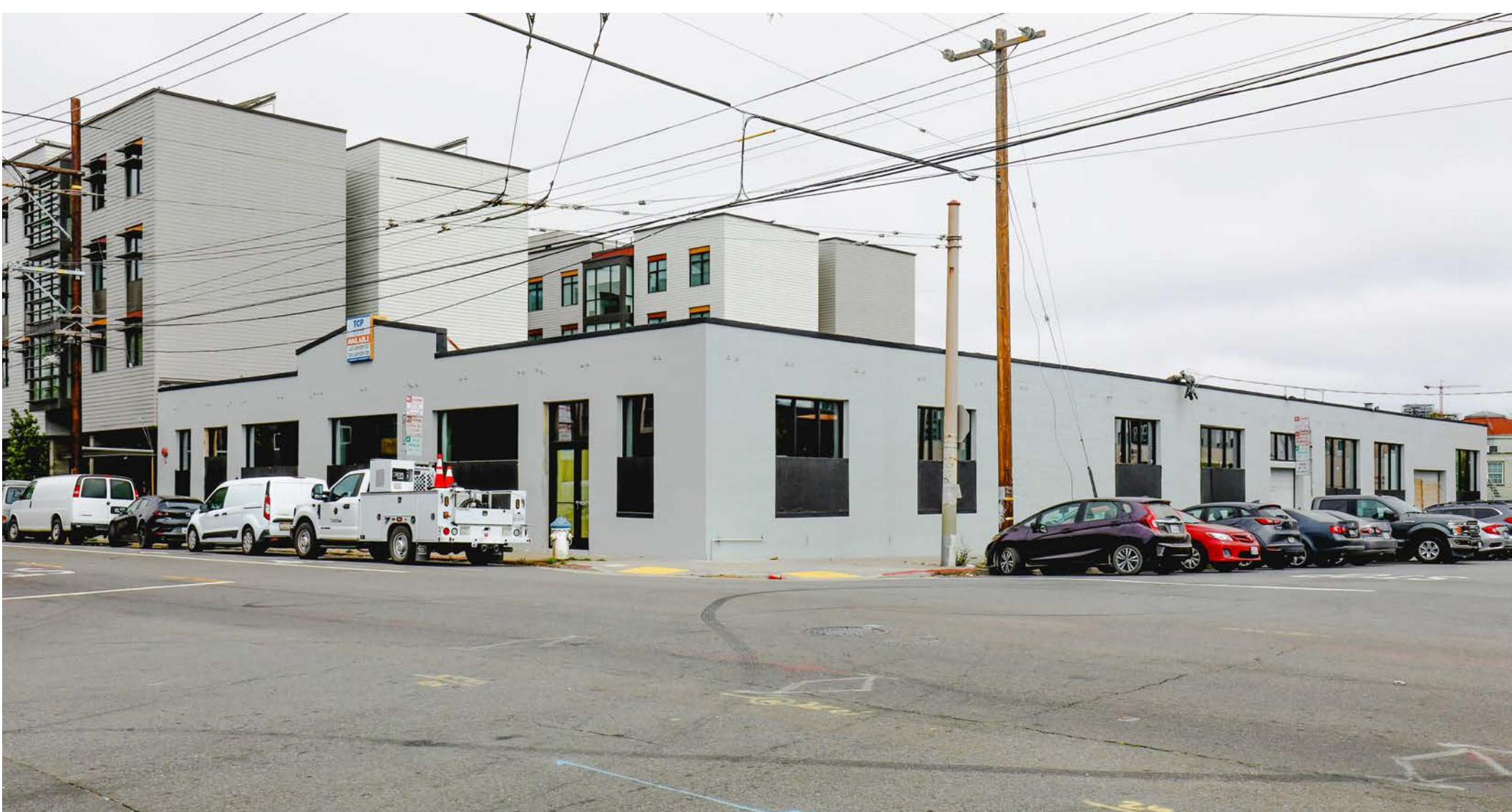


1400 17th Street, San Francisco, CA

FULLY RENOVATED STAND ALONE FLEX BUILDING



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1400 17TH STREET

PROPERTY SUMMARY

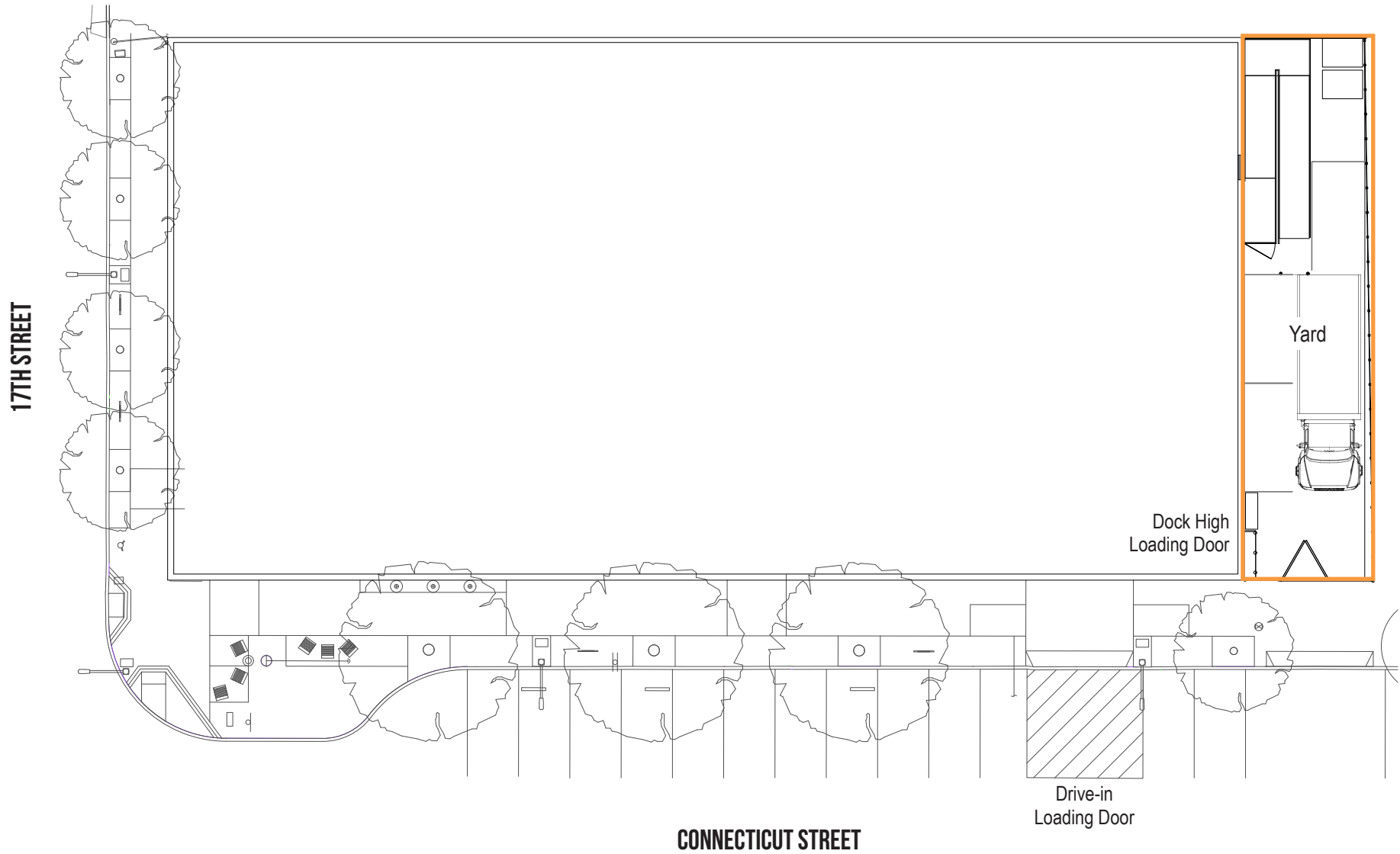
ADDRESS	1400 17th Street, San Francisco, CA 94107
AVAILABLE SPACE	+/- 16,000 Square Feet
YARD / PARKING	+/- 2,000 Square Feet
RENTAL RATE	Negotiable
AVAILABLE	Immediately

RENOVATION PROGRESS

TASK LIST	COMPLETED
<input type="checkbox"/> One (1) Glass Paneled Drive-In Roll Up Door	<input checked="" type="checkbox"/> HVAC On Roof
<input type="checkbox"/> Two (2) Glass Paneled Dock High Doors	<input checked="" type="checkbox"/> Power Upgrade 3 Phase, 600 Amps
<input type="checkbox"/> Full HVAC Distribution	<input checked="" type="checkbox"/> Sprinkler System
<input type="checkbox"/> Five (5) Meeting Rooms	<input checked="" type="checkbox"/> Renovated Facade
<input type="checkbox"/> Two (2) Large Conference Rooms	<input checked="" type="checkbox"/> New Exterior Windows
<input type="checkbox"/> Polished Concrete Floors	<input checked="" type="checkbox"/> Skylights Throughout
<input type="checkbox"/> Fully Built Out Kitchen / Break Area	<input checked="" type="checkbox"/> Sandblasted Entire Building
<input type="checkbox"/> Eight (8) Individual ADA Restrooms	<input checked="" type="checkbox"/> Seismic Retrofit Building
<input type="checkbox"/> Distribute Electrical and Lighting	



1400 17TH STREET



1400 17TH STREET

LOCATION OVERVIEW

Desirable Potrero Hill location, walkable to various amenities and to surrounding neighborhoods.



11 MIN to Dogpatch
13 MIN to Design District
20 MIN to 16th St. Bart



07 MIN to SOMA
16 MIN to Union Square
20 MIN to Financial District



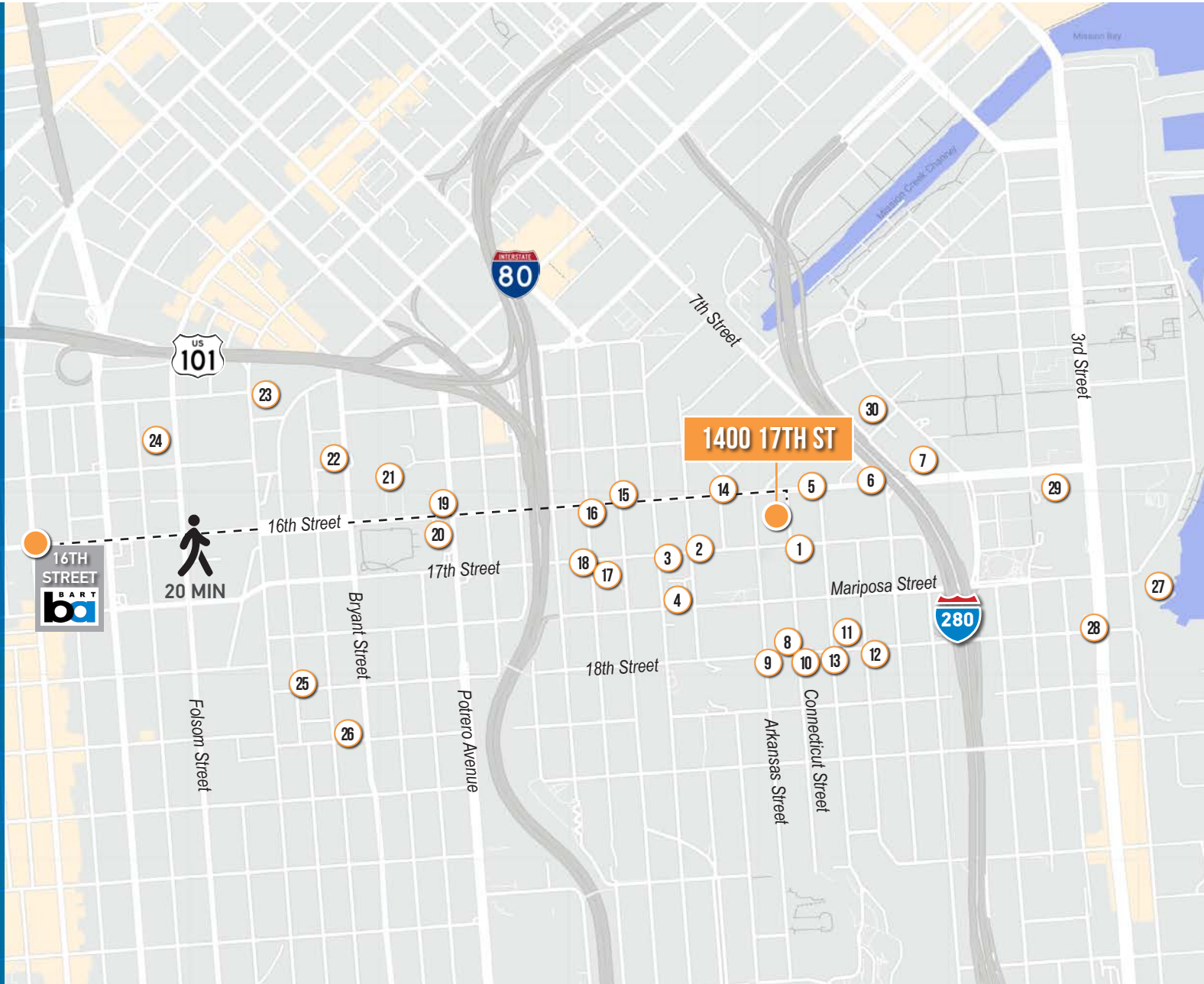
04 MIN to 80 On-Ramp
04 MIN to 101 On-Ramp
04 MIN to 280 On-Ramp



1400 17TH STREET

NEARBY AMENITIES

- 1..... Connecticut Yankee
- 2..... Zesty
- 3..... Philz Coffee
- 4..... Anchor Public Taps
- 5..... Boba Guys Potrero
- 6..... Truly Mediterranean
- 7..... Starbucks
- 8..... Sunflower Restaurant
- 9..... Chatz Roasting Company
- 10..... Mochica
- 11..... Umi
- 12..... Plow
- 13..... Parker Potrero
- 14..... Wolfe's Lunch
- 15..... Dos Piñas
- 16..... Starbucks
- 17..... Whole Foods Market
- 18..... Live Sushi Bar
- 19..... Smashburger
- 20..... McDonald's
- 21..... Safeway
- 22..... Sports Basement
- 23..... Best Buy
- 24..... Foods Co.
- 25..... Tartine Manufactory
- 26..... Universal Cafe
- 27..... The Ramp
- 28..... Moshi Moshi
- 29..... UCSF Medical Center
- 30..... Kaiser Permanente



1400 17TH STREET



TCP

TOUCHSTONE
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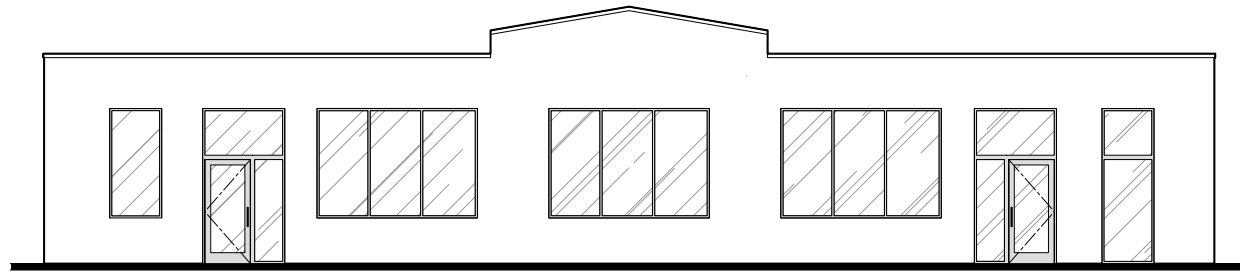
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trevor@tcpre.com DRE # 01979980



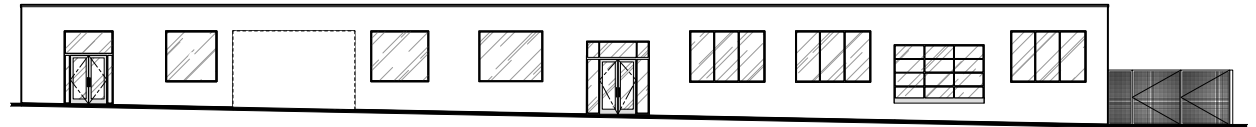
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17TH STREET - FRONT VIEW



CONNECTICUT STREET - SIDE VIEW

