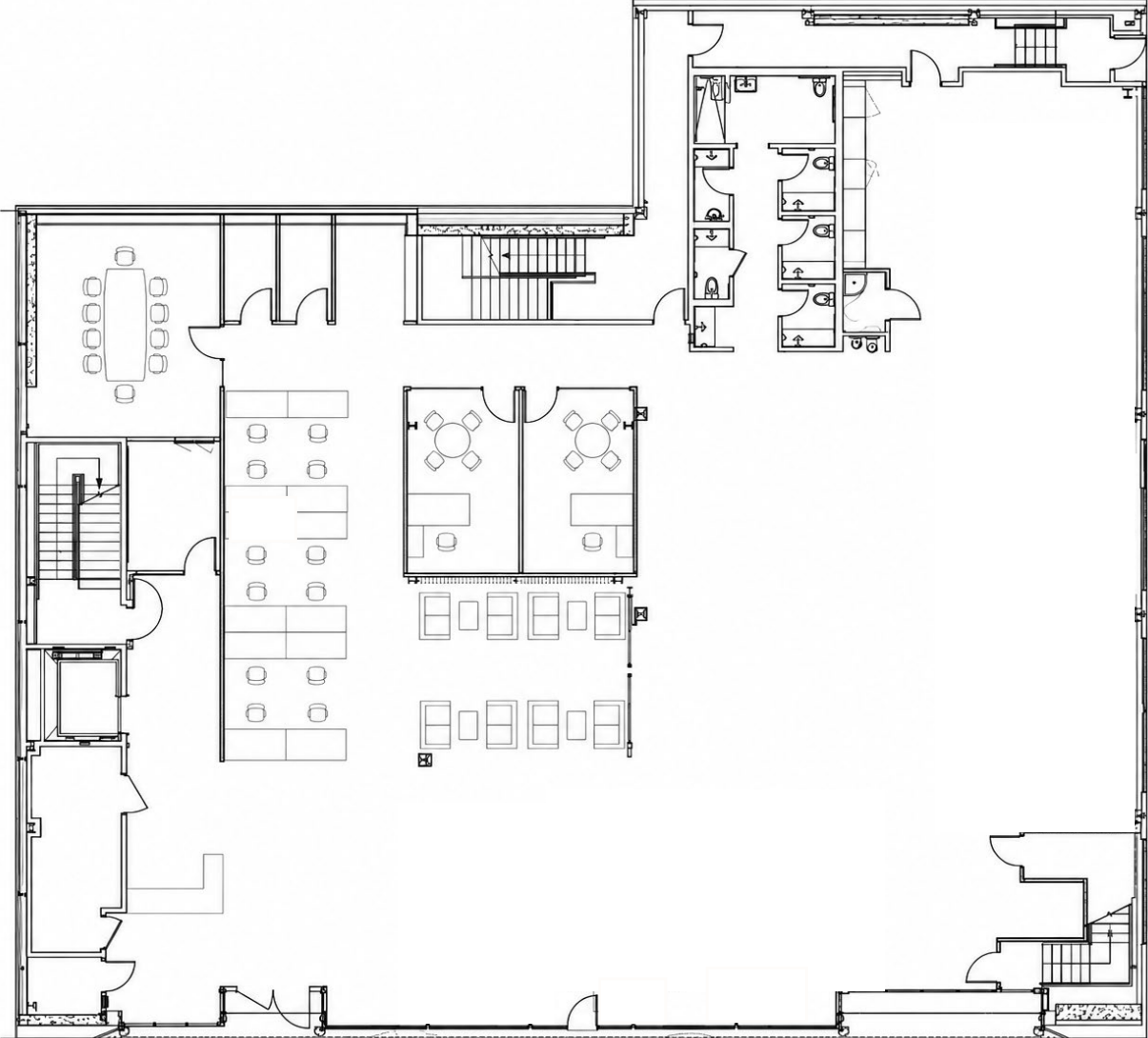


GROUND FLOOR PHOTOS



FLOOR PLANS // GROUND FLOOR

+/- 11,404 Square Feet



AERIAL VIEW

1170
HARRISON

HARRISON STREET

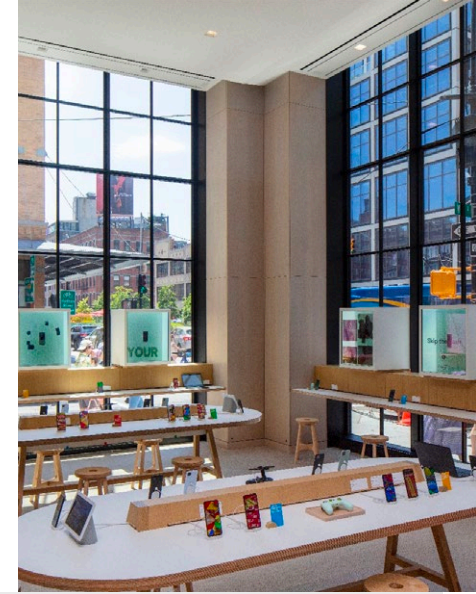
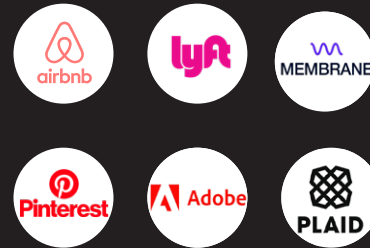




LOCATION OVERVIEW

1170 Harrison Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The 1170 Harrison project involved the complete renovation and expansion of the historically significant San Francisco Galvanizing Works Building.

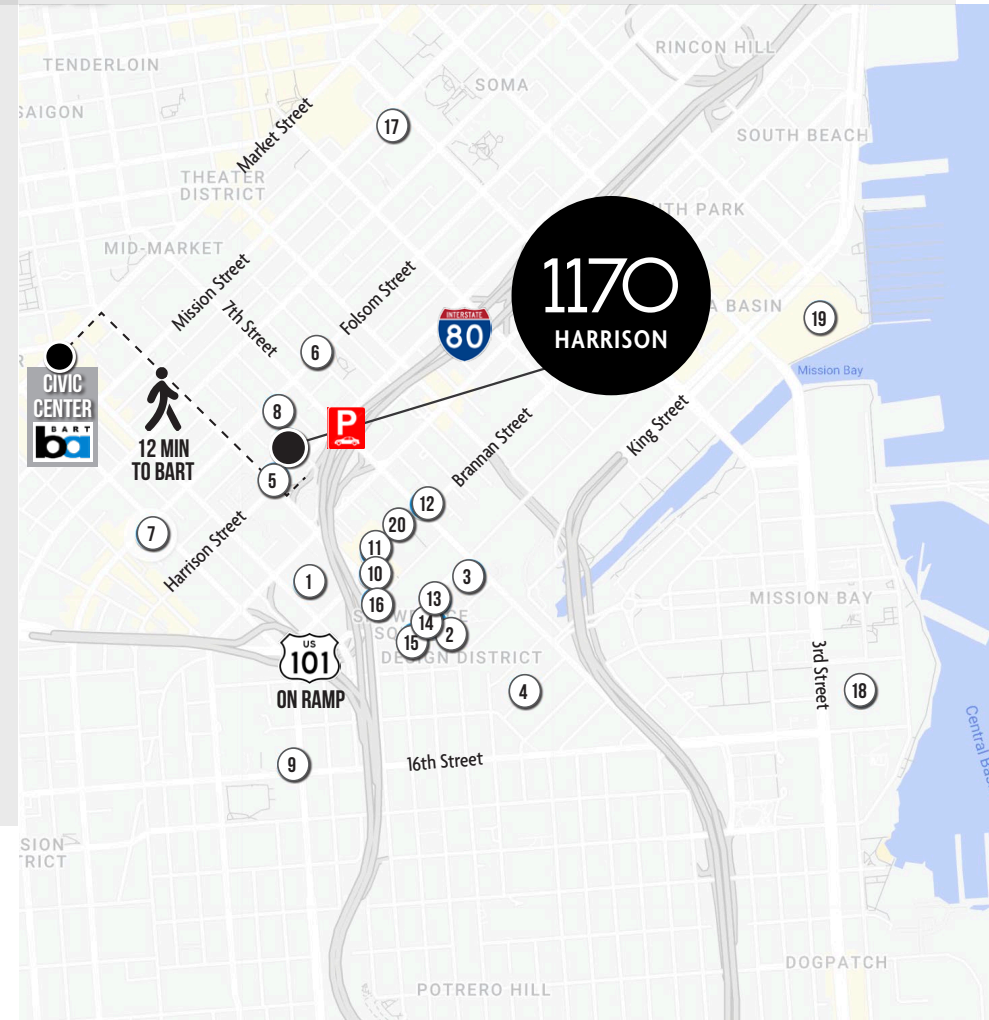
TOP OCCUPIERS SOUTH OF MARKET



NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Dumpling Time
- 3..... Adobe
- 4..... SF Brewing Company
- 5..... AK Subs
- 6..... Deli Board
- 7..... Sextant Coffee Roasters
- 8..... Rocco's Cafe
- 9..... Smashburger
- 10..... Peet's Coffee
- 11..... Bellota
- 12..... Mars Bar & Restaurant
- 13..... Omakase
- 14..... Saap Ver Thai Food
- 15..... Niku Steakhouse
- 16..... Hardwood Bar & Smokery
- 17..... Starbucks
- 18..... Chase Center
- 19..... Oracle Park
- 20..... Airbnb HQ

ORIGINALLY CONSTRUCTED IN 1912, THE BUILDING HAS BEEN FULLY RESTORED, EXPANDED, AND MODERNIZED FOR OFFICE OR PDR USE, GIVING NEW LIFE TO THIS DISTINCTIVE INDUSTRIAL BUILDING.





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