



FOR LEASE

# 1035 MARKET STREET

MODERN MOVE-IN READY  
OFFICE SPACE IN MID-MARKET



[WWW.TCPRE.COM](http://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
<b>TOTAL</b>	<b>+/- 67,974 Square Feet</b>

*\*Floors Can Be Leased Together or Separately*

### ASKING RENTAL RATES

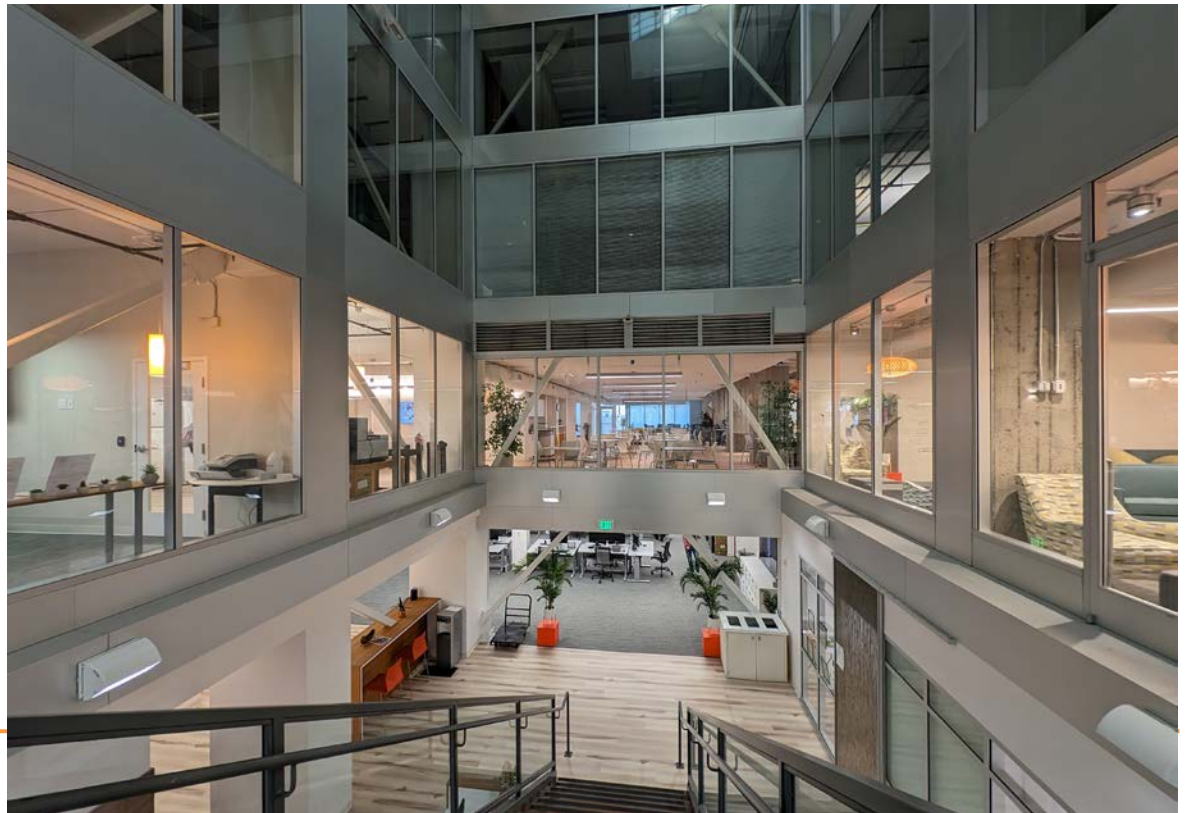
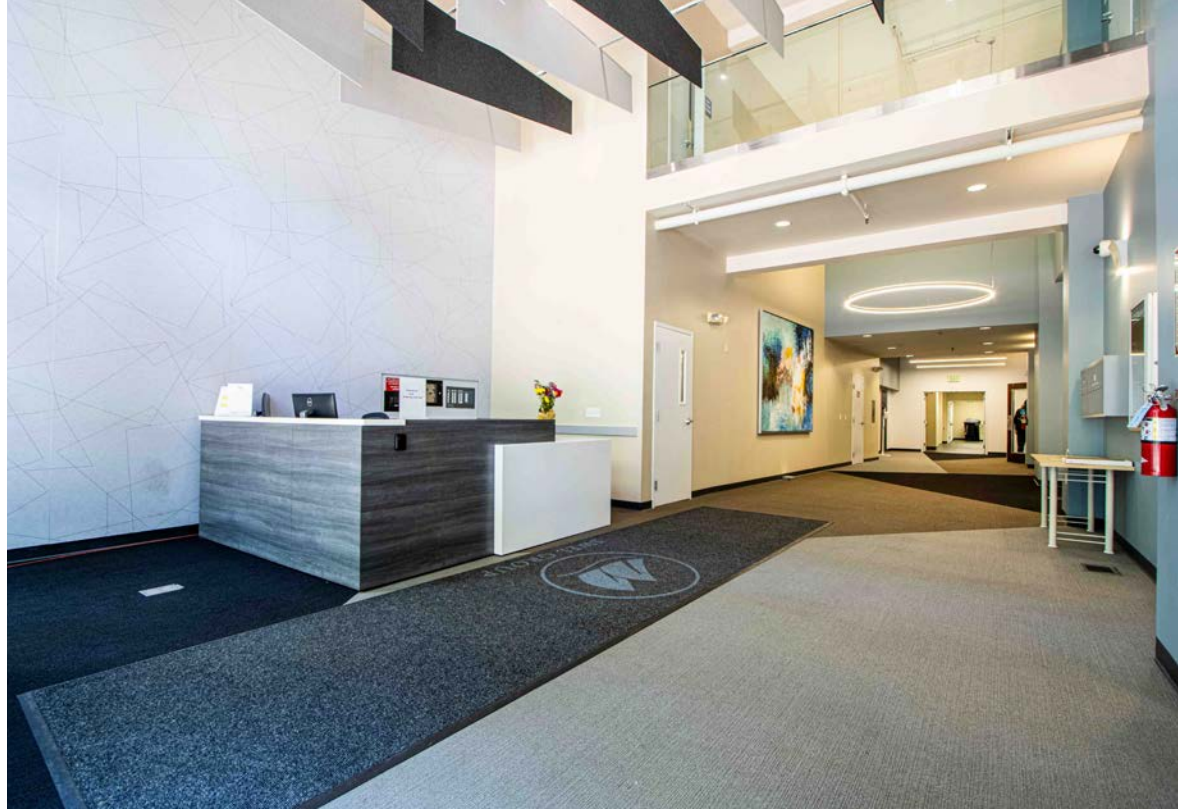
Seventh & Sixth Floor:	\$33 / SF/ Year, IG
Fifth Floor:	\$30 / SF/ Year, IG
Fourth Floor:	\$27 / SF/ Year, IG
Third & Second Floor:	\$24 / SF/ Year, IG

### 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
- + On-Site Showers, Locker Room and Bike Storage





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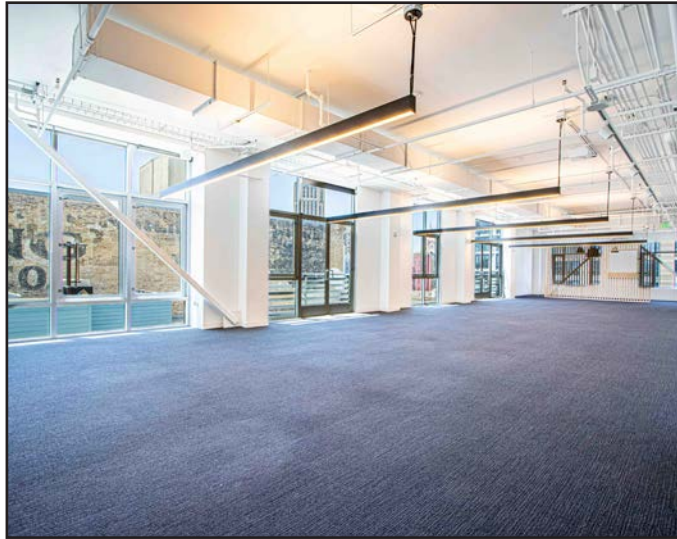
## Floor Plans

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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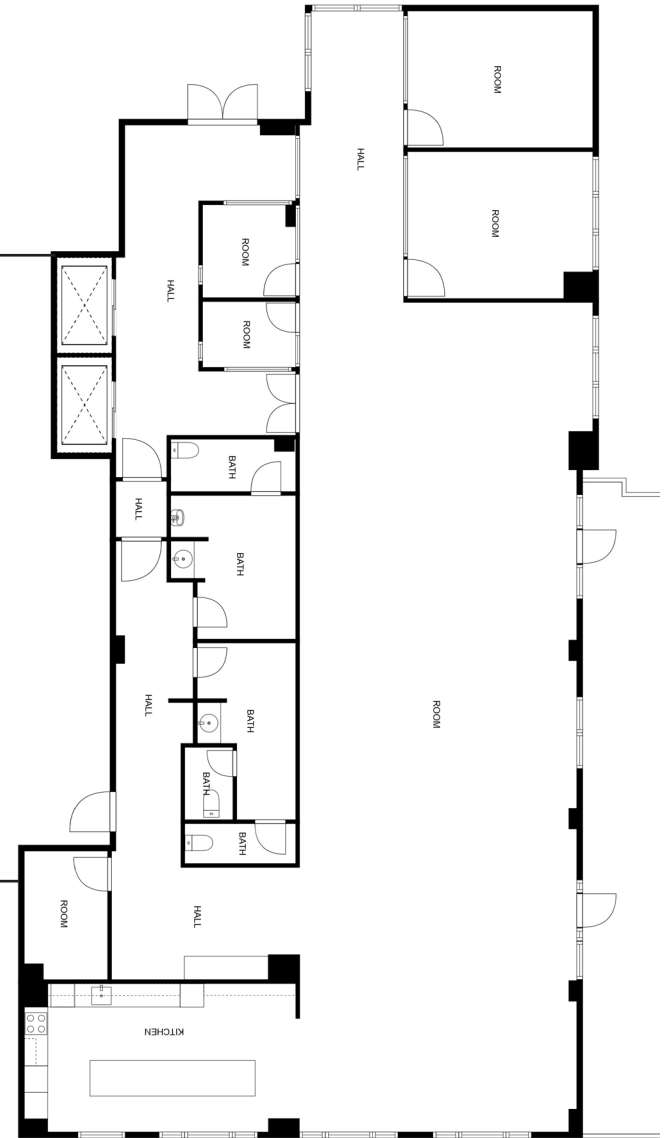
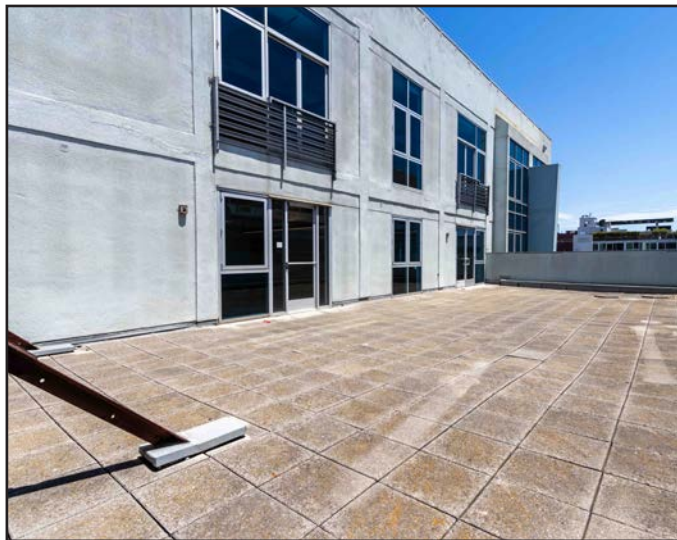
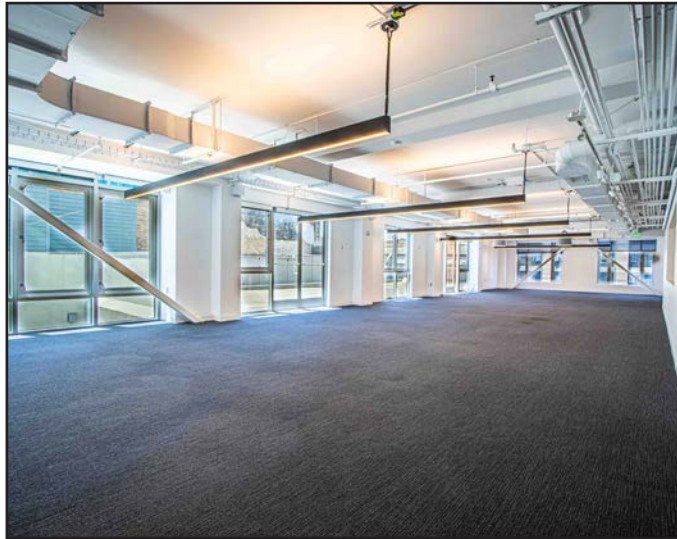
## Floor Plans

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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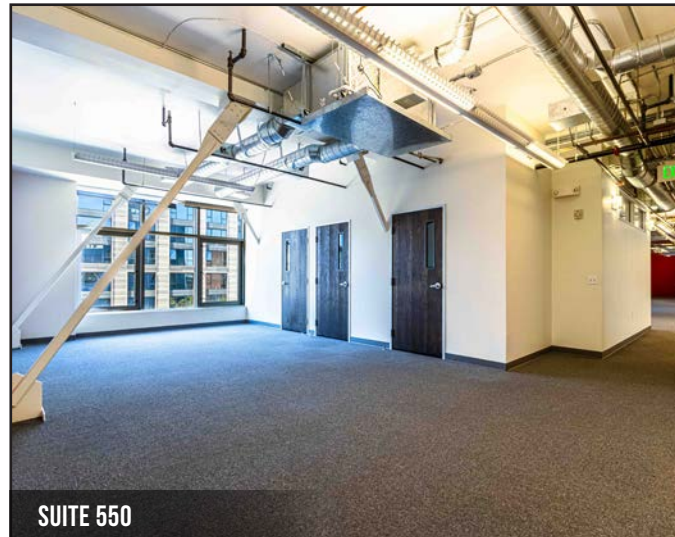
## Floor Plans

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

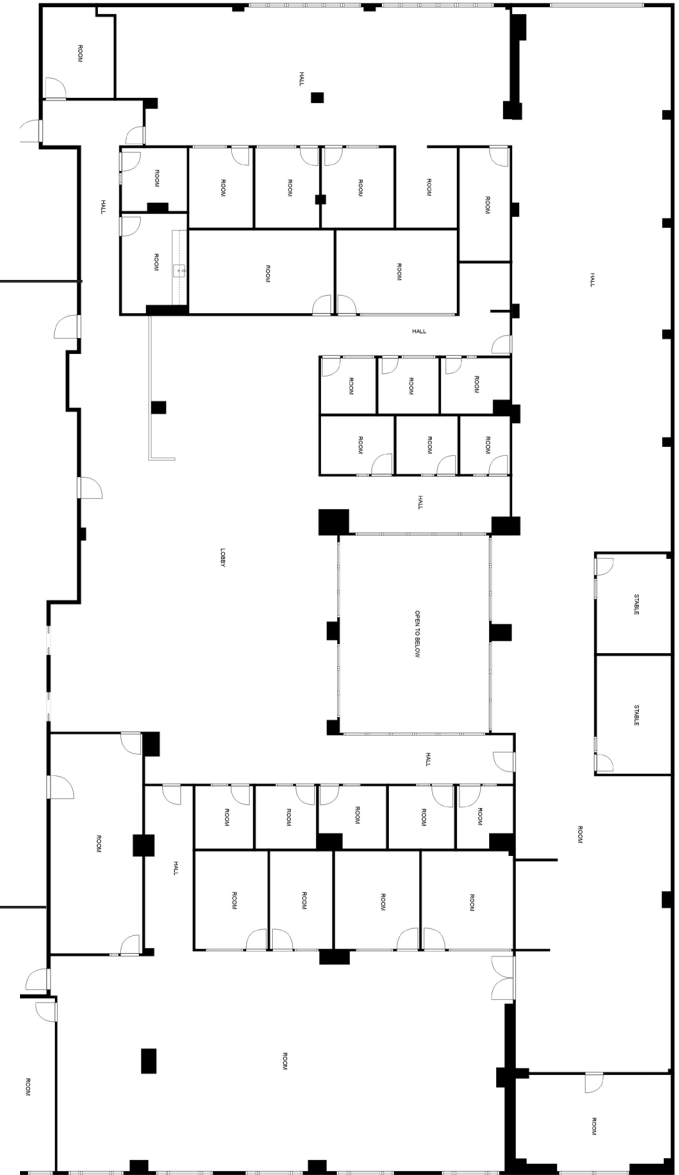
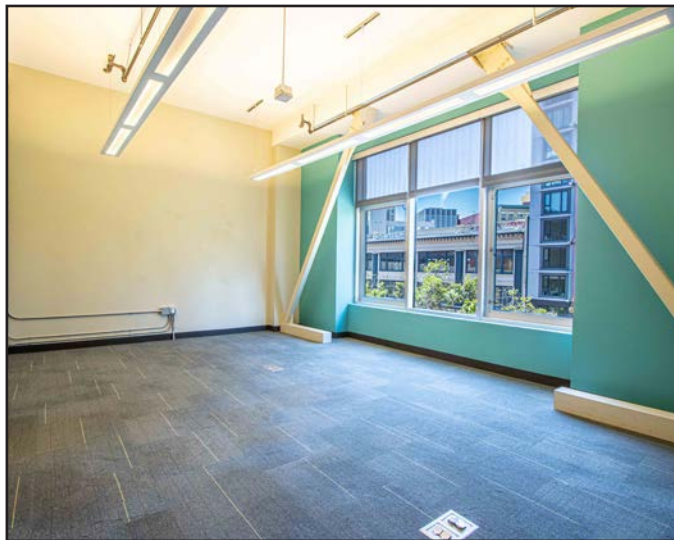
### Fourth Floor

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



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## Floor Plans

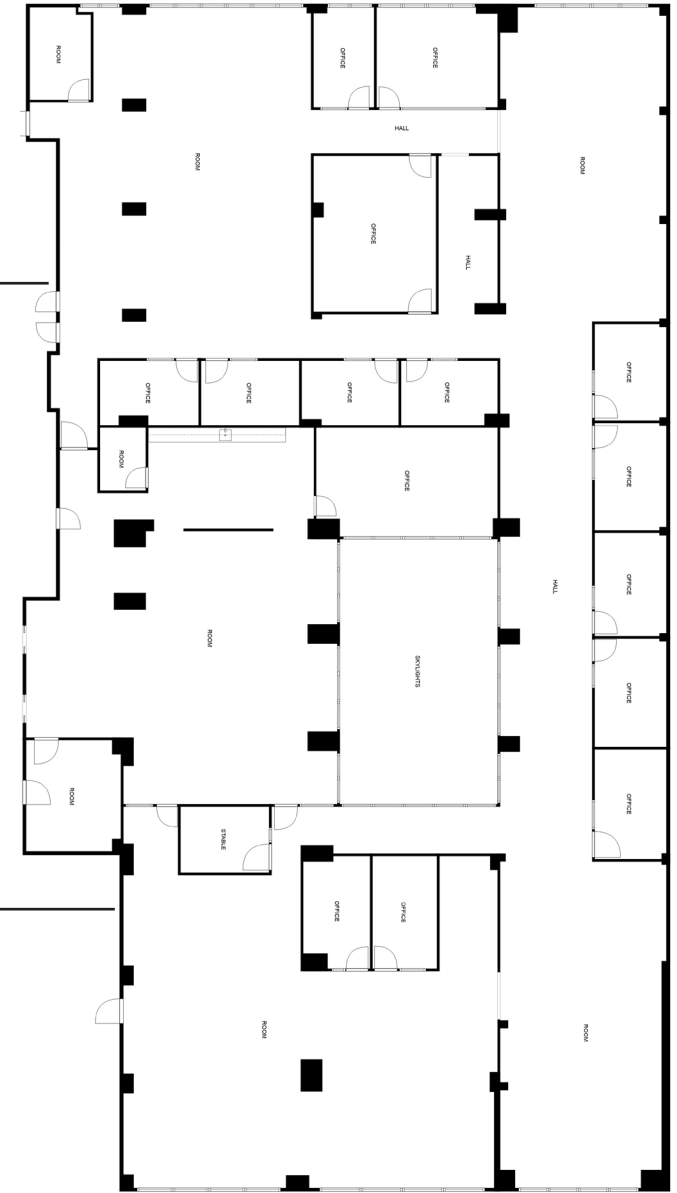
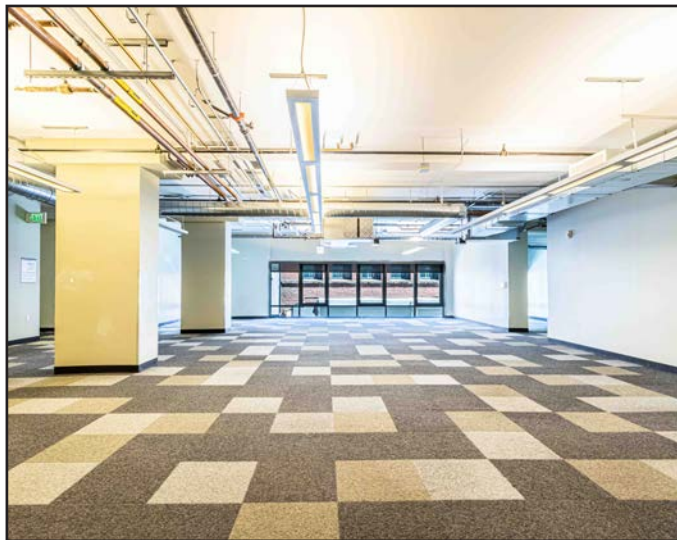
### Second Floor

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





# 1035 MARKET STREET

## 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

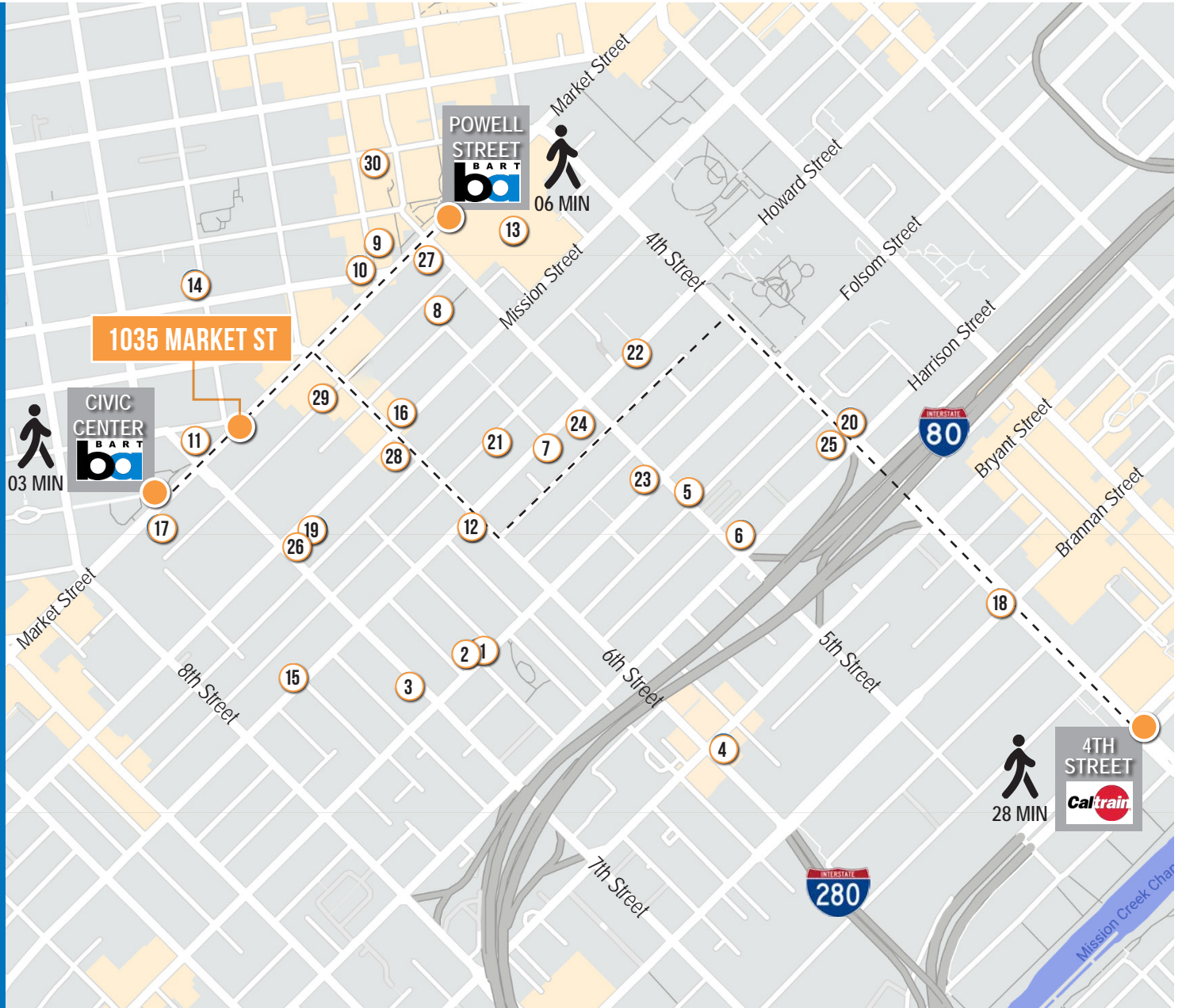




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## NEARBY AMENITIES

- 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





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MONTESACRO



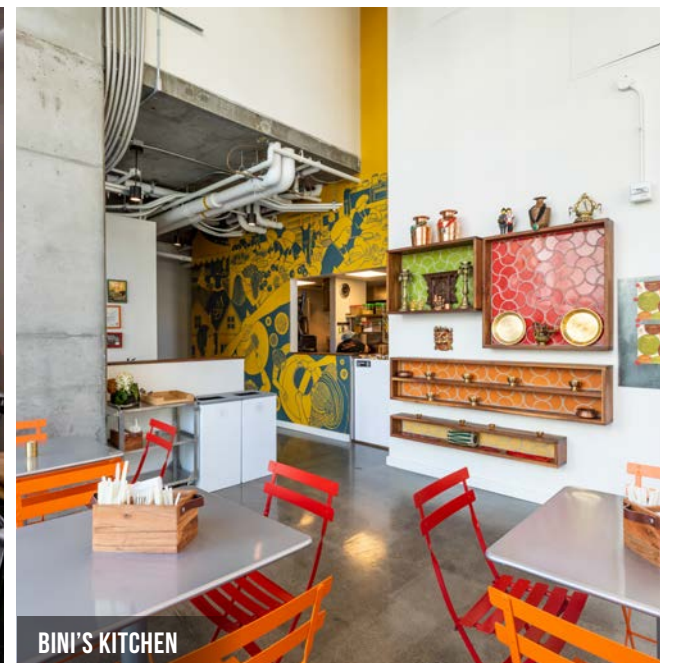
BURMA LOVE



SIGHTGLASS COFFEE



KIN KHAO



BINI'S KITCHEN



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