

577 - 599 2ND STREET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

577-599
2ND STREET

577-599 2nd Street
San Francisco, CA 94107

AVAILABLE

Suite 204: +/- 4,478 Square Feet
Suite 203: +/- 4,690 Square Feet
Suite 202: +/- 727 Square Feet
Suite 102: +/- 2,031 Square Feet

RENTAL RATE

Negotiable

PROPERTY ATTRIBUTES

- + Creative Office & Retail Spaces
- + Secure On-Site Parking Available
- + Property Immediately Adjacent to South Park
- + Passenger & Freight Elevators
- + Located on Corner of 2nd Street and Brannan Street
- + Direct Loading Access from De Boom St



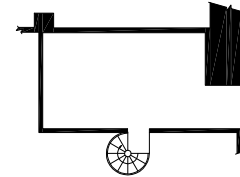
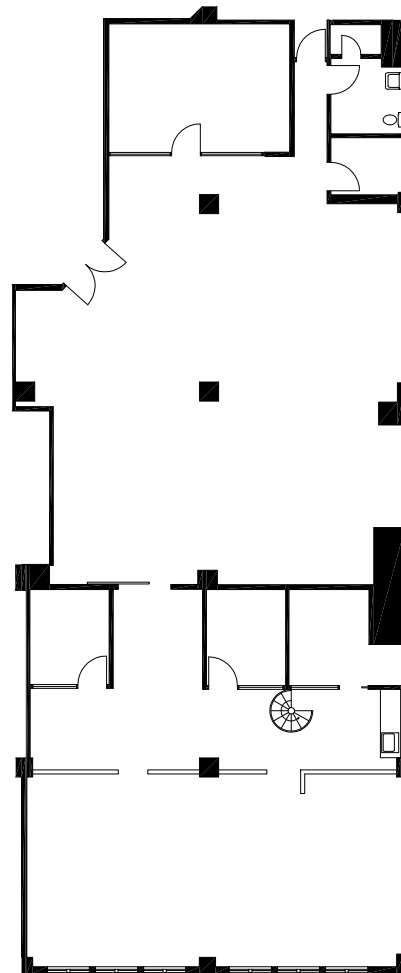
577-599
2ND STREET

SUITE 204
+/- 4,478 Square Feet

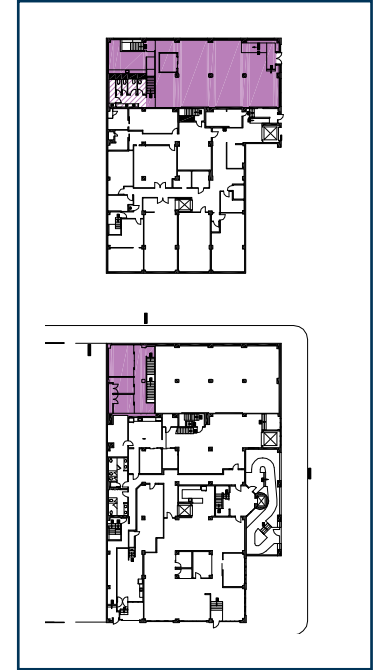
AVAILABLE
Immediately

BUILDING ATTRIBUTES

- + Open Floorplan Creative Space
- + Expansive Window-Line and Skylights
- + Mezzanine Storage
- + Three (3) Offices & Conference Room
- + TI Allowance Available
- + One (1) Ensuite Restroom
- + Kitchenette / Breakroom



Second Floor



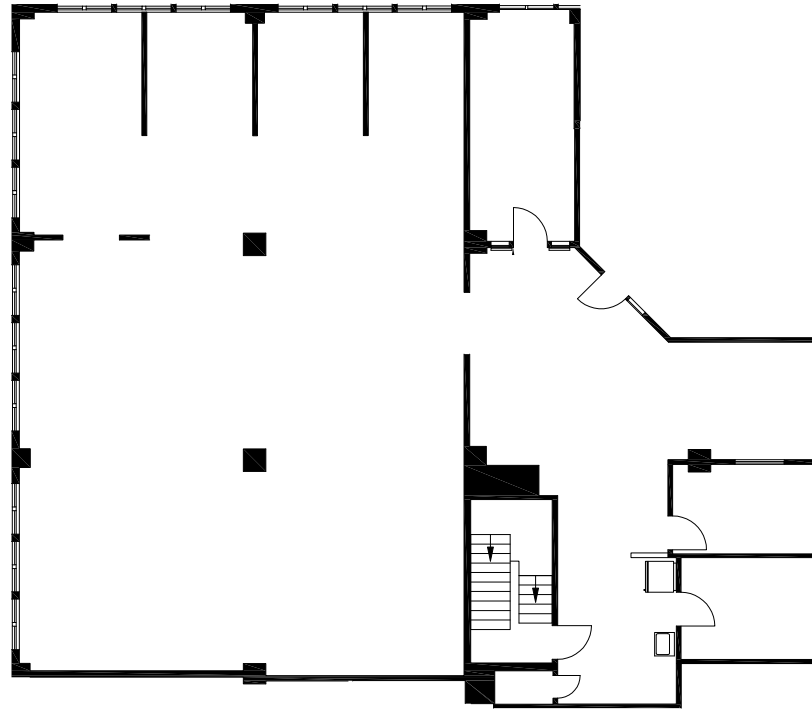
577-599
2ND STREET

SUITE 203
+/- 4,690 Square Feet

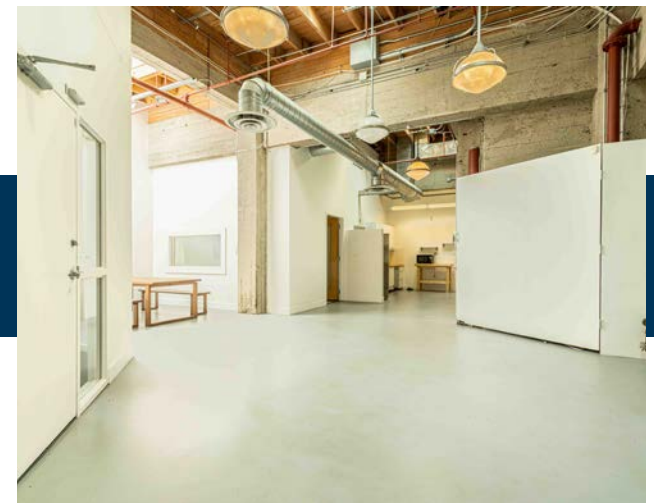
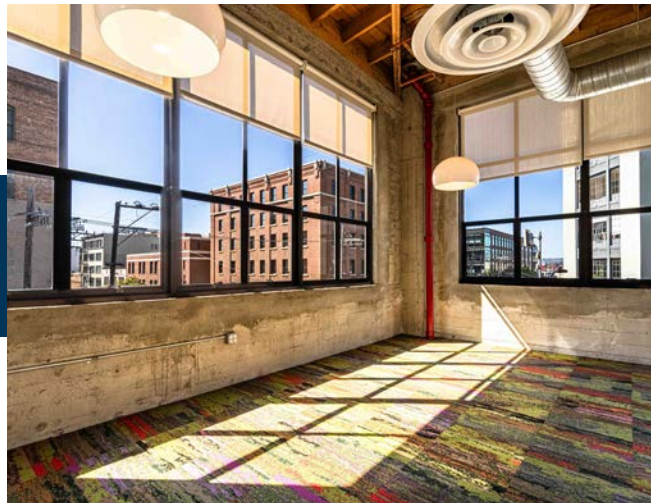
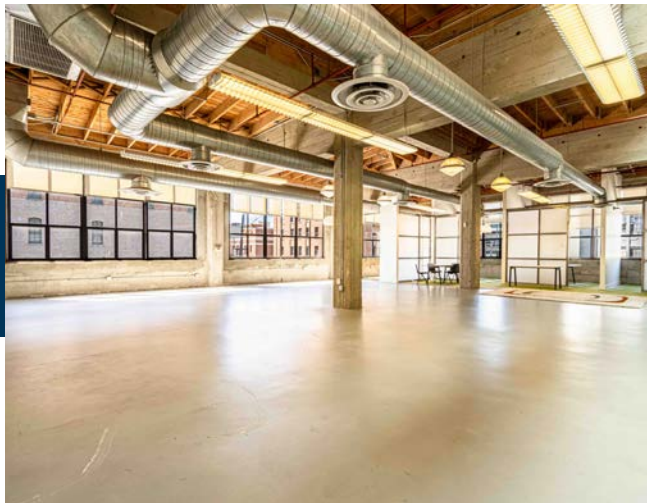
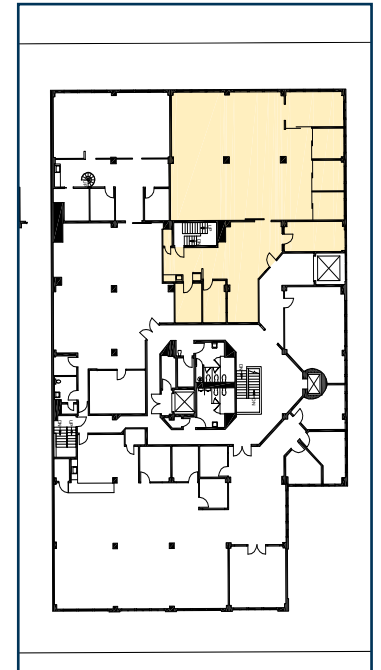
AVAILABLE
Immediately

BUILDING ATTRIBUTES

- + Open Floorplan Creative Space
- + Expansive Window-Line
- + Six (6) Meeting Rooms / Offices
- + One (1) Conference Room
- + HVAC Throughout
- + Kitchenette / Breakroom



Second Floor



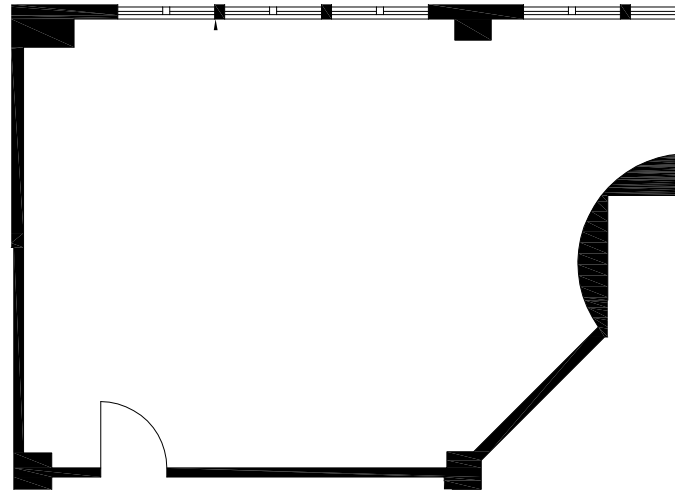
577-599
2ND STREET

SUITE 202
+/- 727 Square Feet

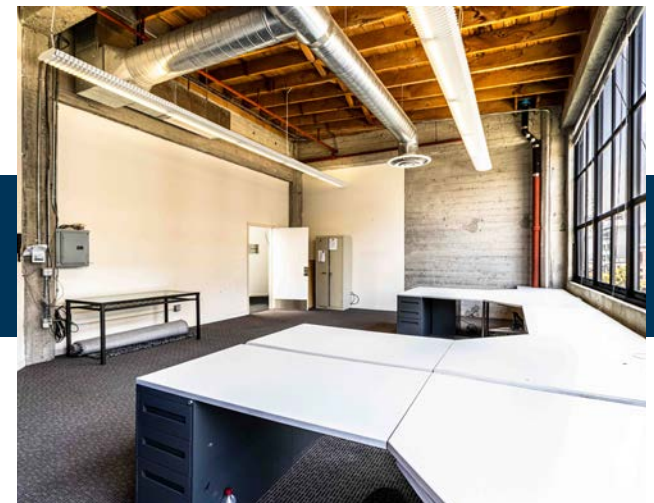
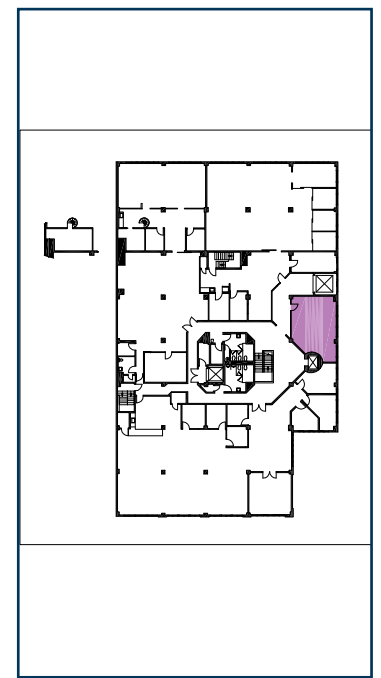
AVAILABLE
Immediately

BUILDING ATTRIBUTES

- + Open Floorplan Creative Space
- + Expansive Window-Line
- + Great Natural Light
- + HVAC Throughout



Second Floor



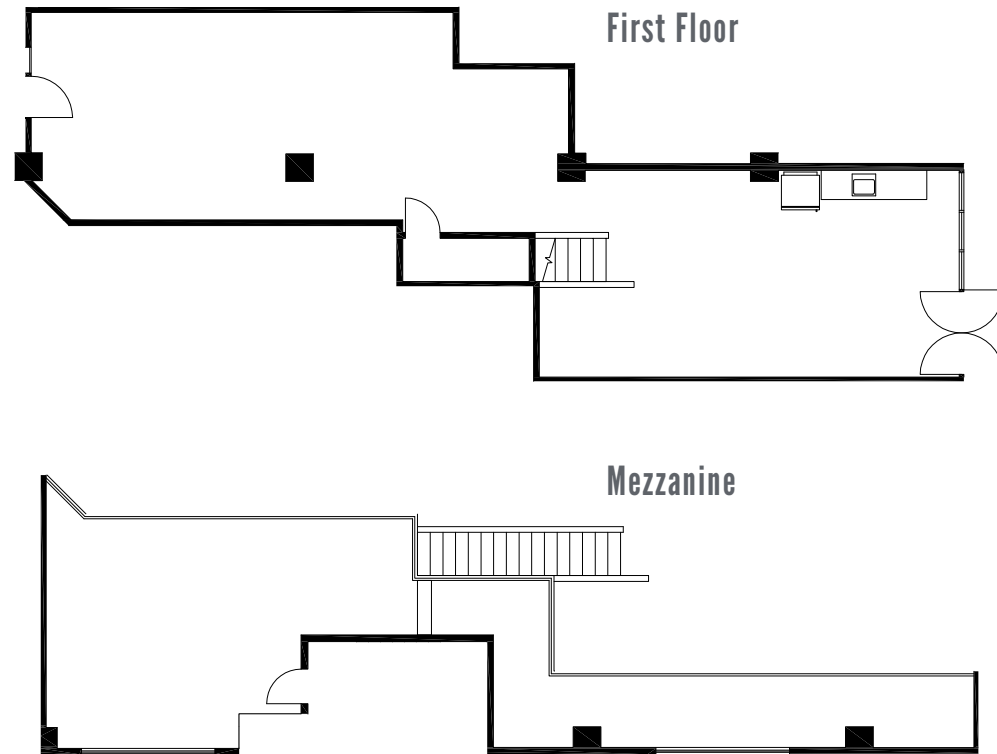
577-599
2ND STREET

SUITE 102
+/- 2,031 Square Feet

AVAILABLE
Immediately

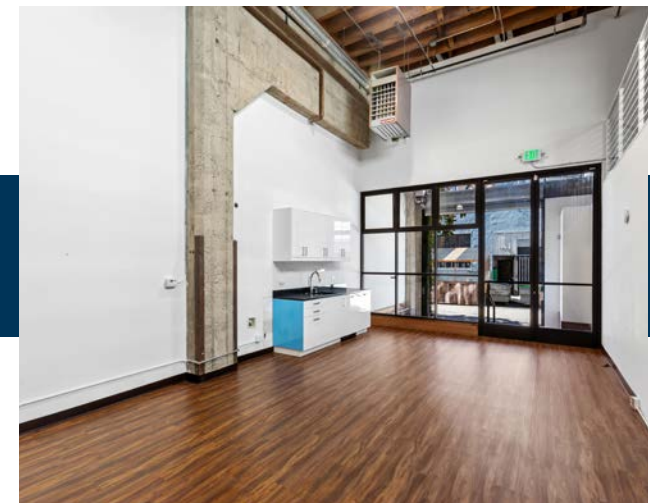
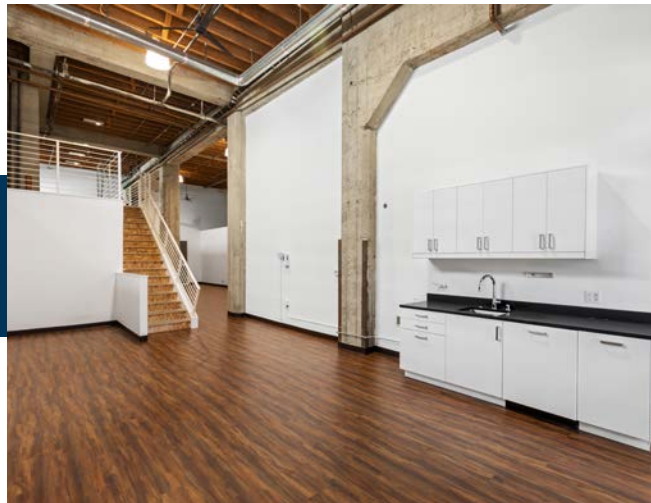
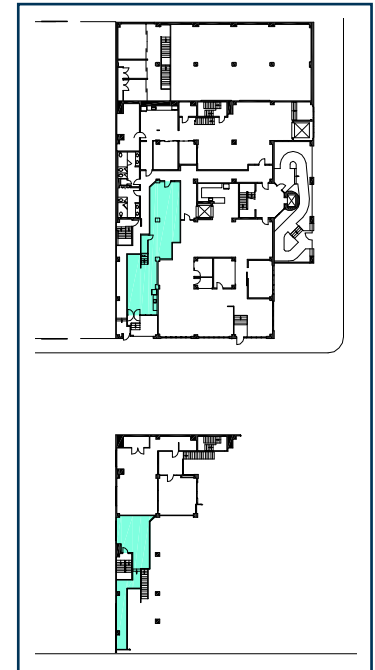
BUILDING ATTRIBUTES

- + Open Floorplan Creative Space
- + Roll-Up Door Entrance from De Boom St
- + Kitchenette
- + Mezzanine with Abundant Natural Light
- + Can Be Combined w/ Suite 100



6

First Floor

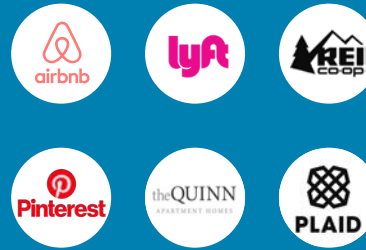




LOCATION OVERVIEW

577-599 2nd Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The property is a stand out building in the SoMa District on a hard corner of 2nd Street and Brannan Street.

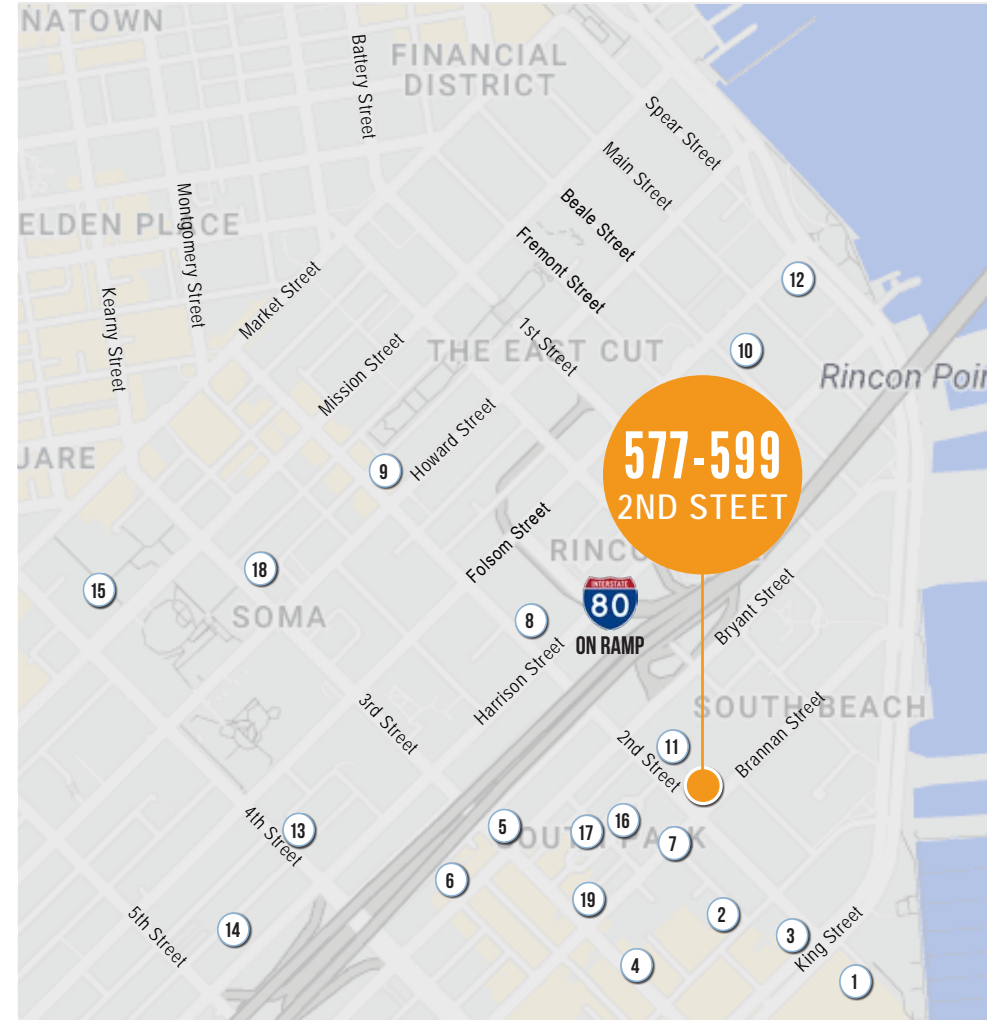
TOP OCCUPIERS SOUTH OF MARKET



ORIGINALLY CONSTRUCTED IN 1925, THE BUILDING HAS BEEN FULLY RESTORED AND MODERNIZED FOR CREATIVE SPACE OR OFFICE USE, GIVING NEW LIFE TO THIS DISTINCTIVE COMMERCIAL BUILDING.

NEARBY AMENITIES

- 1..... Oracle Park
- 2..... Mercado
- 3..... MoMo's
- 4..... Alchemist Bar & Lounge
- 5..... Garaje
- 6..... Black Hammer Brewing
- 7..... ROOH SF
- 8..... Social 303
- 9..... Sweetgreen
- 10..... Woodlands Market
- 11..... 21st Amendment
- 12..... Prospect
- 13..... Whole Foods
- 14..... K&L Wine
- 15..... Tropisueno
- 16..... South Park
- 17..... Caffe Centro
- 18..... San Francisco MOMA
- 19..... Golden Goat Coffee

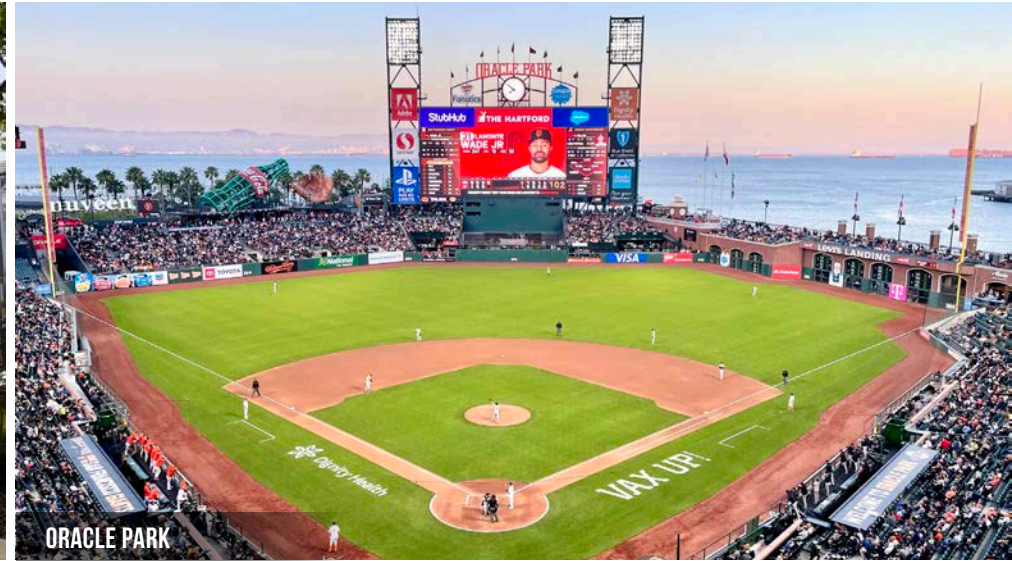


577-599
2ND STREET

NEARBY AMENITIES



SOUTH PARK



ORACLE PARK



ALCHEMIST BAR & LOUNGE



PROSPECT



ROOH SF

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2ND STREET



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Corp. Lic. 01112906
www.tcp.com

ZACH HAUPERT

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

MICHAEL SANBERG

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

TREVOR GUDIM

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

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