

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



FOR LEASE

FORMER GITHUB HEADQUARTERS

WWW.TCPRE.COM

534-548
4TH
STREET

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534-548
4TH
STREET

PROPERTY SUMMARY

ADDRESS	538-548 4th Street San Francisco, CA 94107
APN	3777/017
YEAR BUILT	1919
BUILDING SIZE (SQ FT)	28,000
PARCEL SIZE (SQ FT)	14,000



AVAILABLE SPACE

SECOND FLOOR	+/- 14,000 Square Feet
GROUND FLOOR	+/- 14,000 Square Feet
TOTAL SPACE	+/- 28,000 Square Feet

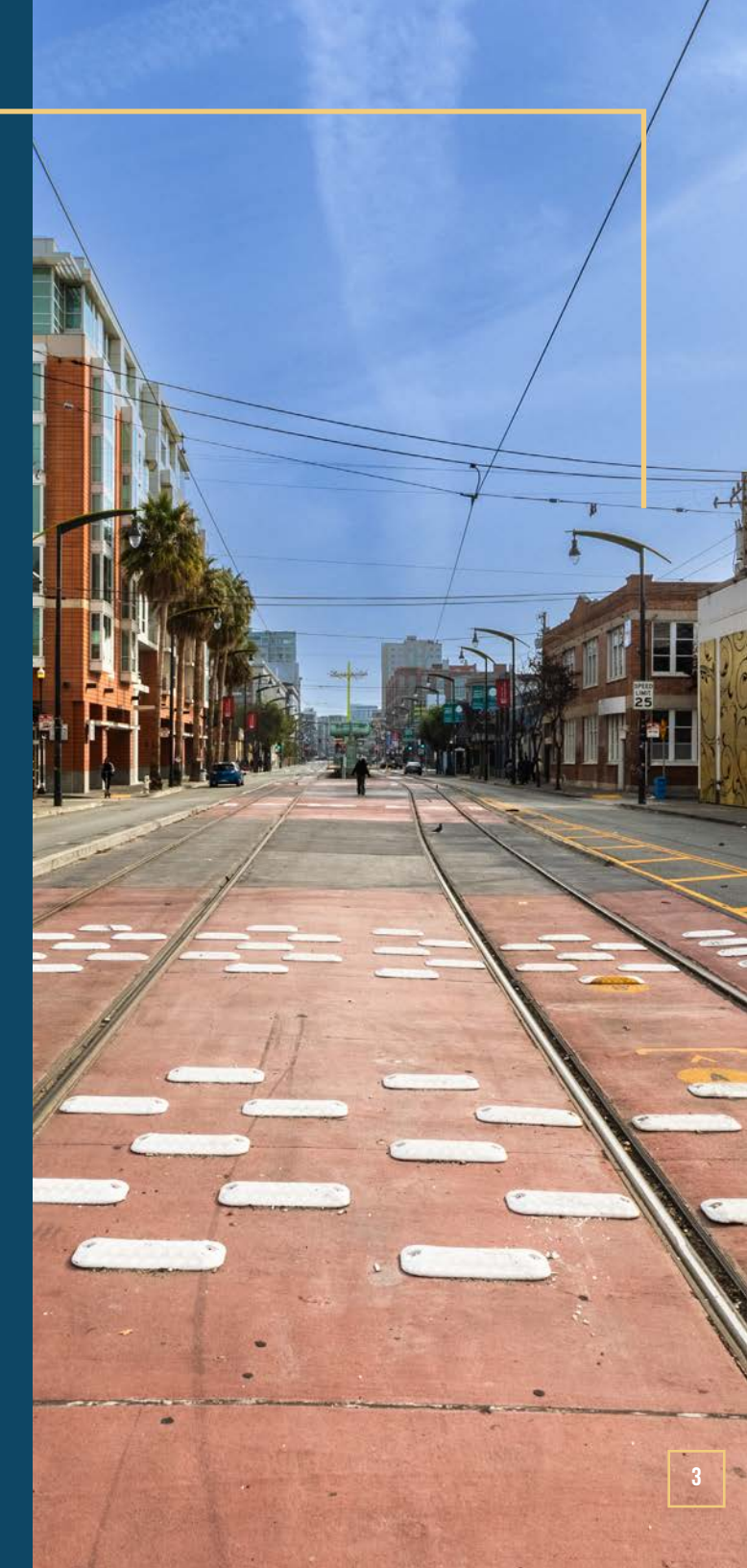
*Floors Can Be Delivered Separately or Combined

RENTAL RATE

\$45.00 / SF / YR, Industrial Gross

AVAILABILITY

Immediately





BUILDING ATTRIBUTES

- ◆ Brick & Timber Office Building
- ◆ High, Exposed Ceilings
- ◆ Mix of Hardwood, Polished Concrete and Carpet Tile Flooring
- ◆ Heating and Air Conditioning
- ◆ Thirty-Four (34) Meeting Rooms / Private Offices
- ◆ Furnished with Approximately 106 Workstations
- ◆ Large Open Kitchen, Dining, Bar Area
- ◆ Dedicated, Secured Entry
- ◆ Elevator to the 2nd Floor
- ◆ Storage Area in the Basement
- ◆ Freight Elevator With Roll Up Street Access

BUILDING HIGHLIGHTS



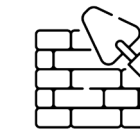
COVETED LOCATION



**97 WALK SCORE
(WALKER'S PARADISE)**



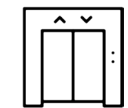
IMPECCABLY MAINTAINED



EXPOSED BRICK AND TIMBER



**100 TRANSIT SCORE
(RIDER'S PARADISE)**



ELEVATOR ON BUILDING

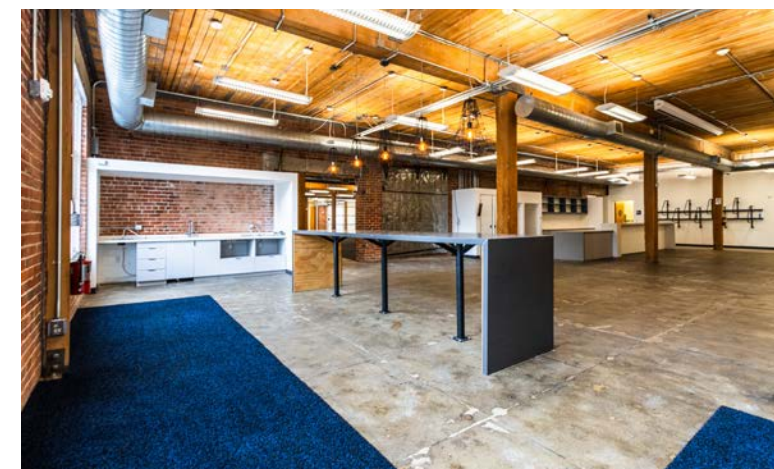
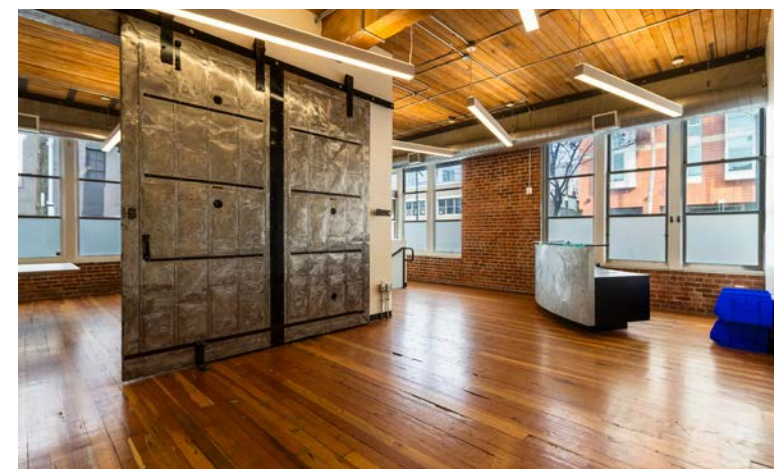
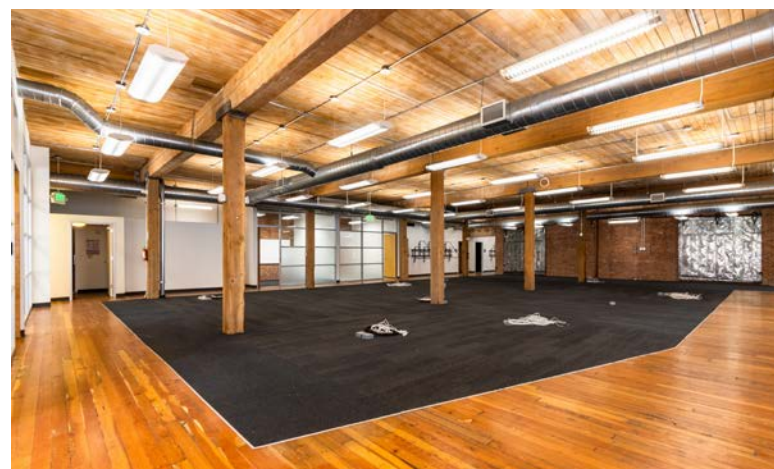
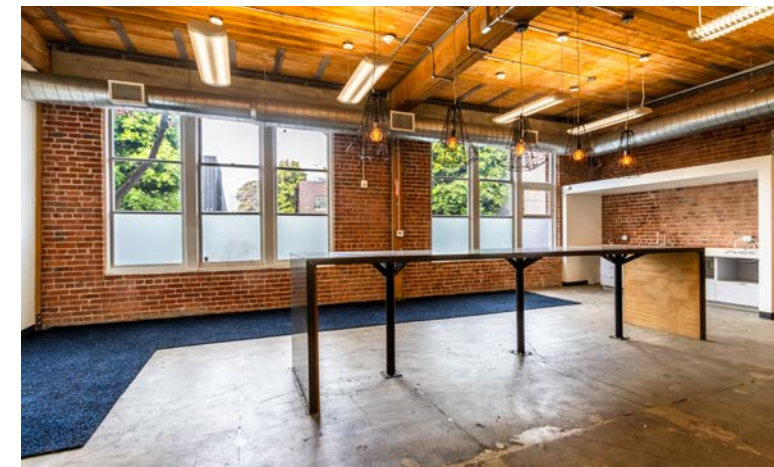
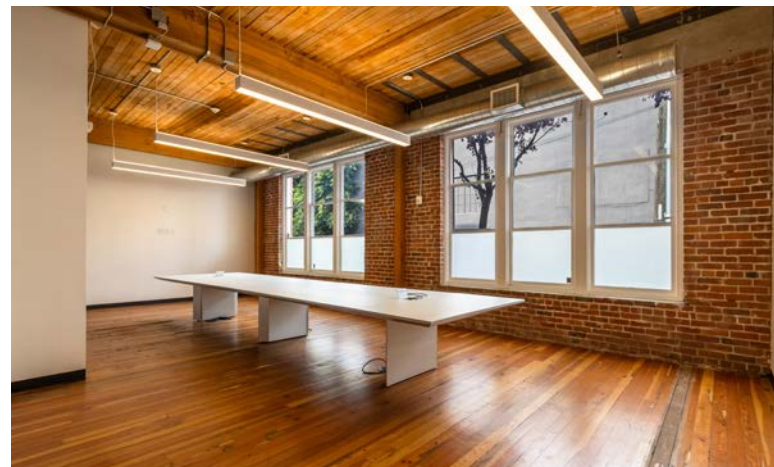
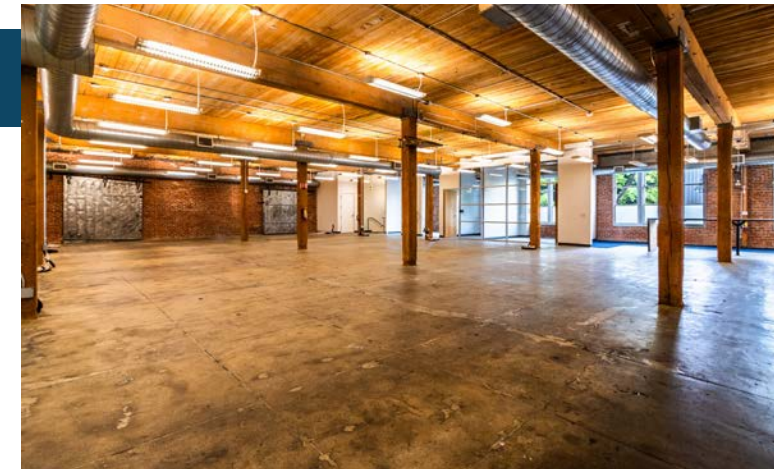
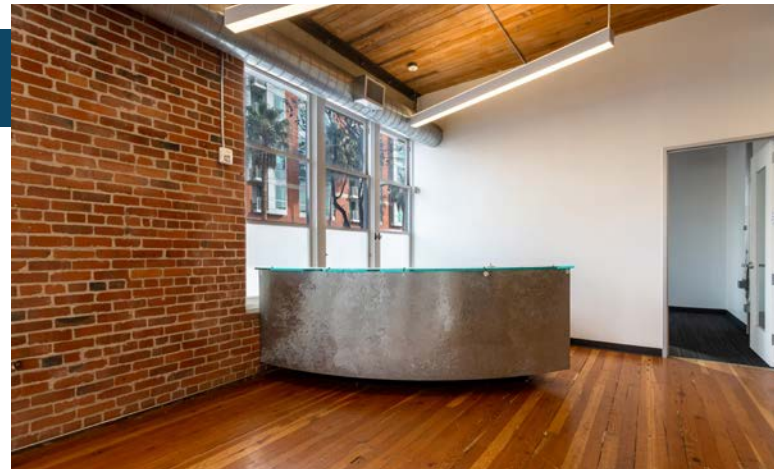
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BUILDING PHOTOS



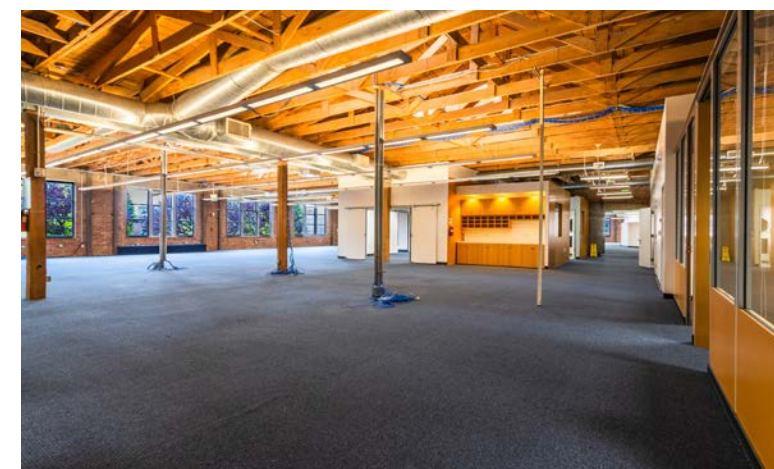
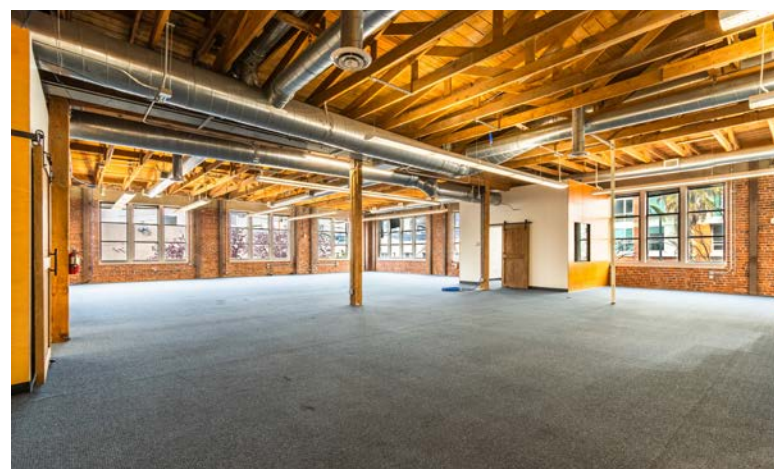
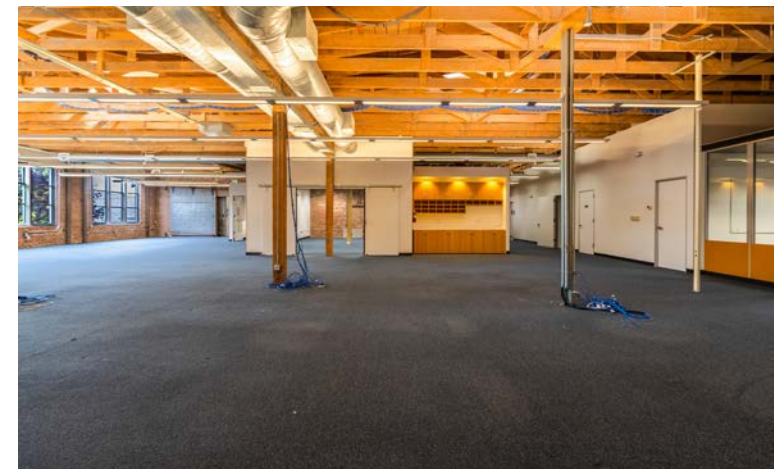
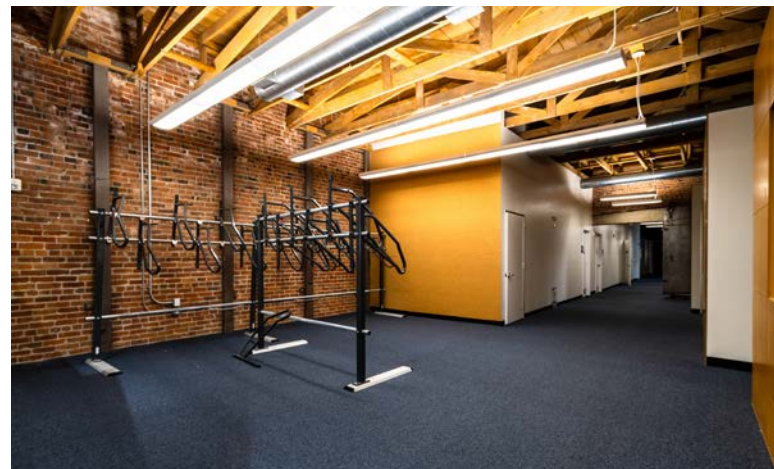
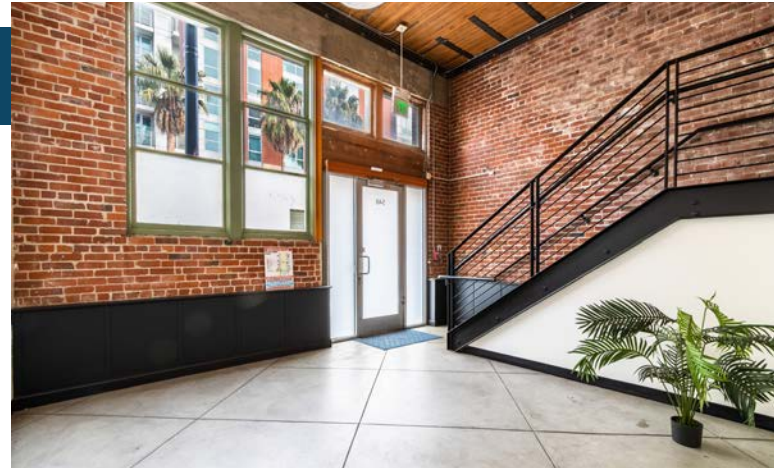
534 4TH STREET

First Floor | +/- 14,000 Square Feet

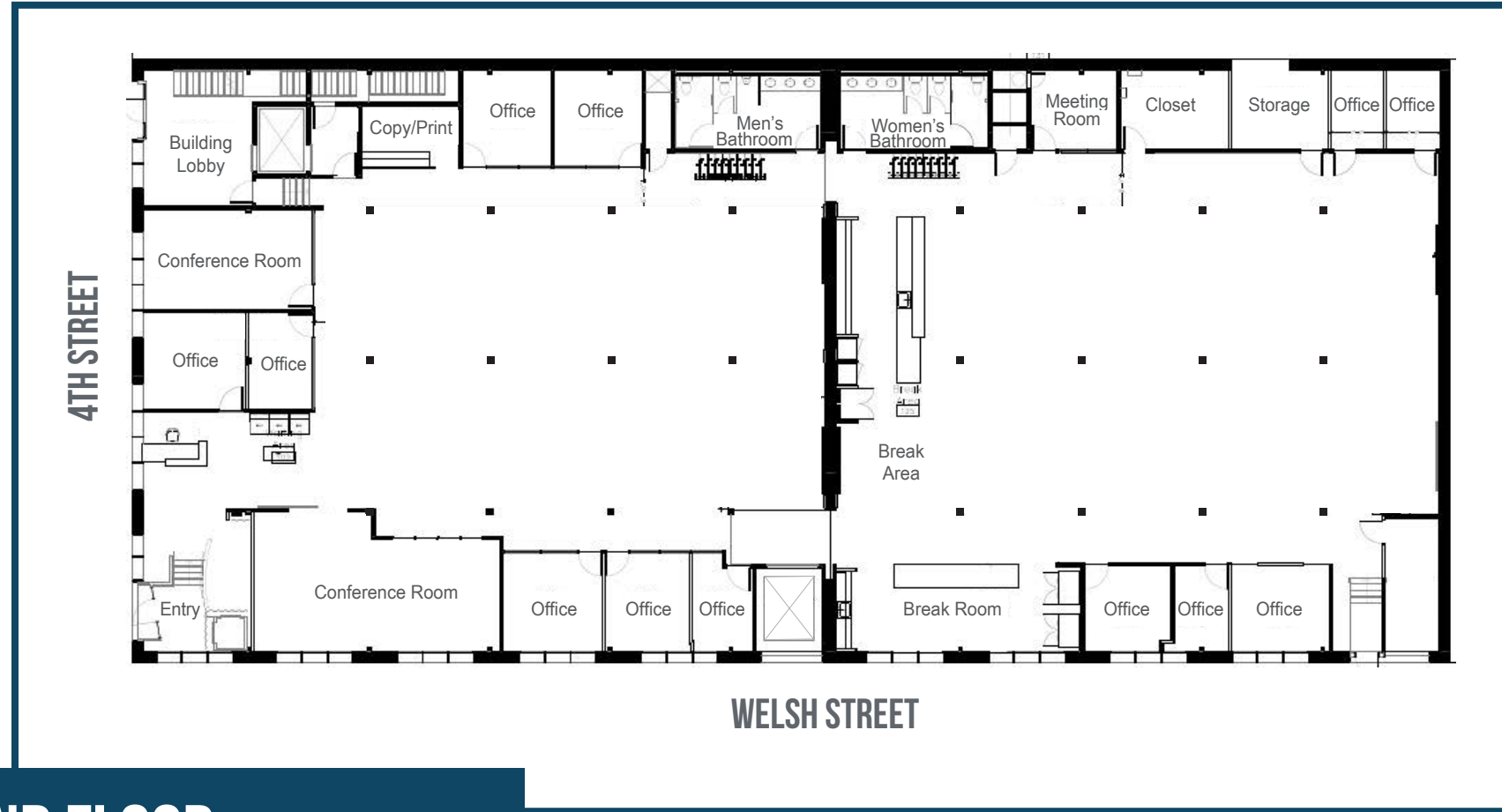


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BUILDING PHOTOS



BUILDING FLOOR PLANS



GROUND FLOOR

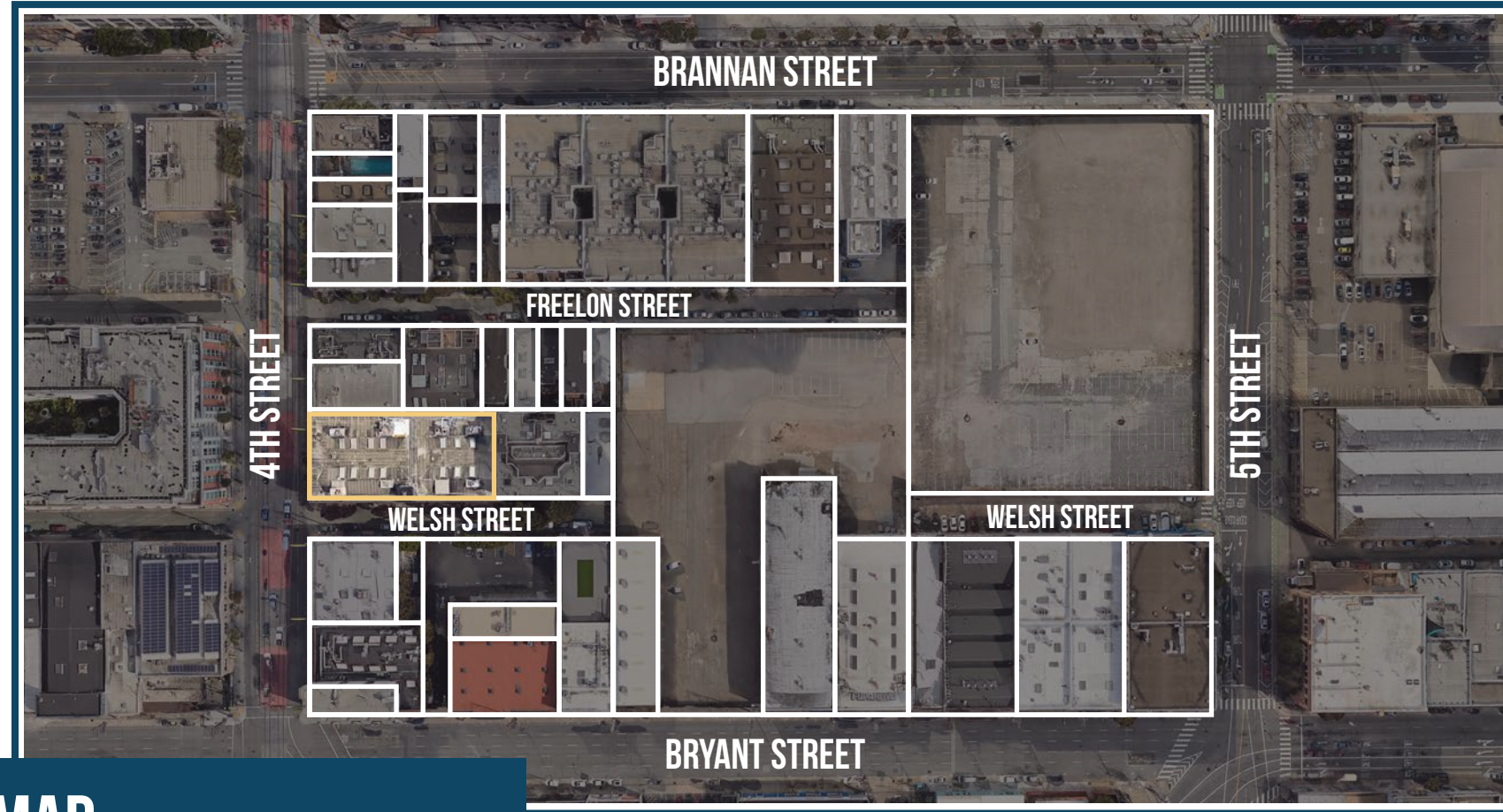
+/- 14,000 Square Feet

SECOND FLOOR

+/- 14,000 Square Feet



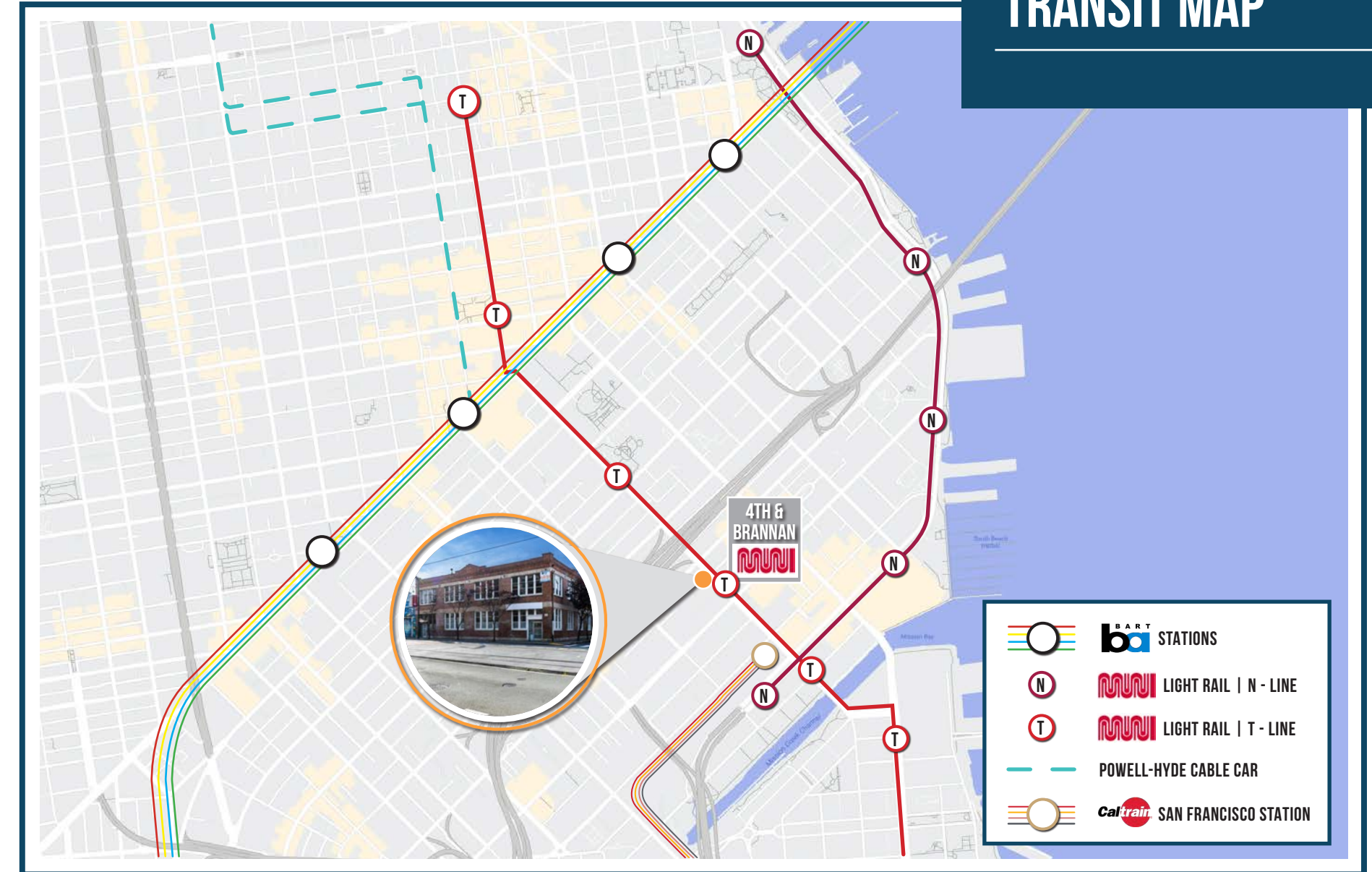
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PLOT MAP

+/- 14,000 Square Feet

TRANSIT MAP



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LOCATION OVERVIEW

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

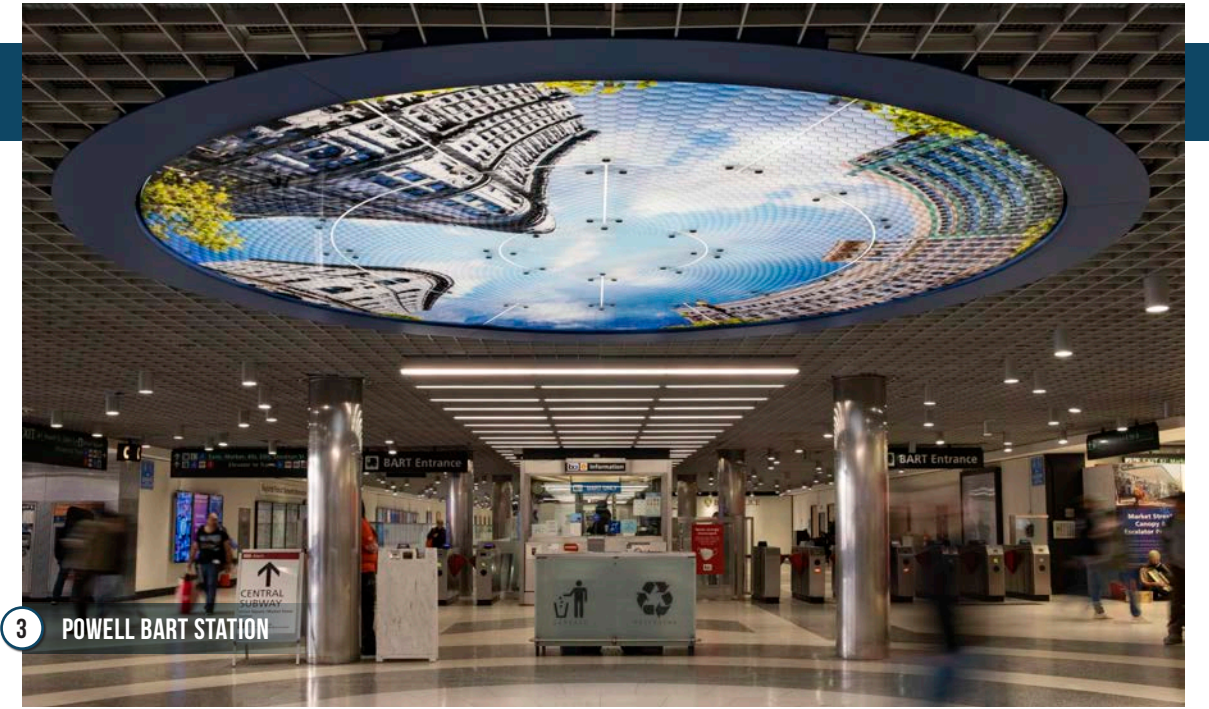
01 MIN to 4th & Brannan Muni
04 MIN to SF CalTrain
22 MIN to Powell St Bart

05 MIN to Chase Center
07 MIN to Union Square
10 MIN to Financial District

02 MIN to I-80 On Ramp
04 MIN to I-280 On Ramp
06 MIN to I-101 On Ramp



1 4TH & BRANNAN MUNI STATION



3 POWELL BART STATION



2 SF CALTRAIN STATION

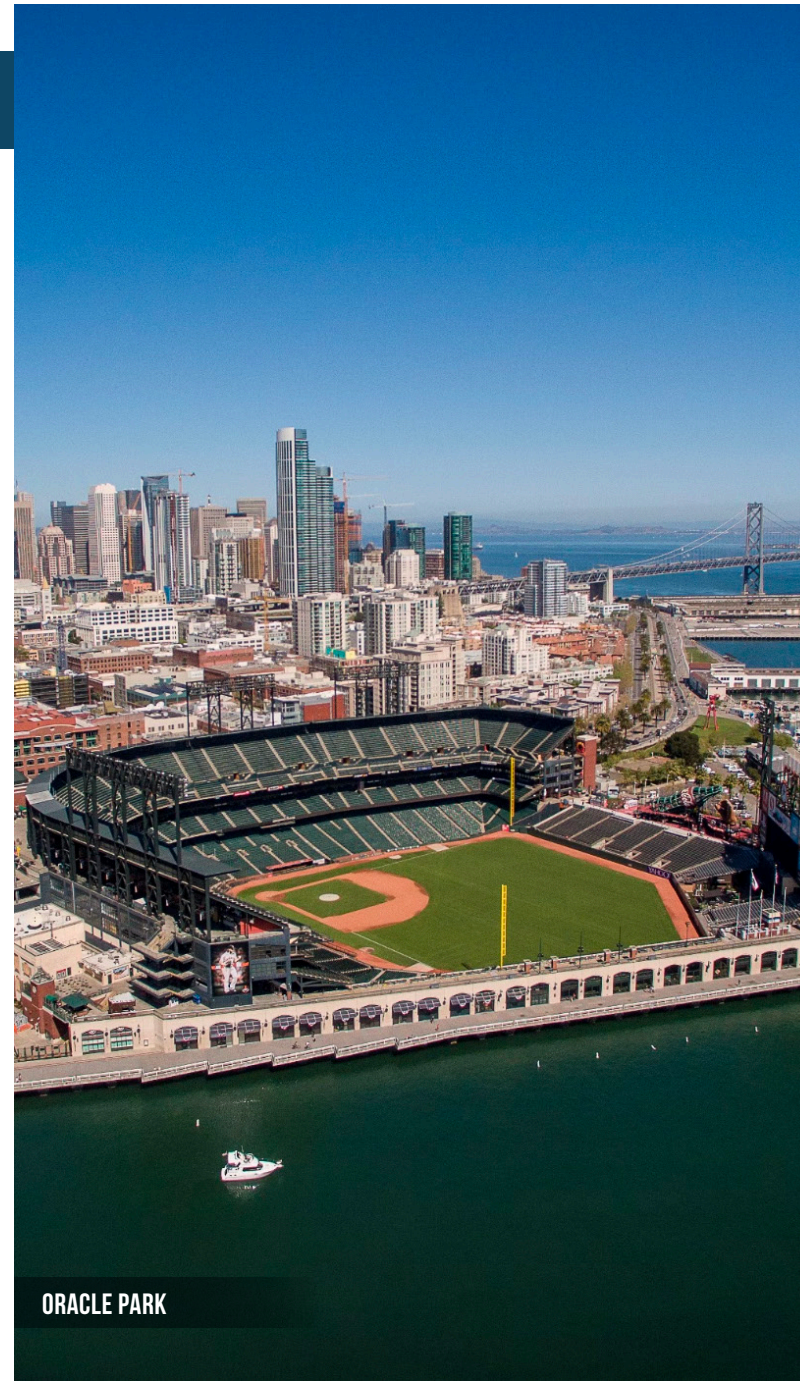
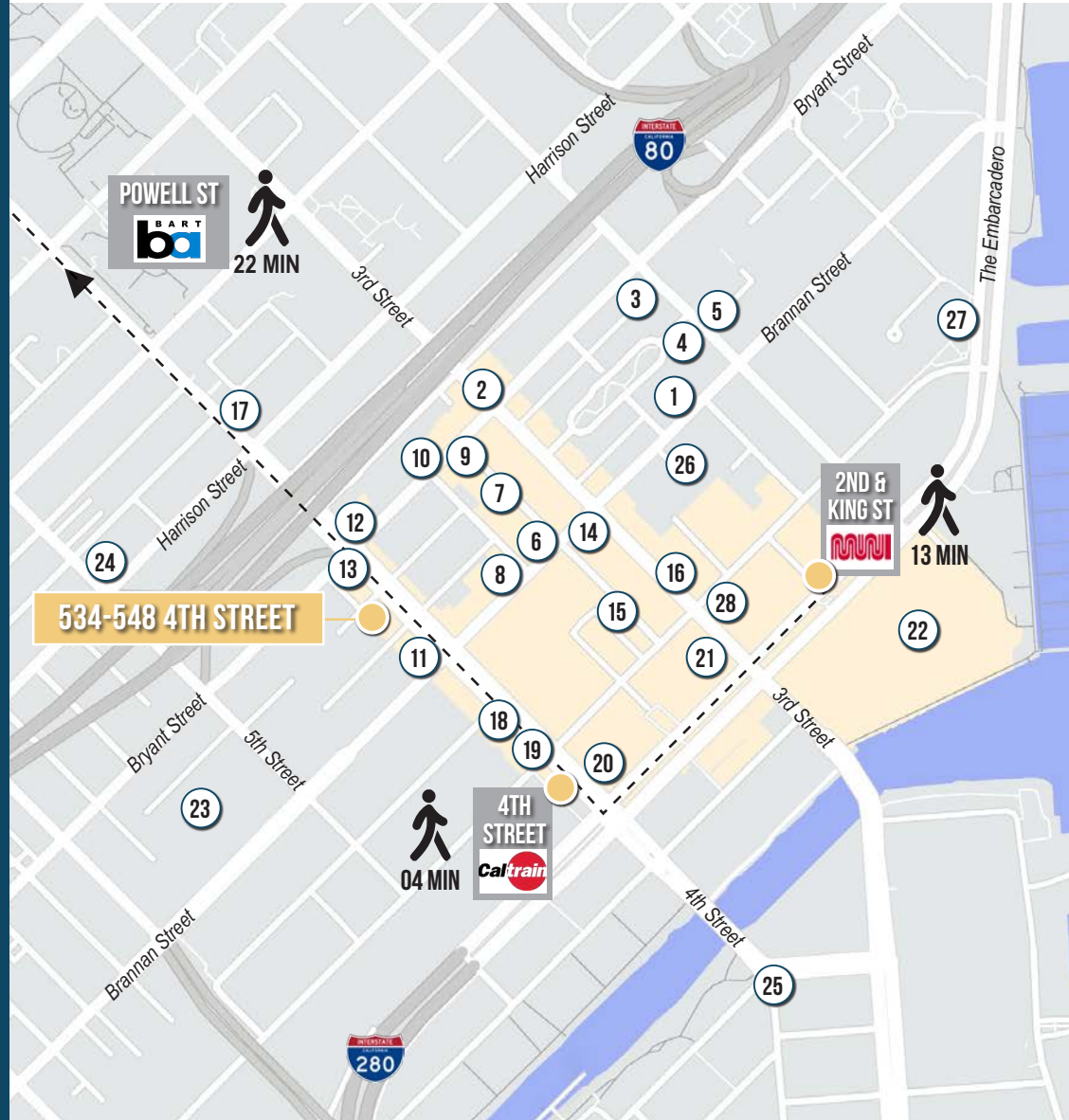


4 CHASE CENTER

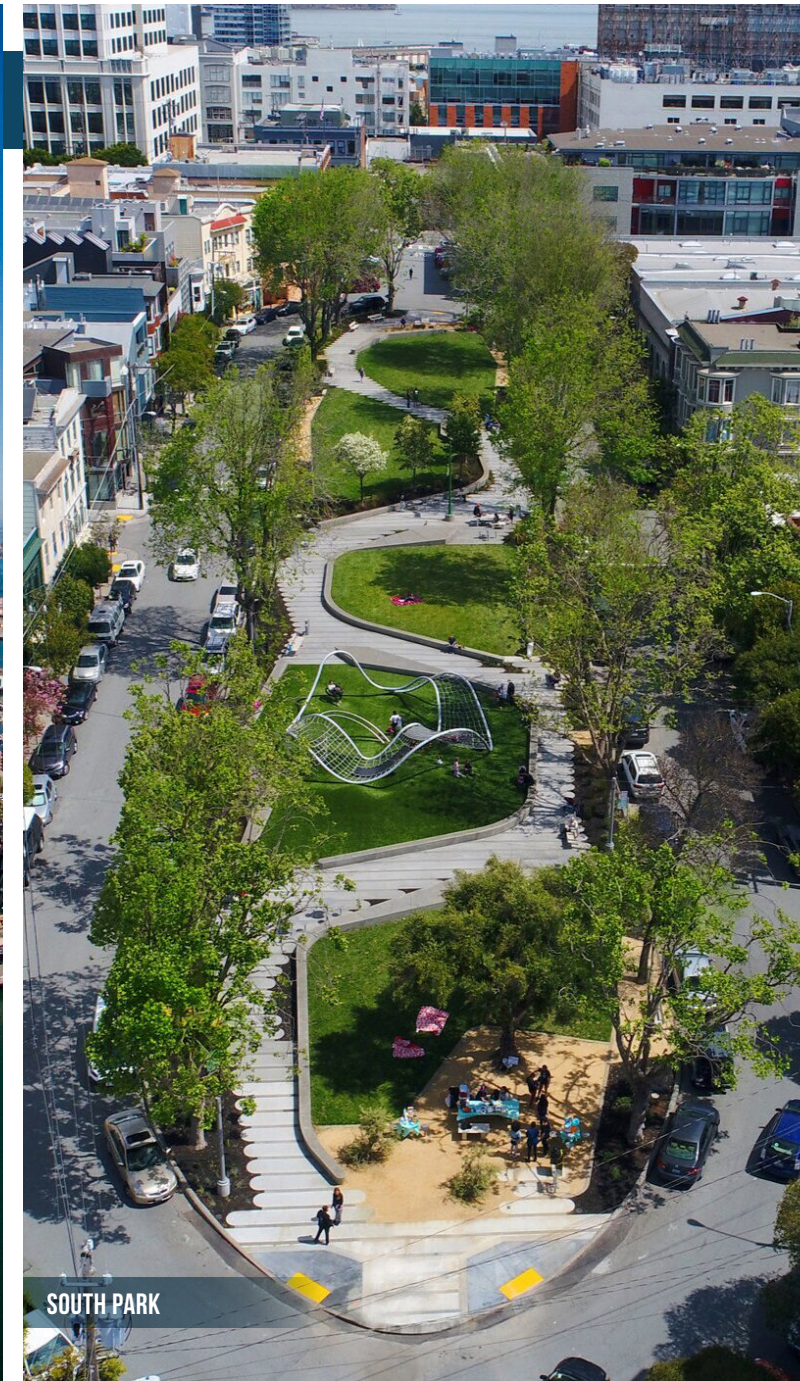
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NEARBY AMENITIES

- 1.....JAX Vineyards
- 2..... Garaje
- 3..... Blue Bottle Coffee
- 4..... Grilled Cheese Kitchen
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Steep
- 8..... Alexander's Steakhouse
- 9..... Lava Restaurant & Lounge
- 10..... Black Hammer Brewing
- 11..... Marlowe
- 12..... Shell Gas Station
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Little Skillet
- 16..... Alchemist Bar & Lounge
- 17..... Whole Foods Market
- 18..... The UPS Store
- 19..... Walgreens
- 20..... Safeway
- 21..... Lucky Strike San Francisco
- 22..... Oracle Park
- 23. San Francisco Flower Market
- 24..... All Star Donuts
- 25..... Gus's Community Market
- 26..... Roof SF
- 27..... Town's End Brunch
- 28..... The Brixton



ORACLE PARK



SOUTH PARK



FERRY BUILDING SF

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**CONTACT FOR MORE
INFORMATION**

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