

577 - 599 2ND STREET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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577-599
2ND STREET

577-599 2nd Street
San Francisco, CA 94107

AVAILABLE

Suite 200: +/- 5,532 Square Feet

RENTAL RATE

\$70/SF/Year, Industrial Gross

PROPERTY ATTRIBUTES

- + Creative Office Building
- + Secure On-Site Parking Available
- + Property Immediately Adjacent to South Park
- + Passenger & Freight Elevators
- + Located on Corner of 2nd Street and Brannan Street
- + Direct Loading Access from De Boom St



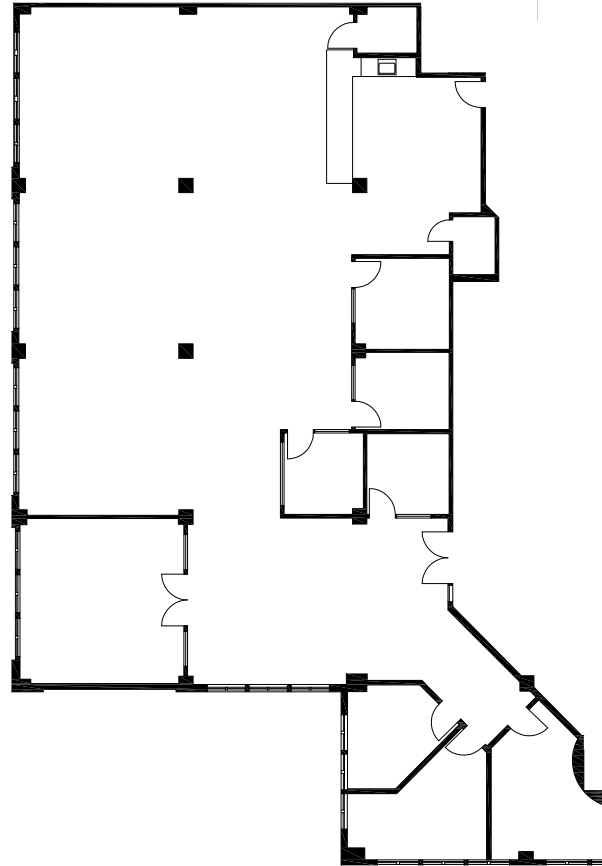
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2ND STREET

SUITE 200
+/- 5,532 Square Feet

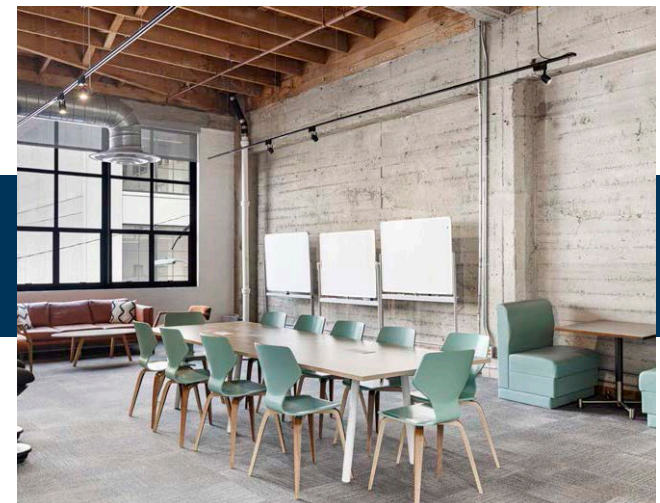
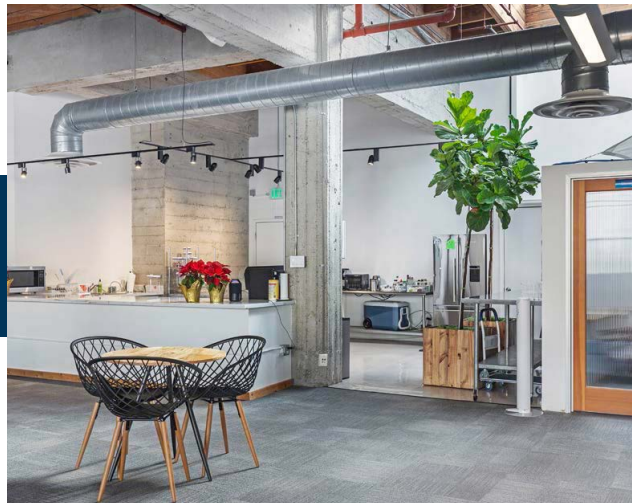
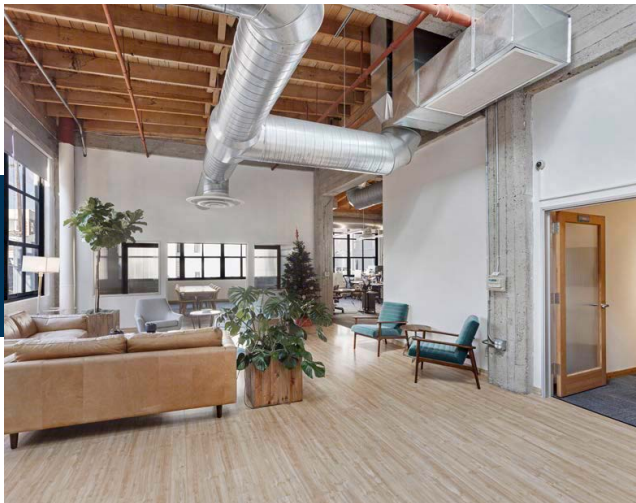
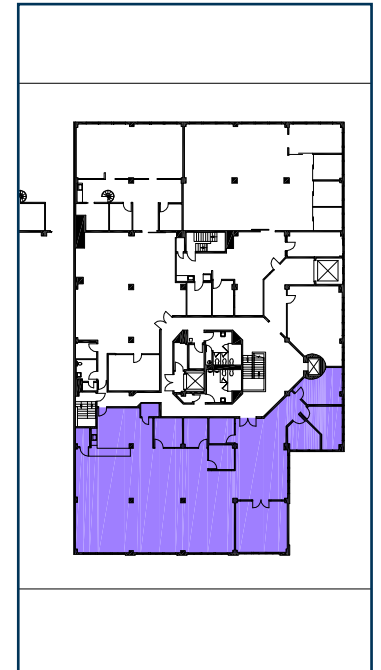
AVAILABLE
Immediately

BUILDING ATTRIBUTES

- + Open Floorplan Creative Space w/ High Ceilings
- + Expansive Window-Line
- + Six (6) Meeting Rooms / Offices
- + Two (2) Conference Room
- + HVAC Throughout
- + Large Kitchenette / Breakroom



Second Floor

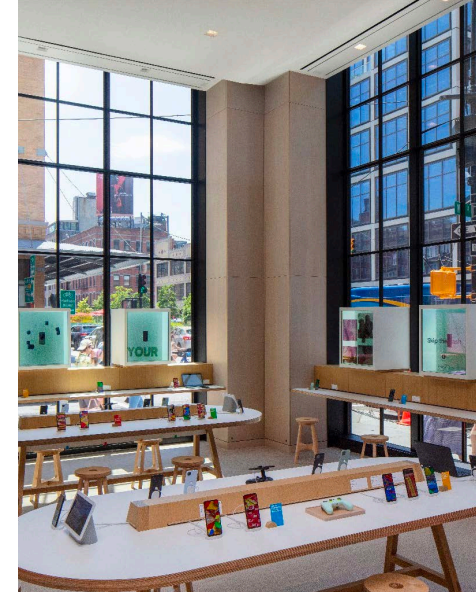
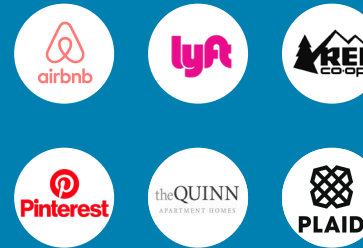




LOCATION OVERVIEW

577-599 2nd Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The property is a stand out building in the SoMa District on a hard corner of 2nd Street and Brannan Street.

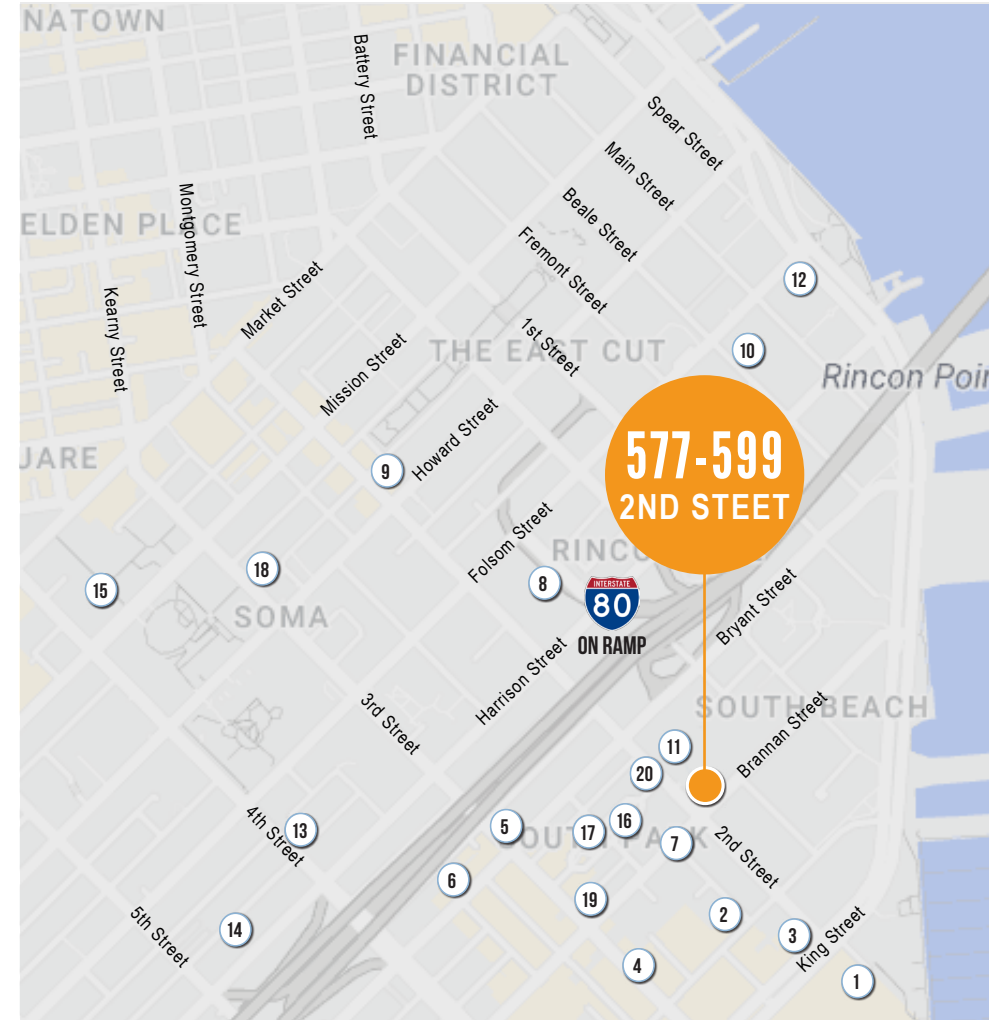
TOP OCCUPIERS SOUTH OF MARKET



ORIGINALLY CONSTRUCTED IN 1925, THE BUILDING HAS BEEN FULLY RESTORED AND MODERNIZED FOR CREATIVE SPACE OR OFFICE USE, GIVING NEW LIFE TO THIS DISTINCTIVE COMMERCIAL BUILDING.

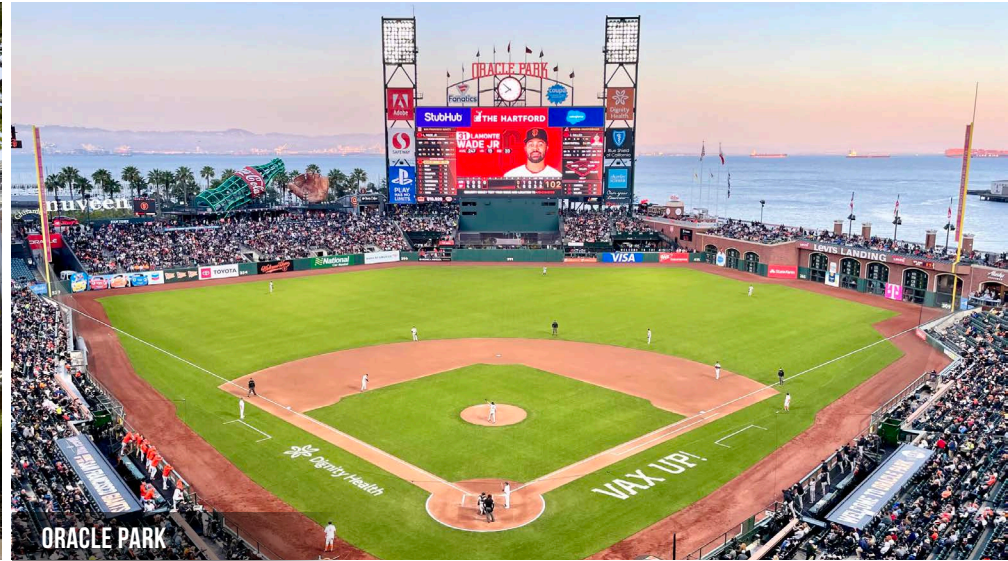
NEARBY AMENITIES

- 1..... Oracle Park
- 2..... Mercado
- 3..... MoMo's
- 4..... Alchemist Bar & Lounge
- 5..... Garaje
- 6..... Black Hammer Brewing
- 7..... ROOH SF
- 8..... Rooster & Rice
- 9..... Sweetgreen
- 10..... Woodlands Market
- 11..... Movida
- 12..... Prospect
- 13..... Whole Foods
- 14..... K&L Wine
- 15..... Tropisueno
- 16..... South Park
- 17..... Caffe Centro
- 18..... San Francisco MOMA
- 19..... Golden Goat Coffee
- 20..... Blue Bottle Coffee



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