

1435 FOLSOM STREET

FOR LEASE | MOVE-IN READY RENOVATED STANDALONE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

1435 Folsom Street, San Francisco, CA 94103

AVAILABLE SPACE

Mezzanine +/- 4,448 Square Feet

Ground Floor +/- 7,020 Square Feet

TOTAL +/- 11,468 Square Feet

RENTAL RATE

\$48 / Square Foot / Year, Industrial Gross

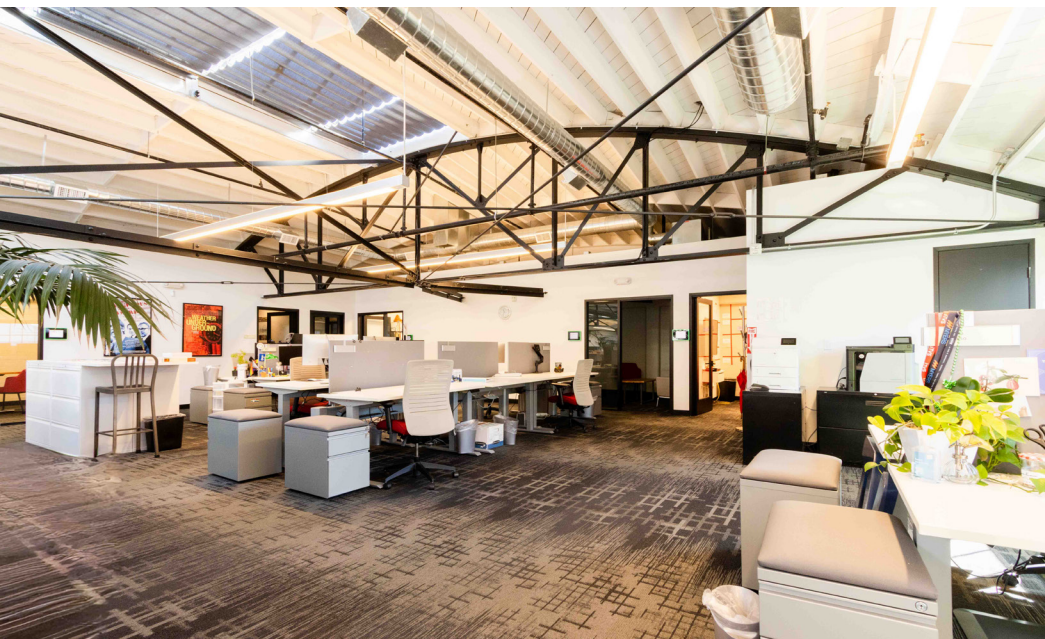
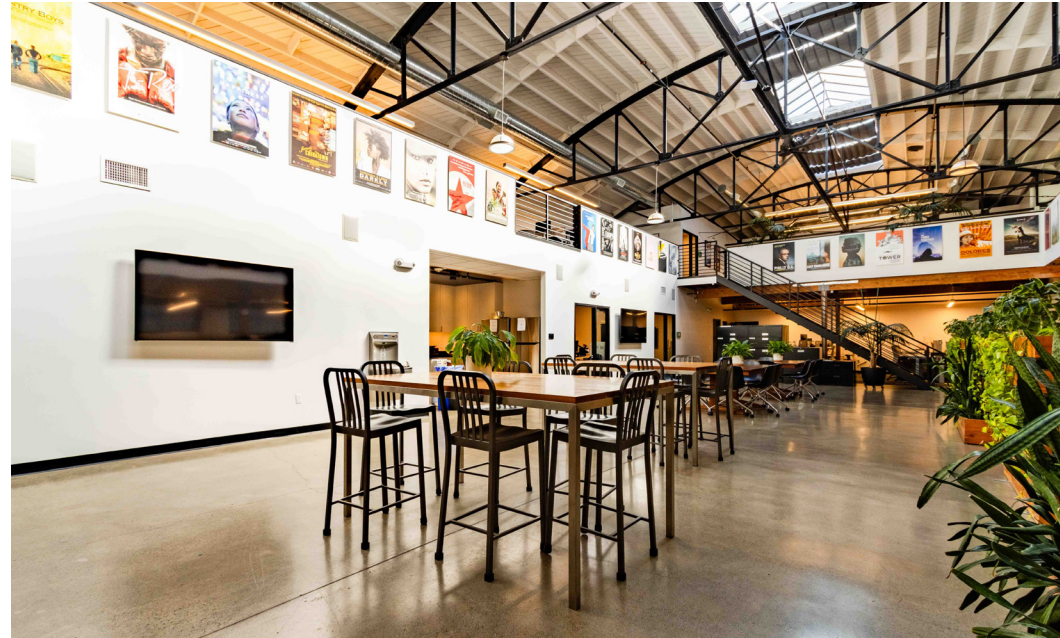
AVAILABLE

Immediately

BUILDING ATTRIBUTES

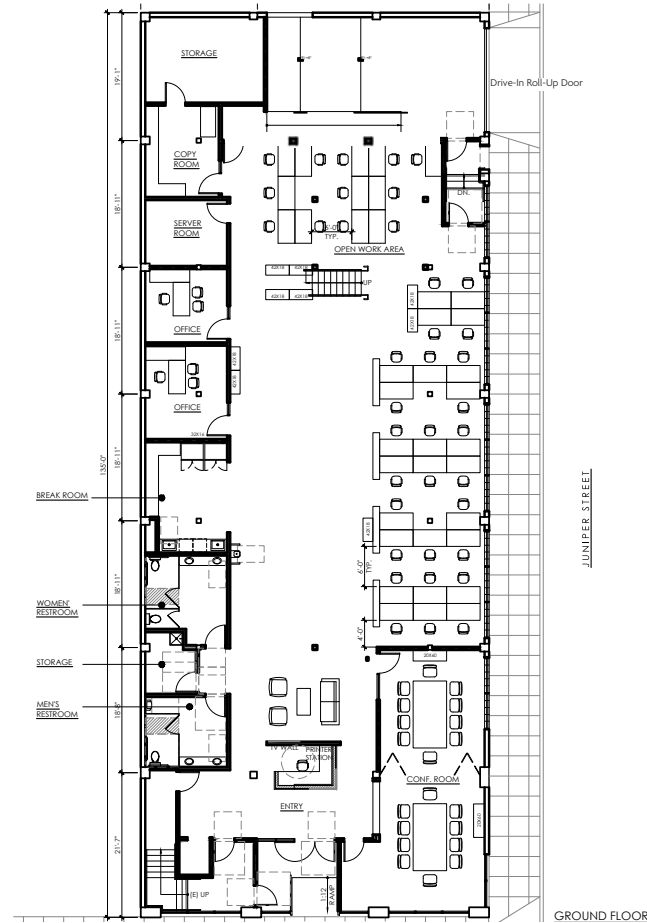
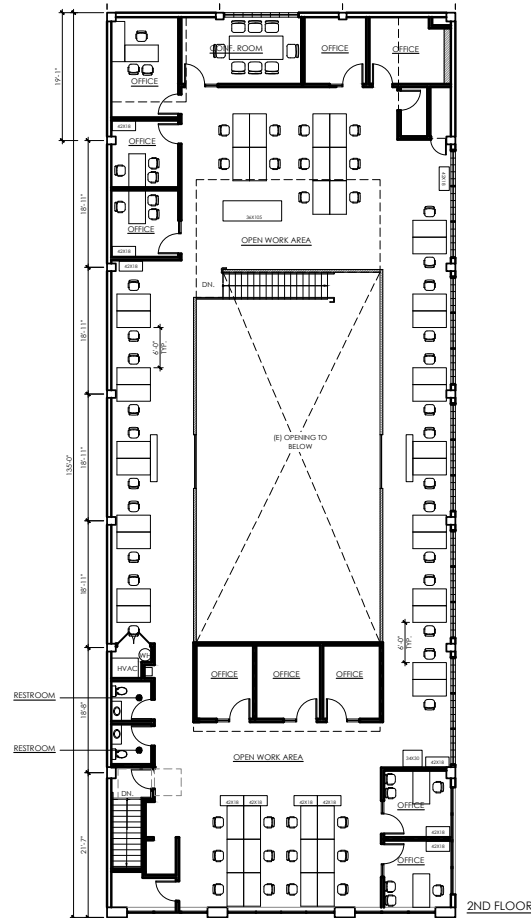
- + Fully Renovated and Move-In Ready Flex / Office Space
- + Thirteen (13) Offices / Meeting Rooms
- + Two (2) Large Conference Rooms
- + Skylights Throughout
- + ADA Passenger Elevator
- + One (1) Drive-In Roll-Up Door
- + Full HVAC Throughout
- + Ideal South of Market Location, Immediately Adjacent to the 101 Hwy and Walking Distance to Civic Center BART Station





FLOOR PLAN

Ground Level & Mezzanine
+/- 11,468 Square Feet



FOLSOM STREET

LOCATION OVERVIEW

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



01 MIN to Folsom & 11th Muni
10 MIN to Van Ness Station
15 MIN to Civic Center Bart



08 MIN to Hayes Valley
10 MIN to Union Square
14 MIN to Financial District



02 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp
06 MIN to 280 On-Ramp



NEARBY AMENITIES

- 1 Manora's Thai Cuisine
- 2 The Willows
- 3 BASIL CANTEN
- 4 Eat Sushi Restaurant
- 5 Ted's Market
- 6 1601 Bar & Kitchen
- 7 Costco Wholesale
- 8 Peet's Coffee
- 9 Azúcar Lounge
- 10 Cumaica: Artesanos del Cafe
- 11 Driftwood
- 12 Rintaro
- 13 Baklavastory
- 14 Little Griddle @ Dough
- 15 Basil Thai Restaurant & Bar
- 16 HK Lounge Bistro
- 17 Sextant Coffee Roasters
- 18 Monarch Gardens
- 19 Best Buy
- 20 Trader Joe's
- 21 Pink Onion
- 22 Los Yaquis





1435 FOLSOM STREET



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