

# 99 GREEN STREET

FOR LEASE | CREATIVE NORTH WATERFRONT OFFICE SPACE

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 99 GREEN STREET

## PROPERTY SUMMARY

### ADDRESS

99 Green Street, San Francisco, CA 94111

### AVAILABLE SPACE

Second Floor +/- 6,300 Square Feet

### RENTAL RATE

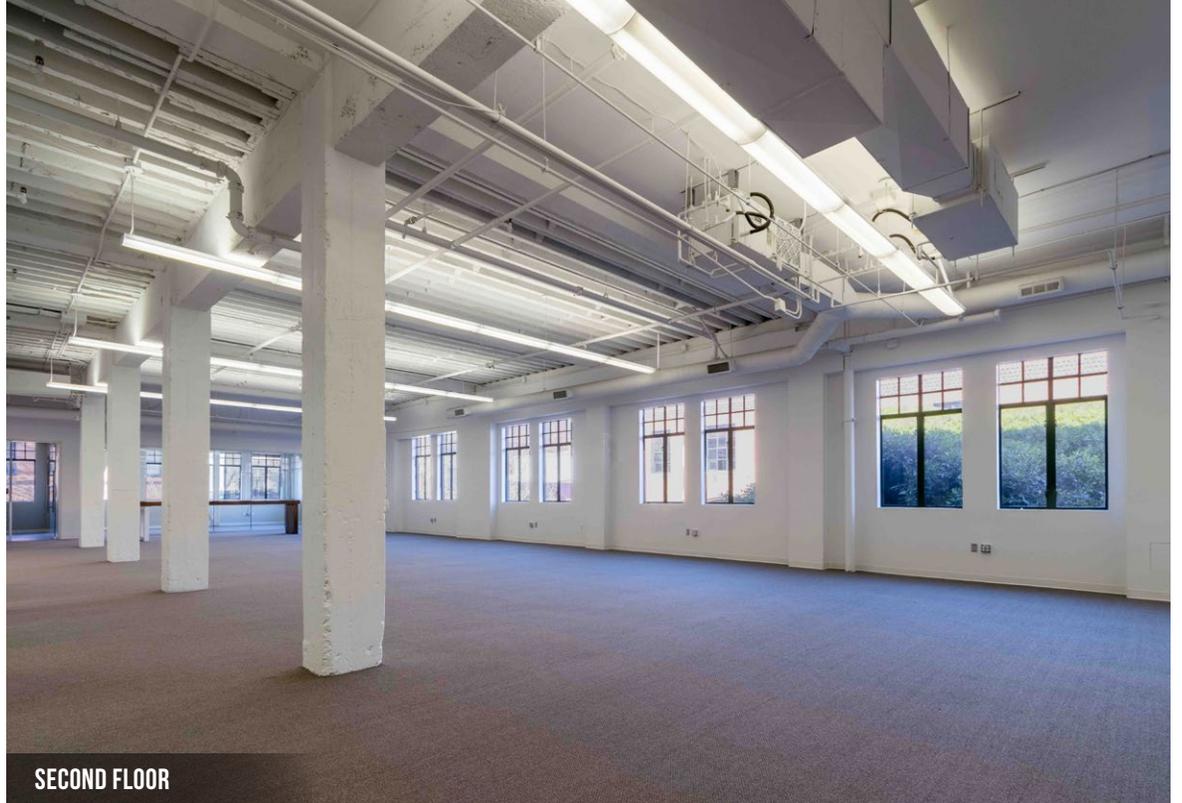
\$38.00 / Square Foot / Year, Industrial Gross

### AVAILABLE

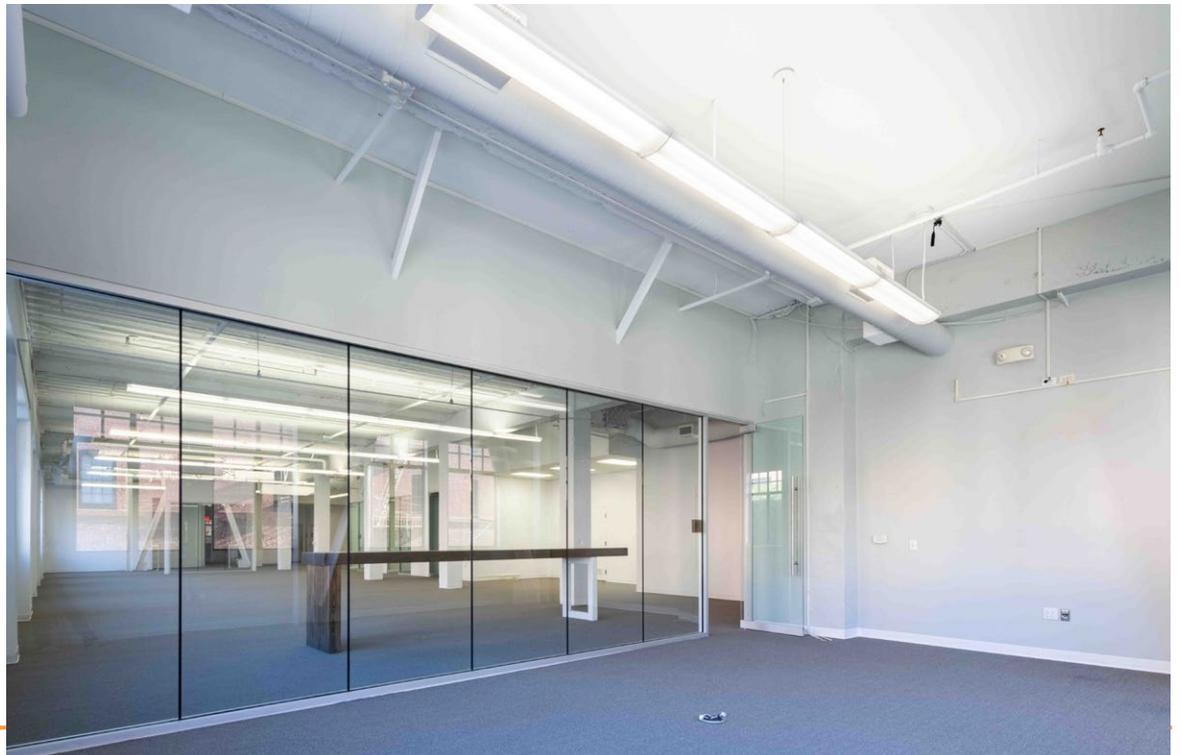
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## BUILDING ATTRIBUTES

- + Full Floor Creative Office Space Opportunities
- + Two (2) Multi-Stall Restrooms and Kitchenette / Break Area
- + Exposed Concrete Ceilings & Floors
- + North & West Facing Window Lines
- + Full HVAC Throughout
- + ADA Passenger Elevator
- + Multiple Glass Meeting Rooms
- + Located In Idyllic North Waterfront Neighborhood



SECOND FLOOR



SECOND FLOOR

# 99 GREEN STREET

## PROPERTY SUMMARY \ \ SECOND FLOOR

### ADDRESS

99 Green Street, San Francisco, CA 94111

### AVAILABLE SPACE

Second Floor +/- 6,300 Square Feet

### RENTAL RATE

\$38.00 / Square Foot / Year, Industrial Gross

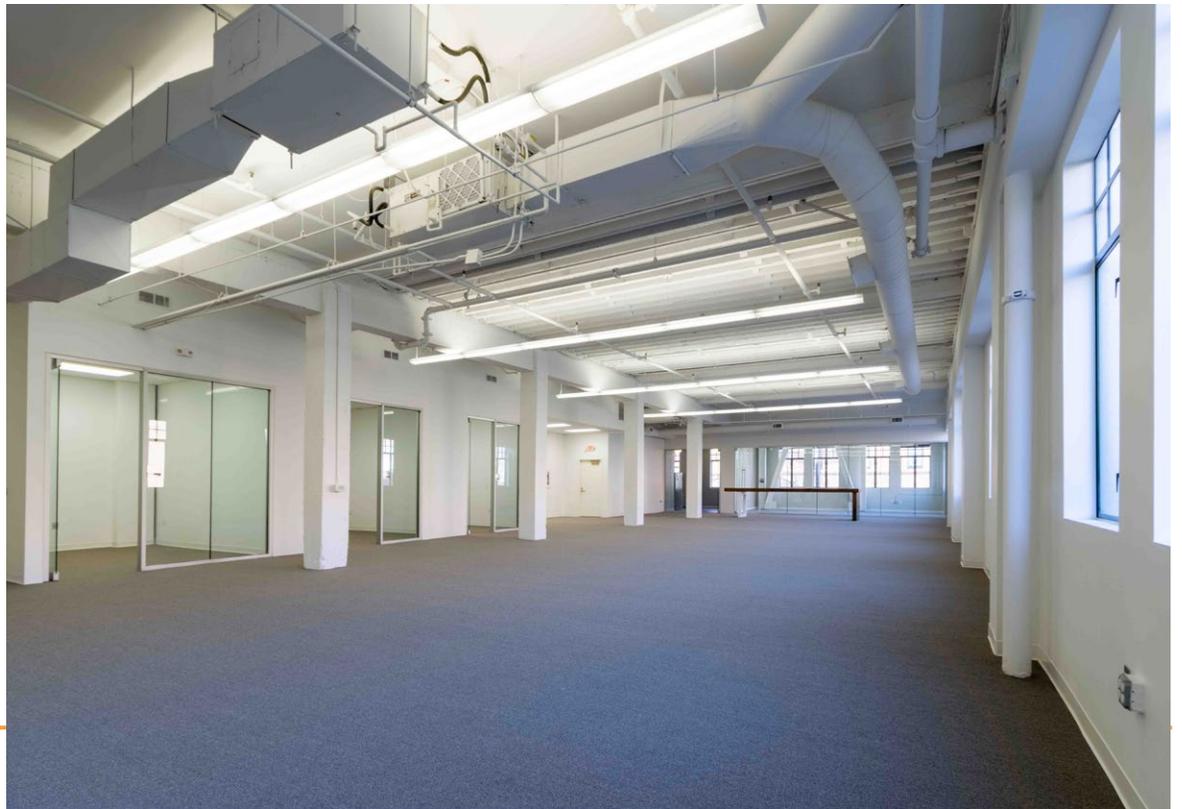
### AVAILABLE

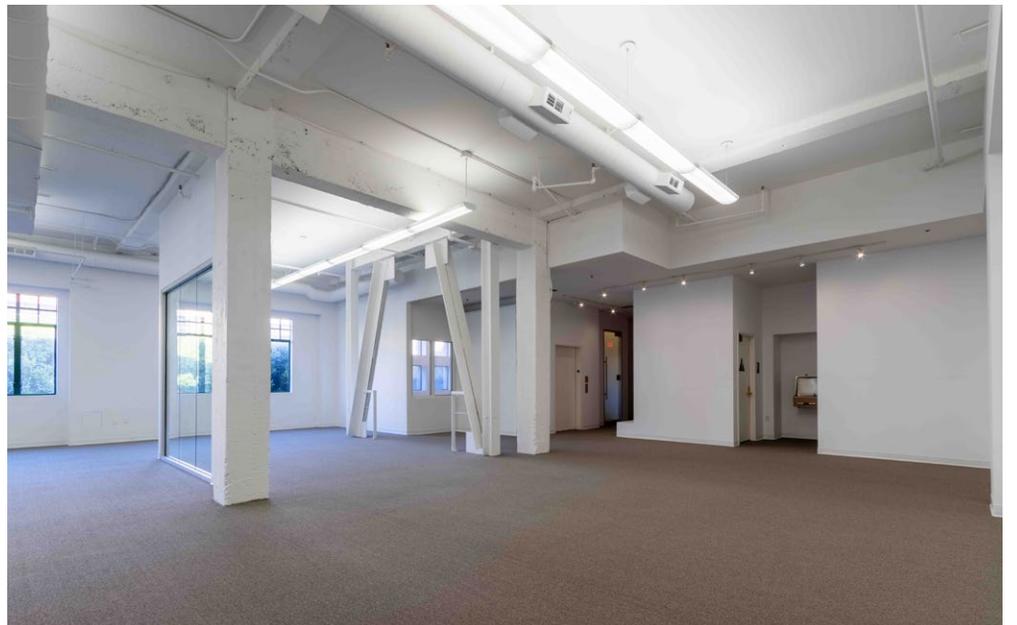
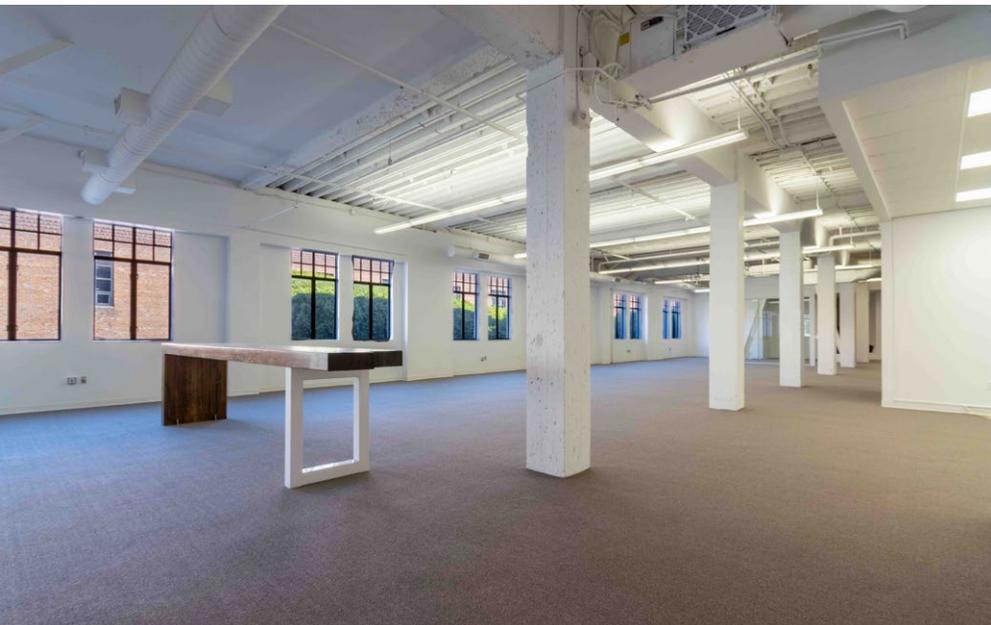
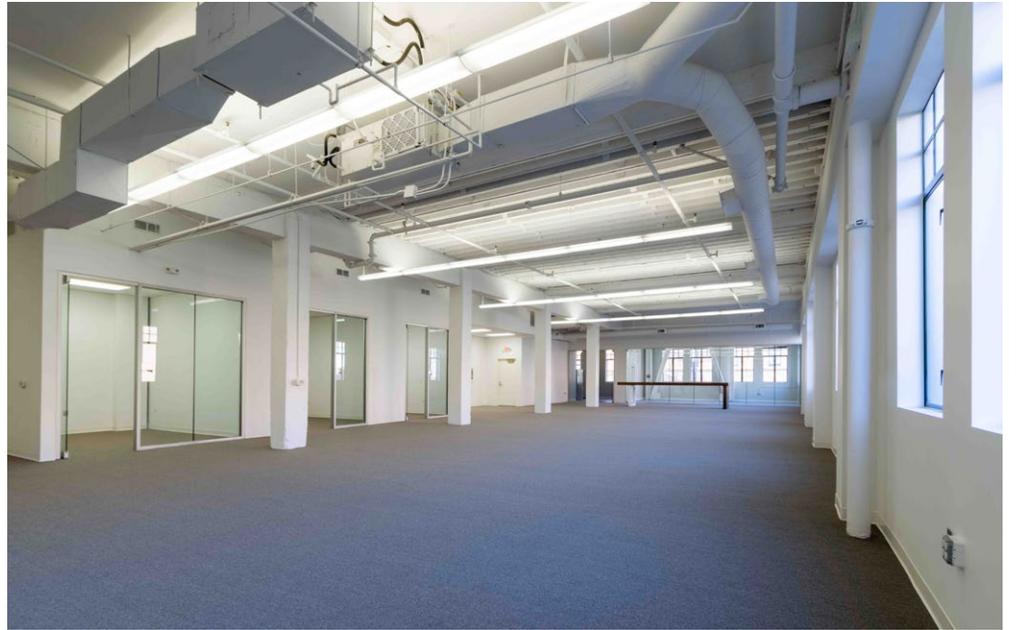
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## BUILDING ATTRIBUTES

- + Full Floor Creative Office Opportunity
- + Exposed Concrete Ceiling & Floor
- + North & West Facing Window Lines
- + Direct Floor Access via Passenger Elevator
- + Full HVAC Throughout
- + Four (4) Meeting Rooms / Offices
- + One (1) Board Room / Conference Room
- + Windowline Kitchenette / Breakroom
- + Two (2) Multi-Stall Restrooms



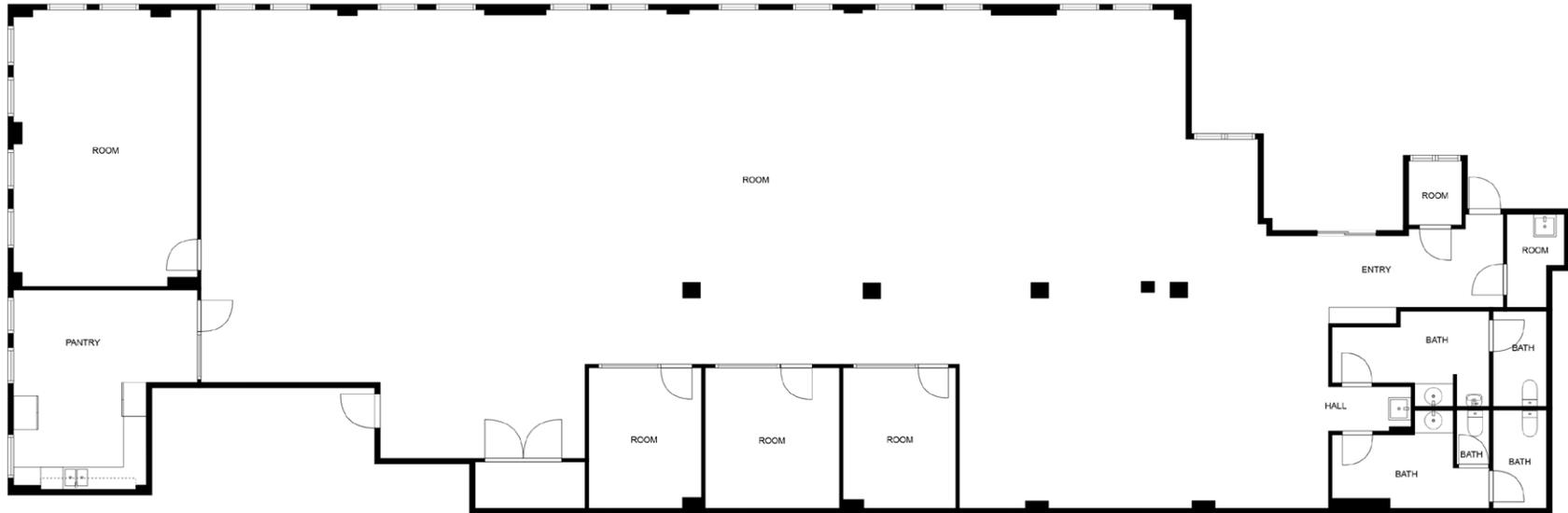


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## Floor Plans

Second Level

+/- 6,300 Square Feet



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## LOCATION OVERVIEW

Desirable Northern Waterfront location, walkable to nearby amenities and to surrounding neighborhoods.



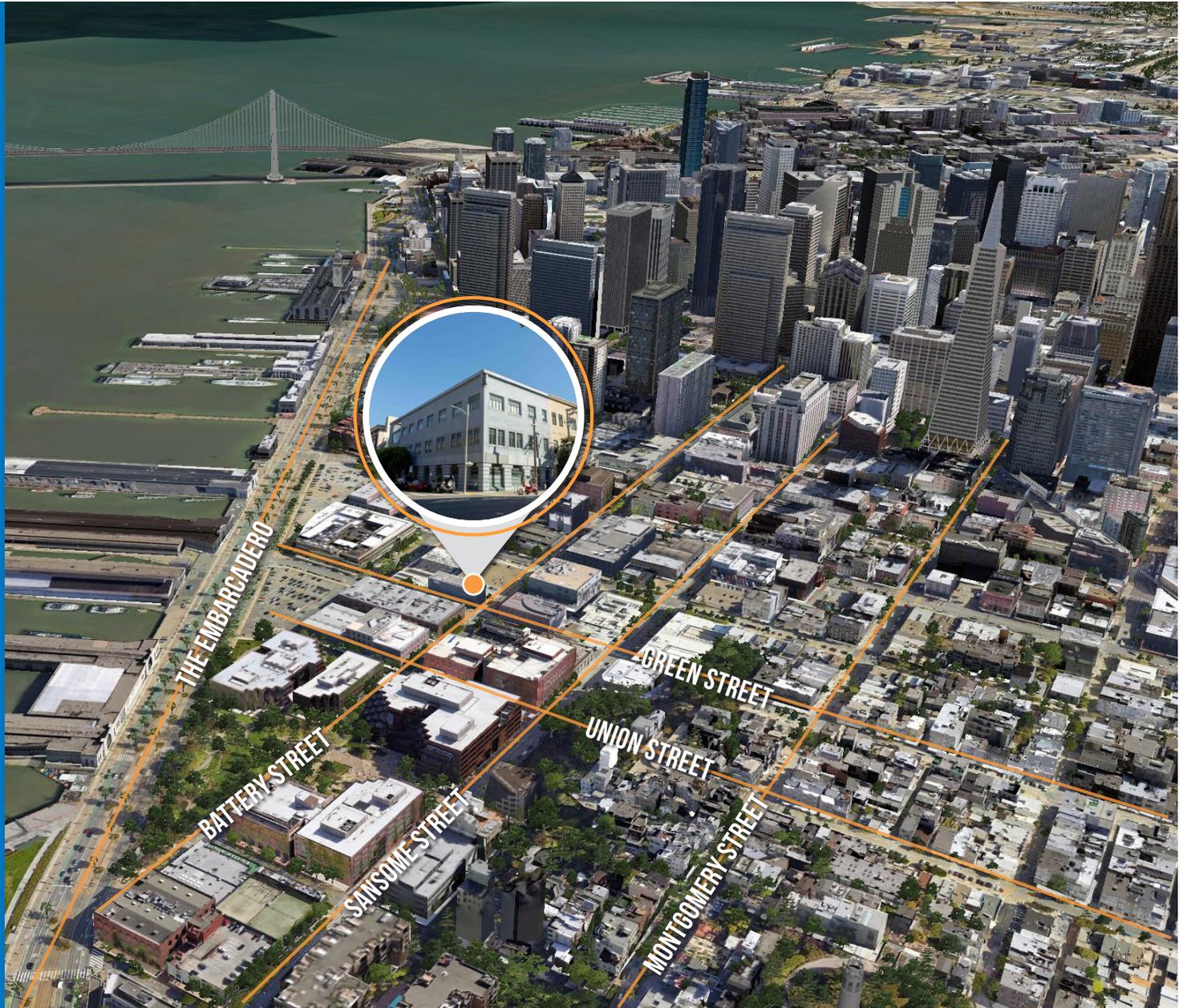
**02 MIN** to Green St MUNI  
**13 MIN** to Ferry Building  
**16 MIN** to Embarcadero BART



**03 MIN** to Embarcadero  
**05 MIN** to Financial District  
**10 MIN** to Union Square



**05 MIN** to 80 On-Ramp  
**13 MIN** to 280 On-Ramp  
**18 MIN** to 101 On-Ramp



# 99 GREEN STREET

## NEARBY AMENITIES

- 1.....Quince
- 2..... Jackson Place Cafe
- 3.....Schroeder's
- 4..... Chipotle Mexican Grill
- 5..... Coit Tower
- 6.....Kirimachi Ramen
- 7..... Stone Korean Kitchen
- 8.....Philz Coffee
- 9..... Safeway
- 10..... Kokkari Estiatorio
- 11..... The Battery
- 12..... The Old Ship Saloon
- 13..... The Gateway Theatre
- 14..... Noodle Time
- 15..... Bix
- 16..... The Cigar Bar & Grill
- 17..... The Waterfront
- 18..... Gambino's New York Subs
- 19..... Cotogna
- 20..... Subway
- 21..... Minted Headquarters
- 22..... Barbarossa Lounge
- 23..... KUSAKABE
- 24..... Sai's Vietnamese Restaurant
- 25..... Kells Irish Restaurant & Pub
- 26..... San Francisco Wine Society
- 27..... The Barrel Room
- 28..... Wayfare Tavern
- 29..... House of Nanking
- 30..... Ferry Building
- 31..... Fog City
- 32..... Exploratorium





KUSAKABE



JACKSON PLACE CAFE



QUINCE



THE BATTERY



KOKKARI ESTIATORIO

**99** GREEN  
STREET



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