

523 BRYANT STREET

FOR LEASE | STANDALONE OFFICE BUILDING W/ PARKING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

523 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,000 Square Feet

RENTAL RATE

Low \$30's / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Six (6) Meeting Rooms & One (1) Conference Room
- + Four (4) Large Restrooms & One (1) Mother's Room
- + Full HVAC
- + Partially Furnished
- + Large Kitchenette
- + Three (3) Parking Spaces
- + Walkable To BART, Caltrain, and many South of Market Amenities

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LOCATION OVERVIEW

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



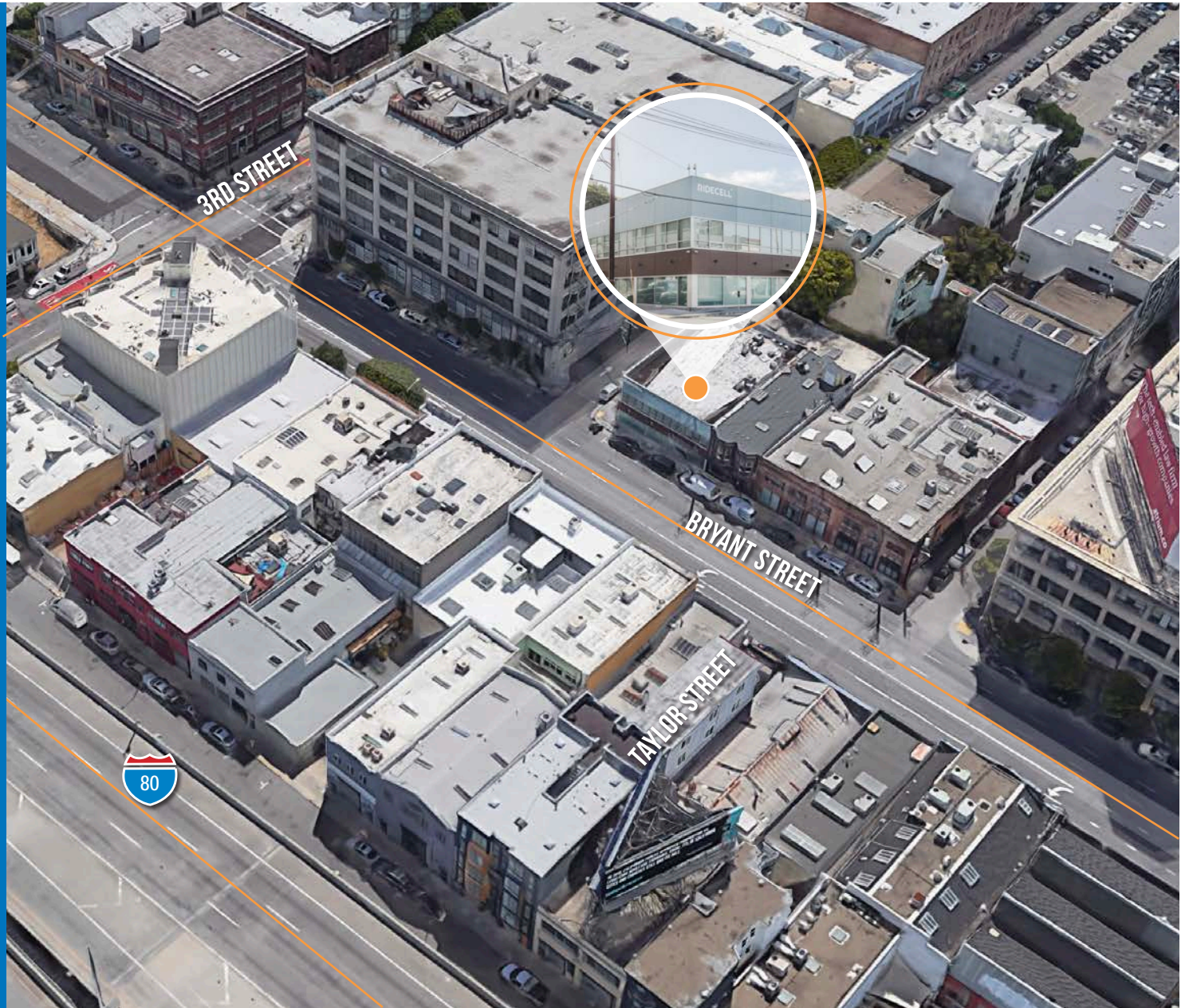
09 MIN to 3rd St. Caltrain
10 MIN to 2nd & King Muni
19 MIN to Powell St. Bart



04 MIN to SOMA
05 MIN to Union Square
07 MIN to Financial District



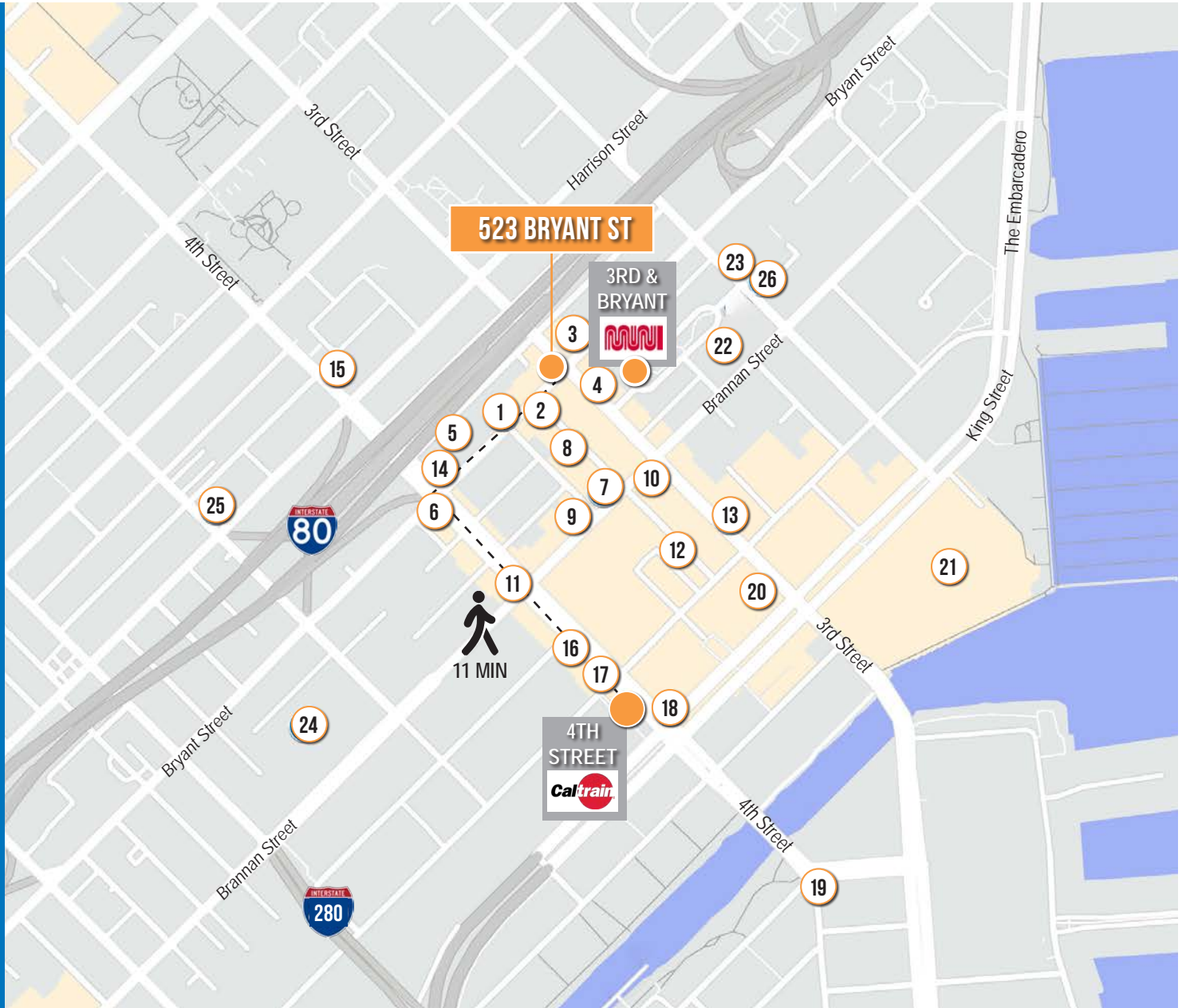
02 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp



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NEARBY AMENITIES

- 1..... Black Hammer Brewing
- 2..... Lava Restaurant & Lounge
- 3..... Garaje
- 4..... Flour & Branch
- 5..... Shell Gas Station
- 6..... The Hotel Utah Saloon
- 7..... Brickhouse
- 8..... Steep
- 9..... Alexander's Steakhouse
- 10..... Local Tap
- 11..... Marlowe
- 12..... Little Skillet
- 13..... Alchemist Bar & Lounge
- 14..... Thriller Social Club
- 15..... Whole Foods Market
- 16..... The UPS Store
- 17..... Walgreens
- 18..... Safeway
- 19..... Gus's Community Market
- 20..... Lucky Strike SF
- 21..... Oracle Park
- 22..... Caffe Centro
- 23..... Movida
- 24..... SF Flower Mart
- 25..... All Star Donuts
- 26..... 21st Amendment Brewery



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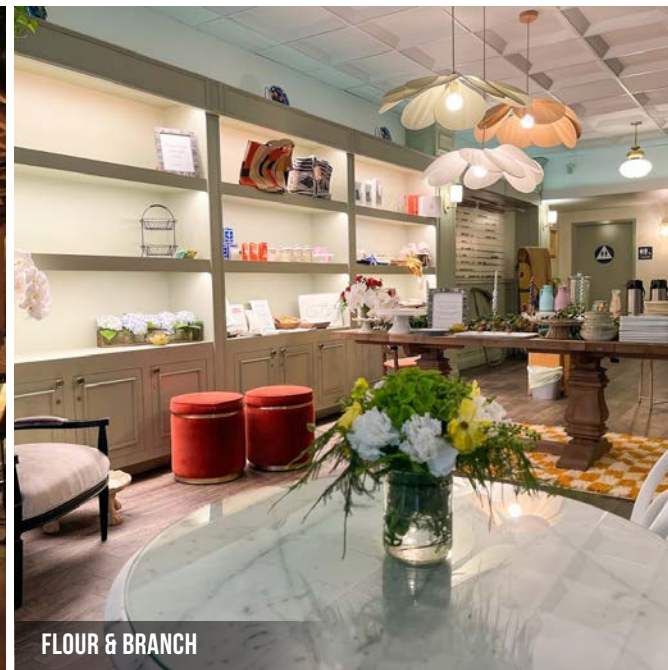
MARLOWE



ALEXANDER'S STEAKHOUSE



LITTLE SKILLET

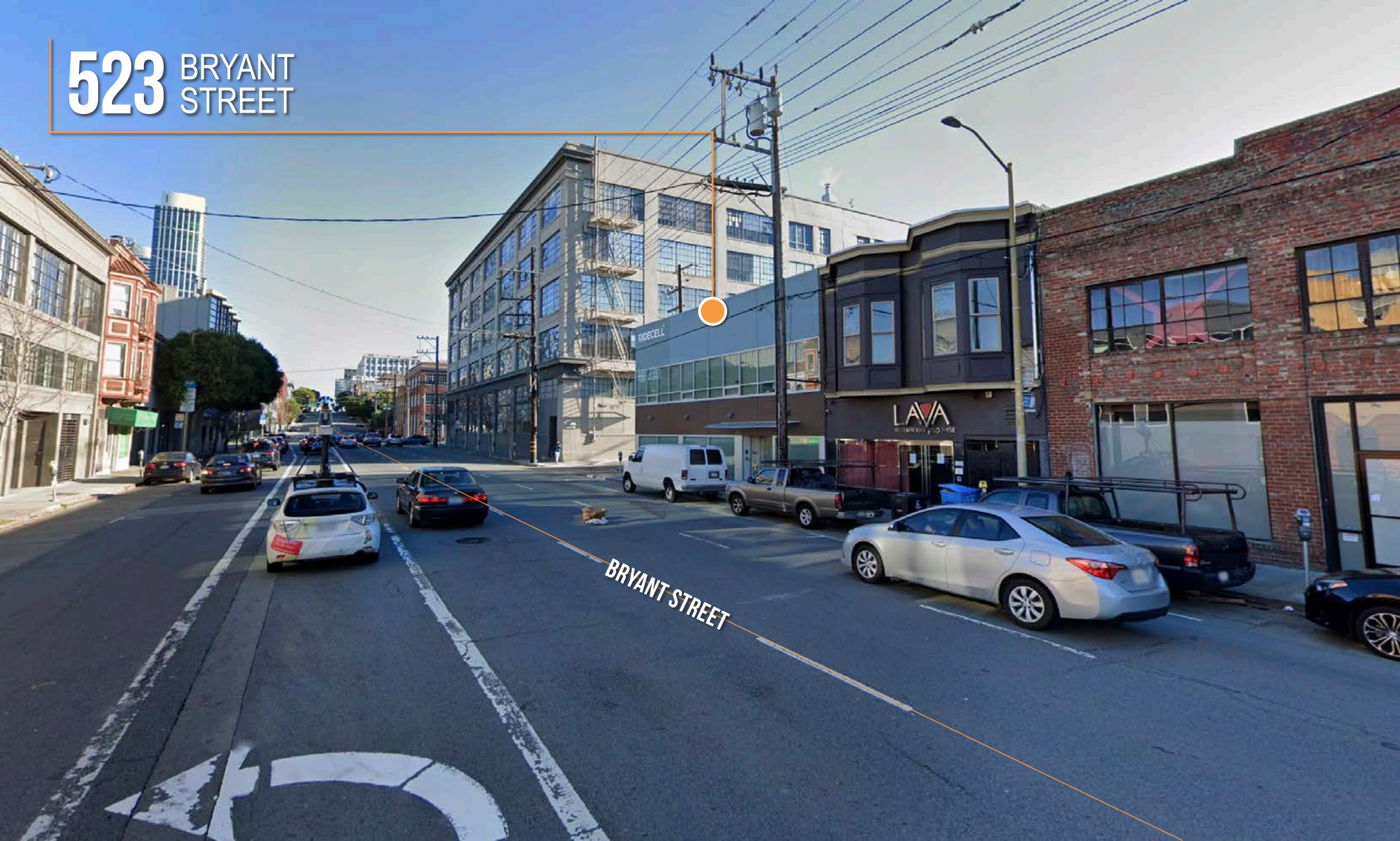


FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

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