

33 FALMOUTH STREET

FOR LEASE | HIGH END STAND ALONE CREATIVE OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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33 FALMOUTH STREET

PROPERTY SUMMARY

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

Ground Floor +/- 4,014 Square Feet

TOTAL +/- 6,014 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$26,000 / Square Foot / Month, Industrial Gross

AVAILABLE

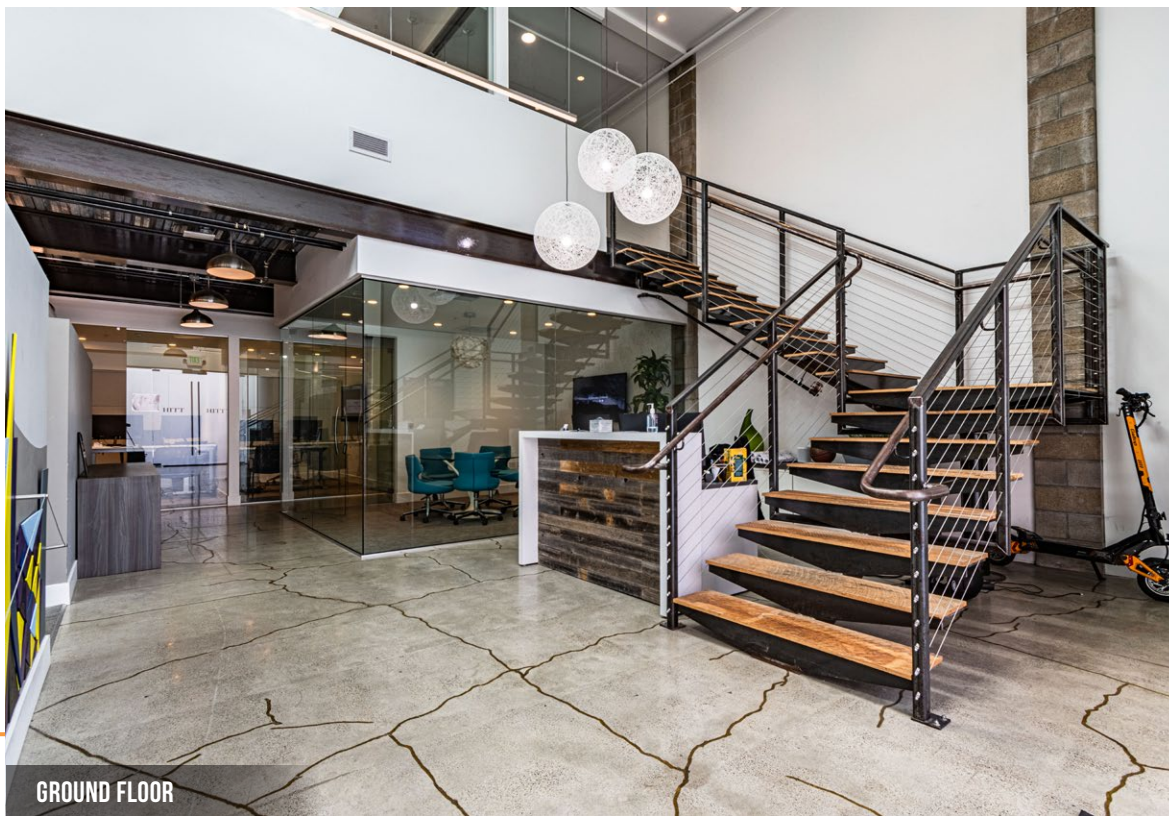
Immediately

BUILDING ATTRIBUTES

- + High End Fully Renovated Creative Office Building
- + Restrooms and Kitchenette on Each Floor
- + Full HVAC Throughout
- + Great Natural Light - Skylights Throughout
- + Ground Floor Drive-In Loading Access Door
- + Mix of Private Offices/Meeting Rooms and Open Space



SECOND FLOOR



GROUND FLOOR

33 FALMOUTH STREET

PROPERTY SUMMARY | SECOND FLOOR

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$26,000 / Square Foot / Month, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Fully Renovated Office Space
- + Mix of Open Plan & Meeting Rooms
- + Seven (7) Meeting Rooms
- + Full Kitchen/Break Area
- + One (1) Phone Booth
- + ADA Restroom





SECOND FLOOR



33 FALMOUTH STREET

PROPERTY SUMMARY | GROUND FLOOR

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor +/- 4,014 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$26,000 / Square Foot / Month, Industrial Gross

AVAILABLE

Immediately

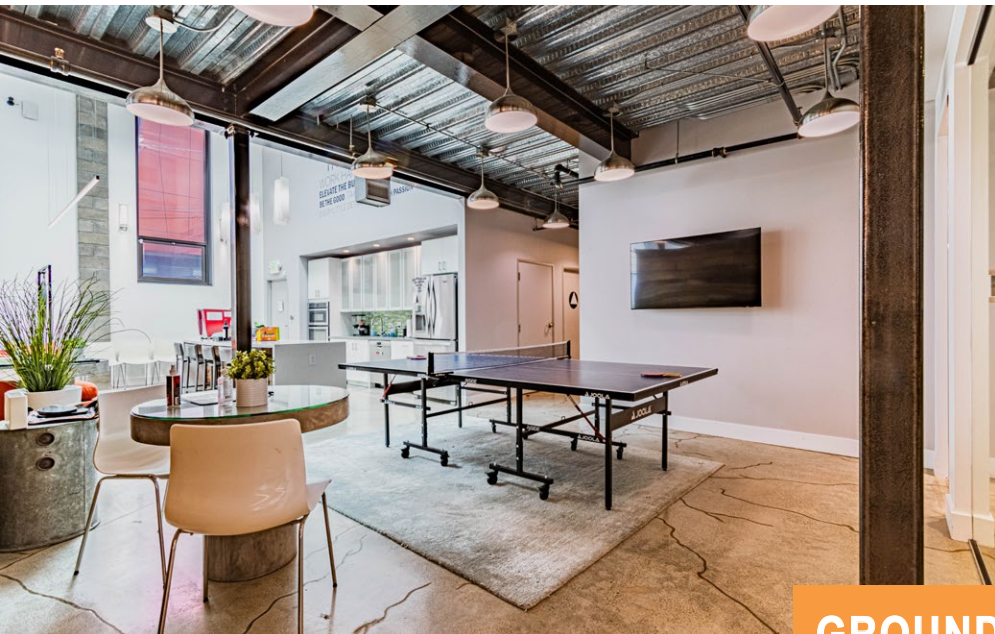


BUILDING ATTRIBUTES

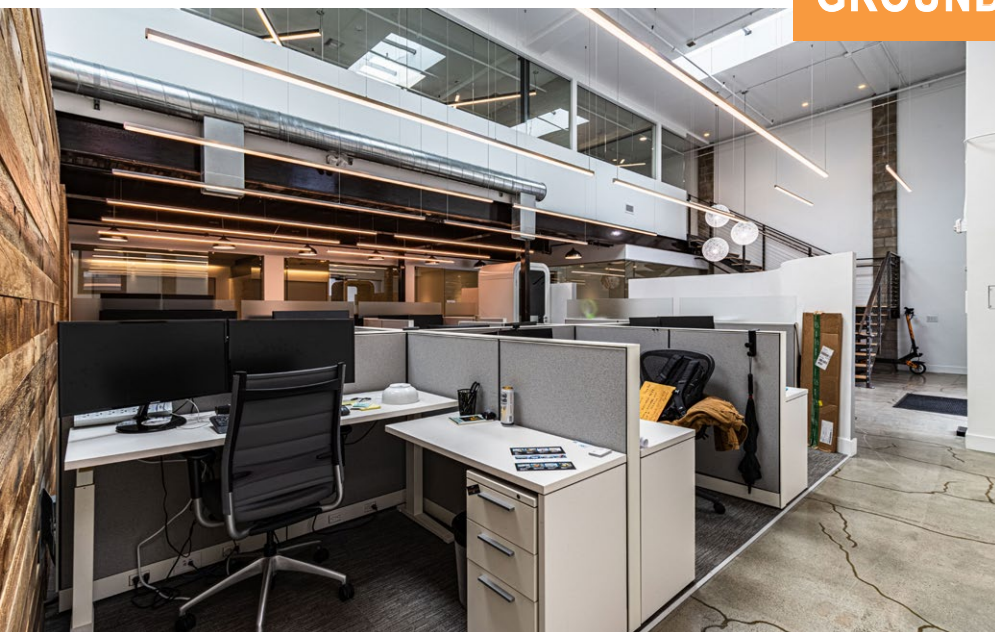
- + Fully Renovated Office Space
- + Mix of Open Plan & Meeting Rooms
- + One (1) Conference Room
- + Six (6) Meeting Rooms
- + Full Kitchen
- + One (1) Phone Booth
- + Two (2) ADA Restrooms



33 FALMOUTH STREET



GROUND FLOOR

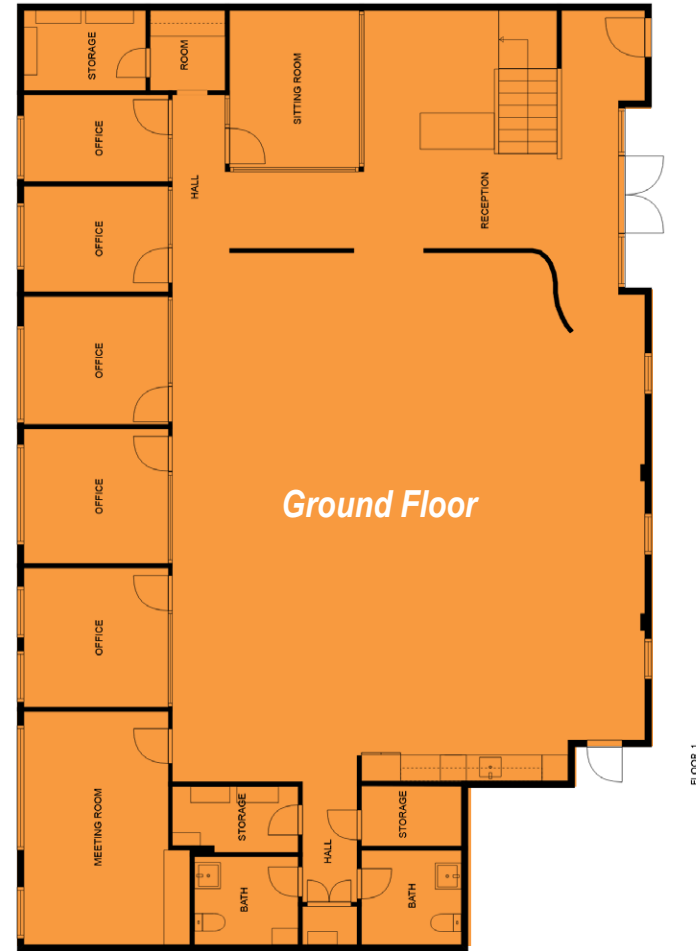
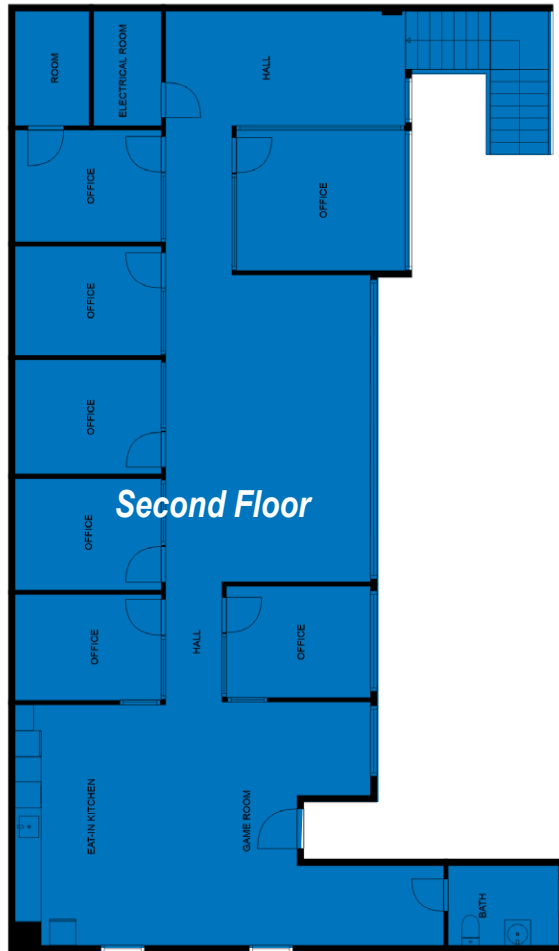


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Floor Plans

Second & Ground Floor

+/- 6,014 Square Feet



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LOCATION OVERVIEW

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



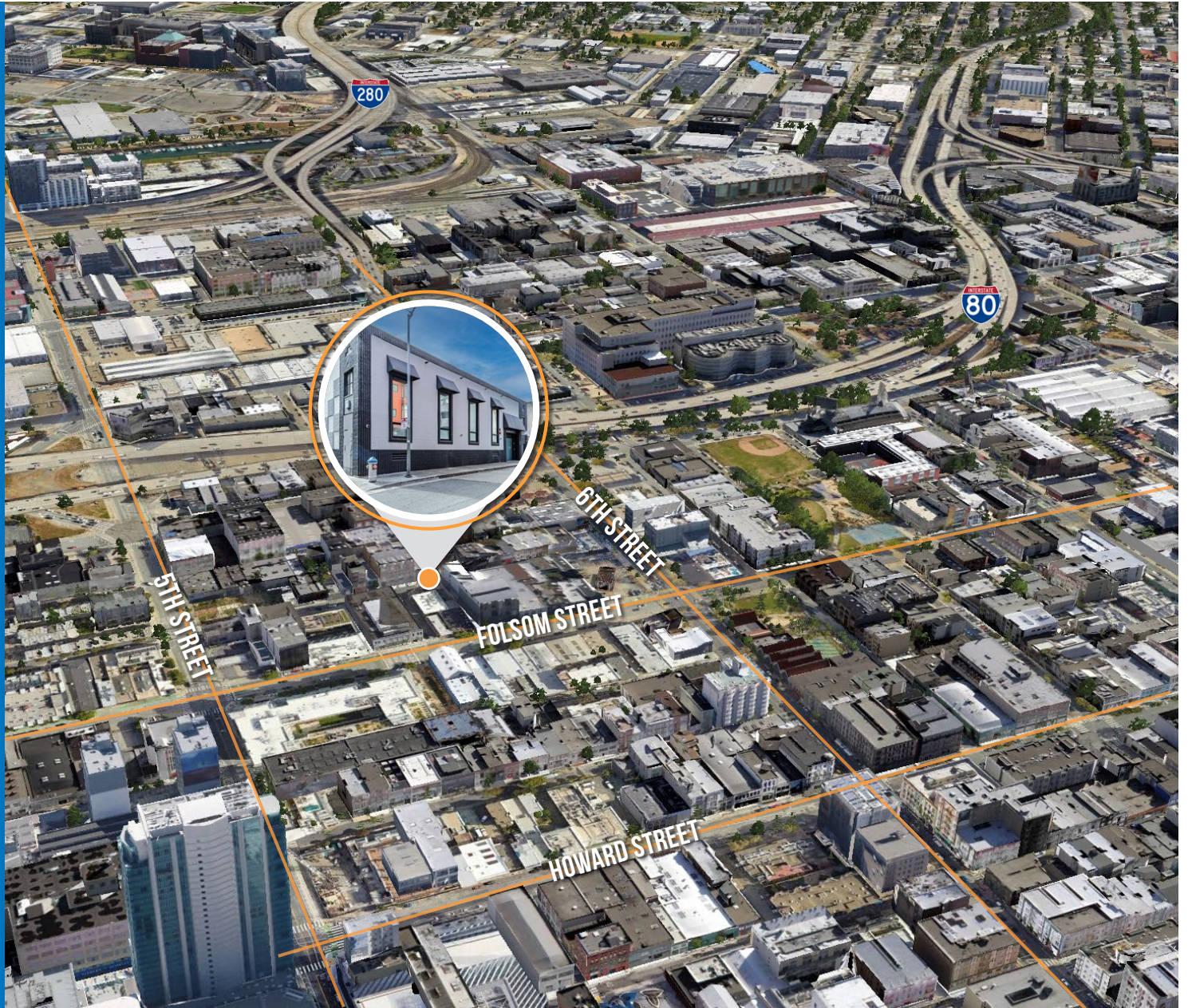
06 MIN to Folsom & 6th Muni
10 MIN to Powell St Bart
10 MIN to 4th St CalTrain



05 MIN to Union Square
08 MIN to Financial District
10 MIN to Mission District



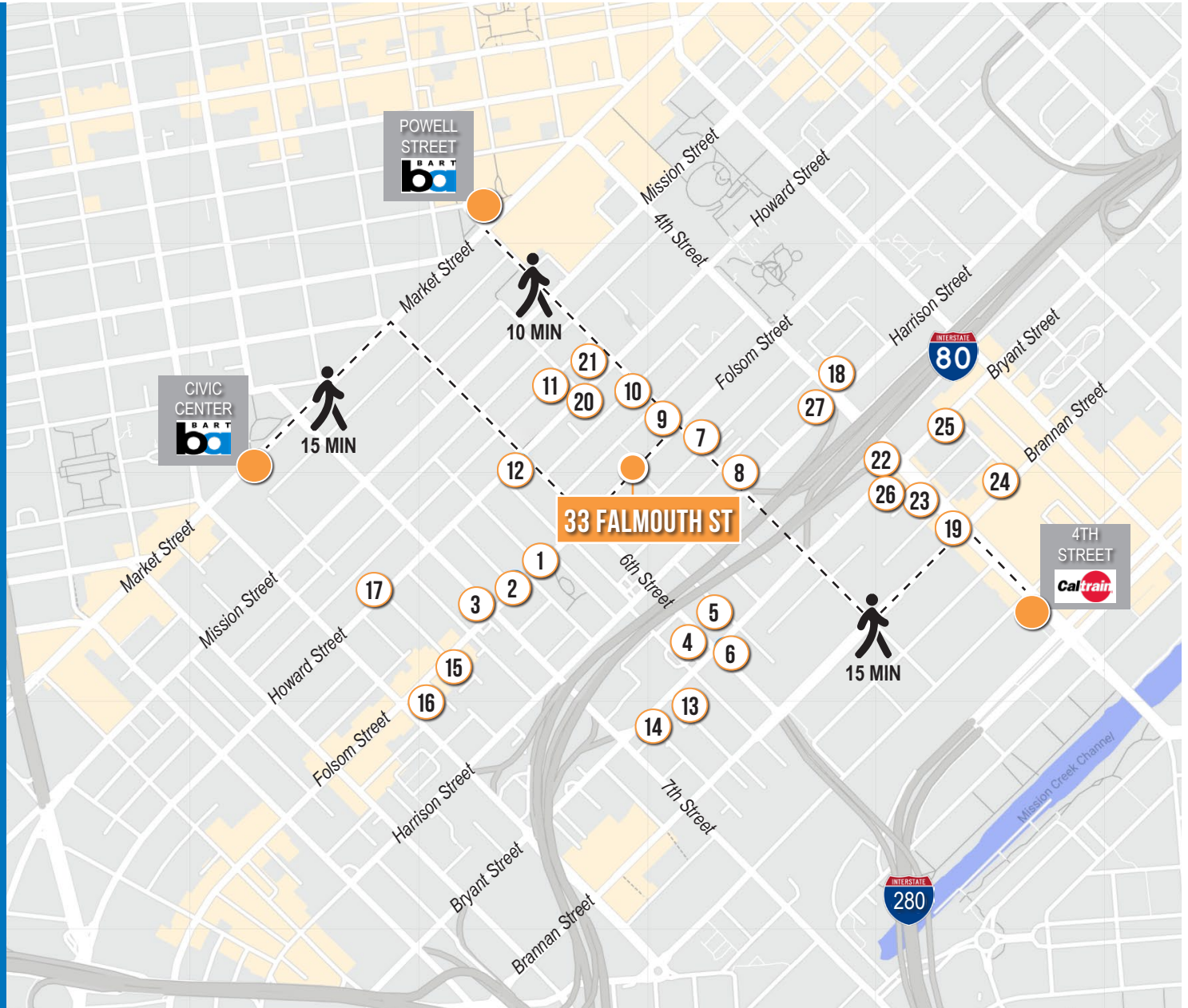
03 MIN to 80 On-Ramp
03 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



33 FALMOUTH STREET

NEARBY AMENITIES

- 1.....Deli Board
- 2.....Extreme Pizza
- 3.....Sightglass Coffee
- 4.....Social Cafe
- 5.....AyDea
- 6.....Papaya Island
- 7.....Mathilde French Bistro
- 8.....All Star Donuts
- 9.....Dragon Horse
- 10.....Mr. East Kitchen
- 11.....Tempest Bar & Box Kitchen
- 12.....Bini's Kitchen
- 13.....Kiss My Seoul
- 14.....Dinosaur Sandwiches
- 15.....Basil Thai
- 16.....San Francisco Pole and Dance
- 17.....Enterprise Brewing Co.
- 18.....Whole Foods Market
- 19.....Marlowe
- 20.....Tin
- 21.....The Chieftain Irish Pub
- 22.....Thriller Social Club
- 23.....Taksim
- 24.....Alexander's Steakhouse
- 25.....Black Hammer Brewing Company
- 26.....Que Viet
- 27.....Delah Coffee



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MARLOWE



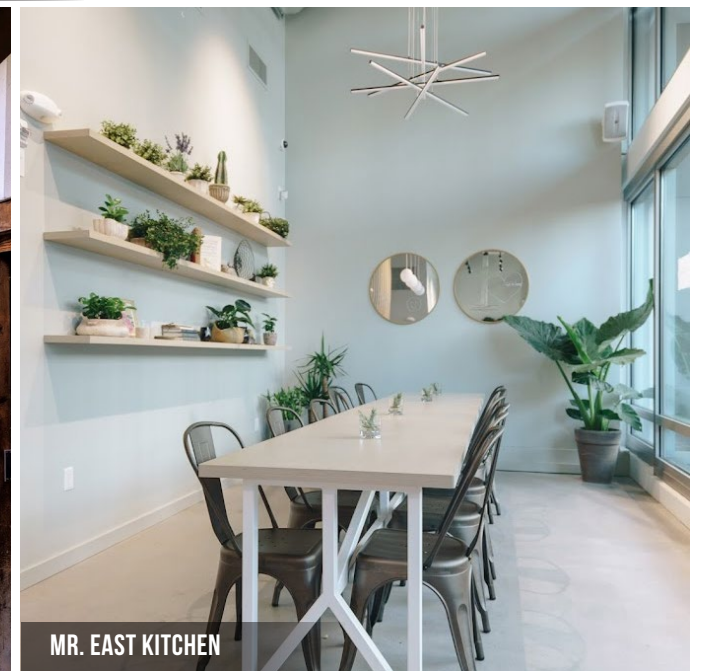
ALEXANDER'S STEAKHOUSE



LITTLE SKILLET



MATHILDE FRENCH BISTRO



MR. EAST KITCHEN

33 FALMOUTH STREET



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