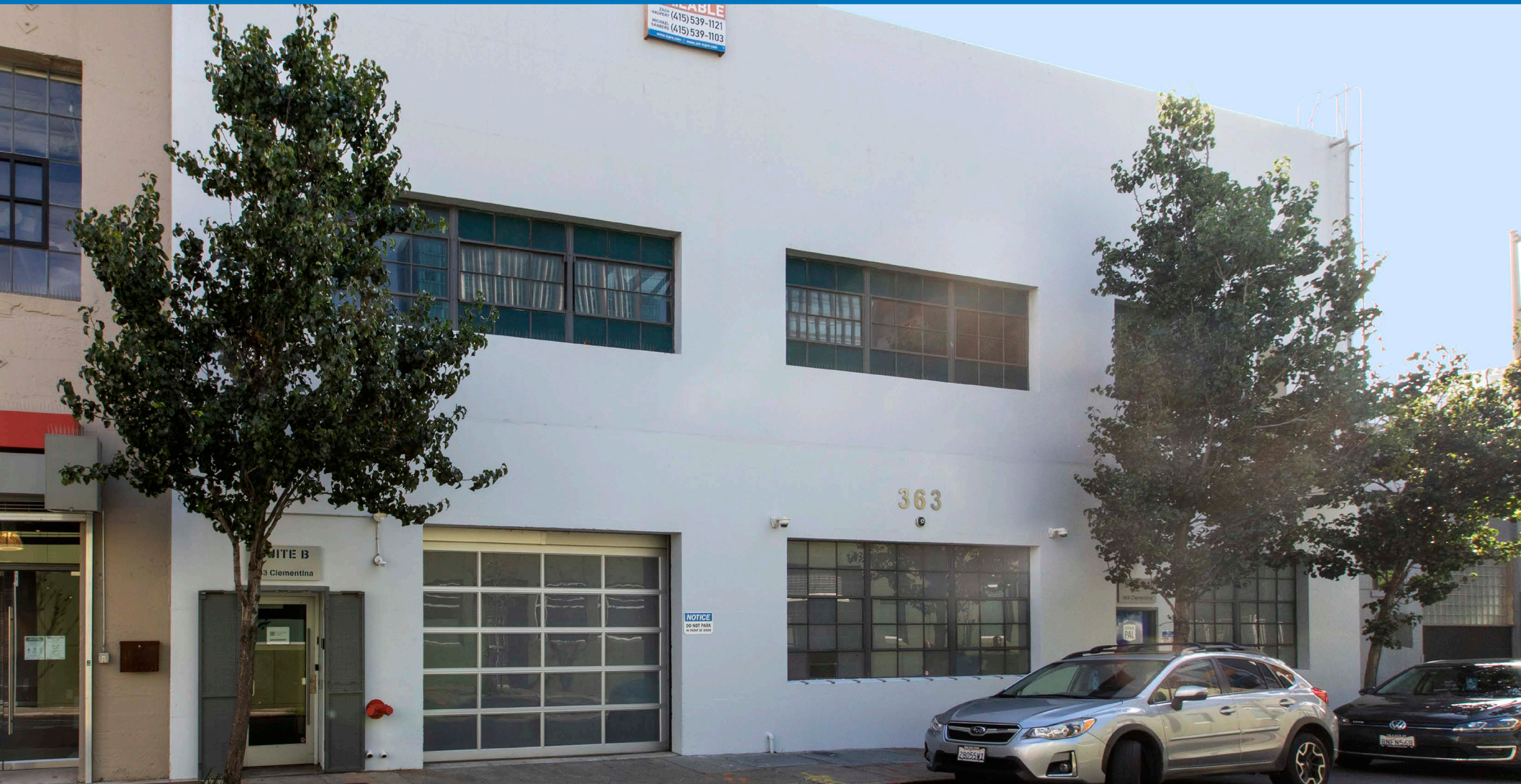


363 CLEMENTINA STREET

FOR LEASE | MODERN PLUG & PLAY CREATIVE / FLEX BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

363 CLEMENTINA STREET

PROPERTY SUMMARY

ADDRESS

363 Clementina Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor: +/- 5,400 Square Feet

Ground Floor: +/- 5,800 Square Feet

TOTAL +/- 11,200 Square Feet

**Floors Can be Leased Together or Separately*

RENTAL RATE

\$45 / Square Foot / Year, Industrial Gross

AVAILABLE

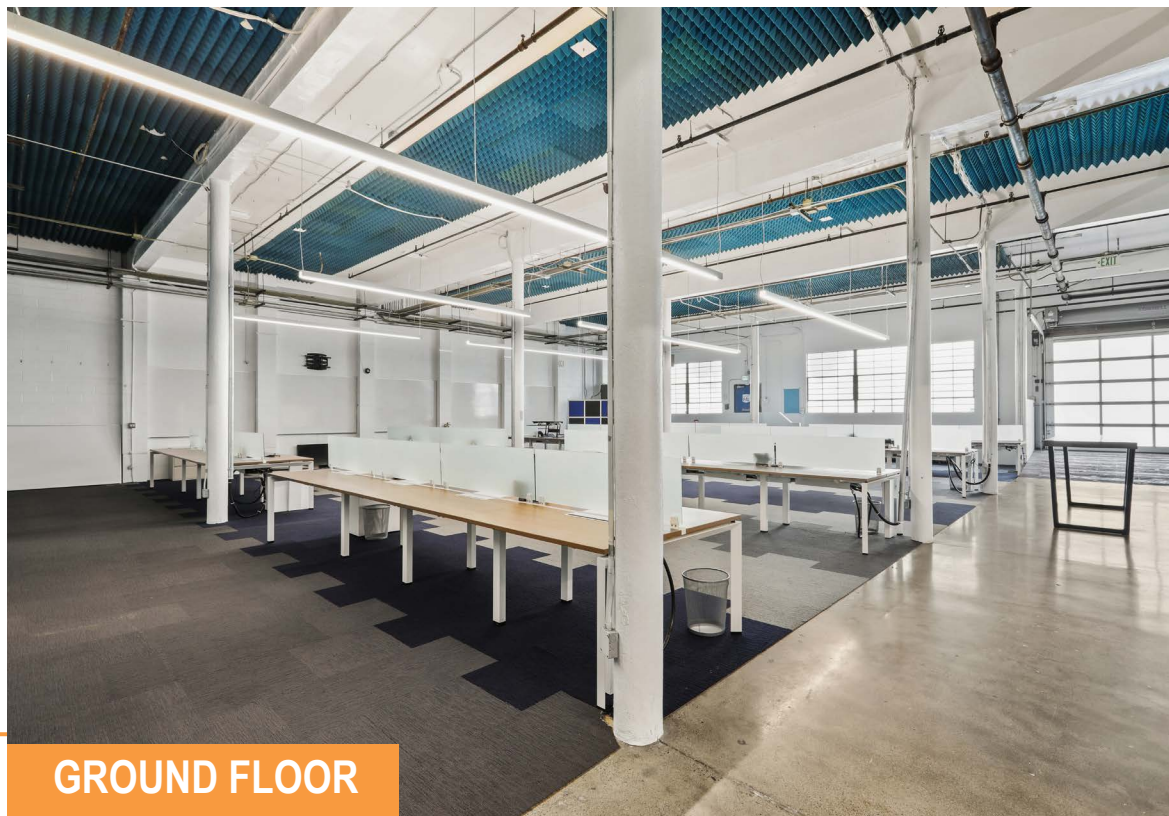
January 1, 2026

BUILDING ATTRIBUTES

- + Glass Panelled Drive-In Roll-Up Door
- + Restrooms and Shower
- + 1000 Amps, 3 Phase Power
- + High Ceilings w/ Fantastic Natural Light Throughout
- + Close Proximity to BART, CalTrain, and MUNI



SECOND FLOOR



GROUND FLOOR

363 CLEMENTINA STREET

PROPERTY SUMMARY

ADDRESS

363 Clementina Street, Second Floor
San Francisco, CA 94107

AVAILABLE SPACE

Second Floor: +/- 5,400 Square Feet

RENTAL RATE

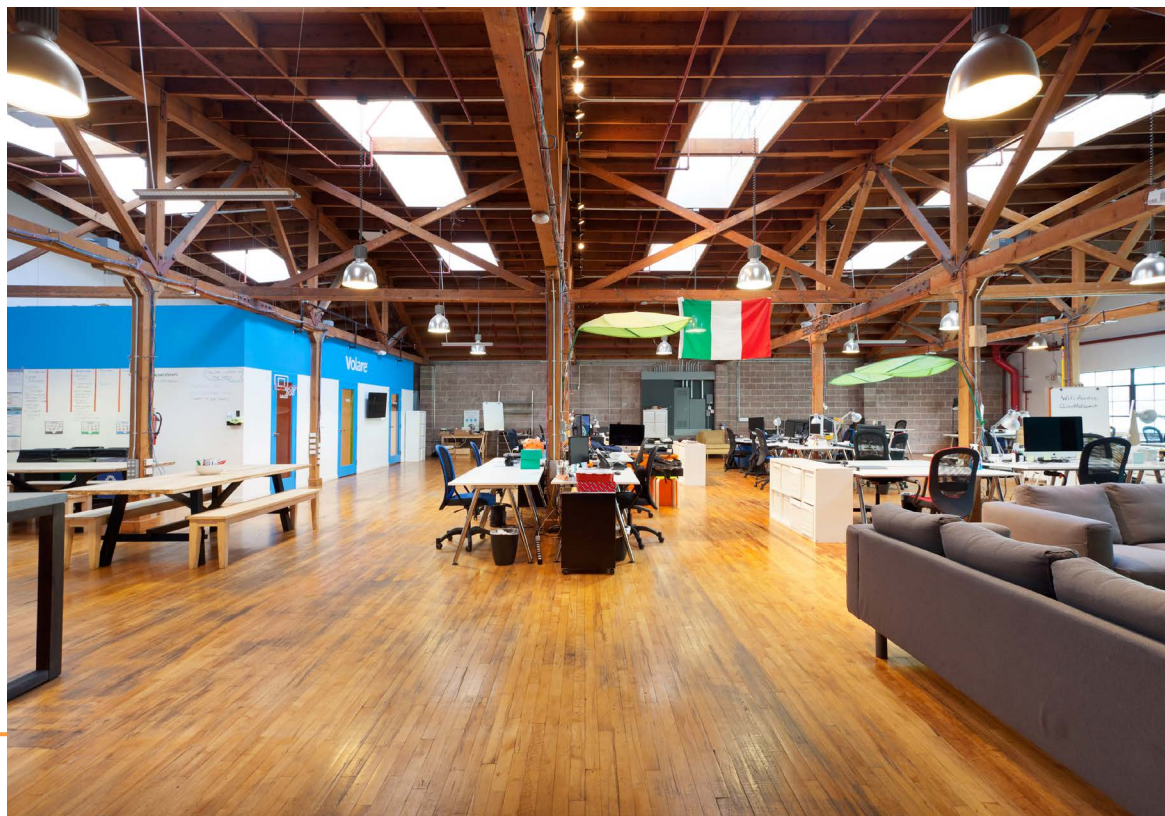
\$45 / Square Foot / Year, Industrial Gross

AVAILABLE

January 1, 2026

BUILDING ATTRIBUTES

- + Three (3) Conference Rooms
- + One (1) Board Room
- + Kitchen and Break Area
- + Two (2) Restrooms
- + High Ceilings w/ Fantastic Natural Light Throughout
- + Close Proximity to BART, CalTrain, and MUNI



363 CLEMENTINA STREET

PROPERTY SUMMARY

ADDRESS

363 Clementina Street, First Floor
San Francisco, CA 94107

AVAILABLE SPACE

First Floor: +/- 5,800 Square Feet

RENTAL RATE

\$45 / Square Foot / Year, Industrial Gross

AVAILABLE

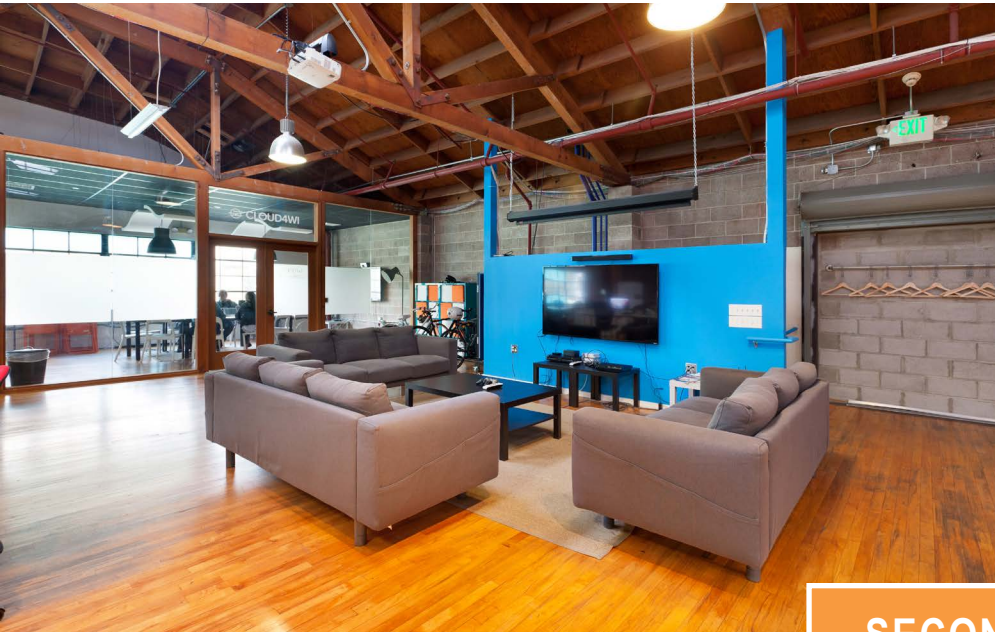
January 1, 2026

BUILDING ATTRIBUTES

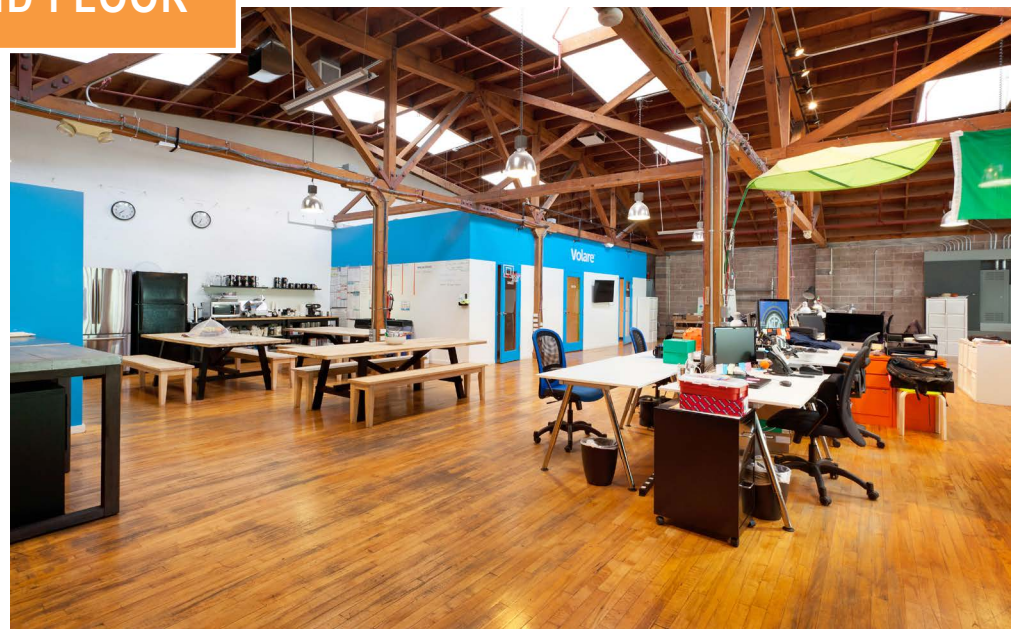
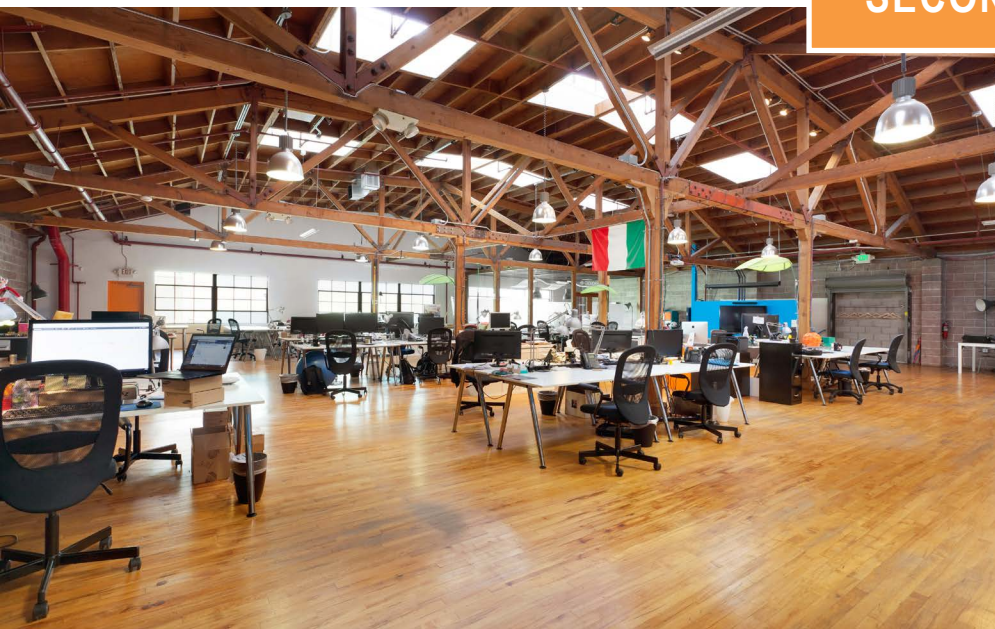
- + Four (4) Meeting Rooms
- + One (1) Board Room
- + Kitchen and Break Area
- + Glass Panelled Drive-In Roll-Up Door
- + Three (3) Restrooms and Shower
- + High Ceilings w/ Natural Light Throughout
- + Close Proximity to BART, CalTrain, and MUNI

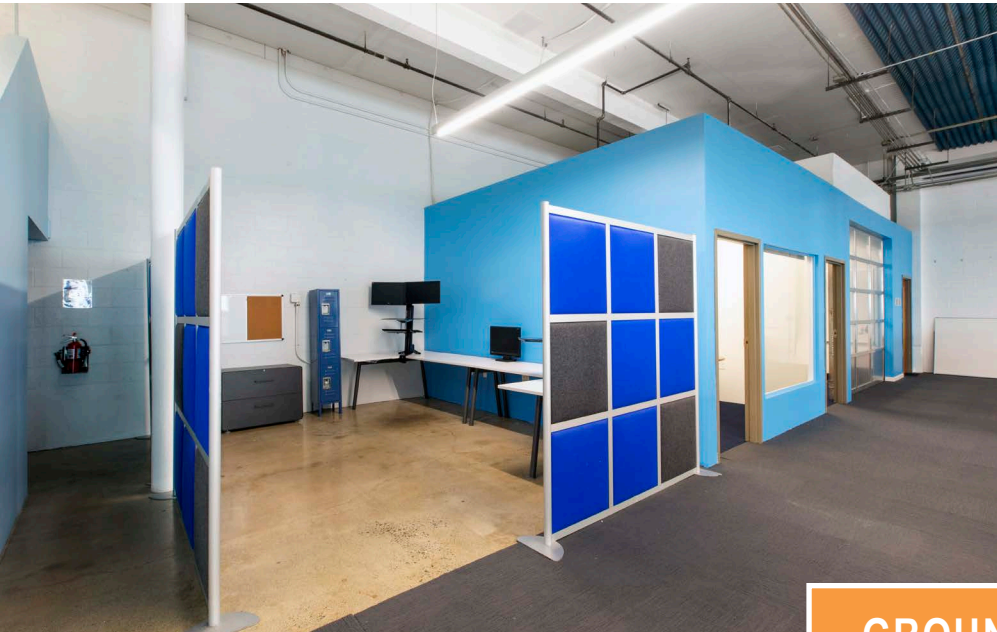


363 CLEMENTINA STREET

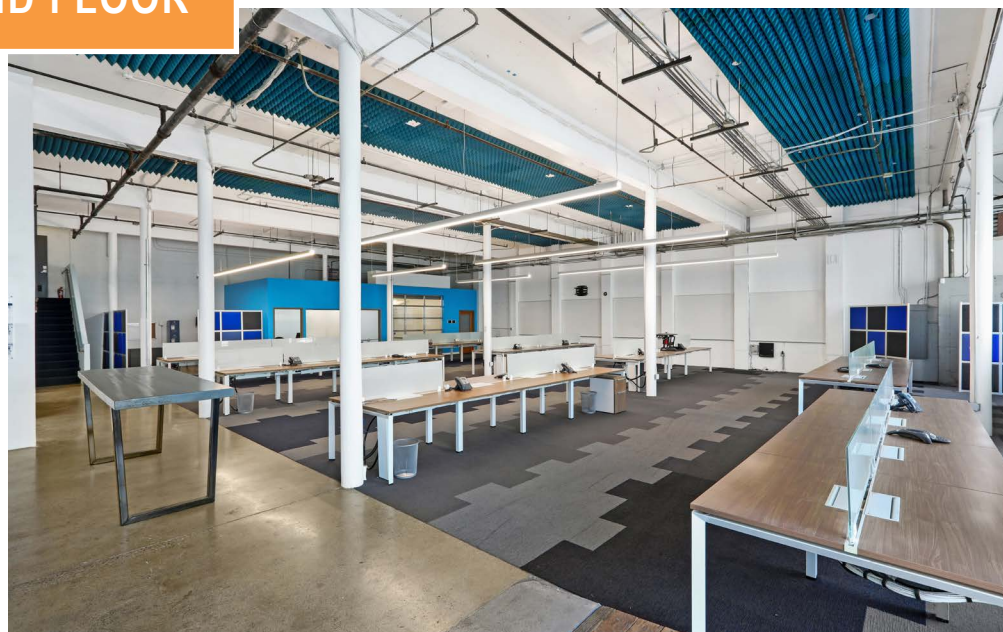
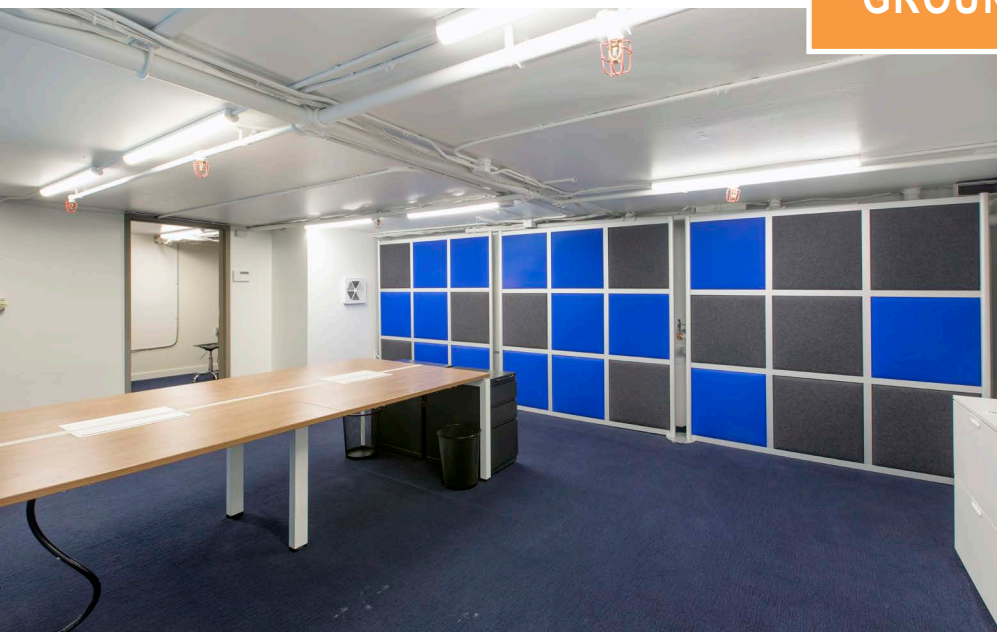


SECOND FLOOR





GROUND FLOOR

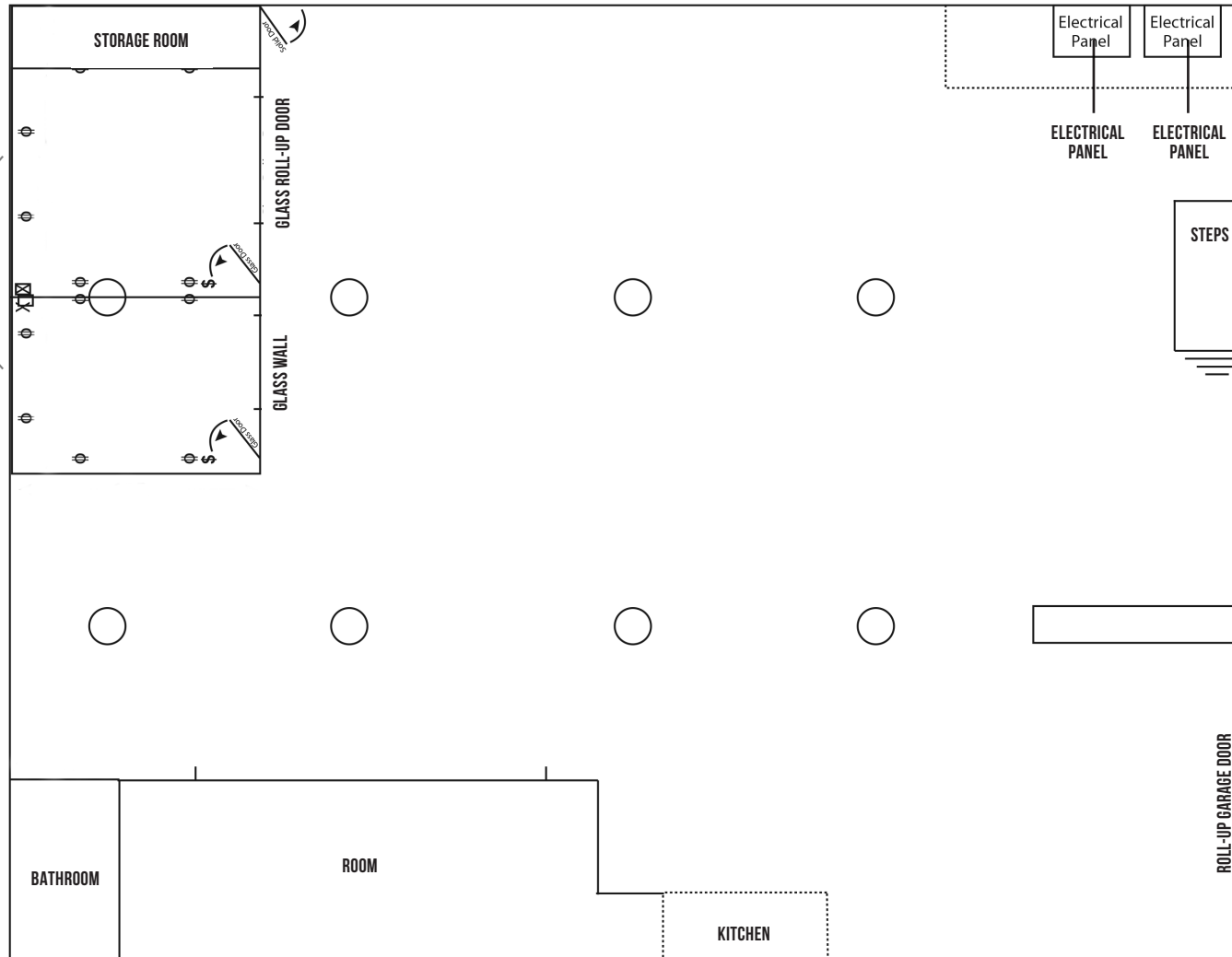


363 CLEMENTINA STREET

Floor Plans

Ground Floor: +/- 5,800 Square Feet

- ☒ = Vent Fan
- \$ = Power Switch
- ⊕ = Power Plugs & Network



363 CLEMENTINA STREET

LOCATION OVERVIEW

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



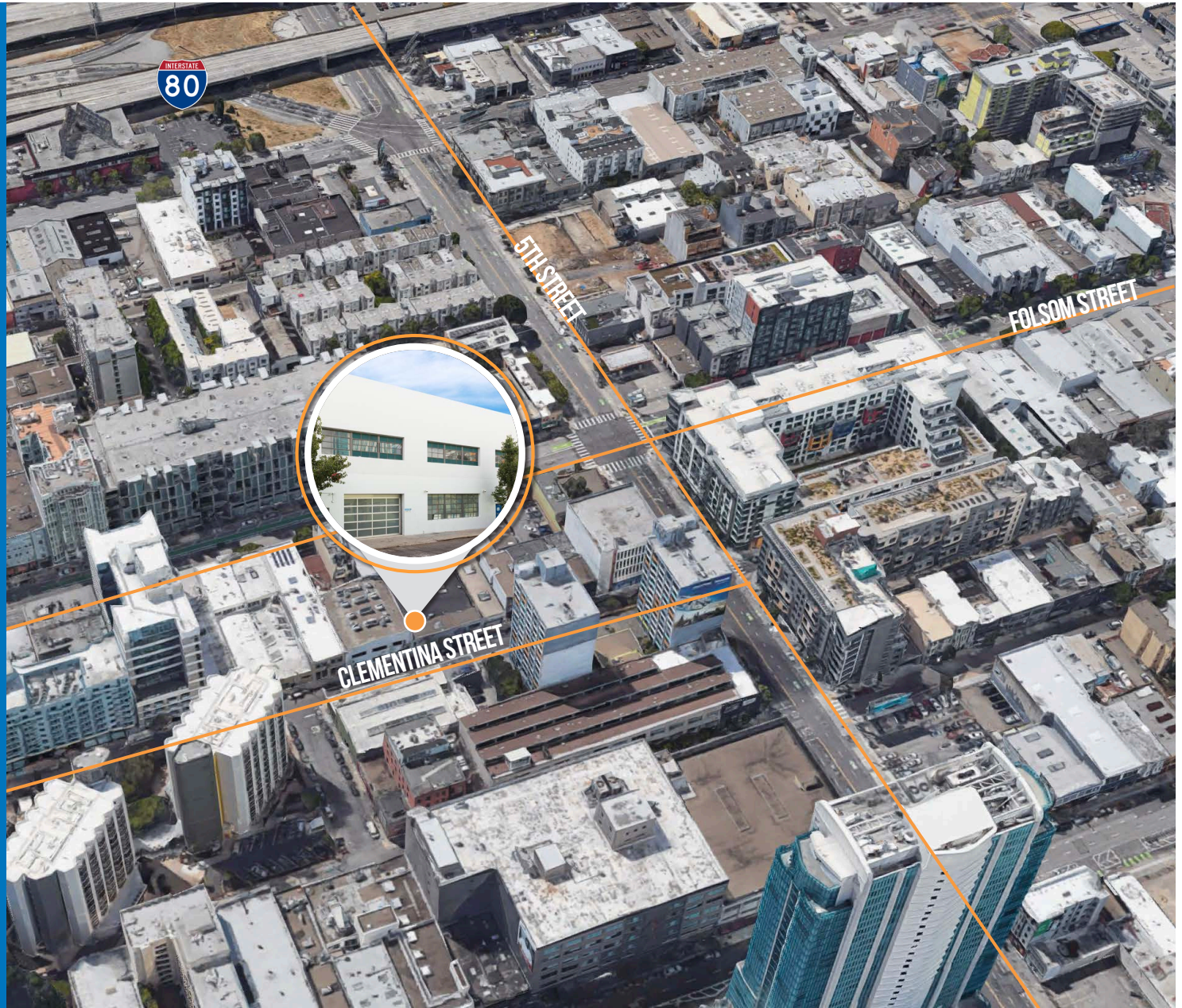
05 MIN to 5th & Folsom Muni
11 MIN to Powell St Bart
16 MIN to 4th St Caltrain



05 MIN to Union Square
07 MIN to Mission District
12 MIN to Financial District



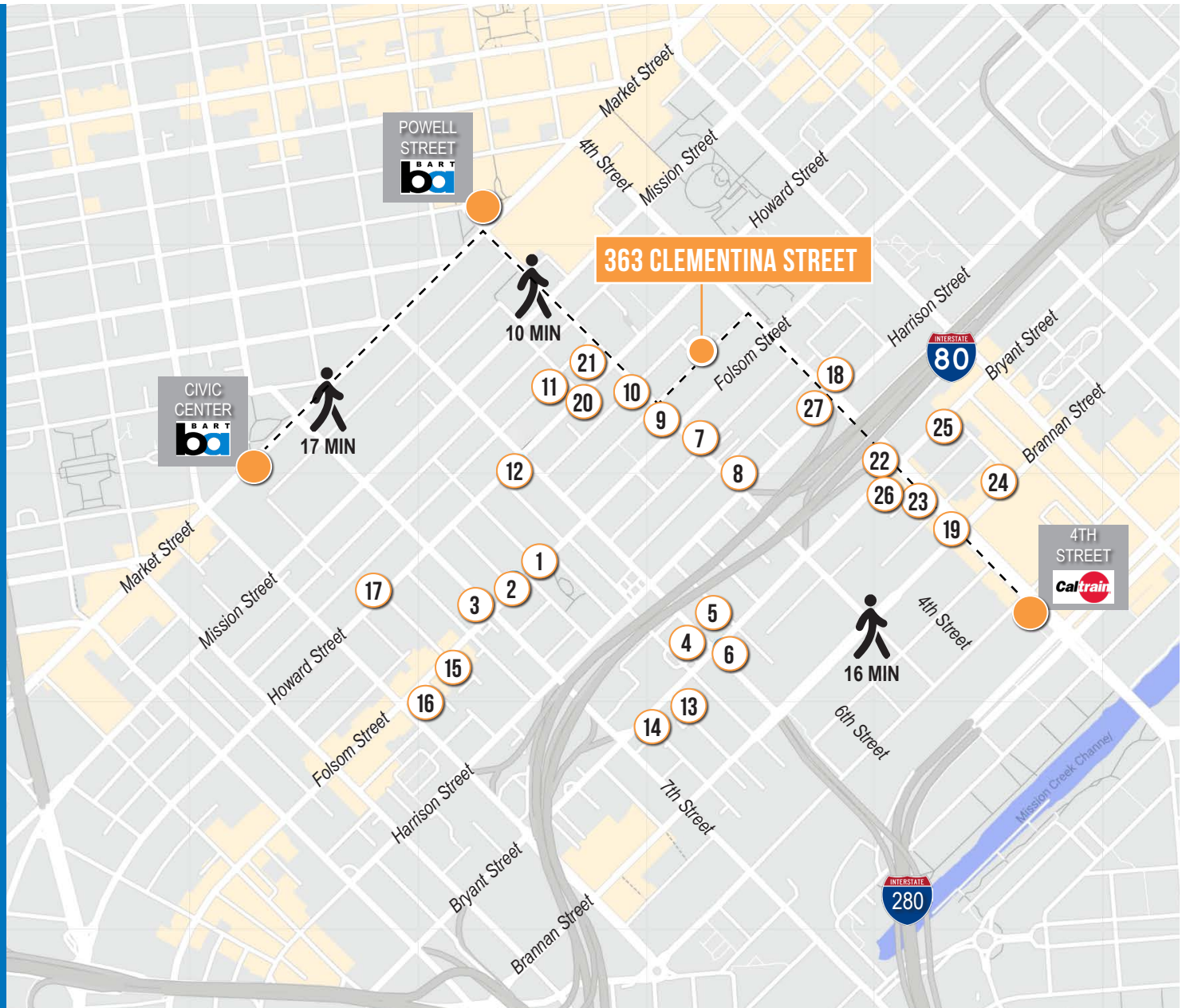
03 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



363 CLEMENTINA STREET

NEARBY AMENITIES

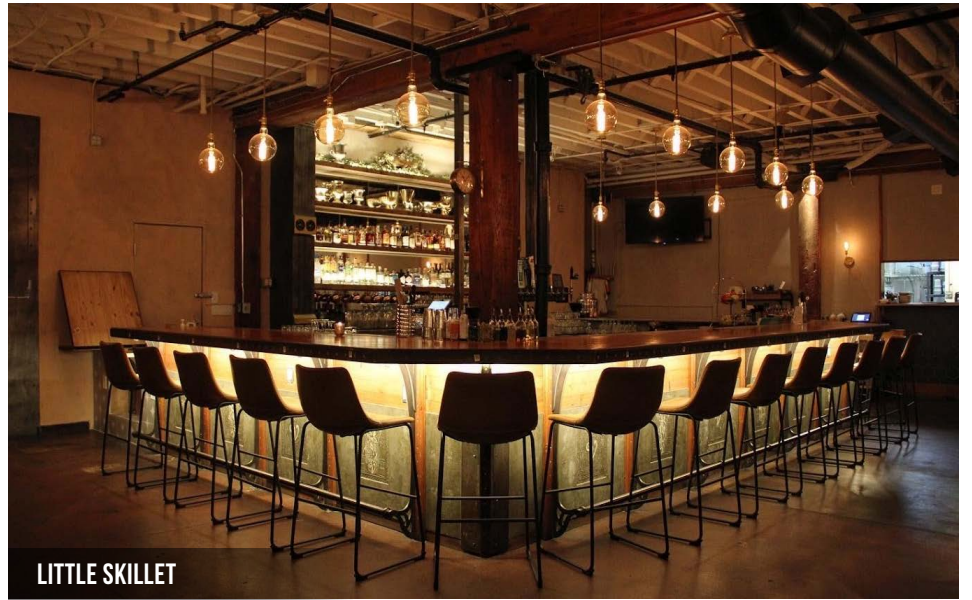
- 1.....Deli Board
- 2.....Extreme Pizza
- 3.....Sightglass Coffee
- 4.....Social Cafe
- 5.....AyDea
- 6.....Pho de Nguyen
- 7.....City's Choice Cafe
- 8.....All Star Donuts
- 9.....Dragon Horse
- 10.....Mr. East Kitchen
- 11.....Tempest Bar & Box Kitchen
- 12.....Bini's Kitchen
- 13.....Kiss My Seoul
- 14.....Dinosaur Sandwiches
- 15.....Basil Thai
- 16.....San Francisco Pole and Dance
- 17.....Enterprise Brewing Co.
- 18.....Whole Foods Market
- 19.....Marlowe
- 20.....Tin
- 21.....The Chieftain Irish Pub
- 22.....Thriller Social Club
- 23.....Taksim
- 24.....Brickhouse Cafe & Bar
- 25.....Black Hammer Brewing Company
- 26.....Que Viet
- 27.....Delah Coffee



363 CLEMENTINA STREET



MARLOWE



LITTLE SKILLET



BRICKHOUSE CAFE & BAR



SIGHTGLASS COFFEE



MR. EAST KITCHEN

363 CLEMENTINA
STREET



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