

1458 HOWARD STREET

FOR LEASE | HIGH QUALITY OFFICE WITH SKYLIGHTS IN SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

JOHN-CLAY MORRIS DRE # 01263079
415.517.5400 | jcmorris@tcpre.com

1458 HOWARD STREET

PROPERTY SUMMARY

ADDRESS

1458 Howard Street, San Francisco, CA 94103

AVAILABLE SPACE

+/- 9,000 Square Feet on Two Floors

RENTAL RATE

\$42.00 / Square Foot / Year, Industrial Gross

AVAILABILITY

February 1, 2026

BUILDING ATTRIBUTES

- + "Plug & Play" Office-Intensive or Creative Space
- + Furniture May Be Available
- + Eighteen (18) Private Offices, Multiple Conference Rooms
- + Upgraded Kitchens on Both Floors
- + Upgraded Bathroom Fixtures and Finishes
- + Skylights and Operable Windows
- + Upgraded Glass Curtain Exterior
- + Upgraded HVAC, Full Electrical and Plumbing Upgrades
- + Close Proximity to BART and MUNI



1458 HOWARD STREET

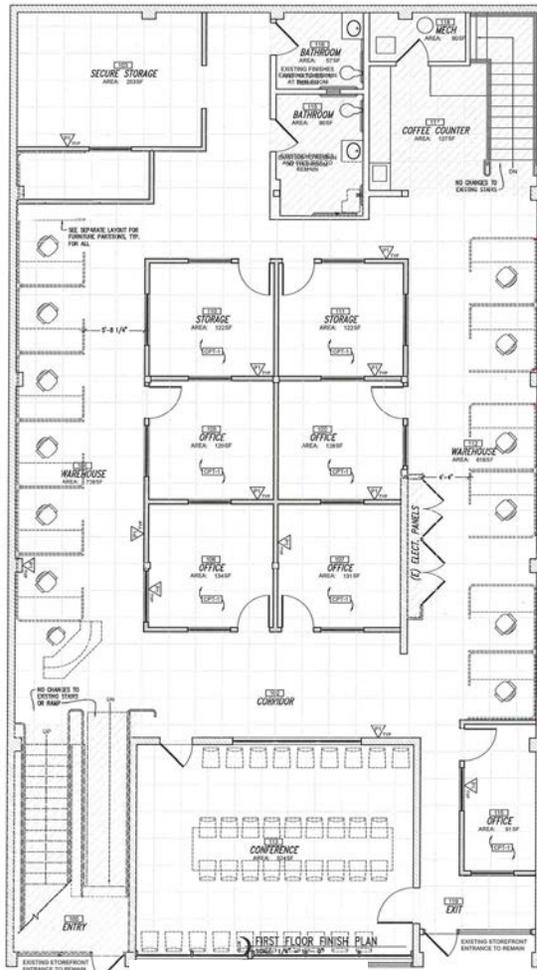


1458 HOWARD STREET

FLOOR PLAN

+/- 9,000 Square Feet on Two Floors

GROUND FLOOR



Howard Street

SECOND FLOOR



Howard Street

1458 HOWARD STREET

LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



05 MIN to Market & 9th Muni
12 MIN to City Hall
12 MIN to Civic Center Bart



07 MIN to Mission District
10 MIN to Union Square
14 MIN to Financial District



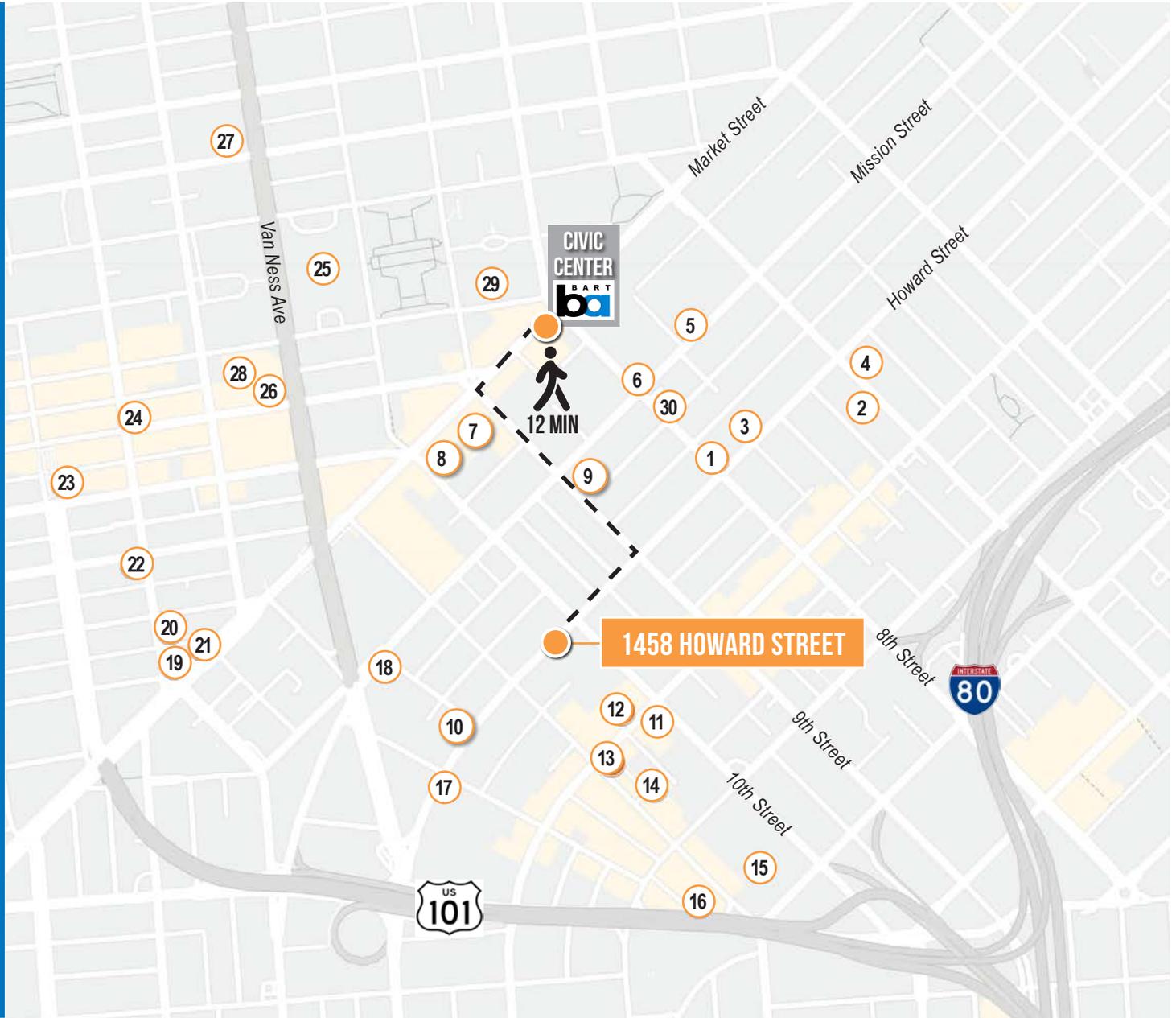
03 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp
06 MIN to 280 On-Ramp



1458 HOWARD STREET

NEARBY AMENITIES

- 1.....Harvest Urban Market
- 2.....Sightglass Coffee
- 3.....Enterprise Brewing
- 4.....SF Champagne Society
- 5.....Merchant Roots
- 6.....Logo Vintage
- 7.....Walgreens
- 8.....X Corp. Headquarters
- 9.....Moya
- 10....SHOWA Le Gourmet Tonkatsu
- 11.....Sextant Coffee Roasters
- 12.....Extra Space Storage
- 13.....Basil Canteen
- 14.....Californios
- 15.....Costco
- 16.....Monarch Gardens
- 17.....1601 Bar & Kitchen
- 18.....Zaoh Sushi Restaurant
- 19.....Espetus Churrascaria
- 20.....Hotel Biron
- 21.....Zuni Cafe
- 22.....Rich Table
- 23.....Biergarten
- 24.....Absinthe Brasserie & Bar
- 25.....San Francisco City Hall
- 26.....San Francisco Symphony
- 27.....San Francisco Opera
- 28.....Davies Hall
- 29.....San Francisco Public Library
- 30.....Sizzling Pot King



1458 HOWARD STREET



HARVEST URBAN MARKET



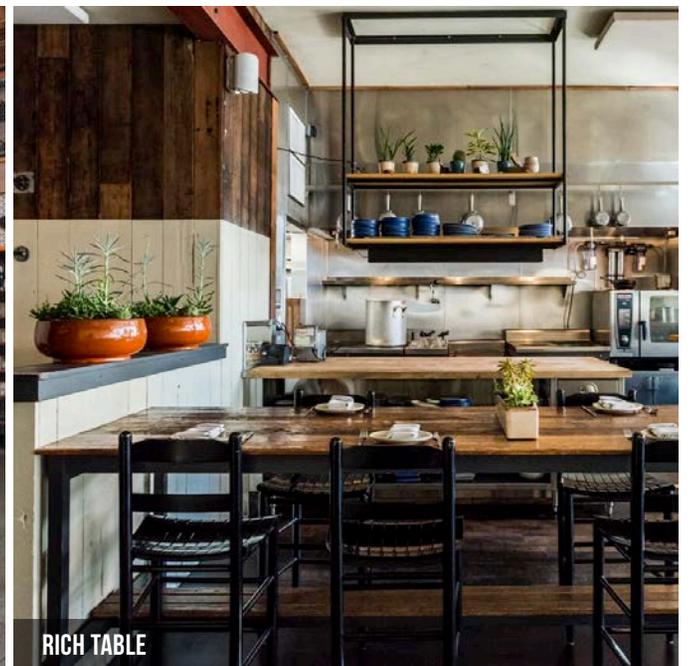
ESPETUS CHURRASCARIA



CALIFORNIOS



SIGHTGLASS COFFEE



RICH TABLE

1458 HOWARD STREET



**CONTACT FOR MORE
INFORMATION**

JOHN-CLAY MORRIS DRE # 01263079

D 415.539.1112 C 415.517.5400 | jcmorris@tcpre.com

The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies.