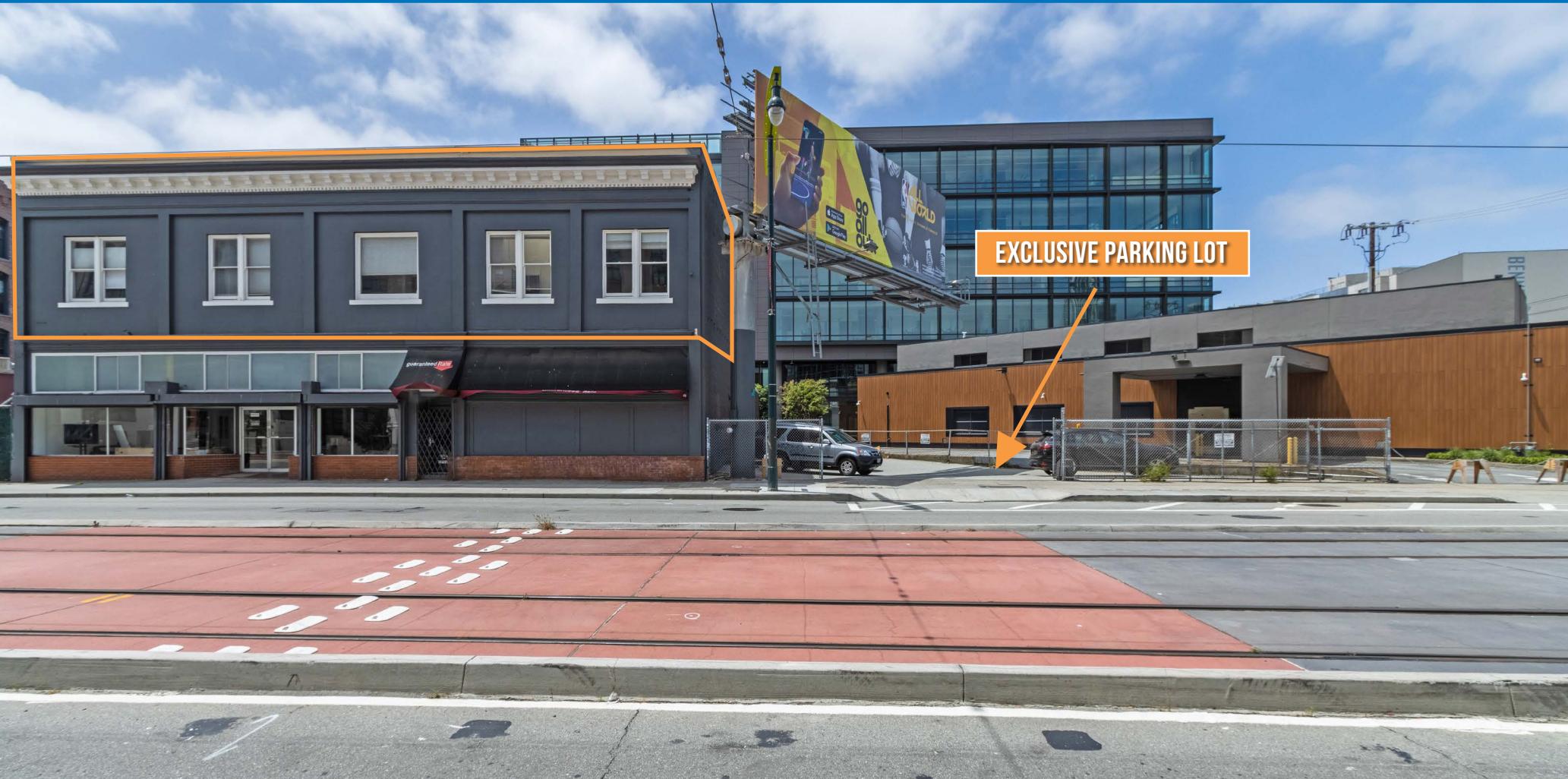


638 4TH STREET

FOR LEASE | BRICK & TIMBER OFFICE W/ SECURED PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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636 4TH STREET

PROPERTY SUMMARY

ADDRESS

636 4th Street, Second Floor
San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 5,000 Square Feet

RENTAL RATE

\$24 / Square Foot / Year, Industrial Gross

AVAILABLE

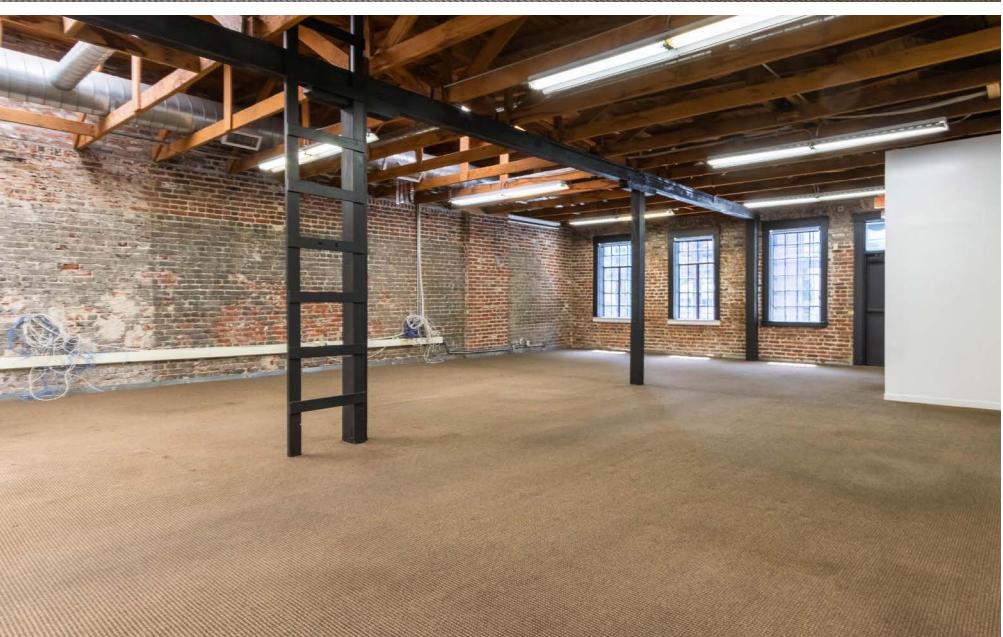
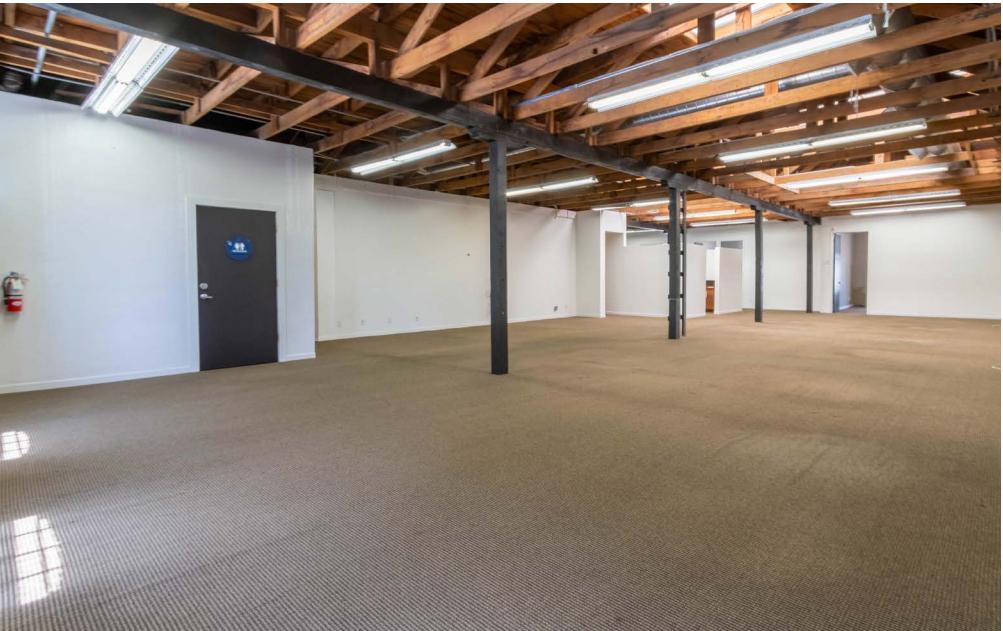
Immediately

BUILDING ATTRIBUTES

- + Brick & Timber Office Space
- + Includes Four (4) Private Offices
- + One (1) Conference Room
- + Dedicated Ten (10) Car Parking Lot
- + Two (2) Restrooms
- + One (1) Kitchenette
- + Exposed Ceilings
- + Furniture Available
- + Property Just Steps Away from 4th & King St Caltrain



638 4TH STREET

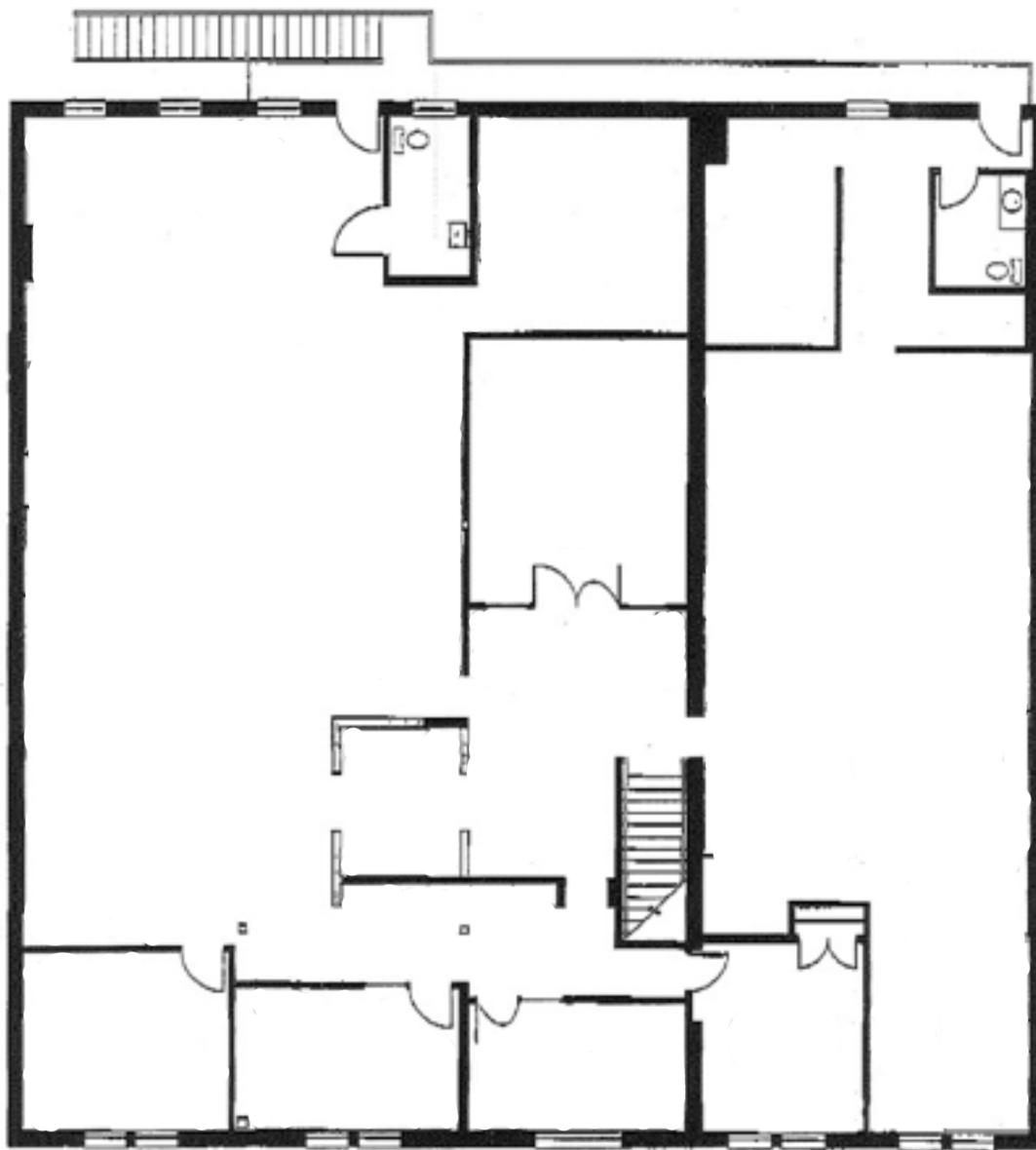


638 4TH STREET

Floor Plans

Second Floor

+/- 5,000 Square Feet



LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



05 MIN to CalTrain
13 MIN to 2nd & King Muni
22 MIN to Powell St Bart



05 MIN to Chase Center
07 MIN to Union Square
10 MIN to Financial District

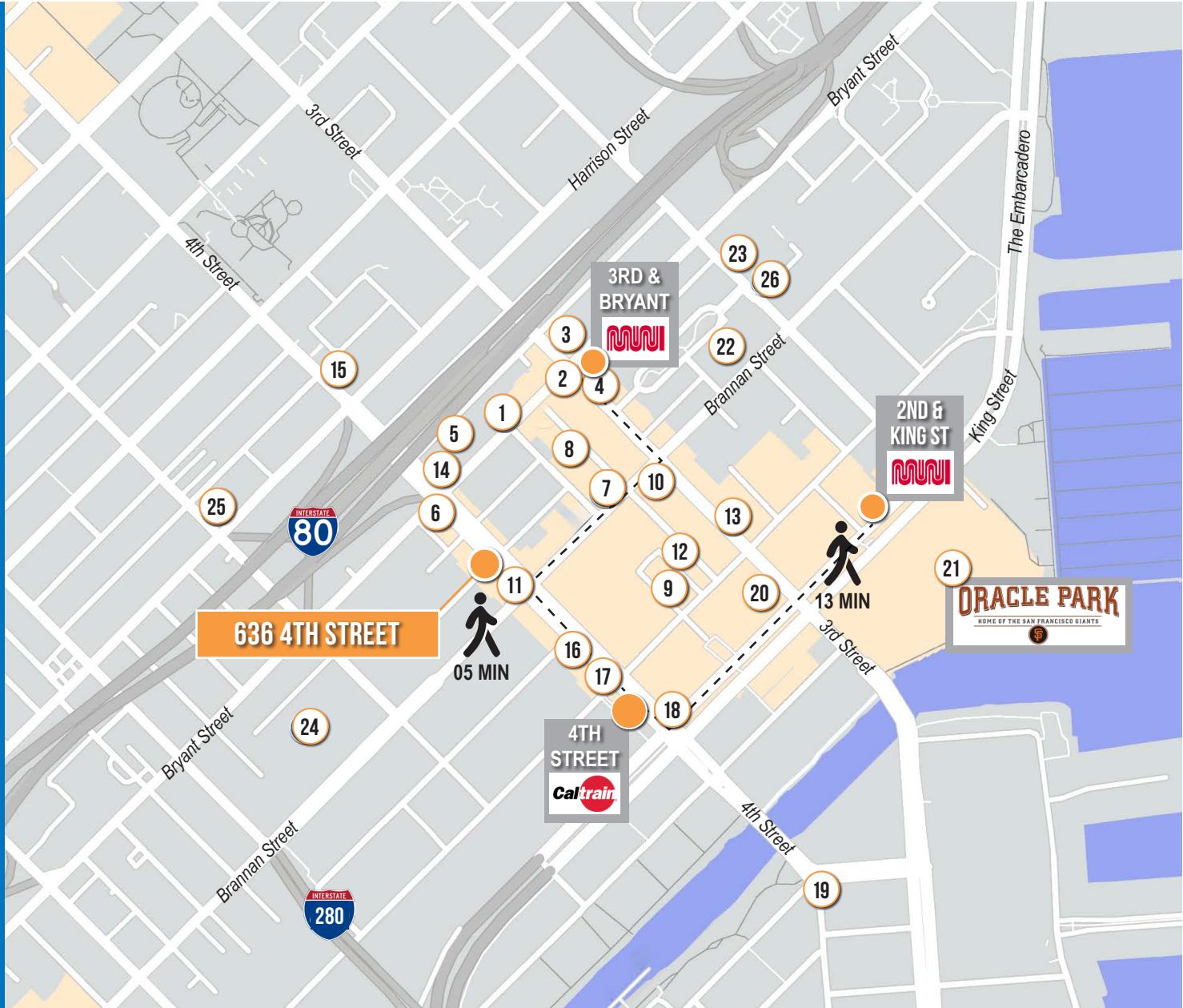


02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp

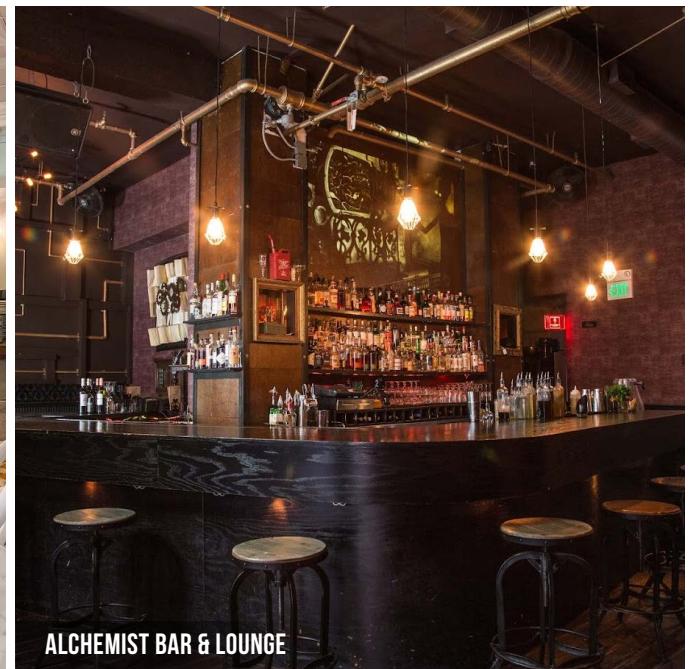
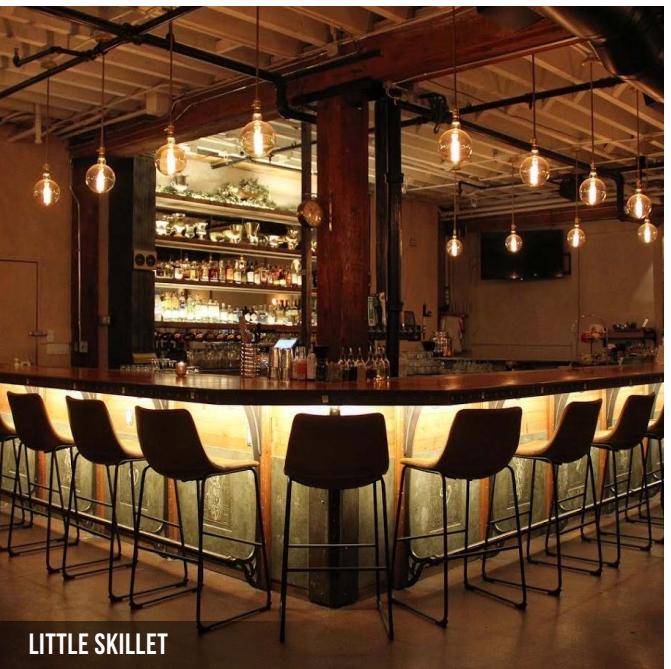


NEARBY AMENITIES

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



638 4TH STREET



638 4TH
STREET



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