



FOR LEASE

1035 MARKET STREET

MODERN MOVE-IN READY
OFFICE SPACE IN MID-MARKET

10% PROCURRING
BROKERAGE COMMISSION



WWW.TCPRE.COM

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1035 MARKET STREET

PROPERTY SUMMARY

ADDRESS

1035 Market Street, San Francisco, CA 94103

AVAILABLE SPACE

Seventh Floor	+/- 4,860 Square Feet
Sixth Floor	+/- 5,356 Square Feet
Fifth Floor, Suite 550	+/- 7,405 Square Feet
Fourth Floor	+/- 17,224 Square Feet
Third Floor	+/- 17,144 Square Feet
Second Floor	+/- 15,985 Square Feet
TOTAL	+/- 67,974 Square Feet

**Floors Can Be Leased Together or Separately*

ASKING RENTAL RATES (NEGOTIABLE)

Seventh Floor:	\$31 / SF/ Year, IG
Fifth & Sixth Floor:	\$29 / SF/ Year, IG
Fourth Floor:	\$26 / SF/ Year, IG
Third Floor:	\$22 / SF/ Year, IG
Second Floor:	\$19 / SF/ Year, IG

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Move-In Ready, Full Floor Opportunities
- + Shared Roof Deck and Private Roof Deck (Sixth Floor)
- + Two (2) ADA Passenger Elevator
- + Glass Atrium Runs Throughout The Building
- + Communal Rooftop
- + On-Site Showers, Locker Room and Bike Storage



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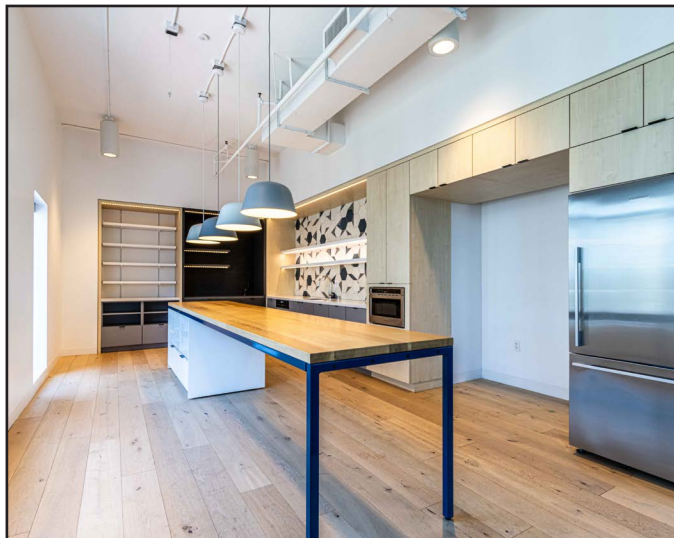
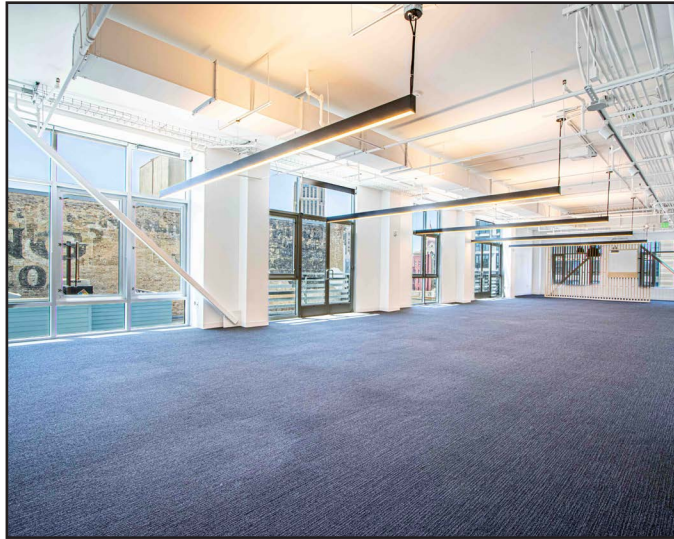
Floor Plans

Seventh Floor

+/- 4,860 Square Feet

FLOOR ATTRIBUTES

- + Renovated Penthouse Suite
- + Two (2) Meeting Rooms
- + Two (2) Offices
- + Stair Access to Roof Deck
- + Full Kitchenette
- + Sweeping City Views



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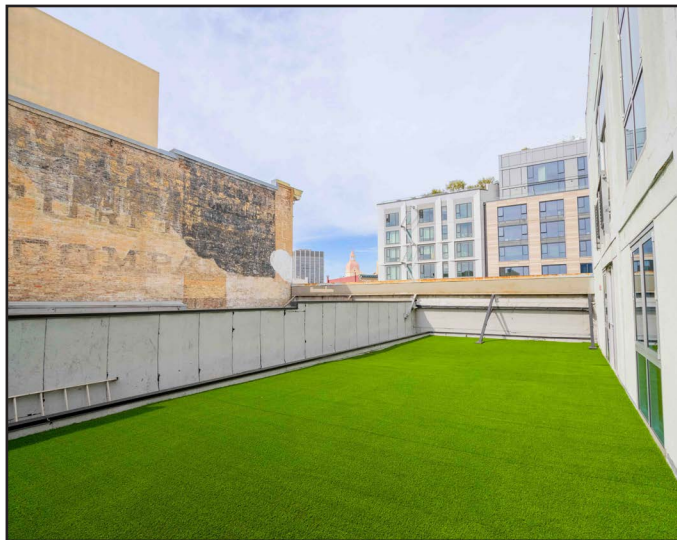
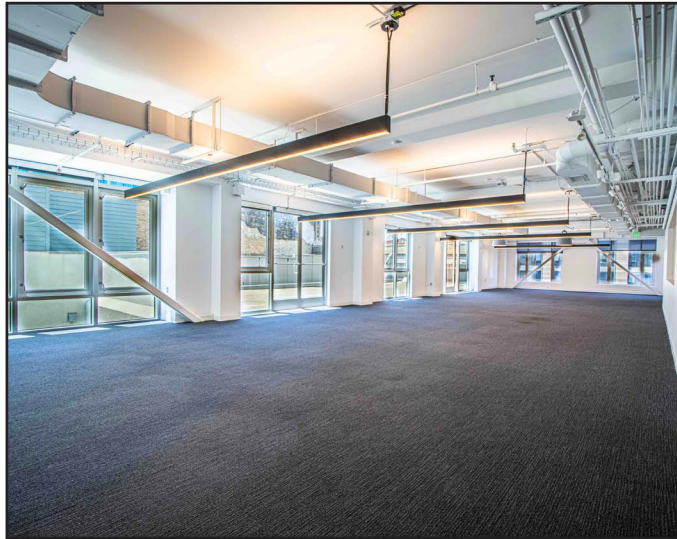
Floor Plans

Sixth Floor

+/- 5,356 Square Feet

FLOOR ATTRIBUTES

- + Large Open Space for Work Stations
- + Access to Two Roof Decks: One (1) Communal, One (1) Private
- + Three (3) Meeting Rooms
- + Two (2) Offices
- + Two (2) Restrooms
- + Full Kitchenette
- + Sweeping City Views



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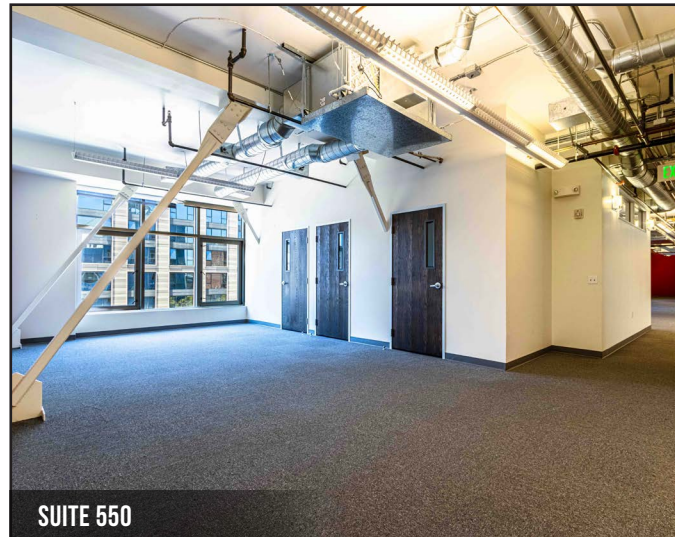
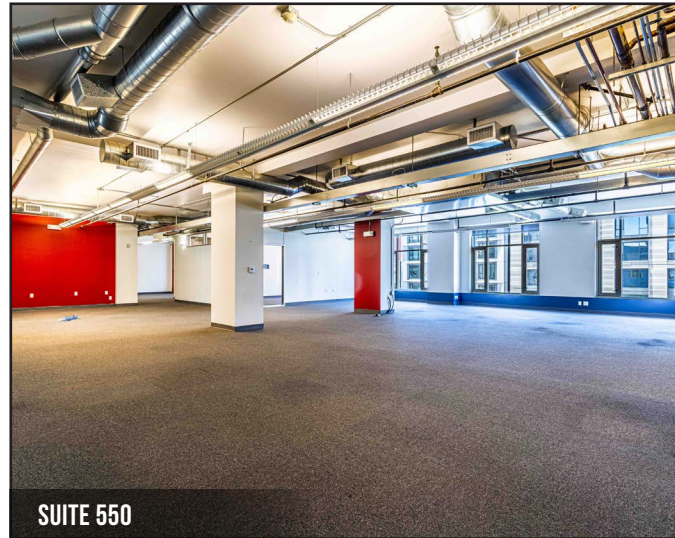
Floor Plans

Fifth Floor

Suite 550 +/- 7,405 Square Feet

SUITE 550 ATTRIBUTES

- + Large Open Space for Work Stations
- + Access to Two Roof Decks: One (1) Communal, One (1) Private
- + Three (3) Meeting Rooms
- + Three (3) Offices
- + Kitchenette
- + Sweeping City Views



1035 MARKET STREET

Floor Plans

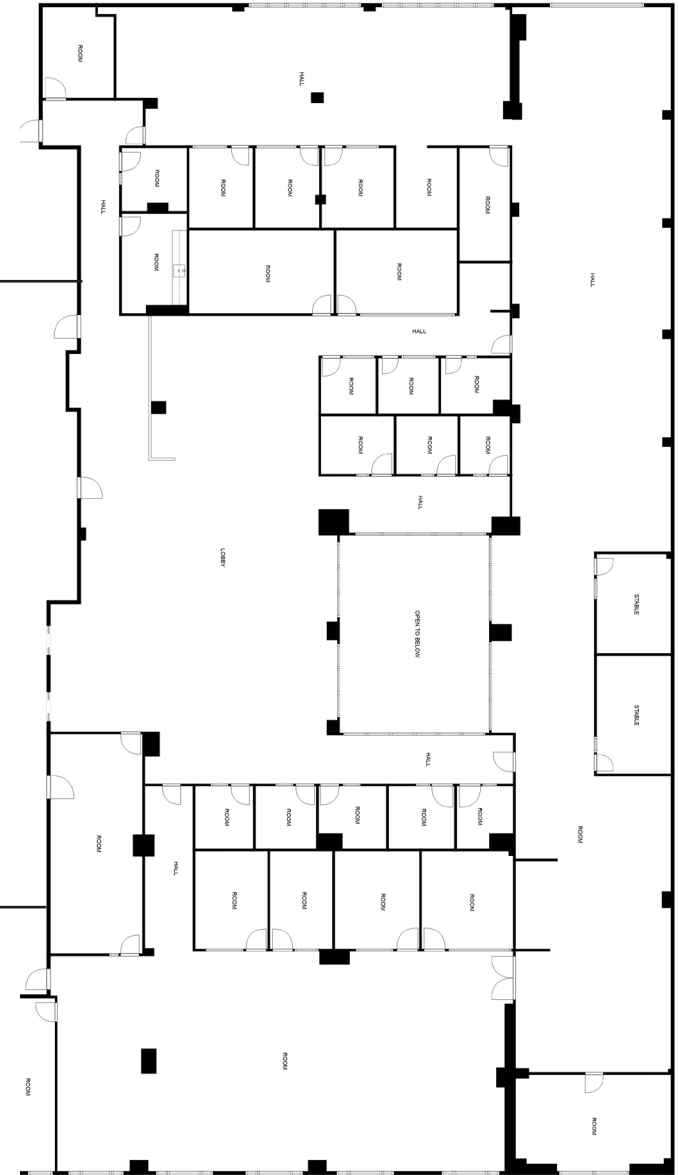
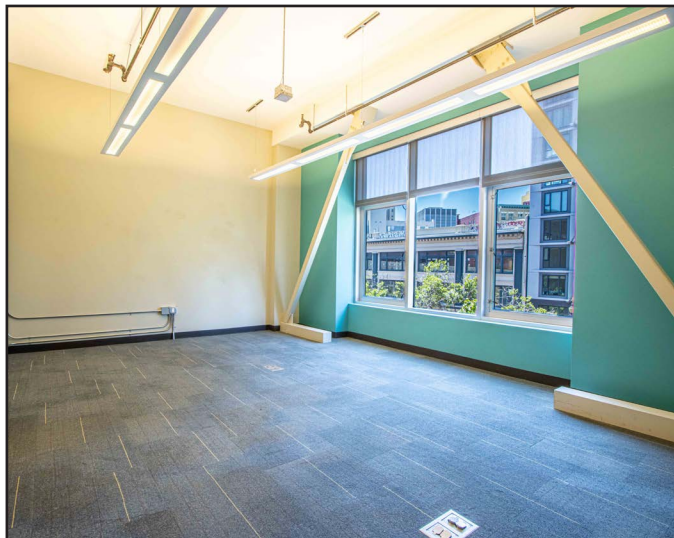
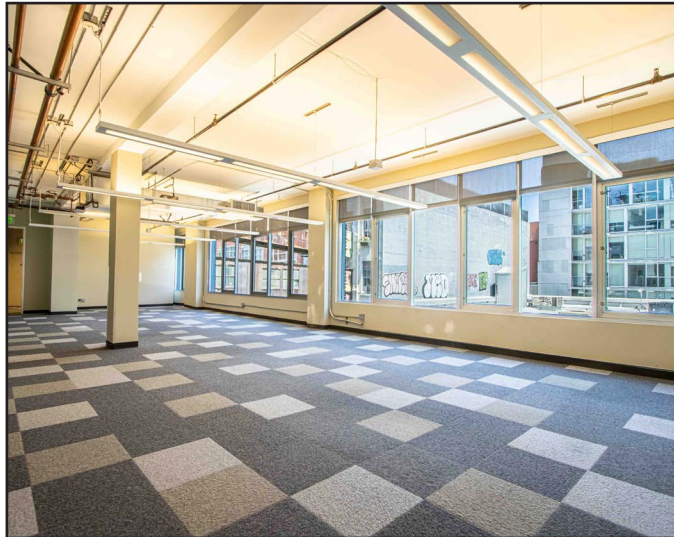
Fourth Floor

Suite 400 +/- 17,224 Square Feet

* Interconnecting Stairwell From
Second to Fourth Floor

FLOOR ATTRIBUTES

- + Large Open Space for Work Stations
- + Seven (7) Meetings Rooms
- + Eighteen (18) Offices
- + Two (2) Break Rooms
- + Two (2) Restrooms
- + Floors Can Be Leased Together Or Separately



1035 MARKET STREET

Floor Plans

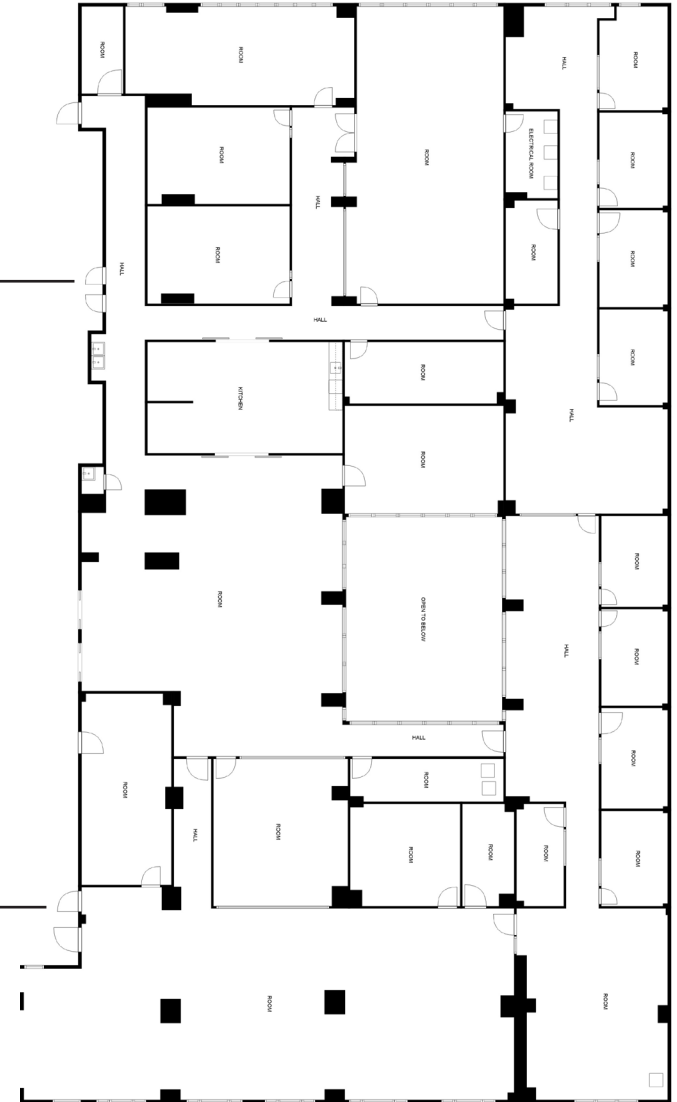
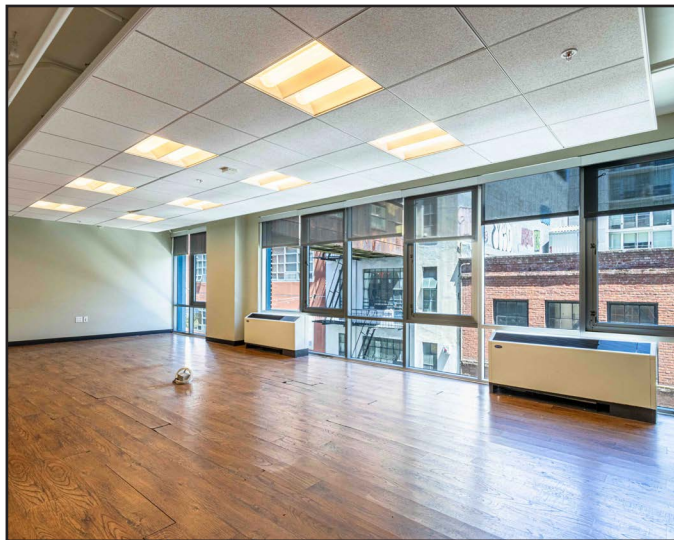
Third Floor

Suite 300 +/- 17,144 Square Feet

* Interconnecting Stairwell From Second to Fourth Floor

FLOOR ATTRIBUTES

- + Large Open Space for Work Stations
- + Three (3) Conference Rooms
- + Five (5) Meetings Rooms
- + Twelve (12) Offices
- + Kitchenette
- + Two (2) Restrooms
- + Floors Can Be Leased Together Or Separately



1035 MARKET STREET

Floor Plans

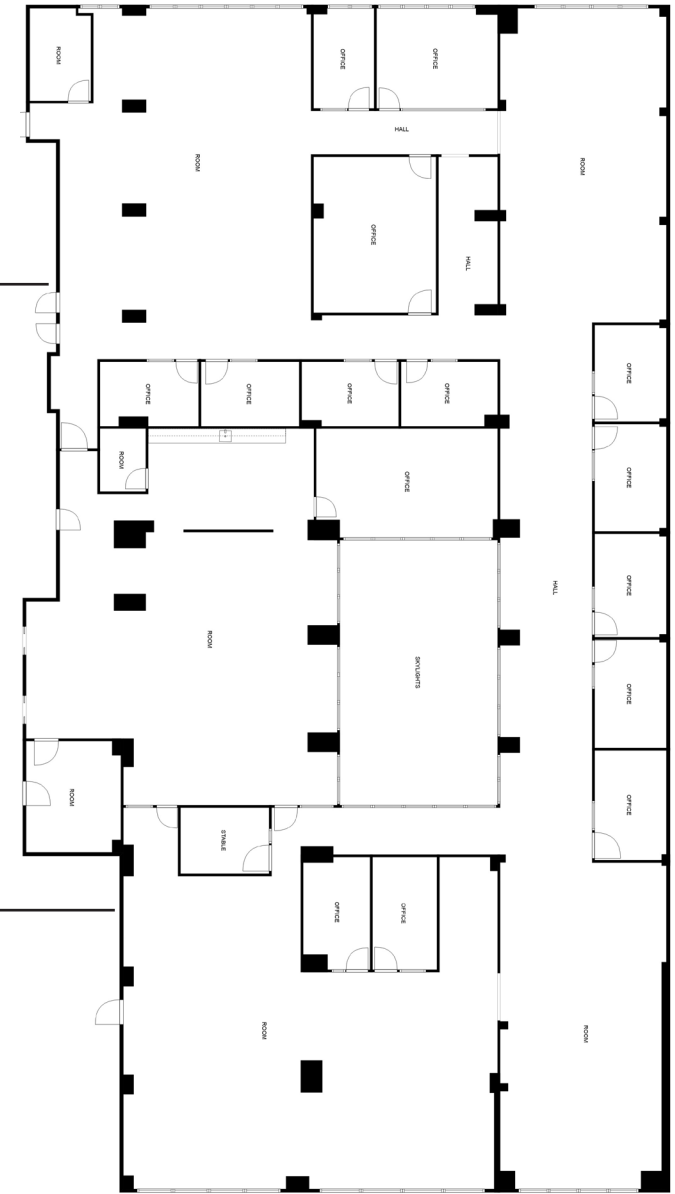
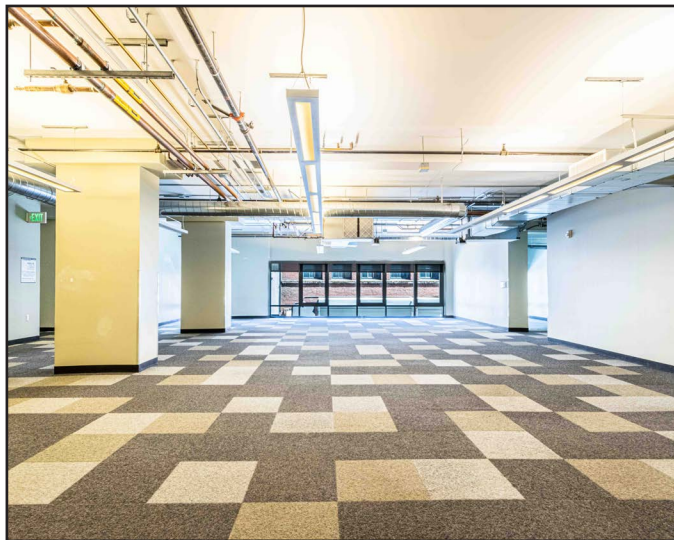
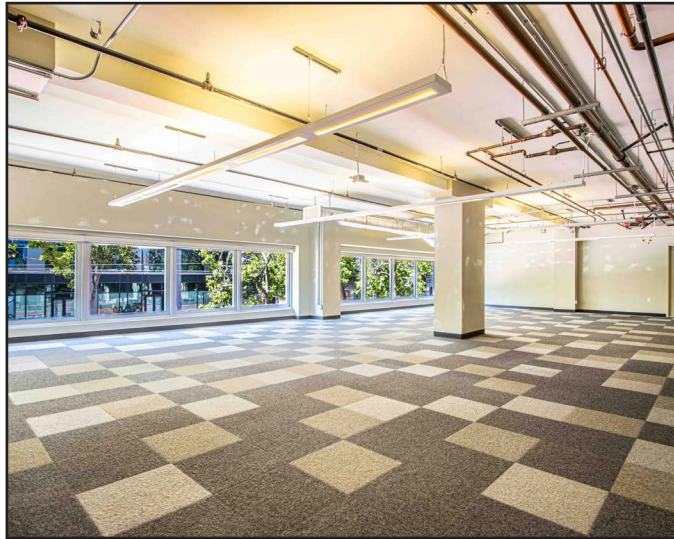
Second Floor

Suite 200 +/- 15,985 Square Feet

* Interconnecting Stairwell From Second to Fourth Floor

FLOOR ATTRIBUTES

- + Large Open Space for Work Stations
- + One (1) Breakroom
- + One (1) Conference Room
- + Seven (7) Meetings Rooms
- + Nine (9) Offices
- + Two (2) Restrooms
- + Floors Can Be Leased Together Or Separately



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LOCATION OVERVIEW

Desirable Mid-Market location,
walkable to many nearby amenities
and to surrounding neighborhoods.



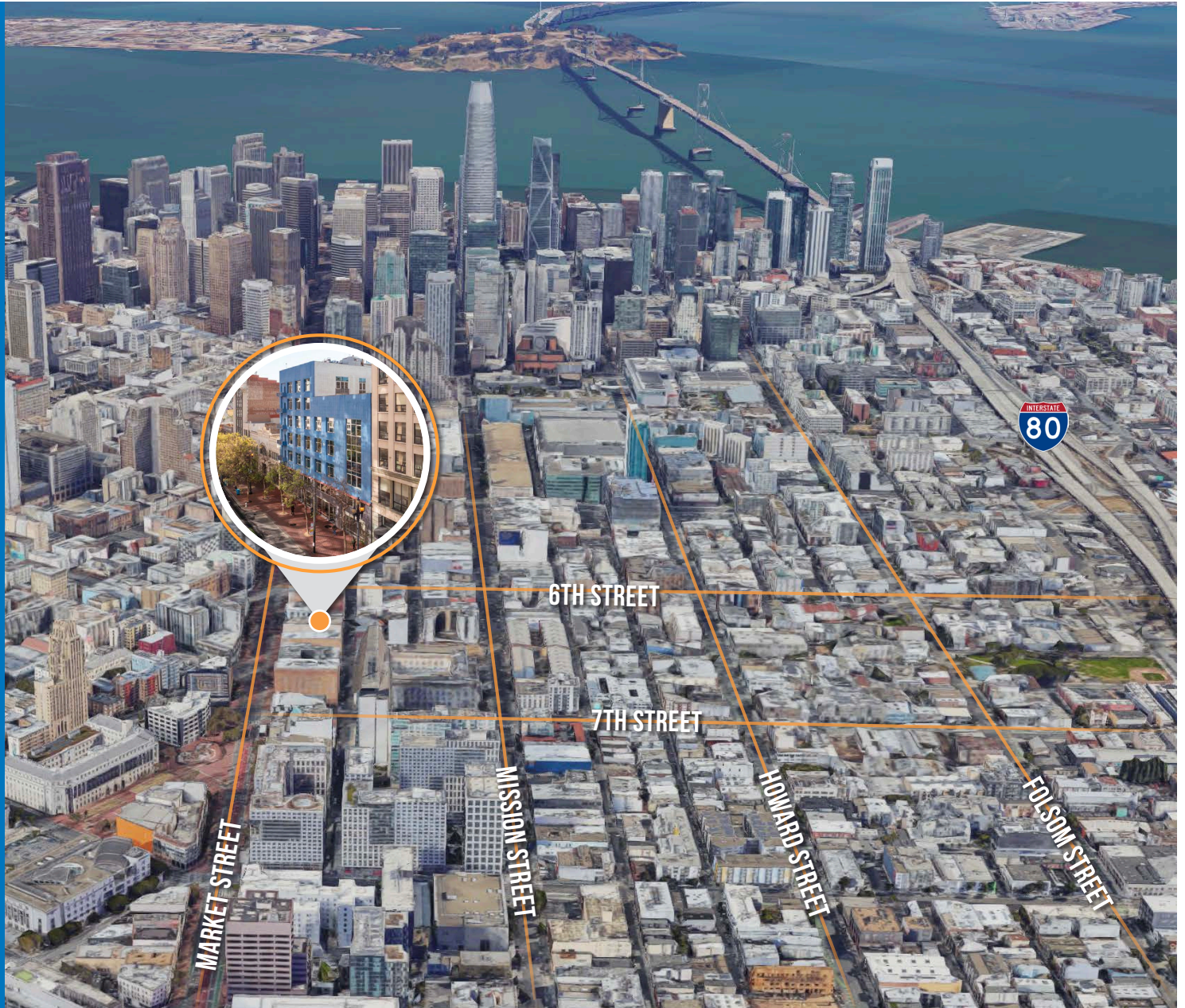
01 MIN to 6th St MUNI
06 MIN to Powell BART
13 MIN to Civic Center



08 MIN to SOMA
09 MIN to Union Square
11 MIN to Financial District



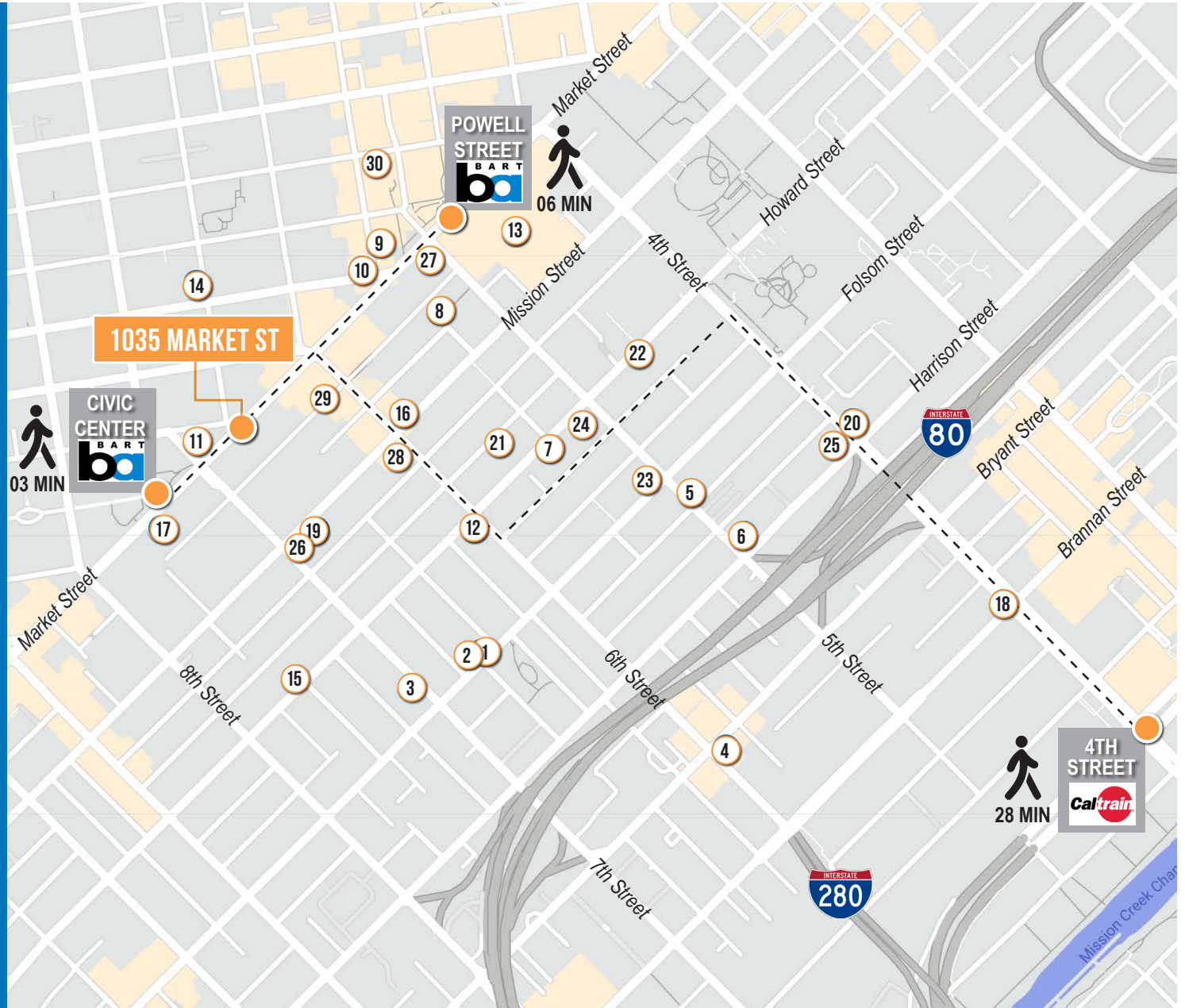
06 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp
07 MIN to 80 On-Ramp



1035 MARKET STREET

NEARBY AMENITIES

- 1..... Deli Board
- 2..... Extreme Pizza
- 3..... Sightglass Coffee
- 4..... Papaya Island
- 5..... Mathilde French Bistro
- 6..... All Star Donuts
- 7..... Tin Vietnamese Cuisine
- 8..... Burma Love - Downtown
- 9..... Pandora Karaoke & Bar
- 10... DIYA Indian and Nepali Cuisine
- 11..... Charmaine's Rooftop
- 12..... Bini's Kitchen
- 13.. Westfield San Francisco Centre
- 14..... Yemen Kitchen
- 15..... Enterprise Brewing Co.
- 16..... The Bite
- 17..... La Cuisine Cafe
- 18..... Marlowe
- 19..... Square Pie Guys
- 20..... Whole Foods Market
- 21..... Tempest Bar & Box Kitchen
- 22..... Gyu-Kaku Japanese BBQ
- 23..... Mr. East Kitchen
- 24..... The Chieftain Irish Pub
- 25..... Delah Coffee
- 26..... Birdsong
- 27..... The Melt
- 28..... Miss Saigon
- 29..... Montesacro
- 30..... Kin Khao





MONTESACRO



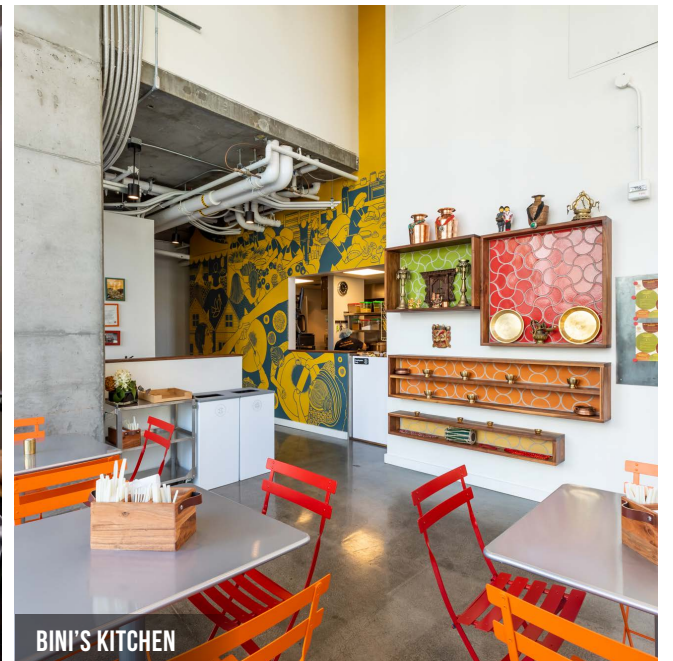
BURMA LOVE



SIGHTGLASS COFFEE



KIN KHAO



BINI'S KITCHEN

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