

33 FALMOUTH STREET

FOR LEASE | HIGH END STAND ALONE CREATIVE OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

33 FALMOUTH STREET

PROPERTY SUMMARY

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

Ground Floor +/- 4,014 Square Feet

TOTAL +/- 6,014 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

AVAILABLE

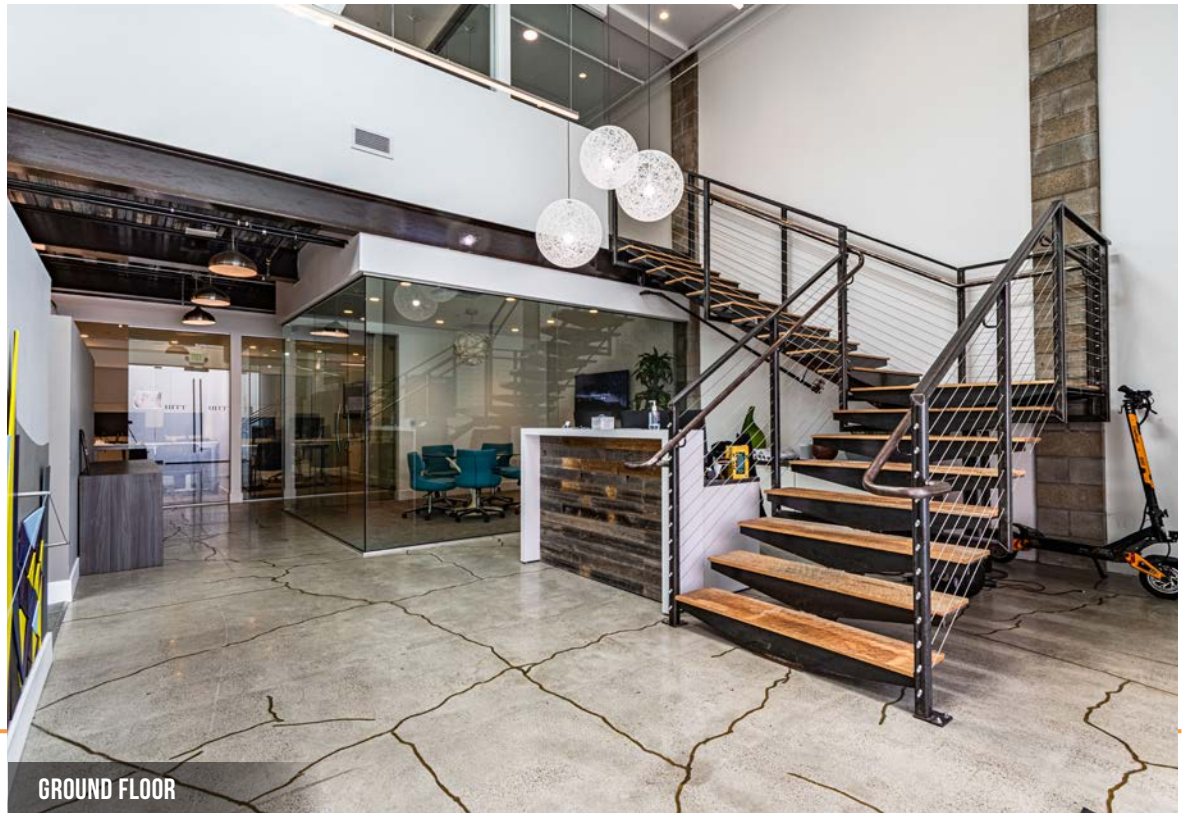
Immediately

BUILDING ATTRIBUTES

- + High End Fully Renovated Creative Office Building
- + Restrooms and Kitchenette on Each Floor
- + Full HVAC Throughout
- + Great Natural Light - Skylights Throughout
- + Ground Floor Drive-In Loading Access Door
- + Mix of Private Offices/Meeting Rooms and Open Space



SECOND FLOOR



GROUND FLOOR

33 FALMOUTH STREET

PROPERTY SUMMARY | SECOND FLOOR

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

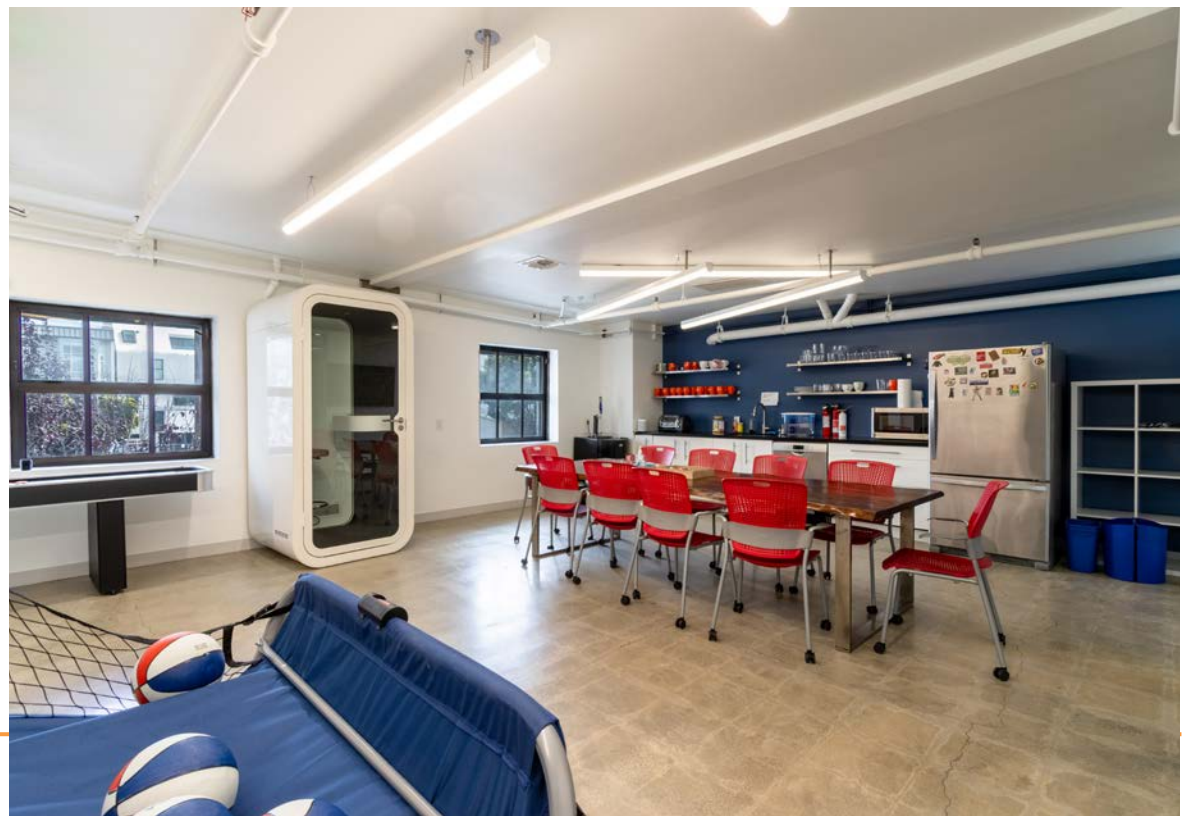
AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Fully Renovated Office Space
- + Mix of Open Plan & Meeting Rooms
- + Seven (7) Meeting Rooms
- + Full Kitchen/Break Area
- + One (1) Phone Booth
- + ADA Restroom



33 FALMOUTH STREET



SECOND FLOOR



33 FALMOUTH STREET

PROPERTY SUMMARY | GROUND FLOOR

ADDRESS

33 Falmouth Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor +/- 4,014 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

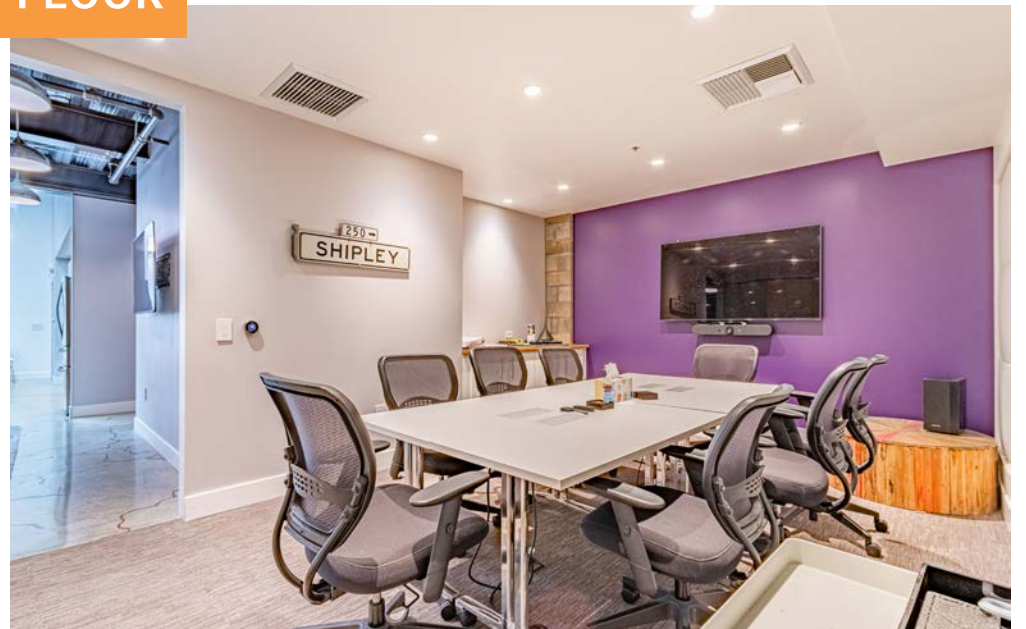
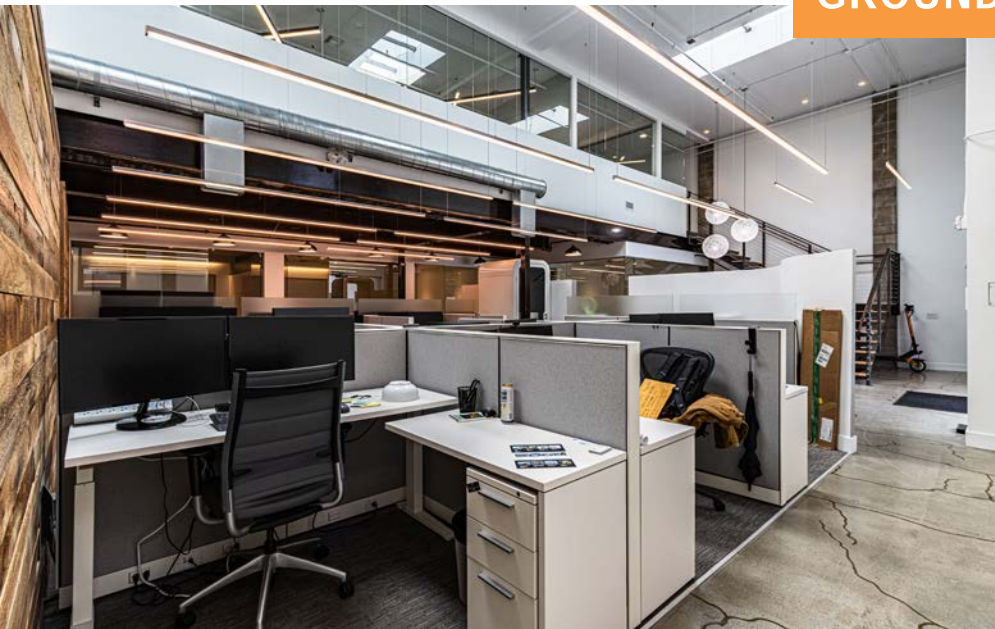
- + Fully Renovated Office Space
- + Mix of Open Plan & Meeting Rooms
- + One (1) Conference Room
- + Six (6) Meeting Rooms
- + Full Kitchen
- + One (1) Phone Booth
- + Two (2) ADA Restrooms



33 FALMOUTH STREET



GROUND FLOOR

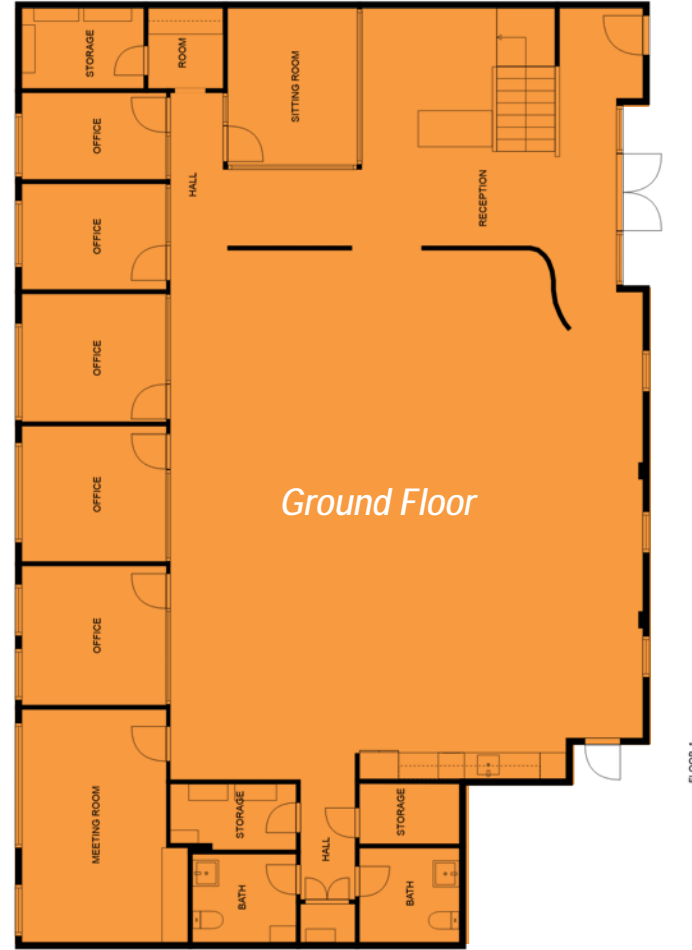


33 FALMOUTH STREET

Floor Plans

Second & Ground Floor

+/- 6,014 Square Feet



33 FALMOUTH STREET

LOCATION OVERVIEW

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



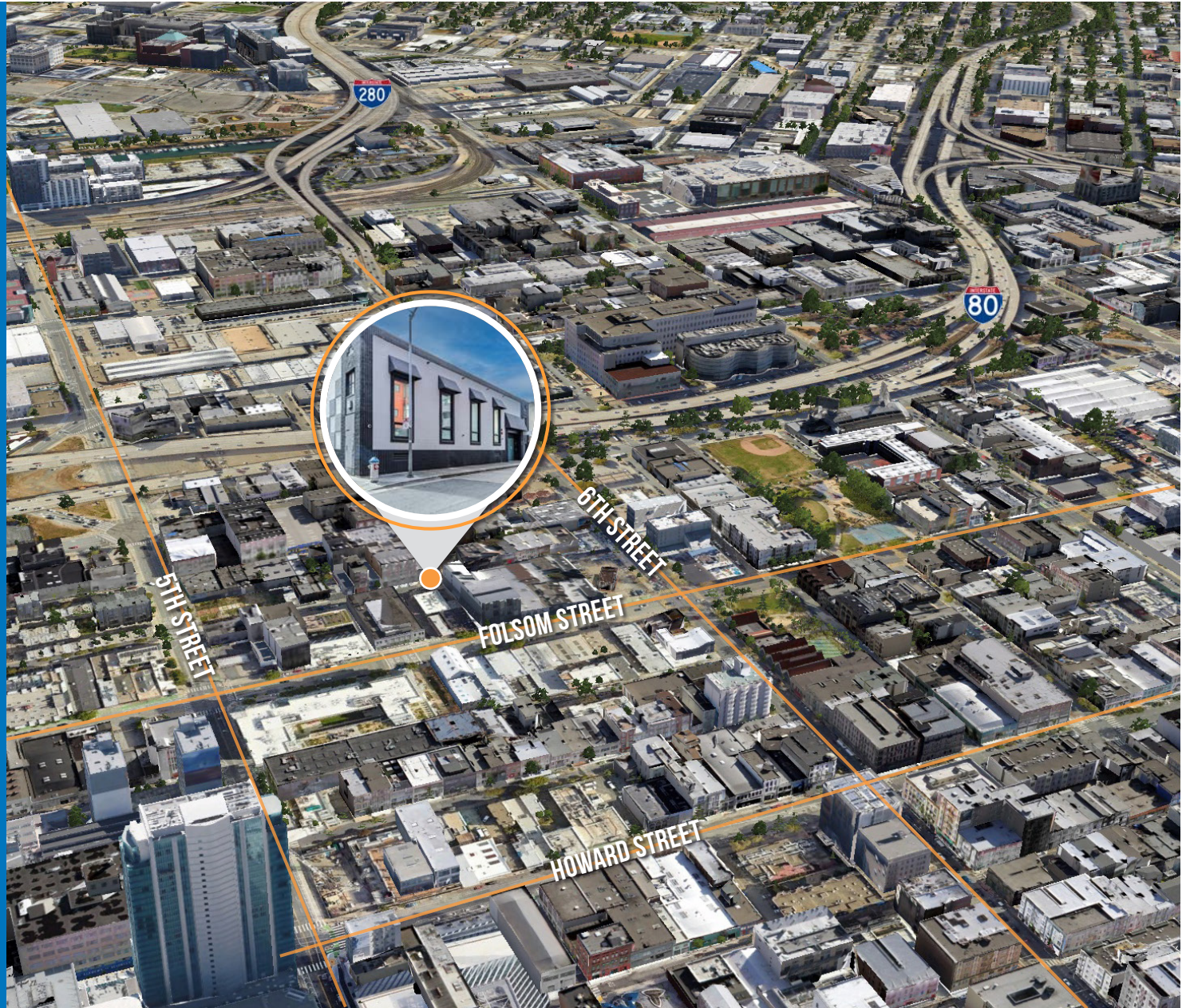
06 MIN to Folsom & 6th Muni
10 MIN to Powell St Bart
10 MIN to 4th St CalTrain



05 MIN to Union Square
08 MIN to Financial District
10 MIN to Mission District



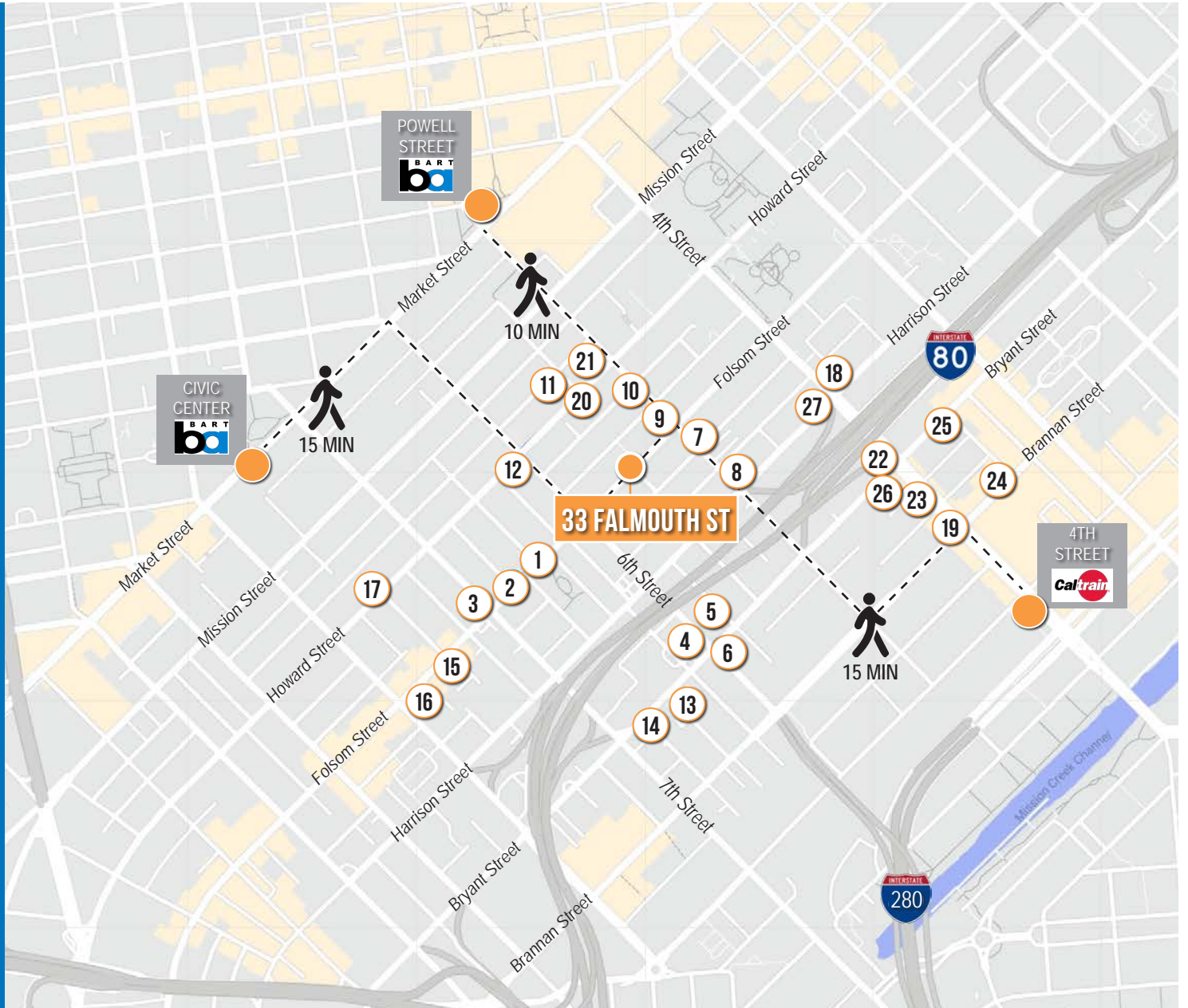
03 MIN to 80 On-Ramp
03 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



33 FALMOUTH STREET

NEARBY AMENITIES

- 1.....Deli Board
- 2.....Extreme Pizza
- 3.....Sightglass Coffee
- 4.....Social Cafe
- 5.....AyDea
- 6.....Papaya Island
- 7.....Mathilde French Bistro
- 8.....All Star Donuts
- 9.....Dragon Horse
- 10.....Mr. East Kitchen
- 11.....Tempest Bar & Box Kitchen
- 12.....Bini's Kitchen
- 13.....Kiss My Seoul
- 14.....Dinosaur Sandwiches
- 15.....Basil Thai
- 16.....San Francisco Pole and Dance
- 17.....Enterprise Brewing Co.
- 18.....Whole Foods Market
- 19.....Marlowe
- 20.....Tin
- 21.....The Chieftain Irish Pub
- 22.....Thriller Social Club
- 23.....Taksim
- 24.....Alexander's Steakhouse
- 25.....Black Hammer Brewing Company
- 26.....Que Viet
- 27.....Delah Coffee



33 FALMOUTH STREET



33 FALMOUTH STREET



Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT

D 415.539.1121 C 415.812.1219
zhaupert@tcpre.com DRE # 01822907

MICHAEL SANBERG

D 415.539.1103 C 415.697.6088
msanberg@tcpre.com DRE # 01930041

TREVOR GUDIM

D 415.539.1122 C 858.922.2632
trevor@tcpre.com DRE # 01979980

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). ©2024. All rights reserved.