

# 868 FOLSOM STREET

FOR LEASE | PLUG & PLAY STAND ALONE OFFICE BUILDING

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



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### PROPERTY SUMMARY

#### ADDRESS

868 Folsom Street, San Francisco, CA 94107

#### AVAILABLE SPACE

+/- 15,838 Square Feet

#### RENTAL RATE

\$42 / Year, Industrial Gross

#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

- + Move-In Ready & Fully Furnished
- + Commercial-Grade w/ Full Kitchen & Stainless Steel Appliances
- + Break Room w/ Fireplace & Kitchenette in Front
- + Full Building & Single Tenant Identity
- + ADA Restrooms
- + Fifteen (15) Private Offices & Three (3) Conference Rooms
- + Flexible Mezzanine Level for Additional Collaboration Space
- + Close Proximity to I-80, I-280, US 101, and Montgomery BART/MUNI







### FLOOR PLAN

+/- 15,838 Square Feet





### LOCATION OVERVIEW

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



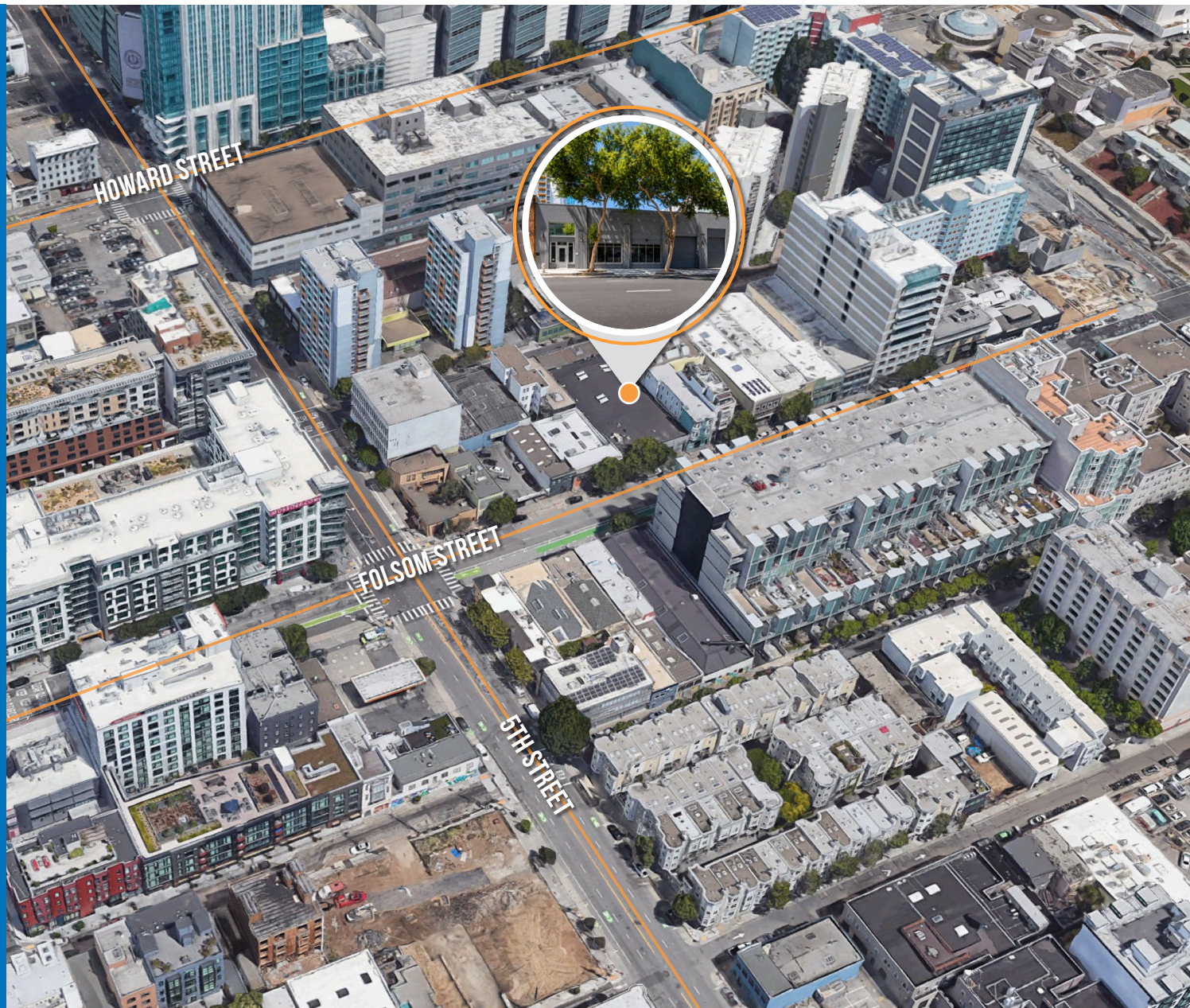
**01 MIN** to Folsom St MUNI  
**11 MIN** to Powell St BART  
**16 MIN** to Union Square



**08 MIN** to Mission Bay  
**09 MIN** to Potrero Hill  
**12 MIN** to Financial District



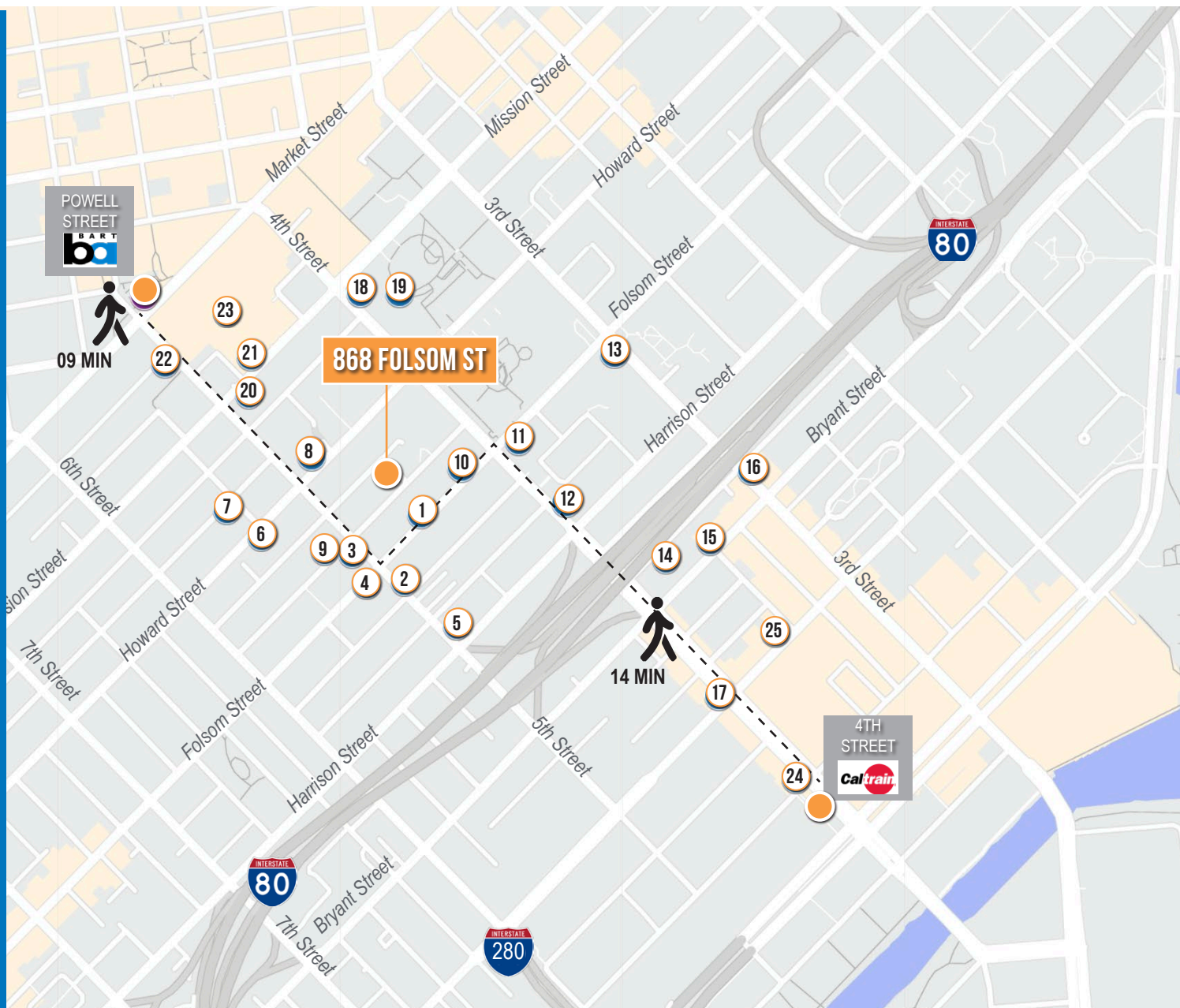
**02 MIN** to 80 On-Ramp  
**04 MIN** to 280 On-Ramp  
**06 MIN** to 101 On-Ramp



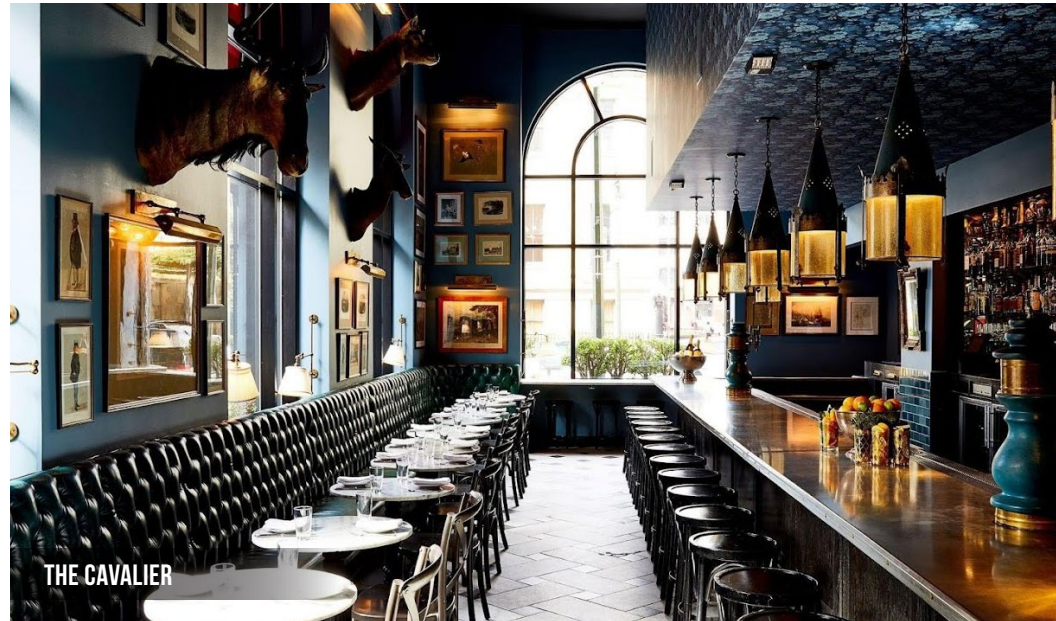


### NEARBY AMENITIES

- 1 Buena Vida Cantina
- 2 Mathilde French Bistro
- 3 Mr. East Kitchen
- 4 Dragon Horse
- 5 All Star Doughnuts
- 6 Tin
- 7 Box Kitchen
- 8 Bar 888
- 9 OpenLight Films
- 10 Aphotic
- 11 Subway
- 12 Whole Foods Market
- 13 Chaat Corner
- 14 The Hotel Utah Saloon
- 15 Black Hammer Brewing
- 16 Garaje
- 17 Marlowe
- 18 Target
- 19 Metreon
- 20 The Cavalier
- 21 Executive Order Lounge
- 22 Mo'z Cafe
- 23 SF Centre
- 24 Walgreens
- 25 Alexander's Steakhouse









**868** FOLSOM  
STREET



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