

1278 MINNESOTA STREET

FOR LEASE | MOVE IN READY FLEX UNIT W/ 7 PARKING SPACES

TCP
TOUCHSTONE
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CITIVISION
COMMERCIAL REAL ESTATE



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

ED MAIELLO ed@civitivisioncommercial.com
D 415.543.2002 | C 415.407.3523

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PROPERTY SUMMARY

ADDRESS

1278 Minnesota Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor	+/- 1,950 Square Feet
Ground Floor	+/- 2,050 Square Feet
TOTAL	+/- 4,000 Square Feet

RENTAL RATE

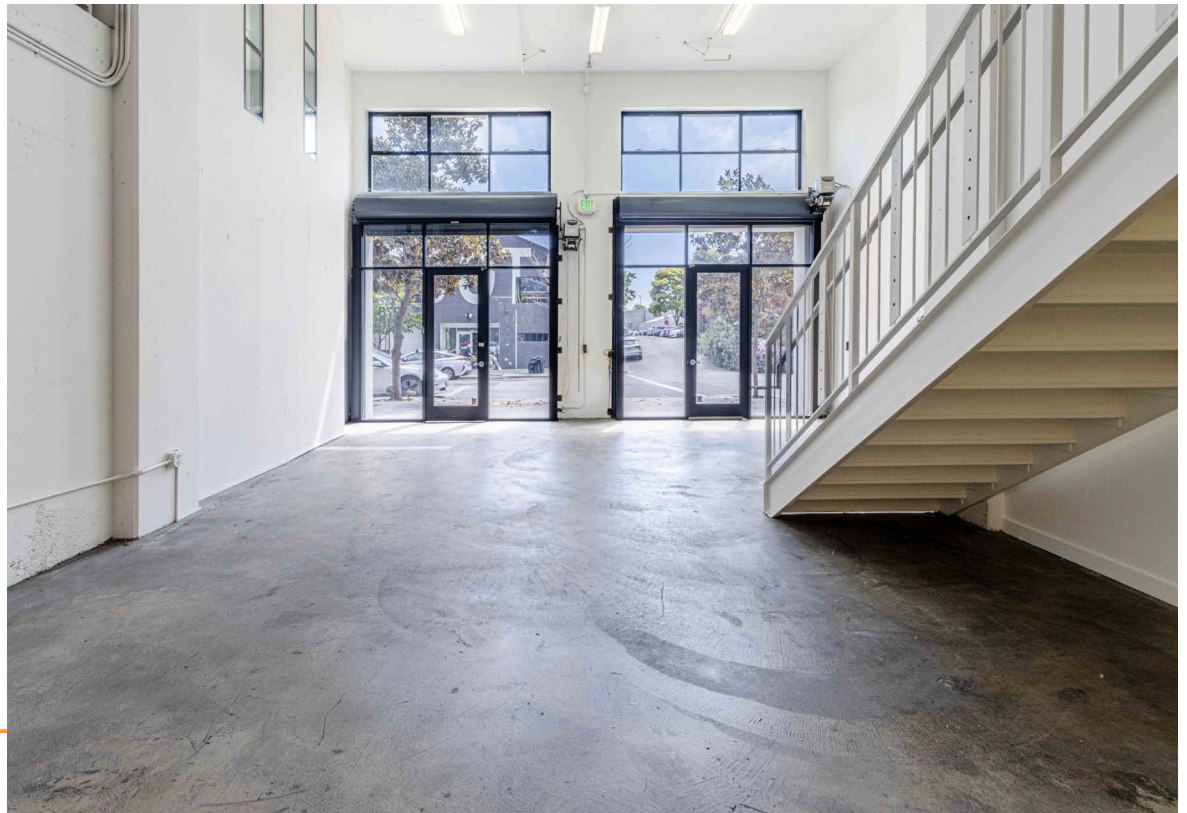
\$40 / Square Foot / Year, Industrial Gross

AVAILABLE

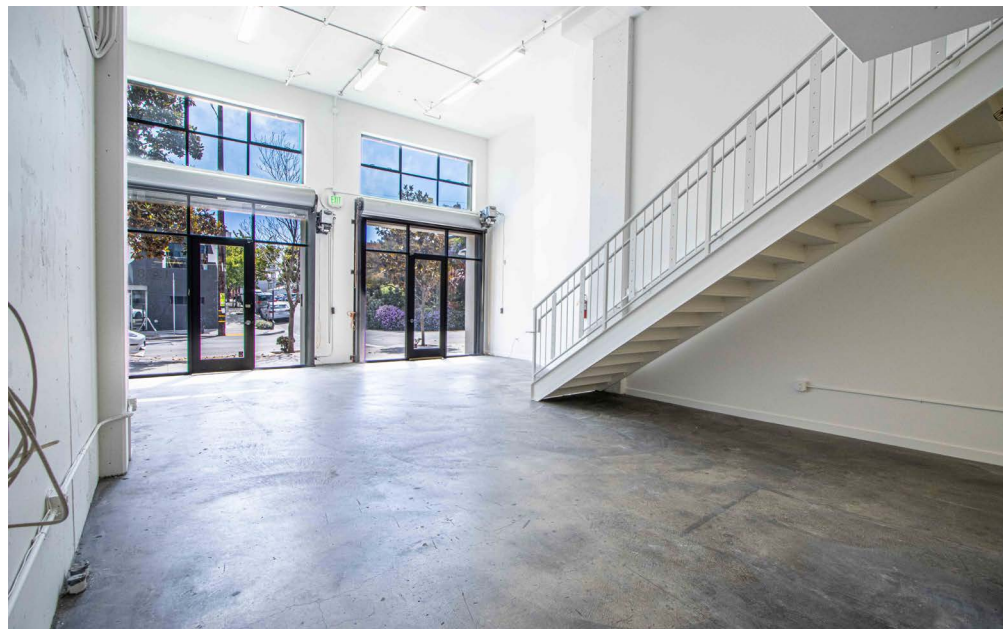
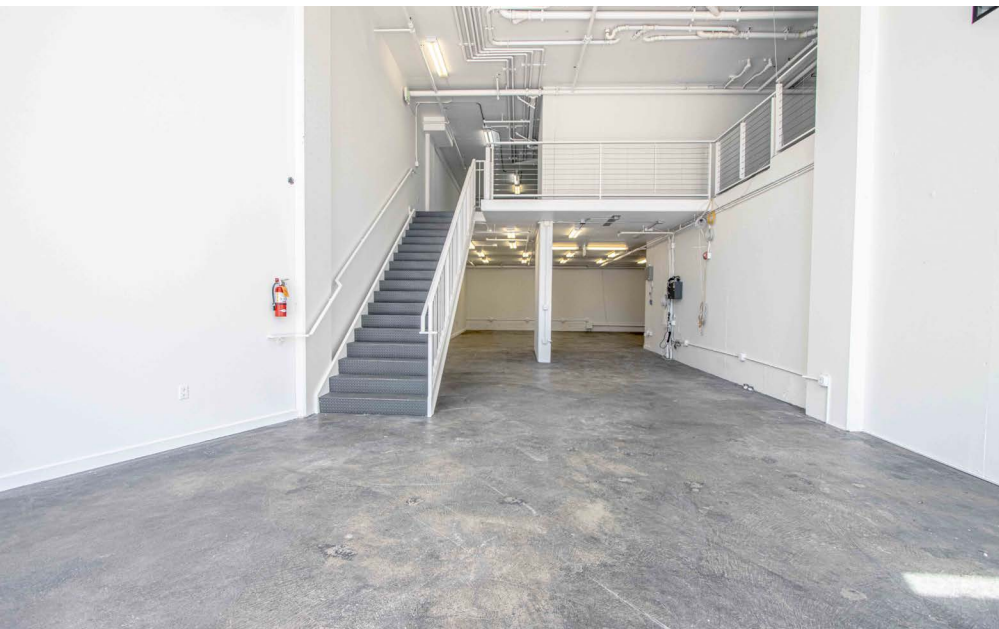
Immediately

BUILDING ATTRIBUTES

- + Move-In Ready Ground Floor Flex Space
- + One (1) Large Conference Room
- + Drive-In Roll-Up Door
- + Kitchette & Restroom
- + Seven (7) Enclosed Parking Spaces
- + Polished Concrete Floors
- + Fantastic Natural Light
- + Prime Dog Patch Location, Walkable to Chase Center, UCSF and Mission Bay. Immediately Adjacent to I - 280 On-Ramp



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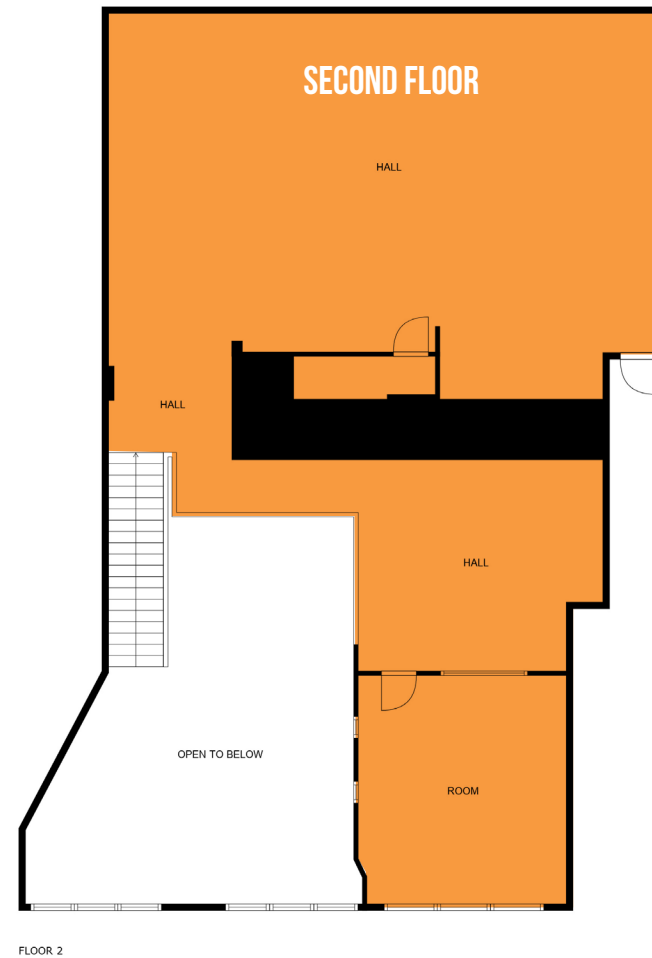
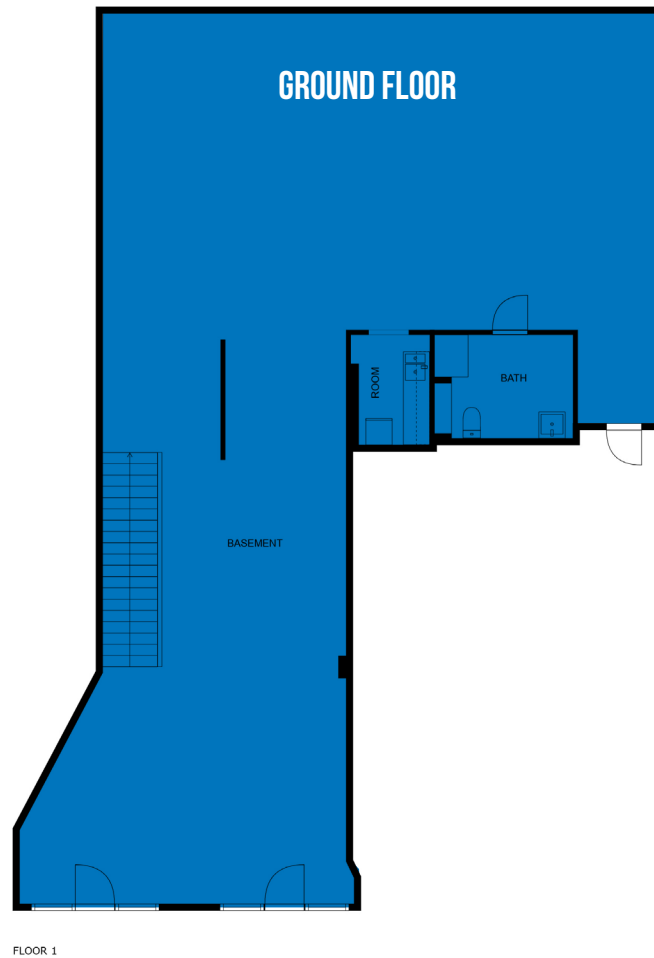
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Floor Plans

Second Floor: +/- 1,950 SF

Ground Floor: +/- 2,050 SF

TOTAL: +/- 4,000 SF



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LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



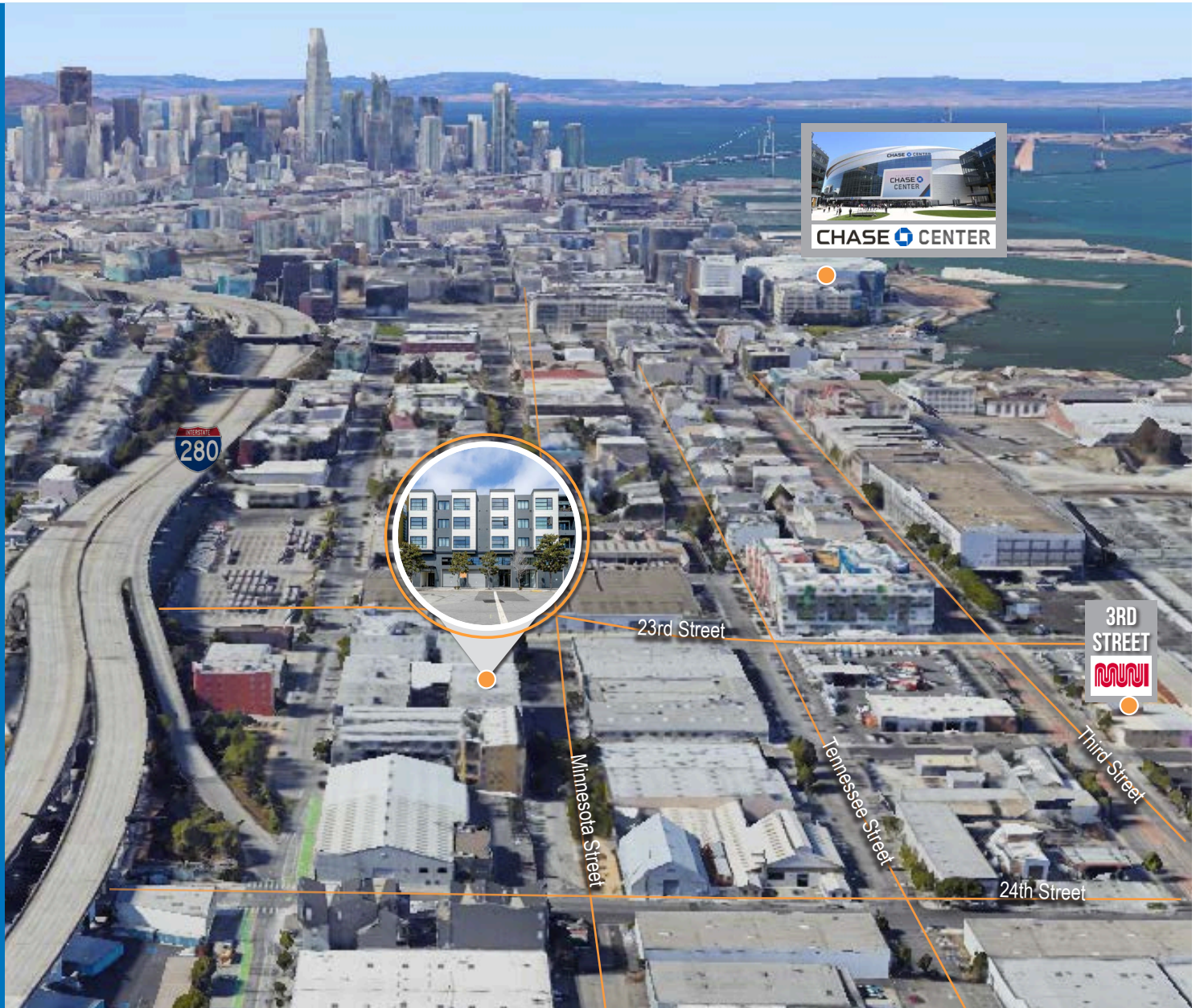
07 MIN to 3rd St Light Rail
10 MIN to Chase Center
03 MIN to 22nd St CalTrain



05 MIN to to SOMA
10 MIN to Financial District
12 MIN to Mission District



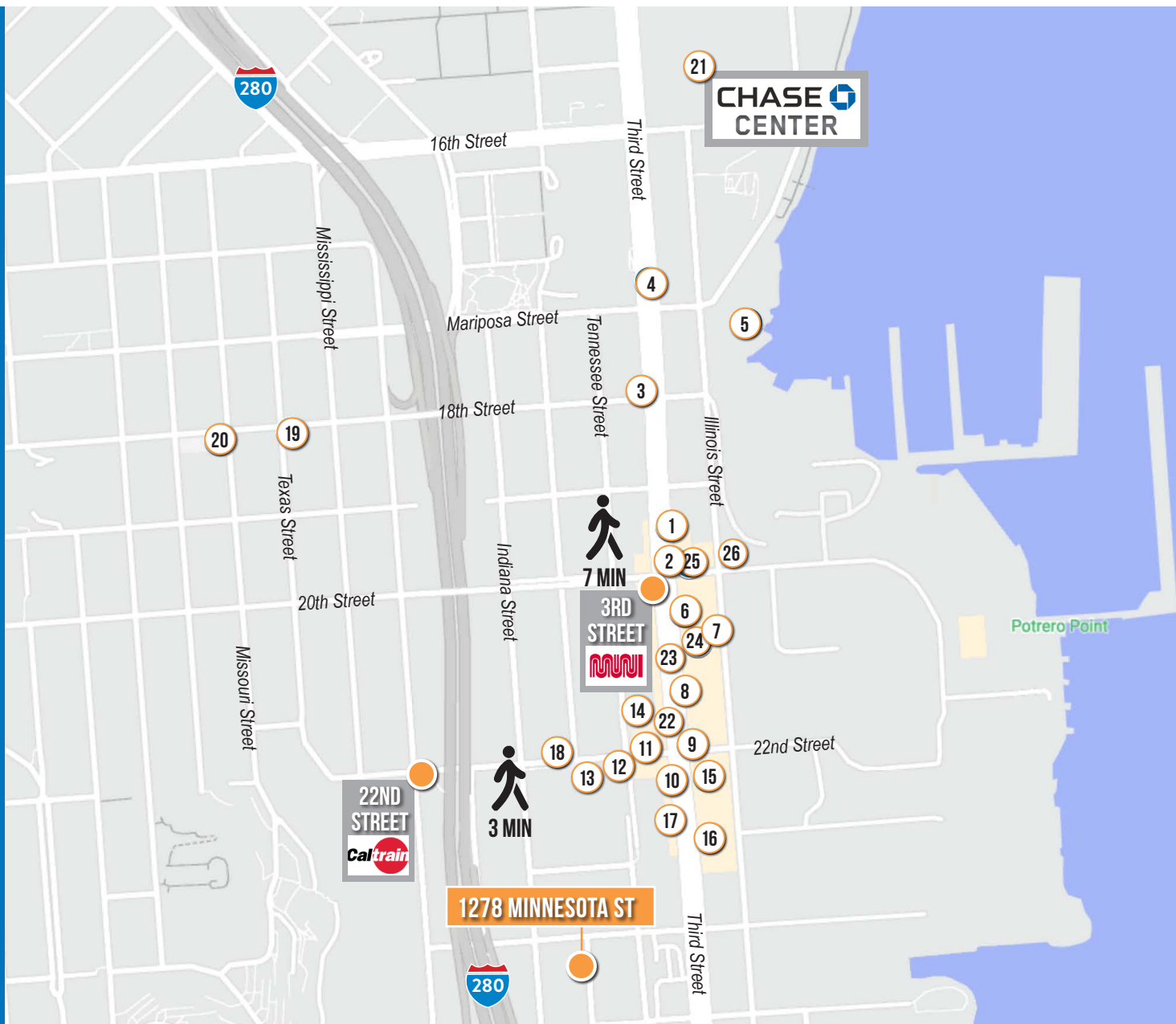
01 MIN to 280 On-Ramp
07 MIN to 80 On-Ramp
07 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Olfactory Brewing & Blending
- 2..... Third Rail
- 3..... Moshi Moshi
- 4..... UCSF Medical Center
- 5..... The Ramp Restaurant
- 6..... The Plant Cafe Organic
- 7..... Neighbor Bakehouse
- 8..... Gilberth's Latin Fusion
- 9..... Soulva
- 10..... Hard Knox Cafe
- 11..... Just For You Cafe
- 12..... Recchiuti Confections
- 13..... Piccino
- 14..... Marcella's Lasagneria
- 15..... Humphry Slocombe Dogpatch
- 16..... Dogpatch Boulders
- 17..... 3rd Street Boxing Gym
- 18..... Rickshaw Bagworks
- 19..... Plow
- 20..... Chez Maman East
- 21..... Chase Center
- 22..... Dogpatch Saloon
- 23..... Ungrafted
- 24..... Long Bridge Pizza Company
- 25..... Bandit
- 26..... The Palm Court at RH



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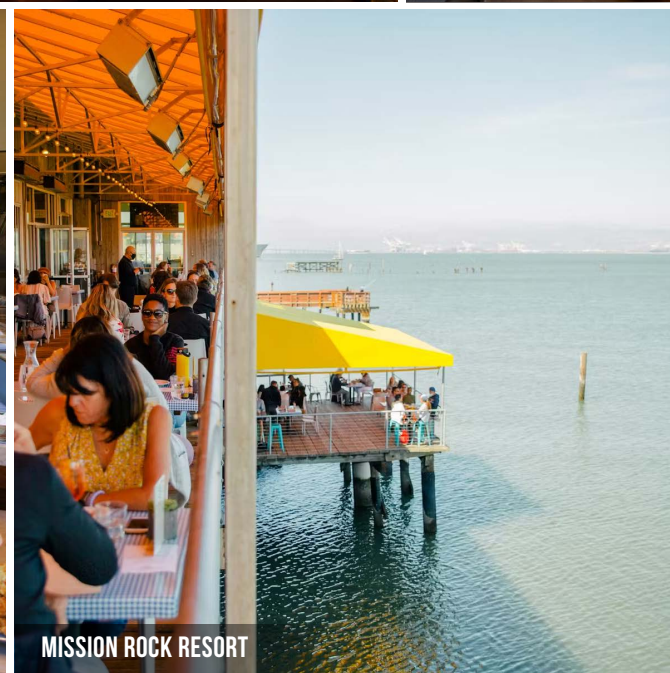
THIRD RAIL



PICCINO



PLOW



MISSION ROCK RESORT



UNGRAFTED

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ZACH HAUPERT

D 415.539.1121 C 415.812.1219
zhaupert@tcpre.com DRE # 01822907

MICHAEL SANBERG

D 415.539.1103 C 415.697.6088
msanberg@tcpre.com DRE # 01930041

ED MAIELLO

D 415.543.2002 C 415.407.3523
ed@citi visioncommercial.com DRE # 00974529

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