

# 425 BRANNAN STREET

FOR LEASE | CREATIVE BUILDING IN SOUTH OF MARKET

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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**JOHN-CLAY MORRIS** DRE # 01263079  
415.539.1112 | [jcmorris@tcpre.com](mailto:jcmorris@tcpre.com)

**MICHAEL SANBERG** DRE # 01930041  
415.539.1103 | [msanberg@tcpre.com](mailto:msanberg@tcpre.com)

**ZACH HAUPERT** DRE # 01822907  
415.539.1121 | [zhaupert@tcpre.com](mailto:zhaupert@tcpre.com)

**TREVOR GUDIM** DRE # 01979980  
415.539.1122 | [trevor@tcpre.com](mailto:trevor@tcpre.com)



# 425 BRANNAN STREET

## PROPERTY SUMMARY

### ADDRESS

425 Brannan Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor: +/- 9,750 Square Feet

Ground Floor: +/- 9,750 Square Feet

**TOTAL: +/- 19,500 Square Feet**

*\*Floors Can Be Leased Together or Separately*

### RENTAL RATE

\$48 / Square Foot / Year, Industrial Gross

### AVAILABLE

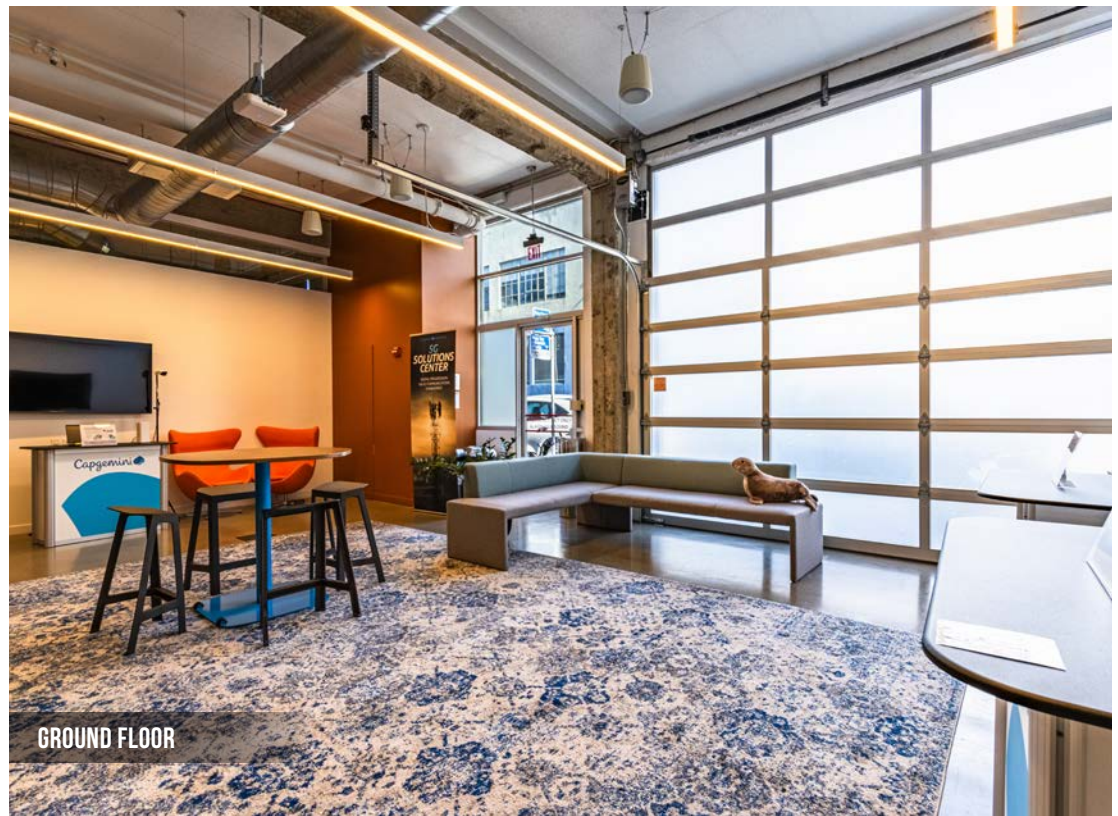
Immediately

## BUILDING ATTRIBUTES

- + Creative Build-Out With Open Ceilings
- + Skylights Throughout The 2<sup>nd</sup> Floor
- + Designed By Gensler
- + Building Completely Rebuilt In 2015 / 2016 For Capgemini
- + 18 Parking Stalls In Surface Parking Lot On Ritch Street
- + Building Signage Available
- + Freight Elevator
- + Divisible By Floor, Exact SF per Floor
- + Roll-up Door Access on Ritch Street



SECOND FLOOR



GROUND FLOOR



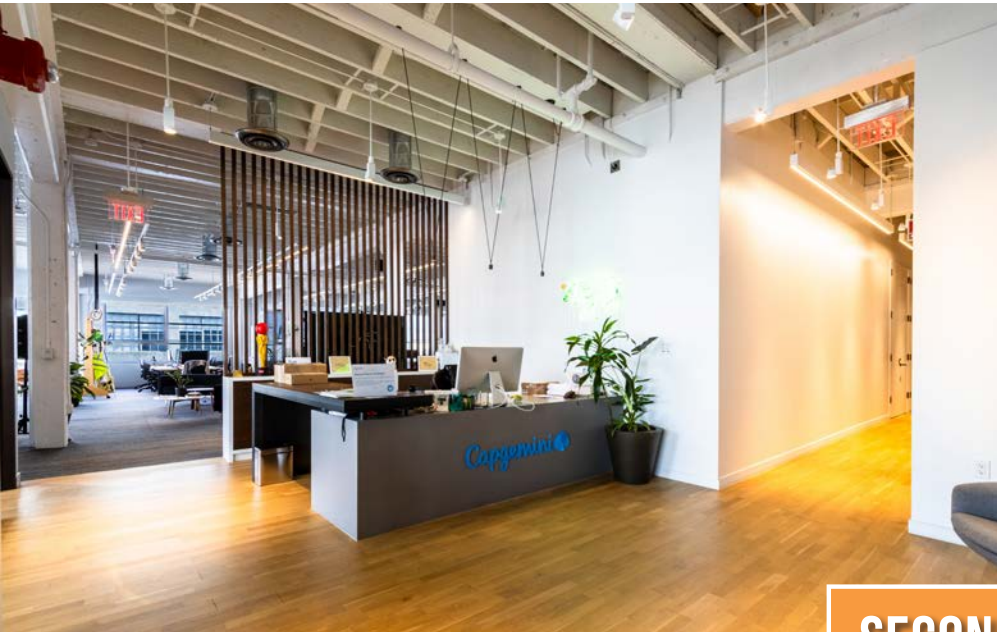
# 425 BRANNAN STREET



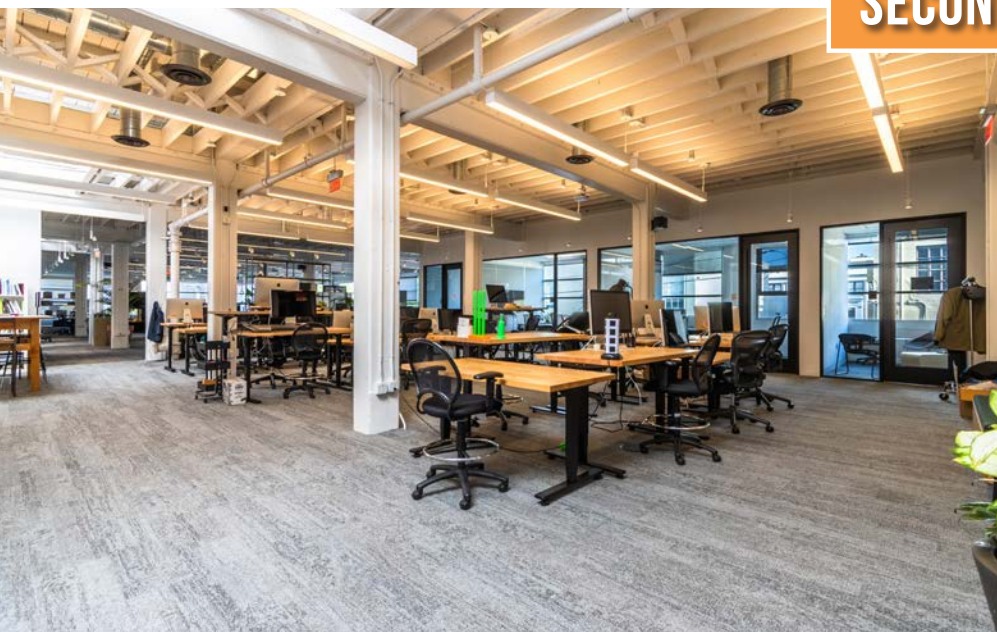
## GROUND FLOOR







## SECOND FLOOR

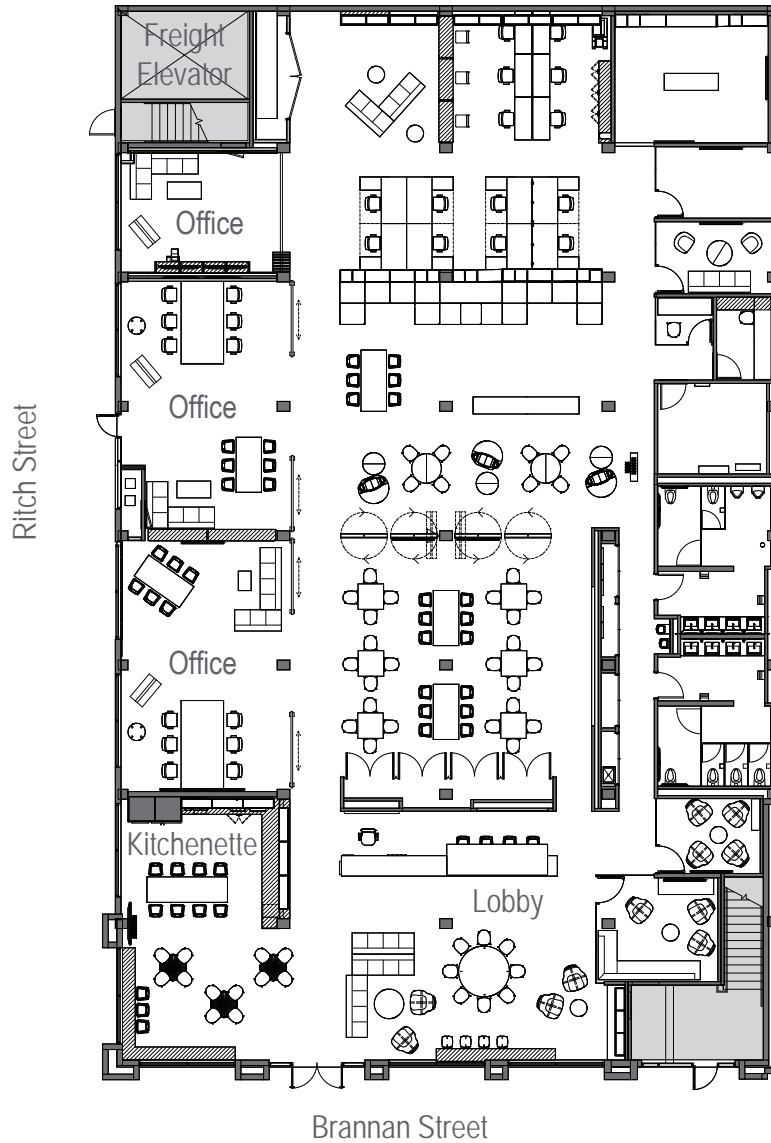


# 425 BRANNAN STREET

## FLOOR PLAN

Office Building Total: +/- 19,500 Square Feet

### GROUND FLOOR



### SECOND FLOOR





# 425 BRANNAN STREET

## LOCATION OVERVIEW

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



**02 MIN** to SF CalTrain  
**06 MIN** to Oracle Park  
**16 MIN** to Civic Center Bart



**07 MIN** to Union Square  
**08 MIN** to Financial District  
**09 MIN** to Mission District



**02 MIN** to 80 On-Ramp  
**03 MIN** to 280 On-Ramp  
**07 MIN** to 101 On-Ramp

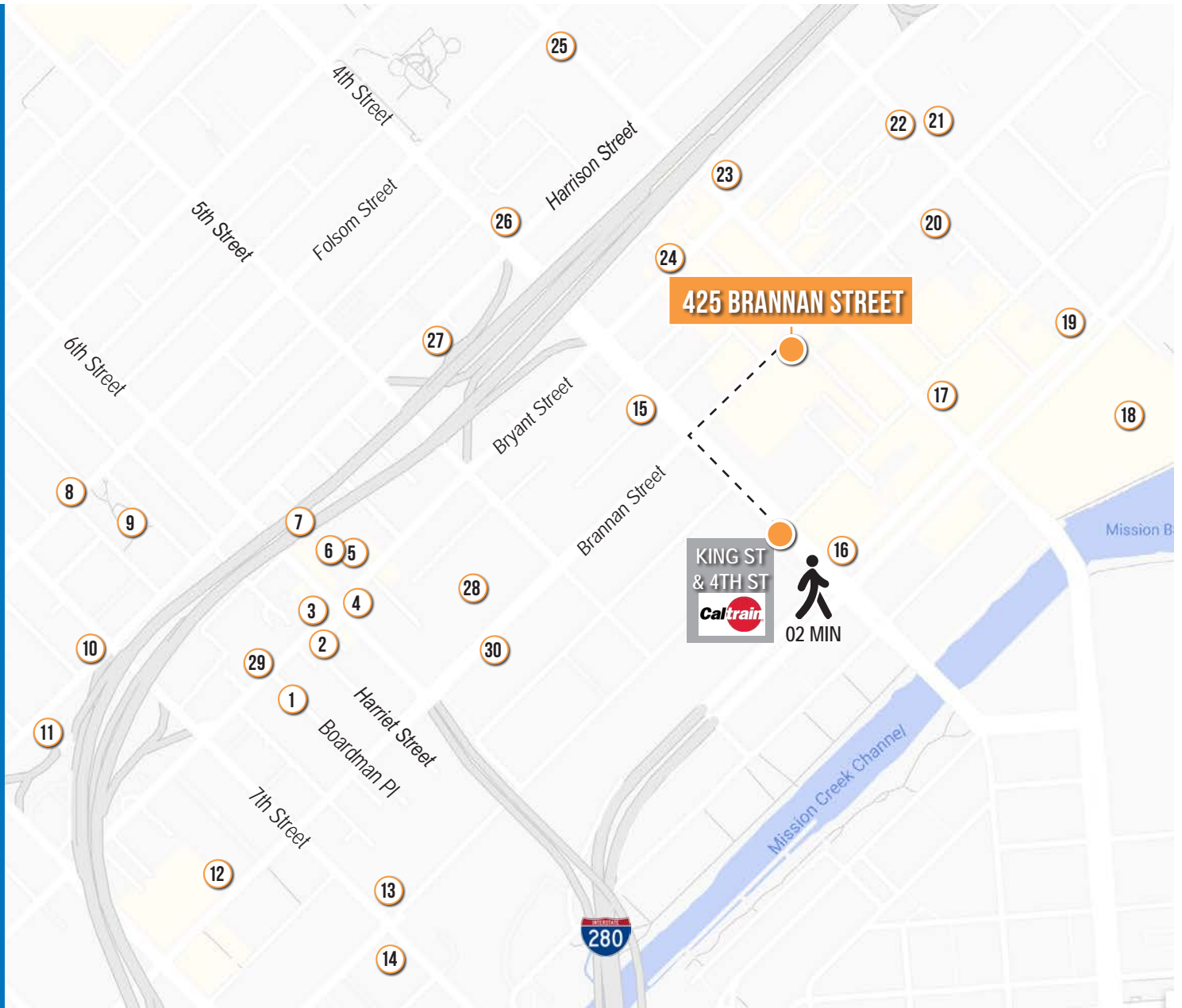




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## NEARBY AMENITIES

- 1.....Dinosaurs
- 2.....El Norteño Taco Truck
- 3.....TRÜ LAB
- 4.....Turtle Tower
- 5.....Ben's Fast Food
- 6.....The Impossible Shop
- 7.....Wingstop
- 8.....Deli Board
- 9.....Victoria Manalo Draves Park
- 10.....Rumors
- 11.....FedEx Office Ship Center
- 12.....REI
- 13.....Room & Board
- 14.....Adobe - San Francisco
- 15.....Taksim
- 16.....Safeway
- 17.....KAIYO ROOFTOP
- 18.....Oracle Park
- 19.....MoMo's
- 20.....ROOH SF
- 21.....21st Amendment Brewery
- 22.....Blue Bottle Coffee
- 23.....Garaje
- 24.....Black Hammer Brewing
- 25.....Chaat Corner
- 26.....Whole Foods Market
- 27.....K&L Wine Merchants
- 28.....San Francisco Flower Market
- 29.....Hall of Justice
- 30.....Pinterest

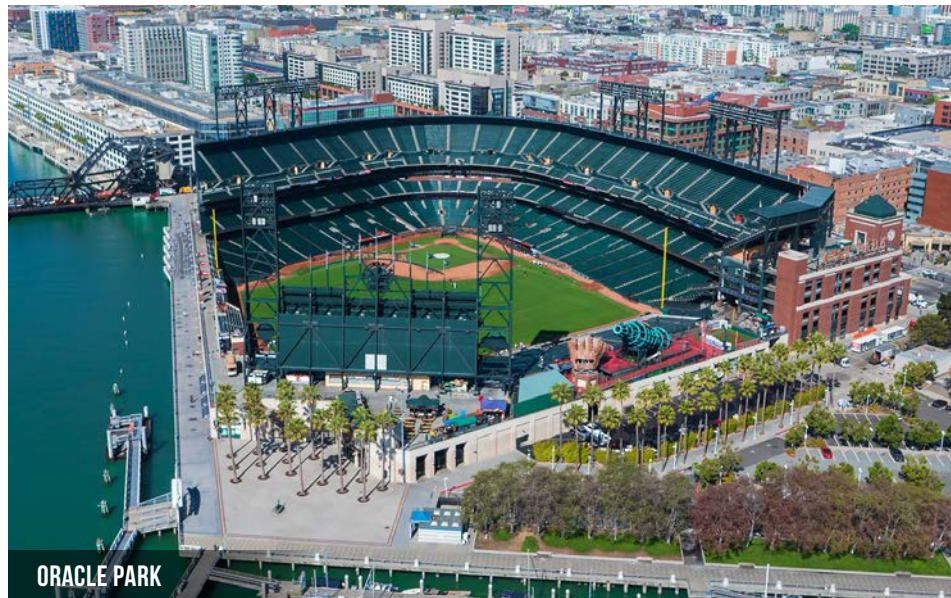




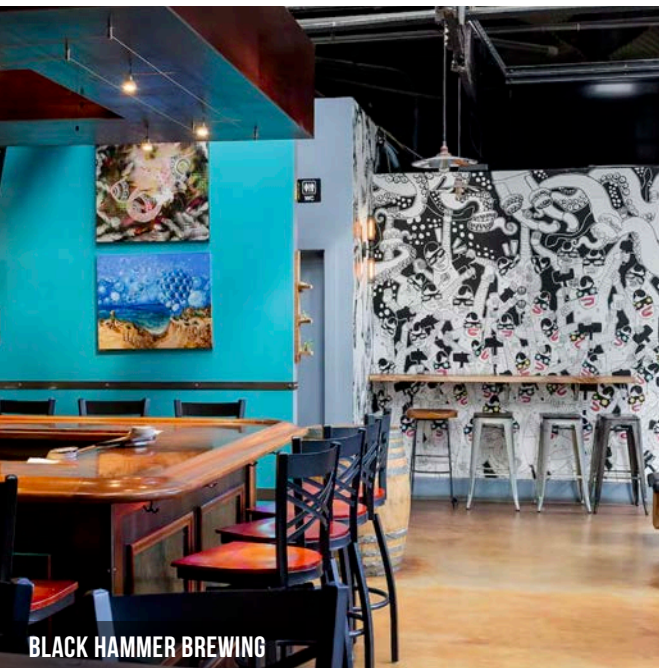
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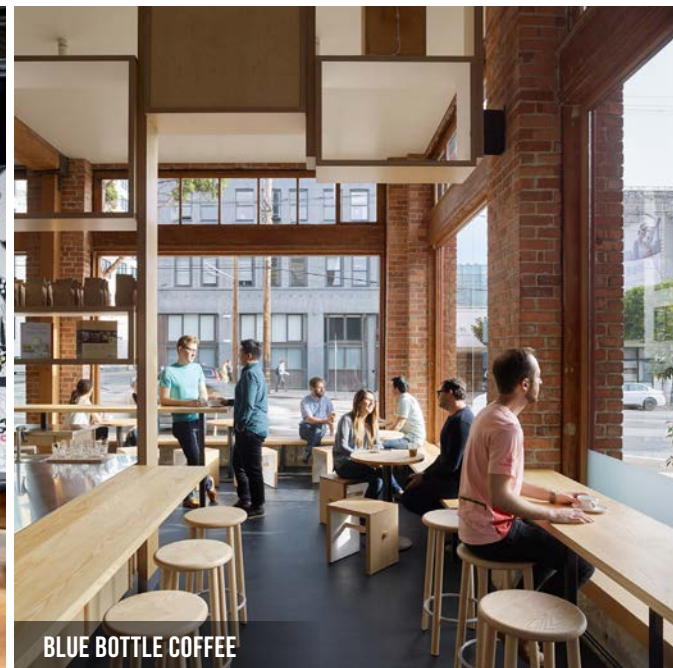
ADOBE SAN FRANCISCO



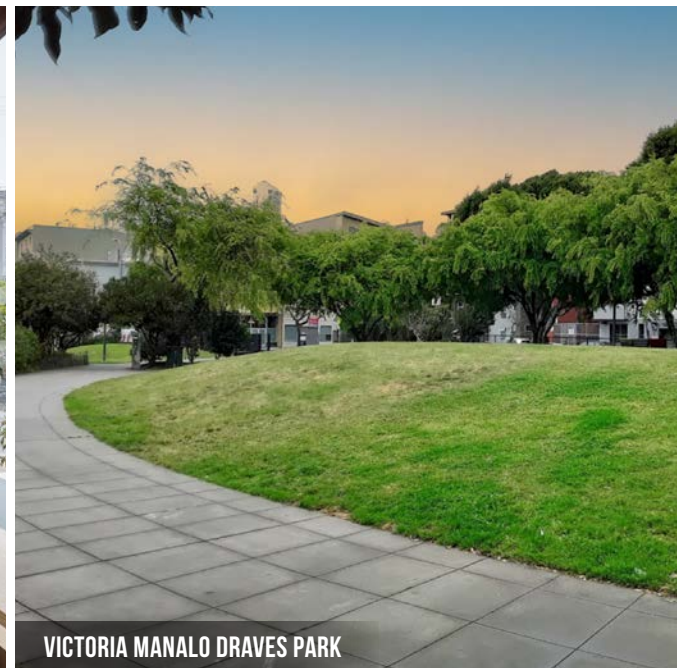
ORACLE PARK



BLACK HAMMER BREWING



BLUE BOTTLE COFFEE



VICTORIA MANALO DRAVES PARK



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## JOHN-CLAY MORRIS

D 415.539.1112 C 415.517.5400  
jcmorris@tcpre.com DRE # 01263079

## ZACH HAUPERT

D 415.539.1121 C 415.812.1219  
zhaupert@tcpre.com DRE # 01822907

## MICHAEL SANBERG

D 415.539.1103 C 415.697.6088  
msanberg@tcpre.com DRE # 01930041

## TREVOR GUDIM

D 415.539.1122 C 858.922.2632  
trevor@tcpre.com DRE # 01979980

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