

1435 FOLSOM STREET

FOR LEASE | MOVE-IN READY OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



ZACH HAUPERT
415.812.1219 | zhaupert@tcp.com

MICHAEL SANBERG
415.697.6088 | msanberg@tcp.com

WWW.TCPRE.COM

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

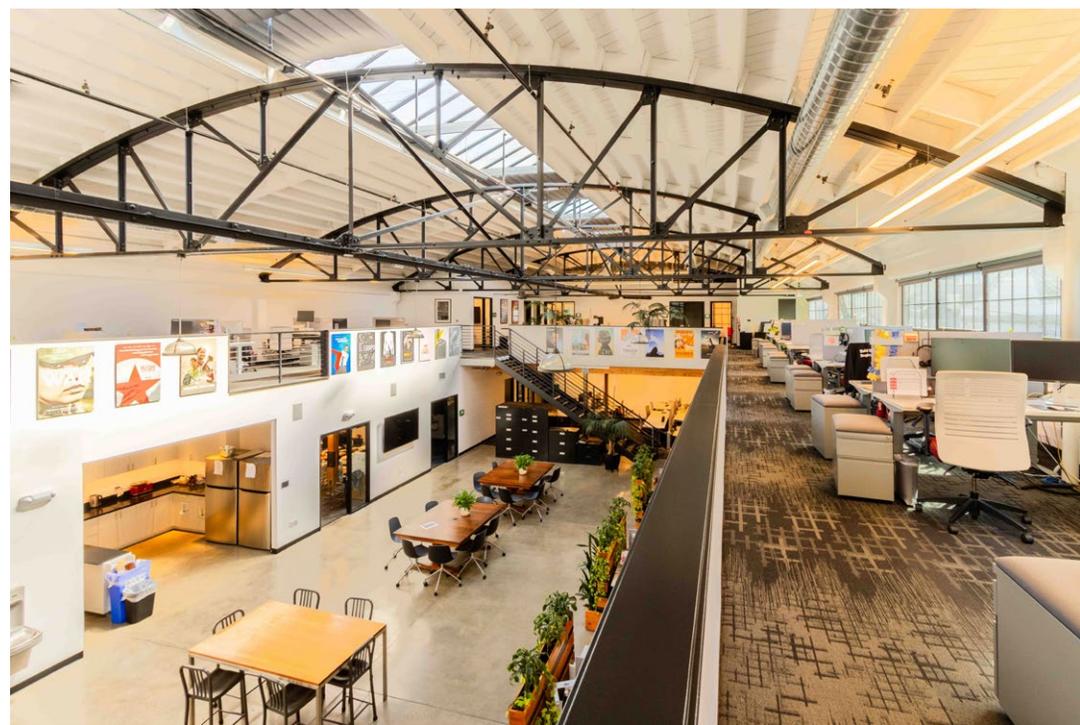
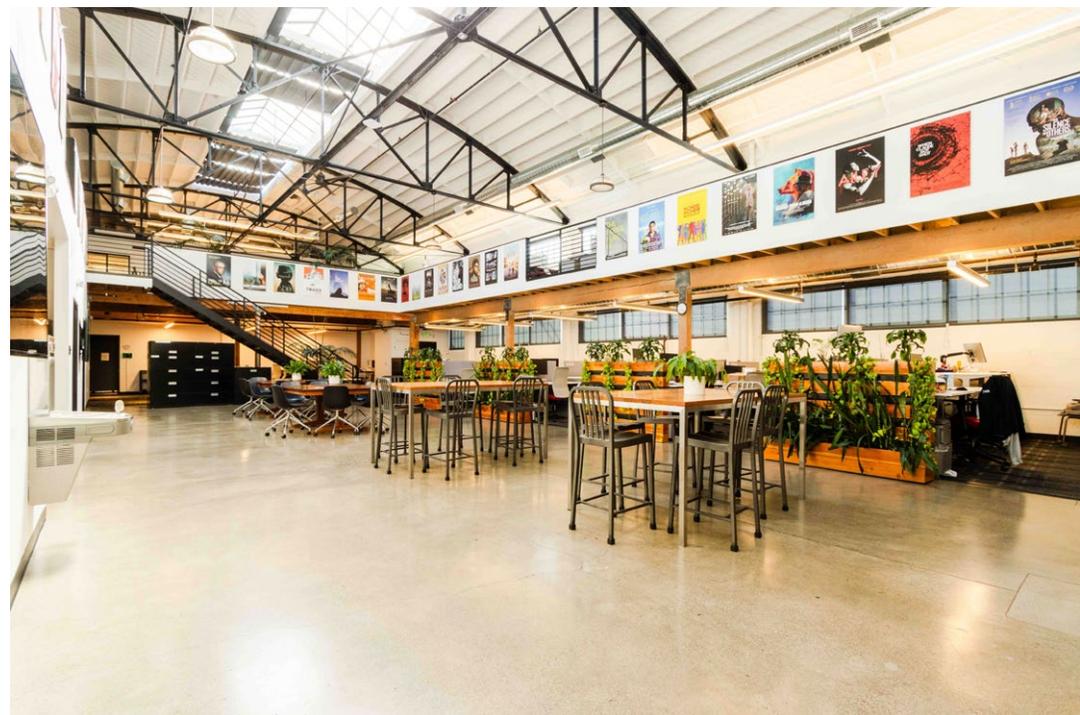
\$52 / Square Foot / Year, Industrial Gross

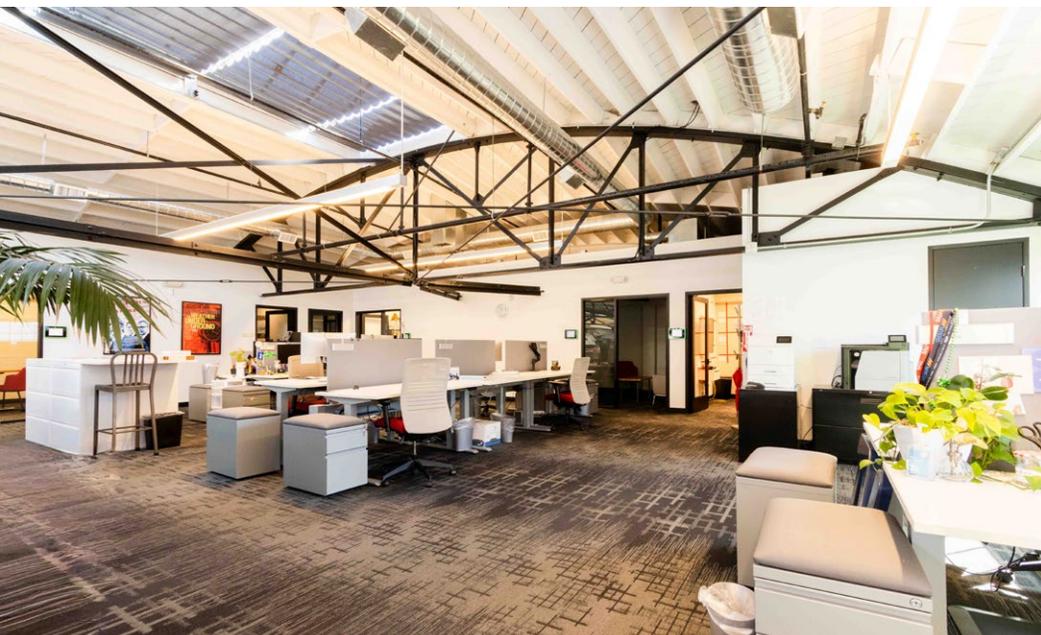
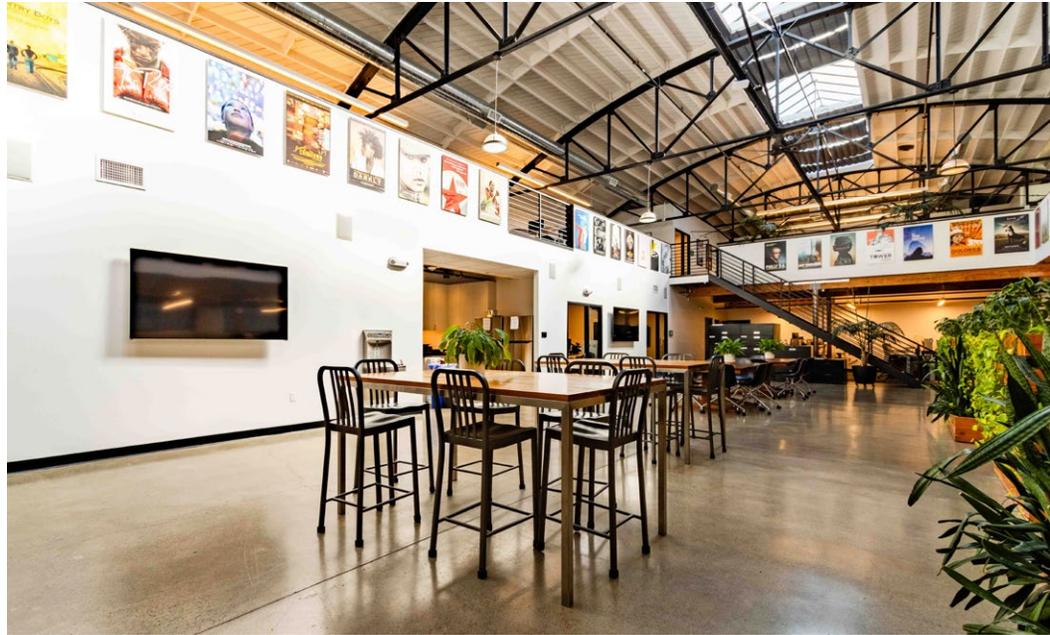
AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Mix of Open Plan and Meeting Rooms
- + Skylights Throughout
- + Great Natural Light
- + Private Theater Room
- + Full HVAC
- + 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.



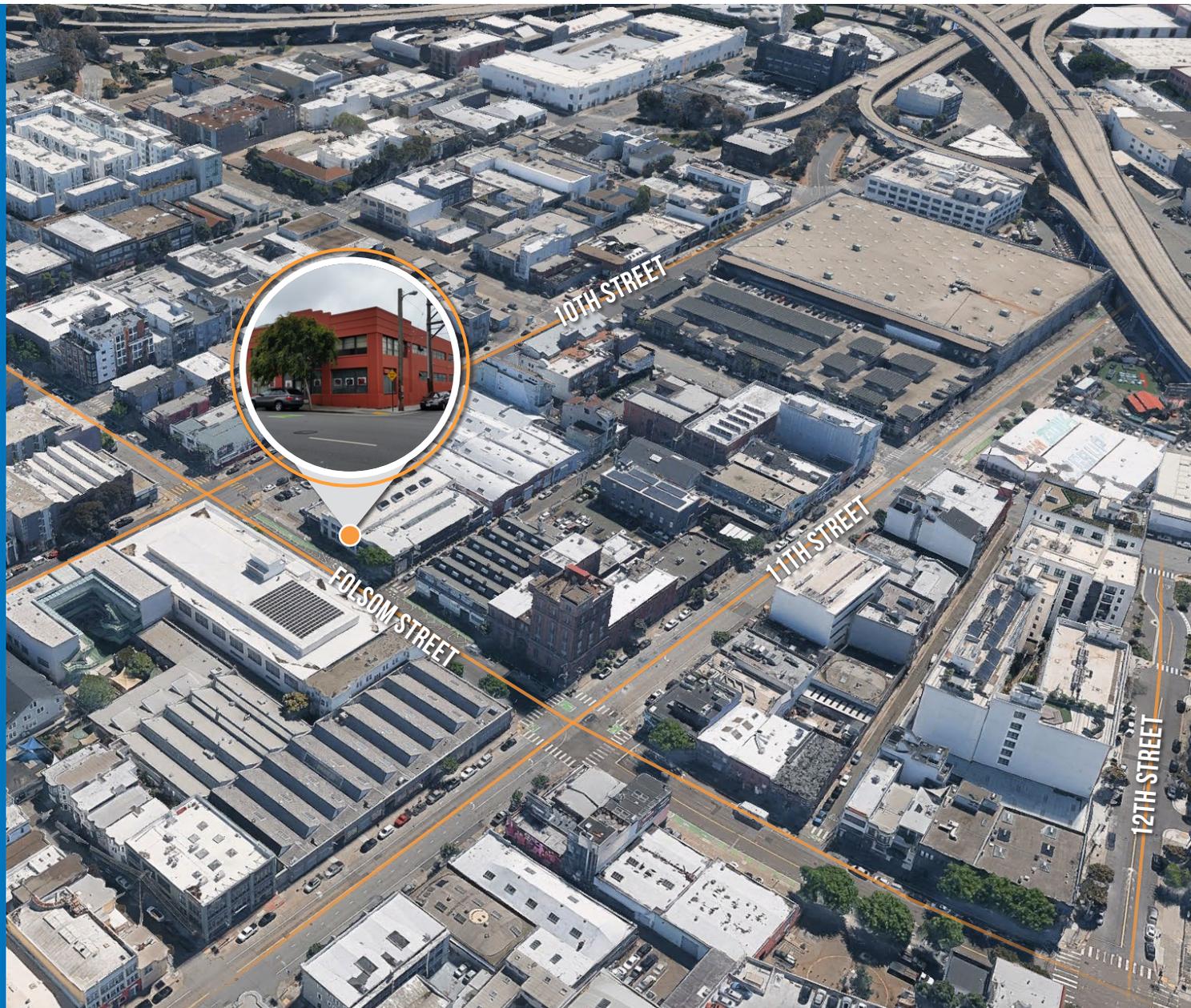
01 MIN to Folsom & 11th Muni
10 MIN to Van Ness Station
15 MIN to Civic Center Bart



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

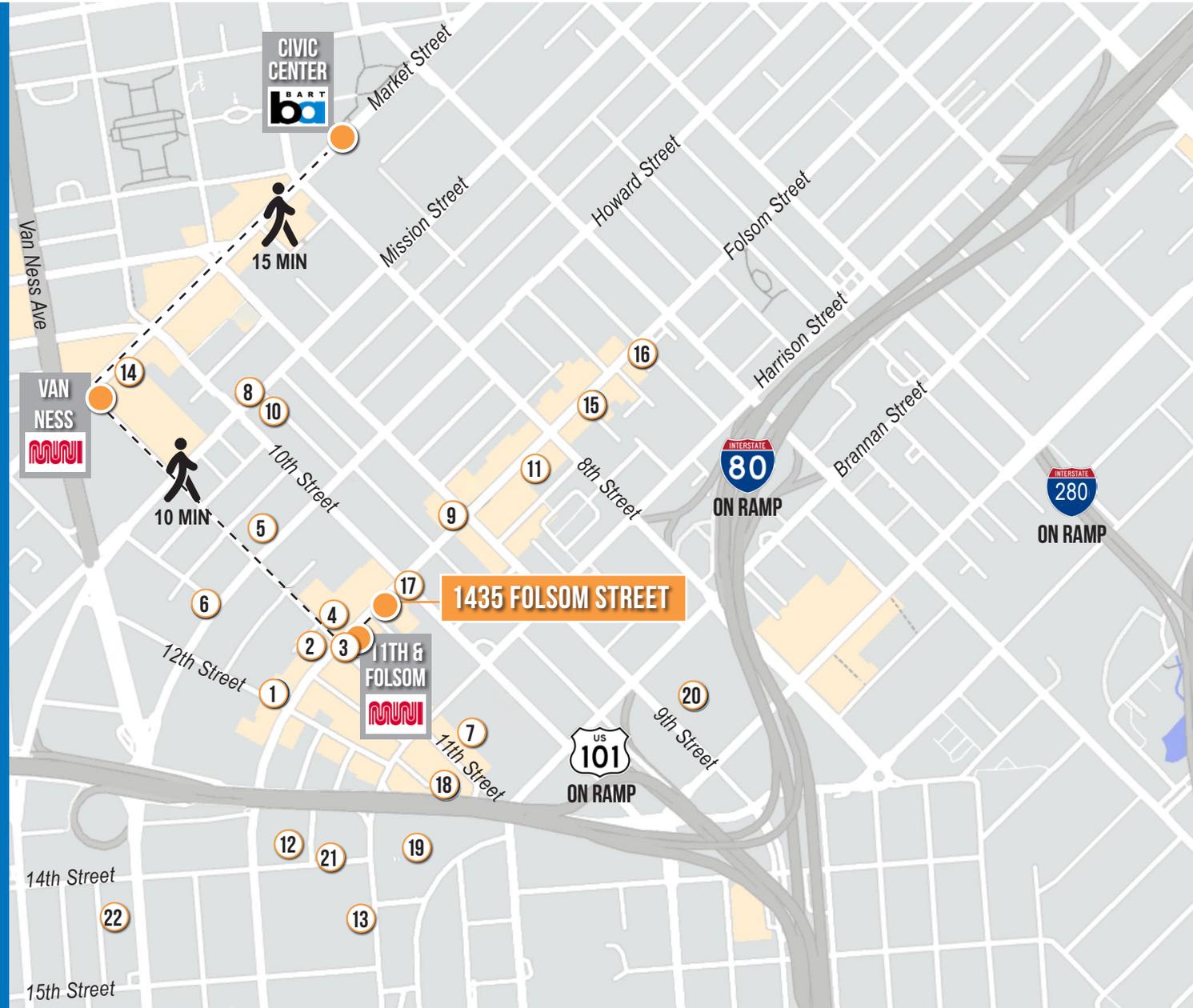


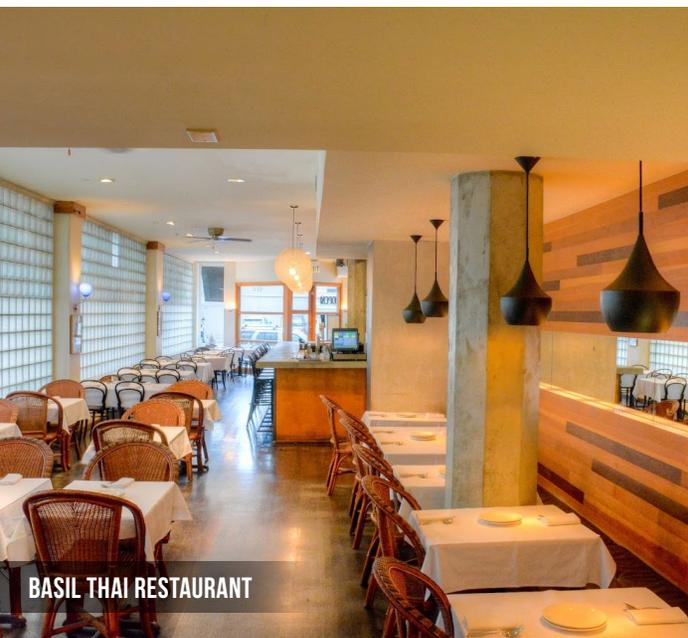
02 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp
06 MIN to 280 On-Ramp



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



Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT DRE # 01822907
415.812.1219 | zhaupert@tcpre.com

MICHAEL SANBERG DRE # 01930041
415.697.6088 | msanberg@tcpre.com

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2026. All rights reserved.