

425 BRANNAN STREET

FOR LEASE | CREATIVE GROUND FLOOR OFFICE SPACE NEAR SOUTH PARK

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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425 BRANNAN STREET

PROPERTY SUMMARY

ADDRESS

425 Brannan Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor: +/- 9,750 Square Feet

RENTAL RATE

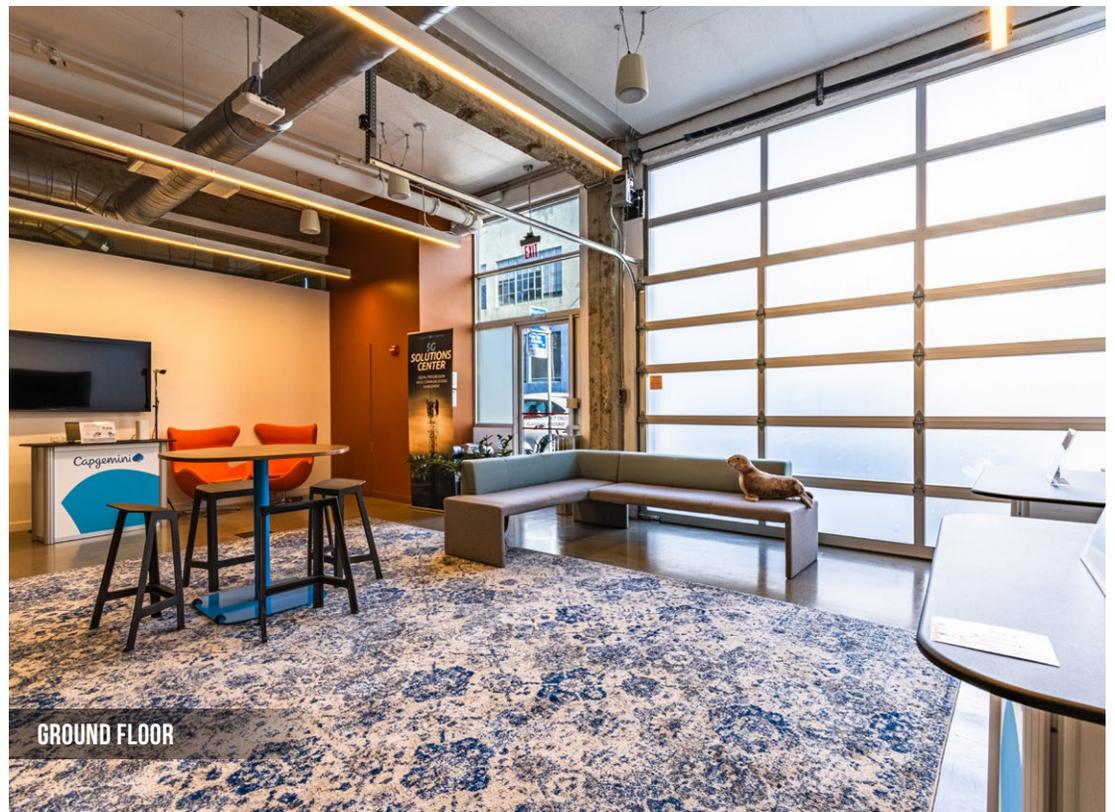
\$75 / Square Foot / Year, Industrial Gross

AVAILABLE

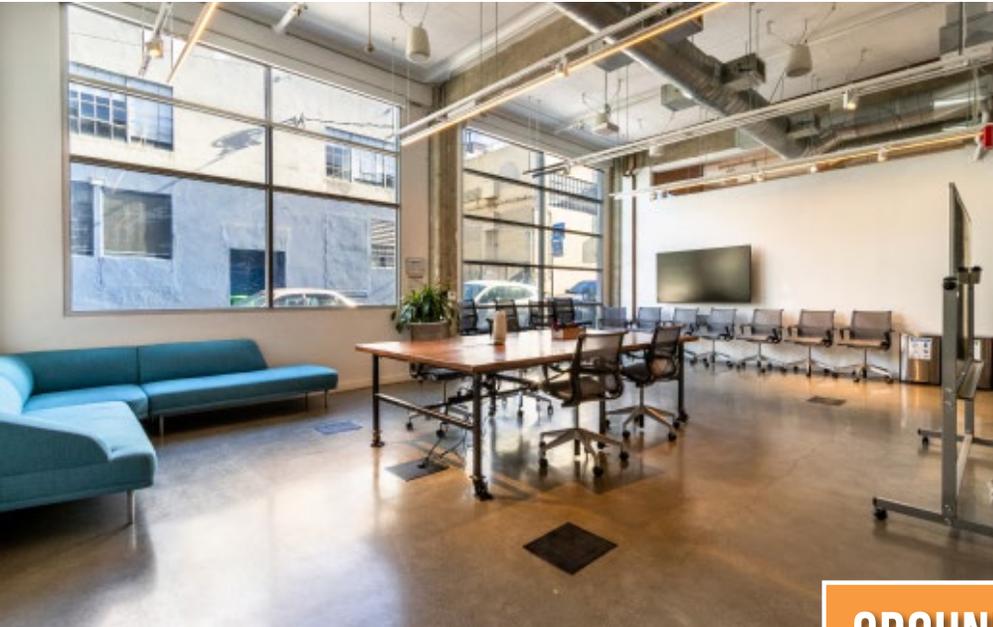
Immediately

BUILDING ATTRIBUTES

- + Creative Build-Out Designed By
Renowned Architect Gensler
- + Nine (9) Conference/Meeting Rooms
- + Beautiful Kitchen/All Hands Area
- + Full HVAC Throughout
- + Roll-up Door Access on Ritch Street
- + Building Signage Available
- + Fantastic South Park Location w/
Close Proximity to Cal Train
- + **Nine (9) Parking Spots Available**



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GROUND FLOOR

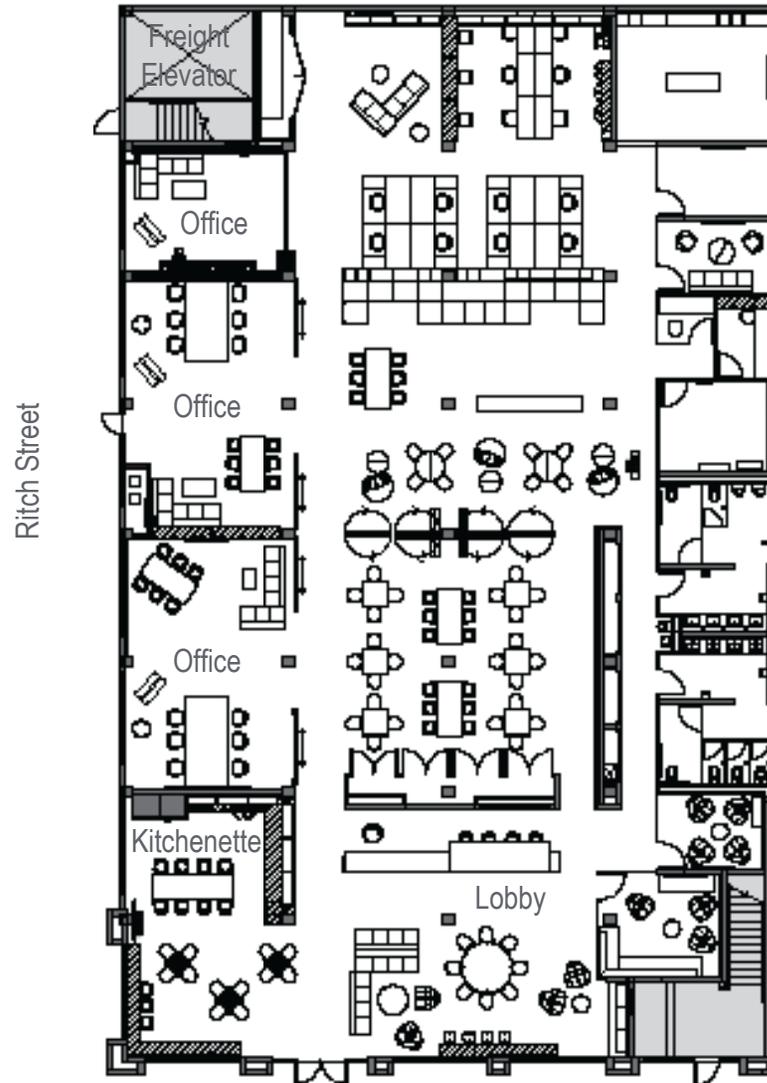


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FLOOR PLAN

Office Building Total: +/- 9,750 Square Feet

GROUND FLOOR



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LOCATION OVERVIEW

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



02 MIN to SF CalTrain
06 MIN to Oracle Park
16 MIN to Civic Center Bart



07 MIN to Union Square
08 MIN to Financial District
09 MIN to Mission District



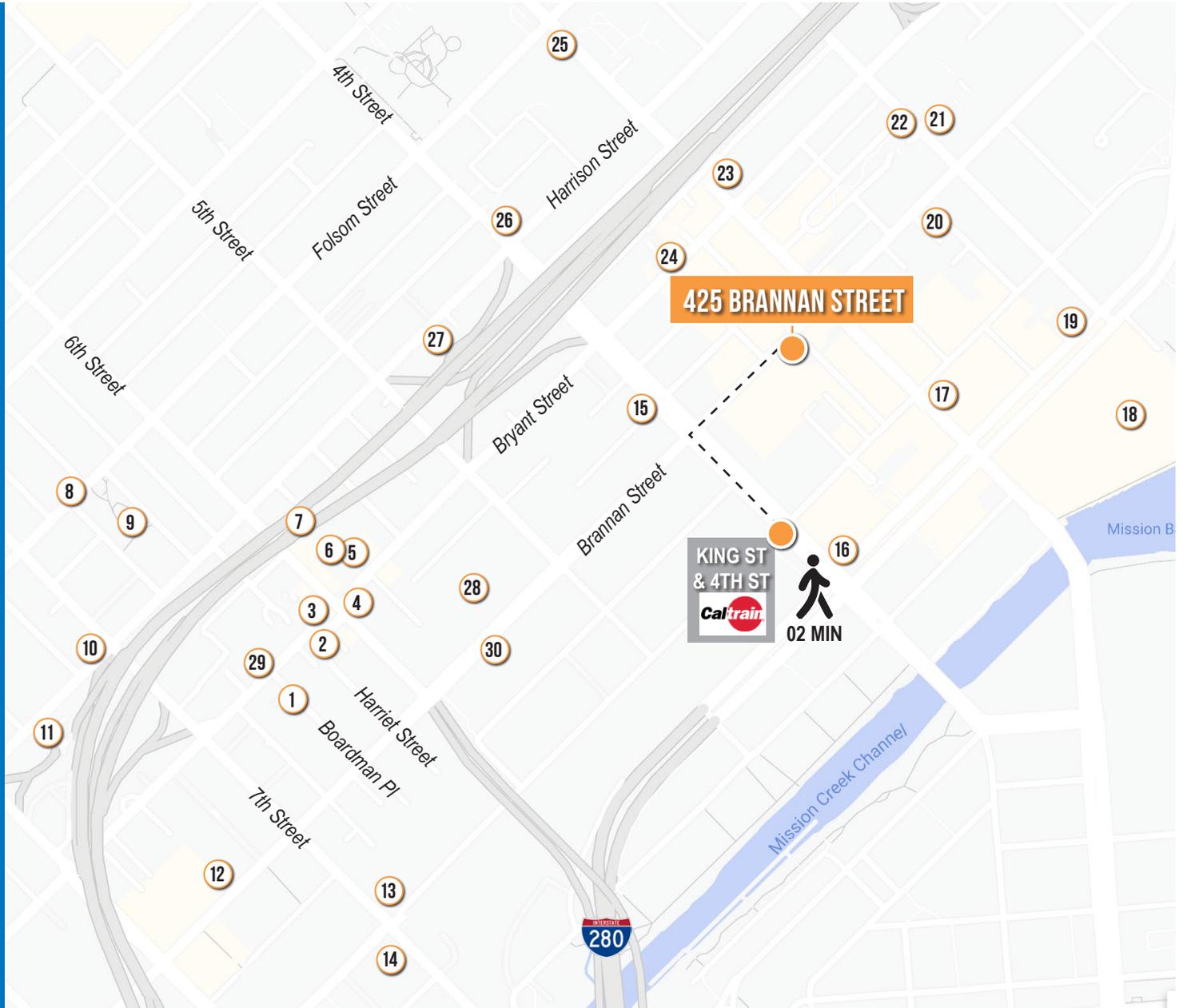
02 MIN to 80 On-Ramp
03 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



425 BRANNAN STREET

NEARBY AMENITIES

- 1.....Dinosaurs
- 2.....El Norteño Taco Truck
- 3.....TRÜ LAB
- 4.....Turtle Tower
- 5.....Ben's Fast Food
- 6.....The Impossible Shop
- 7.....Wingstop
- 8.....Deli Board
- 9.....Victoria Manalo Draves Park
- 10.....Rumors
- 11.....FedEx Office Ship Center
- 12.....REI
- 13.....Room & Board
- 14.....Adobe - San Francisco
- 15.....Taksim
- 16.....Safeway
- 17.....KAIYO ROOFTOP
- 18.....Oracle Park
- 19.....MoMo's
- 20.....ROOH SF
- 21.....21st Amendment Brewery
- 22.....Blue Bottle Coffee
- 23.....Garaje
- 24.....Black Hammer Brewing
- 25.....Chaat Corner
- 26.....Whole Foods Market
- 27.....K&L Wine Merchants
- 28.....San Francisco Flower Market
- 29.....Hall of Justice
- 30.....Pinterest



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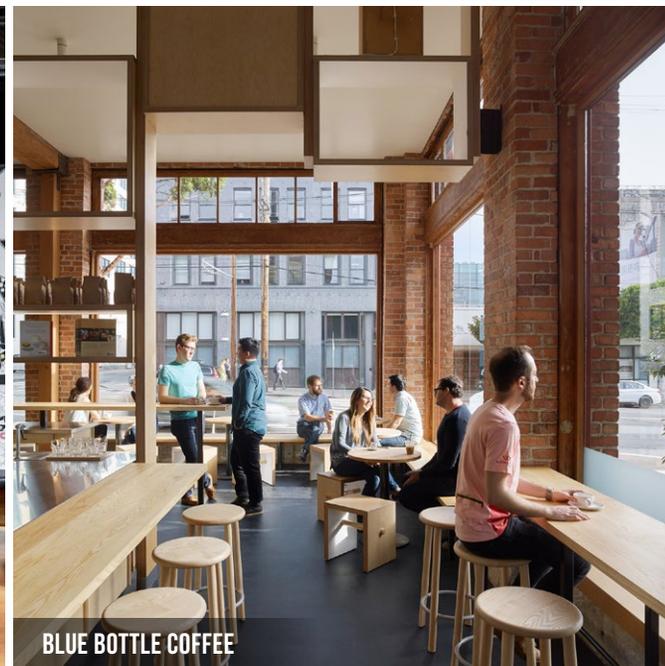
ADOBE SAN FRANCISCO



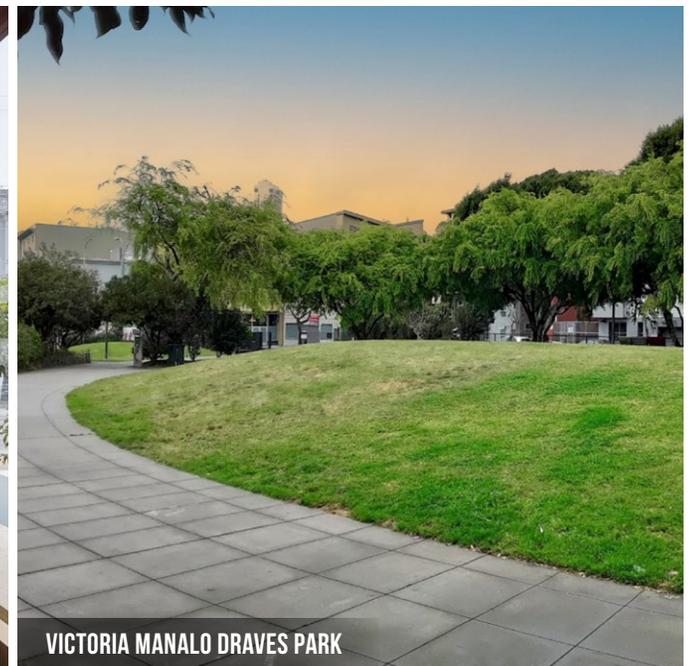
ORACLE PARK



BLACK HAMMER BREWING



BLUE BOTTLE COFFEE



VICTORIA MANALO DRAVES PARK

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