

118 KING STREET

FOR SUBLEASE | CREATIVE BRICK & TIMBER SPACE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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118 KING STREET

PROPERTY SUMMARY

ADDRESS

118 King Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 16,778 Square Feet

Ground Floor +/- 7,549 Square Feet

TOTAL +/- 24,327 Square Feet

**Floors Must Be Leased Together*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

TERM

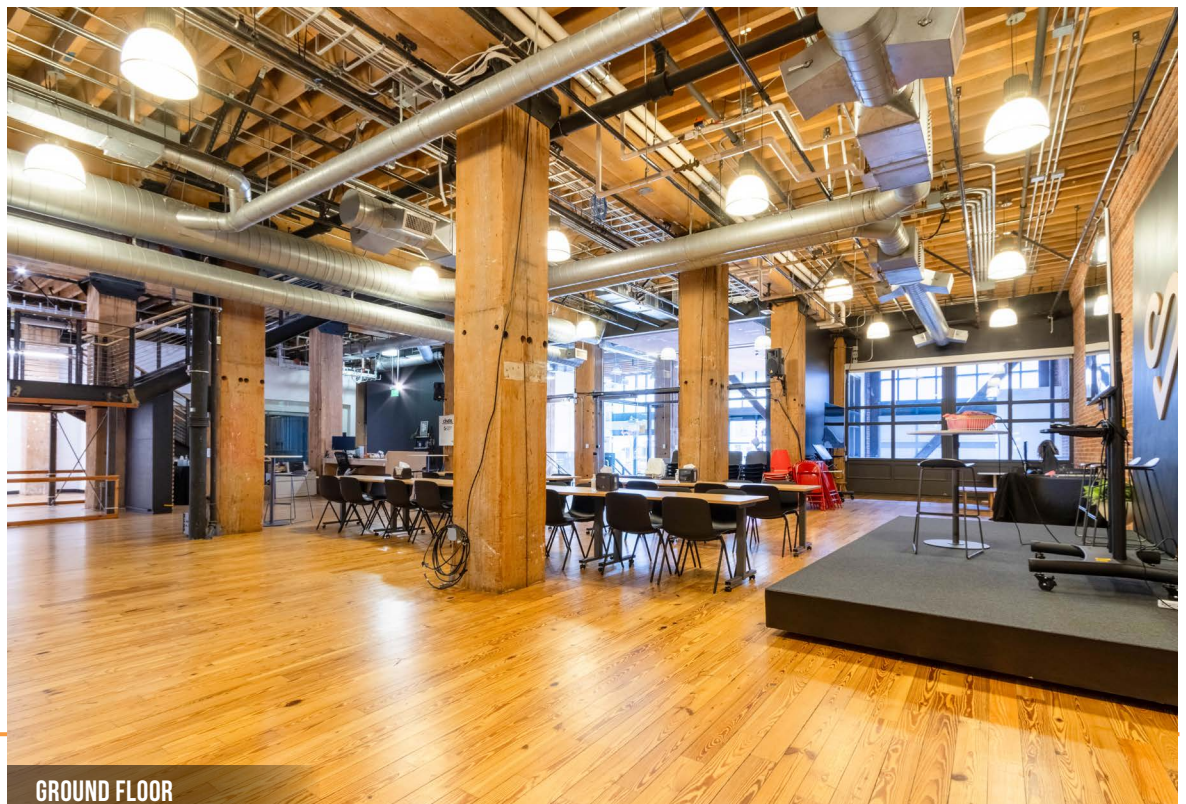
September 30, 2029

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Beautiful Brick and Timber Space
- + Private / Direct Access and Entry Off King Street
- + Large Open Kitchen and All Hands Area
- + Full HVAC Throughout
- + Access to Building Amenities (Gym and Roof Deck)
- + Walkable To Muni, Caltrain, and Neighborhood Amenities



118 KING STREET

PROPERTY SUMMARY | SECOND FLOOR

ADDRESS

118 King Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 16,778 Square Feet

**Floors Must Be Leased Together*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

TERM

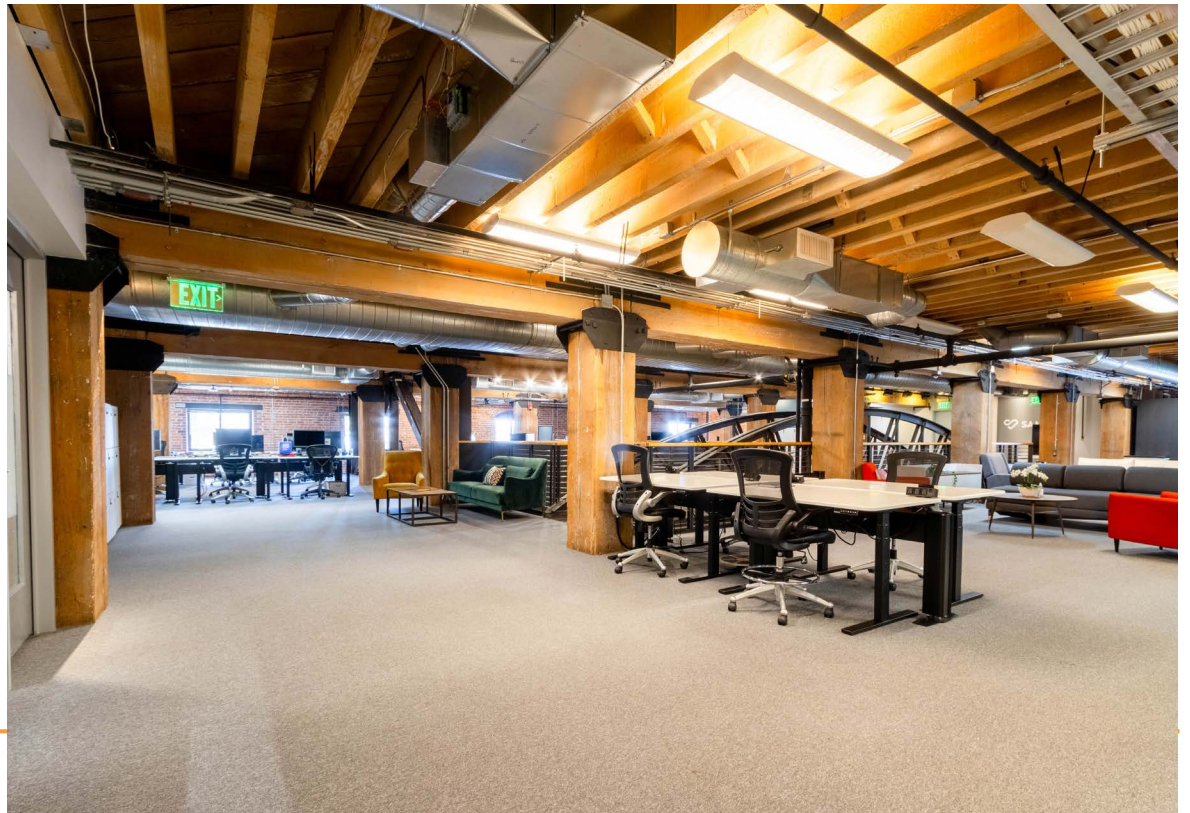
September 30, 2029

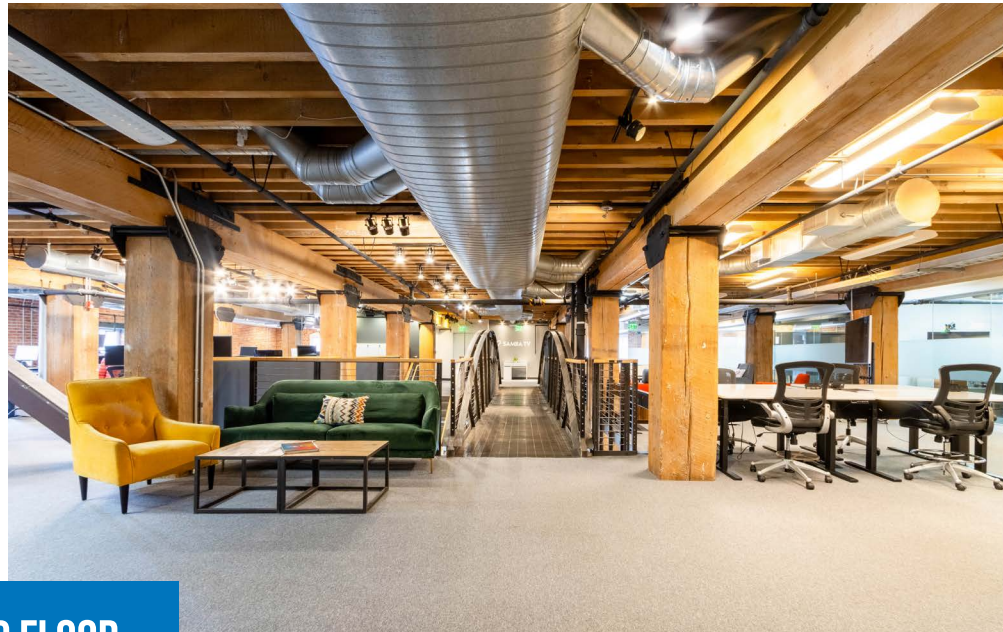
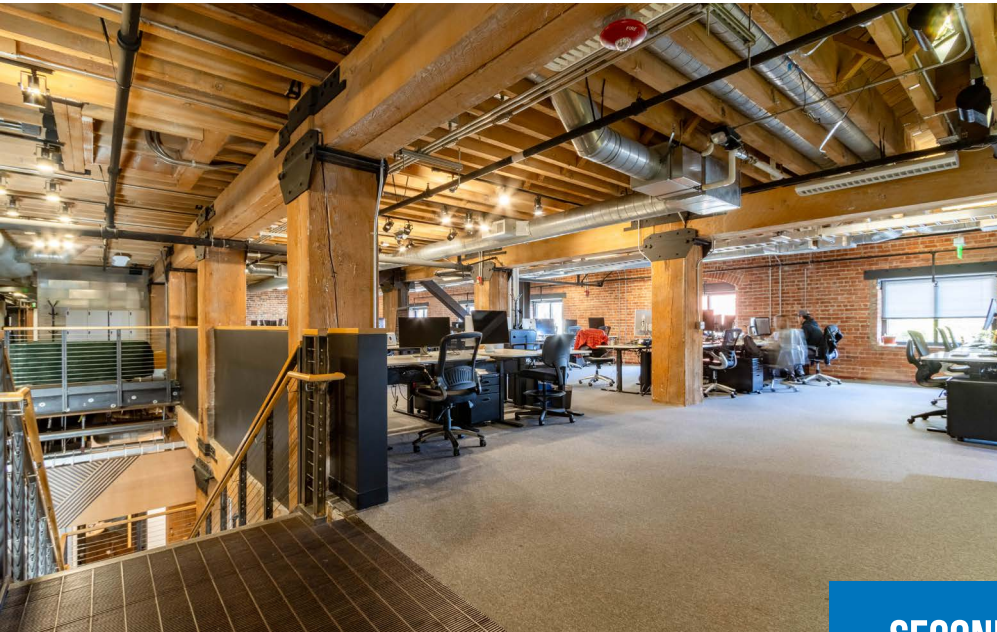
AVAILABLE

Immediately

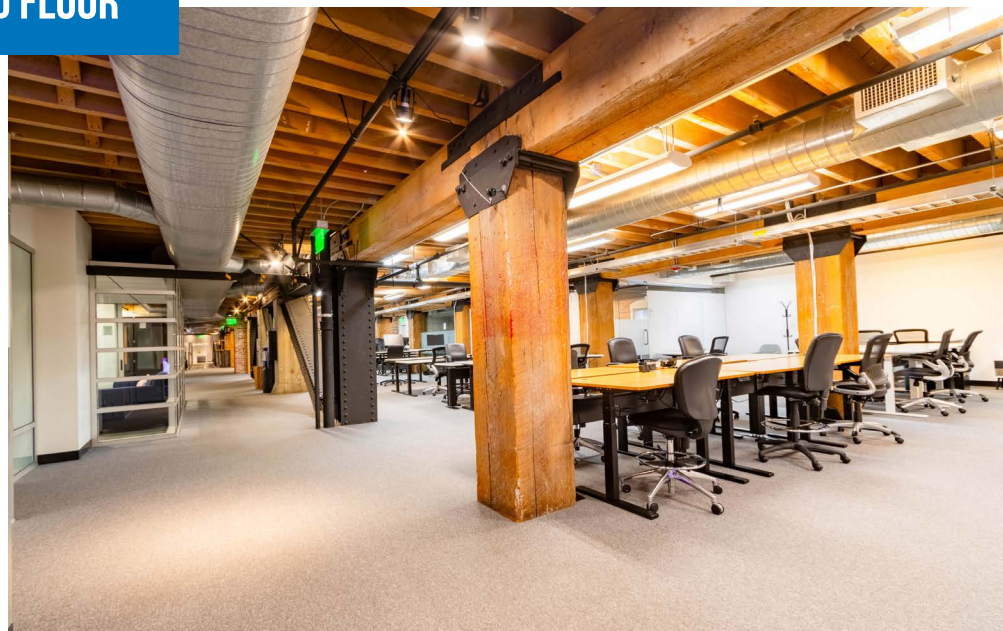
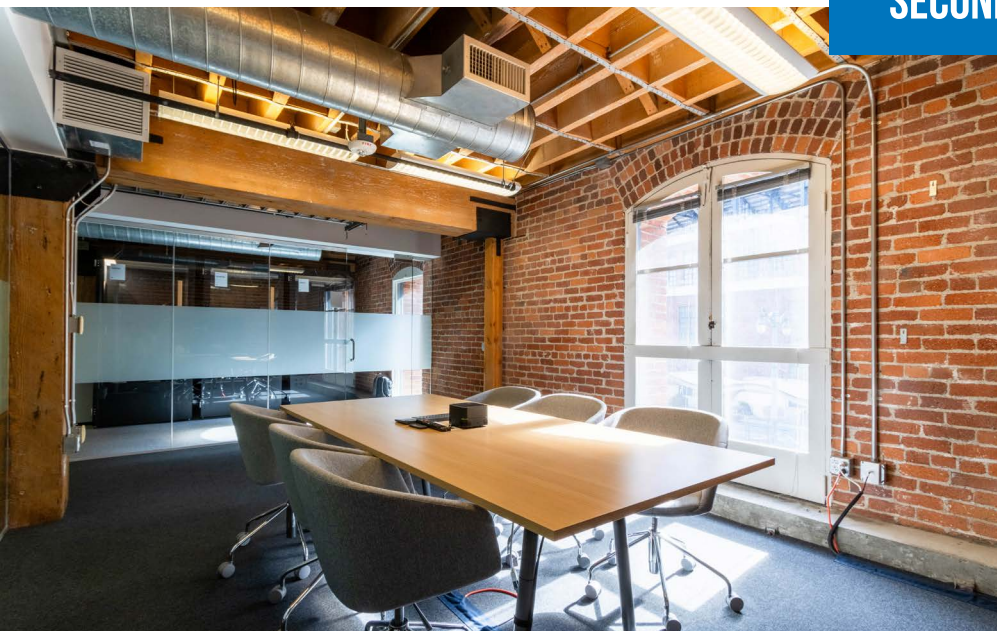
BUILDING ATTRIBUTES

- + Brick and Timber Space
- + Thirteen (13) Conference and Meeting Rooms
- + Great Natural Light
- + Full HVAC
- + Passenger Elevator





SECOND FLOOR



118 KING STREET

PROPERTY SUMMARY | GROUND FLOOR

ADDRESS

118 King Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor +/- 7,549 Square Feet

**Floors Must Be Leased Together*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

TERM

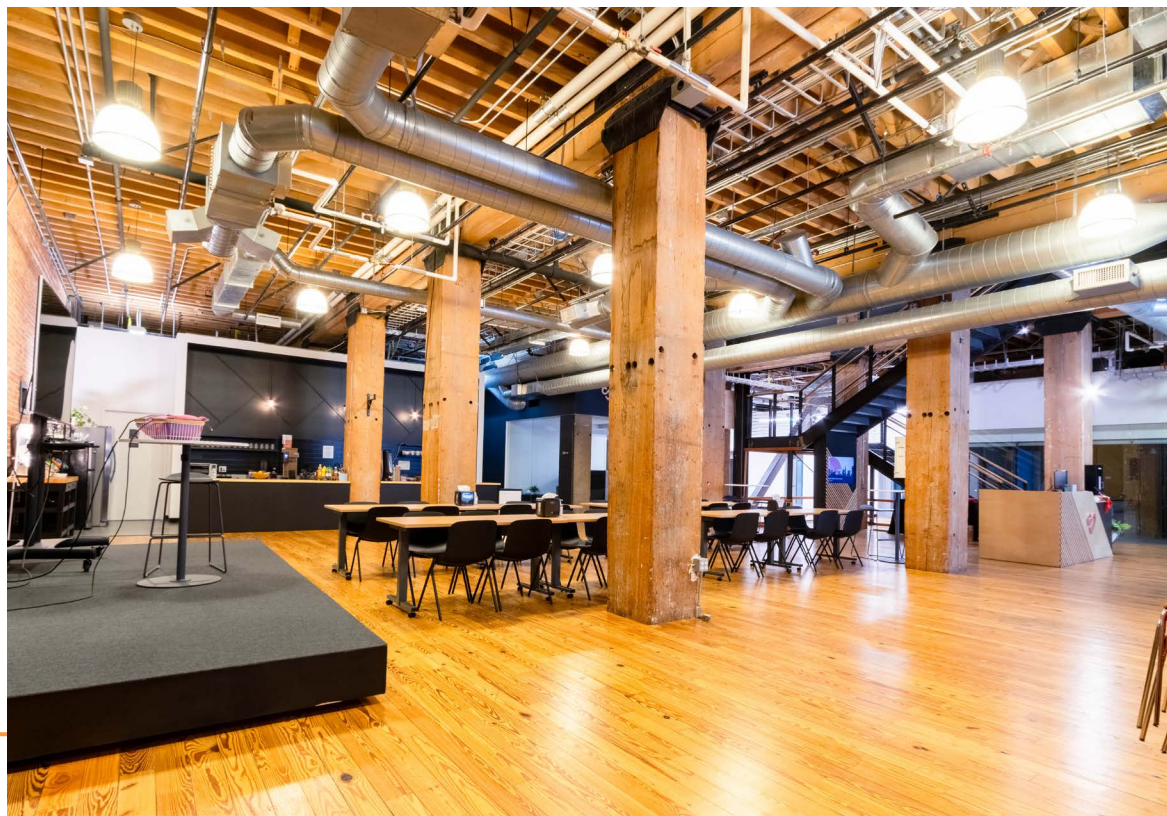
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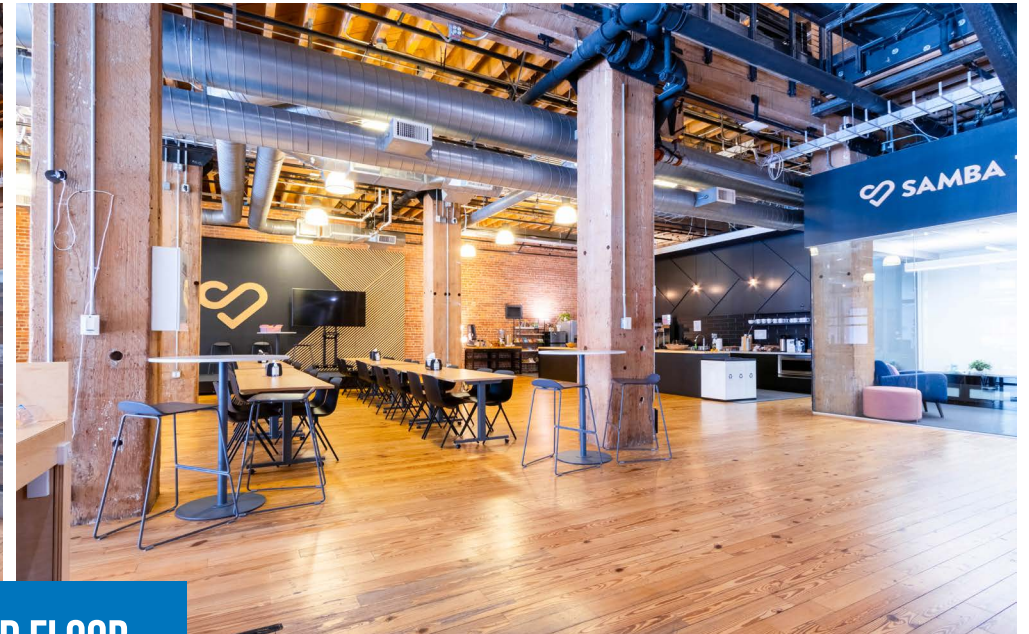
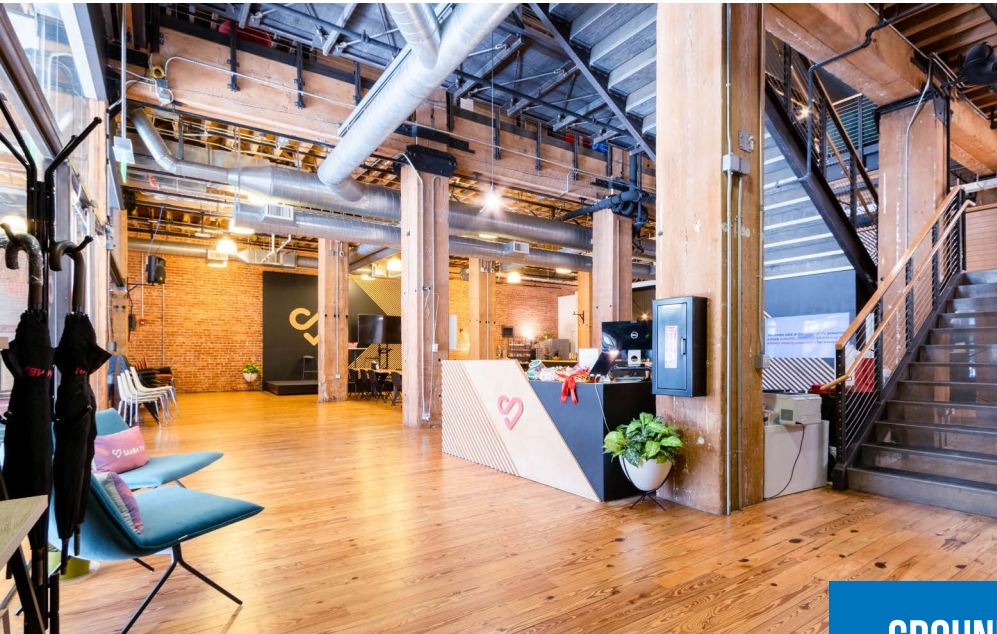
AVAILABLE

Immediately

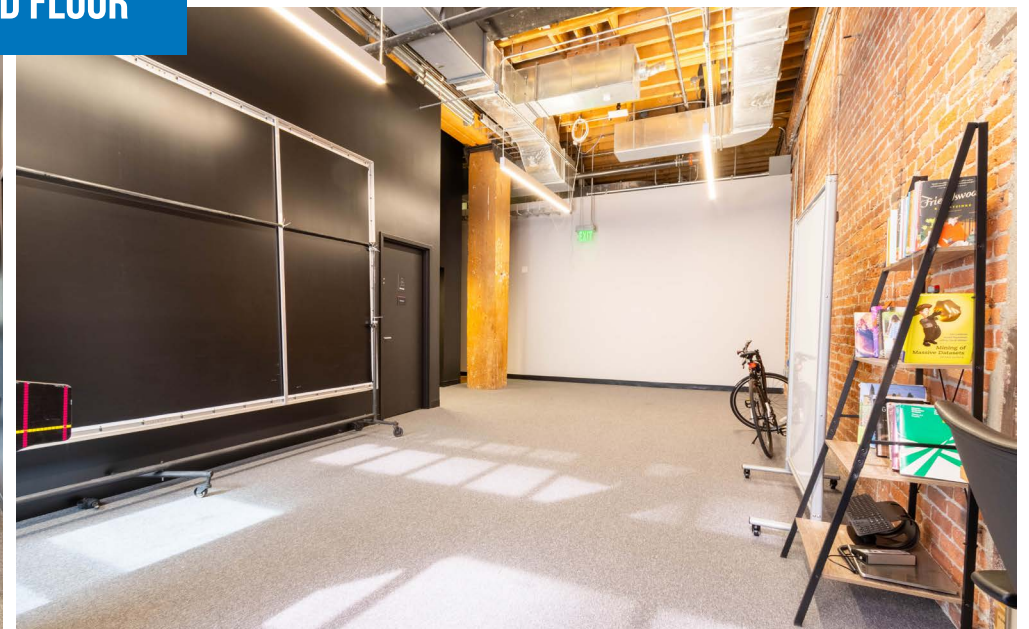
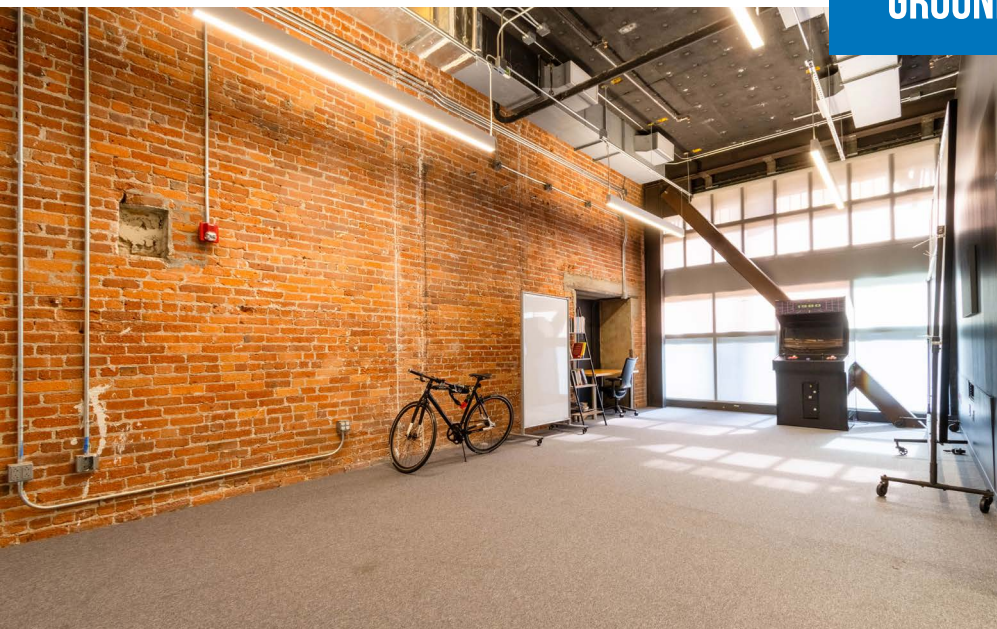
BUILDING ATTRIBUTES

- + Open Reception Space
- + Seven (7) Conference and Meeting Rooms
- + Large Open Kitchen
- + Full HVAC
- + Passenger Elevator





GROUND FLOOR

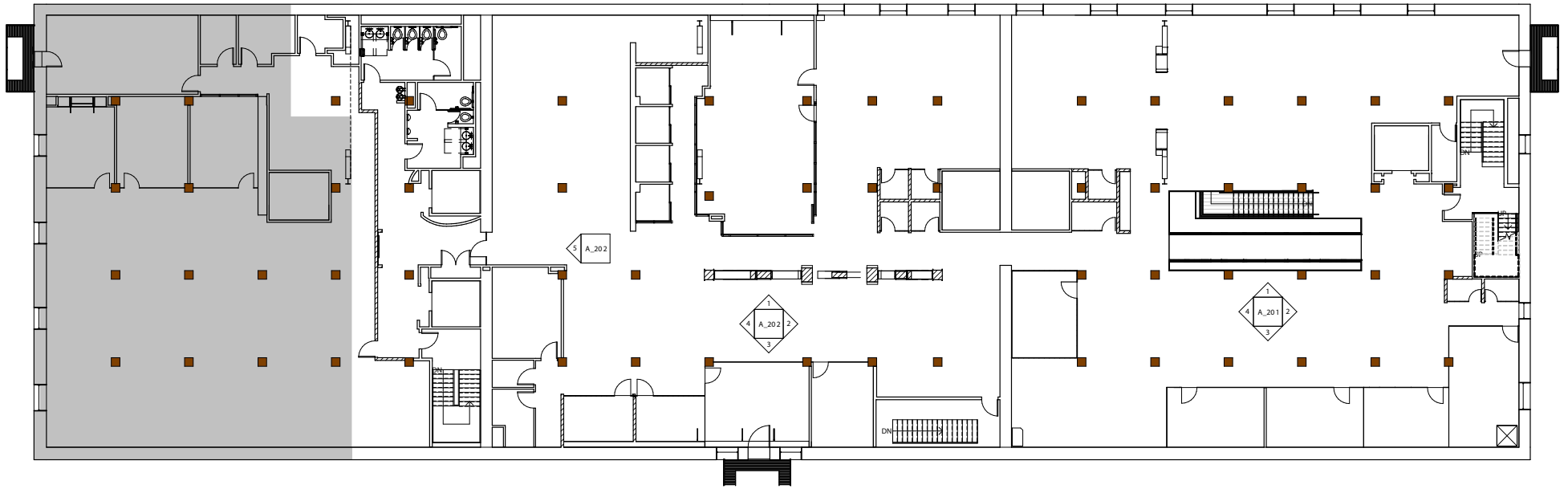


118 KING STREET

Floor Plans

Second Floor

+/- 16,778 Square Feet

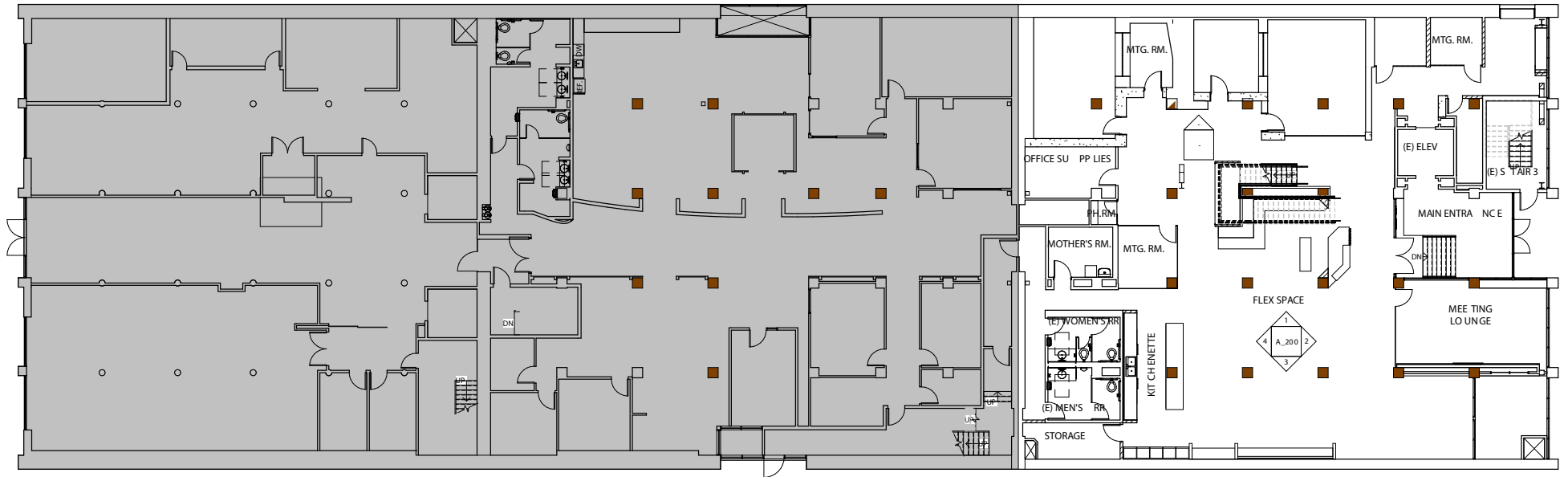


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Floor Plans

Ground Floor

+/- 7,549 Square Feet



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LOCATION OVERVIEW

Highly desirable South Park location, walkable to nearby amenities and close proximity to Oracle Park.



01 MIN to 2nd & King Muni
02 MIN to Oracle Park
08 MIN to Caltrain



08 MIN to Union Square
08 MIN to Chase Center
08 MIN to Financial District



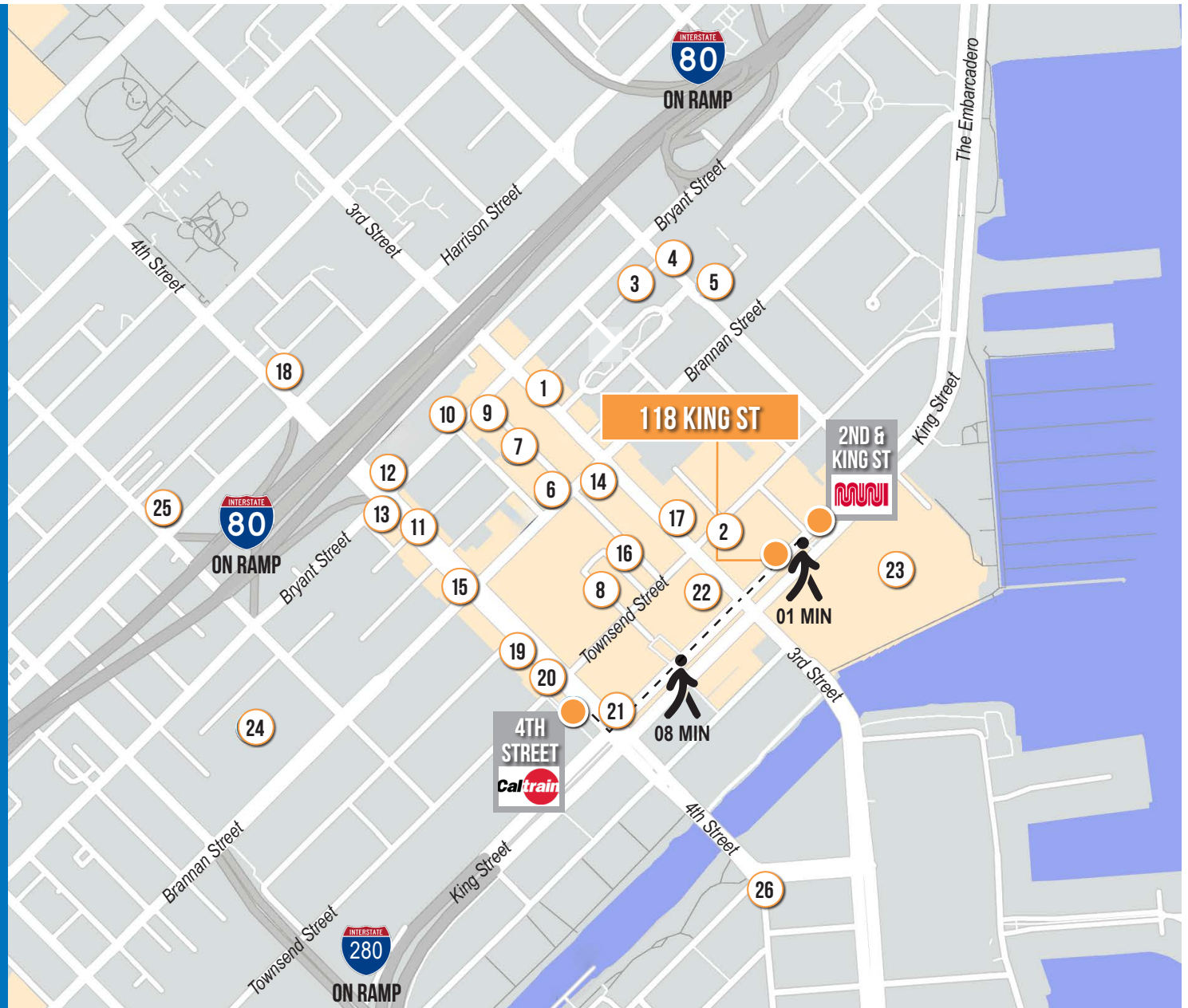
02 MIN to 280 On-Ramp
05 MIN to 80 On-Ramp
08 MIN to 101 On-Ramp



118 KING STREET

NEARBY AMENITIES

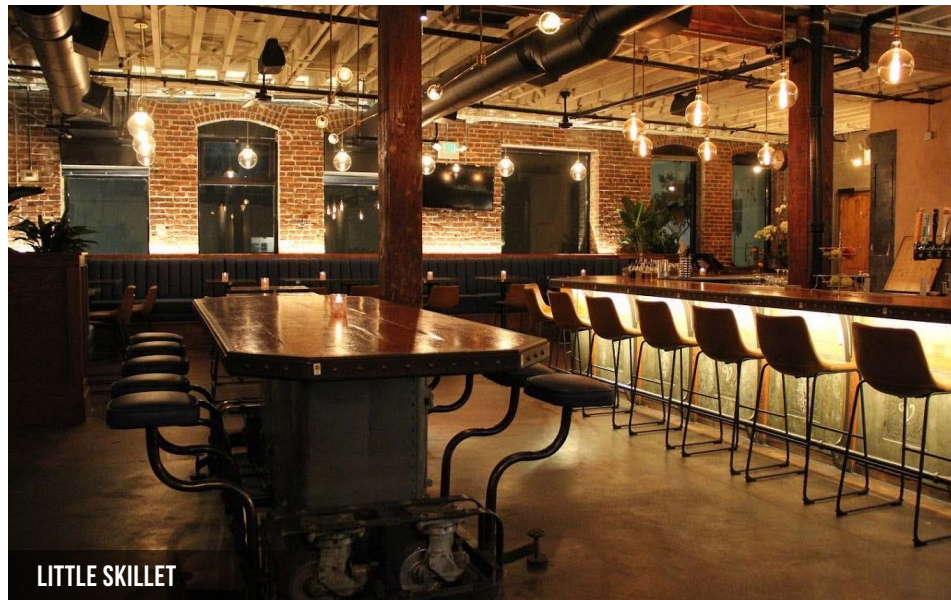
- 1..... Flour & Branch
- 2..... Saison
- 3..... Blue Bottle Coffee
- 4..... Movida
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Wabi-Sabi SF
- 8..... Cafe Okawari
- 9..... Hakashi Japanese Sushi
- 10..... Black Hammer Brewing
- 11..... Thriller Social Club
- 12..... Shell Gas Station
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Marlowe
- 16..... Little Skillet
- 17..... Alchemist Bar & Lounge
- 18..... Whole Foods Market
- 19..... The UPS Store
- 20..... Walgreens
- 21..... Safeway
- 22..... Lucky Strike San Francisco
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market



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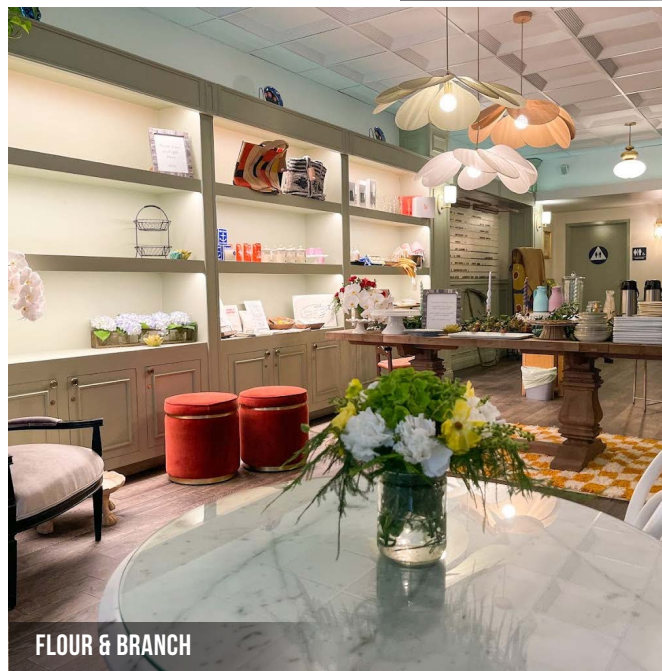
MARLOWE SF



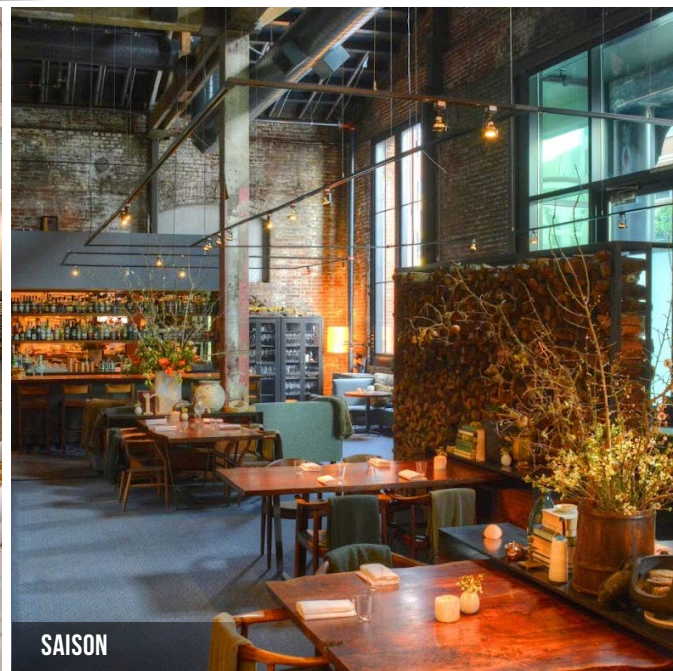
LITTLE SKILLET



MOVIDA



FLOUR & BRANCH



SAISON



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