

# 1345 HOWARD STREET

FOR LEASE | STANDALONE CREATIVE FLEX BUILDING

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

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## PROPERTY SUMMARY

### ADDRESS

1345 Howard Street, San Francisco, CA 94103

### AVAILABLE SPACE

+/- 6,258 Square Feet

### RENTAL RATE

\$36 / Square Foot / Year, Industrial Gross

### AVAILABLE

Immediately



## BUILDING ATTRIBUTES

- + Creative Office / Warehouse / Retail Building
- + Beautiful Exposed Beam Ceiling and Sandblasted Concrete
- + Polished Concrete Floors Throughout
- + One (1) Large Drive In Roll-Up Door
- + Commercial Hood w/ Exhaust and Fire Suppression
- + High Ceilings and Skylights with Great Natural Light
- + One (1) Large Glass Conference Room
- + Fully Sprinklered Throughout
- + 3 Phase, 400 Amp, 208v (Electrical Service)



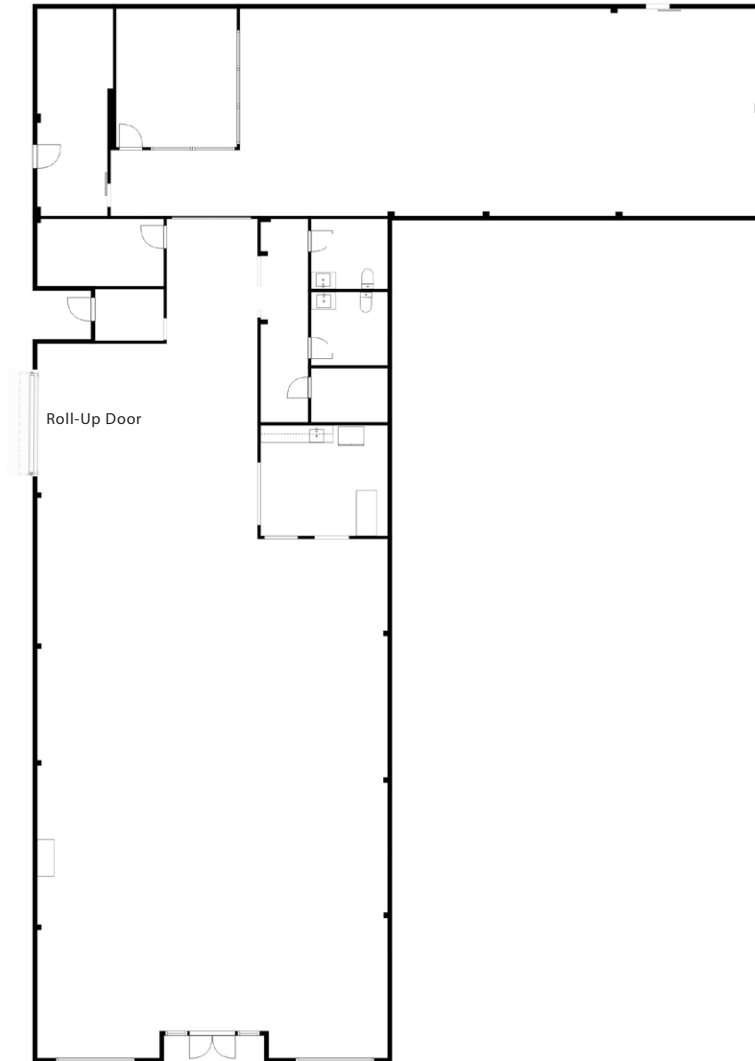
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## FLOOR PLAN

+/- 6,258 Square Feet



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## LOCATION OVERVIEW

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



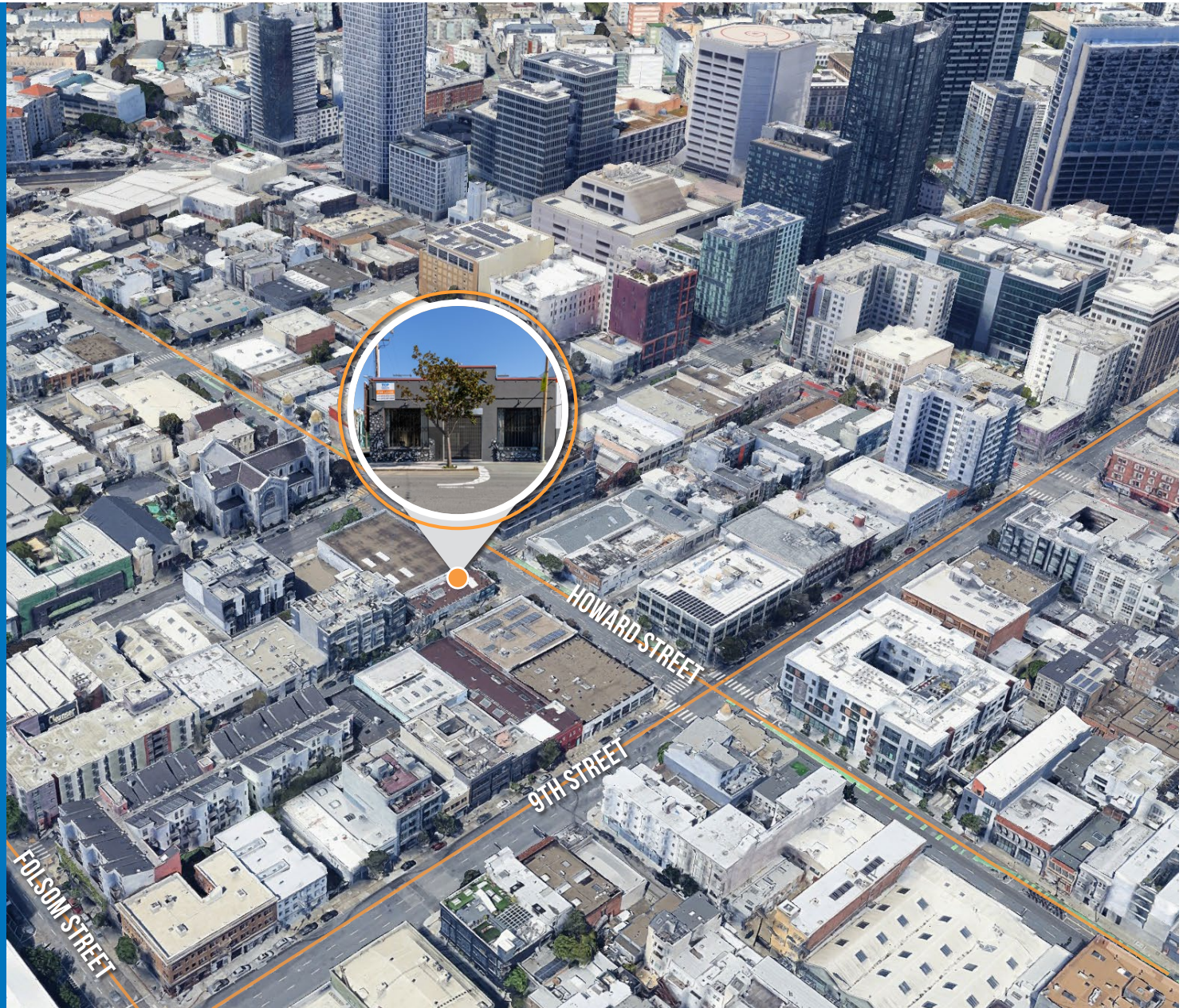
**06 MIN** to 10th St Muni  
**09 MIN** to Van Ness Station  
**10 MIN** to Civic Center BART



**05 MIN** to Hayes Valley  
**10 MIN** to Union Square  
**15 MIN** to Financial District



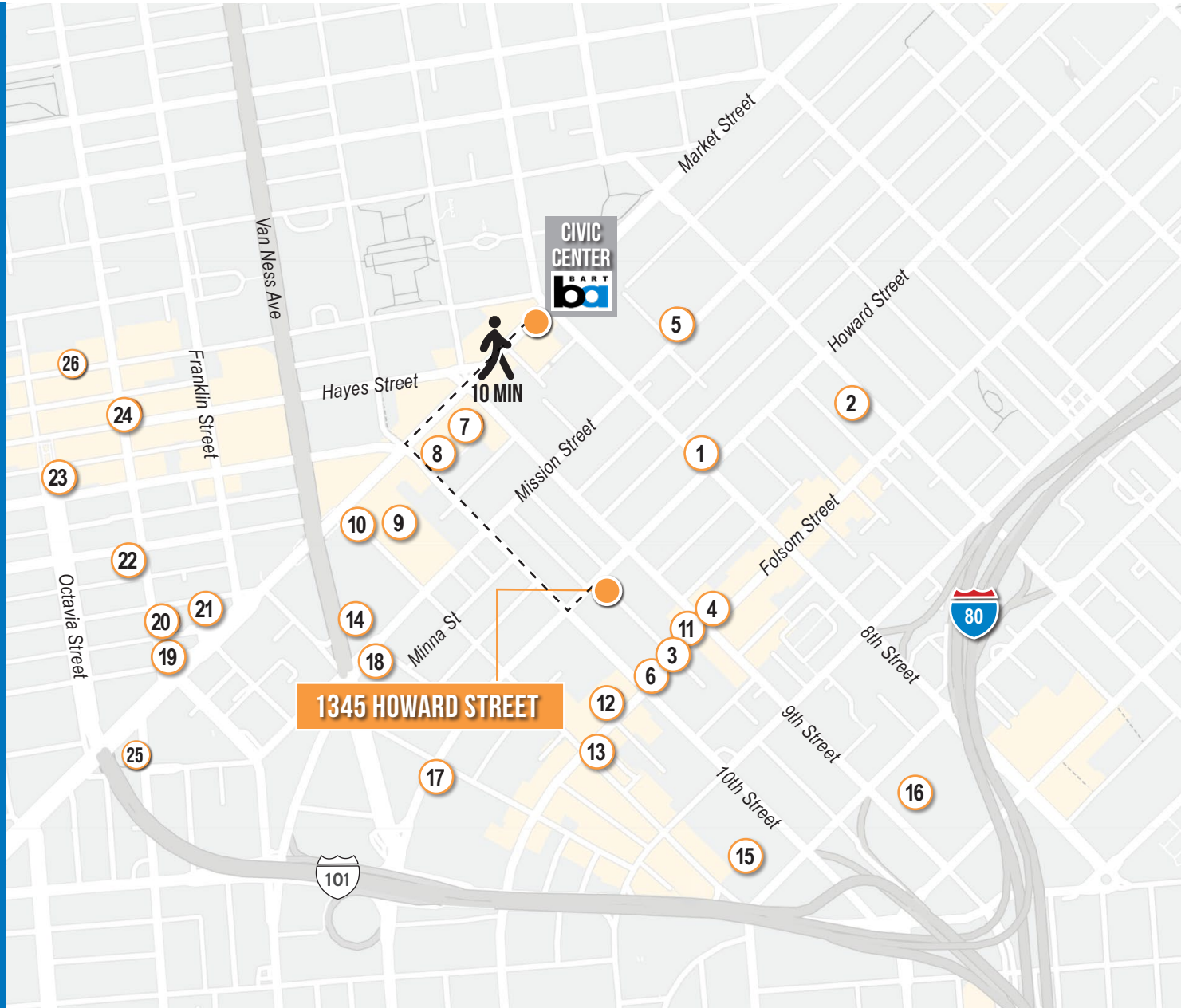
**03 MIN** to 101 On-Ramp  
**05 MIN** to 80 On-Ramp  
**06 MIN** to 280 On-Ramp



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## NEARBY AMENITIES

- 1.....Harvest Urban Market
- 2.....Sightglass Coffee
- 3.....Dento Piano Cafe and Bar
- 4.....Azucar Lounge
- 5.....City Beer Store
- 6.....Sextant Coffee Roasters
- 7.....Walgreens
- 8.....Microsoft
- 9.....Square
- 10.....Uber
- 11.....Northern China BBQ
- 12.....Extra Space Storage
- 13.....Basil Canteen
- 14.....Blue Bottle Coffee
- 15.....Costco
- 16.....Trader Joe's
- 17.....1601 Bar & Kitchen
- 18.....Zaoh Sushi Restaurant
- 19.....Espetus Churrascaria
- 20.....Hotel Biron
- 21.....Zuni Cafe
- 22.....Rich Table
- 23.....Biergarten
- 24.....Absinthe Brasserie & Bar
- 25.....Martuni's
- 26.....Birba



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