1014 HOWARD STREET

FOR SALE OR LEASE | CREATIVE OFFICE BUILDING IN SOUTH OF MARKET

TCP TOUCHSTONE COMMERCIAL PARTNERS

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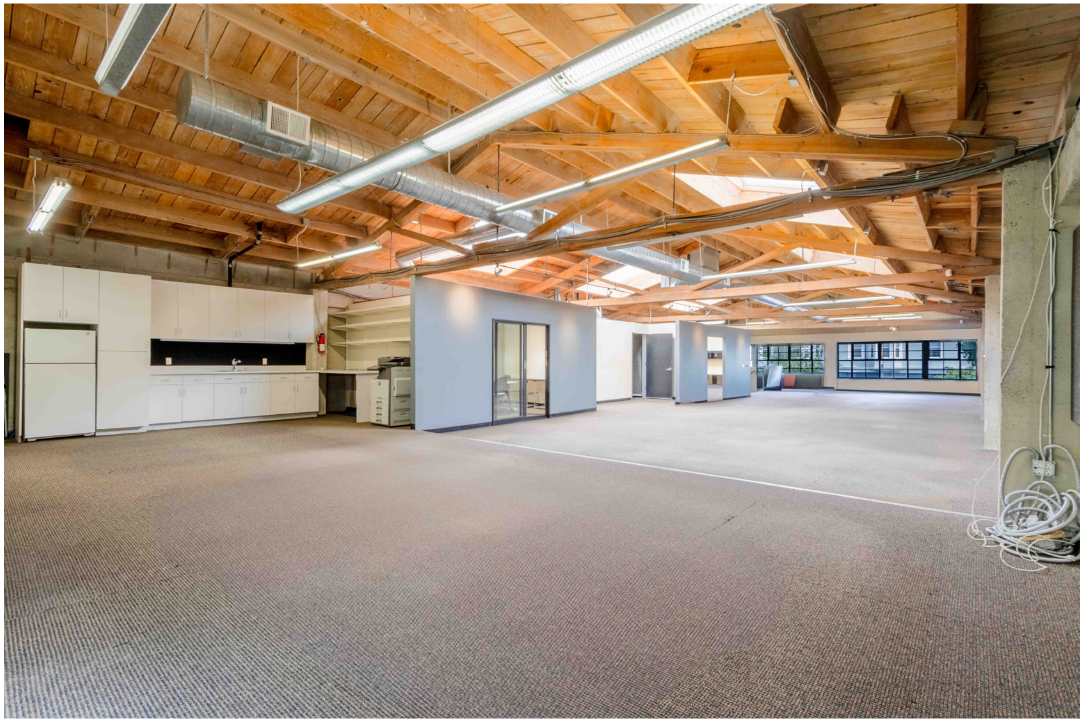
EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 1014 Howard Street, San Francisco, CA 94103.

The approximately 6,424 square foot, two-story office building sits on approximately 3,371 square feet of land. Located in the South of Market, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

The property will be delivered fully vacant at the close of escrow, this is a perfect opportunity for an owner-user or investor to purchase this one-of-a-kind property.

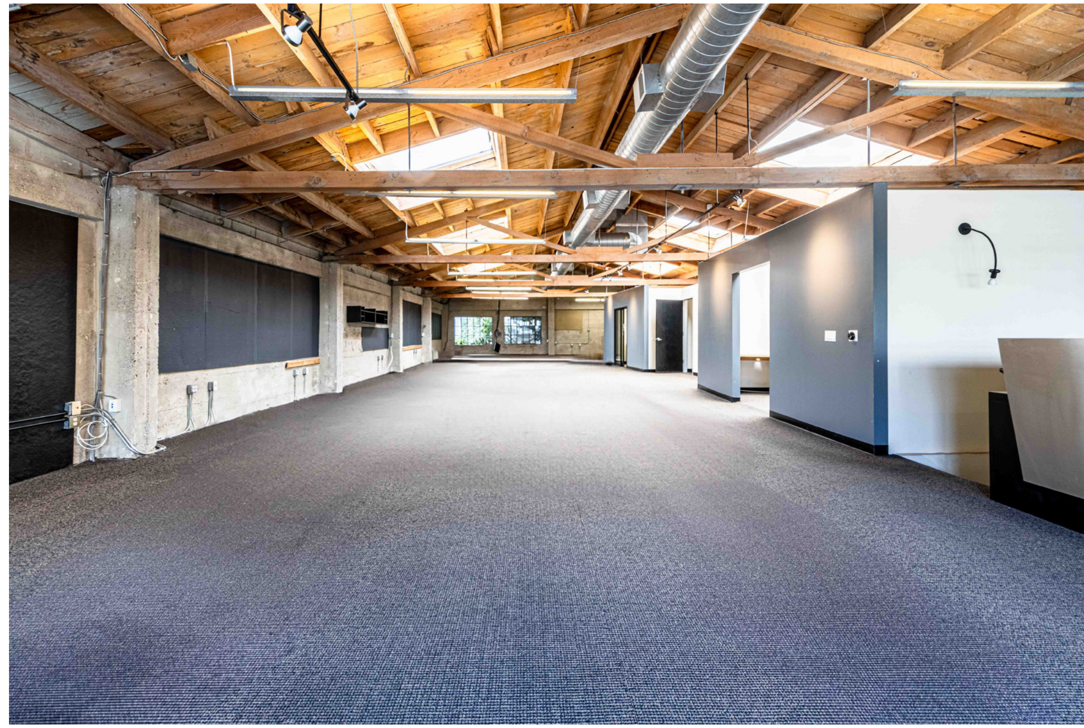


PROPERTY SUMMARY

ADDRESS	1014 Howard Street, San Francisco, CA 94103
APN	3726-012
BUILDING SIZE	+/- 6,424 Square Feet
PARCEL SIZE	+/- 3,371 Square Feet
ZONING	MUG
HEIGHT LIMIT	85-X

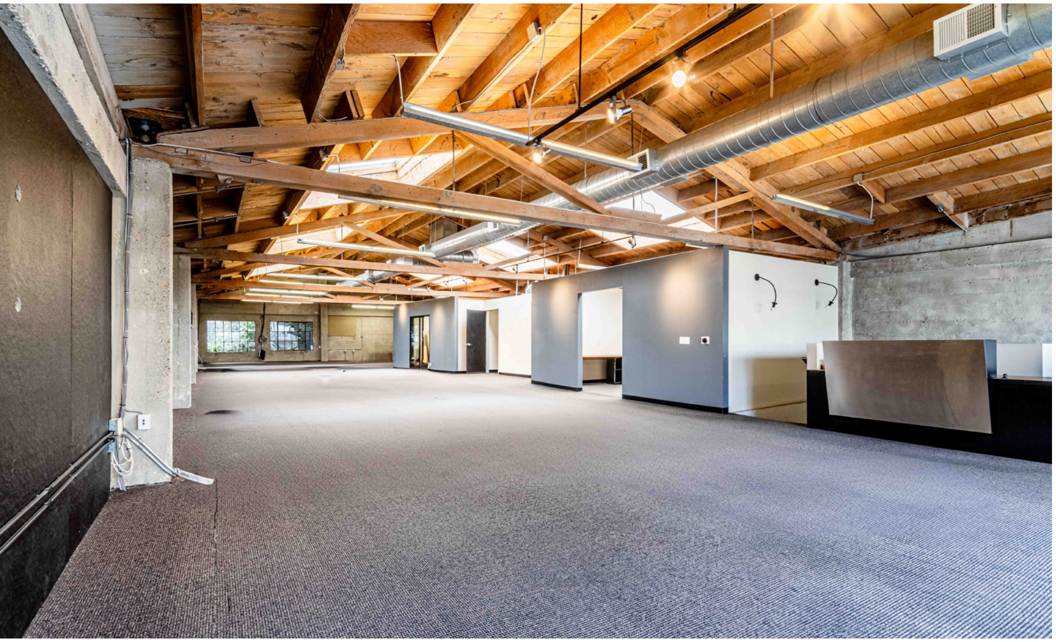
BUILDING DESCRIPTION

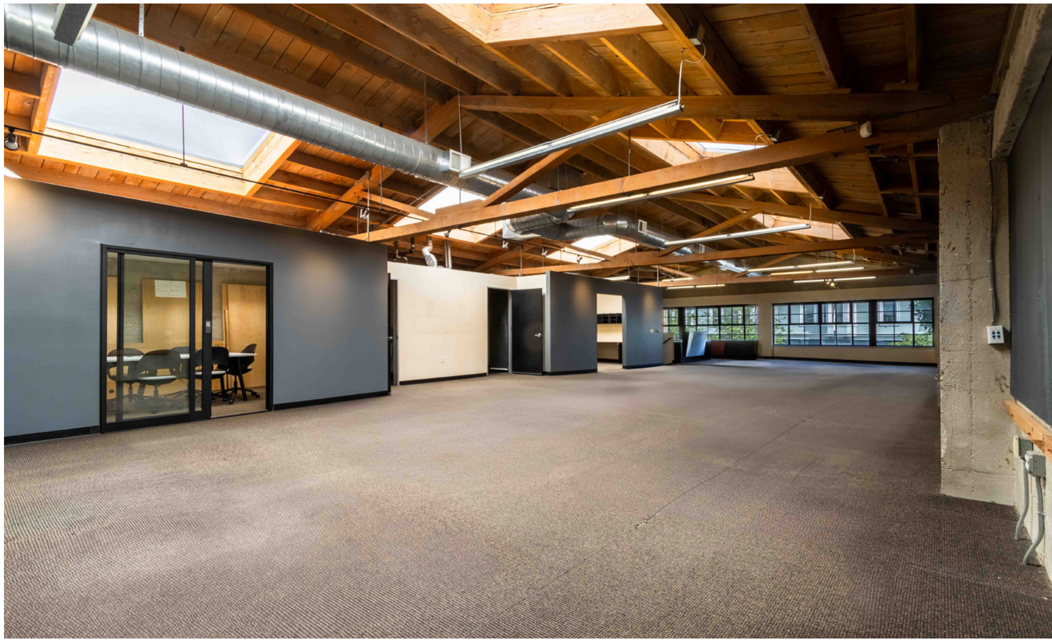
YEAR BUILT	1926
YEAR RENOVATED	1999
CONSTRUCTION TYPE	Reinforced Concrete
BUILDING ACCESS	Drive-In Roll-Up Door
HVAC	Full Heating Ventilation & Air Conditioning

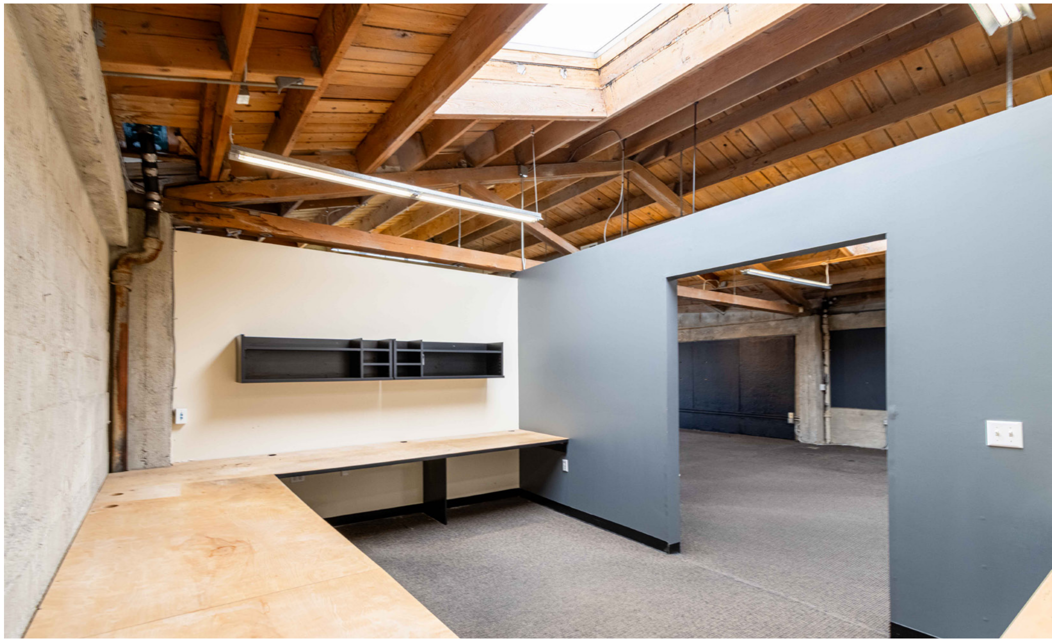


BUILDING ATTRIBUTES

- Exposed Ceiling w/ Skylights
- One (1) Conference Room
- One (1) Private Office
- Two (2) Restrooms
- Kitchenette/Break Area
- Central SOMA Location & Close Proximity to BART & Other Neighborhood Amenities







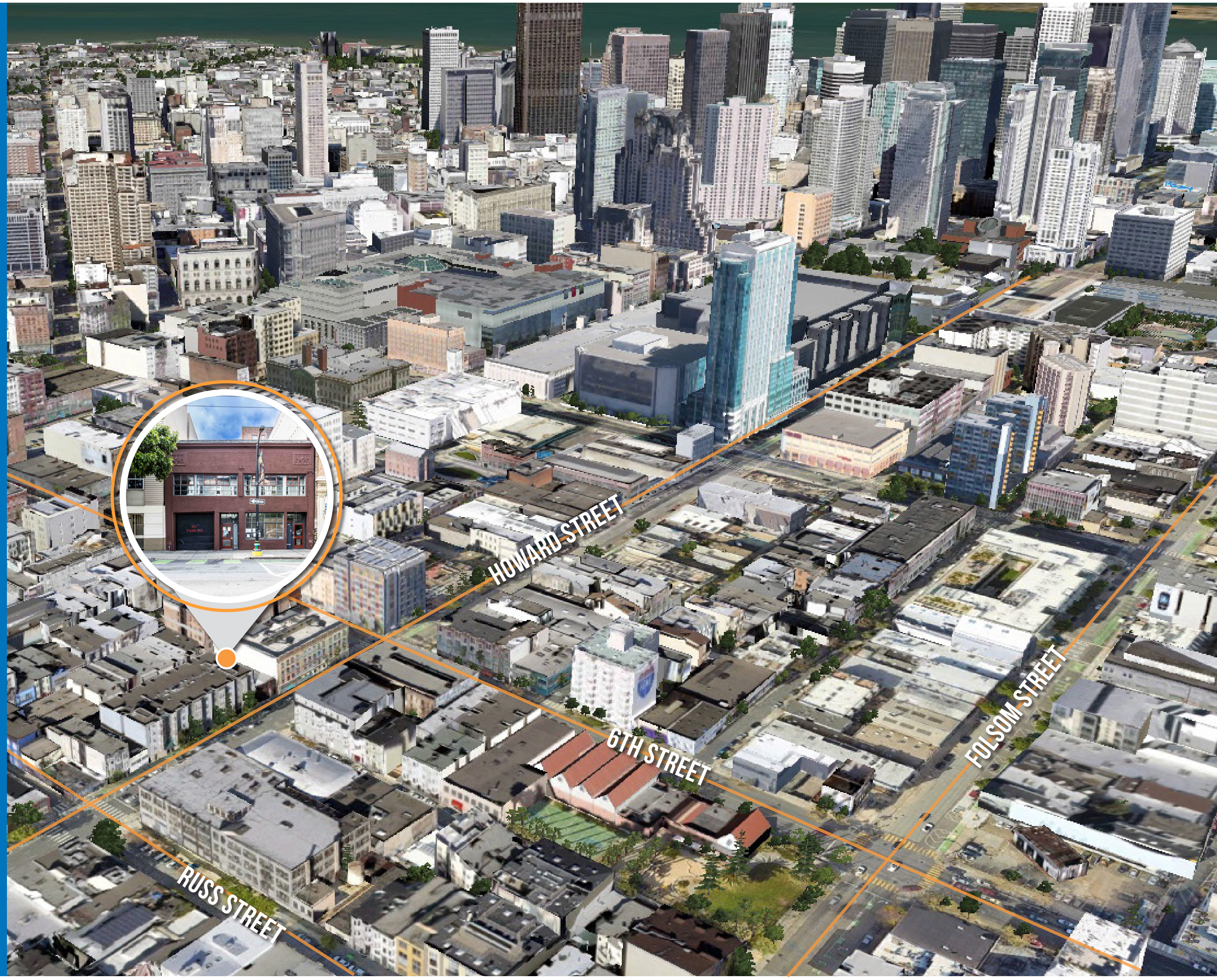
LOCATION OVERVIEW

Desirable SOMA location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.

04 MIN to Mission & 6th Muni
10 MIN to Powell St Bart
20 MIN to 4th St Caltrain

08 MIN to Union Square
09 MIN to Mission District
12 MIN to Financial District

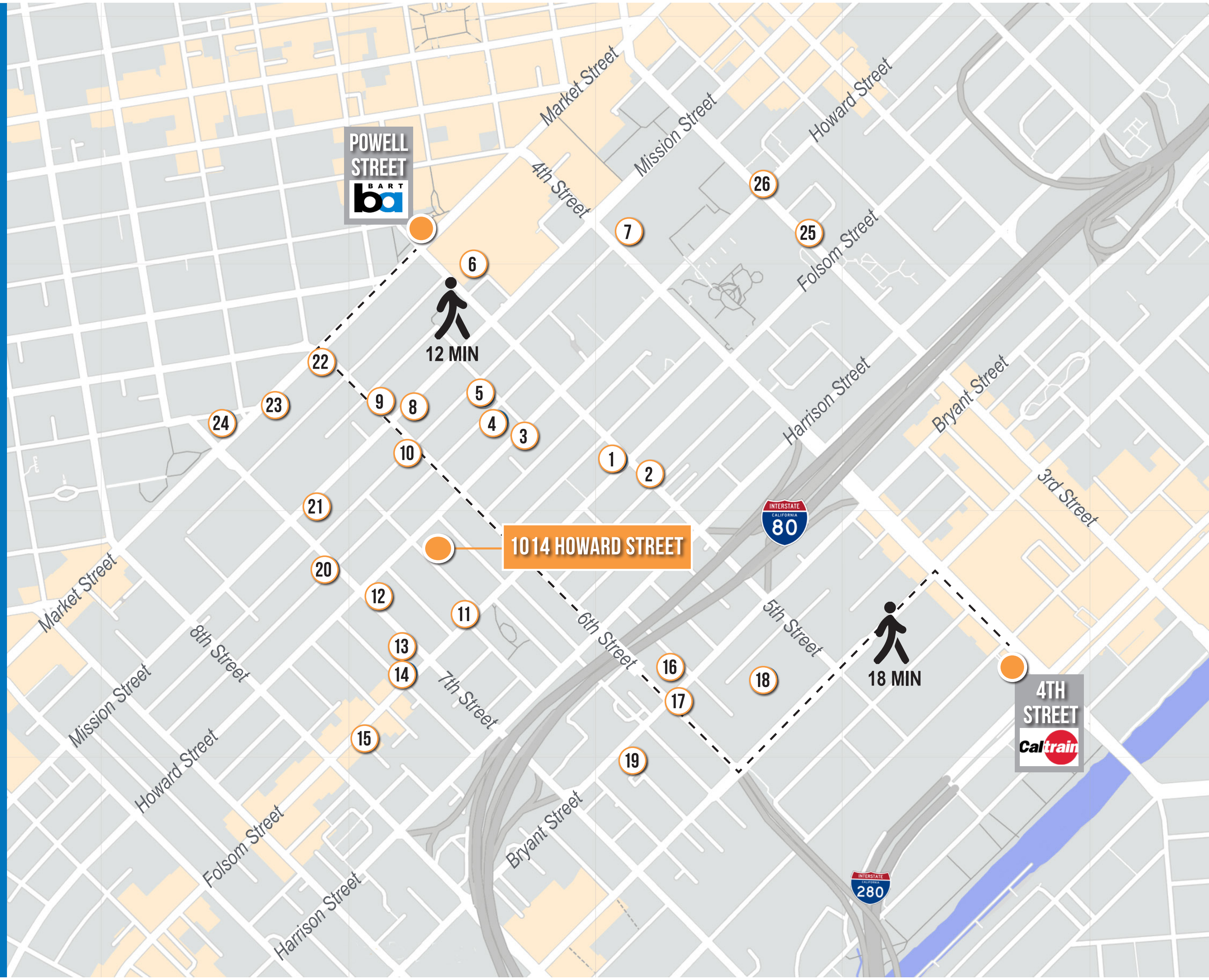
02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



1014 HOWARD STREET

NEARBY AMENITIES

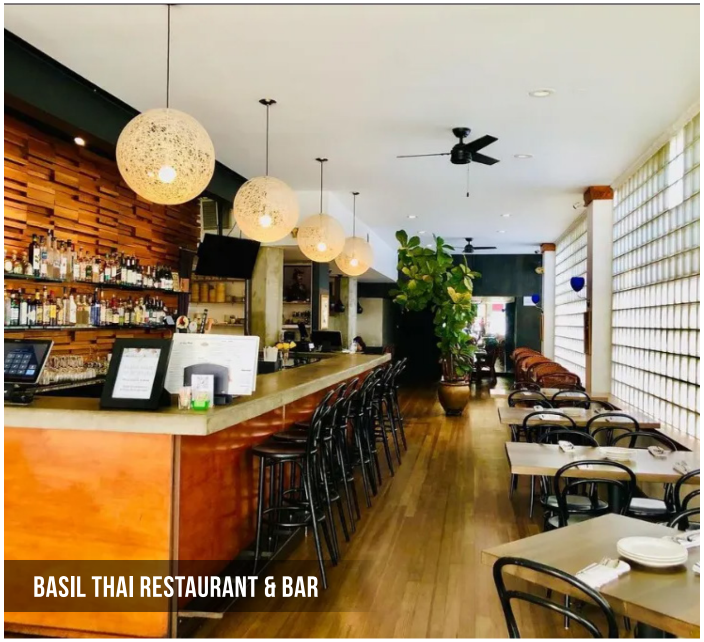
1.............................Mr.East Kitchen
2......................... City's Choice Cafe
3.. Tin
4........... Tempest Bar & Box Kitchen
5............... Off the Grid: 5th & Minna
6.....................................SF Centre
7..Metreon
8............................ The Pawn Shop
9..............................Supremo Pizza
10............................... Miss Saigon
11 .... Deli Board
12...............SF Champagne Society
13........................Sightglass Coffee
14...............................Rocco's Cafe
15..................Basil Thai Restaurant
16....................................... AyDea
17............................. Papaya Island
18........................... SF Flower Mart
19............................ Kiss My Seoul
20................................ Caffe Moda
21.....................................Birdsong
22.................Little Griddle @ Dough
23.......... American Burger and BBQ
24...... Charmaine's Rooftop Lounge
25.....................................SPIN SF
26.......... Fogo de Chao Steakhouse



MR.EAST KITCHEN


CHARMAINE'S ROOFTOP BAR & LOUNGE


BIRDSONG


BASIL THAI RESTAURANT & BAR


TIN

1014 HOWARD STREET

OFFERING SUMMARY | SALE

1014 Howard Street is being offered for sale with an asking price of $1,650,000 / $257 PSF. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

Prospective buyers and tenants will have the opportunity to tour the subject property and begin initial due diligence immediately.

All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

ASKING PRICE
$1,650,000 / $257 PSF

OFFERING SUMMARY | LEASE

1014 Howard Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an "As-Is" basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE
Negotiable

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CONFIDENTIAL OFFERING MEMORANDUM