

+/- 12,664 SQUARE FEET | FOR SUBLEASE

100 Hooper

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



PROPERTY SUMMARY

// FOR SUBLEASE

ADDRESS	100 Hooper Street, San Francisco CA 94107
AVAILABLE SPACE	Building 35: +/- 12,664 Square Feet
USE	PDR and/or Retail
RENTAL RATE	Low \$40's / Square Foot / Year, I.G.
AVAILABLE	Immediately

SUITE ATTRIBUTES

- Newly Renovated High Cube Creative Flex Space
- Fantastic Natural Light w/ Three (3) Sides of Windowline
- Superior 7th Street Frontage (Retail Potential)
- One (1) 12' H x 15.5' W Roll-Up Door
- One (1) 9' H x 10' W Roll-Up Door
- One (1) Conference Room
- Three (3) Meeting Rooms
- Kitchenette & Break Area
- 2nd Floor Forklift Access
- HVAC & Fully Sprinklered
- On-Site Mission Bay Shuttle Service (CCA/ADOBE Route)

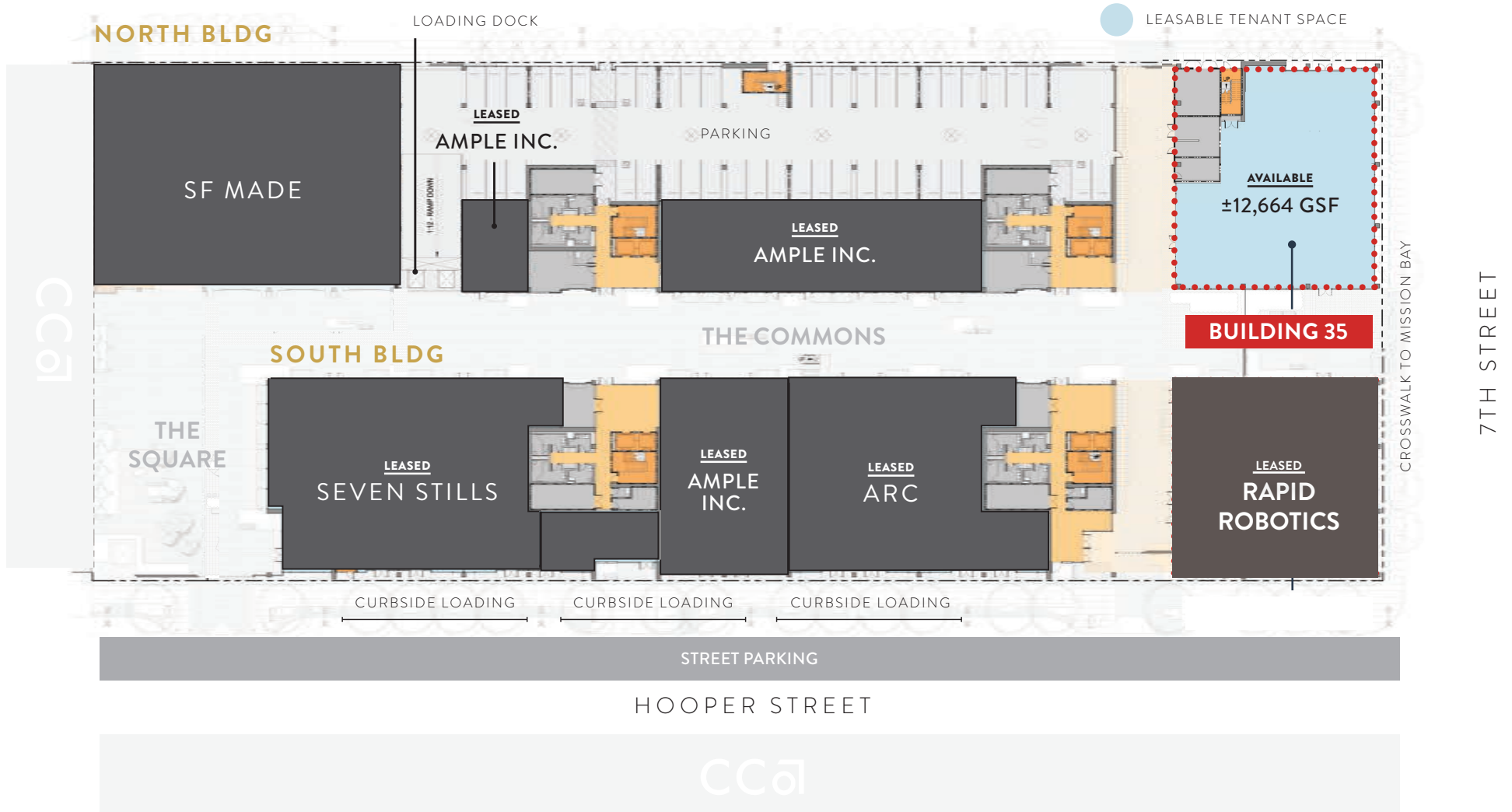


MEZZANINE

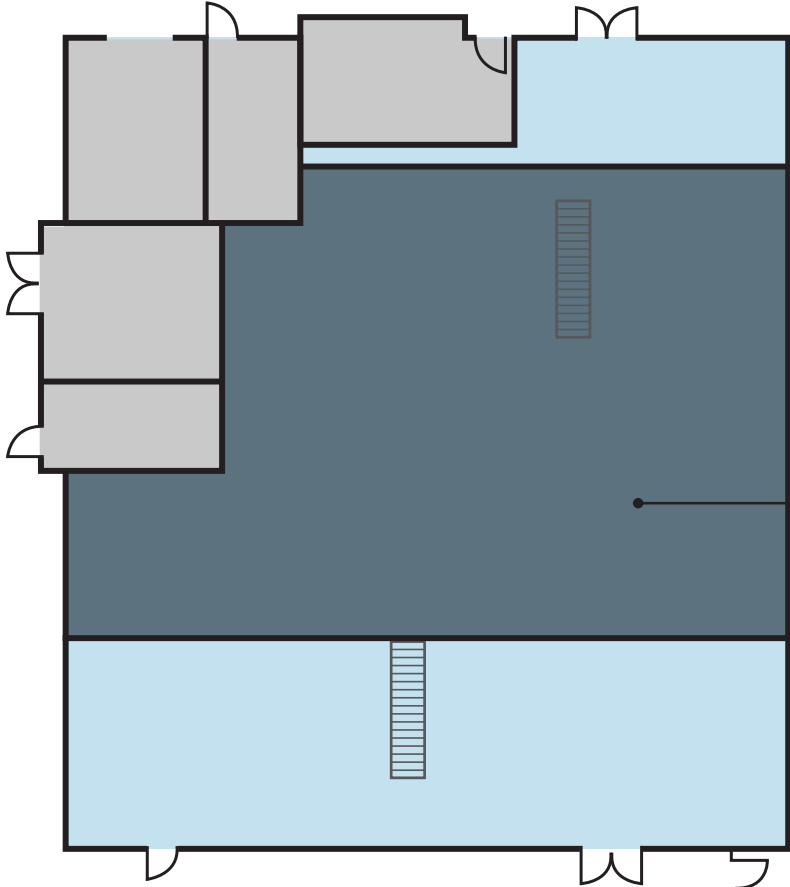


GROUND FLOOR

AVAILABLE SPACE



AVAILABLE SPACE

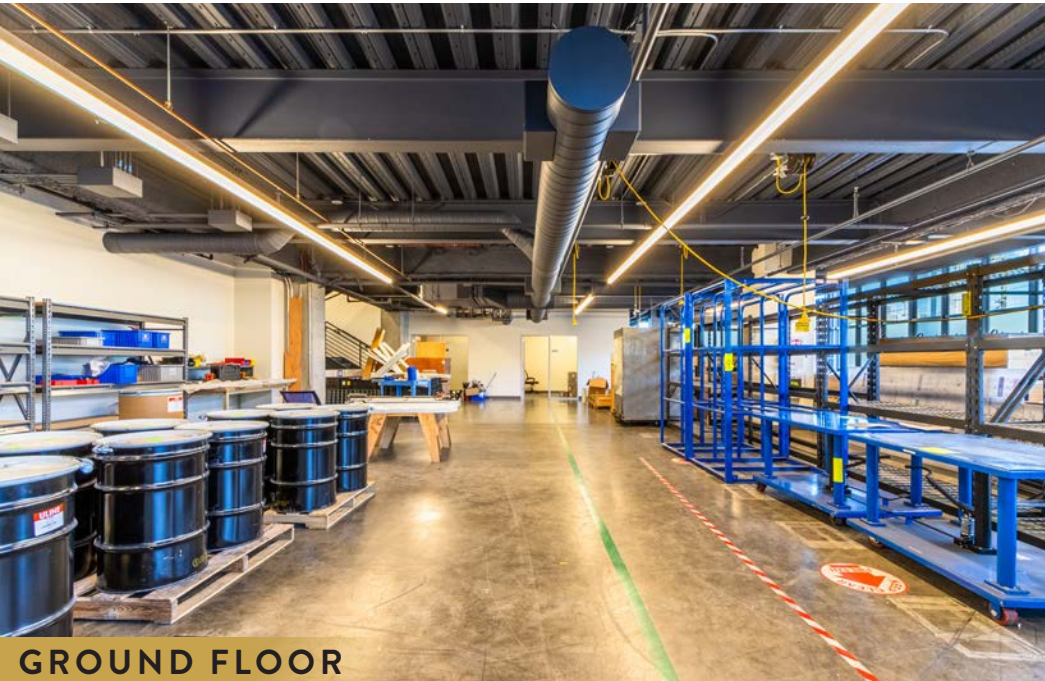


BUILDING 35 BREAKDOWN
GROUND FLOOR: ±8,630
MEZZANINE: ±4,034 RSF
TOTAL ±12,664 GSF

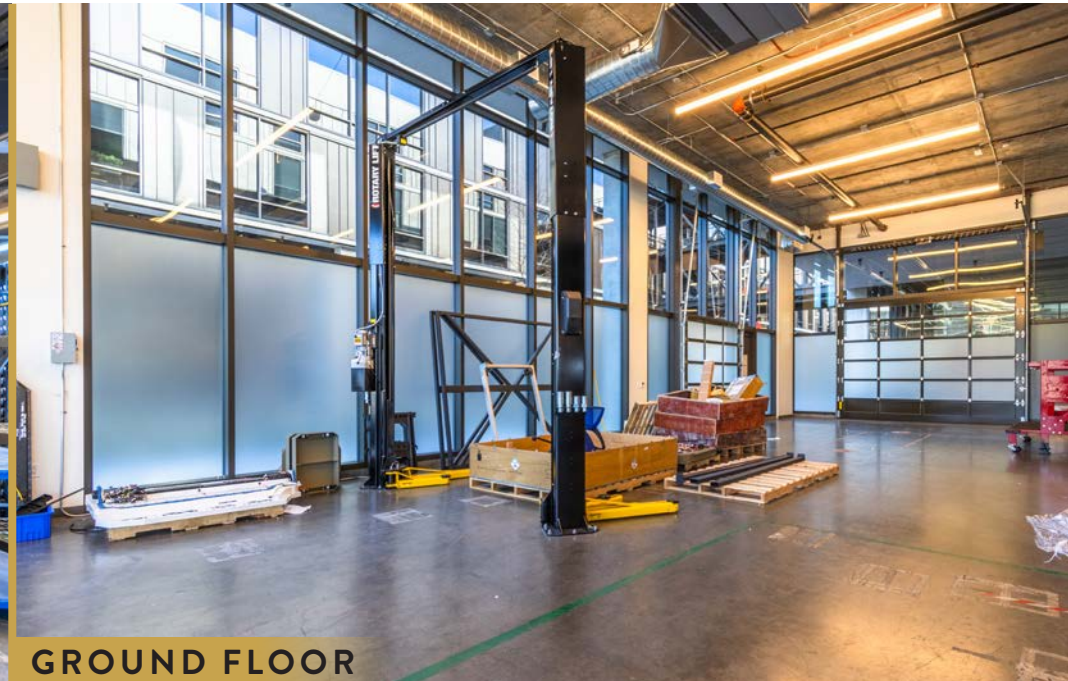
PROPERTY PHOTOS

// BUILDING 35

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GROUND FLOOR



GROUND FLOOR



MEZZANINE



MEZZANINE

INTERIOR RENDERING

// GHOST KITCHEN CONCEPT

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A MEETING OF MINDS AND MAKERS

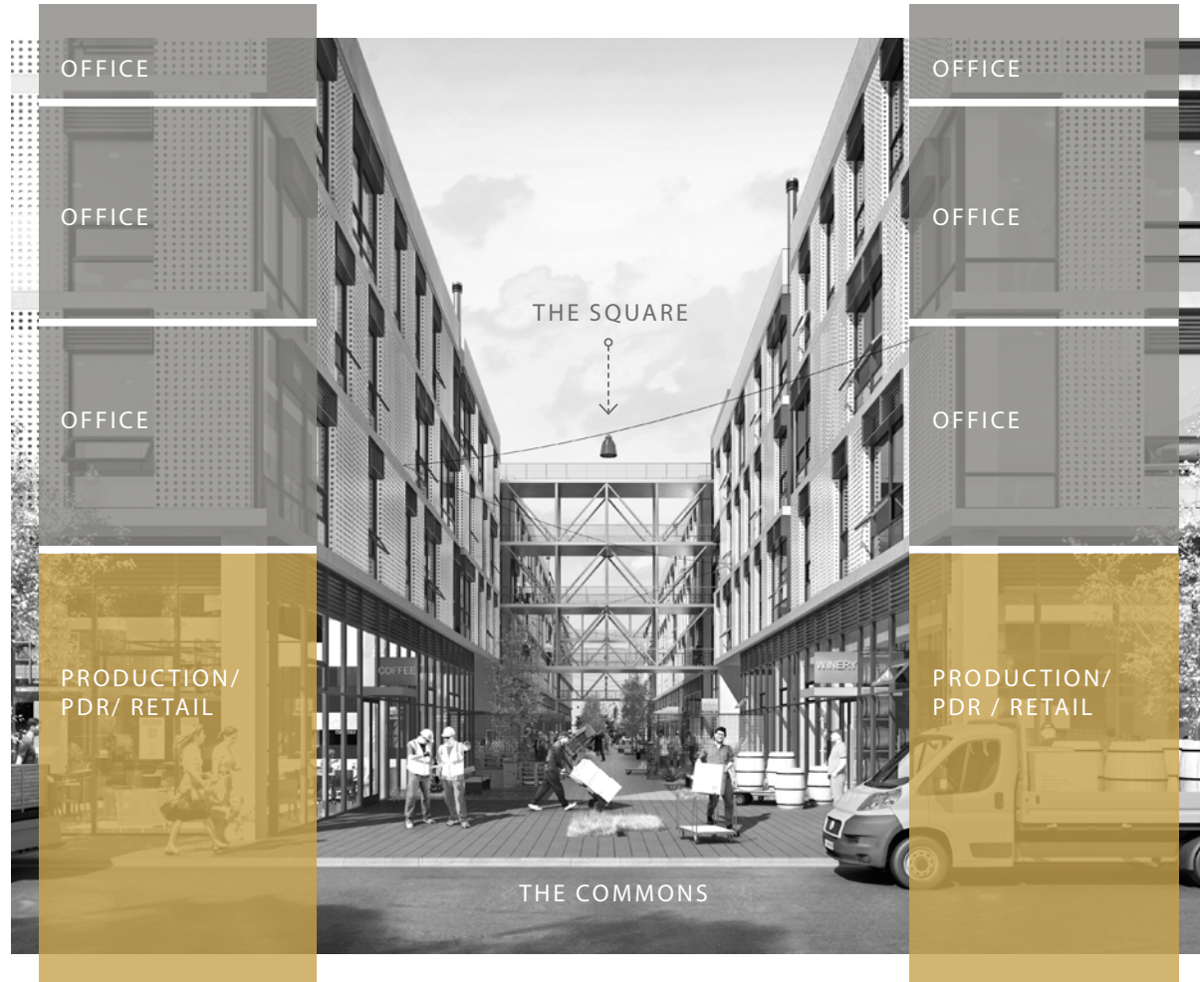
// PROPERTY OVERVIEW

100 Hooper is a micro-community of progressive thinkers and skilled makers with ±400,000 sf of office, light industrial, and retail located in San Francisco's Design District.

TENANTS ON-SITE INCLUDE:



100 Hooper





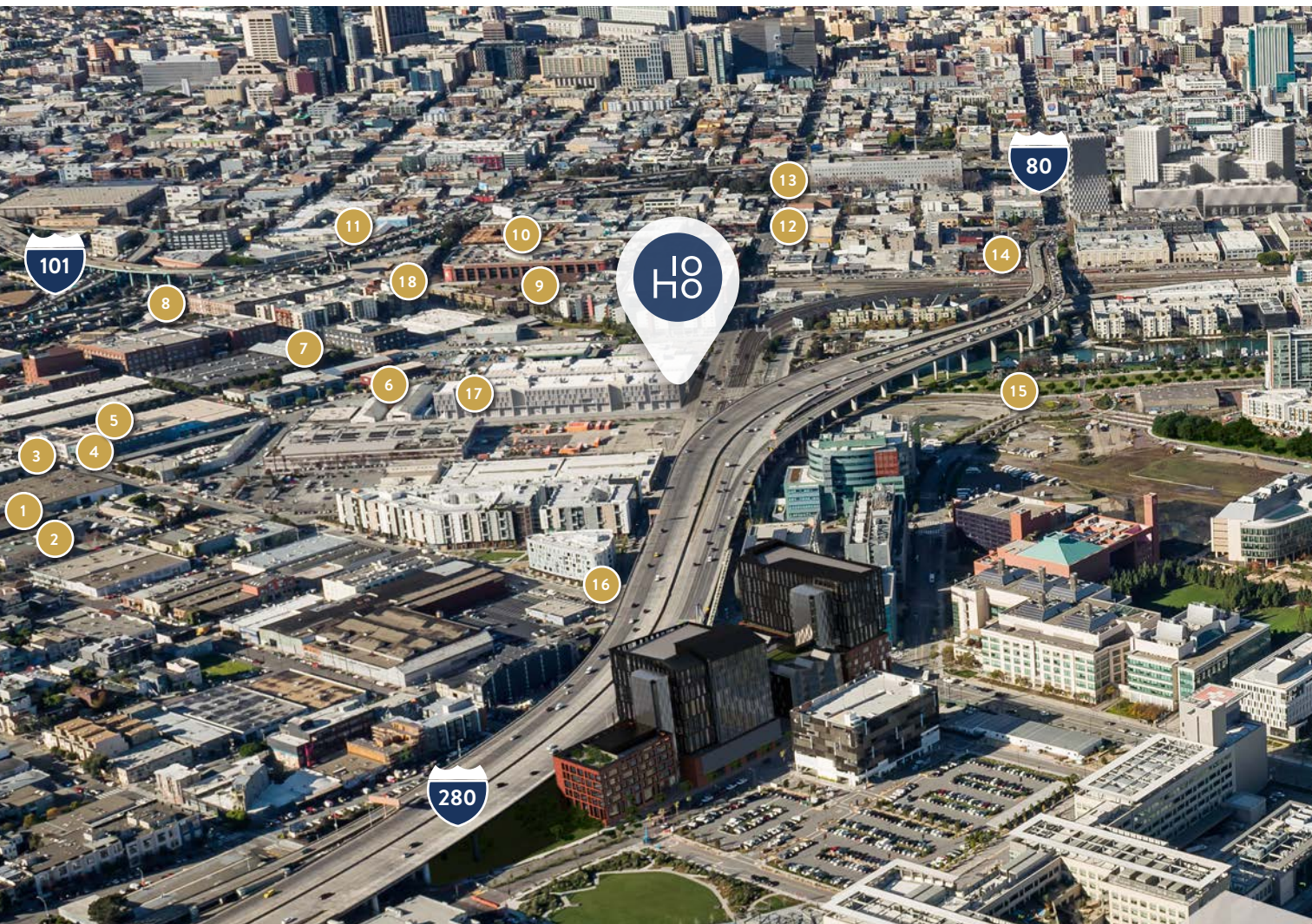
BUILDING ATTRIBUTES

- 18'-3" Ceiling Heights
- Two (2) 4000 Amp, 277/480V Secondary Substations Servicing Building
- Two-Bay Project Loading Docks w/ Levelers – Heights 13'-6"
- Roll Up Doors for Loading
- 125 Lbs/Square Foot Floor Capacity
- Common Area Restrooms w/ Showers and Lockers
- Secure Bike Parking
- Prominent Exterior Blade Signage
- On-Site Parking Lot
- 24/7 On-Site Security

NEARBY AMENITIES

// COFFEE, FOOD AND EXERCISE

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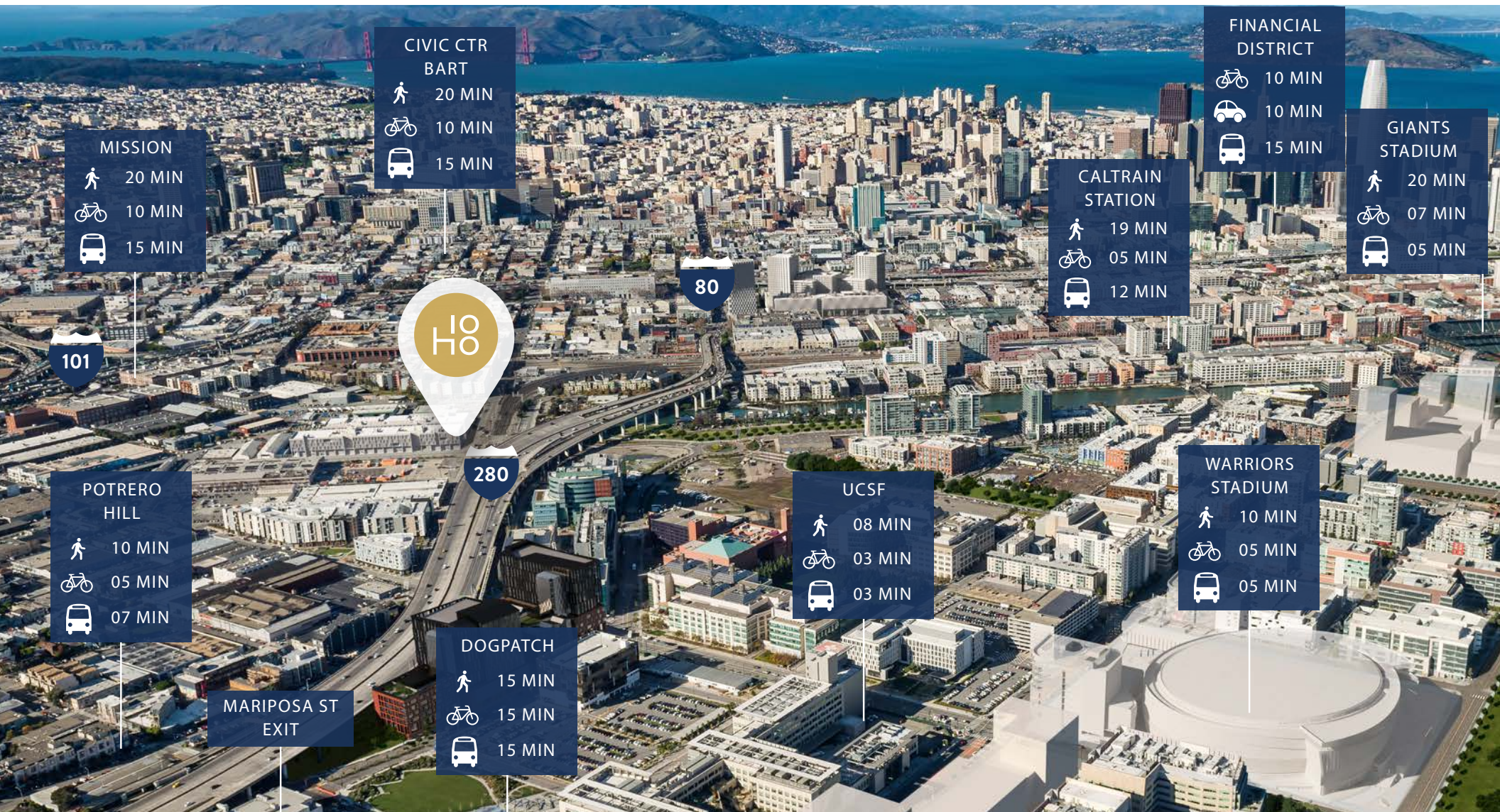


- 1 MARKET & RYE
- 2 WELLS FARGO
- 3 STARBUCKS
- 4 WORLD GYM
- 5 YOGA TREE
- 6 ARCH
- 7 ROSEMARY & PINE
- 8 MISSION BAY FOODS
- 9 OMAKASE
- 10 BELLOTA
- 11 TRADER JOE'S
- 12 MARS BAR
- 13 CAFFE ROMA
- 14 WALGREENS
- 15 MISSION BAY PARKS
- 16 TRULY MEDITERRANEAN
- 17 7 STILLS
- 18 THE GROVE

IDEALLY LOCATED

// ACCESS AND TRANSPORTATION

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MISSION

- 20 MIN
- 10 MIN
- 15 MIN

CIVIC CTR
BART

- 20 MIN
- 10 MIN
- 15 MIN

FINANCIAL
DISTRICT

- 10 MIN
- 10 MIN
- 15 MIN

GIANTS
STADIUM

- 20 MIN
- 07 MIN
- 05 MIN

CALTRAIN
STATION

- 19 MIN
- 05 MIN
- 12 MIN

101

80

280

POTRERO
HILL

- 10 MIN
- 05 MIN
- 07 MIN

UCSF

- 08 MIN
- 03 MIN
- 03 MIN

WARRIORS
STADIUM

- 10 MIN
- 05 MIN
- 05 MIN

MARIPOSA ST
EXIT

DOGPATCH

- 15 MIN
- 15 MIN
- 15 MIN



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