

42 DORE STREET

FOR LEASE | MODERN FLEX BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ETHAN MANN
C 415.990.9127
ethan@tcpre.com DRE # 02223262

GEORGE FARLEY
C 415.994.5767
george@tcpre.com

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

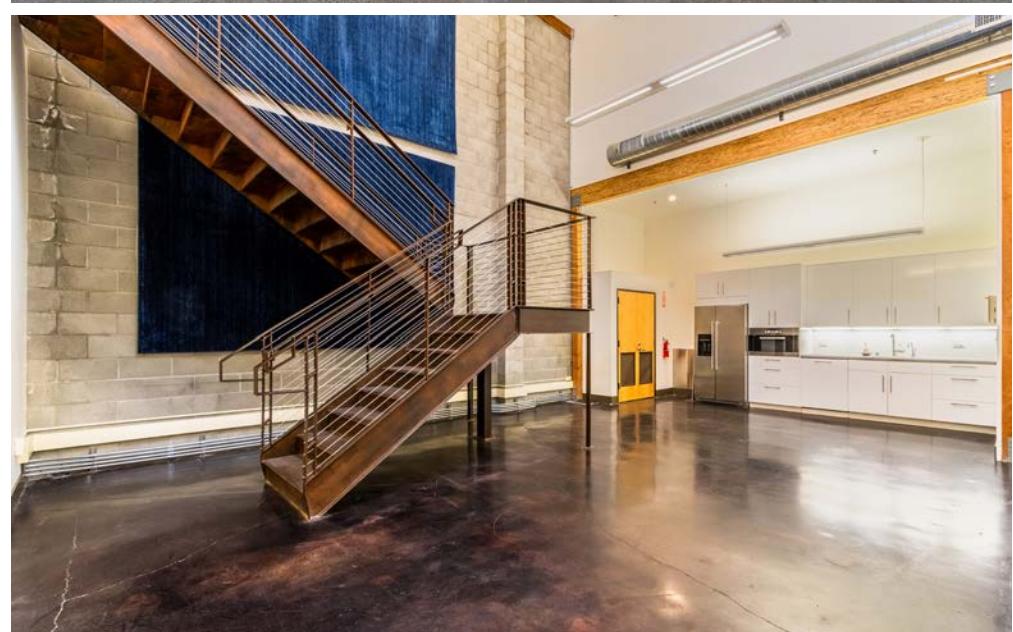
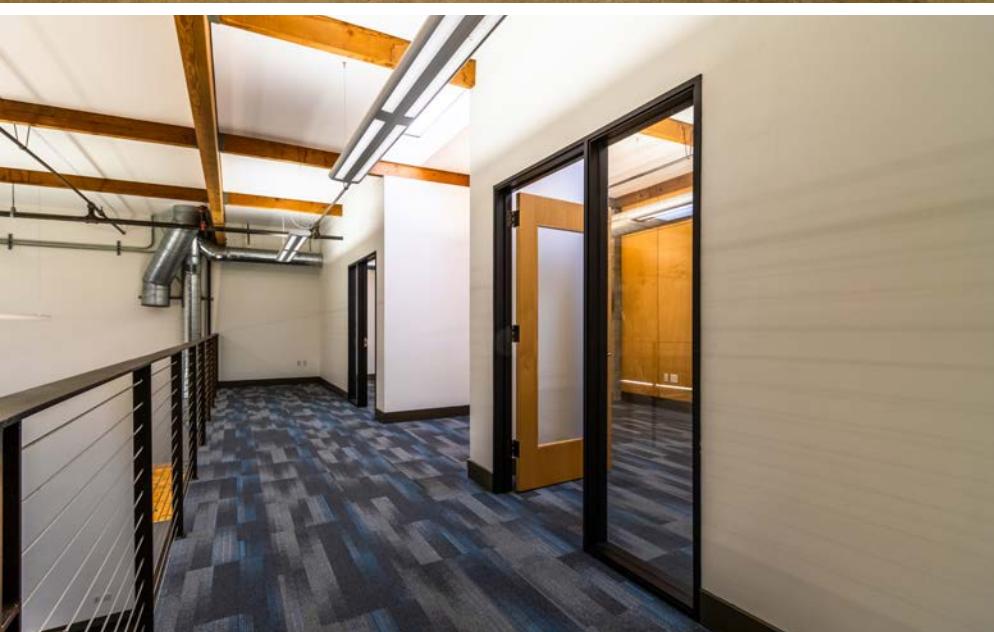
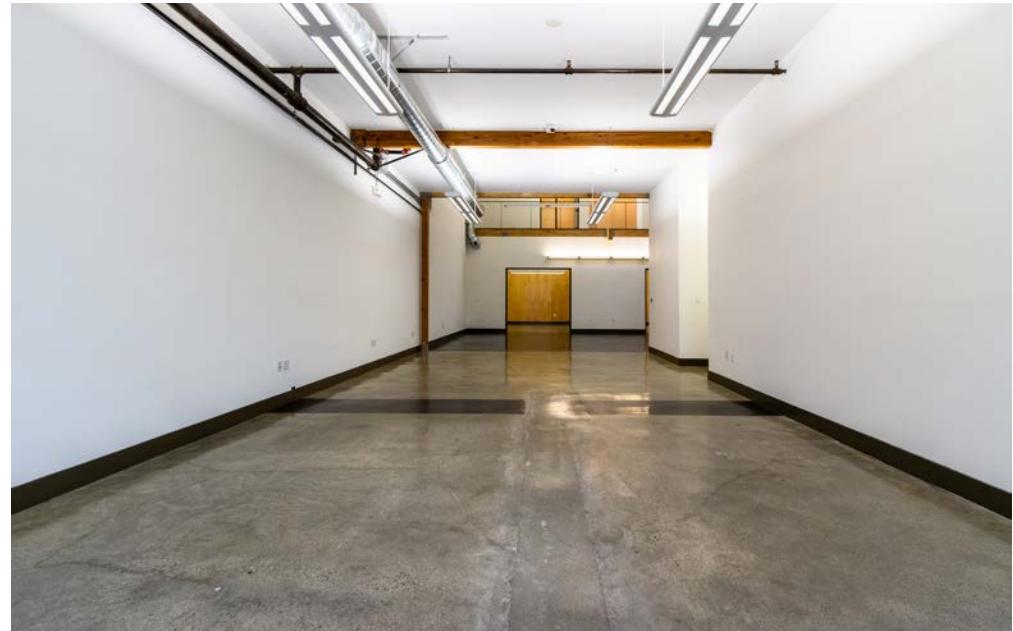
Immediately

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

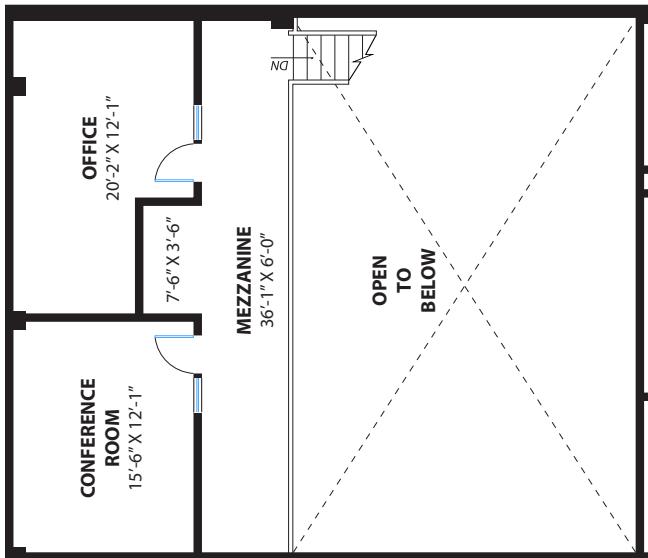
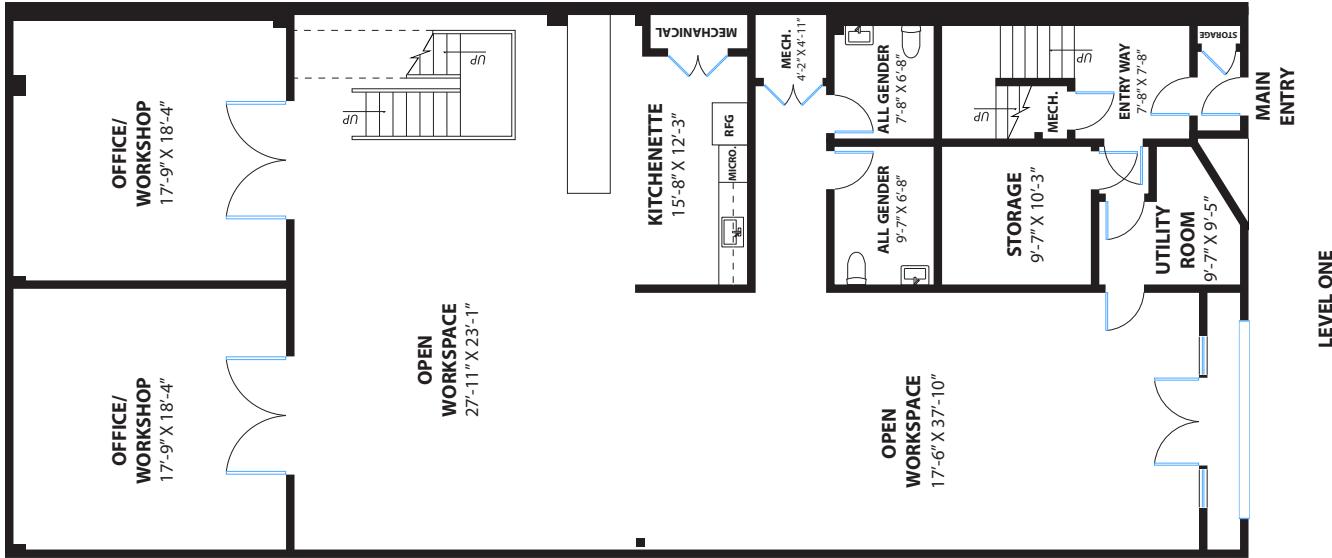


42 DORE STREET



Floor Plans

Ground Floor: +/- 3,700 Square Feet



LOCATION OVERVIEW

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



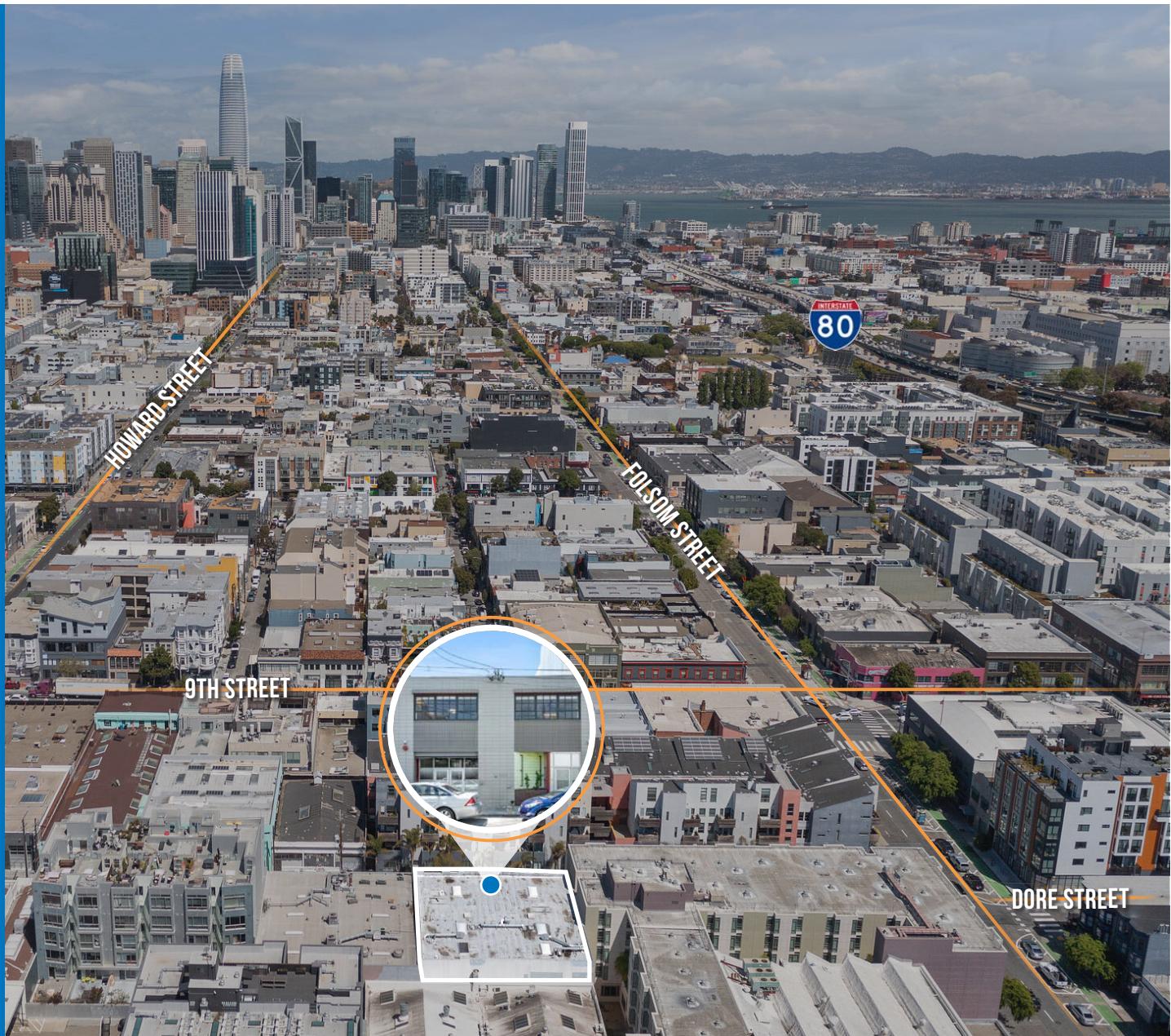
07 MIN to 8th & Bryant Muni
08 MIN to Civic Center BART
28 MIN to Caltrain Station



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

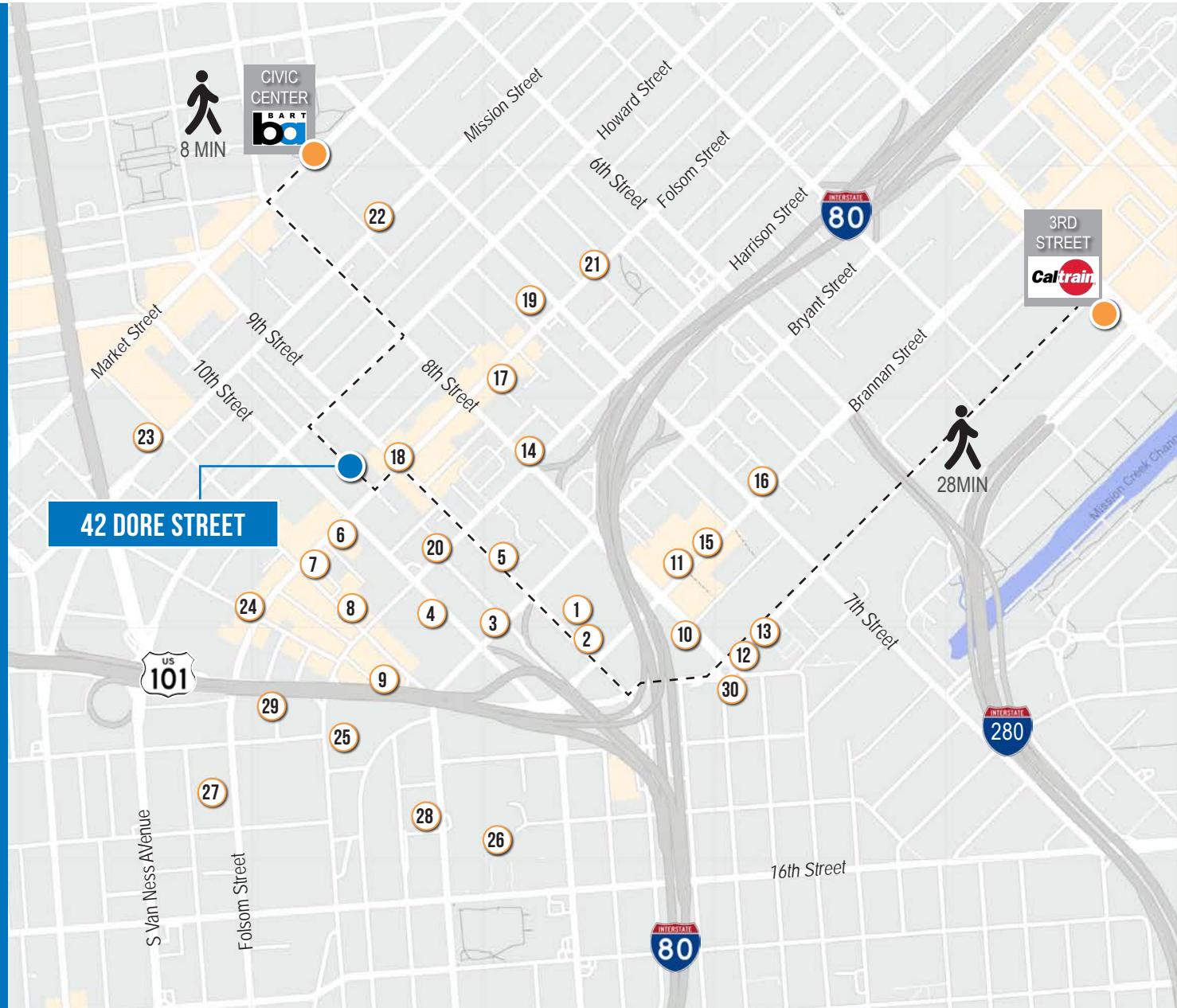


05 MIN to 80 On-Ramp
05 MIN to 101 On-Ramp
08 MIN to 280 On-Ramp



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



42 DORE STREET



BELLAOTA



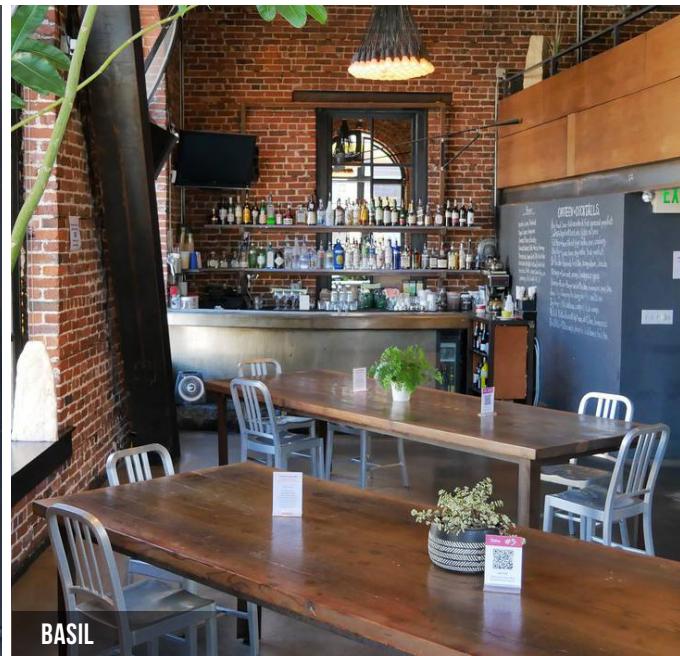
SIGHTGLASS COFFEE



SEXTANT COFFEE ROASTERS



THE WILLOWS



BASIL

42 DORE
STREET



Corp. Lic. 01112906
www.tcpre.com

ETHAN MANN
C 415.990.9127
ethan@tcpre.com DRE # 02223262

GEORGE FARLEY
C 415.994.5767
george@tcpre.com

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2025. All rights reserved.