

555

19TH STREET
DOG PATCH SUBMARKET



**Full Building Brick & Timber
Plug & Play Opportunity
24,845 RSF +/-**



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BUILDING HIGHLIGHTS



High-end Creative Finishes
Full Building Opportunity



Brick + Timber



Bay Water Views (3rd Floor)



Exclusive Rear Yard



High Exposed Ceilings
Great Natural Light



2 Showers



Local Ownership + Property
Management



Amenity Rich Environment:

- Steps to Chase Center / Thrive City
- 2 Blocks from OpenAI HQ
- RH Restaurant ½ block away
- Adjacent to Pier 70 + More
- Caltrain 22nd Street Station Close by
- Hwy 280 and 101 Close by

555

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3RD FLOOR | FULL FLOOR
7,475 RSF +/-

2ND FLOOR | FULL FLOOR
8,400 RSF +/-

1ST FLOOR | FULL FLOOR
8,970 RSF +/-

FULL BUILDING
24,845 RSF +/- (Divisible)



DISCLOSURE: The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. Colton Commercial & Partners, Inc. recommends that all interested parties independently verify its accuracy and completeness.

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KEY TERMS

Available: December 1, 2025

Rate per RSF/Year:
Negotiable, IG

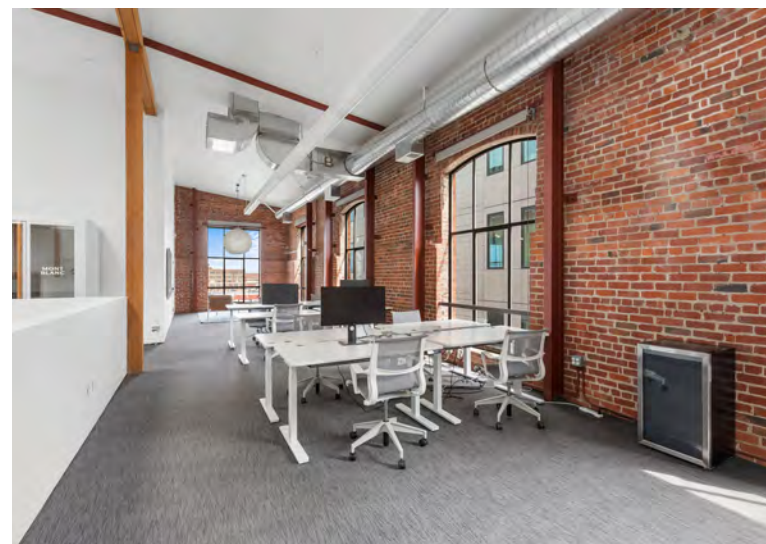
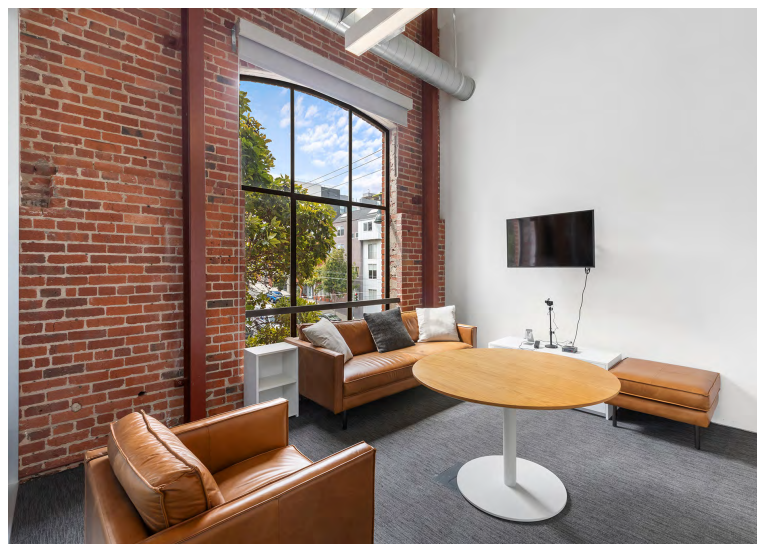
Office Use

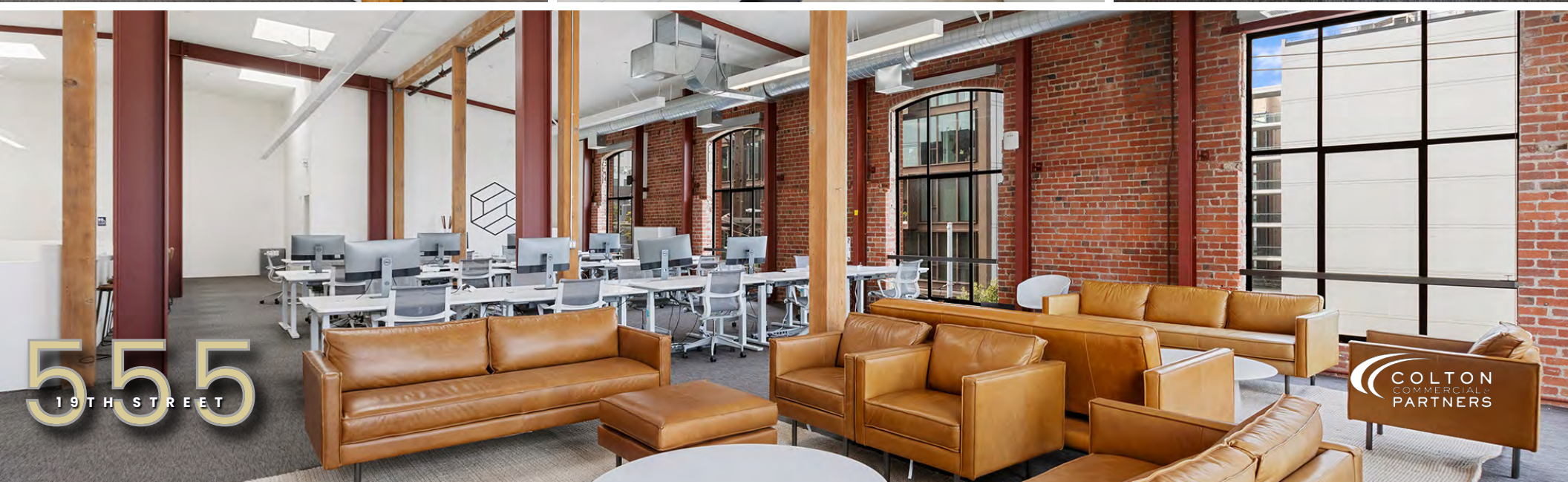
Full building opportunity

Potentially delivered with
furniture, plug & play
(call for details).

HVAC on 2nd and 3rd floor

Heating on 1st Floor



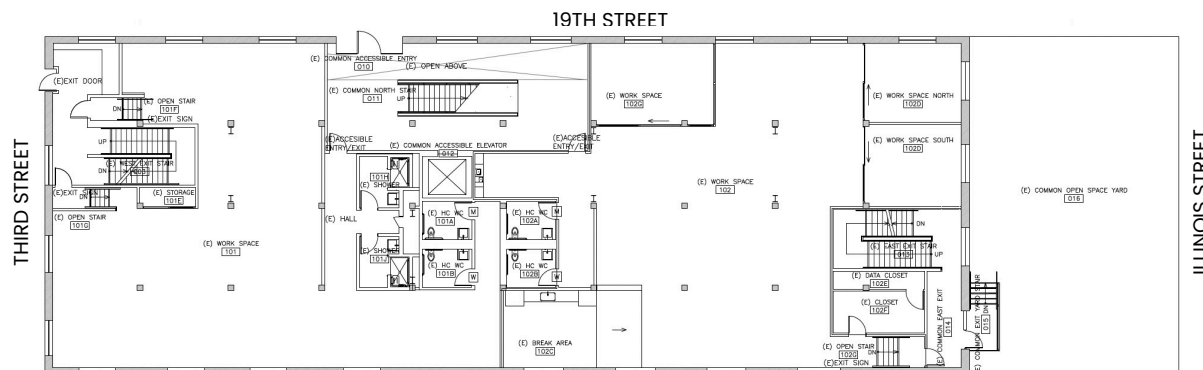


FLOOR PLANS

Heating on 1st Floor

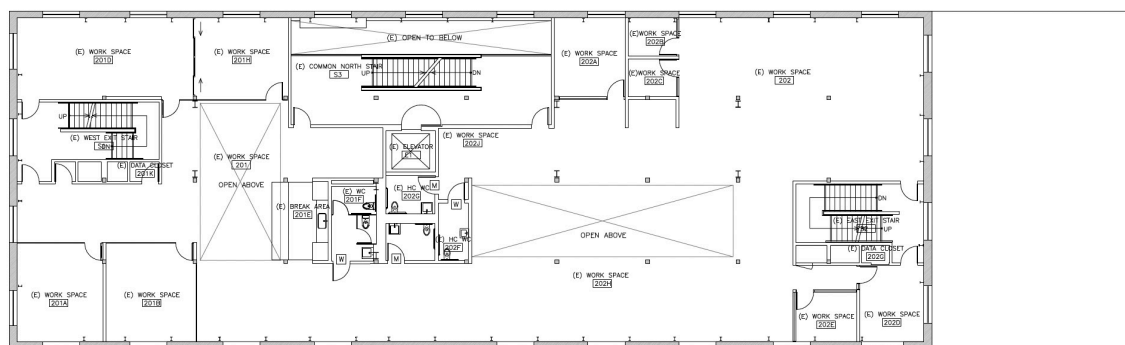


8,970 RSF



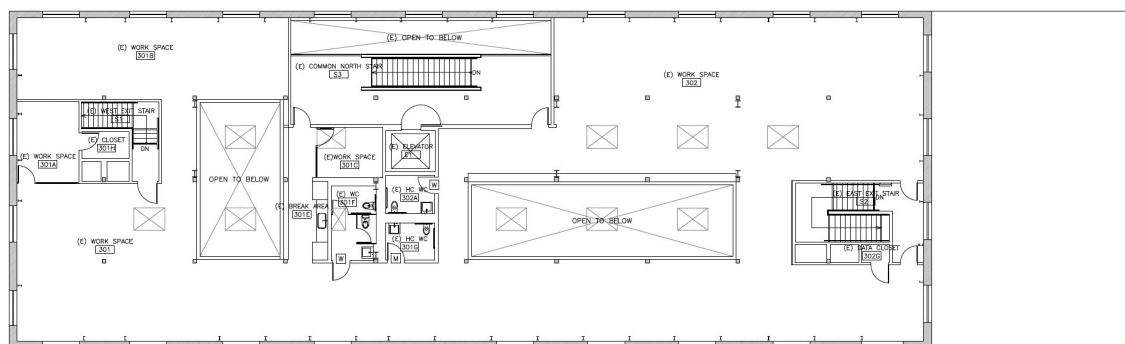
Actual Floor Plans May Vary. No warranties, nor representations, made herein.

8,400 RSF



Actual Floor Plans May Vary. No warranties, nor representations, made herein.

7,475 RSF



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CHASE CENTER



CRANE COVE



CRANE COVE



JUST FOR YOU CAFE



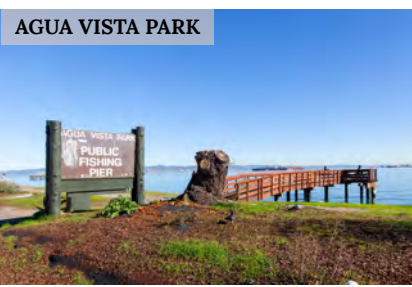
VELOCIPEDE



THE RAMP



LONG BRIDGE PIZZA



AGUA VISTA PARK



FINANCIAL DISTRICT

BAY BRIDGE



AGUA VISTA PARK

THE RAMP RESTAURANT

CRANE COVE PARK

PIER 70

RH RESTAURANT

555 19th Street is across the street from Muni's Third Street Light Rail and a 5-minute walk to the 22nd Street Caltrain Station with additional public transportation access within walking distance. Short walk to Chase Center - Thrive City, and Open AI HQ.

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SAN FRANCISCO

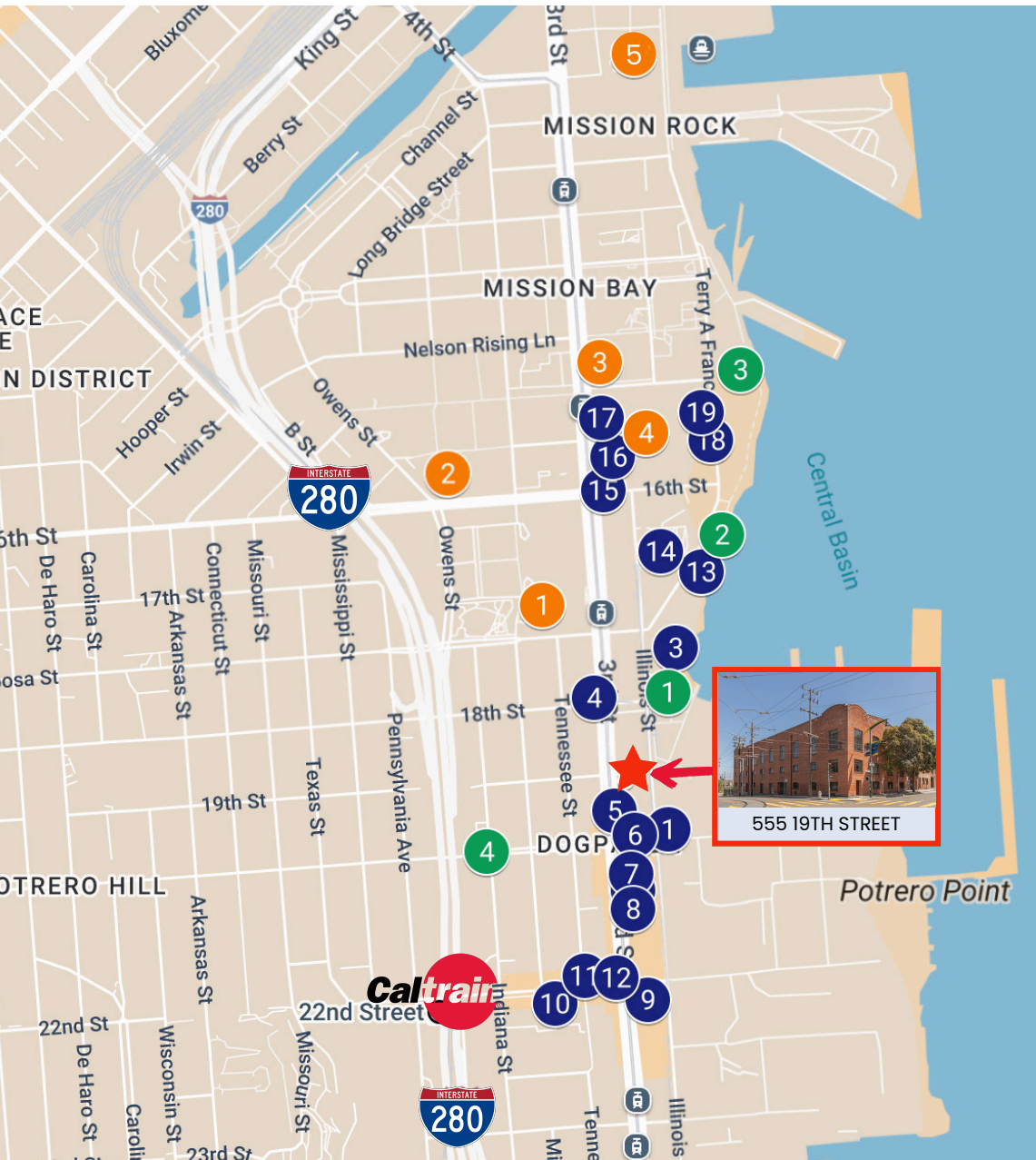
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NEIGHBORHOOD MAP



RESTAURANTS & CAFES

- 1 The Palm Court at RH
- 2 Neighbor Bakehouse
- 3 The Ramp Restaurant
- 4 Moshi Moshi
- 5 Wooly Pig
- 6 Third Rail
- 7 THE PLANT cafe
- 8 Long Bridge Pizza Company
- 9 Souvla
- 10 Piccino
- 11 Marcella's Lasagneria
- 12 Dogpatch Saloon
- 13 Mission Rock Resort
- 14 STEM Kitchen + Garden
- 15 Philz Coffee
- 16 Dumpling Time
- 17 Gott's Roadside
- 18 Miller & Lux Restaurant
- 19 Che Fico Pizzeria

NEARBY BUSINESSES & AMENITIES

- 1 UCSF Benioff Children's Hospital
- 2 Genentech Hall
- 3 Open AI Headquarters
- 4 Chase Center - Thrive City
- 5 Coinbase Headquarters

PARKS

- 1 Crane Cove Park
- 2 Agua Vista Park
- 3 Bayfront Park
- 4 Avalon Dogpatch Dog Park