

638 4TH STREET

FOR LEASE | BRICK & TIMBER OFFICE W/ SECURED PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



EXCLUSIVE PARKING LOT

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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

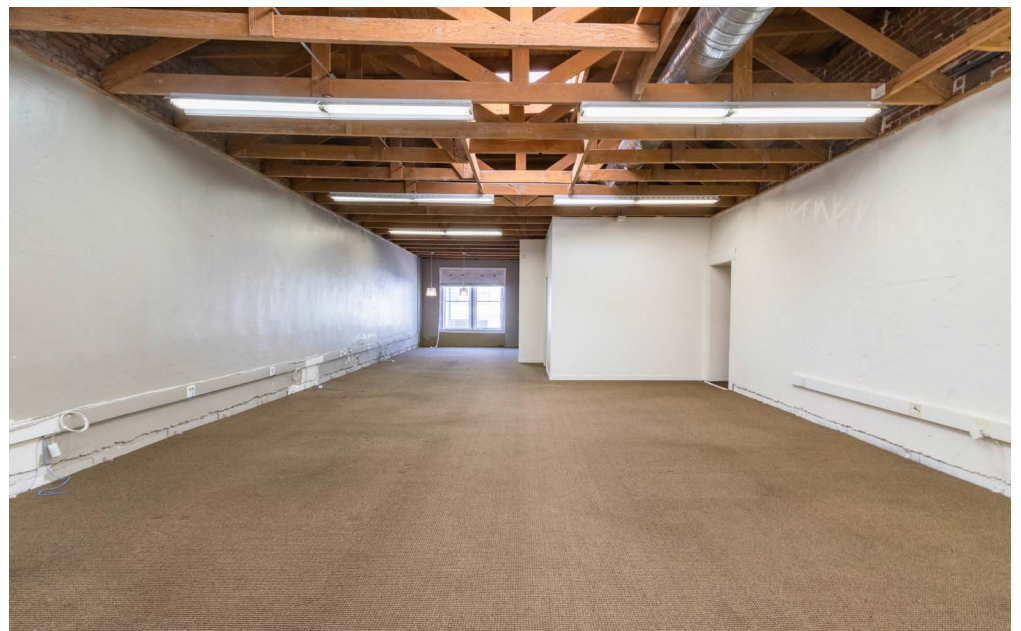
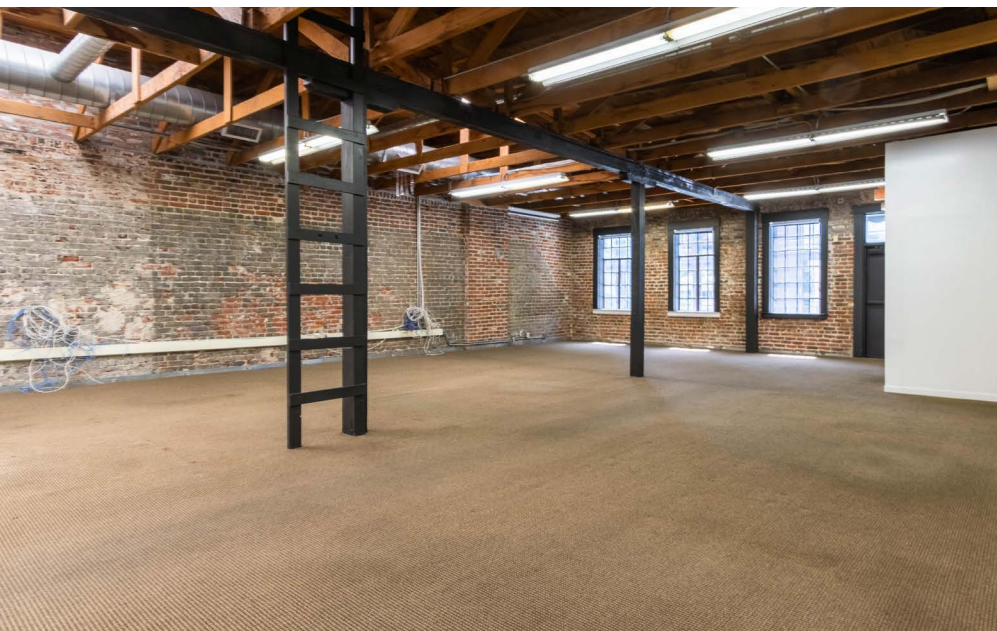
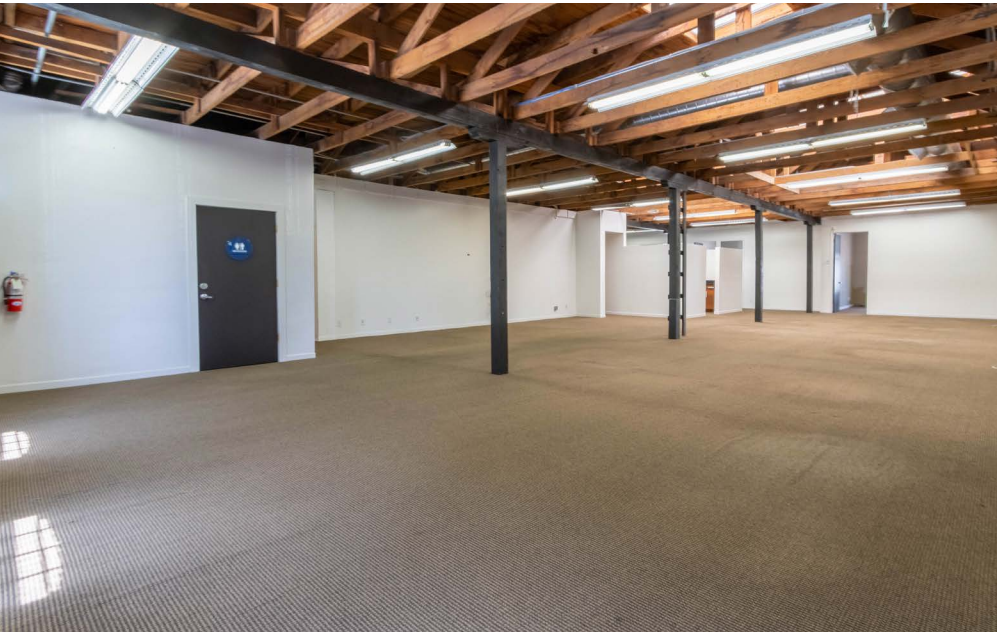
AVAILABLE

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



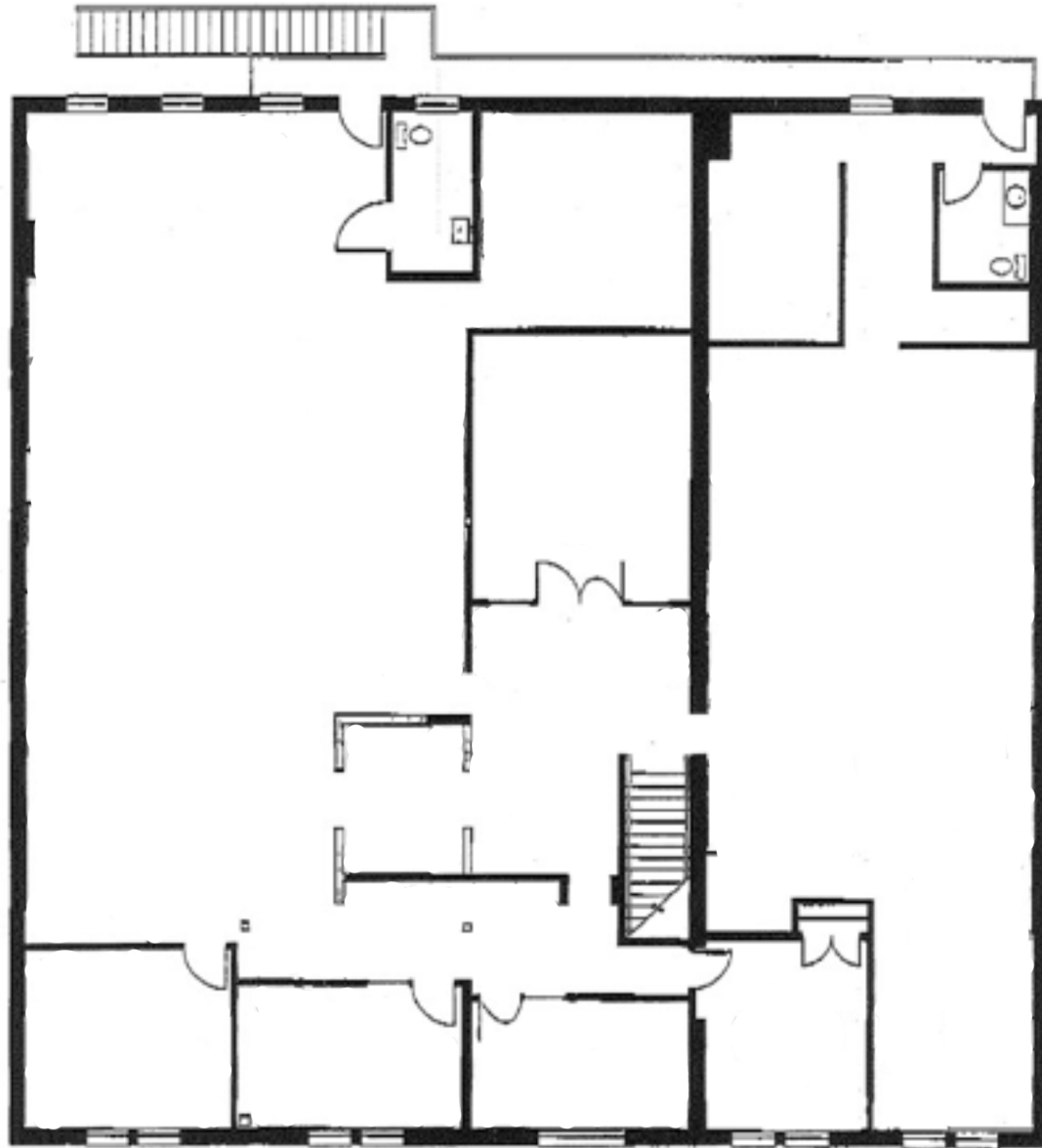


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Floor Plans

Second Floor

+/- 5,000 Square Feet



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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



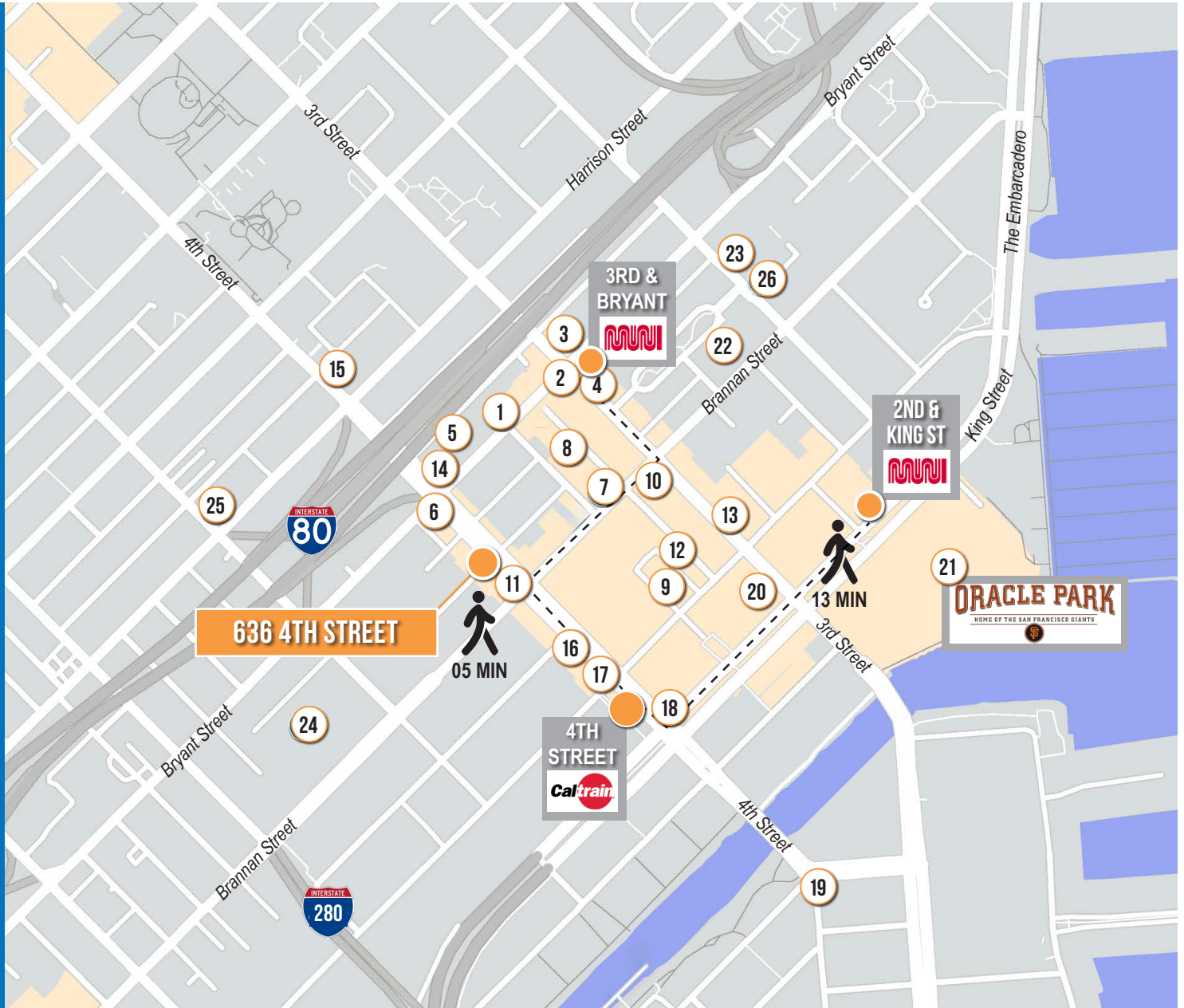
02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp



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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



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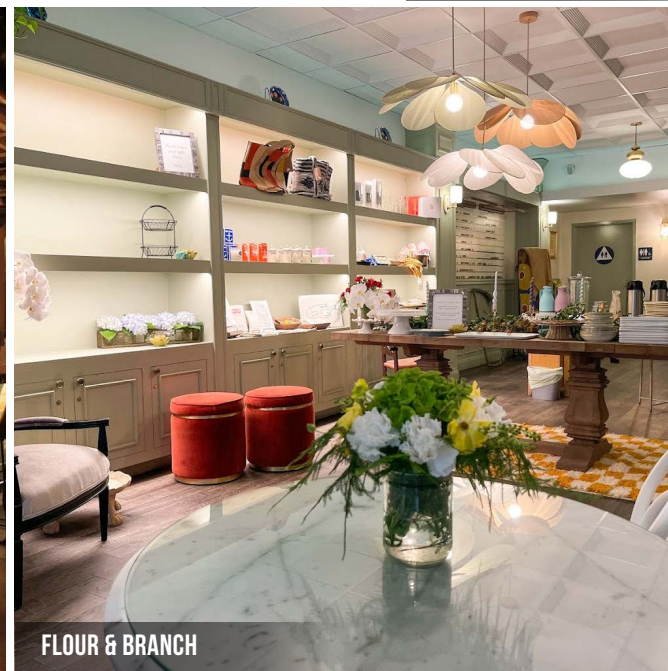
MARLOWE



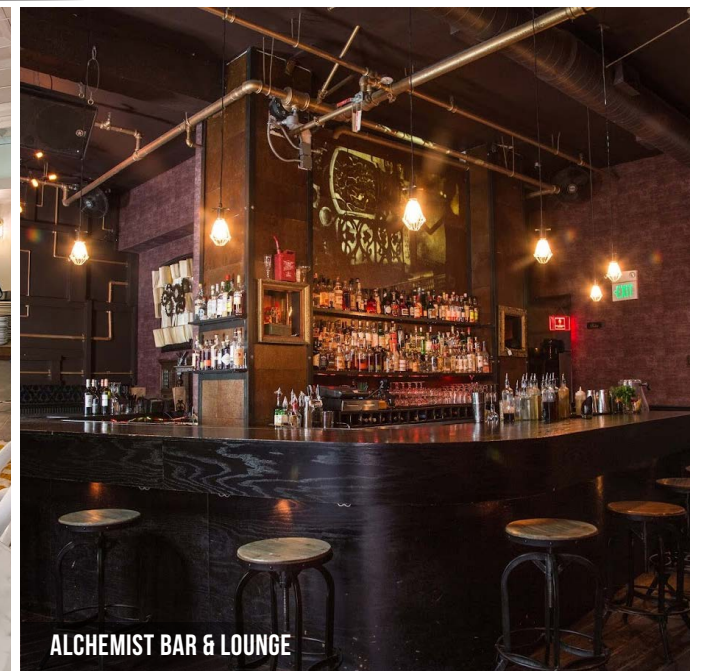
ROOFTOP 25



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

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