

# 2815 23RD STREET

FOR LEASE | CREATIVE FLEX SPACE IN MISSION DISTRICT

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS



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### PROPERTY SUMMARY

#### ADDRESS

2815 23rd Street, San Francisco, CA 94110

#### AVAILABLE SPACE

+/- 3,200 Square Feet

#### RENTAL RATE

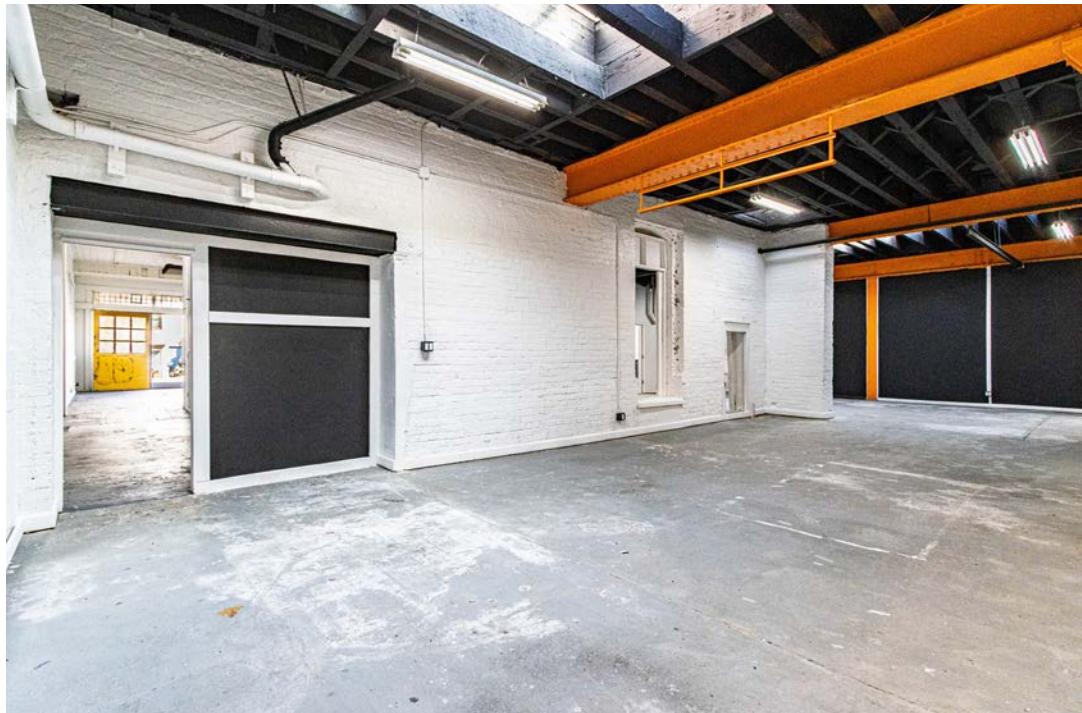
\$7,000 / Month, Industrial Gross

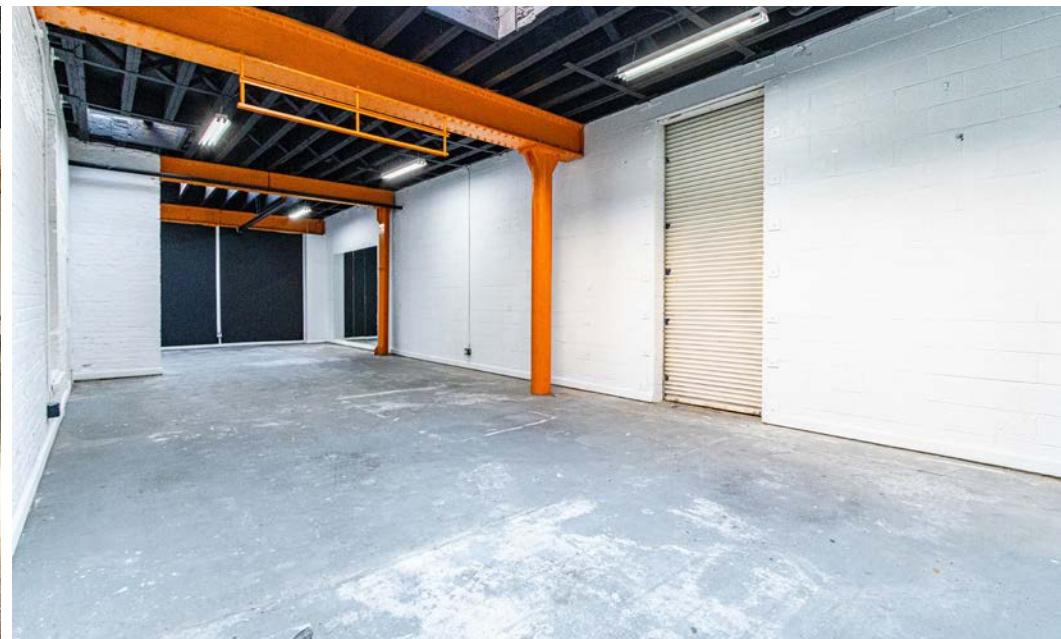
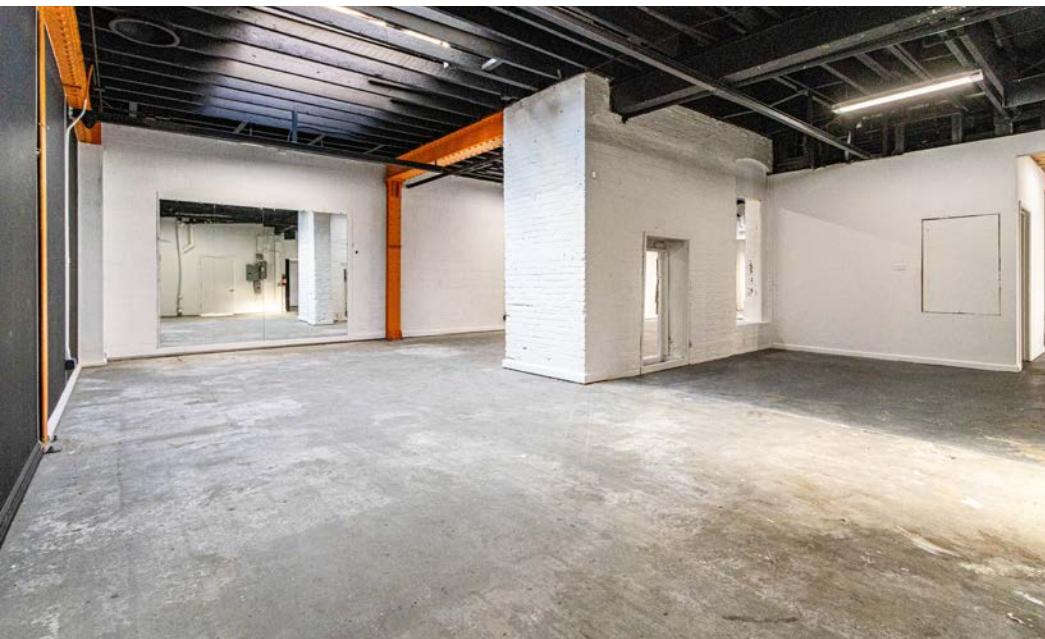
#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

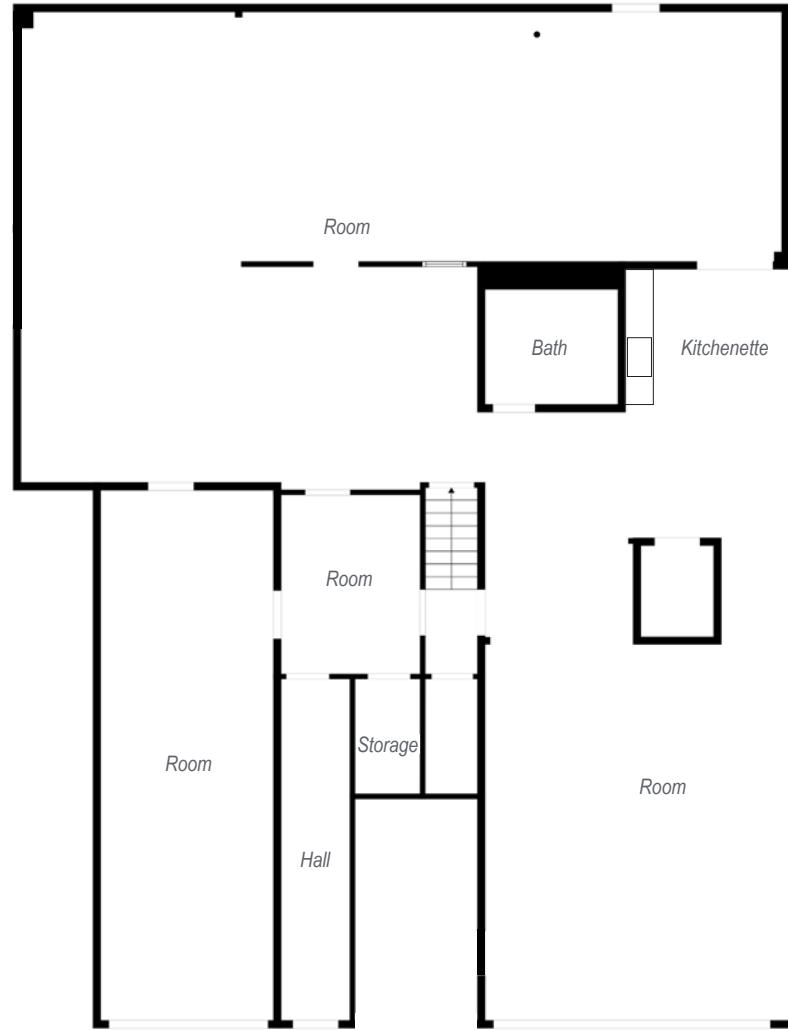
- + Creative Mission Flex Space
- + Brick, Timber, & Steel Refined Industrial Character
- + Skylights Throughout
- + One (1) Roll-Up / Drive-in Door
- + Kitchenette & Restroom
- + Close Proximity to MUNI & BART
- + Endless Mission Amenities Nearby





### FLOOR PLAN

+/- 3,200 Square Feet



23RD STREET

### LOCATION OVERVIEW

Desirable Mission District location, walkable to nearby amenities and to surrounding neighborhoods.



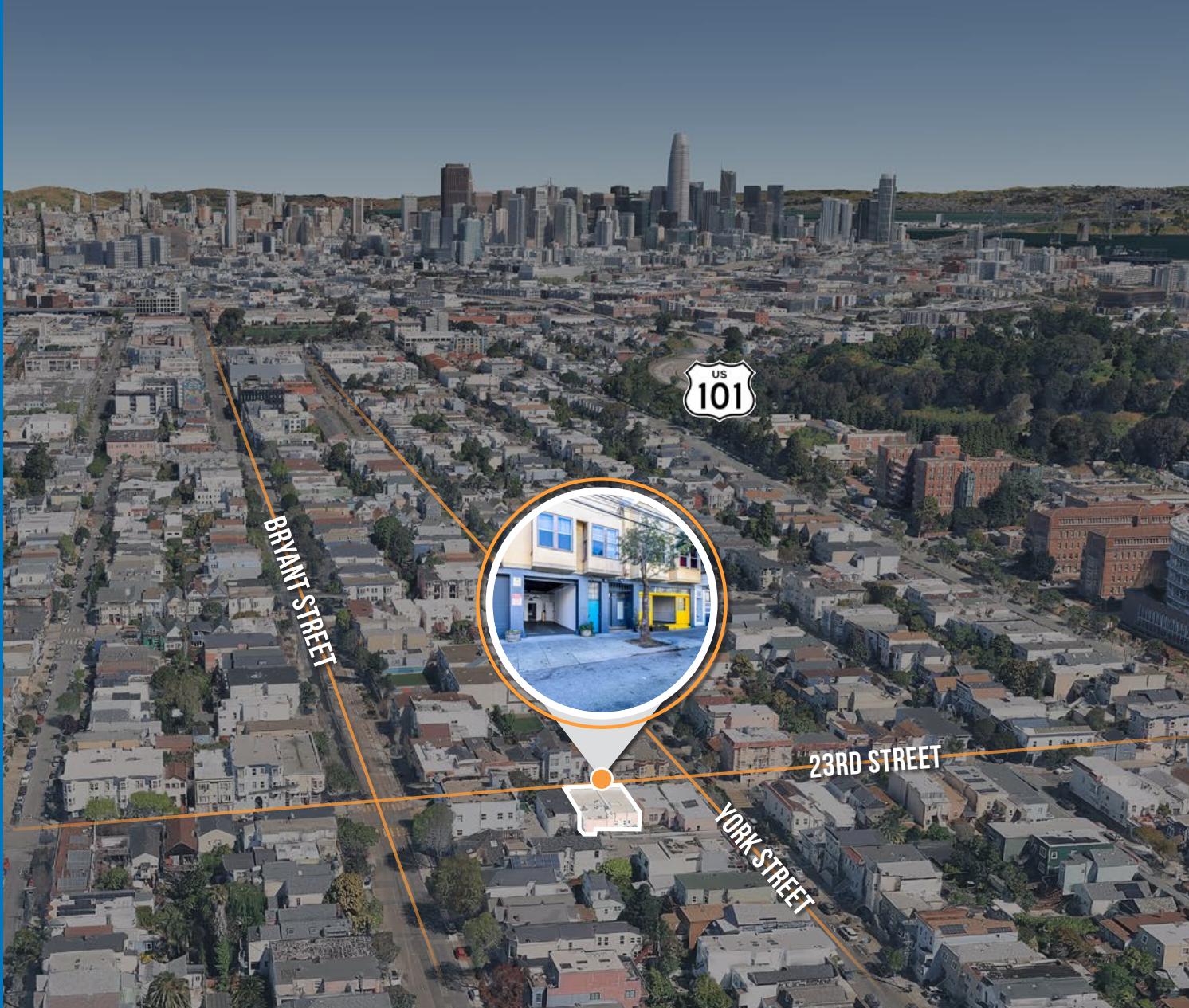
**02 MIN** to 24th & Potrero MUNI  
**13 MIN** to Mission Street  
**16 MIN** to 24th St BART



**05 MIN** to Potrero Hill  
**09 MIN** to SOMA  
**19 MIN** to Financial District

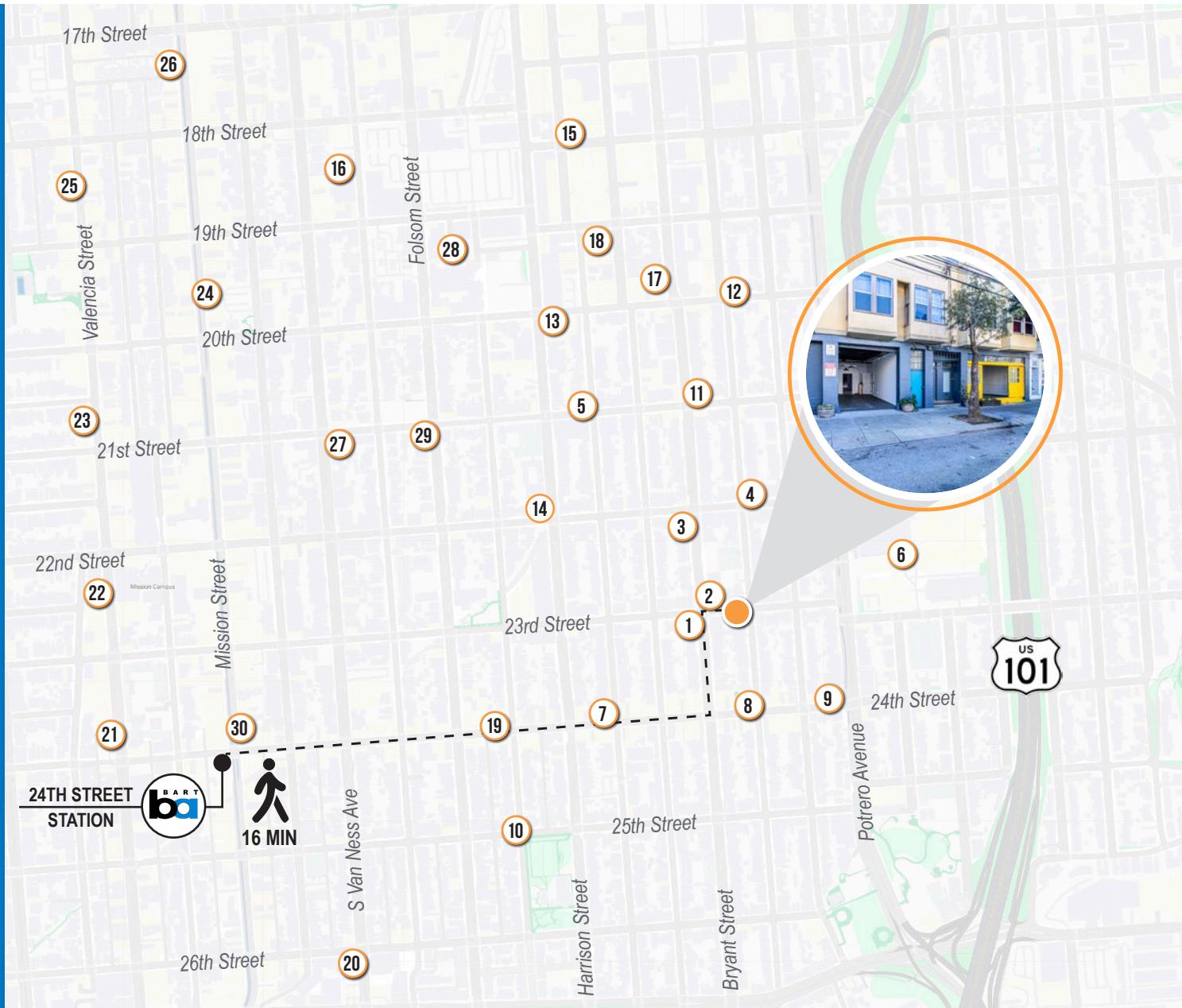


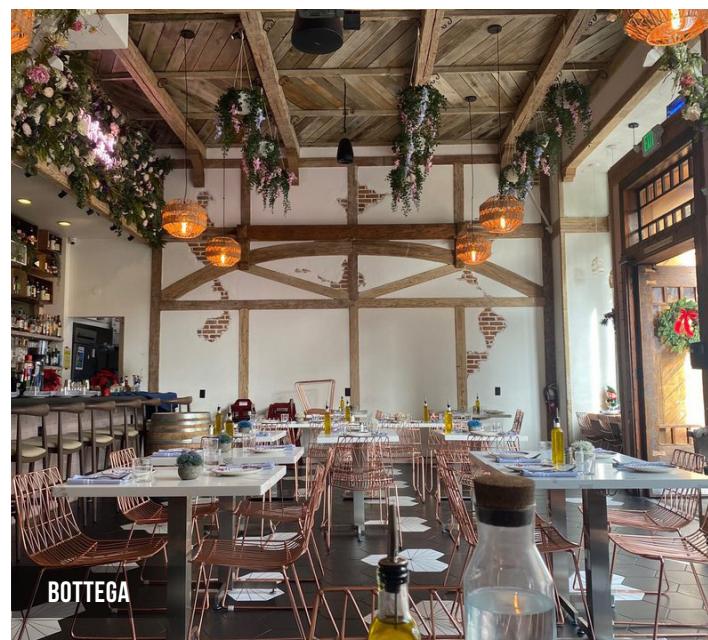
**02 MIN** to 101 On-Ramp  
**06 MIN** to 280 On-Ramp  
**09 MIN** to 80 On-Ramp



### NEARBY AMENITIES

- 1 The Spice Jar
- 2 14 Peaks Nepalese Cuisine
- 3 El Metate
- 4 Mr. Pizza Man
- 5 Bon, Nene
- 6 Zuckerberg San Francisco Hospital
- 7 Taqueria El Farolito
- 8 Pop's Bar
- 9 Destapas SF
- 10 El Paraiso Cafe
- 11 Asiento
- 12 Lost Resort
- 13 Flour + Water
- 14 Sushi Hon
- 15 Tartine Manufactory
- 16 Hedge Coffee
- 17 SAN HO WON
- 18 Farmhouse Kitchen Thai Cuisine
- 19 Basa Seafood Express
- 20 Tacos El Patron
- 21 Arizmendi Valencia Bakery
- 22 Bottega
- 23 Loló
- 24 Casements Bar
- 25 Dandelion Chocolate
- 26 La Oaxaqueña
- 27 Brasa Bros
- 28 Southern Pacific Brewing
- 29 Heirloom Café
- 30 Taquería El Farolito





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