

# 1900 VAN NESS AVENUE

FOR LEASE | THIRD FLOOR OFFICE SPACE

**TCP**  
**TOUCHSTONE**  
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# 1900 VAN NESS AVENUE

## PROPERTY SUMMARY

### ADDRESS

1900 Van Ness Avenue, San Francisco, CA 94109

### AVAILABLE SPACE

+/- 4,815 Square Feet

### RENTAL RATE

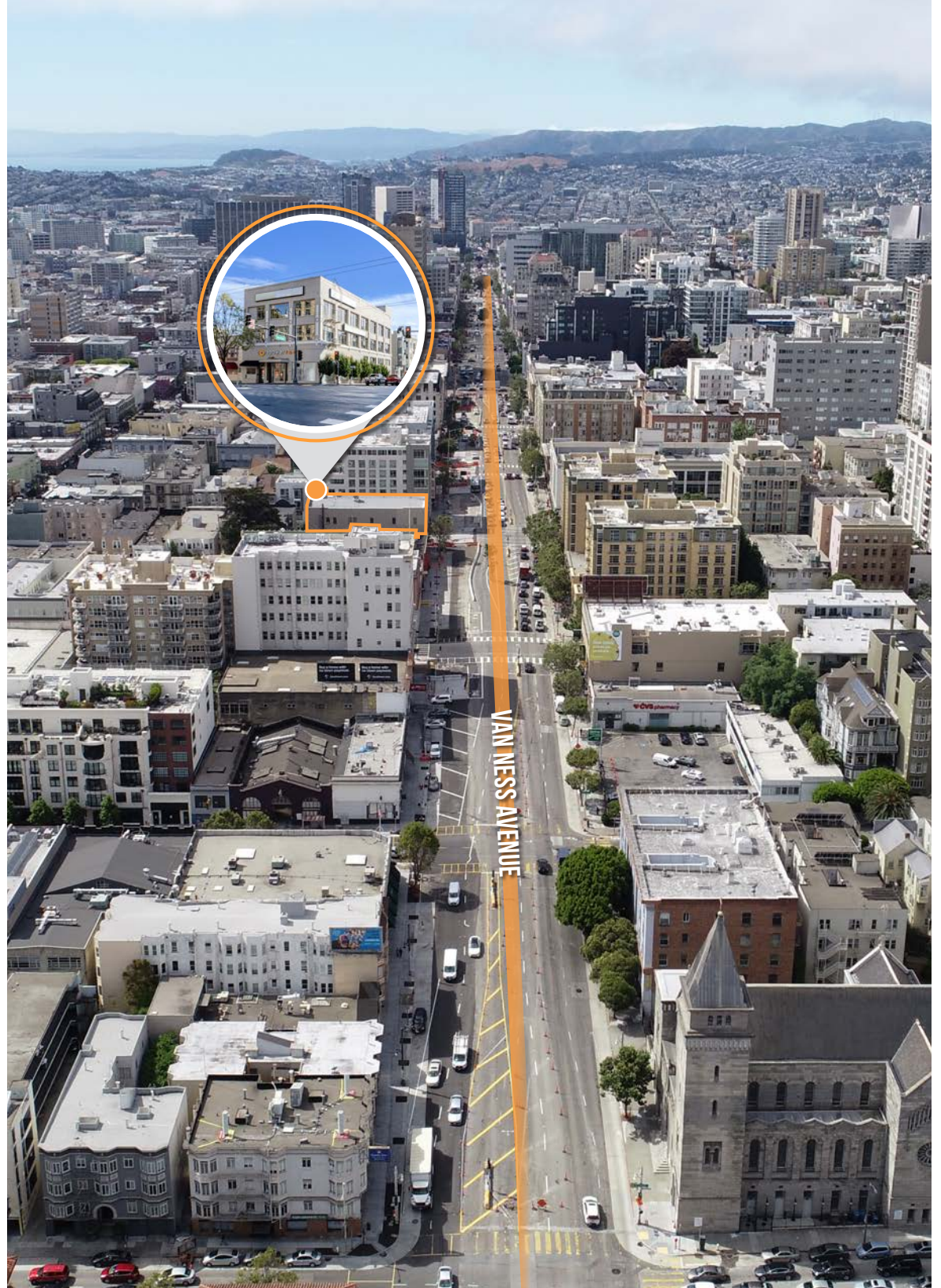
\$48 / Year, Industrial Gross

### ZONING

RC-4

### AVAILABLE

Immediately





# 1900 VAN NESS AVENUE

## BUILDING ATTRIBUTES



### PREMIER LOCATION

*Located Between Pacific Heights and Nob Hill Neighborhoods Near Many Amenities*



### GREAT NATURAL LIGHT

*High Ceilings & Large Windows Throughout*



### HIGHLY VISIBLE CORNER

*Van Ness Ave & Washington St*



### ELEVATOR IN BUILDING

*ADA Passenger Elevator*



### PUBLIC TRANSPORTATION

*Immediate Access to MUNI Buses*



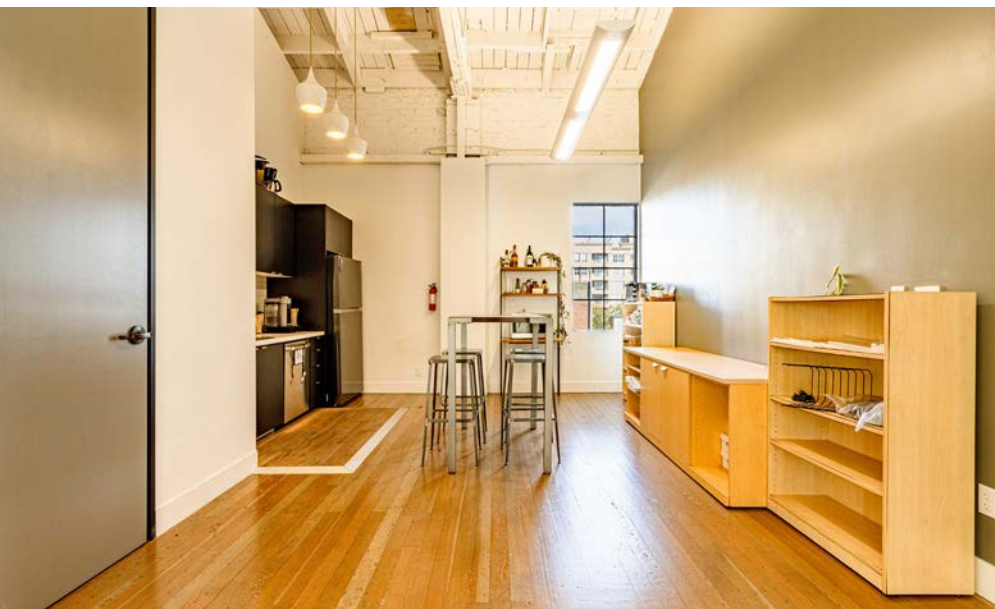
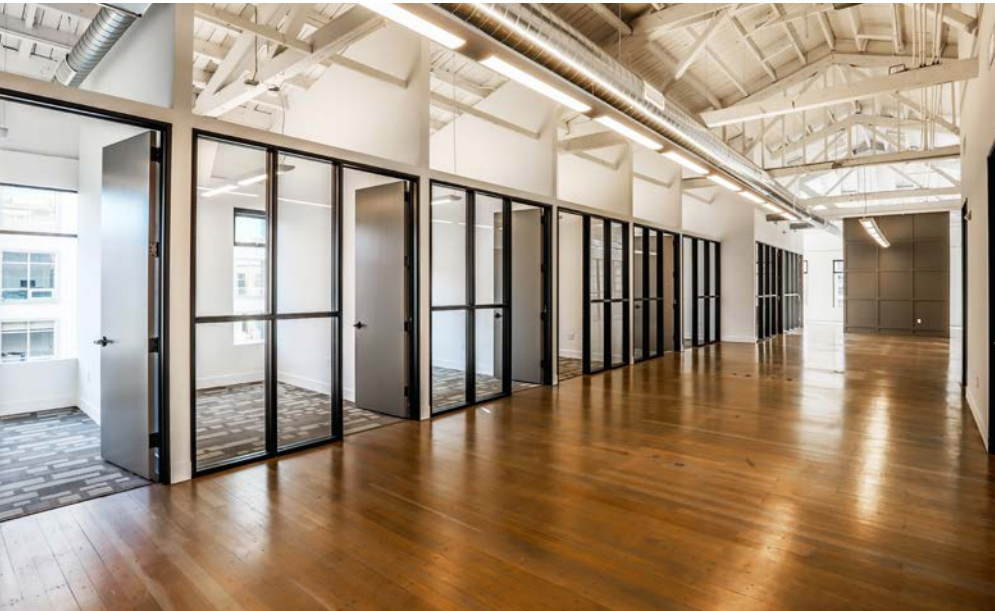
### LARGE SIGNAGE

*Excellent Signage Opportunity*





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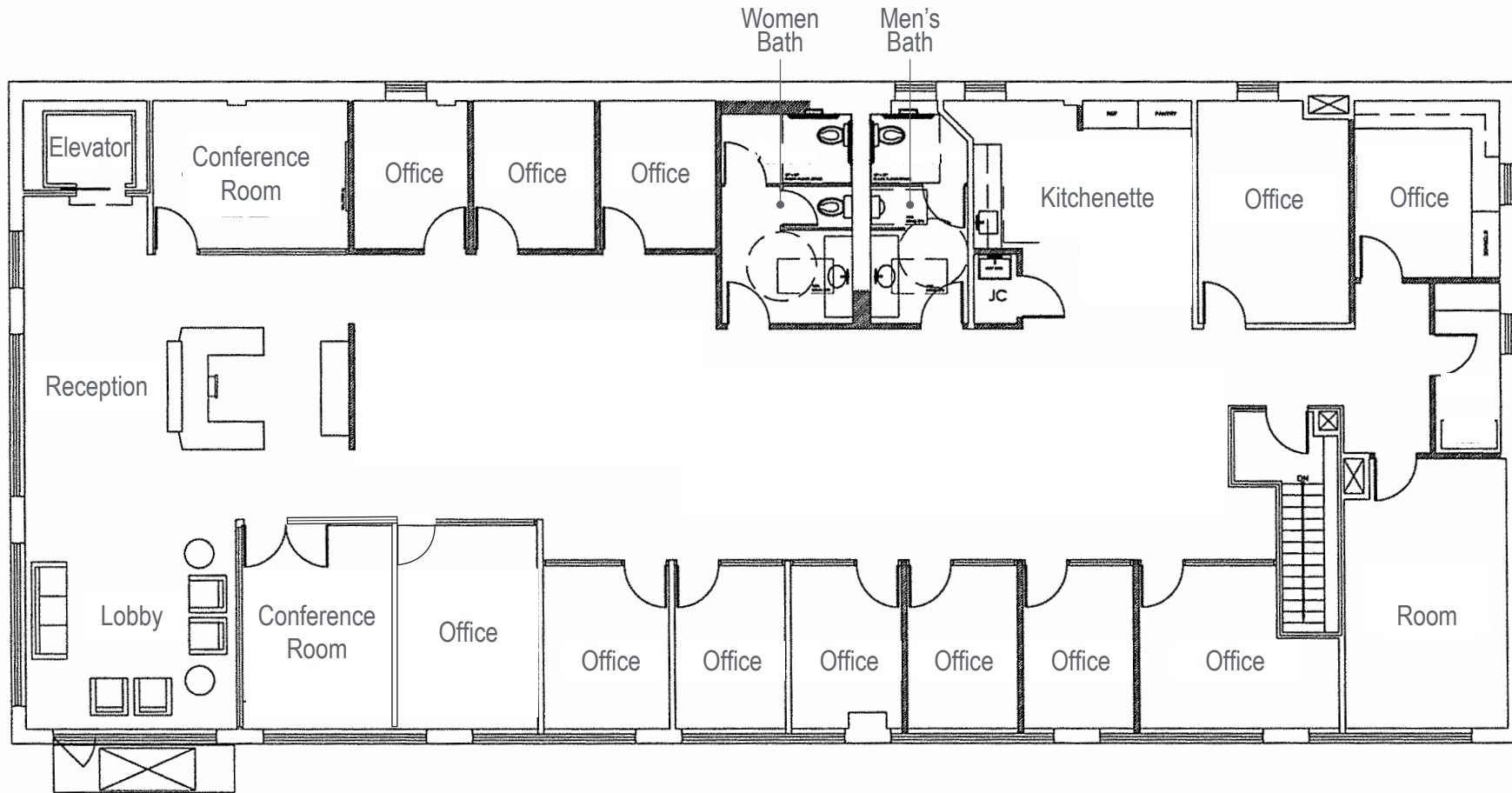


# 1900 VAN NESS AVENUE

## FLOOR PLAN

+/- 4,815 Square Feet

VAN NESS AVENUE



WASHINGTON STREET



# 1900 VAN NESS AVENUE

## LOCATION OVERVIEW

This property is located between Pacific Heights and Nob Hill neighborhood in the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



**01 MIN** to Van Ness Ave Muni

**05 MIN** to Lafayette Park

**20 MIN** to China Town



**08 MIN** to Union Square

**09 MIN** to South of Market

**12 MIN** to Mission District



**08 MIN** to 101 On-Ramp

**16 MIN** to 80 On-Ramp

**17 MIN** to 280 On-Ramp

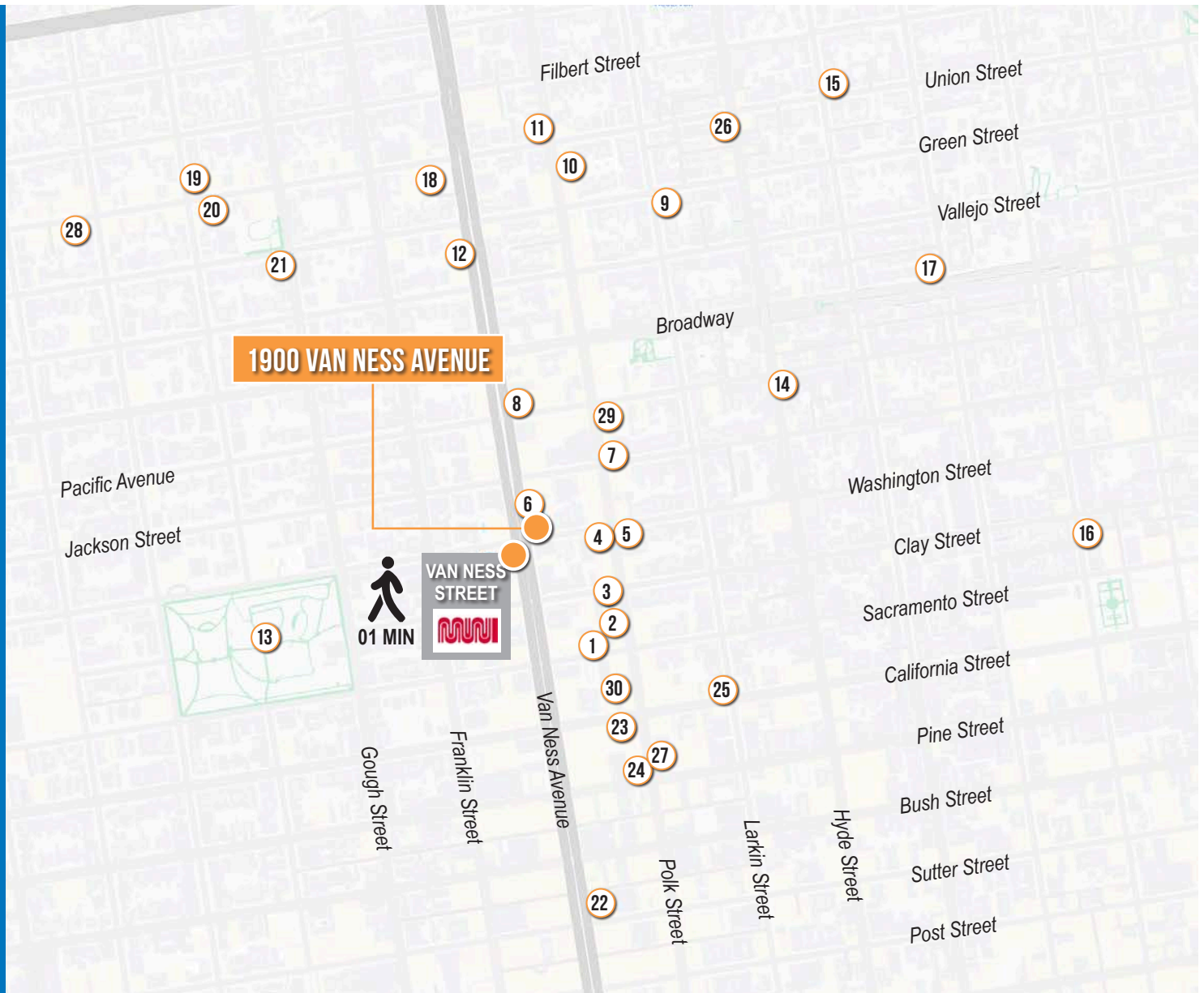




# 1900 VAN NESS AVENUE

## NEARBY AMENITIES

- 1..... Acquerello
- 2..... Bob's Donut & Pastry Shop
- 3..... Harper & Rye
- 4..... The Crepe House
- 5..... Sorella
- 6..... House of Prime Rib
- 7..... Bell Tower
- 8..... Harris' Restaurant
- 9..... Amarena
- 10..... Saint Frank Coffee
- 11..... The New Spot On Polk
- 12 Matterhorn Restaurant and Bakery
- 13..... Lafayette Park
- 14..... Collina
- 15..... Sumac | Modern Street Food
- 16..... Nob Hill Cafe
- 17..... Serafina
- 18..... Motoring Coffee
- 19..... Avotoasty
- 20..... Roam Artisan Burgers
- 21..... Blue Fog Market
- 22..... The Regency Ballroom
- 23..... Crustacean Restaurant
- 24..... Juniper
- 25..... Mymy
- 26..... Swensen's
- 27..... Himalayan Cuisine SF
- 28 The Italian Homemade Company
- 29..... Cafe Réveille
- 30..... Swan Oyster Depot





# 1900 VAN NESS AVENUE



LAFAYETTE PARK



HOUSE OF PRIME RIB



ACQUERELLO



NOB HILL CAFE



HARRIS RESTAURANT



1900 VAN NESS  
AVENUE



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