

FOR LEASE
2001
VAN NESS AVENUE
SAN FRANCISCO, CA



TCP
TOUCHSTONE
COMMERCIAL PARTNERS


DUNHILL PARTNERS WEST

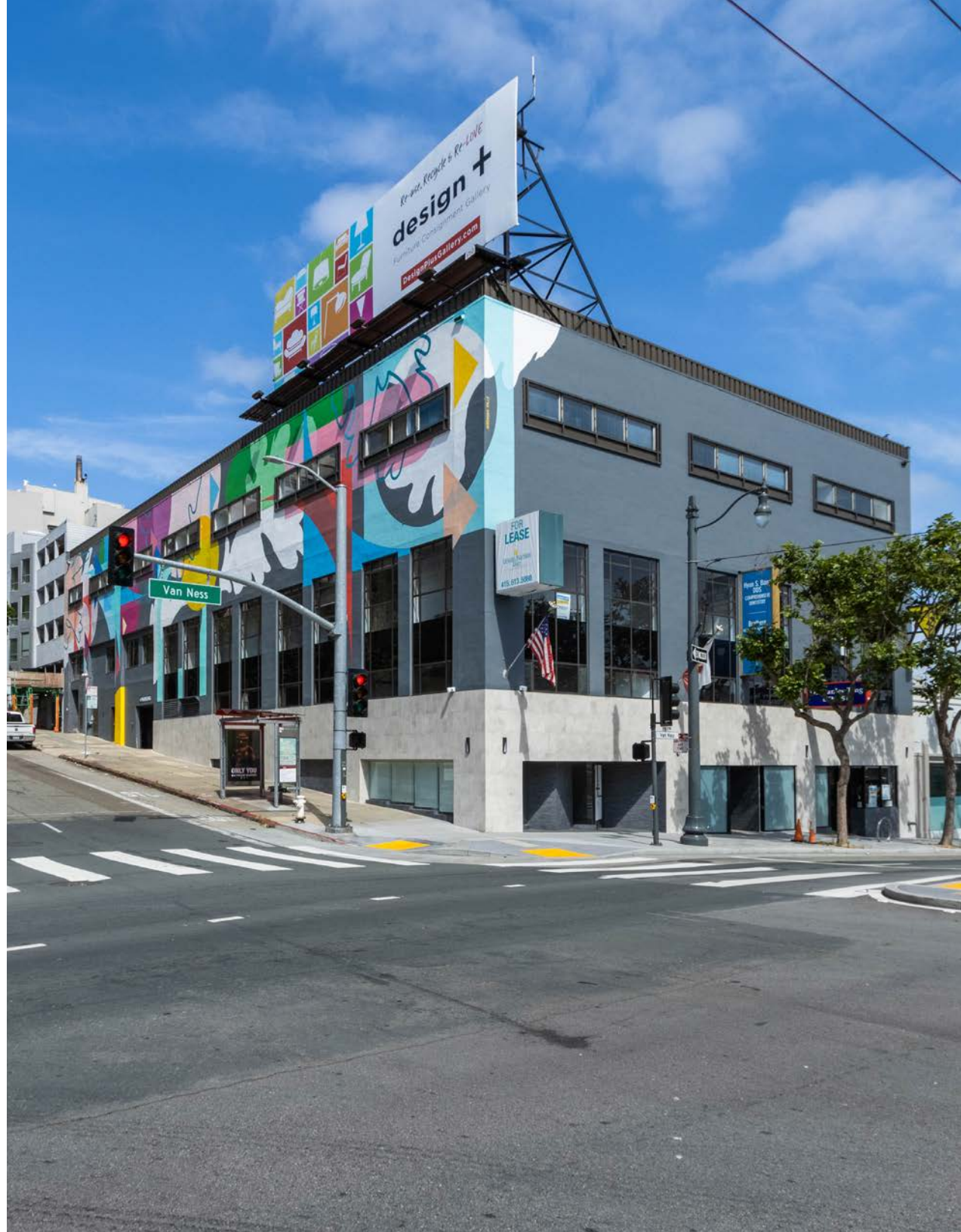
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2001 VAN NESS AVENUE SAN FRANCISCO, CA

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PROPERTY SUMMARY

2001 Van Ness Avenue, San Francisco, CA

ADDRESS

2001 Van Ness Avenue, San Francisco, CA 94109

OFFICE

FOURTH FLOOR

Suite 411 +/- 807 Square Feet

Suite 403 +/- 598 Square Feet

Rental Rate

Fourth Office: \$42 / Square Foot / Year, I.G.

THIRD FLOOR

+/- 10,798 Square Feet

Rental Rate

Third Office: \$48 / Square Foot / Year, I.G.

RETAIL

FIRST FLOOR

Suite 100 +/- 1,500 - 3,087 Square Feet

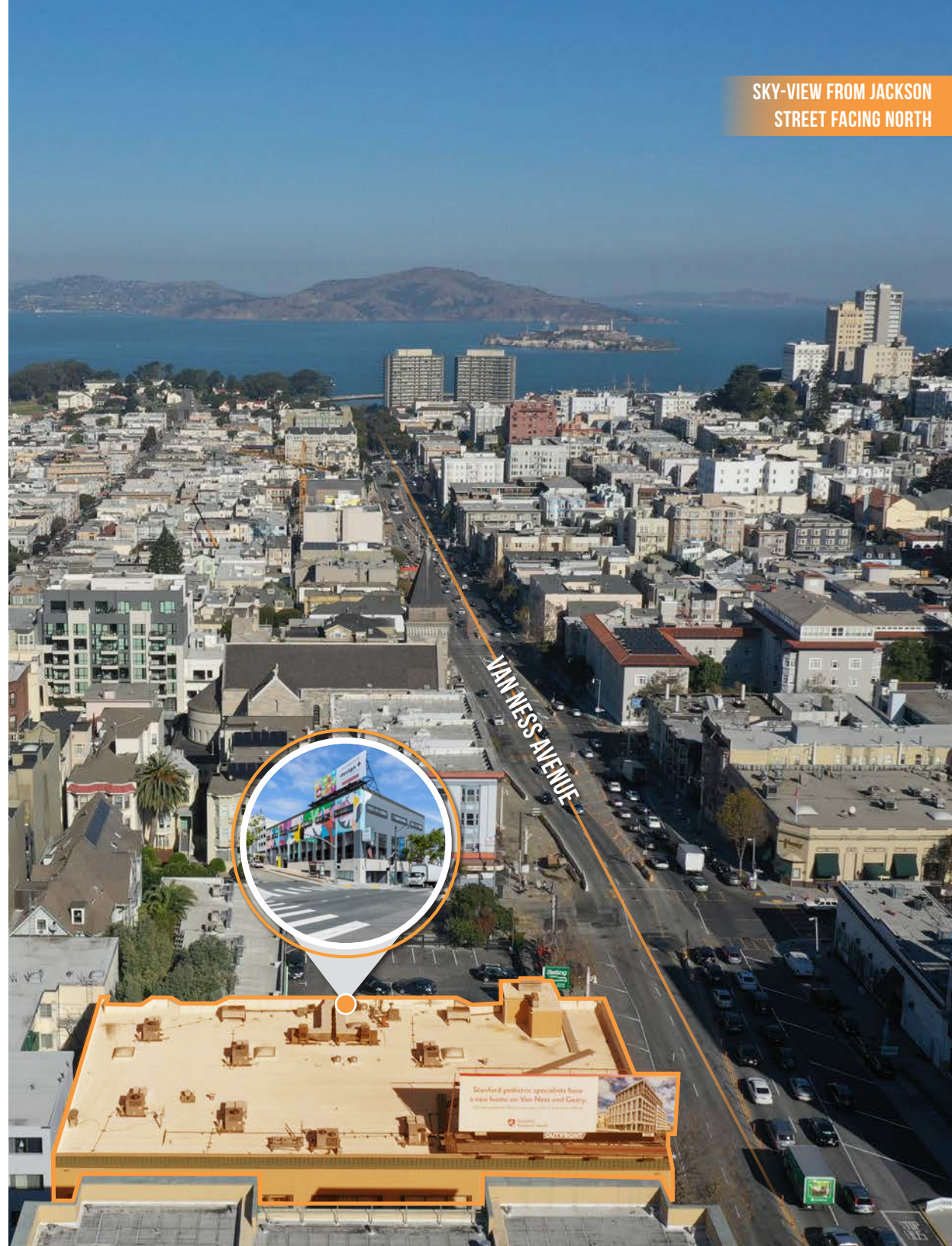
Rental Rate

Retail: \$36 / Square Foot / Year, NNN

AVAILABLE

Immediately

SKY-VIEW FROM JACKSON
STREET FACING NORTH



BUILDING ATTRIBUTES

2001 Van Ness Avenue, San Francisco, CA



MIX OF OFFICE AND RETAIL

Modern Office Space
Retail with Hard Corner Exposure



ON-SITE PARKING

Available



HIGHLY VISIBLE CORNER

Van Ness Ave & Jackson St



ELEVATOR IN BUILDING

ADA Passenger Elevator



PUBLIC TRANSPORTATION

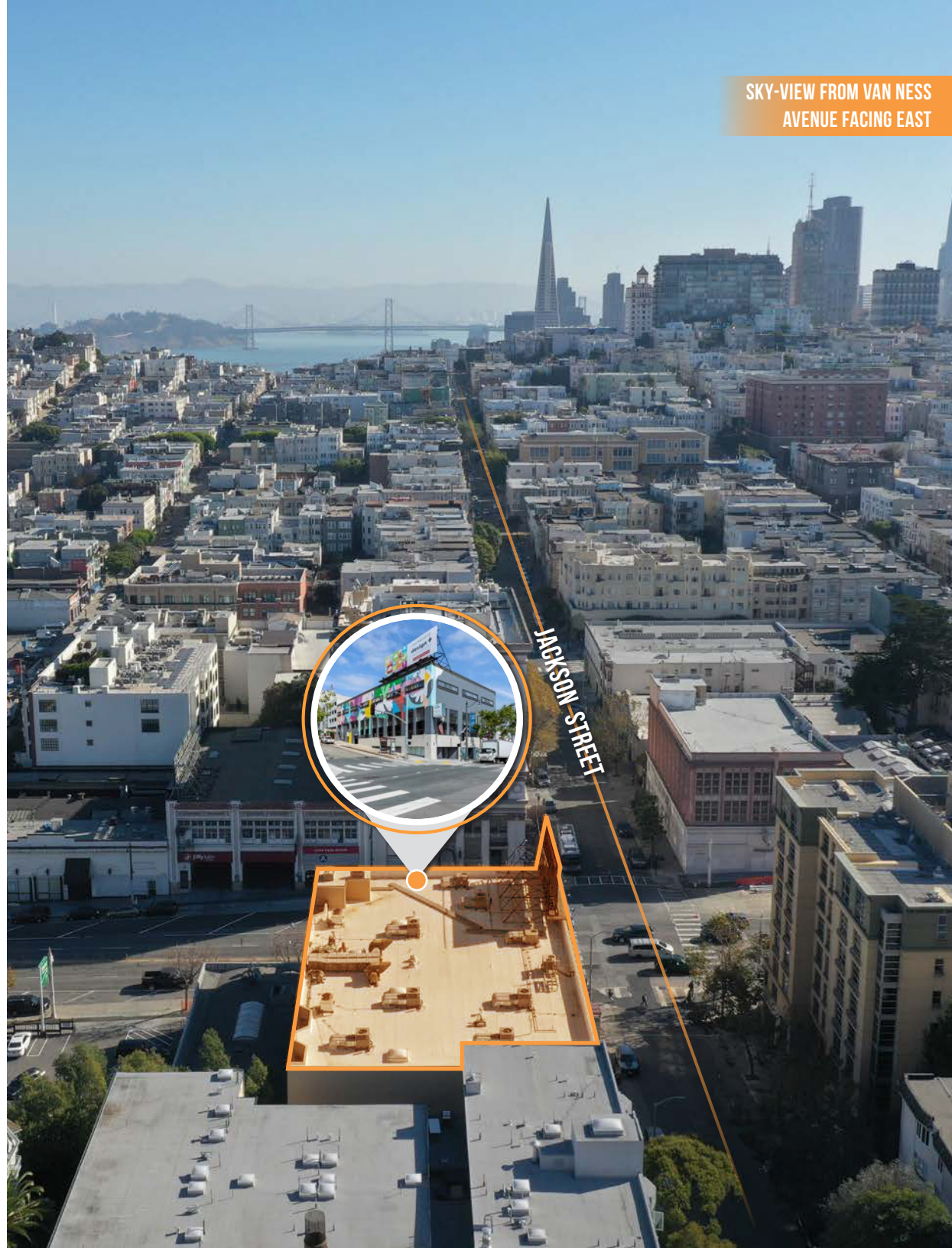
Immediate Access to MUNI Buses



PREMIER PACIFIC HEIGHTS LOCATION

Near Many Amenities and Public Transportation

SKY-VIEW FROM VAN NESS
AVENUE FACING EAST



FOURTH LEVEL FLOOR PLAN

Multi-Tenant Office Suite

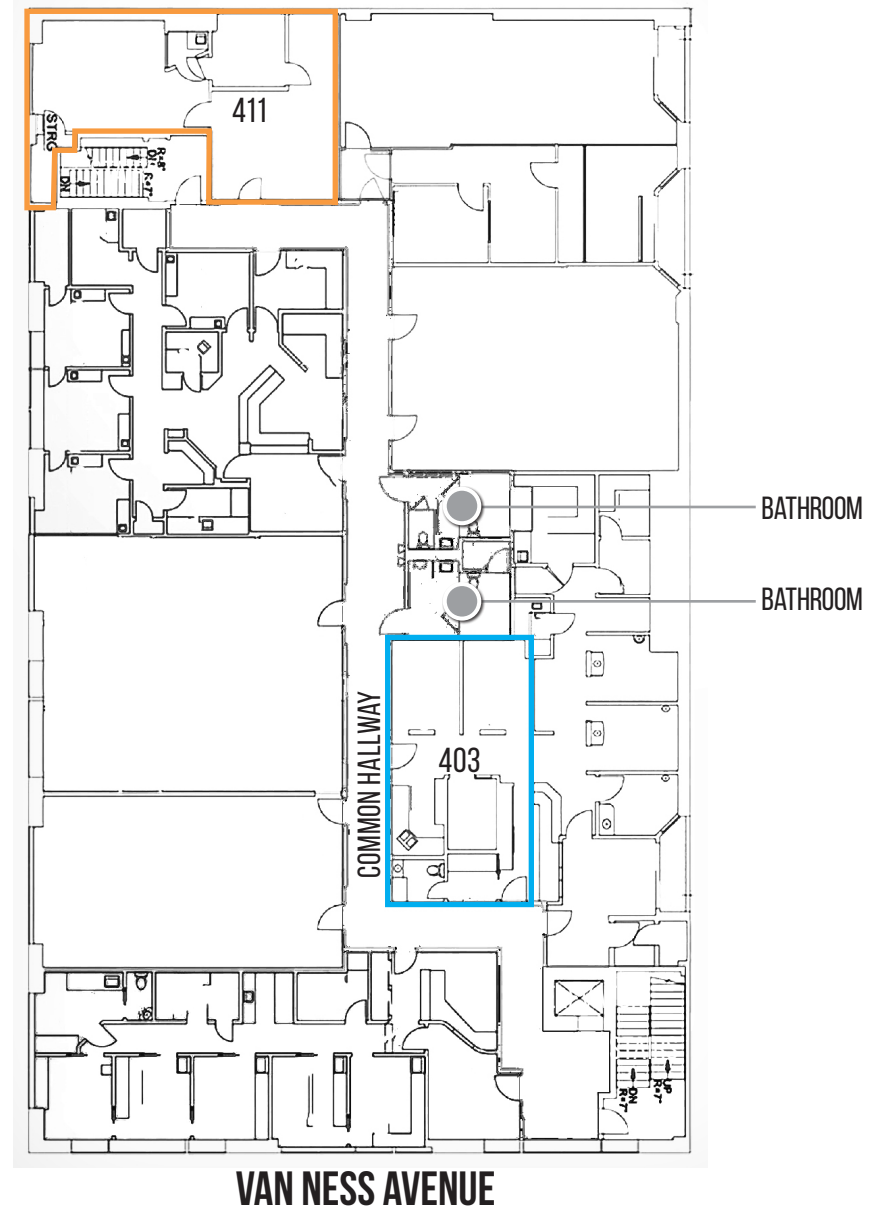
AVAILABLE SPACE

- Suite 411 +/- 807 Square Feet
- Suite 403 +/- 598 Square Feet (Dental Space)

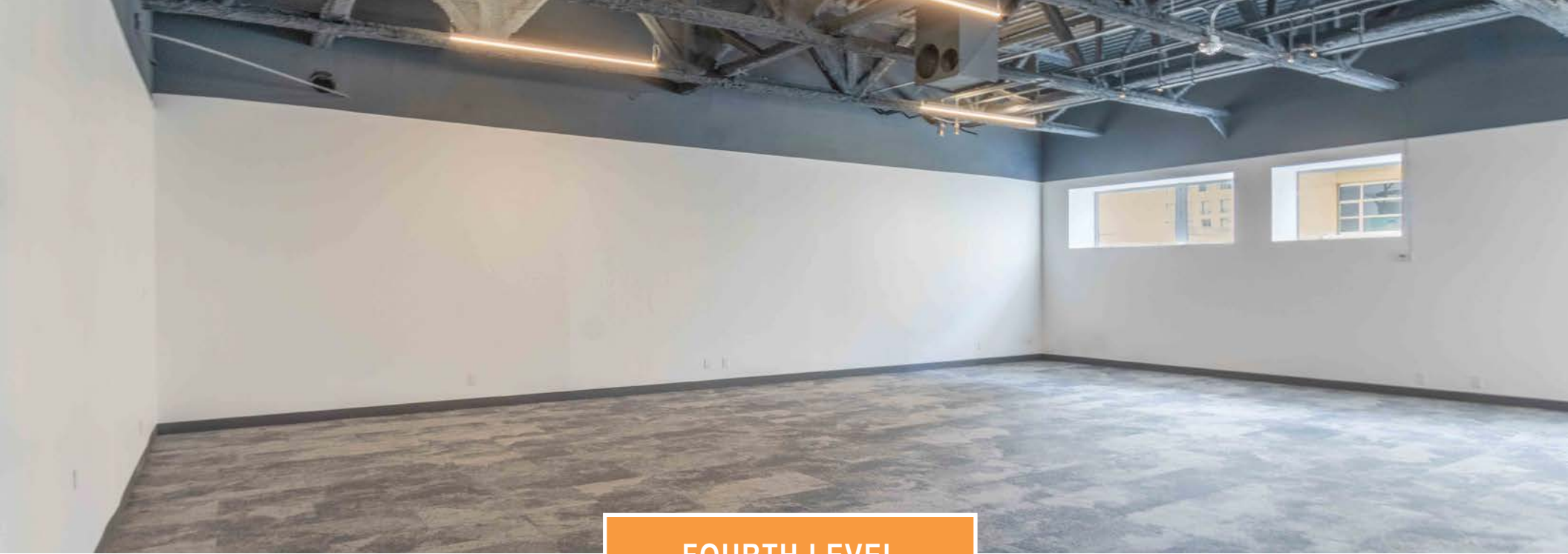
BUILDING ATTRIBUTES

- + Multi-Tenant Office / Medical
- + ADA Passenger Elevator
- + Two (2) Common Area Restrooms

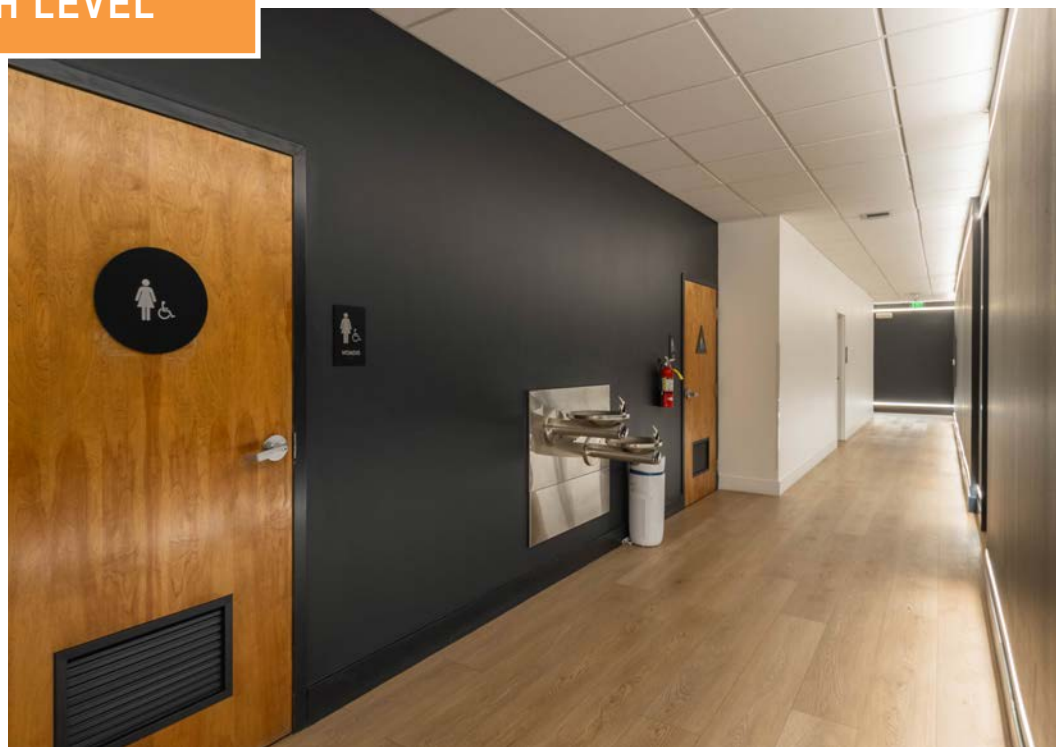
JACKSON STREET



Floor plans are an artistic representation and are not exact. Floor plans are not drawn to scale. Buyer is responsible for verifying their own measurements and surveys of the premises.



FOURTH LEVEL



THIRD LEVEL FLOOR PLAN

Multi-Tenant Office Suite

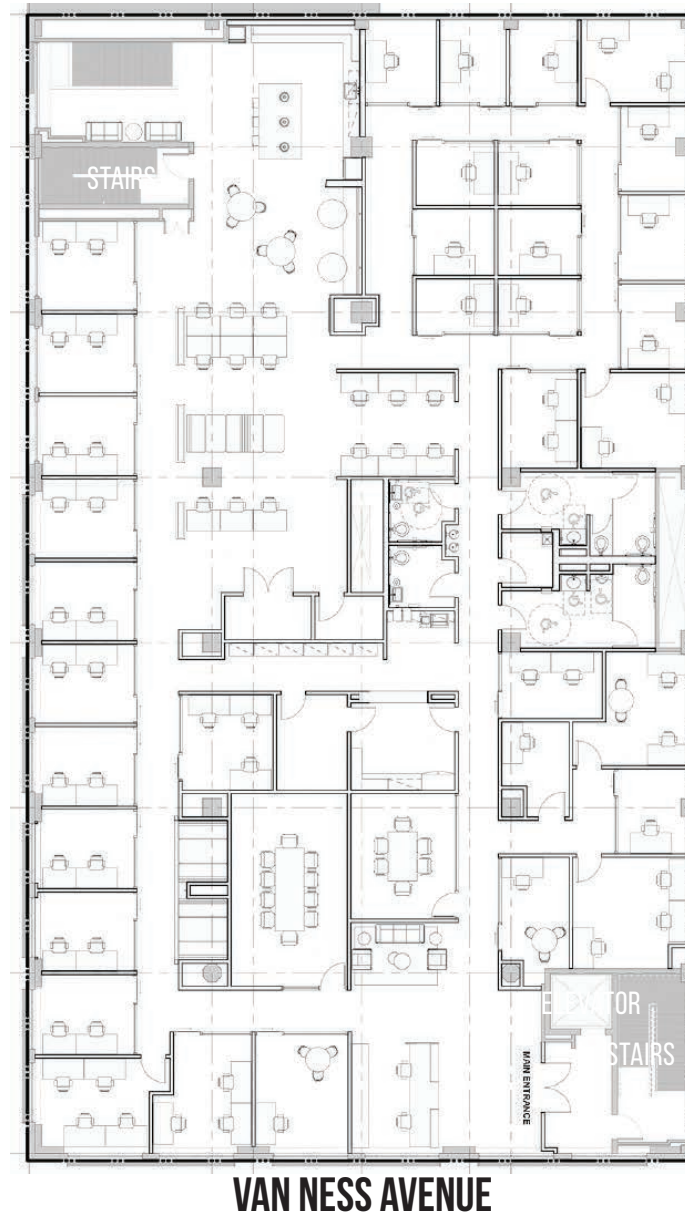
AVAILABLE SPACE

+/- 10,798 Square Feet

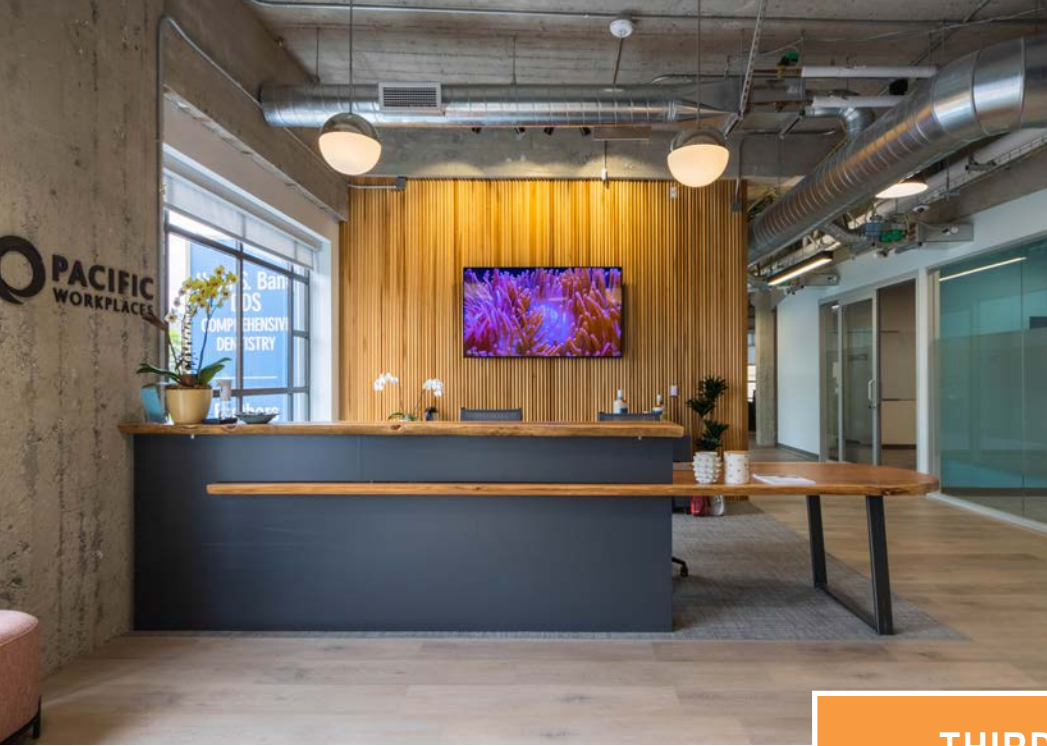
BUILDING ATTRIBUTES

- + Mix of Private Offices, Conference Rooms and Open Space
- + ADA Passenger Elevator
- + Kitchenette and Break Area
- + Men's and Women's Restrooms
- + Direct Jackson Street Walk-In Access to 3rd Floor

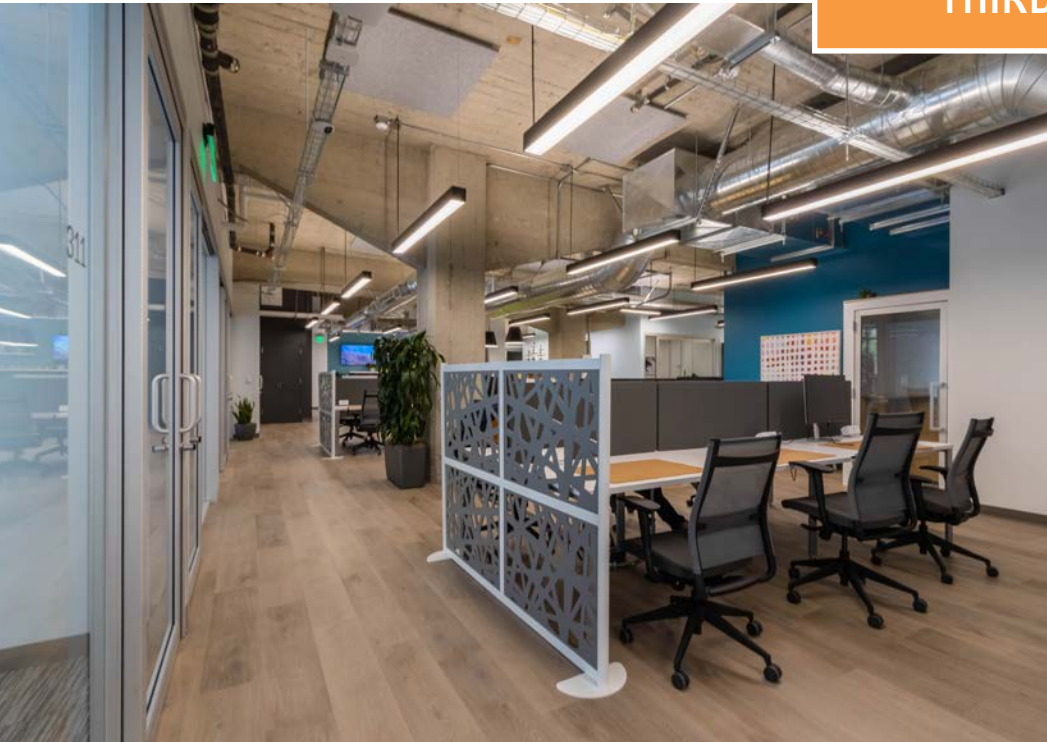
JACKSON STREET



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THIRD LEVEL

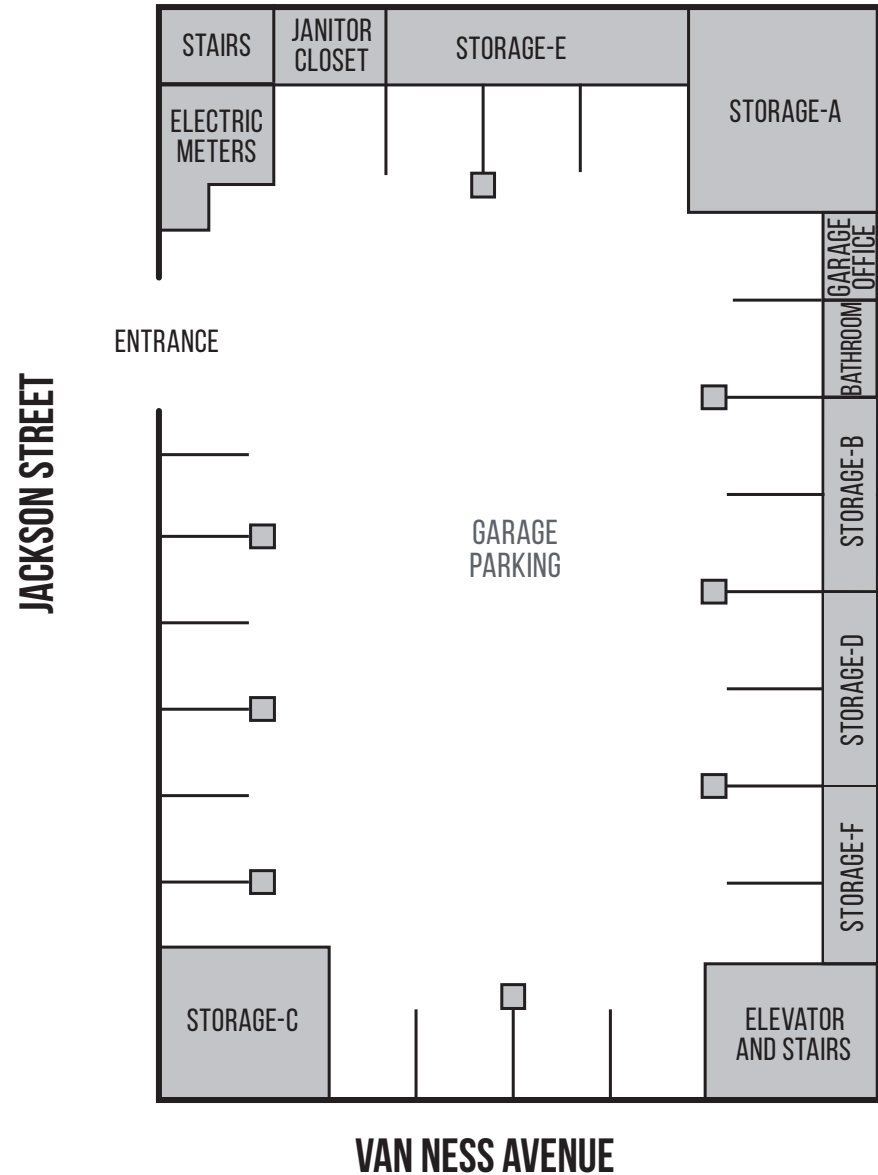


SECOND LEVEL FLOOR PLAN

Garage Level

BUILDING ATTRIBUTES

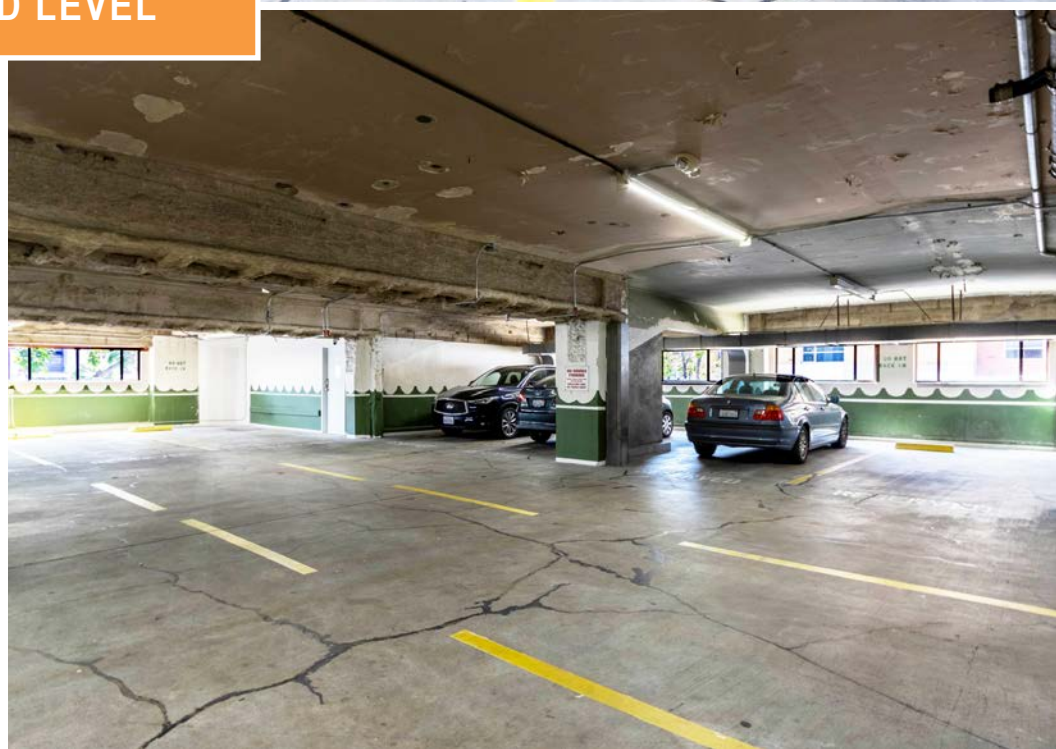
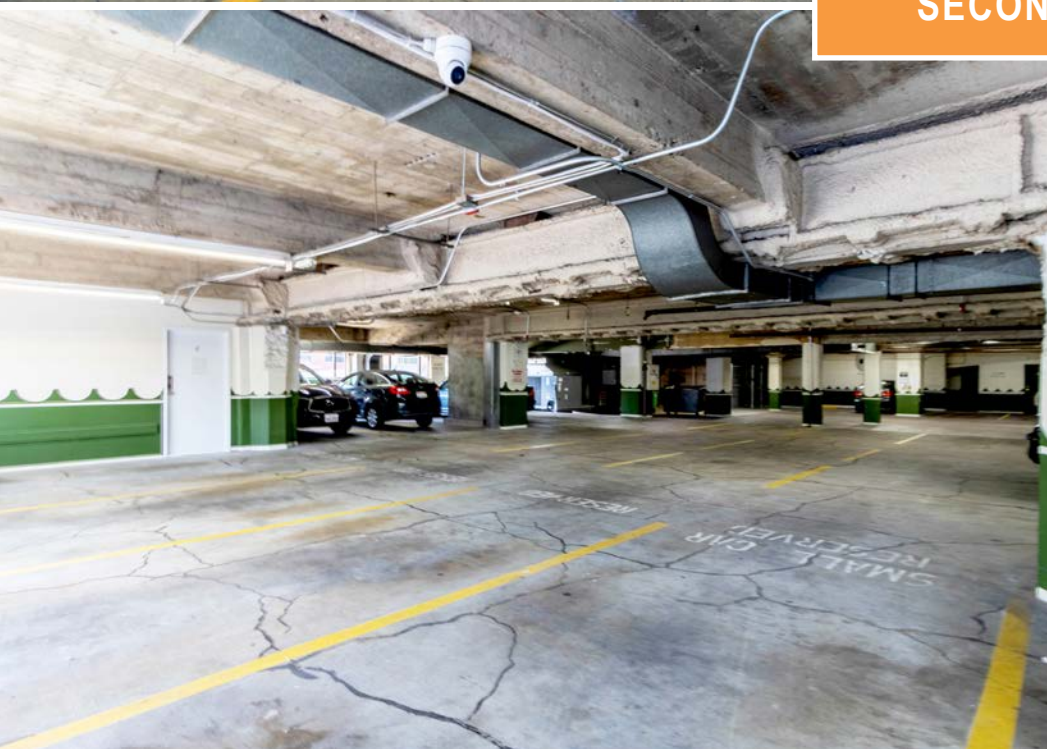
- + Direct Jackson Street Access
- + Private Restroom
- + ADA Passenger Elevator



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SECOND LEVEL



FIRST LEVEL FLOOR PLAN

Retail Suite

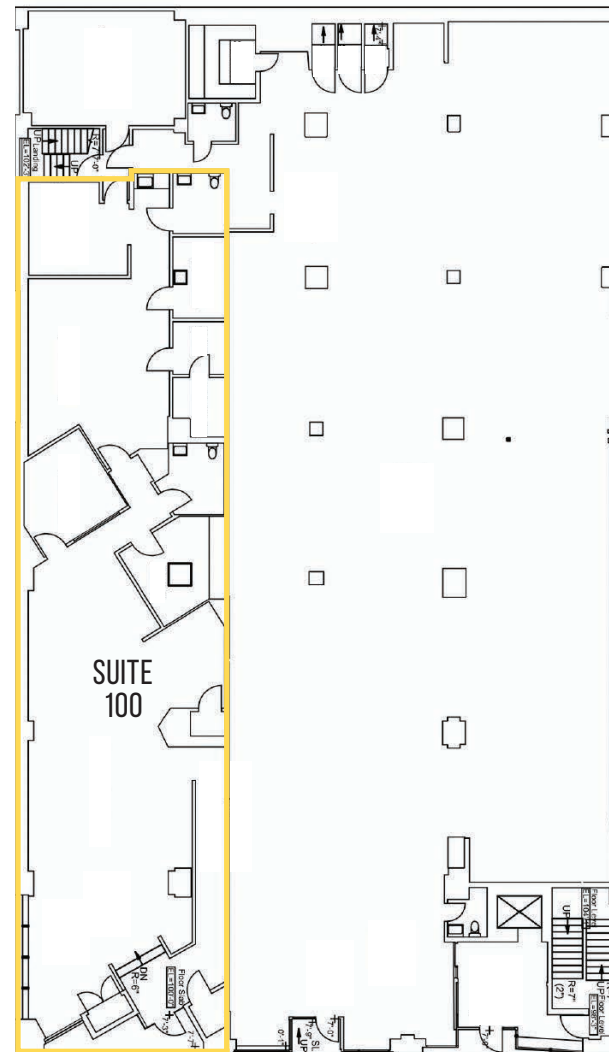
AVAILABLE SPACE

■ Suite 100 +/- 1,500 - 3,087 Square Feet

BUILDING ATTRIBUTES

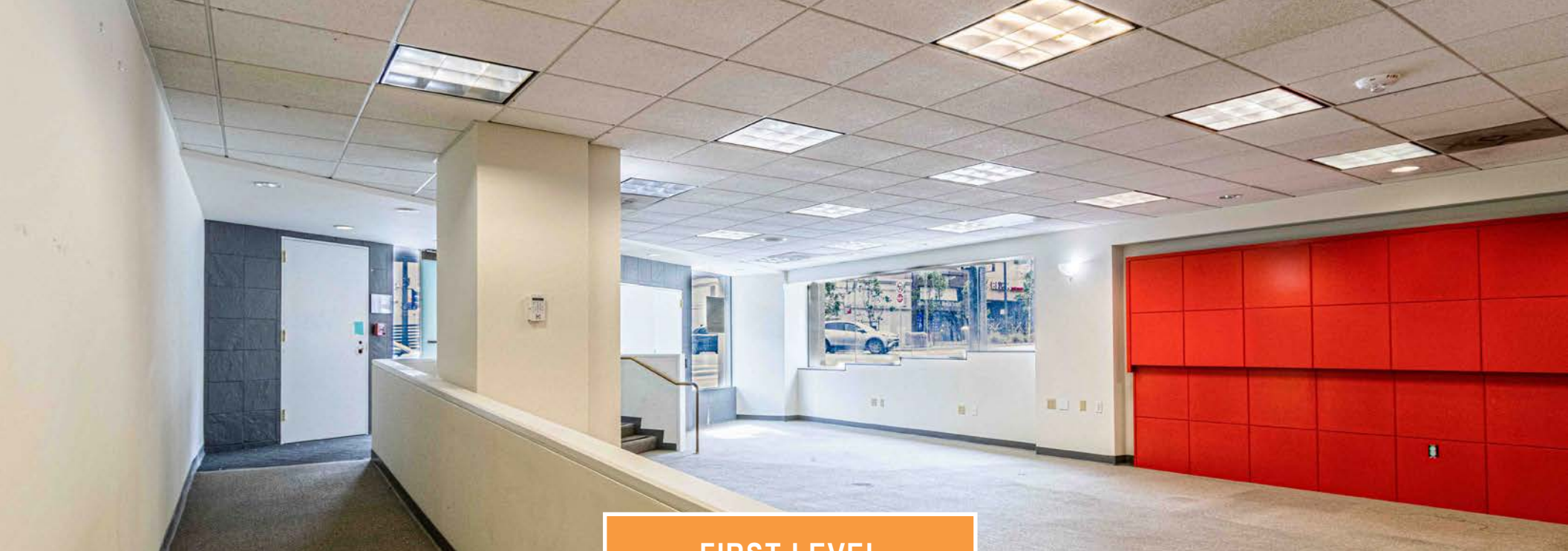
- + Van Ness Avenue Frontage
- + Parking Available Within the Building
- + Private Restrooms in the Space
- + Flexible Zoning and Use Designation

JACKSON STREET

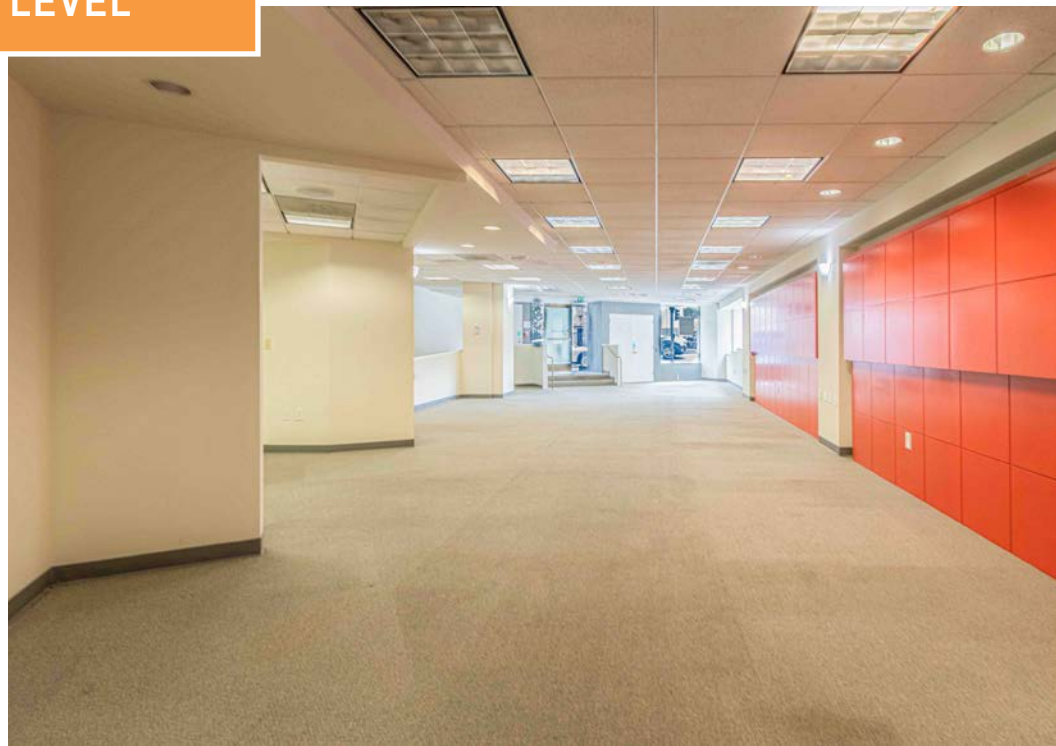


VAN NESS AVENUE

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FIRST LEVEL



LOCATION OVERVIEW

2001 Van Ness Avenue, San Francisco, CA

LOCATION OVERVIEW

This property is located between Pacific Heights and Nob Hill neighborhood in the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



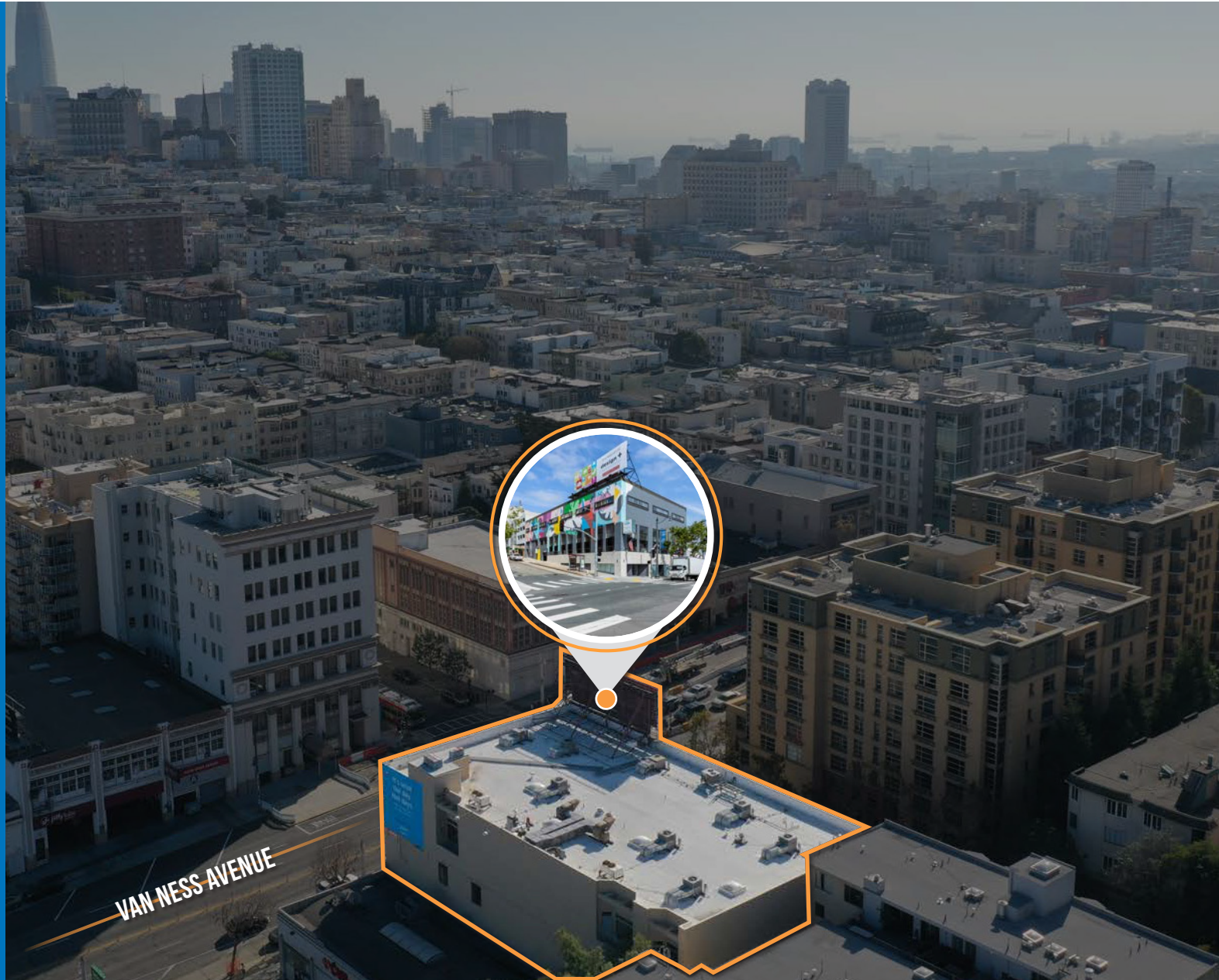
01 MIN to Van Ness Ave Muni
05 MIN to Lafayette Park
20 MIN to China Town



08 MIN to Union Square
09 MIN to South of Market
12 MIN to Mission District



08 MIN to 101 On-Ramp
16 MIN to 80 On-Ramp
17MIN to 280 On-Ramp

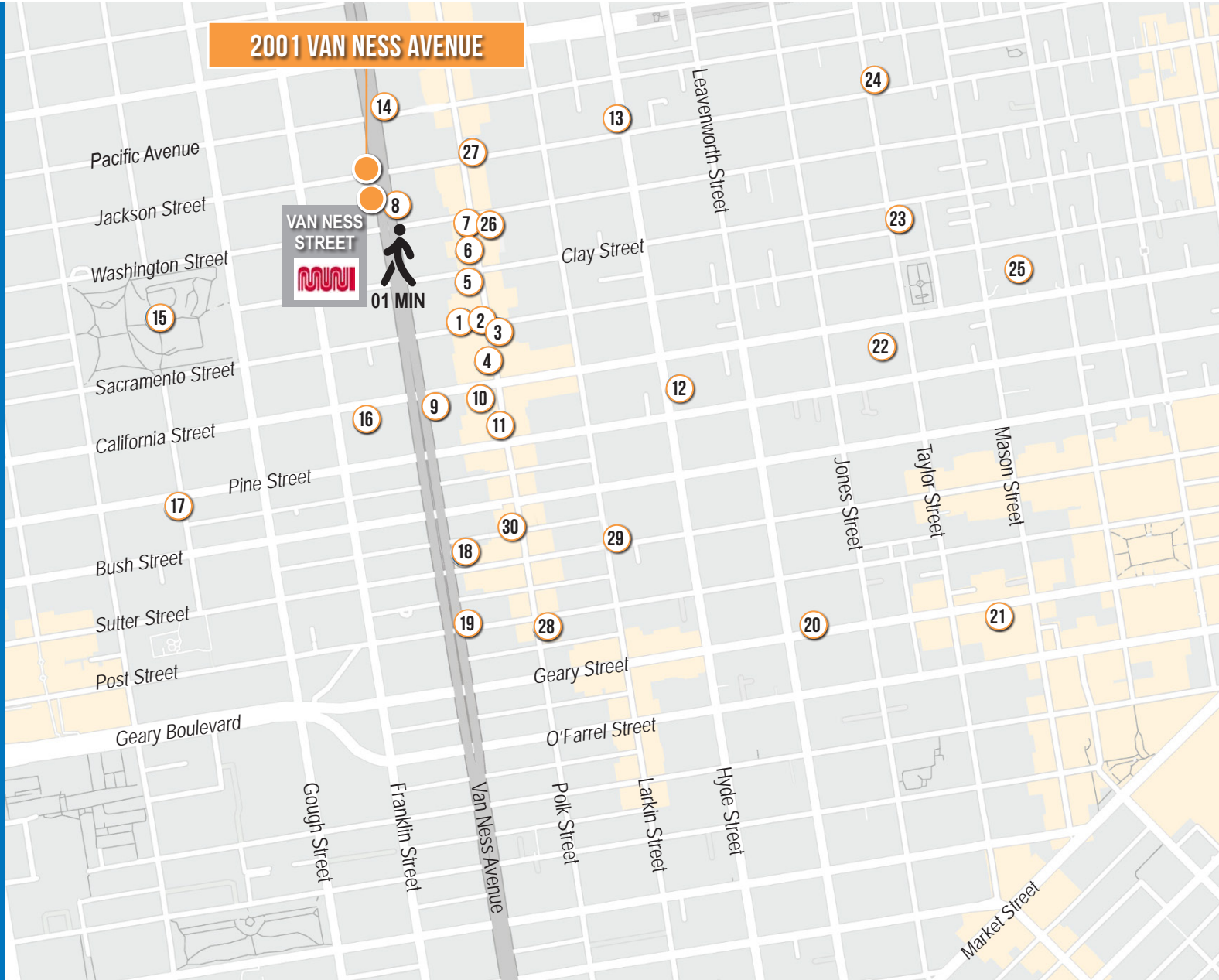


NEARBY AMENITIES

2001 Van Ness Avenue, San Francisco, CA

NEARBY AMENITIES

- 1..... Acquerello
- 2..... Toast Eatery
- 3..... Common Sage
- 4..... Ora Wine bar
- 5..... Harper & Rye
- 6..... The Cinch Saloon
- 7..... The Crepe House
- 8..... House of Prime Rib
- 9..... Starbucks
- 10..... Crustacean Restaurant
- 11..... Juniper
- 12..... Nourish Cafe
- 13..... Cocotte
- 14..... Harris' Restaurant
- 15..... Lafayette Park
- 16..... Whole Foods Market
- 17..... Octavia
- 18..... The Regency Ballroom
- 19..... 24 Hour Fitness
- 20..... Mensho Tokyo SF
- 21..... The Curran Theatre
- 22..... SF Masonic Auditorium
- 23..... Nob Hill Cafe
- 24..... Cafe Isabella
- 25..... Tonga Room & Hurricane Bar
- 26..... Sorella
- 27..... Bell Tower
- 28..... Kuma Sushi + Sake
- 29..... Halal Dastarkhan Restaurant
- 30..... Mayes Oyster House



NEARBY AMENITIES

2001 Van Ness Avenue, San Francisco, CA



LAFAYETTE PARK



HOUSE OF PRIME RIB



ACQUERELLO



NOB HILL CAFE



HARRIS RESTAURANT

TCP
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