

1740-1760 CESAR CHAVEZ STREET

FOR LEASE | POTRERO BUSINESS CENTER

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

TWO COMMERCIAL UNITS AVAILABLE IN TRADITIONAL INDUSTRIAL COMPLEX



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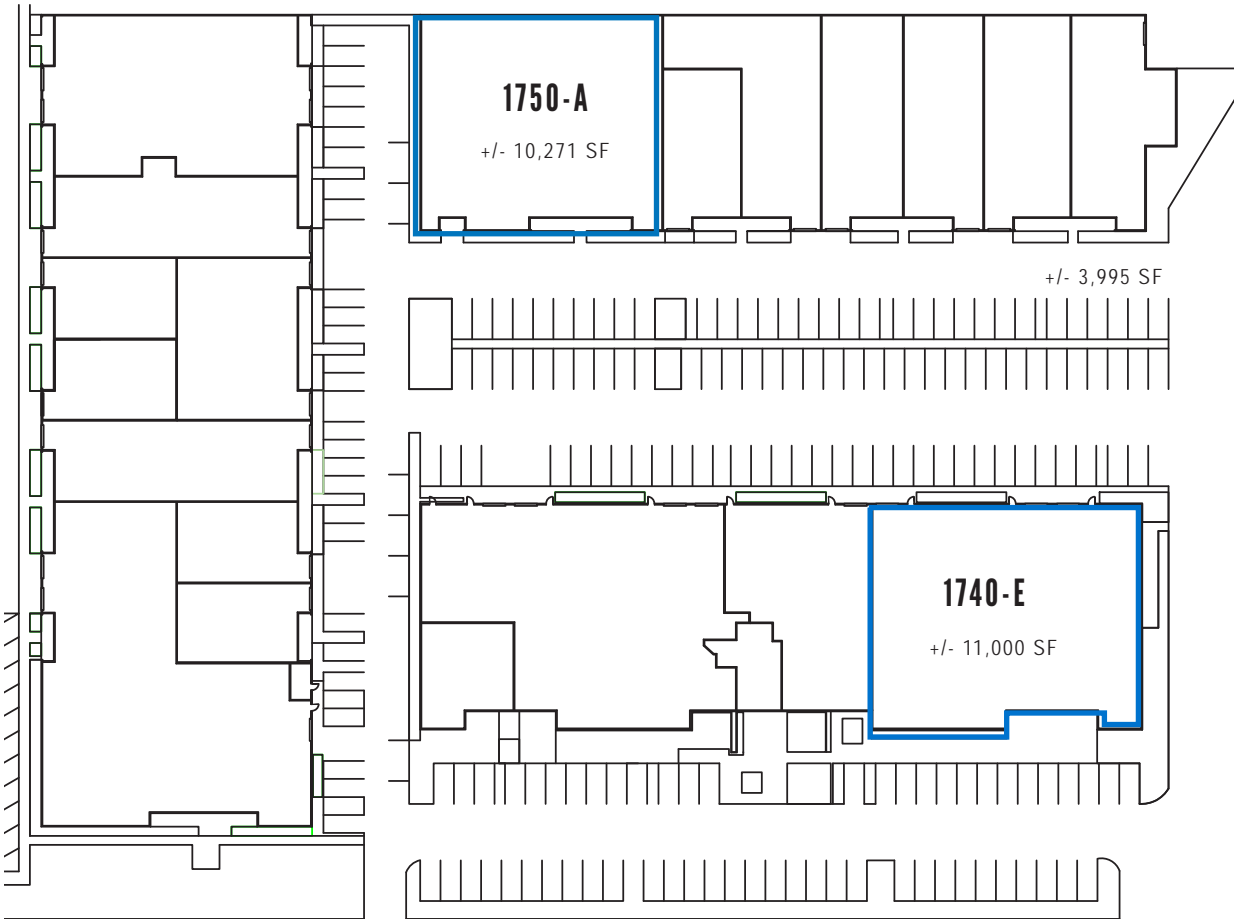
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PROPERTY OVERVIEW



PROPERTY SUMMARY

ADDRESS	1740-1760 Cesar Chavez Street San Francisco, CA 94124
AVAILABLE SPACE	1750-A +/- 10,271 Square Feet 1740-E +/- 11,000 Square Feet
TOTAL	+/- 21,271 Square Feet
ZONING	PDR - 2 - Production, Distribution & Repair
AVAILABLE	Immediately
RENTAL RATE	Negotiable

BUILDING ATTRIBUTES



CENTRAL LOCATION

Centrally Located Next to Major Highways & MUNI Lines



PROFESSIONALLY MANAGED

Owned By Prologis, Largest Industrial Real Estate Company in the World



ON-SITE PARKING

Generous Available Onsite Parking



BUILDING SYSTEMS

Building is Fully Sprinklered
Most Units Have HVAC
15' Clearance



POWER

Scalable 3-Phase Power
On Site



PERMITTED USES

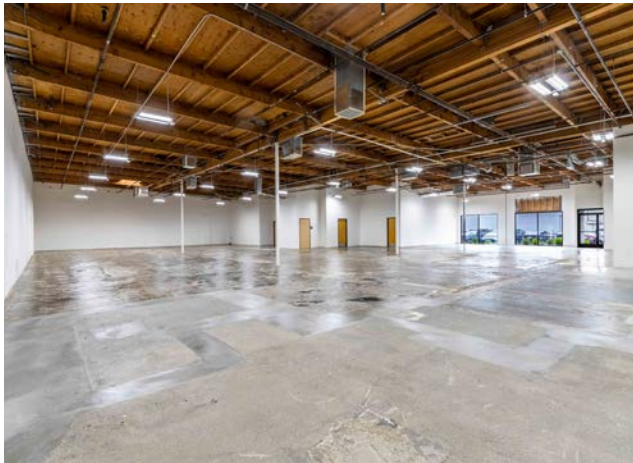
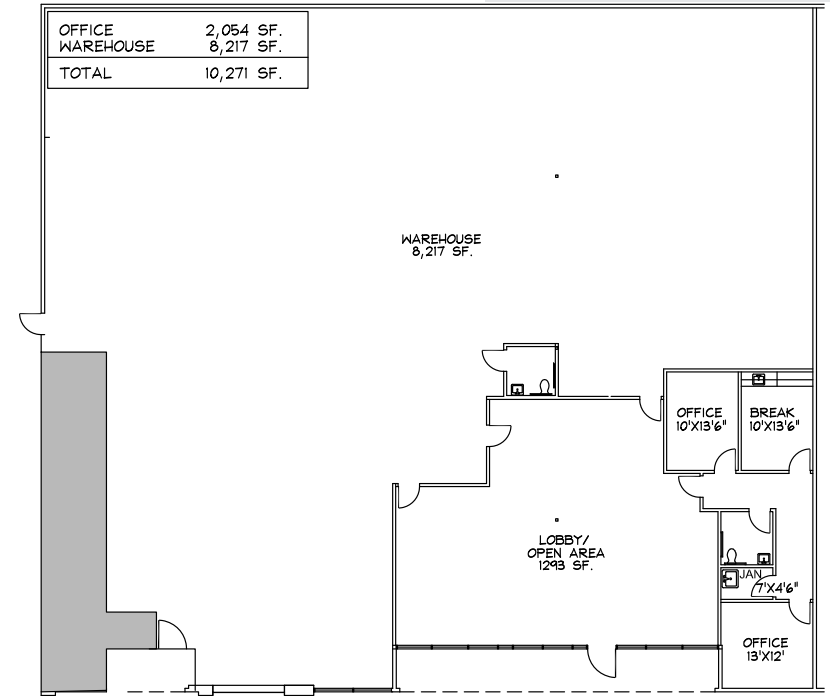
Array of Flex, Office, Medical,
Lab, & Industrial Uses

SPACE ATTRIBUTES // 1750-A

+/- 10,271 Square Feet

DETAILS:

- Newly Remodled Flex / Industrial Space
- +/- 2,054 SF Office / +/- 8,217 SF Warehouse
- Two (2) Restrooms
- Kitchenette w/ Break Room
- Possible to Install Roll-Up Door
- 400 Amps at 120/208 V Power, 3-Phase
- 15' Ceiling Hieght / Clear Span Warehouse
- Tenant Improvement Allowance Available

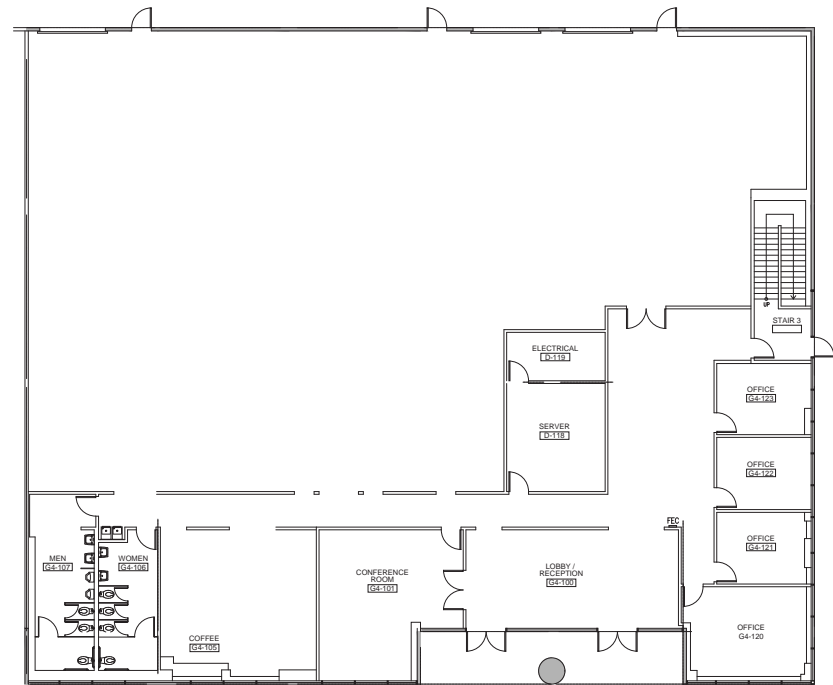


SPACE ATTRIBUTES // 1740-E

+/- 11,000 Square Feet

DETAILS:

- Former San Francisco City Testing Center w/ Large Open Area & Multiple Offices
- Can Be Reconfigured to Tenant Needs w/ Tenant Improvement Allowance
- Possible For Three (3) Drive-In Roll-Up Doors
- Two (2) Restrooms
- Kitchenette & Break Area



PROPERTY PHOTOS





LOCATION OVERVIEW

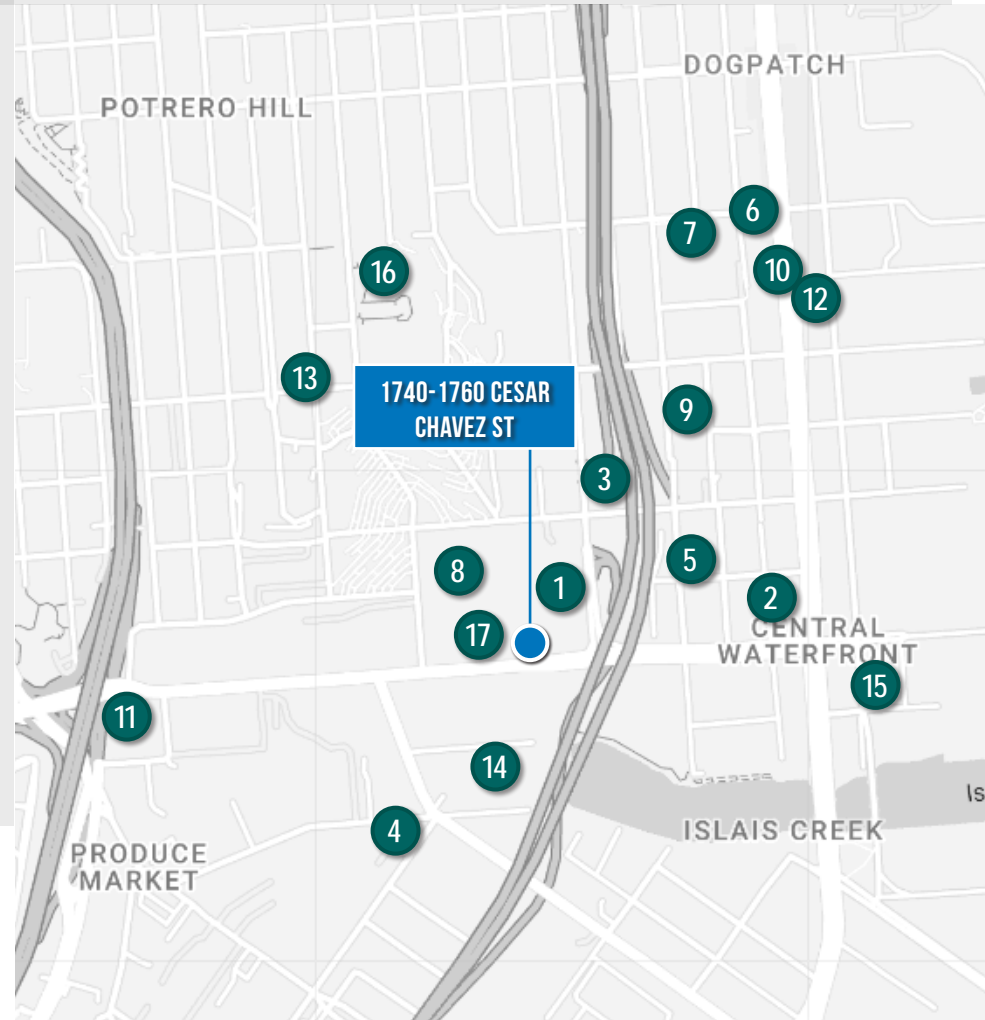
The Potrero Business Center is centrally located between US 101, I-280, and just a few blocks from the Third Street T-Line. This great location is just 10 minutes from Downtown SF, 10 minutes from SFO, and along the bike path on Cesar Chavez Street.



ORIGINALLY CONSTRUCTED IN 1985, THE POTRERO BUSINESS CENTER IS ONE OF THE ONLY TRUE TRADITIONAL INDUSTRIAL COMPLEXES IN SAN FRANCISCO.

NEARBY AMENITIES

- 1..... Za-atar
- 2..... Basil the Bold
- 3..... Annie's Hot Dog
- 4..... The Deli Lama
- 5..... Harmonic Brewing
- 6..... Dogpatch Saloon
- 7..... Bar Piccino
- 8..... Eggurrito
- 9..... Besharam
- 10..... Museum of Craft & Design
- 11..... Cafe Duetto
- 12..... Olivier's Butchery
- 13..... Potrero Terrace Market
- 14..... FedEx
- 15..... The Midway
- 16..... Potrero Tennis Courts
- 17..... Grand Seven Deli



LOCATION OVERVIEW MAP





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