

# 1040 MARIPOSA STREET

FOR LEASE | PLUG & PLAY FLEX BUILDING IN POTRERO HILL

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



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## PROPERTY SUMMARY

### ADDRESS

1040 Mariposa Street, San Francisco, CA 94107

### AVAILABLE SPACE

+/- 10,000 Square Feet

### RENTAL RATE

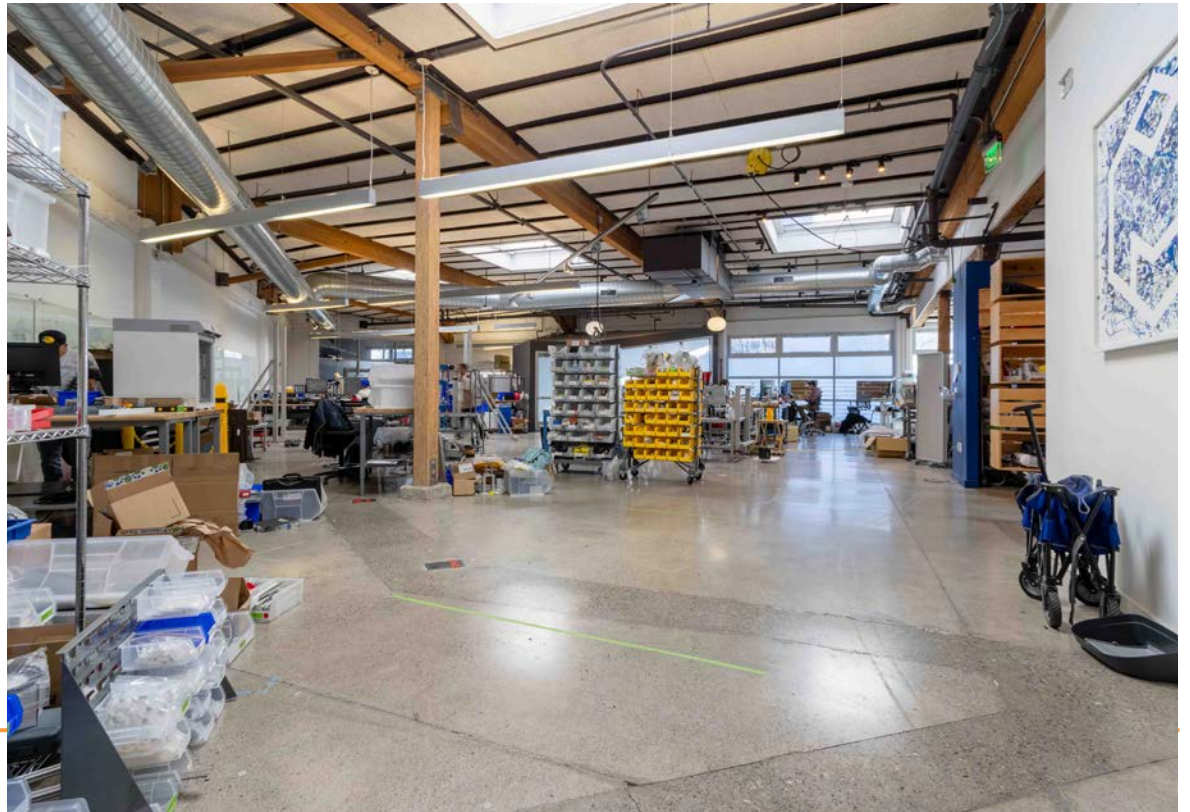
\$48 / Square Foot / Year, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Creative Open Layout w/ High Ceilings
- + Heavy Power: 400 Amps / 240 Volts / 3 Phase
- + Six (6) Glass Meeting Rooms
- + One (1) Board Room
- + AT&T Fiber Connectivity
- + Full HVAC
- + Fully Sprinklered
- + Built-out Hardware Assembly / Machine Shop
- + Three (3) Restrooms
- + 11' x 10' Glass Roll Up Door
- + Brivo Access Controls



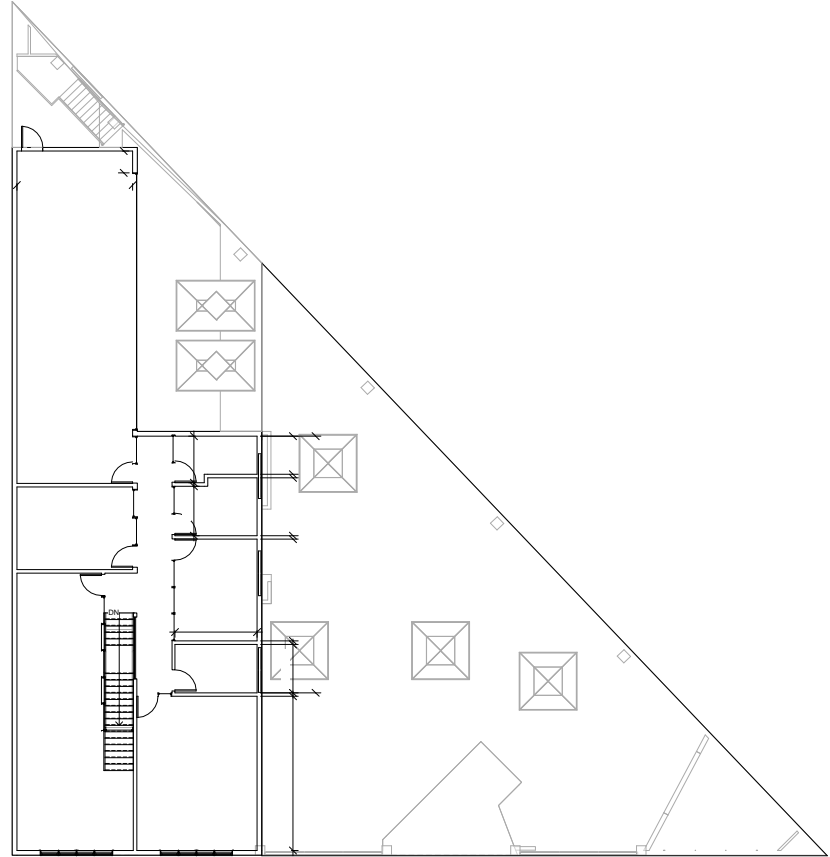
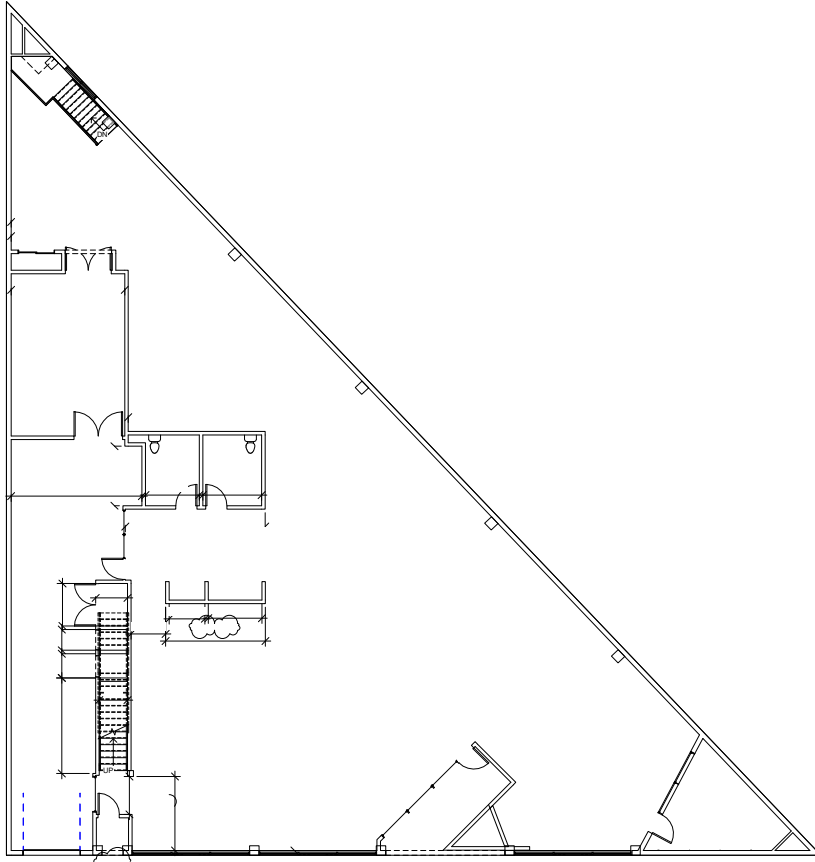
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## Floor Plans

+/- 10,000 Square Feet



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## LOCATION OVERVIEW

Desirable Potrero Hill location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**06 MIN** to 17th Street Muni  
**12 MIN** to Chase Center  
**13 MIN** to 22nd Caltrain



**07 MIN** to Mission District  
**08 MIN** to SOMA  
**14 MIN** to Financial District



**01 MIN** to 280 On-Ramp  
**07 MIN** to 80 On-Ramp  
**09 MIN** to 101 On-Ramp



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## NEARBY AMENITIES

- 1.....Linea Coffee Roasting + Caffe
- 2.....Ganim's
- 3.....Plow
- 4.....Farley's Coffeehouse
- 5.....Parker Potrero
- 6.....Umi
- 7.....Chez Maman East
- 8.....Mochica
- 9.....Goat Hill Pizza
- 10.....Sunflower Vietnamese
- 11.....Plow
- 12.....Philz Coffee
- 13.....Jackson Park
- 14.....Thee Parkside
- 15.....Connecticut Yankee
- 16.....Boba Guys
- 17.....Street Taco
- 18.....Mediterranean Aroma
- 19.....Kaiser Permanente SF
- 20.....Esposito's Delicetezza
- 21.....Buenafe Taqueria
- 22.....UCSF Medical Center
- 23.....Mariposa Park
- 24.....Cracked & Battered
- 25.....Whole Foods Market
- 26.....SF International High School
- 27.....La Connessa
- 28.....Fitness Urbano
- 29.....Moshi Moshi
- 30.....Street Meet Taco Truck



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