

1258 MINNESOTA STREET

FOR LEASE | RENOVATED FLEX UNIT W/15 CAR DEDICATED PARKING

TCP
TOUCHSTONE
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CITIVISION
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PROPERTY SUMMARY

ADDRESS

1258 Minnesota Street, San Francisco, CA 94107

AVAILABLE SPACE

TOTAL +/- 9,196 Square Feet

RENTAL RATE

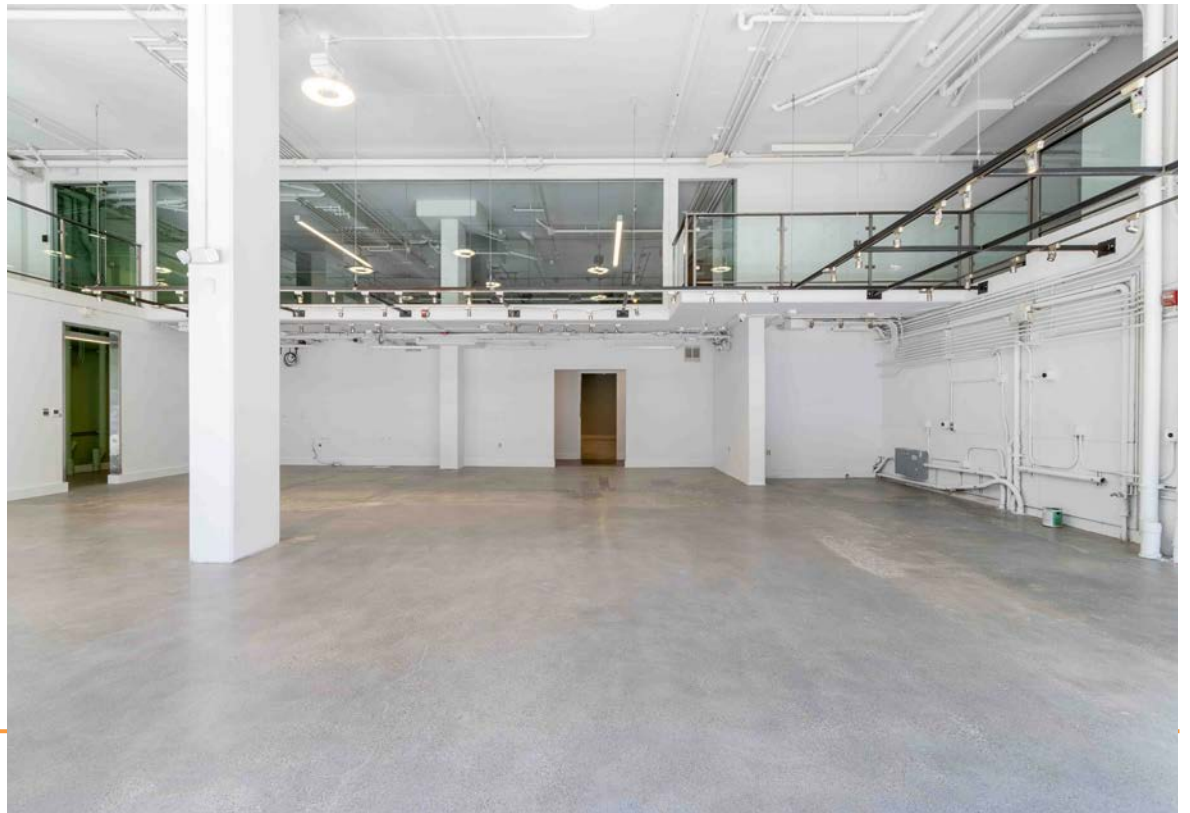
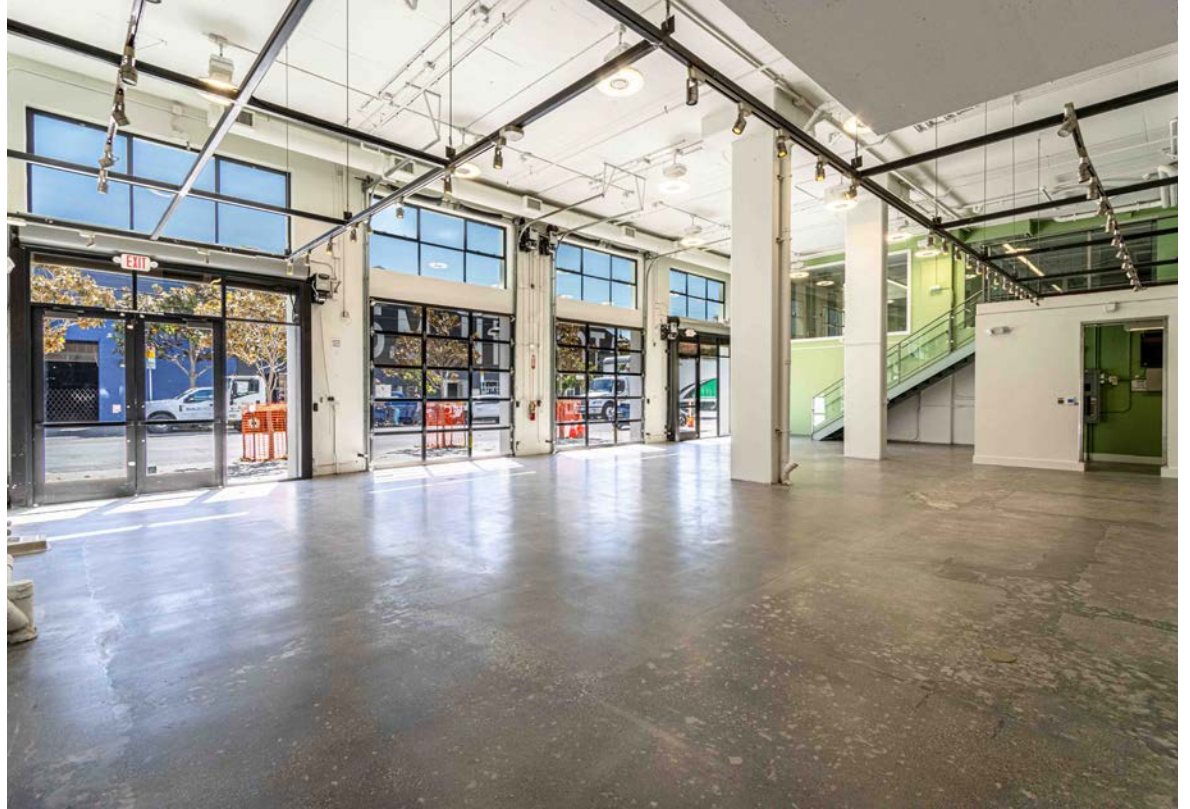
\$40 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

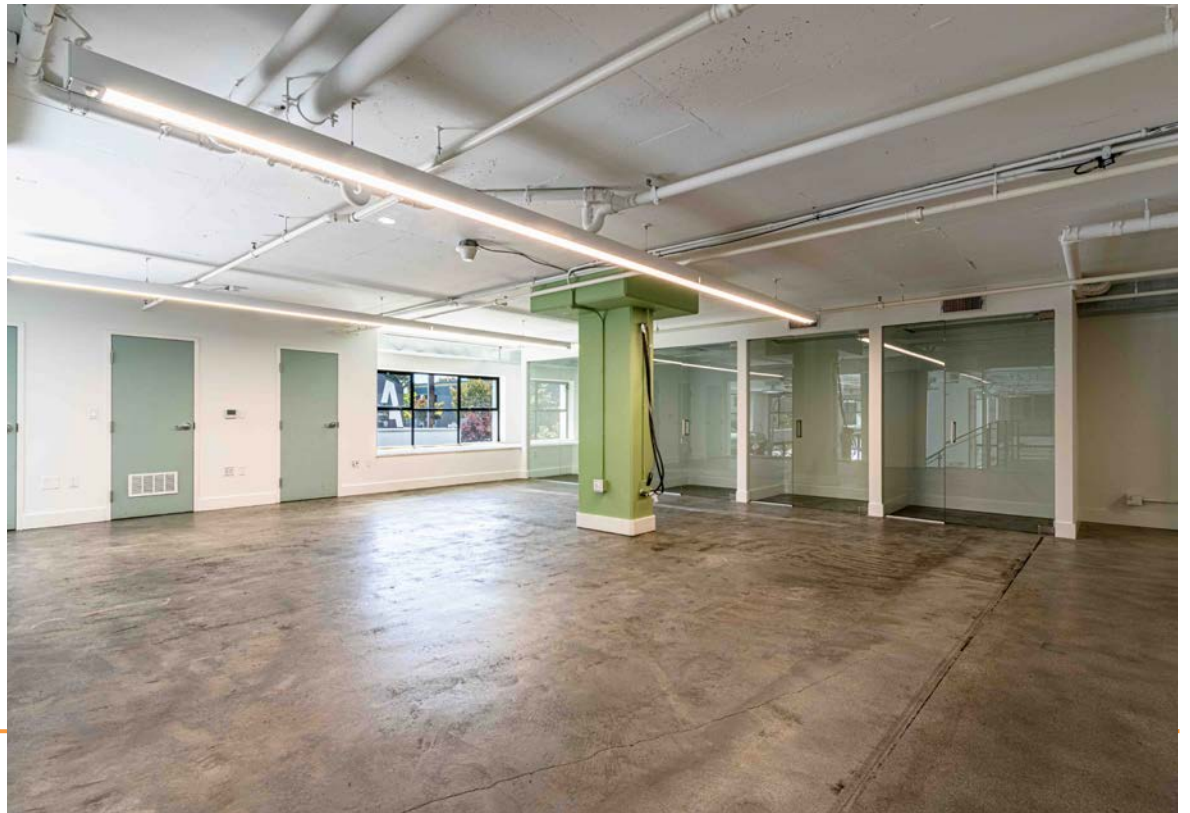
- + Full HVAC Throughout
- + Floor Drains
- + Power: 3-Phase, 200 Amps
- + Fully Sprinklered
- + Elevator Access to 2nd Floor
- + Three (3) Bathrooms & One (1) Shower
- + Fifteen (15) Dedicated Parking Spaces Included
- + Suitable For Many Different Flex Uses
- + Prime Dog Patch Location, Walkable to Chase Center, UCSF and Mission Bay. Immediately Adjacent to I - 280 On-Ramp



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SECOND FLOOR SUMMARY

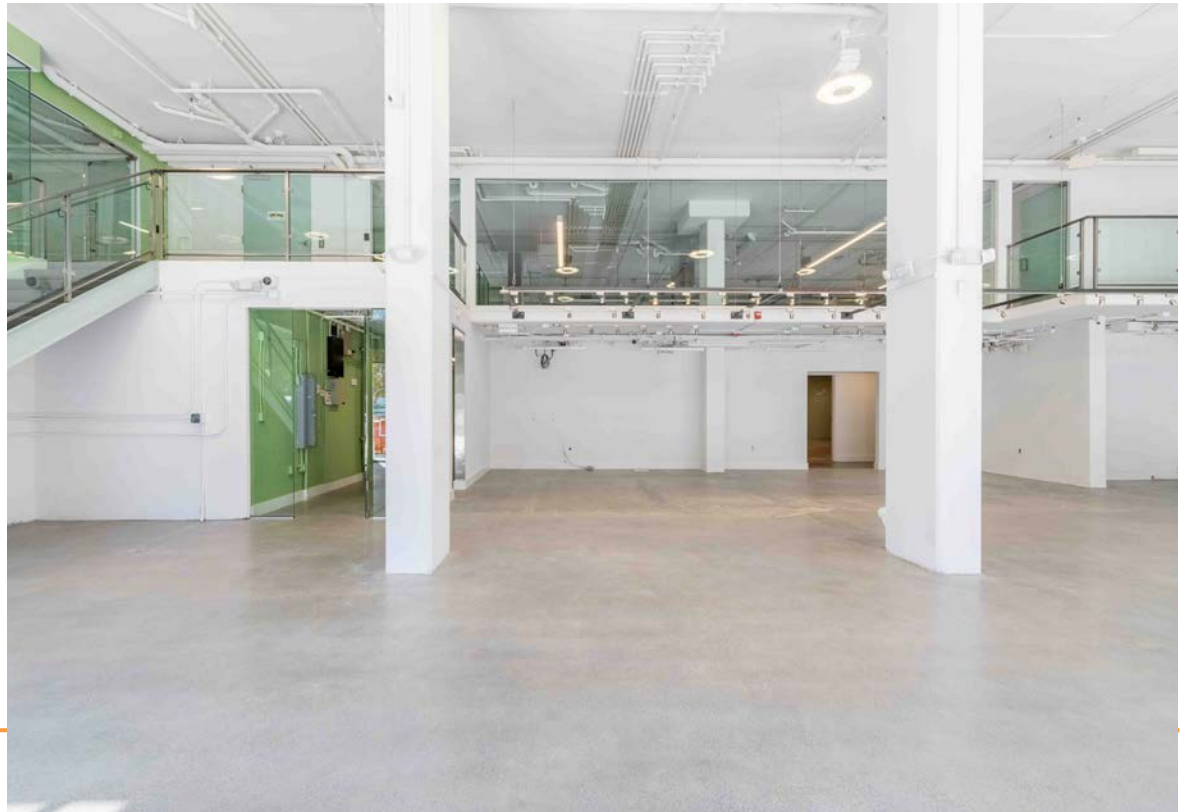
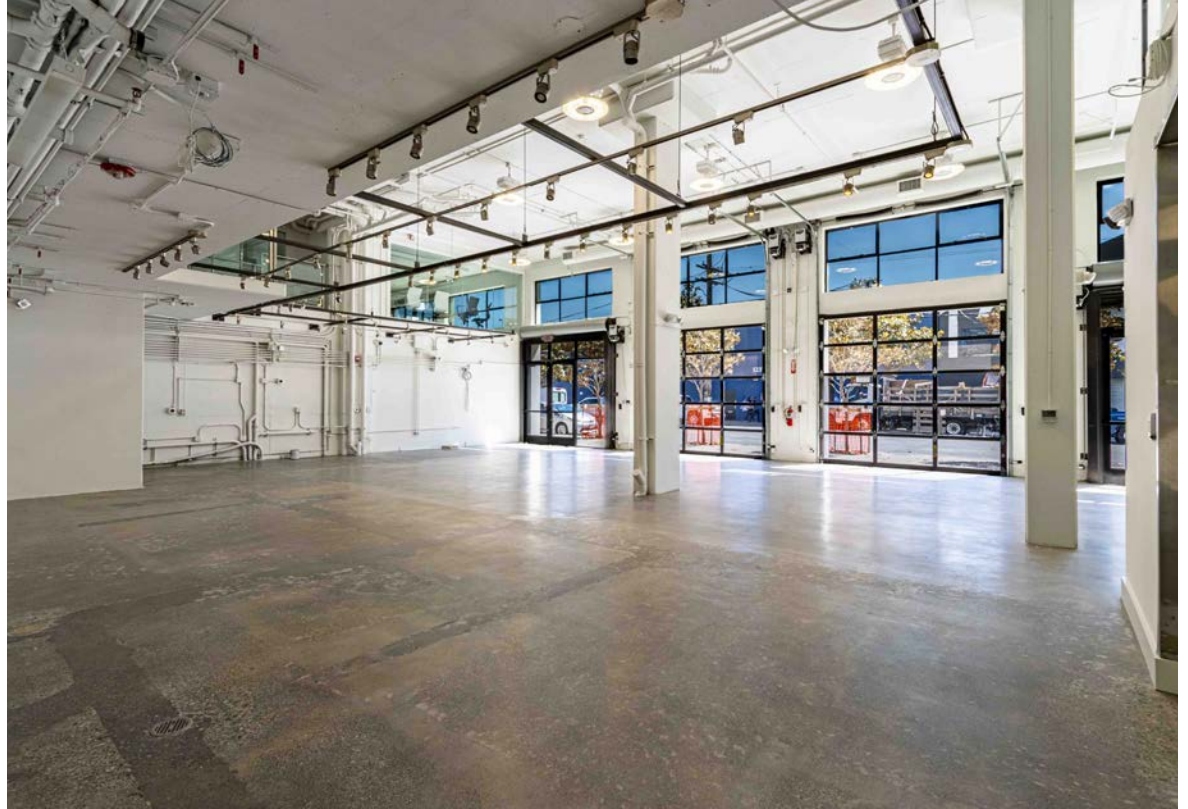
- + +/- 4,915 Square Feet on 2nd Floor
- + One (1) Large Boardroom
- + Three (3) Call Rooms
- + Two (2) Offices
- + Kitchenette / Break Area
- + Open Plan Layout



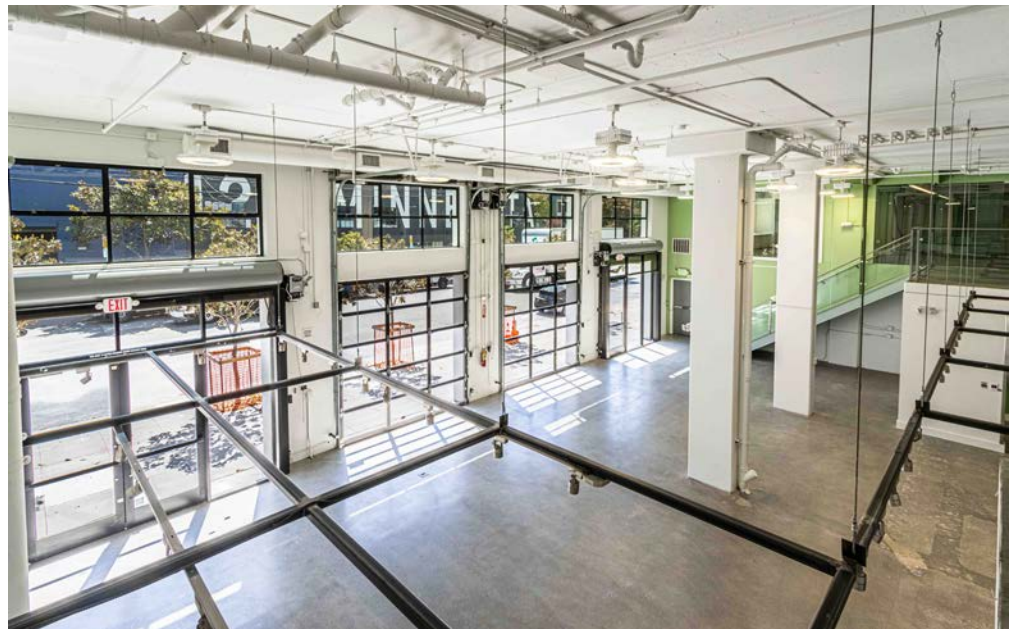
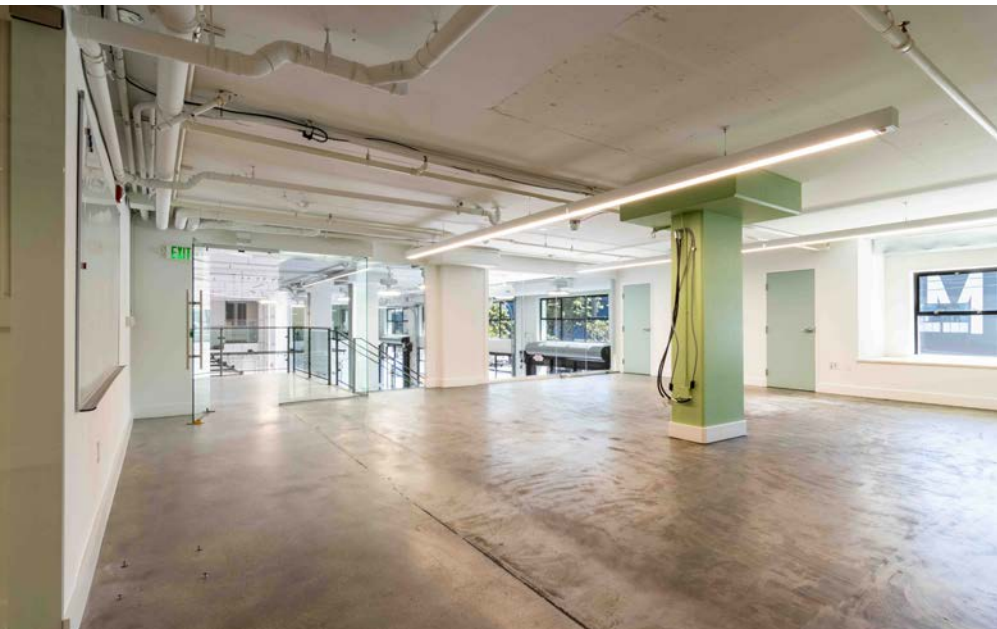
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GROUND FLOOR SUMMARY

- + +/- 4,281 Square Feet on Ground Floor
- + Two (2) Drive-In Roll-Up Doors
- + Floor Drains & Multiple Sinks Throughout
- + Two (2) Conference Rooms & One (1) Board Room
- + Open Plan Layout
- + Great Natural Light



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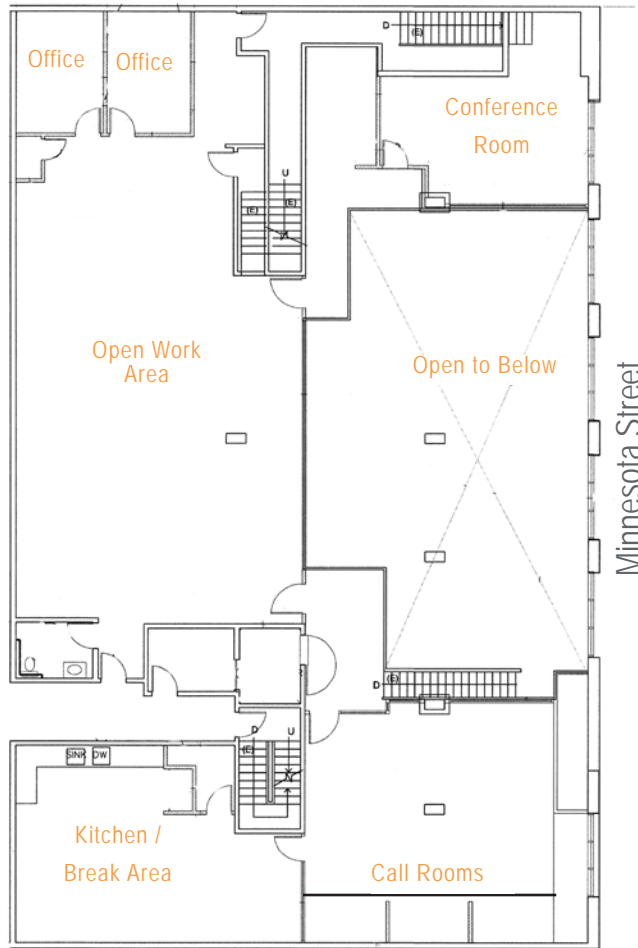
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Floor Plans

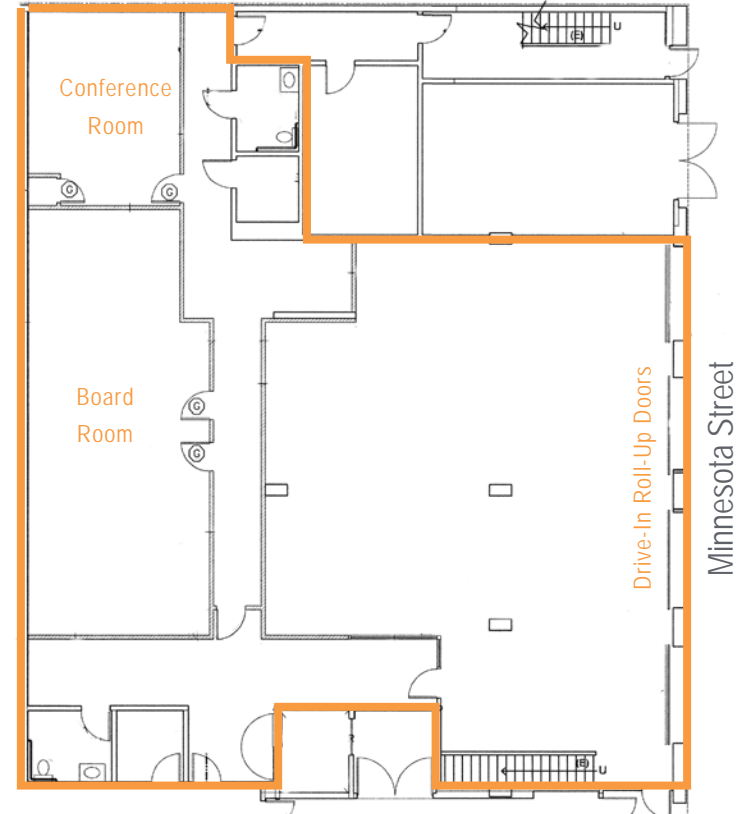
Second Floor: 4,915 Square Feet

Ground Floor: 4,281 Square Feet

Second Floor



Ground Floor



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LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



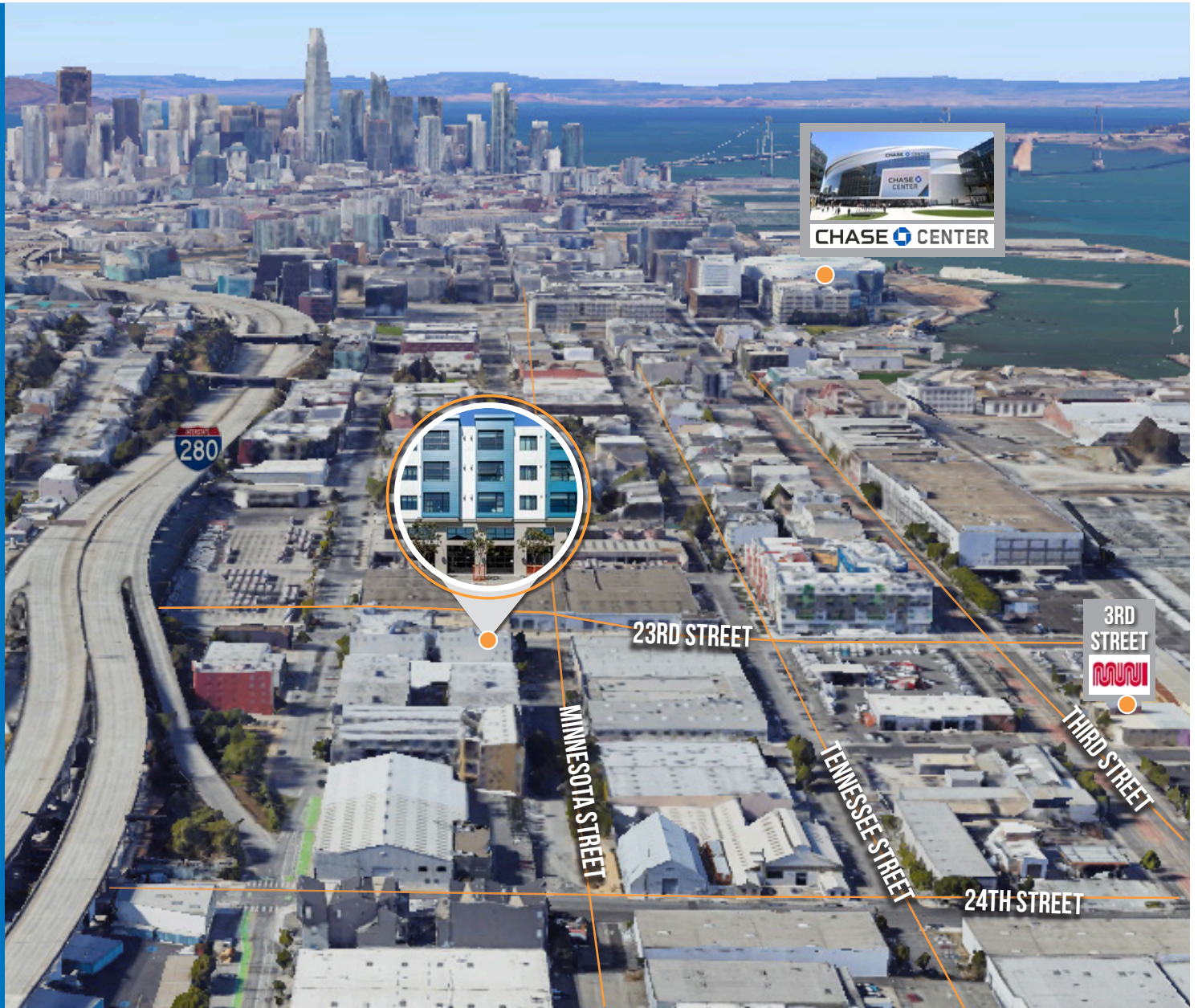
07 MIN to 3rd St Light Rail
10 MIN to Chase Center
03 MIN to 22nd St CalTrain



05 MIN to to SOMA
10 MIN to Financial District
12 MIN to Mission District



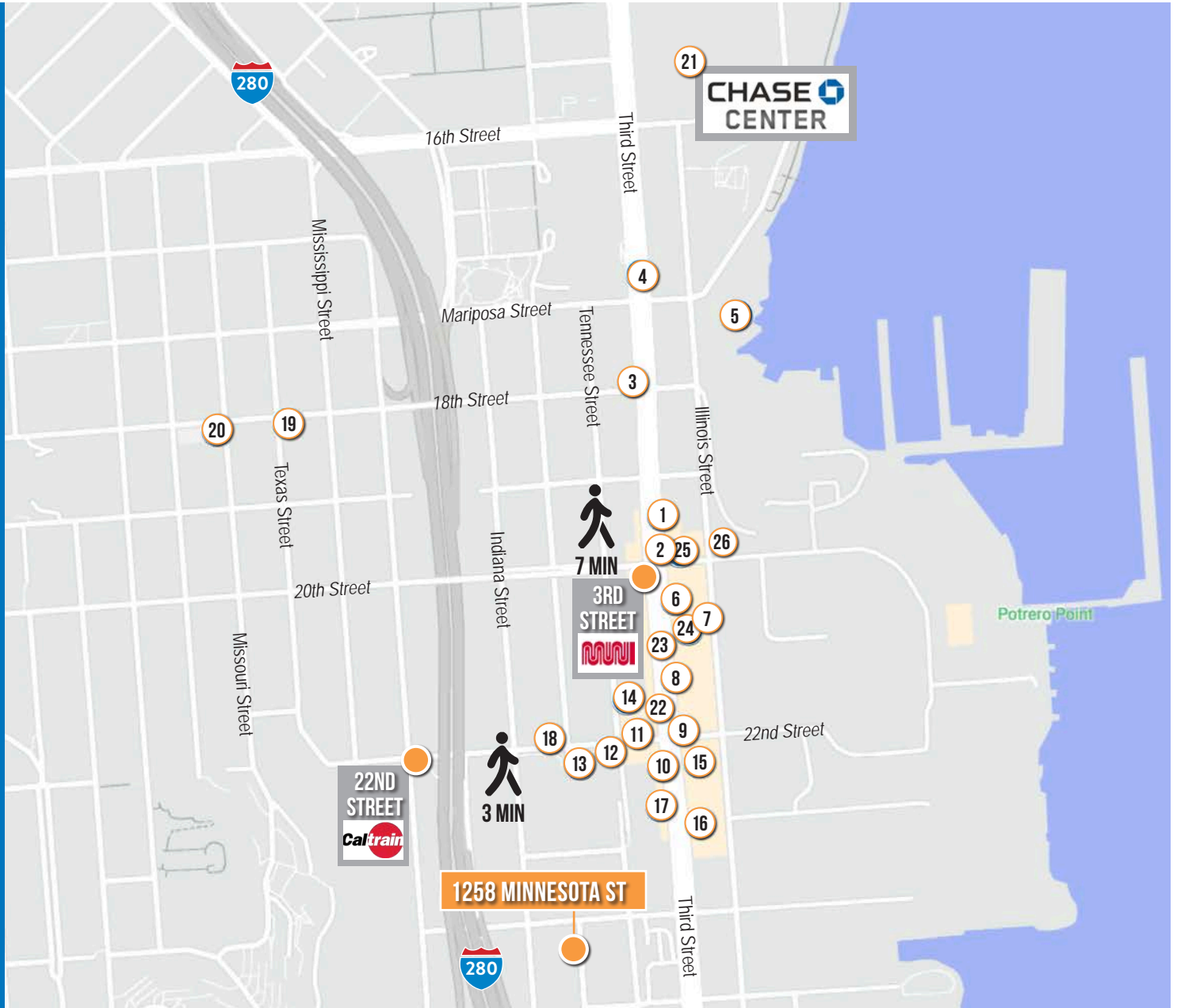
01 MIN to 280 On-Ramp
07 MIN to 80 On-Ramp
07 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Olfactory Brewing & Blending
- 2..... Third Rail
- 3..... Moshi Moshi
- 4..... UCSF Medical Center
- 5..... The Ramp Restaurant
- 6..... The Plant Cafe Organic
- 7..... Neighbor Bakehouse
- 8..... Gilberth's Latin Fusion
- 9..... Soulva
- 10..... Hard Knox Cafe
- 11..... Just For You Cafe
- 12..... Recchiuti Confections
- 13..... Piccino
- 14..... Marcella's Lasagneria
- 15..... Humphry Slocombe Dogpatch
- 16..... Dogpatch Boulders
- 17..... 3rd Street Boxing Gym
- 18..... Rickshaw Bagworks
- 19..... Plow
- 20..... Chez Maman East
- 21..... Chase Center
- 22..... Dogpatch Saloon
- 23..... Ungrafted
- 24..... Long Bridge Pizza Company
- 25..... Bandit
- 26..... The Palm Court at RH



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THIRD RAIL



PICCINO



PLOW



MISSION ROCK RESORT



UNGRAFTED

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