

# 525 HARRISON STREET

FOR LEASE | FLEX BUILDING W/ PARKING GARAGE

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 525 HARRISON STREET

## PROPERTY SUMMARY

### ADDRESS

525 Harrison Street, San Francisco, CA 94107

### AVAILABLE SPACE

Ground Floor & Mezzanine: +/- 16,000 Square Feet

Parking Garage: +/- 9,000 Square Feet

### RENTAL RATE

\$35,000 Per Month, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + High Ceilings
- + Many Uses Considered
- + Incredible Visibility and Branding at HWY 80 Entrance
- + Sprinklered
- + Multiple Restrooms and Stalls
- + On Site Secure Parking Garage
- + Former Nightclub Site
- + Full Building Identity



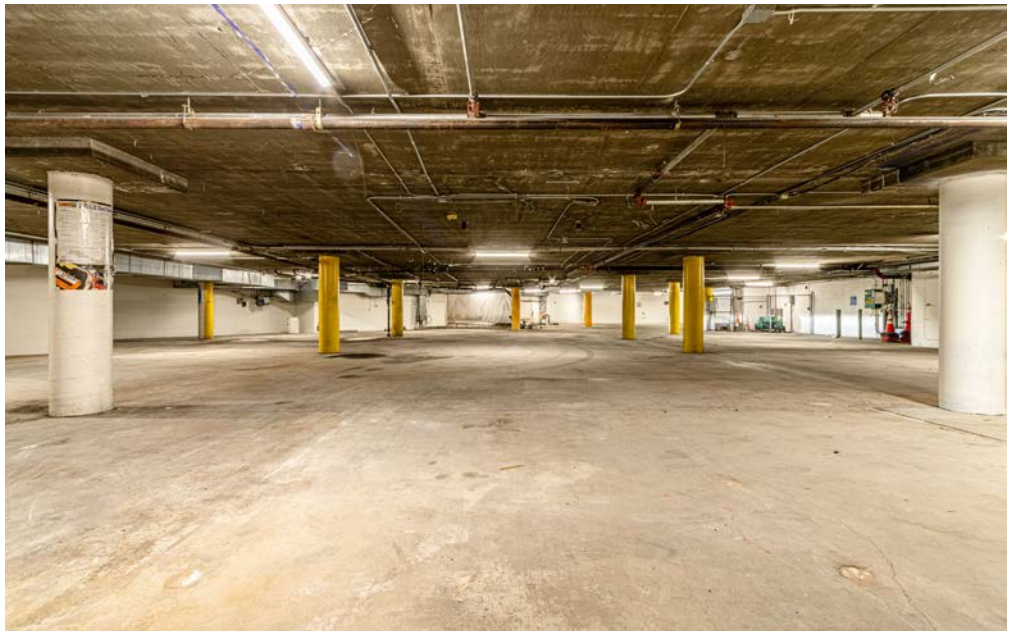
GROUND FLOOR



MEZZANINE



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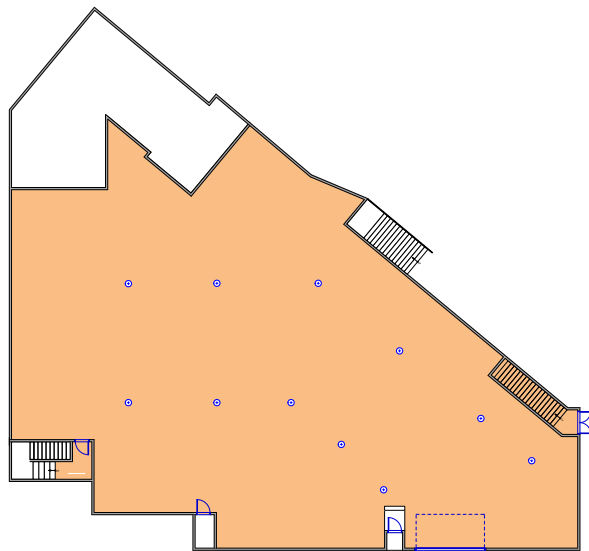


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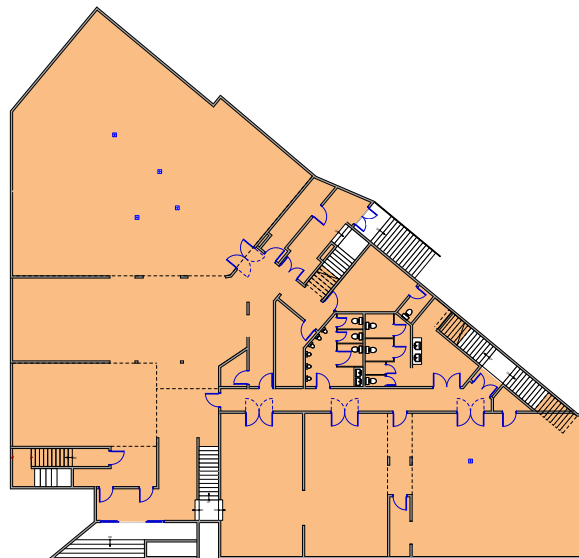
## FLOOR PLAN

Ground Floor & Mezzanine: +/- 16,000 Square Feet  
Parking Garage: +/- 9,000 Square Feet

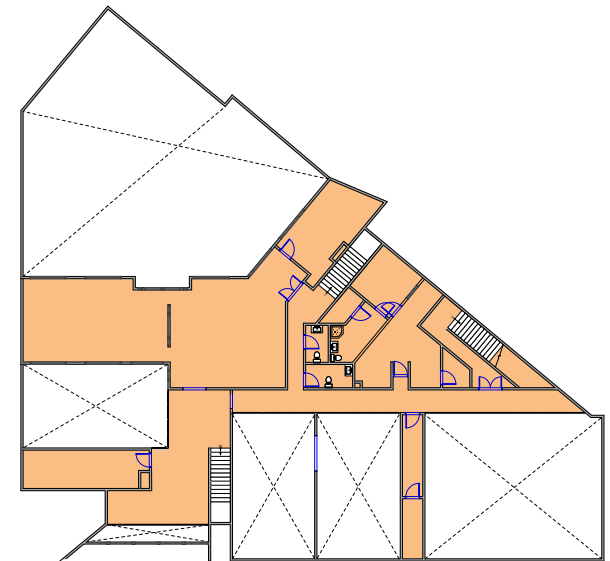
PARKING GARAGE



GROUND FLOOR



MEZZANINE



Harrison Street



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## LOCATION OVERVIEW

Highly desirable Rincon Hill location, walkable to many amenities and to surrounding neighborhoods.



**03 MIN** to 2nd Street Muni  
**09 MIN** to 2nd Street Muni  
**14 MIN** to Yerba Buena Gardens



**10 MIN** to Union Square  
**12 MIN** to Mission District  
**15 MIN** to Chase Center



**01 MIN** to 80 On-Ramp  
**10 MIN** to 280 On-Ramp  
**12 MIN** to 101 On-Ramp

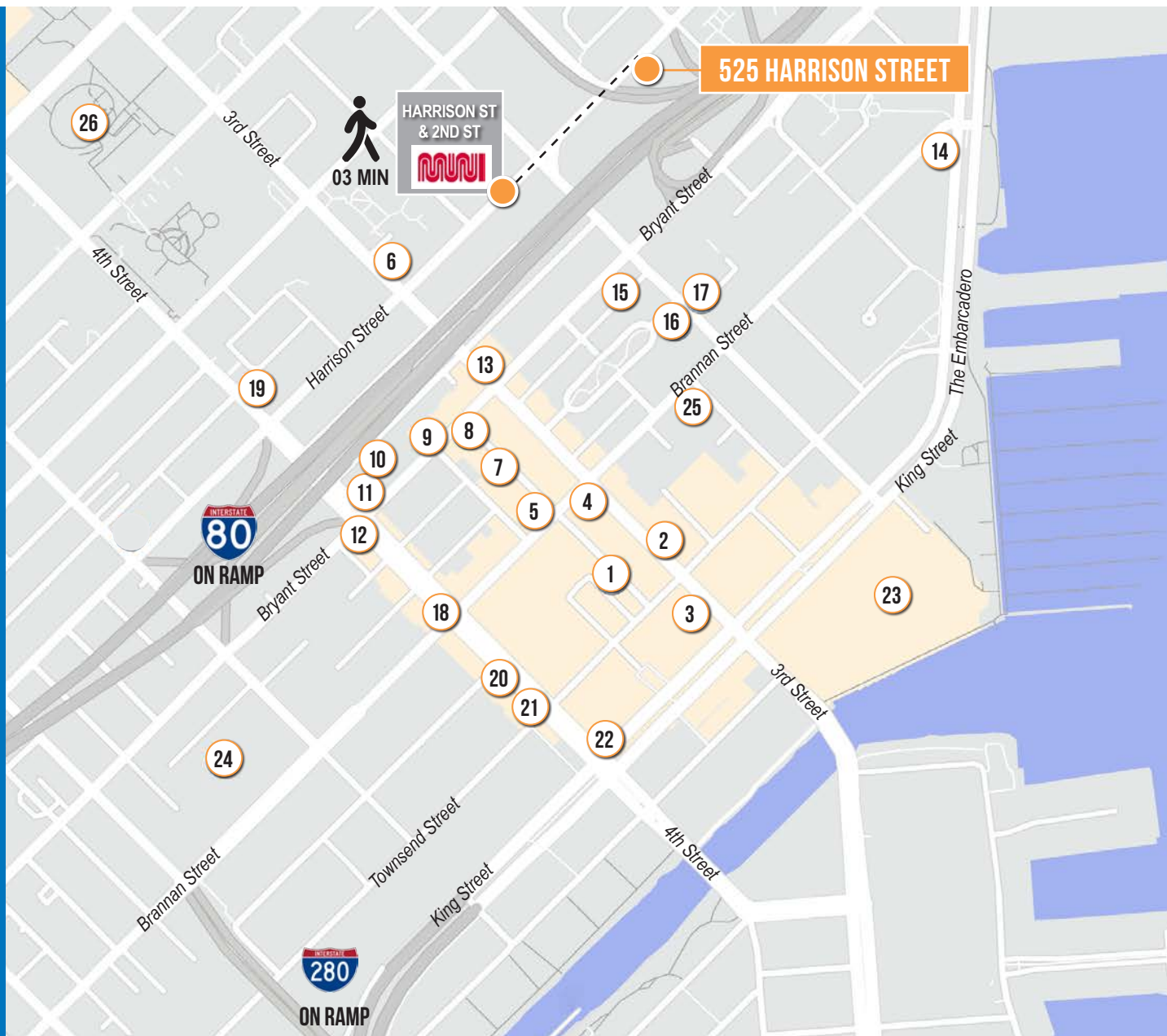




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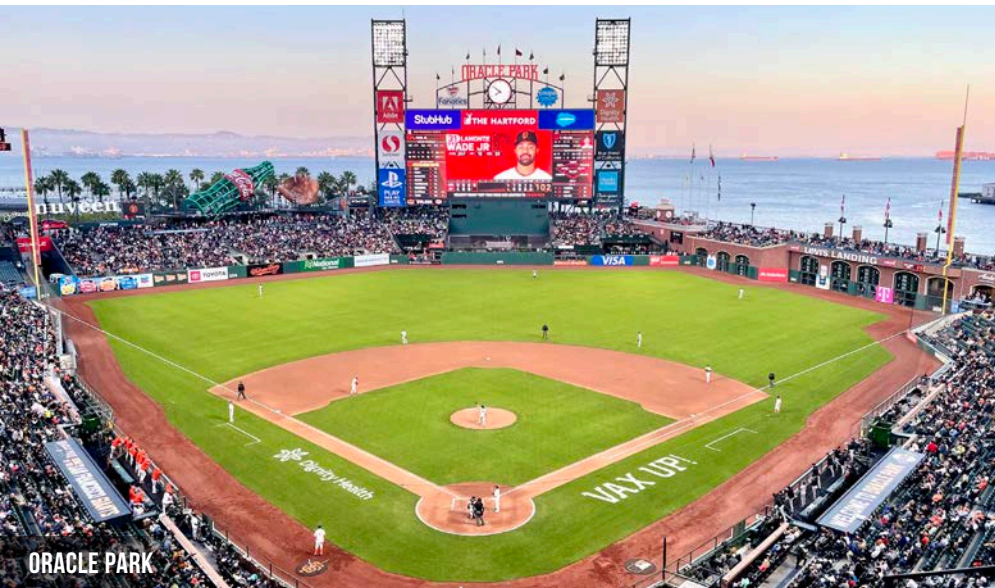
## NEARBY AMENITIES

- 1..... Little Skillet
- 2..... Alchemist Bar & Lounge
- 3..... Lucky Strike San Francisco
- 4..... Local Tap
- 5..... Brickhouse
- 6..... Cafe du Soleil
- 7..... Steep
- 8..... Lava Restaurant & Lounge
- 9..... Black Hammer Brewing
- 10..... Goat Hill Pizza
- 11..... Shell Gas Station
- 12..... The Hotel Utah Saloon
- 13..... Garaje
- 14..... Delancey Street
- 15..... Blue Bottle Coffee
- 16..... Grilled Cheese Kitchen
- 17..... 21st Amendment
- 18..... Marlowe
- 19..... Whole Foods Market
- 20..... The UPS Store
- 21..... Walgreens
- 22..... Safeway
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... ROOH SF
- 26..... Yerba Buena Gardens





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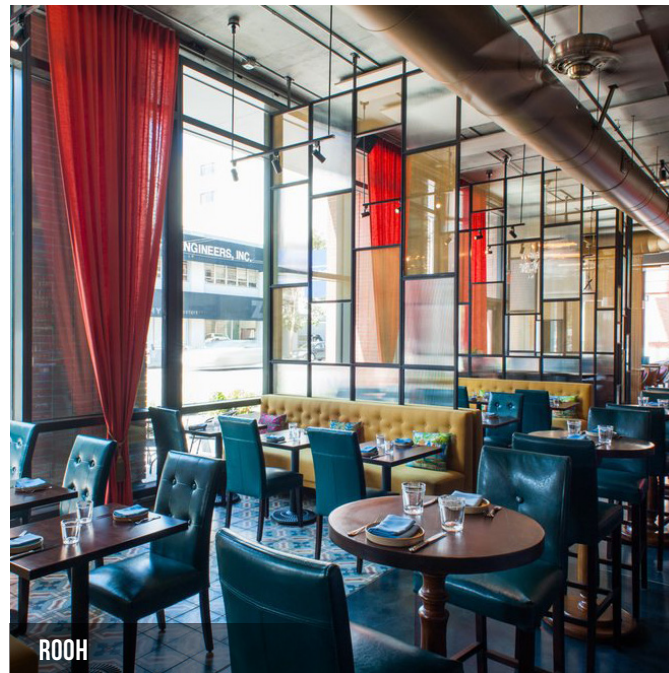
ORACLE PARK



21ST AMENDMENT BREWERY



MARLOWE



ROOH



WATER BAR



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STREET



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