

99 GREEN STREET

FOR LEASE | CREATIVE NORTH WATERFRONT OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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99 GREEN STREET

PROPERTY SUMMARY

ADDRESS

99 Green Street, San Francisco, CA 94111

AVAILABLE SPACE

Second Floor +/- 6,300 Square Feet

Ground Floor +/- 6,300 Square Feet

TOTAL +/- 12,600 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$38.00 / Square Foot / Year, Industrial Gross

AVAILABLE

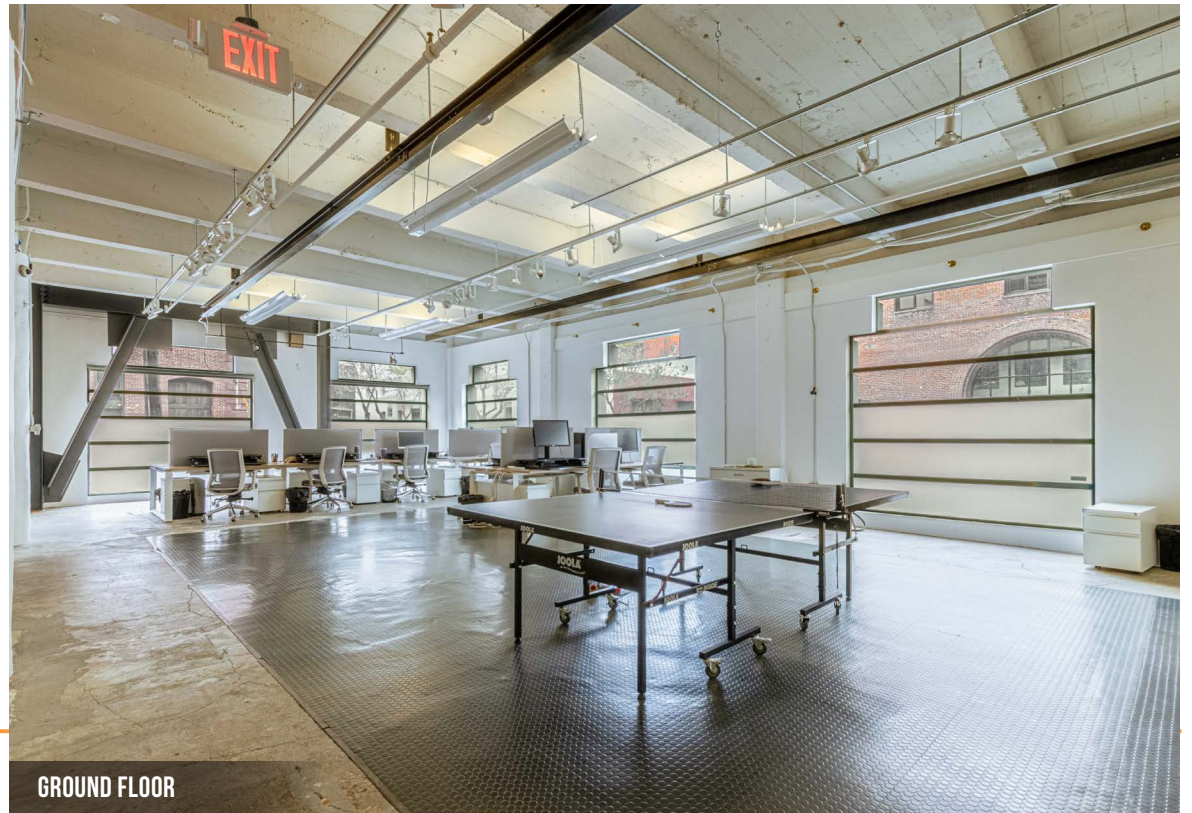
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BUILDING ATTRIBUTES

- + Full Floor Creative Office Space Opportunities
- + Two (2) Multi-Stall Restrooms and Kitchenette / Break Area Per Floor
- + Exposed Concrete Ceilings & Floors
- + North & West Facing Window Lines
- + Full HVAC Throughout
- + ADA Passenger Elevator
- + Multiple Glass Meeting Rooms Per Floor
- + Located In Idyllic North Waterfront Neighborhood



SECOND FLOOR



GROUND FLOOR

99 GREEN STREET

PROPERTY SUMMARY \ \ SECOND FLOOR

ADDRESS

99 Green Street, San Francisco, CA 94111

AVAILABLE SPACE

Second Floor +/- 6,300 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$38.00 / Square Foot / Year, Industrial Gross

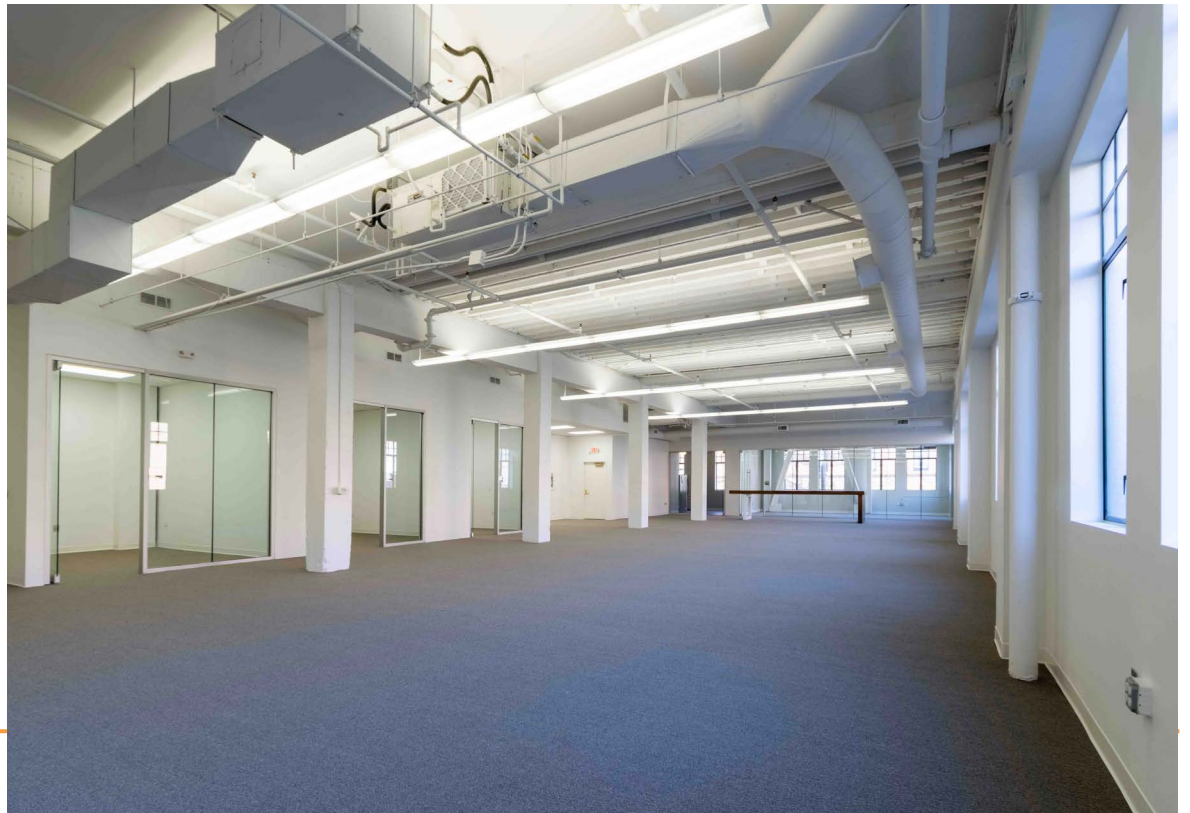
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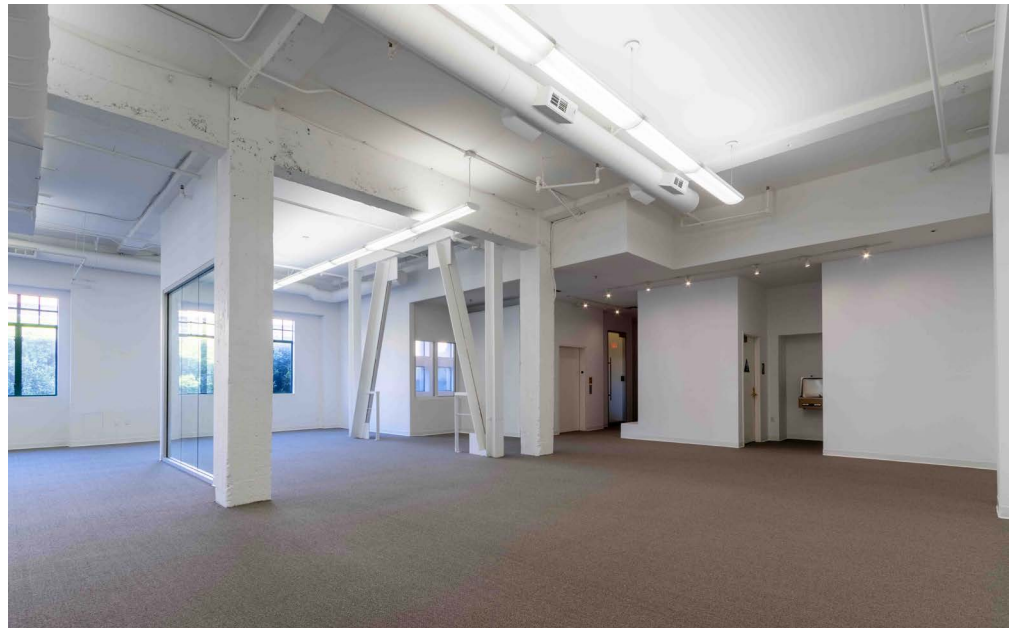
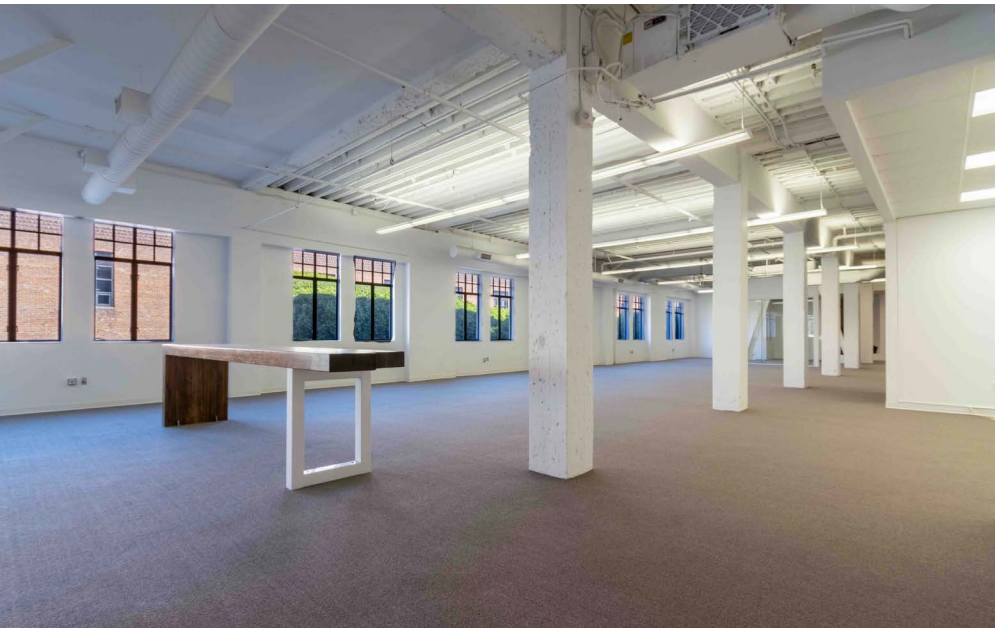
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BUILDING ATTRIBUTES

- + Full Floor Creative Office Opportunity
- + Exposed Concrete Ceiling & Floor
- + North & West Facing Window Lines
- + Direct Floor Access via Passenger Elevator
- + Full HVAC Throughout
- + Four (4) Meeting Rooms / Offices
- + One (1) Board Room / Conference Room
- + Windowline Kitchenette / Breakroom
- + Two (2) Multi-Stall Restrooms

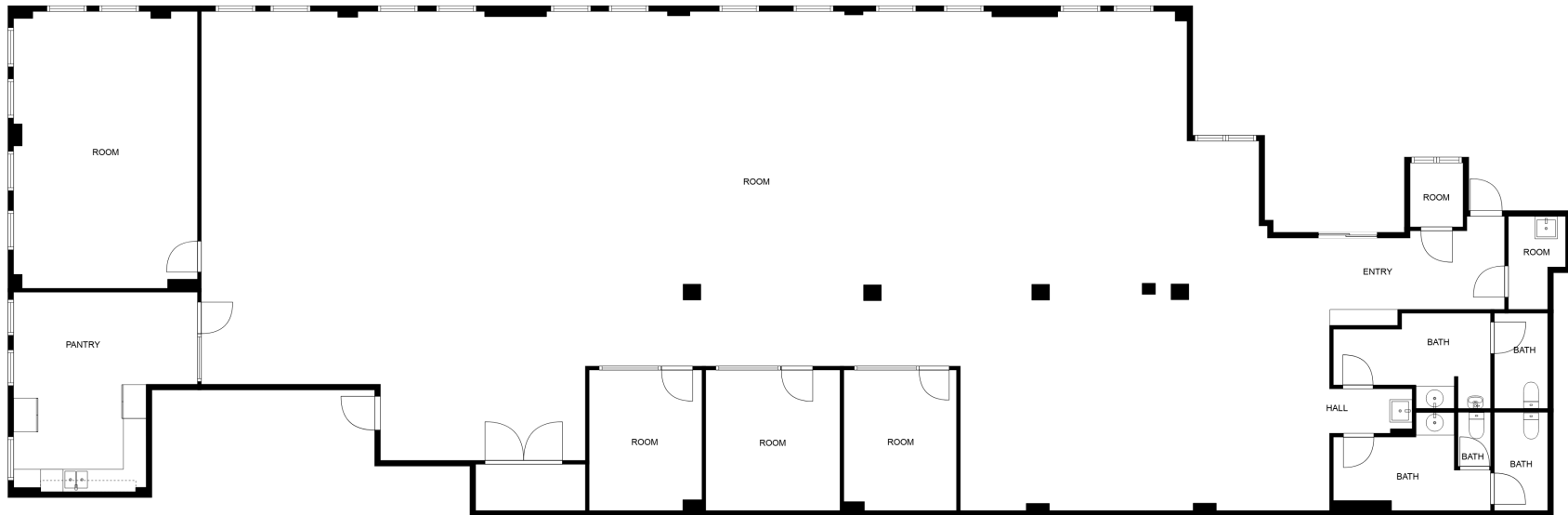




Floor Plans

Second Level

+/- 6,300 Square Feet



99 GREEN STREET

PROPERTY SUMMARY \ \ GROUND FLOOR

ADDRESS

99 Green Street, San Francisco, CA 94111

AVAILABLE SPACE

Ground Floor +/- 6,300 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$38.00 / Square Foot / Year, Industrial Gross

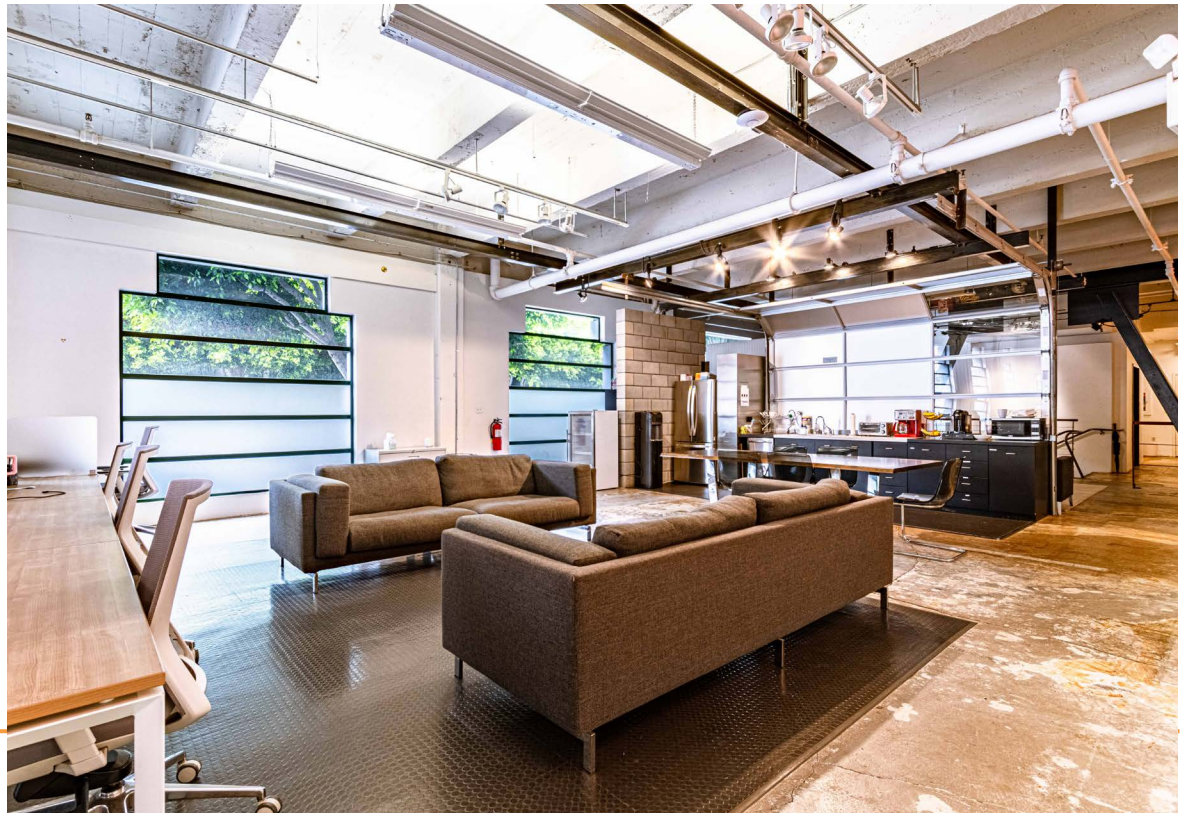
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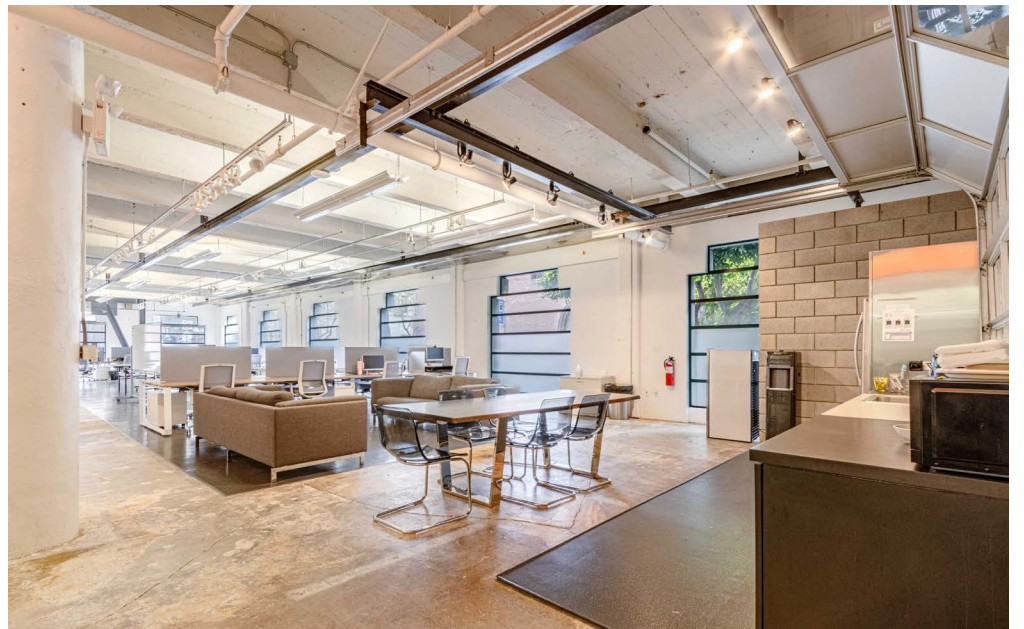
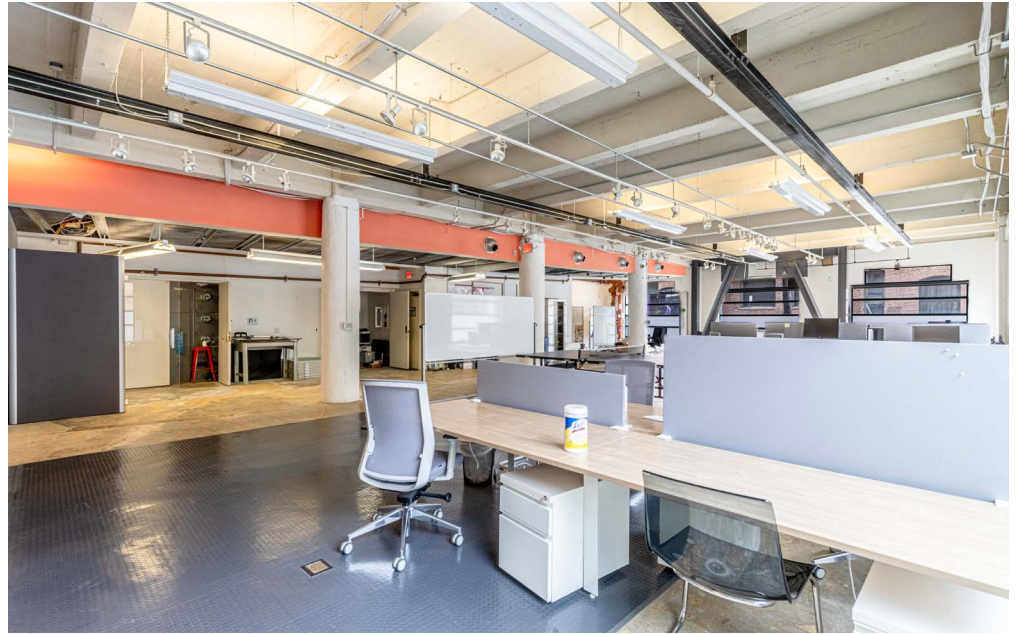
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BUILDING ATTRIBUTES

- + Full Floor Creative Office Opportunity
- + Exposed Concrete Ceiling & Floor
- + North & West Facing Window Lines
- + Direct Floor Access via Passenger Elevator
- + Full HVAC Throughout
- + Two (2) Meeting Rooms / Offices
- + One (1) Board Room / Conference Room
- + Kitchenette / Breakroom
- + Two (2) Multi-Stall Restrooms

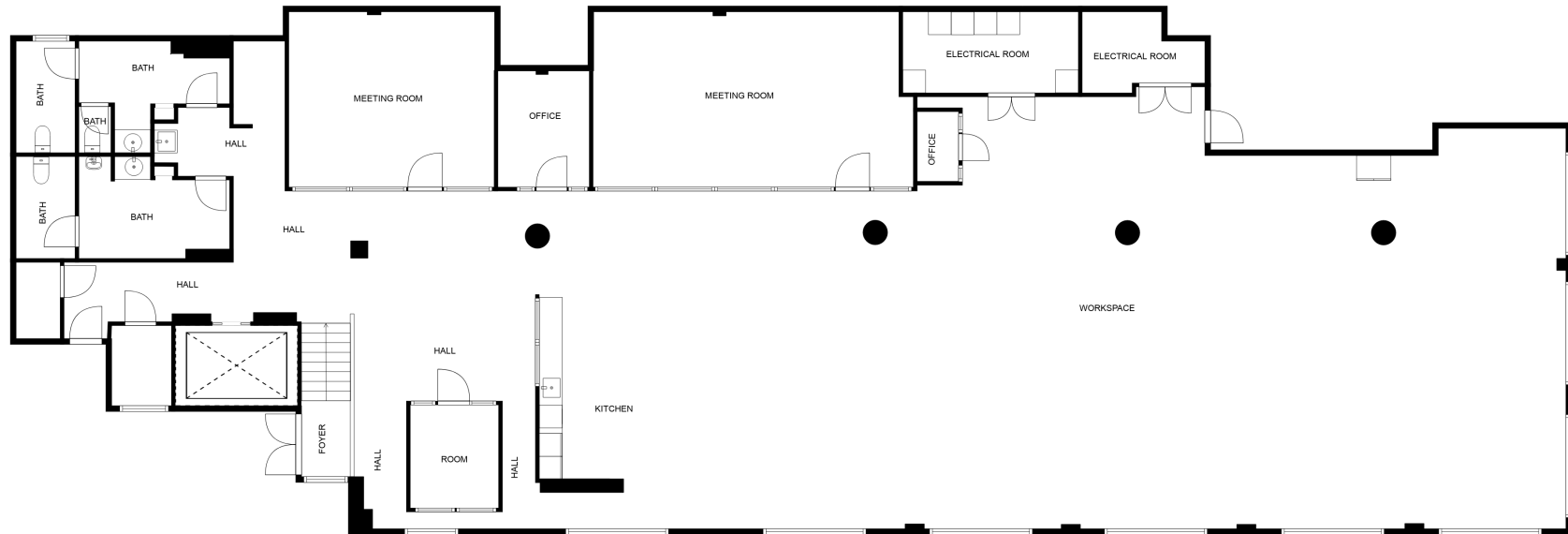




Floor Plans

Ground Level

+/- 6,300 Square Feet



LOCATION OVERVIEW

Desirable Northern Waterfront location, walkable to nearby amenities and to surrounding neighborhoods.



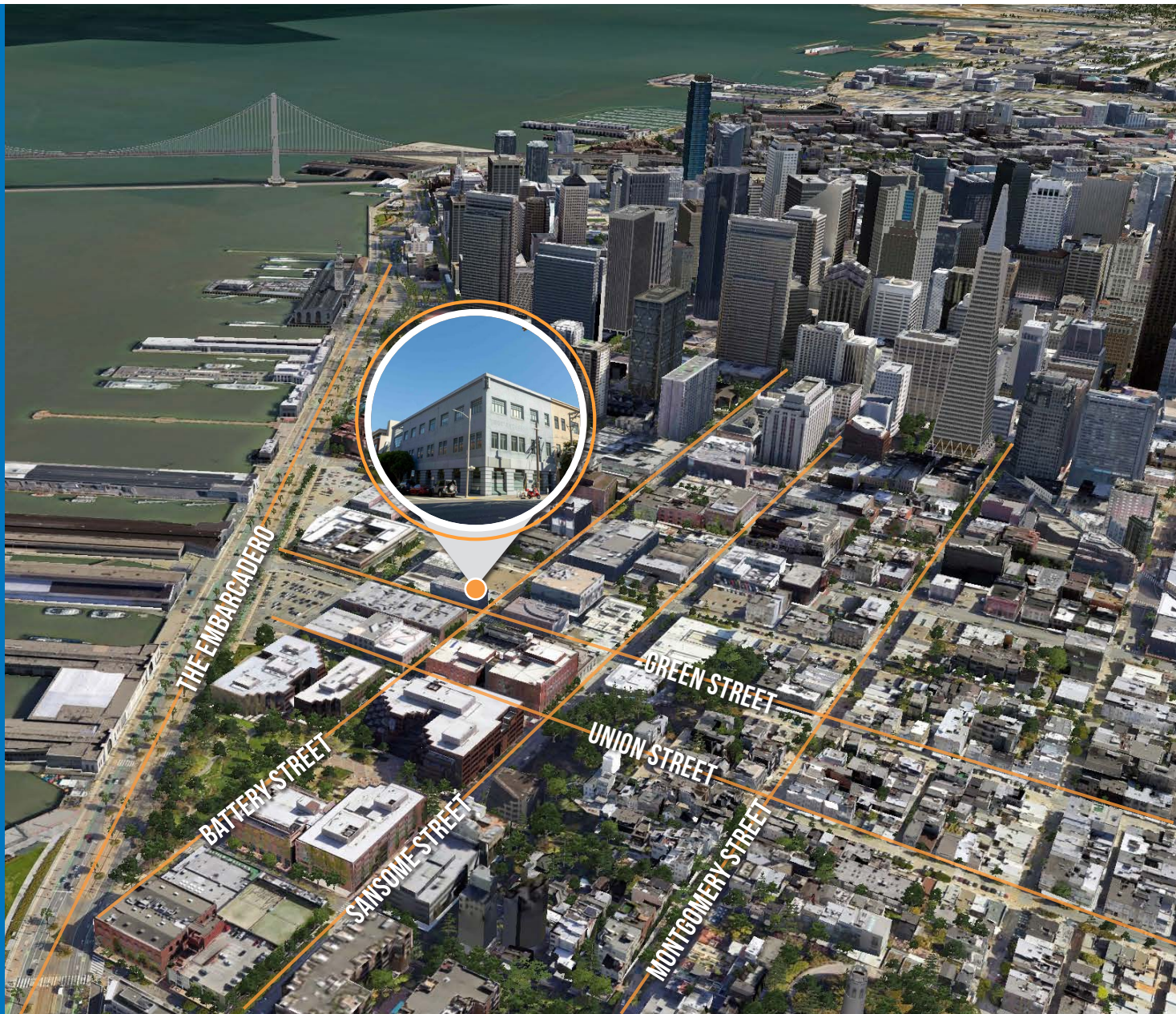
02 MIN to Green St MUNI
13 MIN to Ferry Building
16 MIN to Embarcadero BART



03 MIN to Embarcadero
05 MIN to Financial District
10 MIN to Union Square

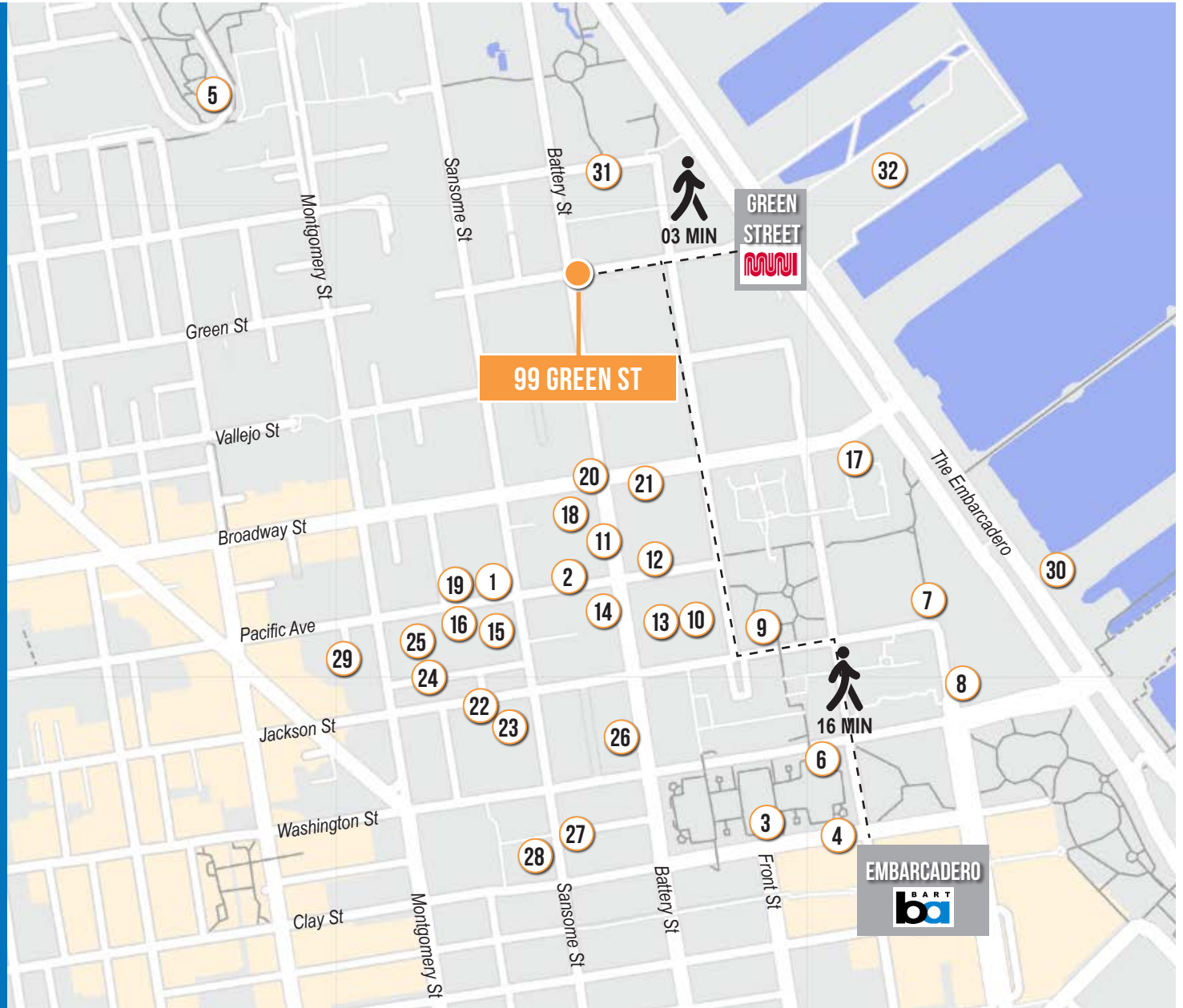


05 MIN to 80 On-Ramp
13 MIN to 280 On-Ramp
18 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1.....Quince
- 2.....Jackson Place Cafe
- 3.....Schroeder's
- 4.....Chipotle Mexican Grill
- 5.....Coit Tower
- 6.....Kirimachi Ramen
- 7.....Stone Korean Kitchen
- 8.....Philz Coffee
- 9.....Safeway
- 10.....Kokkari Estiatorio
- 11.....The Battery
- 12.....The Old Ship Saloon
- 13.....The Gateway Theatre
- 14.....Noodle Time
- 15.....Bix
- 16.....The Cigar Bar & Grill
- 17.....The Waterfront
- 18.....Gambino's New York Subs
- 19.....Cotogna
- 20.....Subway
- 21.....Minted Headquarters
- 22.....Barbarossa Lounge
- 23.....KUSAKABE
- 24.....Sai's Vietnamese Restaurant
- 25.....Kells Irish Restaurant & Pub
- 26.....San Francisco Wine Society
- 27.....The Barrel Room
- 28.....Wayfare Tavern
- 29.....House of Nanking
- 30.....Ferry Building
- 31.....Fog City
- 32.....Exploratorium





KUSAKABE



JACKSON PLACE CAFE



QUINCE



THE BATTERY



KOKKARI ESTIATORIO



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