

42 DORE STREET

FOR LEASE | MODERN FLEX BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

42 Dore Street, San Francisco, CA 94103

AVAILABLE SPACE

Ground Floor +/- 3,700 Square Feet

RENTAL RATE

\$28 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + State-of-the-Art Flex Building
- + One (1) Roll-Up Door
- + Open Work Area
- + Four (4) Private Offices
- + Full Kitchen & Break Area
- + Two (2) ADA Restrooms
- + Storage & Server Room
- + Full HVAC
- + Acid Wash Polished Concrete Flooring
- + Walkable To BART, Caltrain, and SoMa Amenities



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Floor Plans

Ground Floor: +/- 3,700 Square Feet



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LOCATION OVERVIEW

Desirable South of Market location, walkable to many amenities and to surrounding neighborhoods.



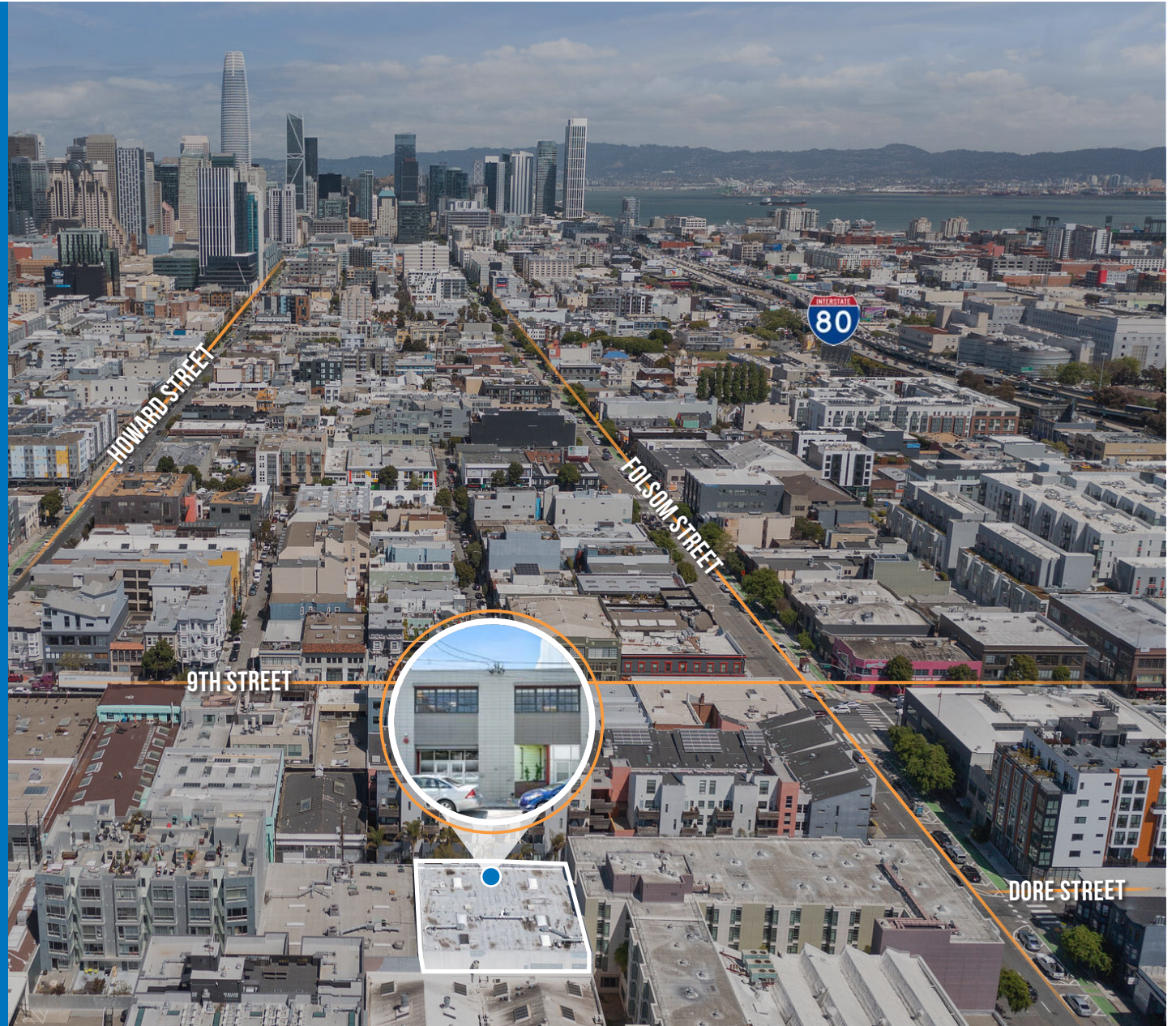
07 MIN to 8th & Bryant Muni
08 MIN to Civic Center BART
28 MIN to Caltrain Station



05 MIN to SOMA
12 MIN to Union Square
13 MIN to Financial District



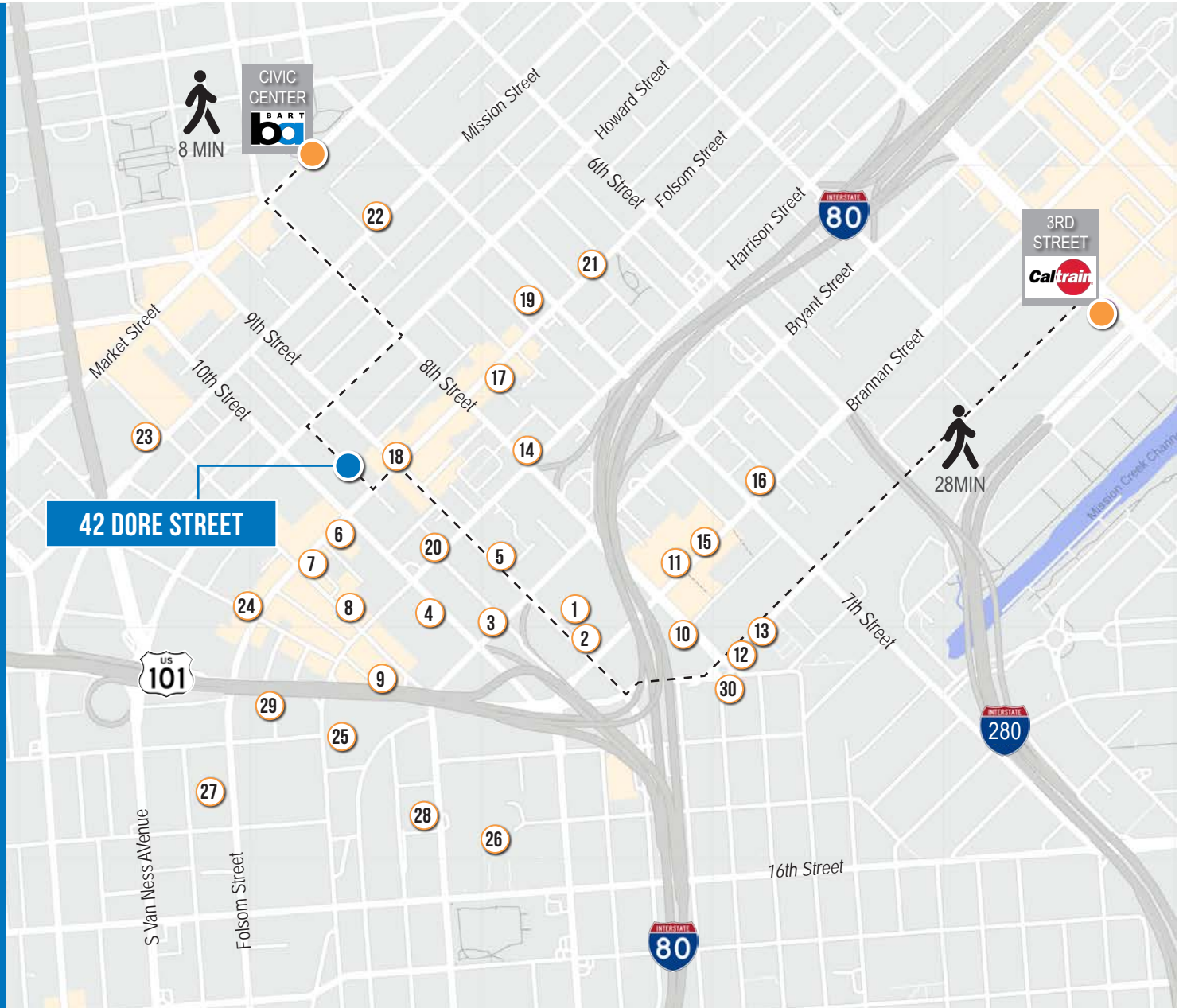
05 MIN to 80 On-Ramp
05 MIN to 101 On-Ramp
08 MIN to 280 On-Ramp



42 DORE STREET

NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Peet's Coffee
- 3..... Vaulins Taproom Wine
- 4..... Costco Wholesale
- 5..... Cups and Cakes Bakery
- 6..... Sextant Coffee Roasters
- 7..... Basil Canteen
- 8..... DNA Pizza
- 9..... District Six
- 10..... Hardwood Bar & Smokery
- 11..... Bellota
- 12..... Starbucks
- 13..... Okane
- 14..... AK Subs
- 15..... REI
- 16..... Mars Bar & Restaurant
- 17..... Basil Thai
- 18..... Azúcar Lounge
- 19..... Sightglass Coffee
- 20..... Lone Star Saloon
- 21..... Deli Board
- 22..... City Beer Store
- 23..... Bar Agricole
- 24..... The Willows
- 25..... Best Buy
- 26..... Safeway
- 27..... Foods Co.
- 28... Sports Basement Bryant Street
- 29..... Rainbow Grocery
- 30..... Niku Steakhouse



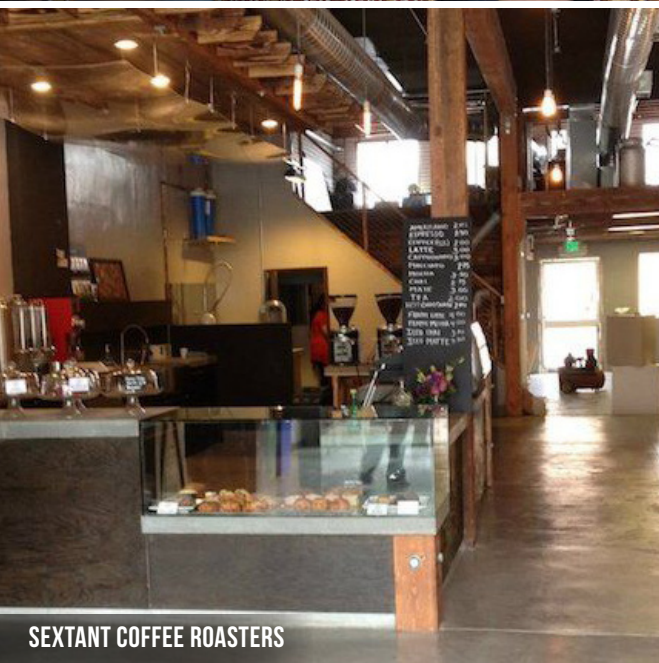
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BELLAOTA



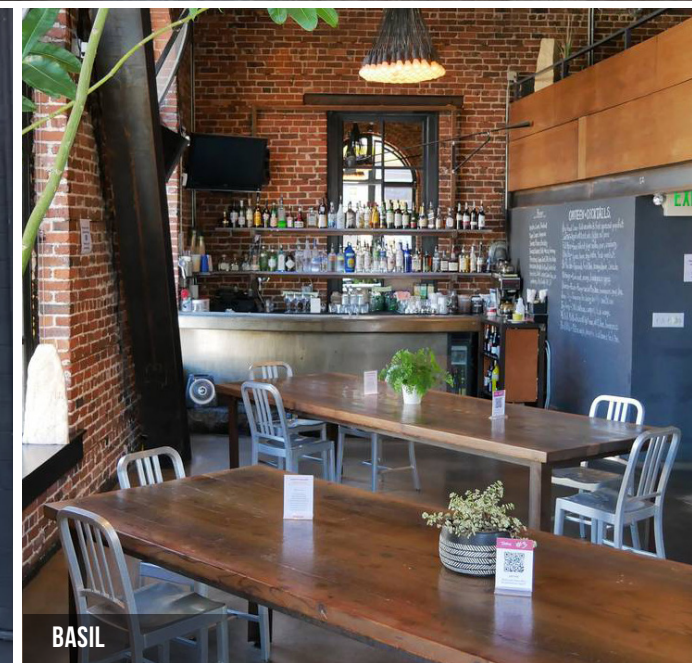
SIGHTGLASS COFFEE



SEXTANT COFFEE ROASTERS



THE WILLOWS



BASIL

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