

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

TWENTY
ONE 01
MISSION

FOR LEASE - 2101 Mission Street
Office, PDR/R&D and Retail Spaces*

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TWENTY ONE 01 MISSION

2101 Mission Street, San Francisco, CA 94110

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PROPERTY SUMMARY

2101 Mission Street, San Francisco, CA

OFFICE | PDR | R&D | RETAIL SPACE

ADDRESS

2101 Mission Street, San Francisco, CA

SECOND FLOOR

Suite 200**	+/- 6,025 Square Feet
Suite 204	+/- 6,472 Square Feet

GROUND FLOOR

Suite 100**	+/- 3,000 - 9,343 Square Feet
Suite 104	+/- 3,952 Square Feet
Suite 108A***	+/- 2,325 Square Feet
Suite 108B***	+/- 2,369 Square Feet

AVAILABLE

Immediately

**Office is Mission Street NCT Zoning*

***Suites 100 & 200 can be leased together or separately for up to +/- 15,368 Square Feet*

****Suites 108 A and B can be leased together to provide retail frontage with an exclusive loading dock at the rear of the space*



BUILDING ATTRIBUTES

2101 Mission Street, San Francisco, CA



OFFICE, PDR/R&D, RETAIL
Space Available



PUBLIC TRANSPORTATION
Immediate Access to BART



ON-SITE PARKING
Available



BEAUTIFUL BUILDING ATTRIBUTES
Exposed Brick and Timber



TENANT IMPROVEMENT
Allowance Available



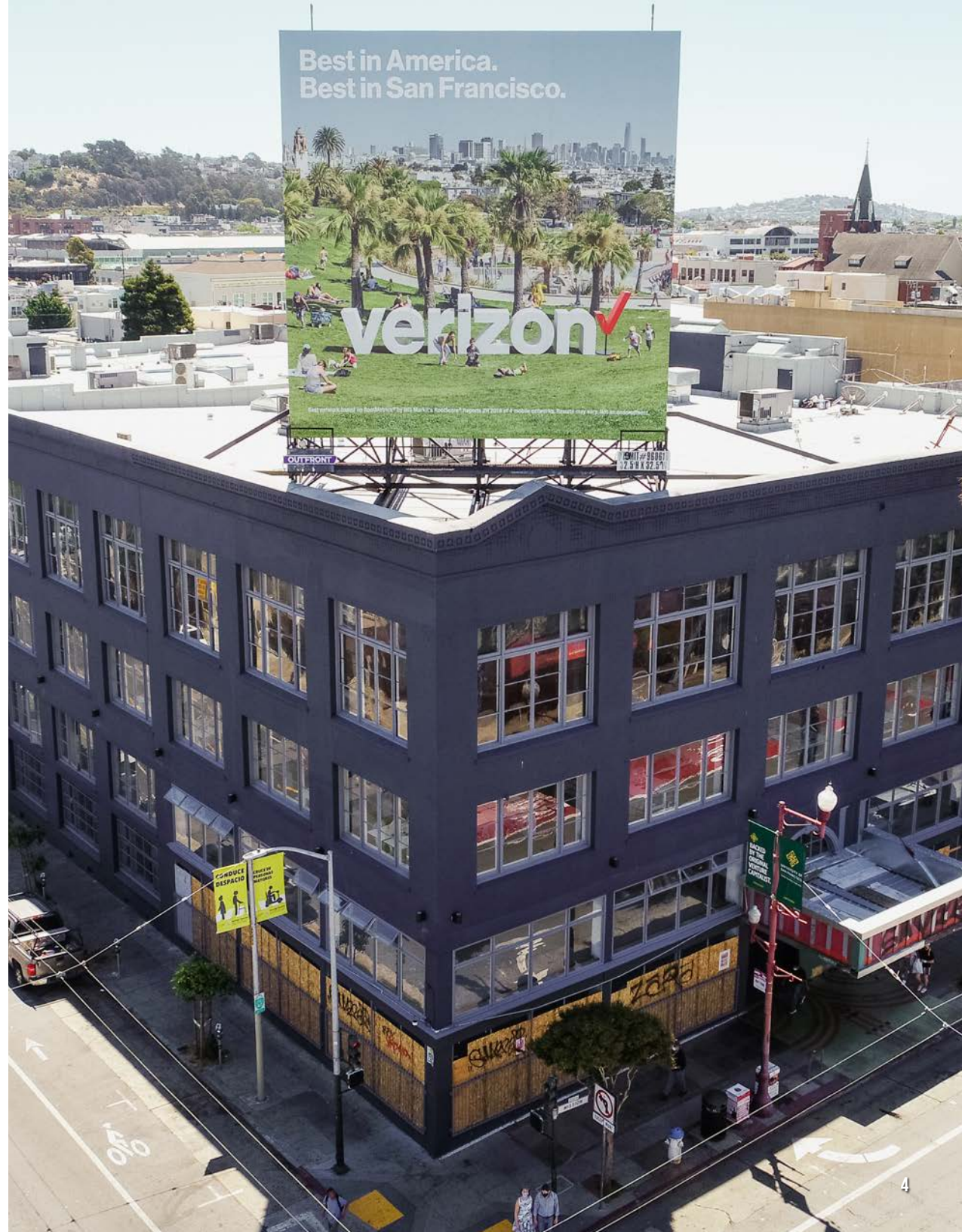
OWNERSHIP/ MANAGEMENT
Institutional Quality



HIGHLY VISIBLE CORNER
17th and Mission



PREMIER MISSION LOCATION
Near Many Amenities



SECOND LEVEL FLOOR PLAN

2101 Mission Street, San Francisco, CA

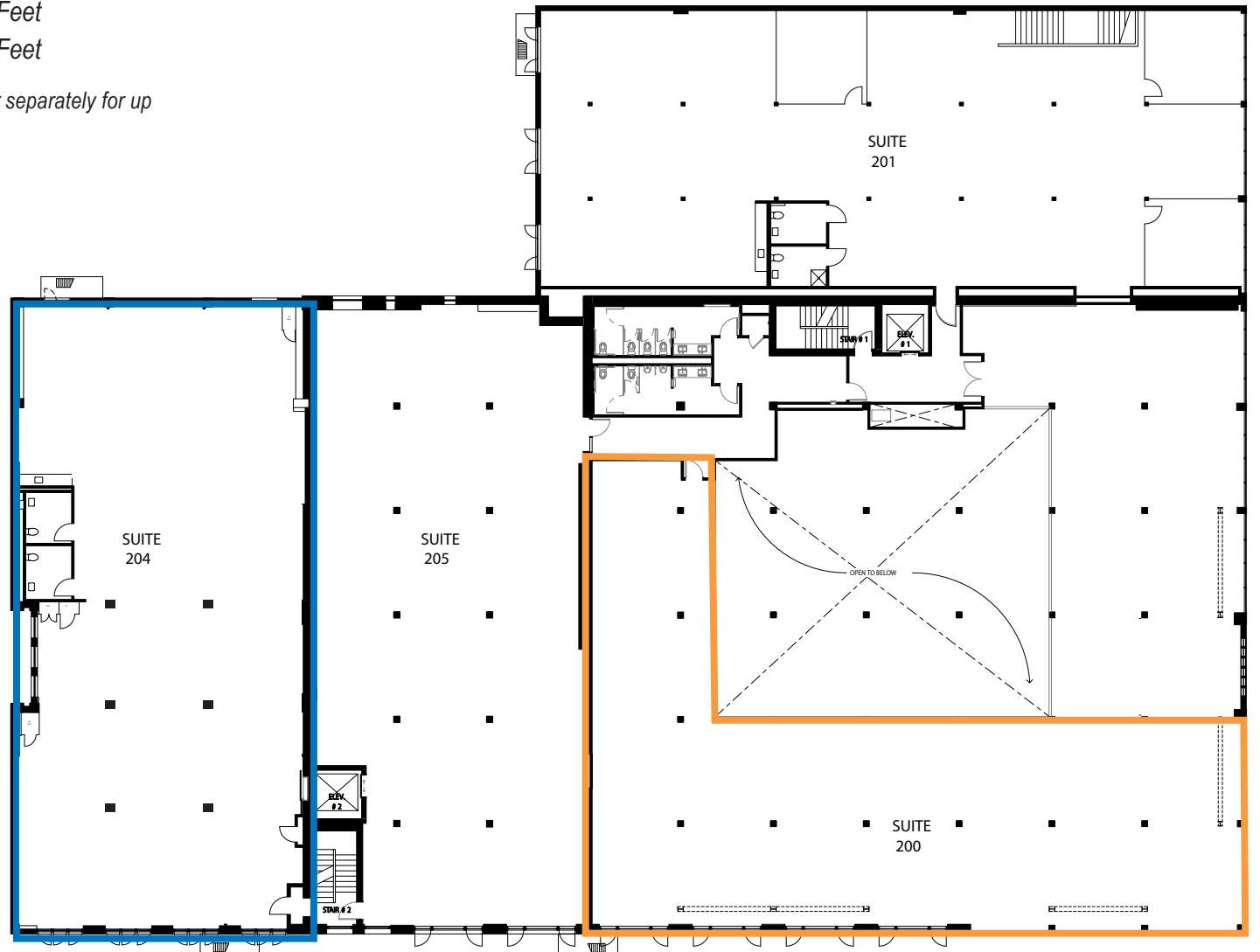
AVAILABLE SPACE

- Suite 200 +/- 6,025 Square Feet
- Suite 204 +/- 6,472 Square Feet

*Suites 100 & 200 can be leased together or separately for up to +/- 15,368 Square Feet

FLOOR ATTRIBUTES

- + New Spec Work Underway, Including Restrooms & Lighting
- + Tenant Improvement Allowance Available
- + Mix of Meeting Rooms & Open Space
- + Full HVAC
- + Beautiful Brick and Timber Building
- + Seismically Retrofitted
- + Direct Walk-Up & Elevator Access
- + On-Site Parking Available

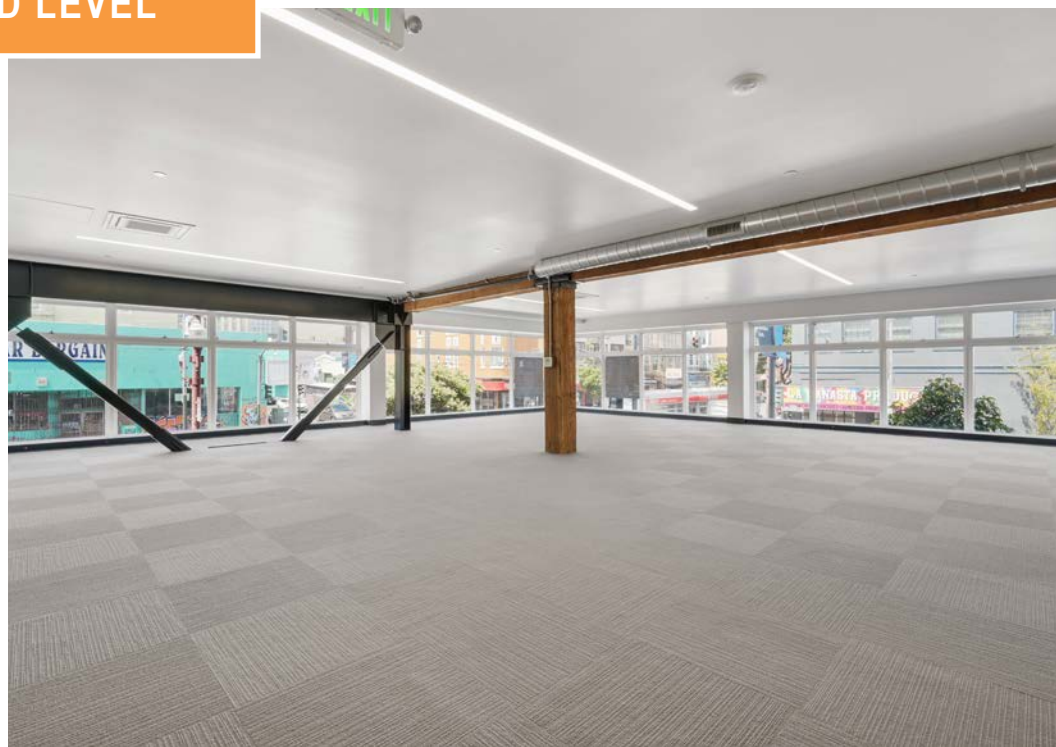
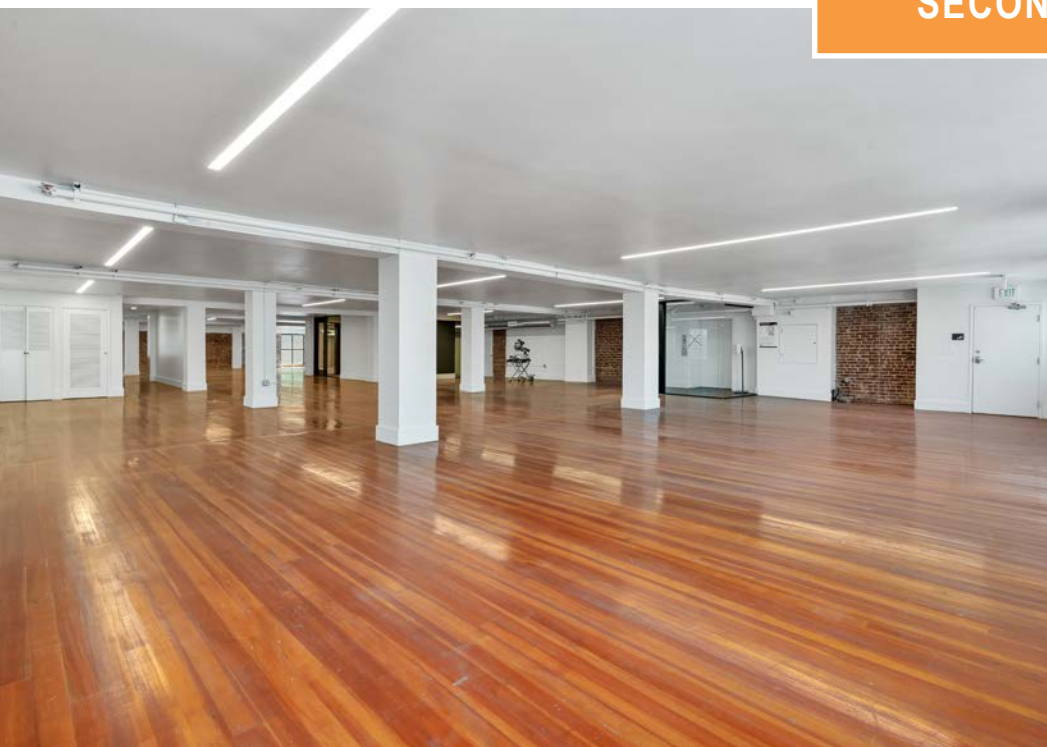


17th Street

Mission Street



SECOND LEVEL



GROUND LEVEL FLOOR PLAN

2101 Mission Street, San Francisco, CA

AVAILABLE SPACE

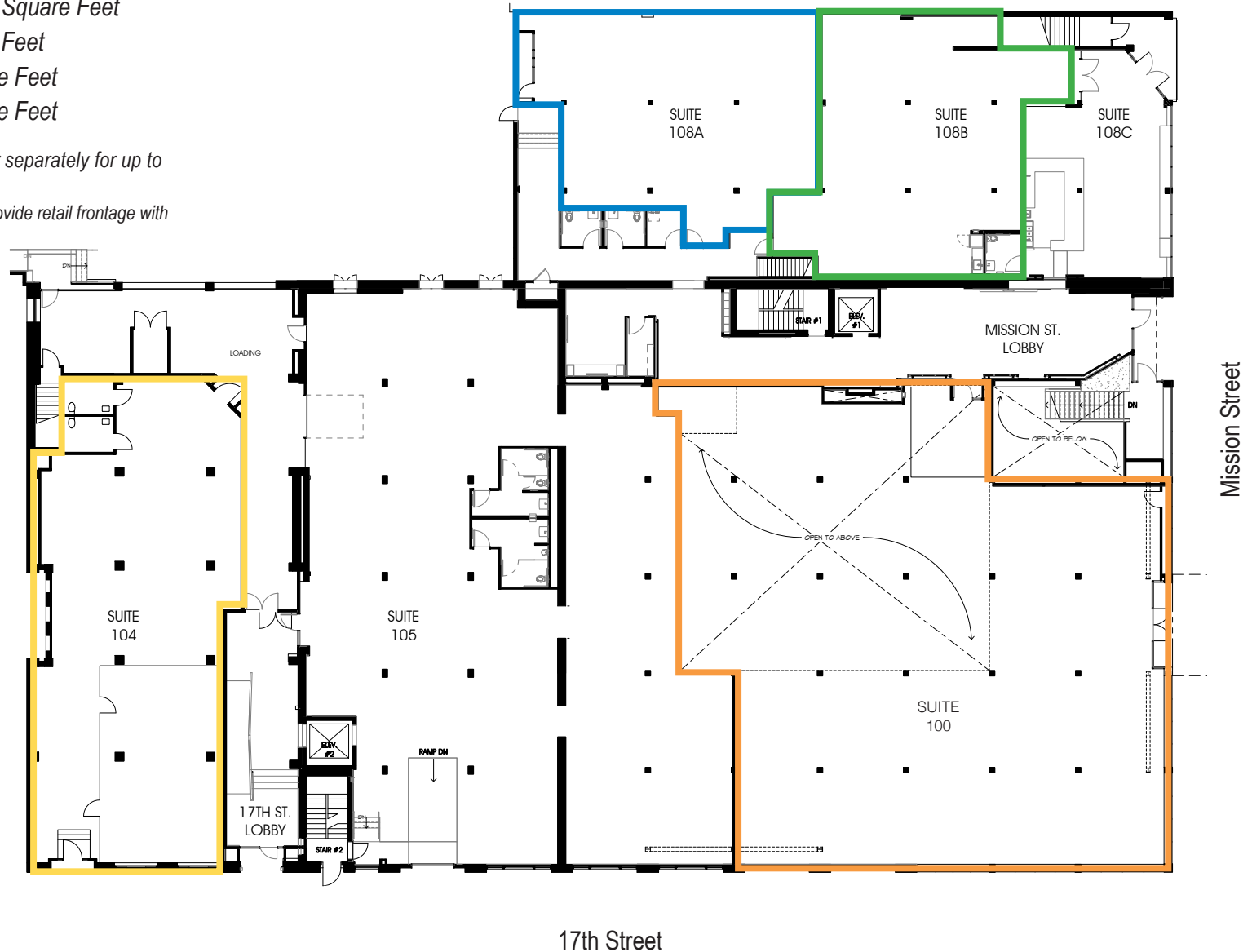
- Suite 100* +/- 3,000 - 9,343 Square Feet
- Suite 104 +/- 3,952 Square Feet
- Suite 108A** +/- 2,325 Square Feet
- Suite 108B** +/- 2,369 Square Feet

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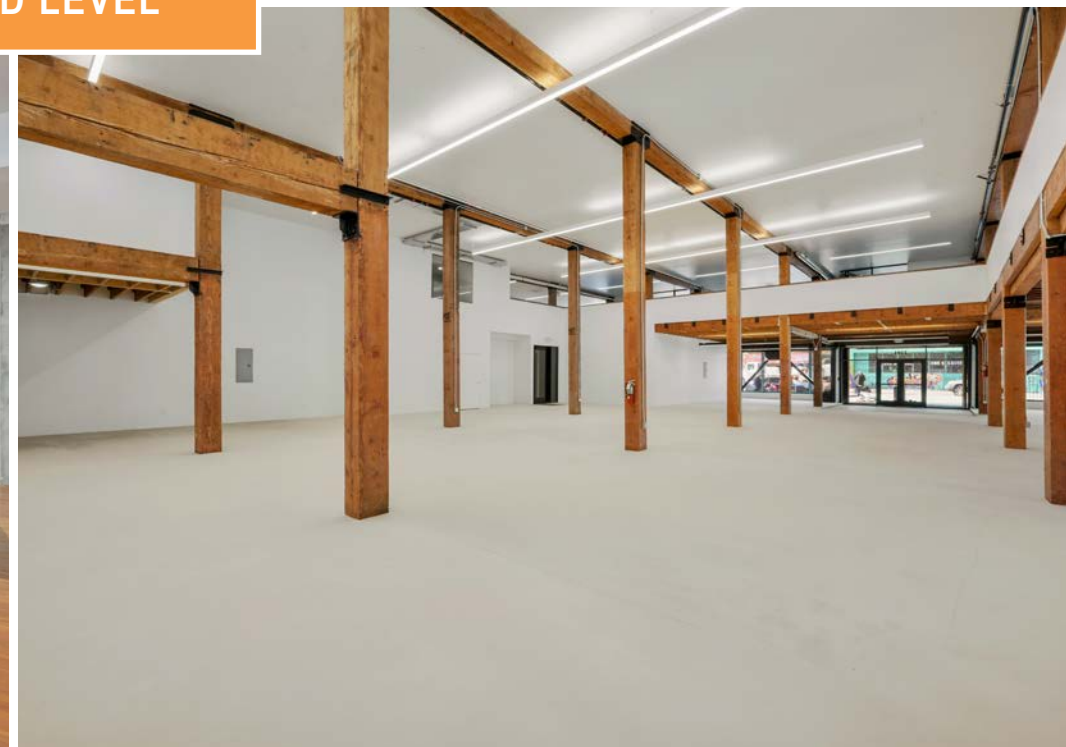
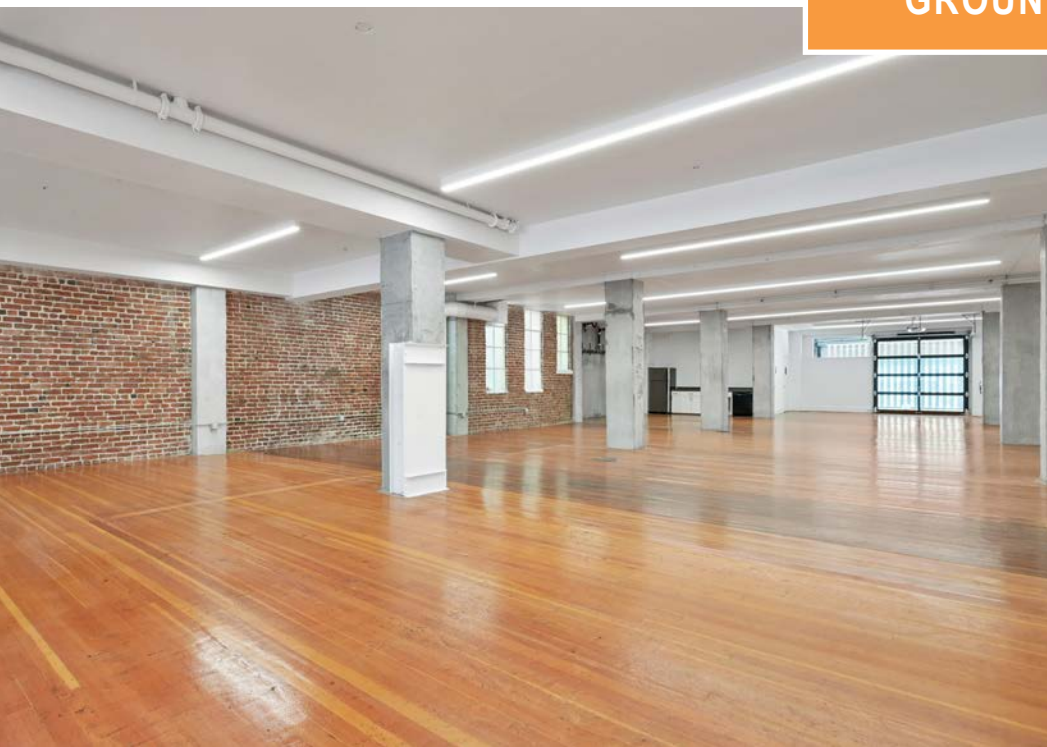
FLOOR ATTRIBUTES

- + Retail / Office / PDR Space
- + Tenant Improvement Allowance Available
- + Extremely High Ceilings
- + Prominent Marquee Sign Available
- + Dock-High Loading Access
- + On-Site Parking Available
- + Highly Visible Corner at 17th Street & Mission Street





GROUND LEVEL



OTHER AMENITIES WITHIN WALKING DISTANCE

GRACIAS MADRE (2 min)
ALBA RAY'S (3 min)
TACOLICIOUS (6 min)
TARTINE BAKERY (8 min)
SOUTHERN PACIFIC (10 Min)

EL TECHO (10 Min)
ALAMO DRAFTHOUSE (10 min)
URBAN PUTT (11 min)
DOLORES PARK (11 min)
RITUAL COFFEE (11 min)



16TH & VALENCIA AMENITIES

Wells Fargo
Bond Bar
Love Story Yoga
Casanova Lounge
The Little Chihuahua
Kilowat
ABV
The Monk's Kettle
Limon Rotisserie

Marshall Elementary

Walgreens

Yoga To The People

The Sandwich Place

16th & Hoff Garage

Gus's Community Market

17th & Folsom
Parking Lot

Rite Spot Cafe

Mission Bowling Club

Stable Cafe

ODC Theatre

17th Street

Mission Street

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