

610-690 BRANNAN STREET

FOR LEASE | LIGHT INDUSTRIAL / FLEX SPACE W/ PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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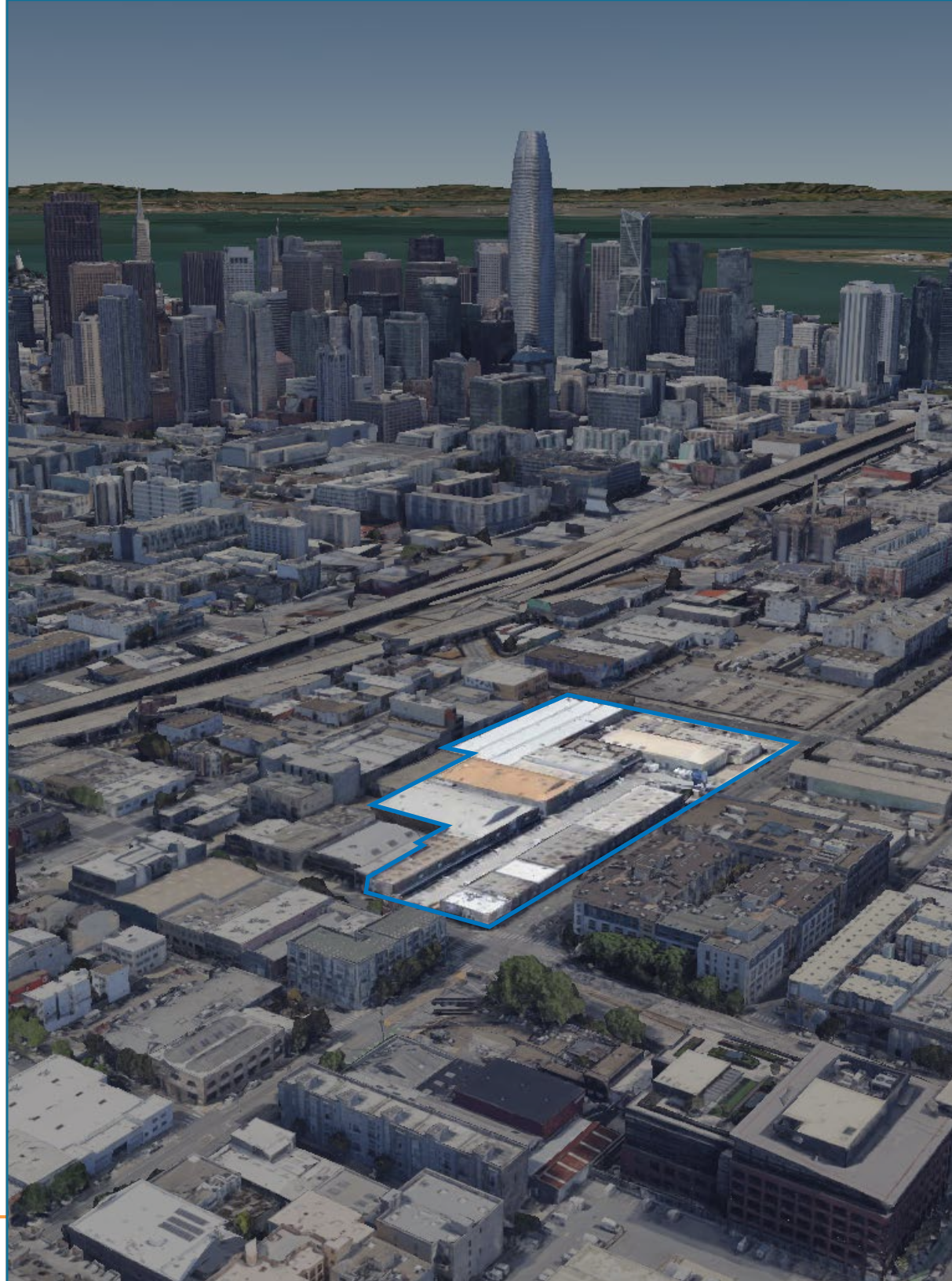
TABLE OF CONTENTS

03 Building Attributes

04 Property Summary

05 Space Attributes

09 Location Overview



BUILDING ATTRIBUTES



CENTRAL SOMA LOCATION

Centrally Located Next to Major Highways & MUNI Lines



PROFESSIONALLY MANAGED

Owned By Kilroy Realty



ON-SITE PARKING

Generous Available Onsite Parking



BUILDING SYSTEMS

Fully Sprinklered w/ Drive-In Roll-Up Doors
Minimum 15' Clearance
Sporadic Cold Storage Throughout



POWER

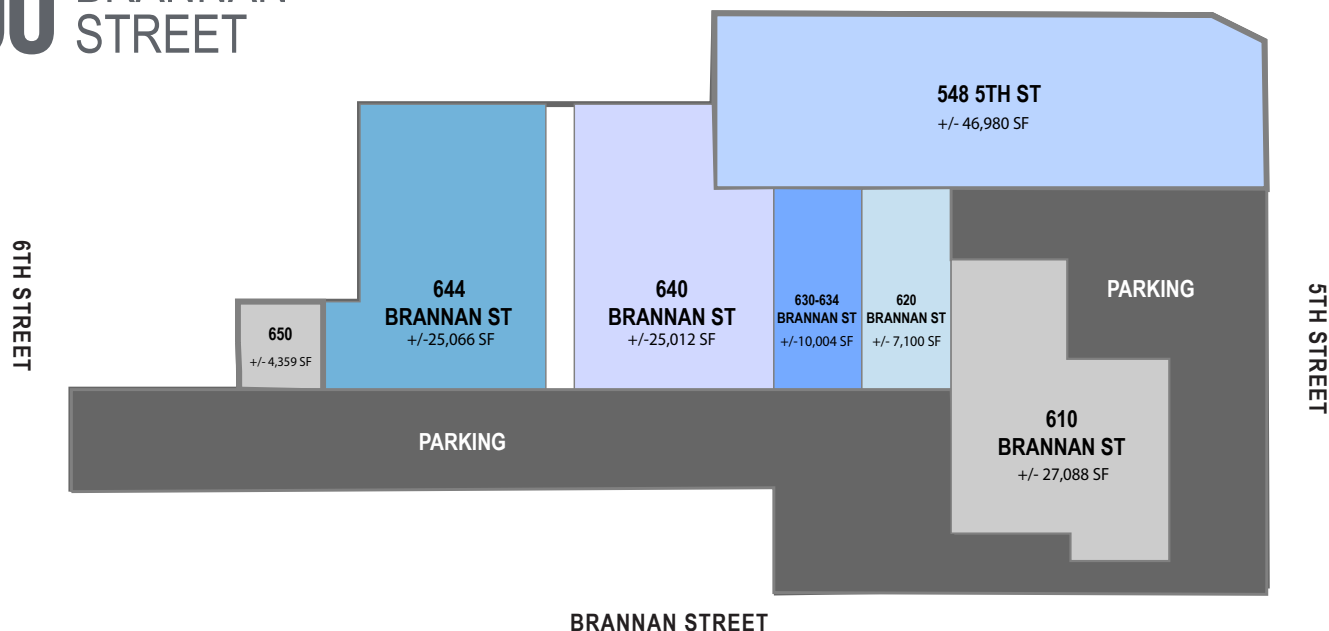
Scalable 3-Phase Power



SUITABLE FOR MULTIPLE USES

Storage, Retail, Flex, Office and Various Industrial Uses Possible

610 - 690 BRANNAN STREET



PROPERTY SUMMARY

ADDRESS	610-690 Brannan St & 548 5th St San Francisco, CA 94107
ZONING	CMUO - Central SoMa Mixed Used Office
ACCESS	Curb Cuts Along Brannan St & 6th St
AVAILABLE	Immediately
PRICING	Negotiable
TERM	Flexible - Will Consider Short Term

AVAILABLE SPACE

548 5th St
+/- 46,980 Square Feet

610 Brannan St
+/- 27,088 Square Feet

620 Brannan St
+/- 7,100 Square Feet

630 - 634 Brannan
+/- 10,004 Square Feet

640 Brannan St
+/- 25,012 Square Feet

644 Brannan St
+/- 25,066 Square Feet

650 Brannan St
+/- 4,359 Square Feet

**Can Be Combined For a Total of +/- 145,609 SF Contiguous Space*

610 - 690 BRANNAN STREET

SPACE ATTRIBUTES // 610 BRANNAN ST

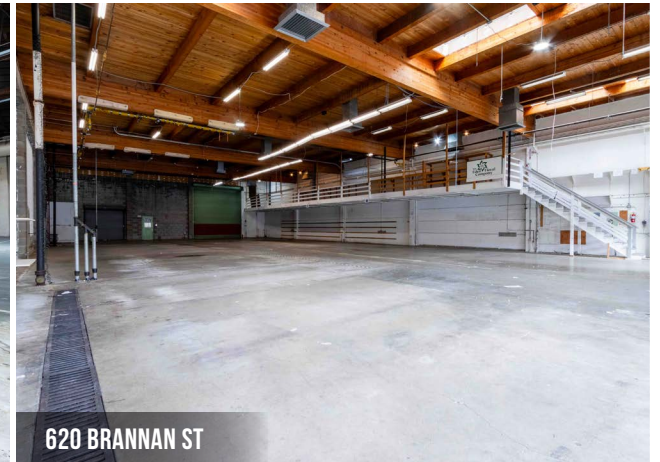
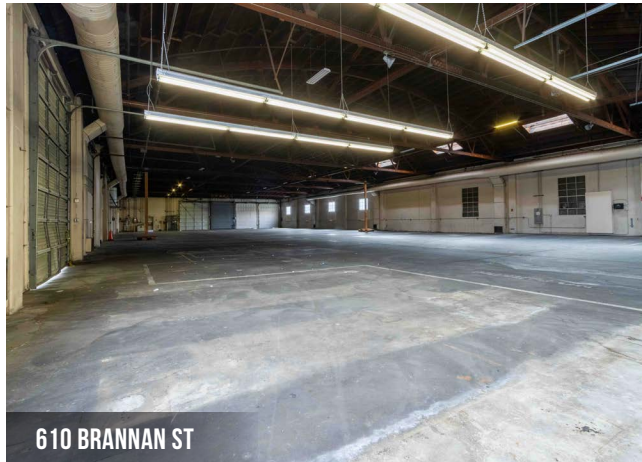
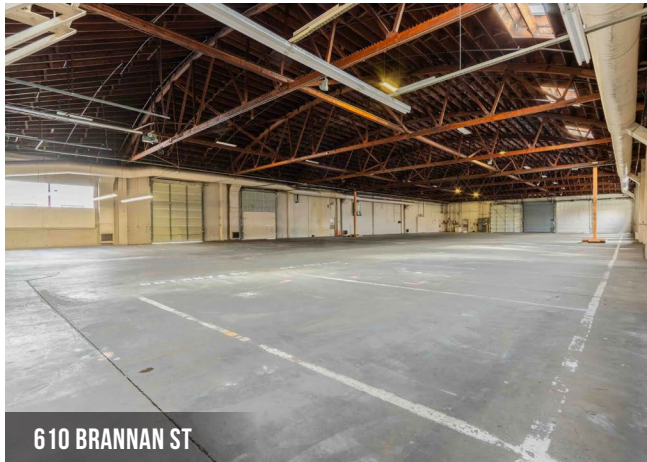
+/- 27,088 Square Feet

- + Approximately 17k SF of Warehouse / 10k SF of Office
- + Clear Space Warehouse
- + 17' to Beam, 30' to Top of Roof
- + Multiple Drive-In Roll Up Doors

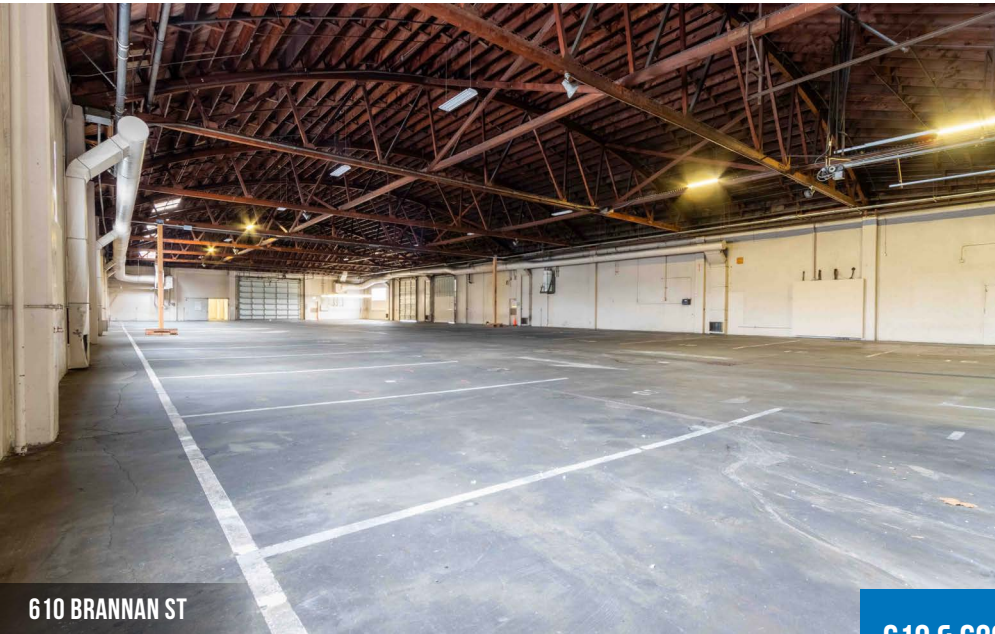
SPACE ATTRIBUTES // 620 BRANNAN ST

+/- 7,100 Square Feet

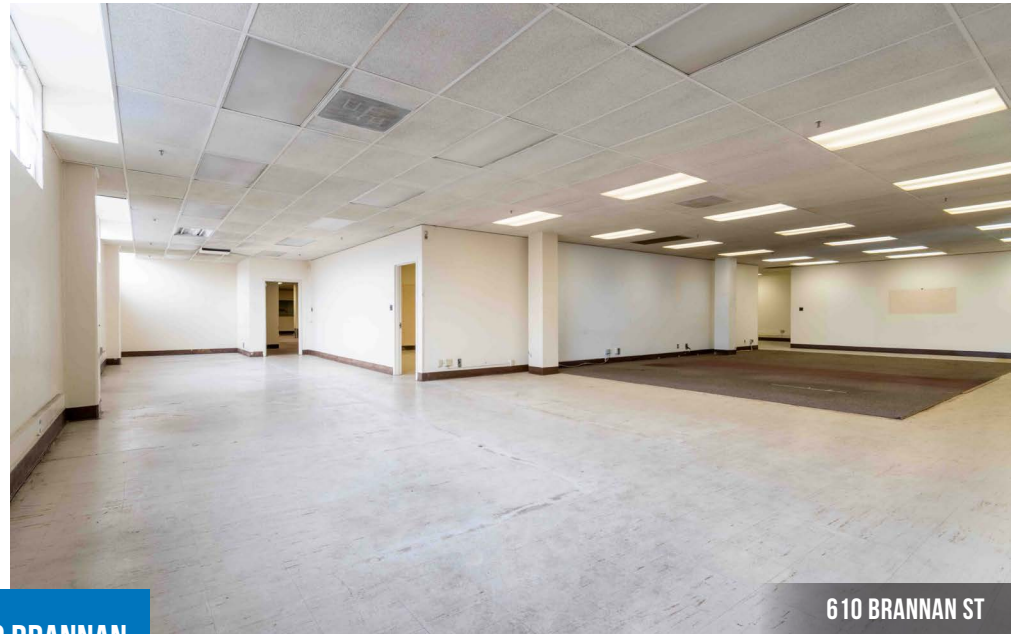
- + Clearspan Warehouse
- + 22' to Roof
- + Restroom
- + Dedicated Parking Lot w/ 23 Spaces



610 - 690 BRANNAN STREET

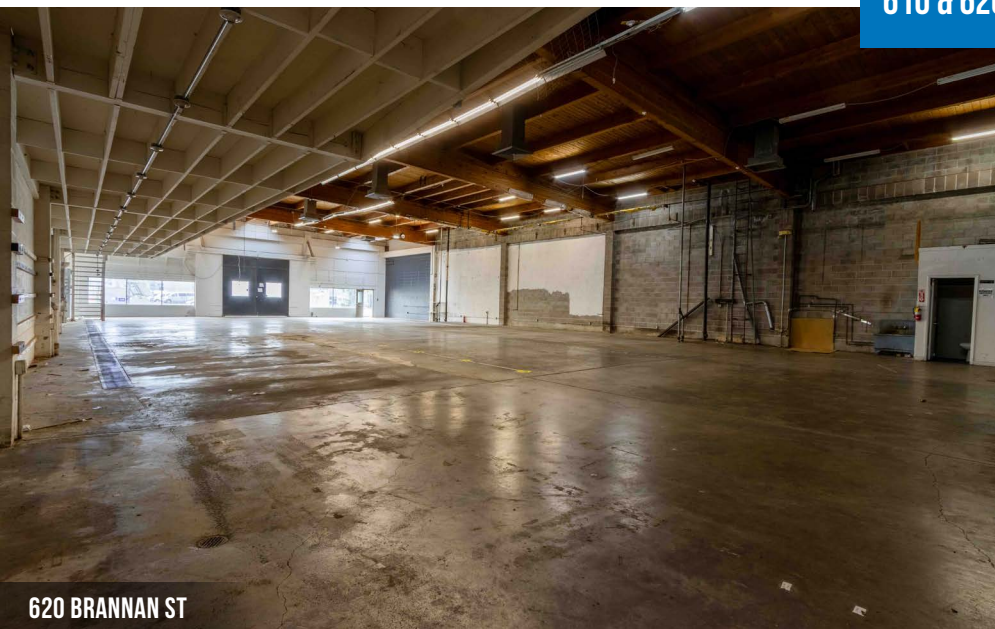


610 BRANNAN ST

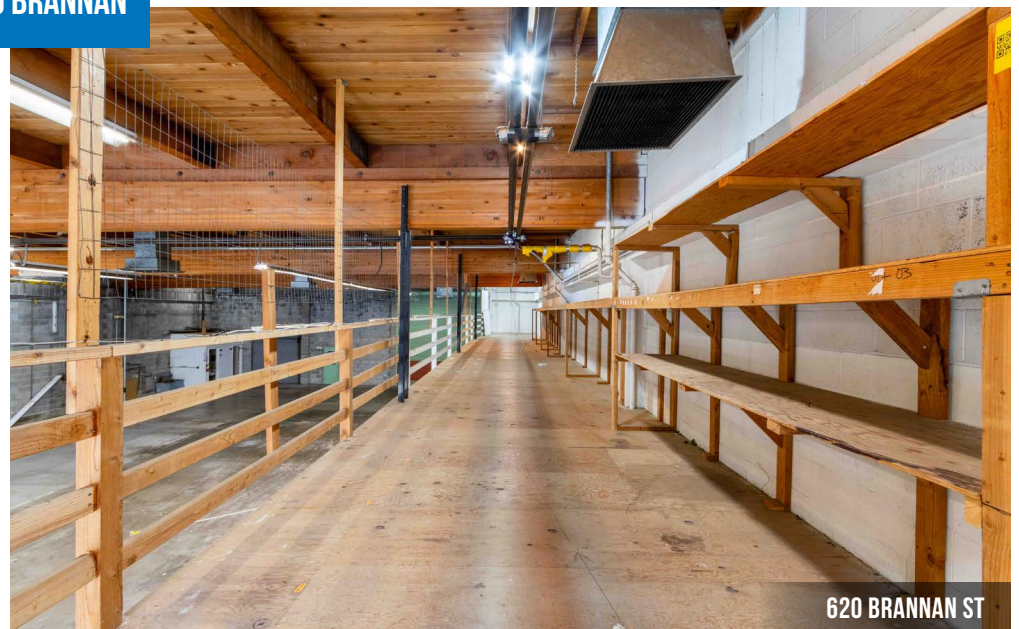


610 BRANNAN ST

610 & 620 BRANNAN



620 BRANNAN ST



620 BRANNAN ST

610 - 690 BRANNAN STREET

SPACE ATTRIBUTES // 640 BRANNAN ST

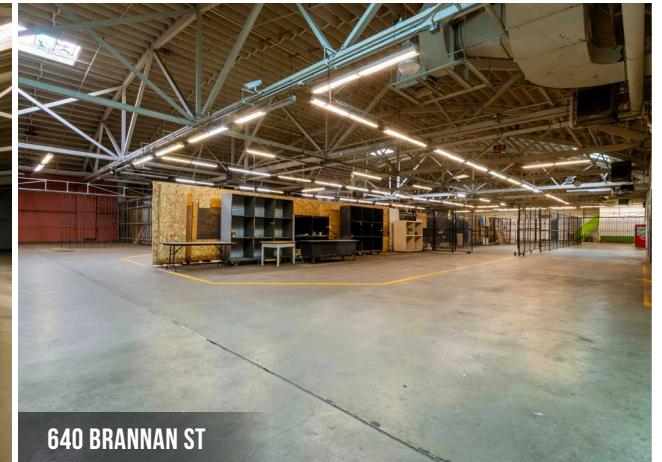
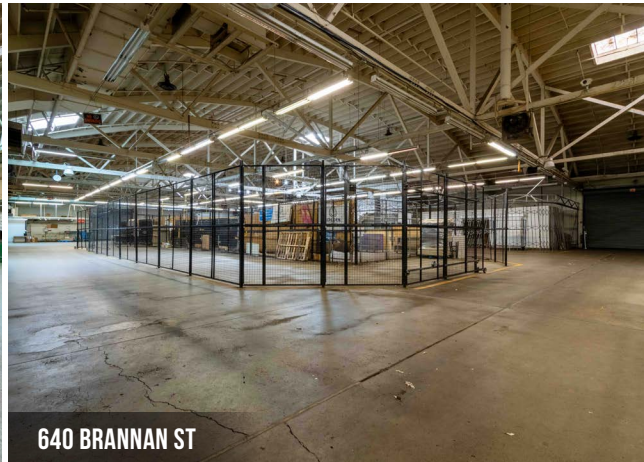
+/- 25,012 Square Feet

- + Clear Span Warehouse
- + 14' to Beam, 30' to Top of Roof
- + Sprinklered
- + Small Office Area
- + Restrooms

SPACE ATTRIBUTES // 644 BRANNAN ST

+/- 25,066 Square Feet

- + Clear Span Warehouse
- + 14' to Beam, 33' to Top of Roof
- + Sprinklered
- + Small Office Area
- + Restrooms



610 - 690 BRANNAN STREET



PARKING



610 - 690 BRANNAN STREET

LOCATION OVERVIEW

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



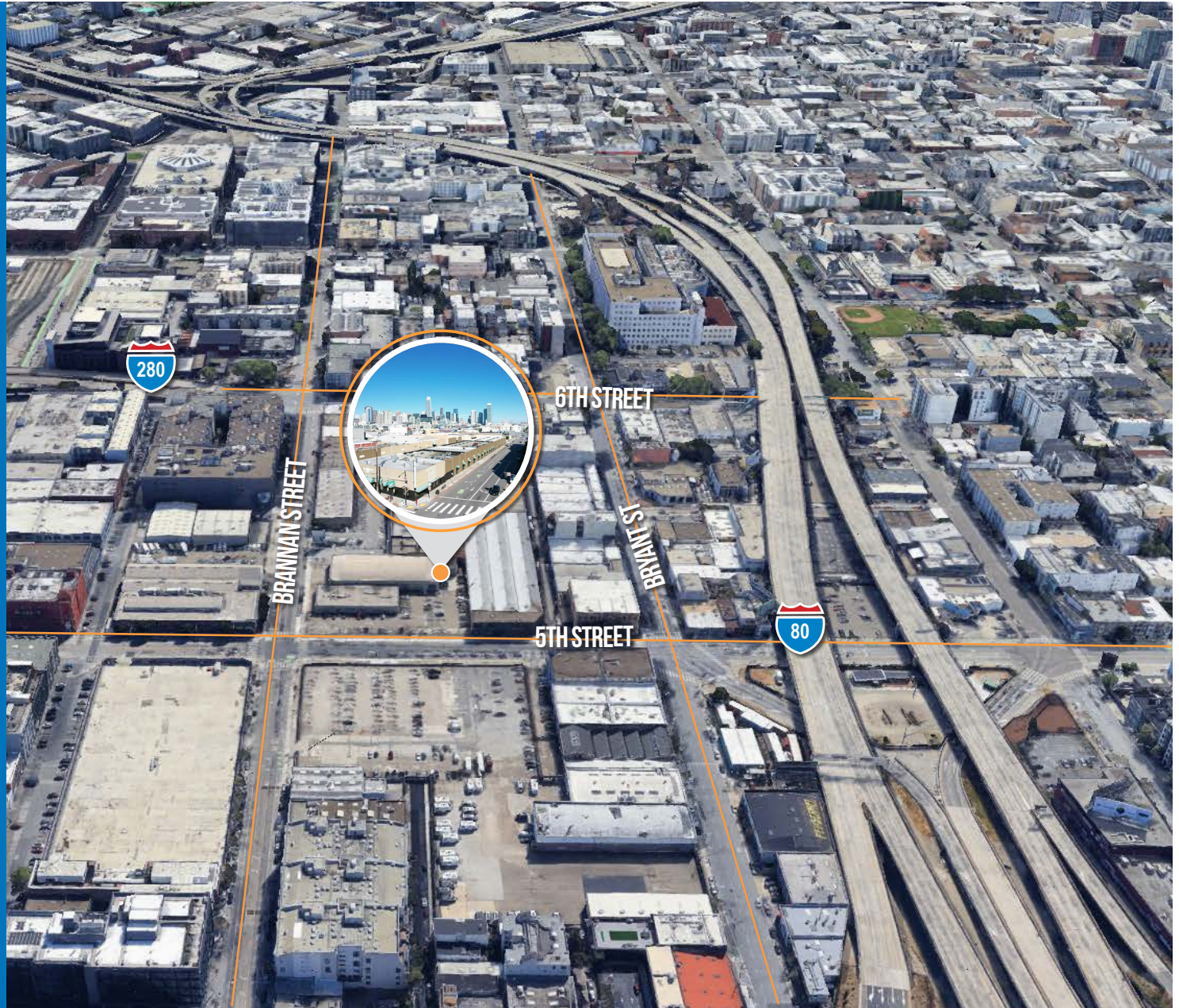
02 MIN to 5th & Brannan Muni
08 MIN to 4th St CalTrain
18 MIN to Powell BART



07 MIN to Union Square
08 MIN to Financial District
10 MIN to Financial District



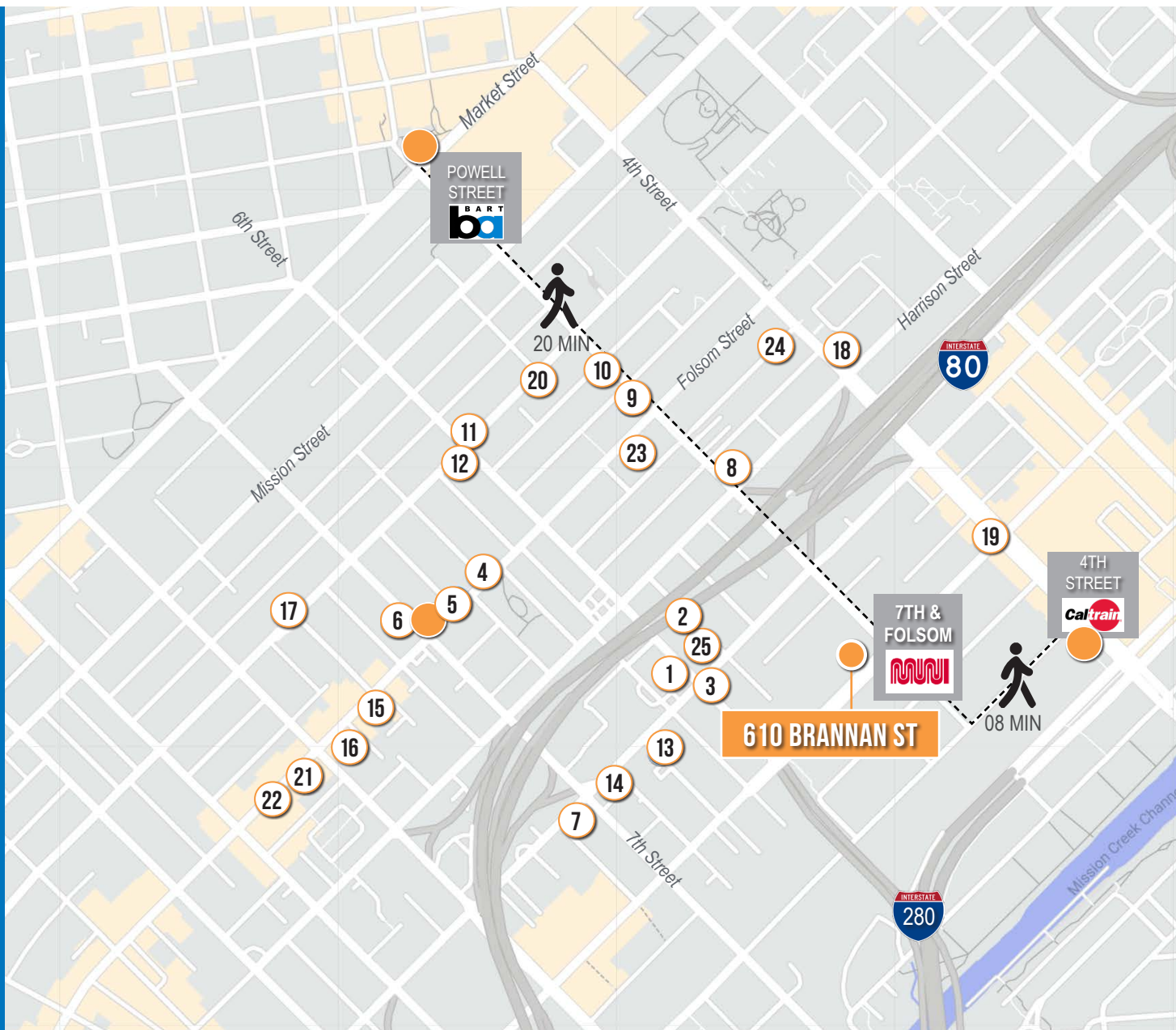
01 MIN to 280 On-Ramp
02 MIN to 80 On-Ramp
06 MIN to 101 On-Ramp



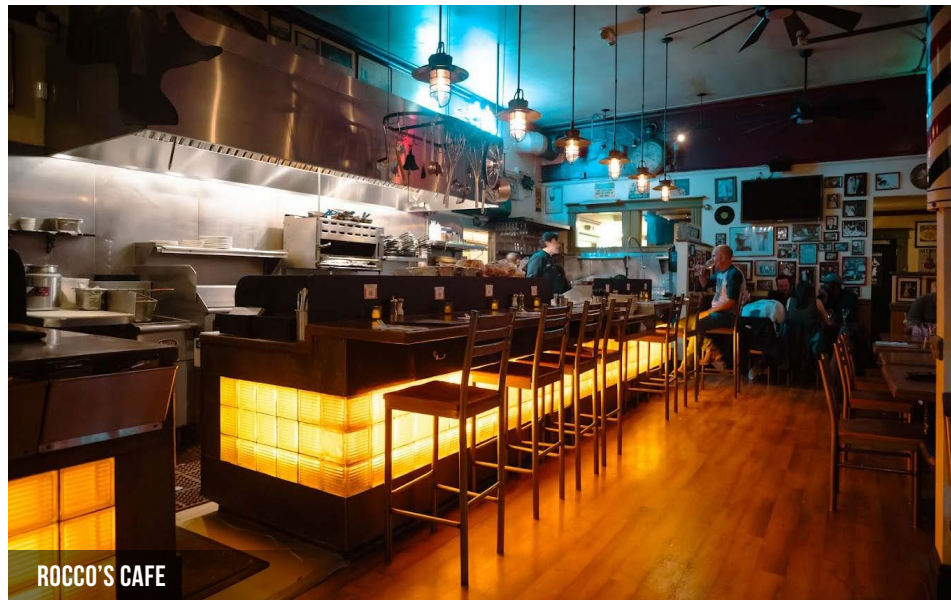
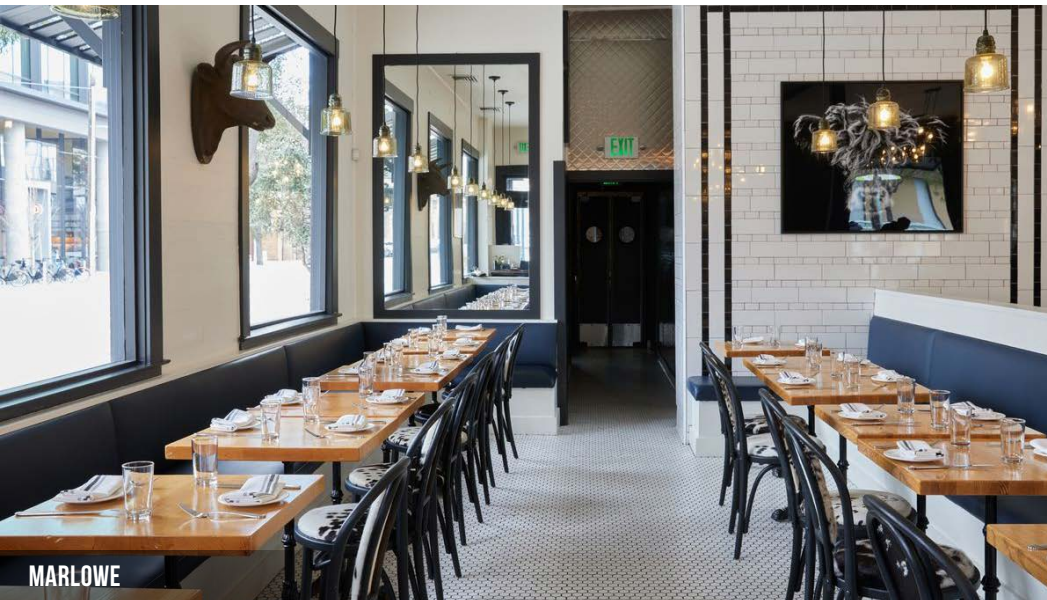
610 - 690 BRANNAN STREET

NEARBY AMENITIES

- 1.....Social Cafe
- 2..... SoMA Food Court
- 3..... Papaya Island
- 4..... Deli Board
- 5.....Extreme Pizza
- 6.....Sightglass Coffee
- 7.....PPG Paint Store
- 8.....All Star Donuts
- 9.....Mr. East Kitchen
- 10.....OpenLight Films
- 11..... Subway
- 12..... Bini's Kitchen
- 13..... Dinosaurs Sandwiches
- 14..... Mars Bar & Restaurant
- 15.....Rocco's Cafe
- 16.....Basil Thai Restaurant & Bar
- 17..... Enterprise Brewing Co.
- 18.....Whole Foods Market
- 19..... Marlowe
- 20..... Tin
- 21... San Francisco Pole and Dance
- 22.....Driftwood
- 23.....Dragon Horse
- 24.....Aphotic
- 25..... AyDea



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STREET



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