

1170 HARRISON STREET

FOR LEASE // STATE-OF-THE-ART LANDMARK BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

NEWLY RENOVATED LEGAL OFFICE / PDR SPACE



T **TRANSWESTERN**[®]
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+/- 4,723 SF
THIRD FLOOR +
ROOF DECK

+/- 9,940 SF
SECOND FLOOR

+/- 11,404 SF
GROUND FLOOR

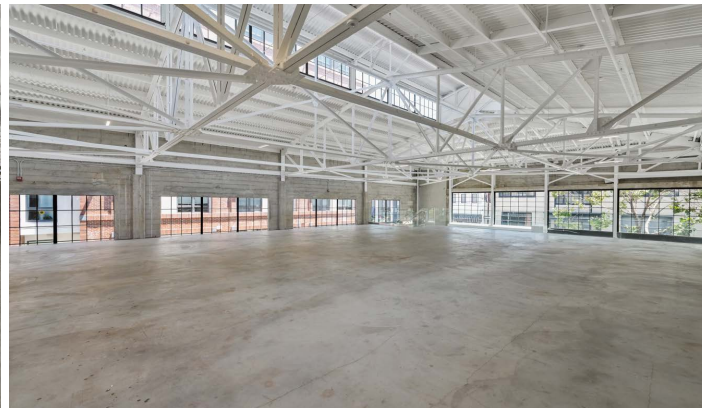
RENDERING

PROPERTY OVERVIEW

ADDRESS	1170 Harrison Street San Francisco, CA 94103
AVAILABLE SPACE	Third Floor +/- 4,723 Square Feet Second Floor +/- 9,940 Square Feet Ground Floor +/- 11,404 Square Feet
TOTAL	+/- 26,067 Square Feet
AVAILABLE	Immediately
RENTAL RATE	Negotiable

BUILDING HIGHLIGHTS

- State-of-the-Art Renovated Headquarters Building
- Entirely New Foundation and Steel Frame Floors Inside Historic Shell
- Expansive Roof Deck w/ Sweeping City Views
- Permit Ready For Tenant Improvements
- Full Build To Suit Tenant Improvement Allowance Available
- Restrooms, Elevator, HVAC Installed & Operational
- Significant Freeway Visibility & Branding Opportunity



BUILDING ATTRIBUTES



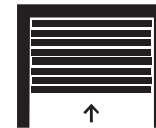
PENTHOUSE ROOFDECK

Exclusive Roof Deck w/ Panoramic
San Francisco Views & Outdoor
Amenities Space



HISTORIC CHARACTER

Iconic Neighborhood Building With
Historically Significant Facade



DRIVE IN ACCESS

One (1) Ground Floor Drive-In
Loading Access Door



HVAC DETAILS

Sanitary HVAC System
MERV 13 Filters &
Potential for In-Duct UV Lights



POWER

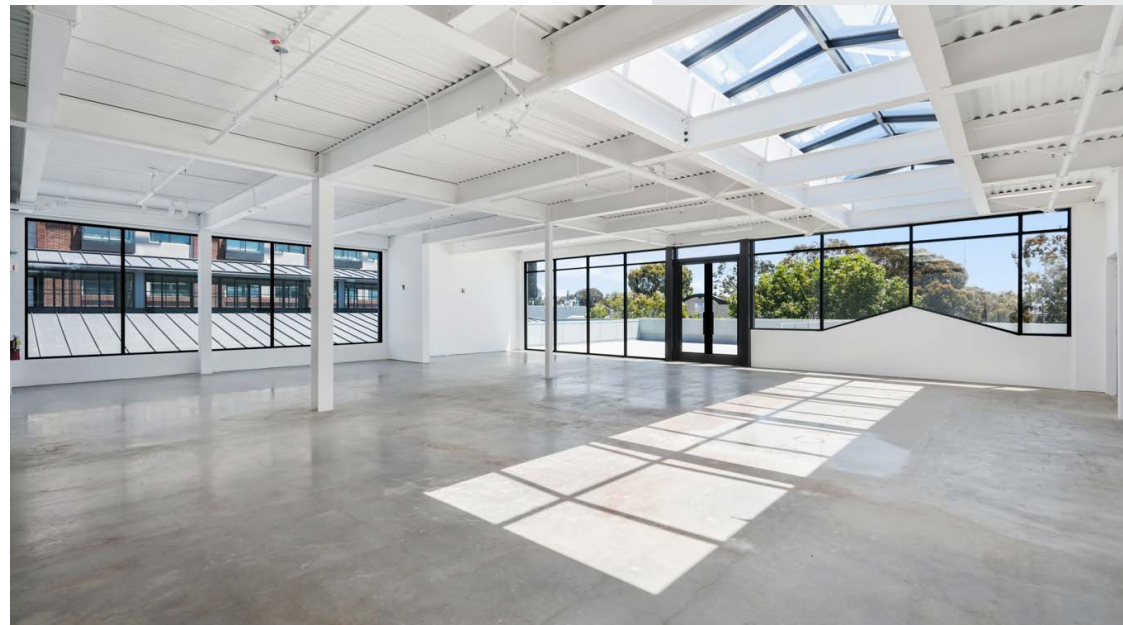
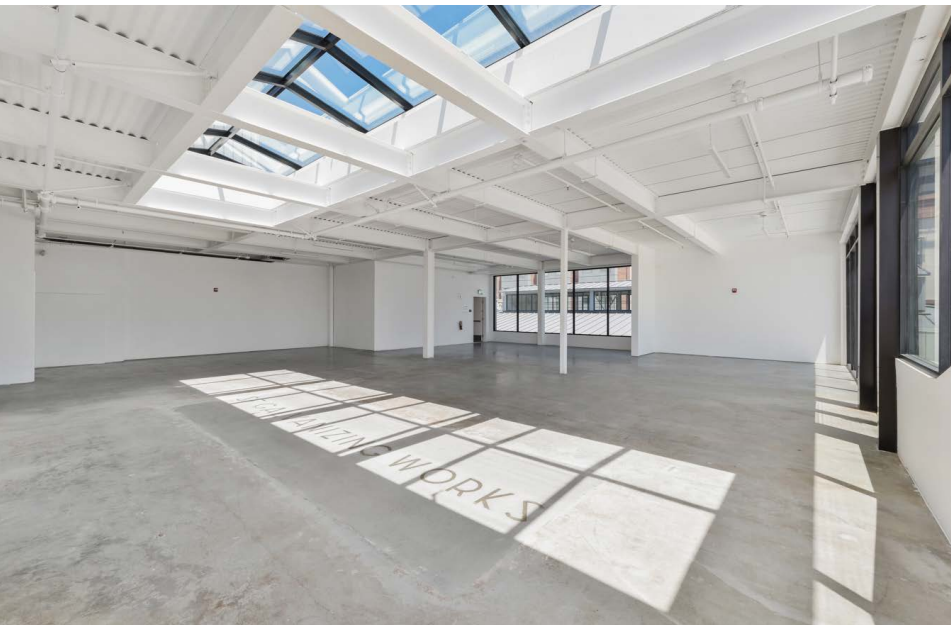
1200 AMP Service at
208v/3-Phase



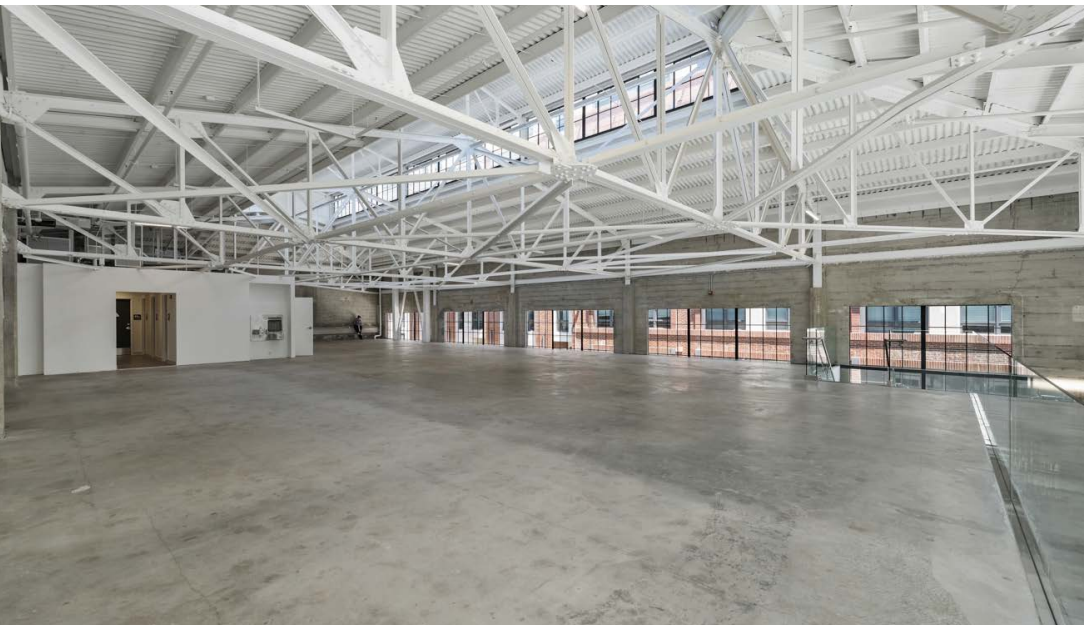
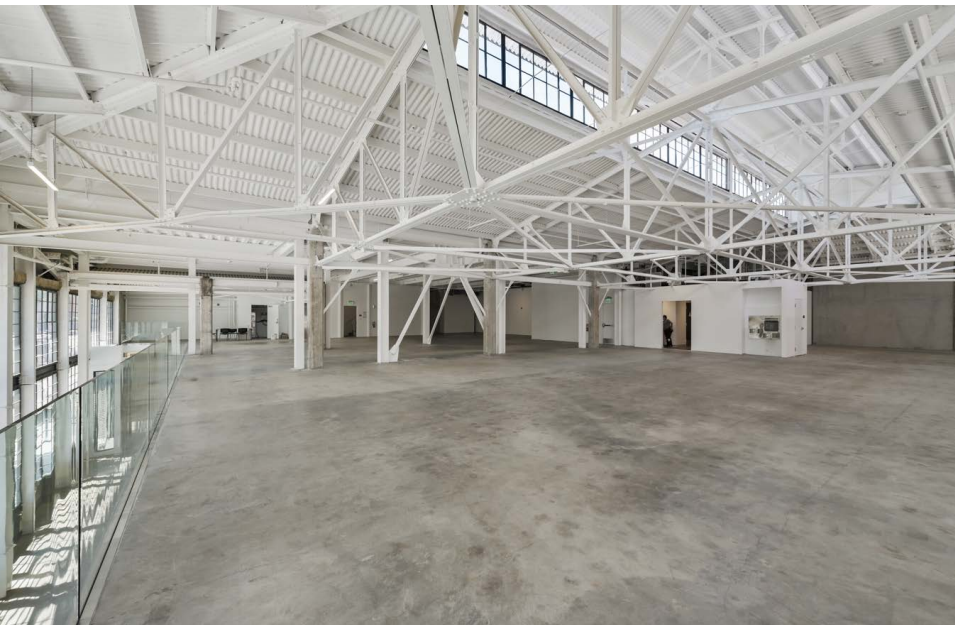
PERMITTED USES

100% Legal Office Use &
PDR Permitted

SECOND FLOOR PHOTOS



SECOND FLOOR PHOTOS



GROUND FLOOR PHOTOS





INSPIRE INNOVATION & COLLABORATION



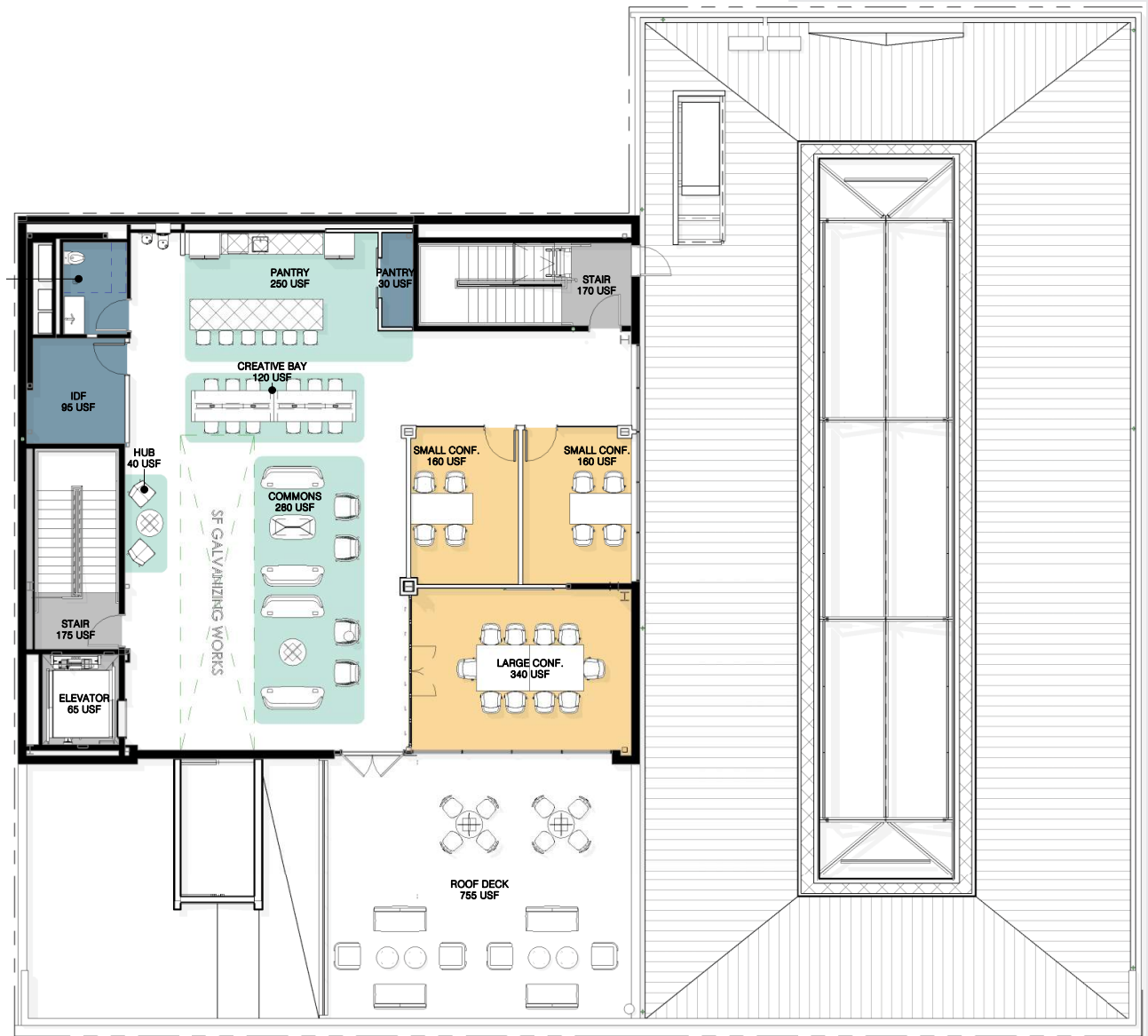
FLOOR PLANS // THIRD FLOOR

OFFICE LAYOUT

+/- 4,723 Square Feet

DETAILS:

- Floor-to-Roof = 12'-0"
- Min Clearance Under Beams = 10'-8"



OFFICE LAYOUT

DETAILS:

-



FLOOR PLANS // GROUND FLOOR

OFFICE LAYOUT

+/- 11,404 Square Feet

DETAILS:

- Floor-to-Floor – 13'-8"
- Min Clearance Under Beams = 11'-2" to 12'-2" Max height to roof to 24'-0"



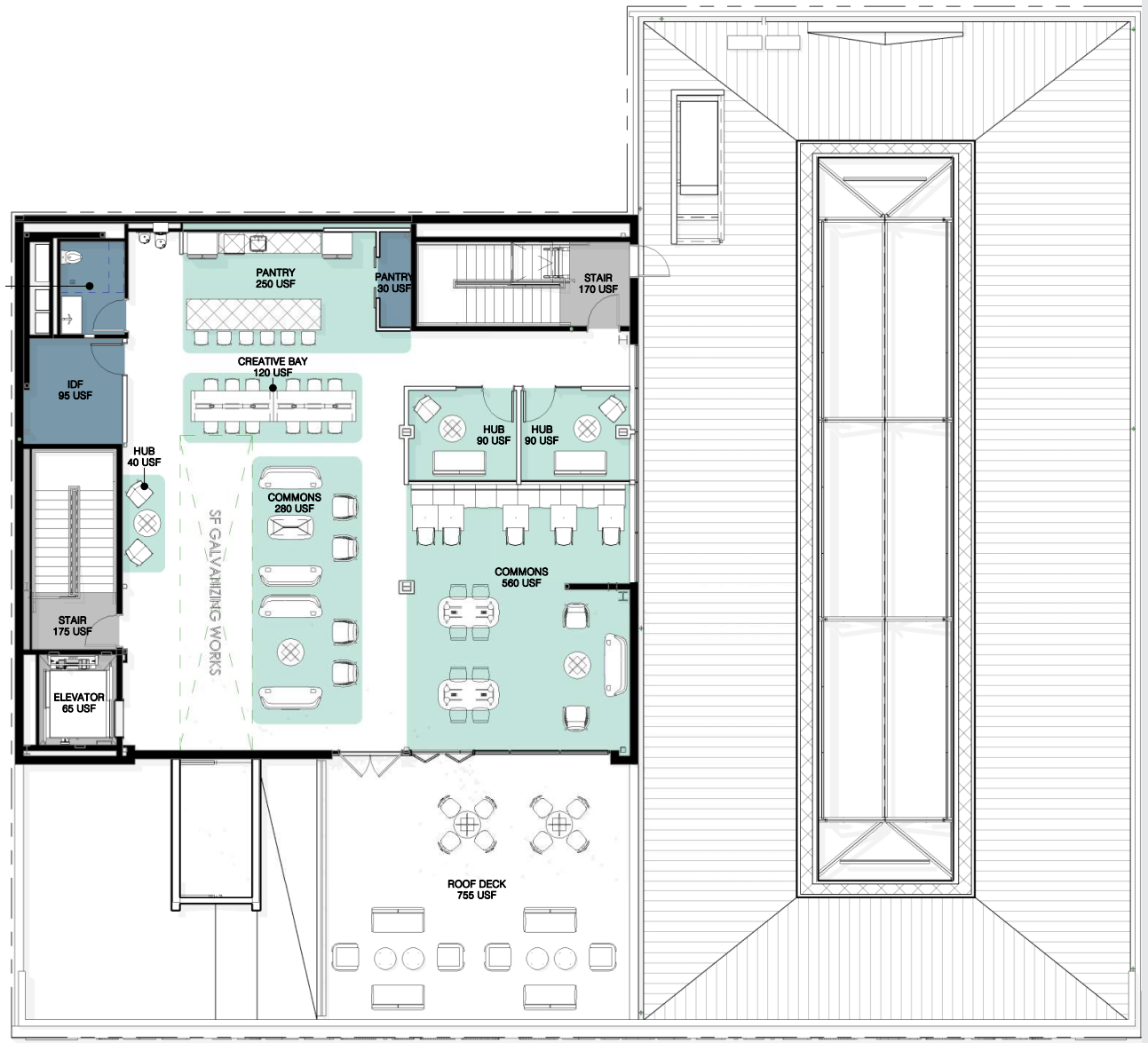
FLOOR PLANS // THIRD FLOOR

INNOVATION R+D LAYOUT

+/- 4,723 Square Feet

DETAILS:

- Floor-to-Roof = 12'-0"
- Min Clearance Under Beams = 10'-8"



FLOOR PLANS // SECOND FLOOR

INNOVATION R+D LAYOUT

+/- 9,940 Square Feet

DETAILS:

- Floor-to-Floor – 13'-8"
- Min Clearance Under Beams = 11'-2" to 12'-2" Max height to roof to 24'-0"



FLOOR PLANS // GROUND FLOOR

INNOVATION R+D LAYOUT

+/- 11,404 Square Feet

DETAILS:

- Floor-to-Floor – 13'-8"
- Min Clearance Under Beams = 11'-2" to 12'-2" Max height to roof to 24'-0"



AERIAL VIEW

1170
HARRISON

HARRISON STREET

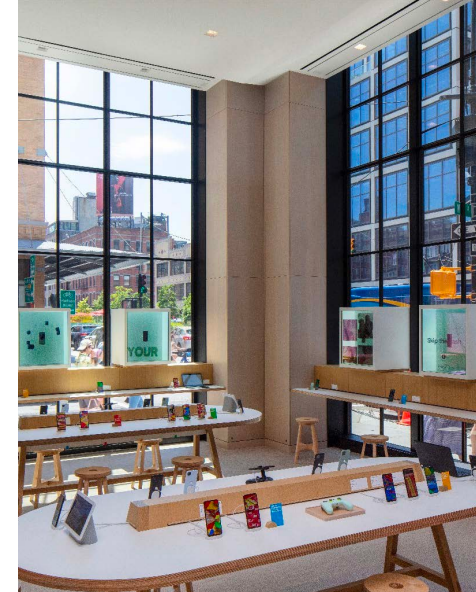
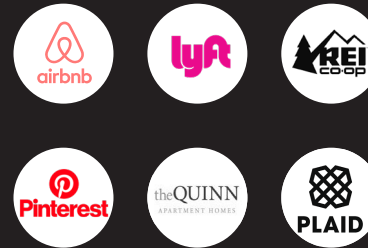




LOCATION OVERVIEW

1170 Harrison Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The 1170 Harrison project involved the complete renovation and expansion of the historically significant San Francisco Galvanizing Works Building.

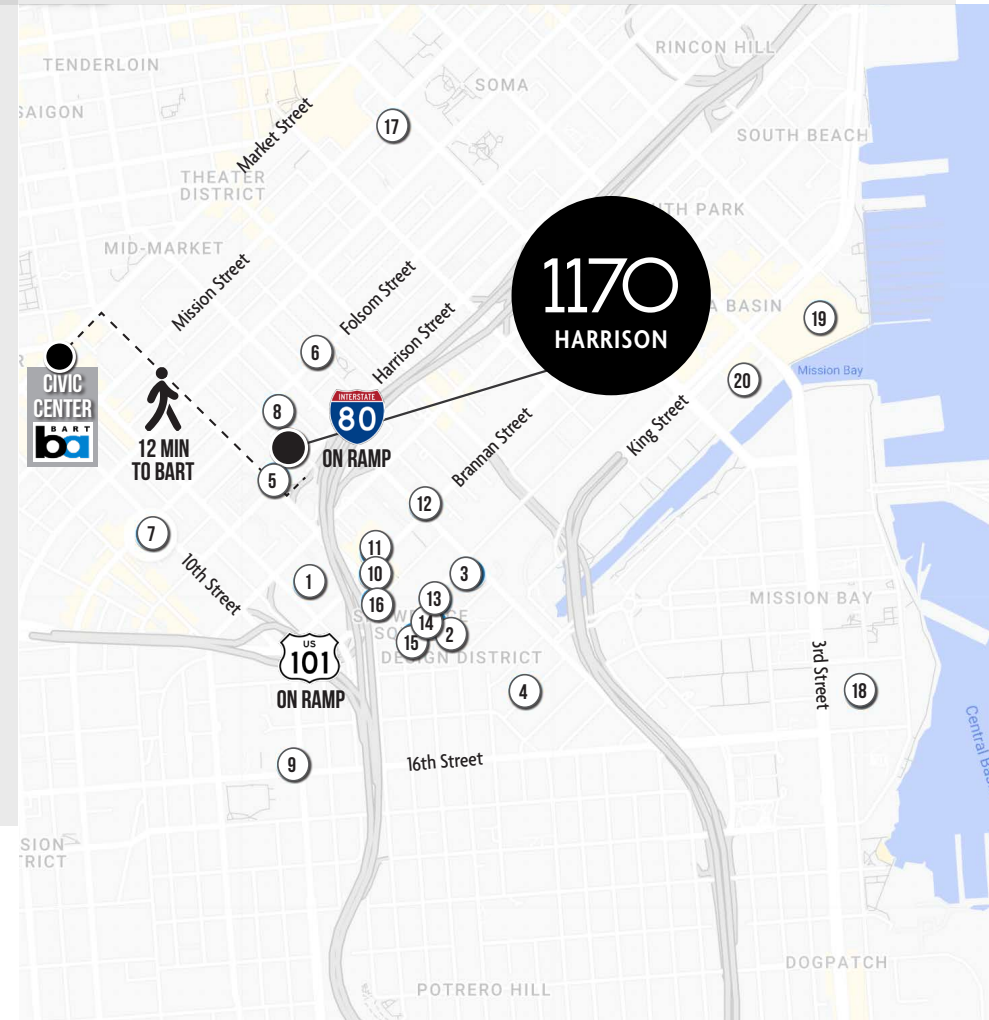
TOP OCCUPIERS SOUTH OF MARKET



ORIGINALLY CONSTRUCTED IN 1912, THE BUILDING HAS BEEN FULLY RESTORED, EXPANDED, AND MODERNIZED FOR OFFICE OR PDR USE, GIVING NEW LIFE TO THIS DISTINCTIVE INDUSTRIAL BUILDING.

NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Dumpling Time
- 3..... Adobe
- 4..... The Seven Stills Brewery
- 5..... AK Subs
- 6..... Deli Board
- 7..... Sextant Coffee Roasters
- 8..... Rocco's Cafe
- 9..... Smashburger
- 10..... Peet's Coffee
- 11..... Bellota
- 12..... Mars Bar & Restaurant
- 13..... Omakase
- 14..... Saap Ver Thai Food
- 15..... Niku Steakhouse
- 16..... Hardwood Bar & Smokery
- 17..... Starbucks
- 18..... Chase Center
- 19..... Oracle Park
- 20..... Lyft HQ





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