

# 582 6TH STREET

## FOR LEASE | RENOVATED FLEX/OFFICE BUILDING

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

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## PROPERTY SUMMARY

### ADDRESS

582 6th Street, San Francisco, CA 94103

### AVAILABLE SPACE

|                     |                              |
|---------------------|------------------------------|
| Second Floor        | +/- 1,200 Square Feet        |
| Ground Floor Office | +/- 6,800 Square Feet        |
| <b>TOTAL</b>        | <b>+/- 8,000 Square Feet</b> |

### RENTAL RATE

\$20,000 / Month, Industrial Gross

### AVAILABLE

November 1, 2026

## BUILDING ATTRIBUTES

- + 15' x 12' Drive-In Roll-Up Door
- + One (1) Large Conference Room
- + 3-Phase, 400 Amp Electrical Service
- + Two (2) Ground Floor ADA Restrooms
- + Two (2) 2<sup>nd</sup> Floor Restrooms
- + 2<sup>nd</sup> Floor Break Area & Kitchenette
- + +/- 1,500 Sq. Ft. of Shop Space
- + Close Proximity to I-280, 1-80, US-101, Muni, and Caltrain



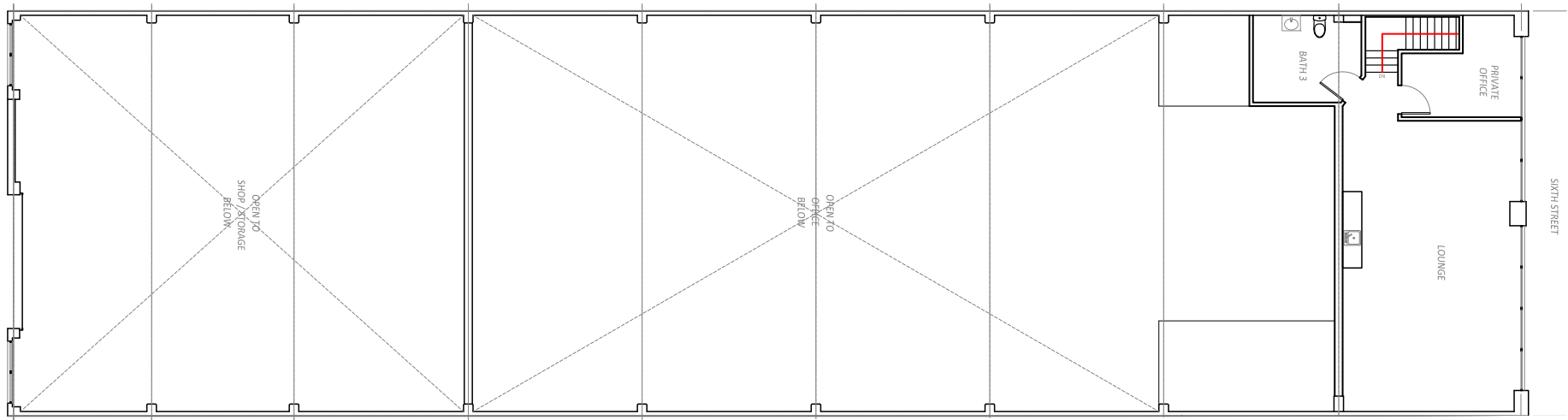




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## FLOOR PLANS

*Second Floor Office*  
+/- 1,200 Square Feet

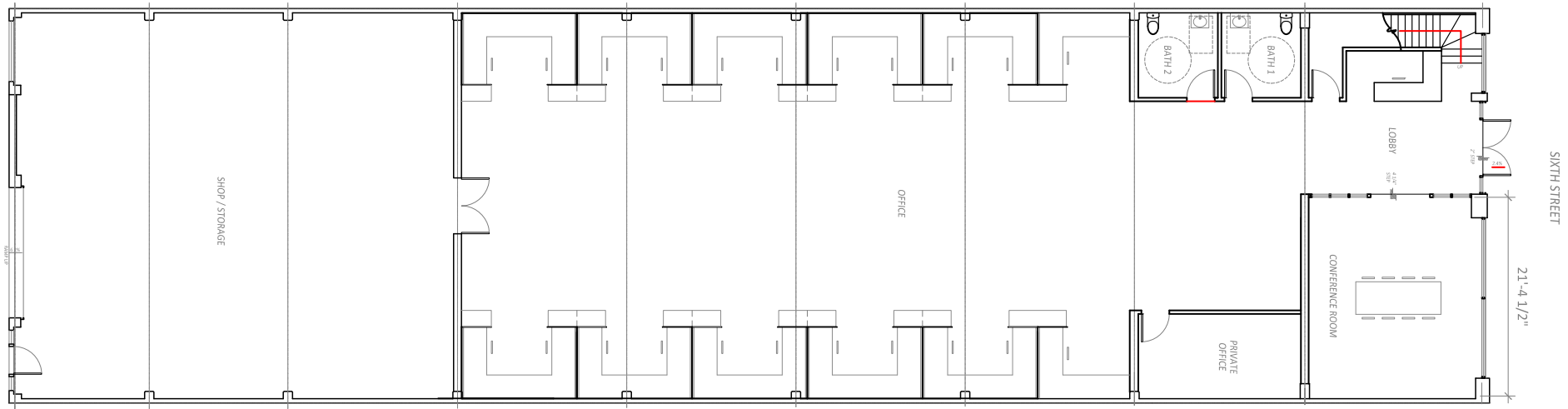


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## FLOOR PLANS

Ground Floor

+/- 6,800 Square Feet





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## LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities and to surrounding neighborhoods.



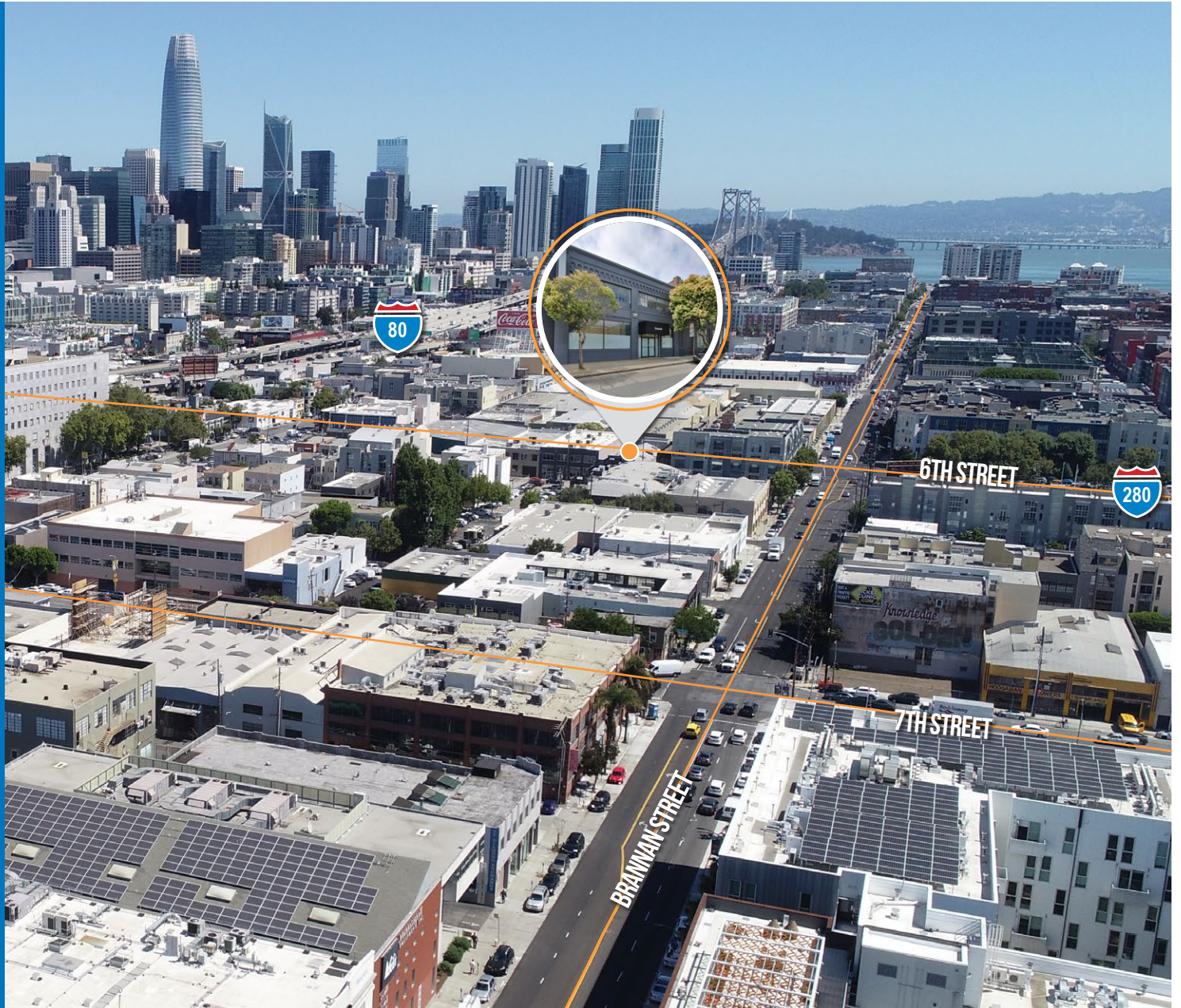
**10 MIN** to CalTrain Station  
**17 MIN** to Civic Center Bart



**07 MIN** to Market St.  
**10 MIN** to Financial District



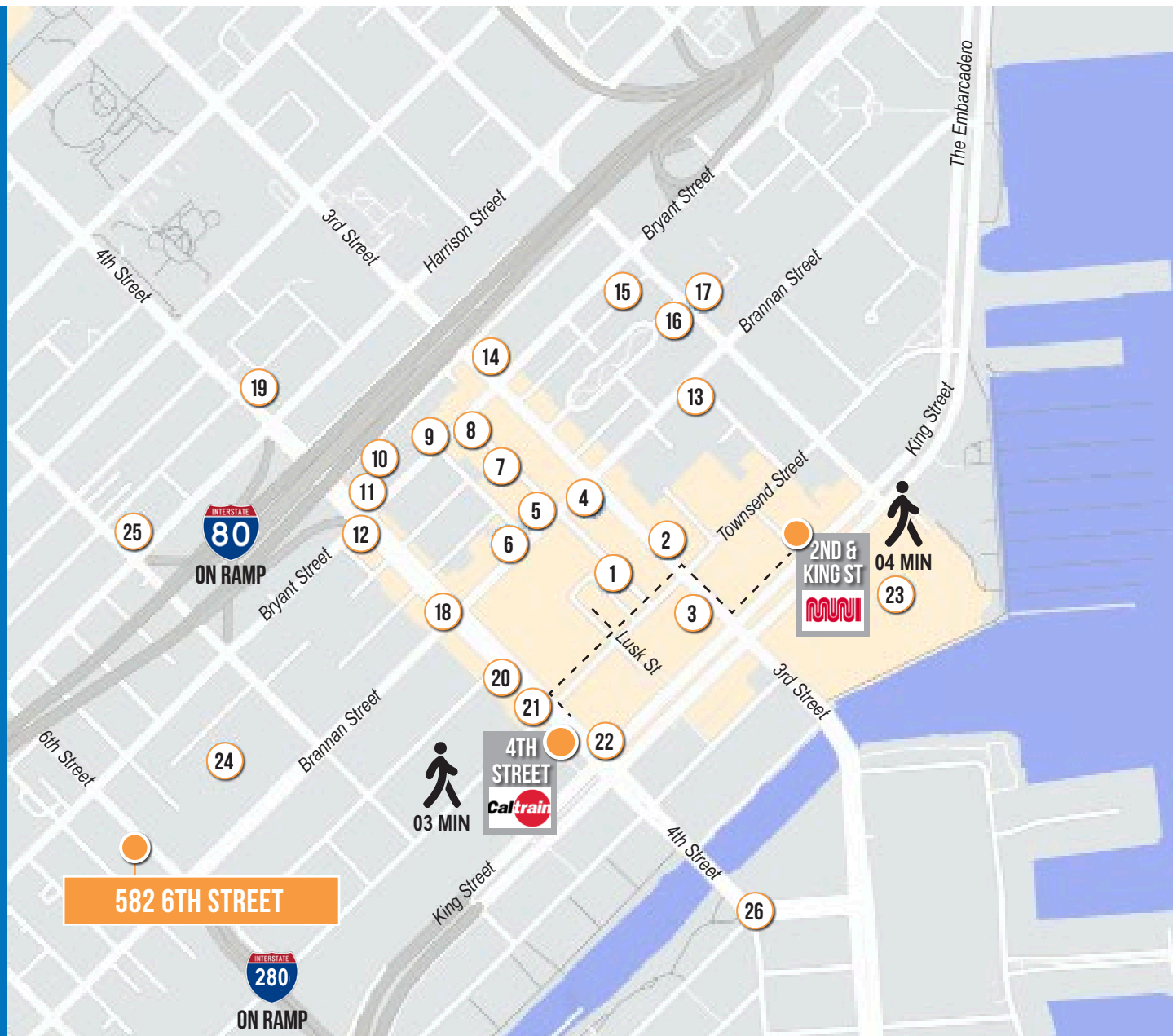
**01 MIN** to 280 On-Ramp  
**02 MIN** to 80 On-Ramp  
**06 MIN** to 101 On-Ramp



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## NEARBY AMENITIES

- 1.....Little Skillet
- 2.....Alchemist Bar & Lounge
- 3.....Lucky Strike San Francisco
- 4.....Local Tap
- 5.....Brickhouse
- 6.....Alexander's Steakhouse
- 7.....Steep
- 8.....Lava Restaurant & Lounge
- 9.....Black Hammer Brewing
- 10.....Goat Hill Pizza
- 11.....Shell Gas Station
- 12.....The Hotel Utah Saloon
- 13.....ROOH SF
- 14.....Garaje
- 15.....Blue Bottle Coffee
- 16.....Grilled Cheese Kitchen
- 17.....21st Amendment
- 18.....Marlowe
- 19.....Whole Foods Market
- 20.....The UPS Store
- 21.....Walgreens
- 22.....Safeway
- 23.....Oracle Park
- 24.....San Francisco Flower Mart
- 25.....All Star Donuts
- 26.....Gus's Community Market



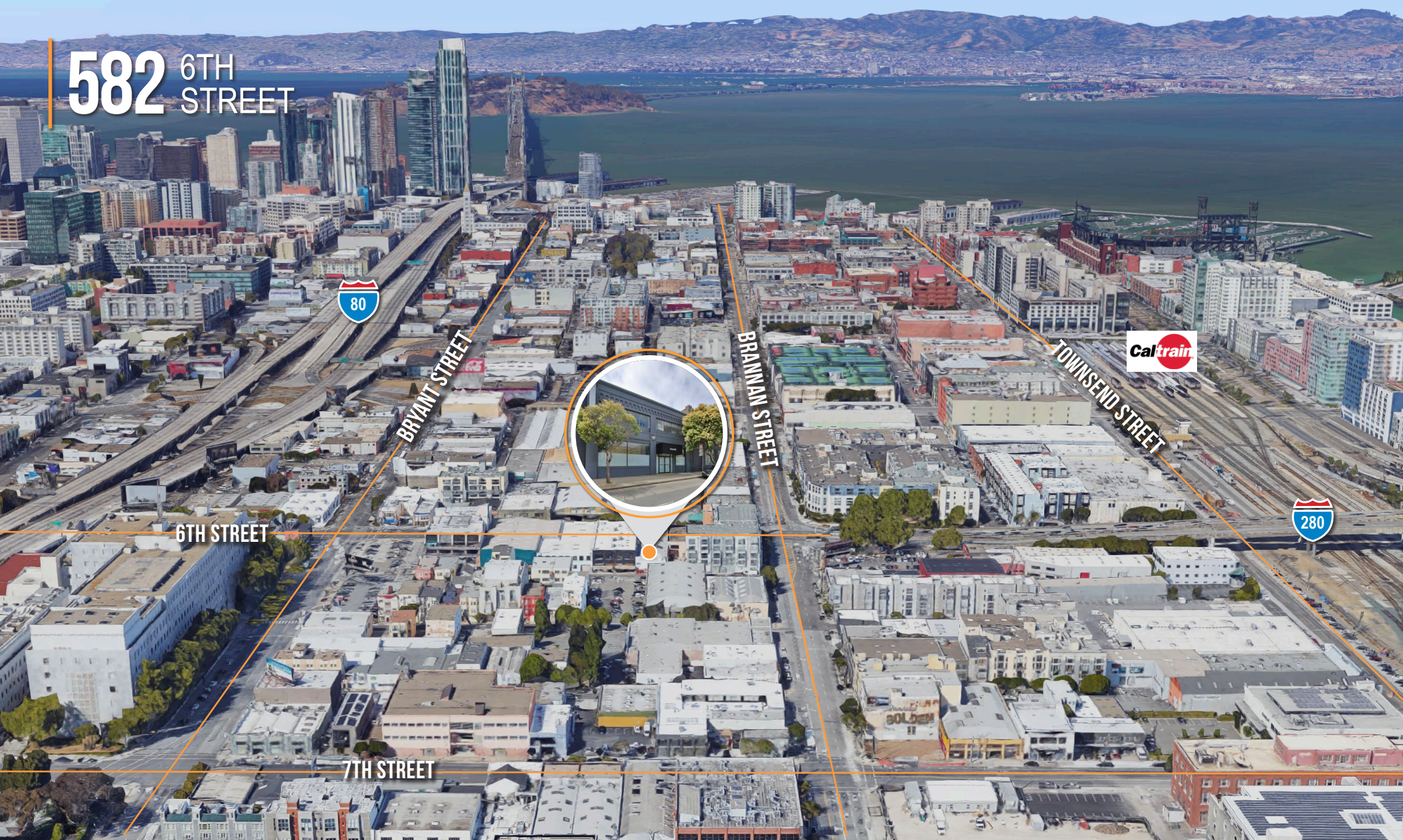


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