

# 35 STILLMAN STREET

FOR LEASE | FULL BUILDING OPPORTUNITY IN SOMA

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



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ZACH HAUPERT** [zhaupert@tcpre.com](mailto:zhaupert@tcpre.com)  
D 415.539.1121 | C 415.812.1219

**MICHAEL SANBERG** [msanberg@tcpre.com](mailto:msanberg@tcpre.com)  
D 415.539.1103 | C 415.697.6088

**TREVOR GUDIM** [trevor@tcpre.com](mailto:trevor@tcpre.com)  
D 415.539.1122 | C 858.922.2632



# 35 STILLMAN STREET

## PROPERTY SUMMARY

### ADDRESS

35 Stillman Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor	+/- 3,638 Square Feet
Ground Floor	+/- 3,638 Square Feet
Lower Level	+/- 3,638 Square Feet
<b>TOTAL</b>	<b>+/- 10,914 Square Feet</b>

### RENTAL RATE

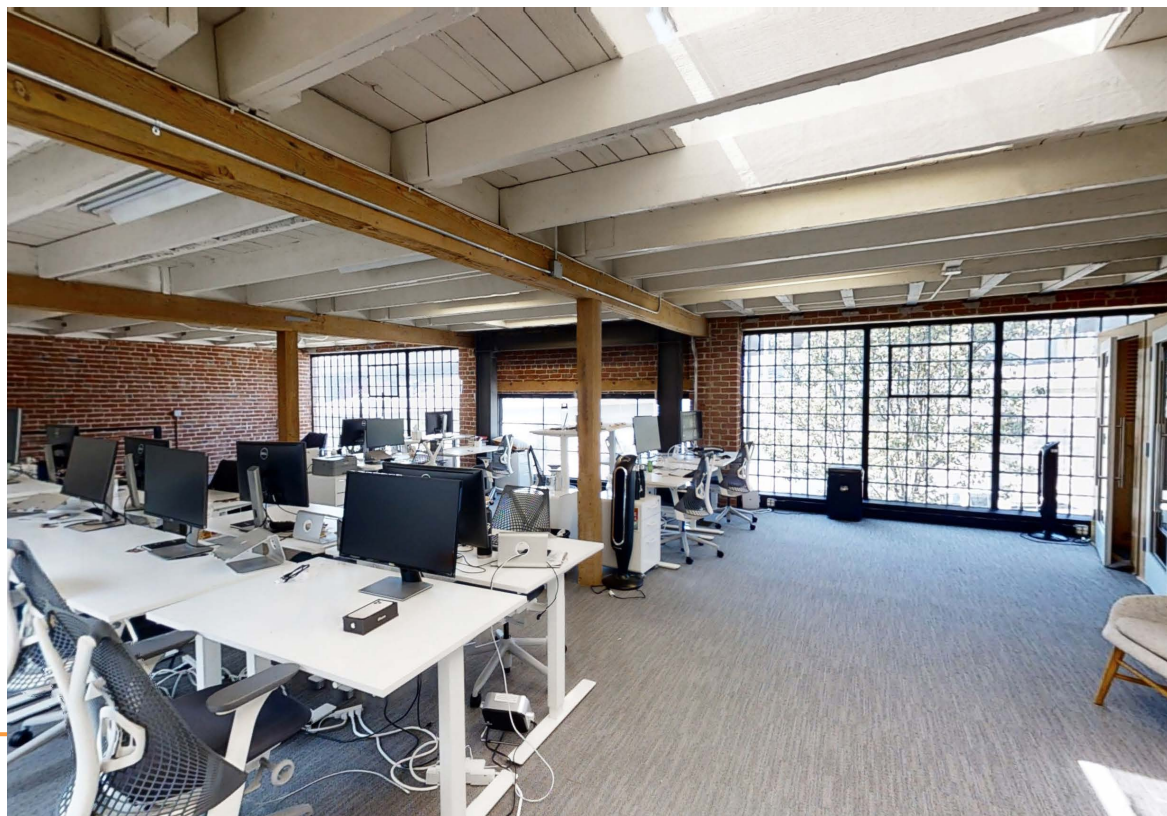
\$50 / Square Foot / Year, Industrial Gross

### AVAILABLE

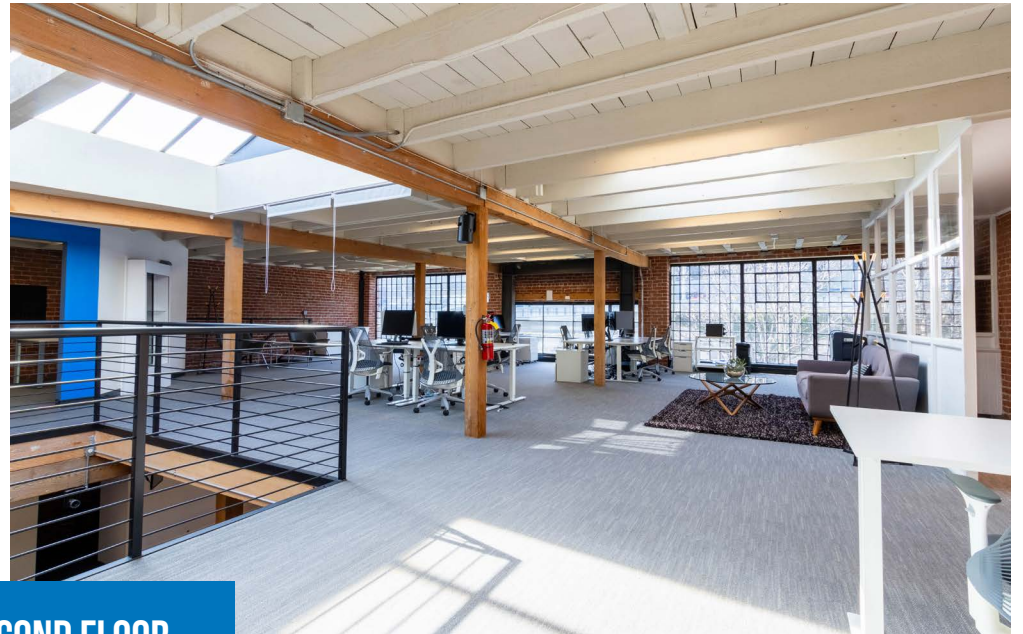
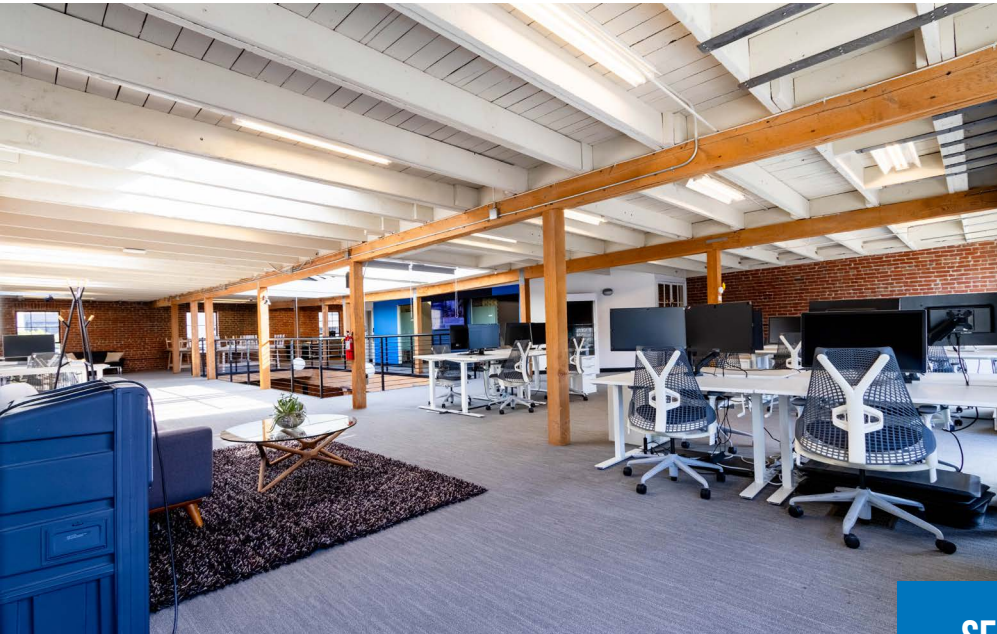
Immediately

## BUILDING ATTRIBUTES

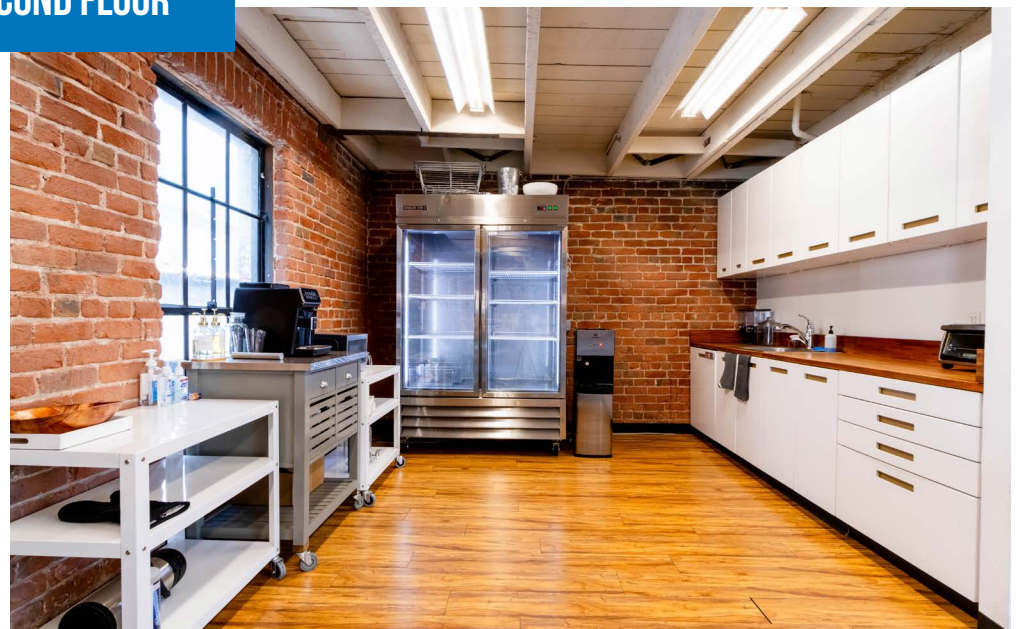
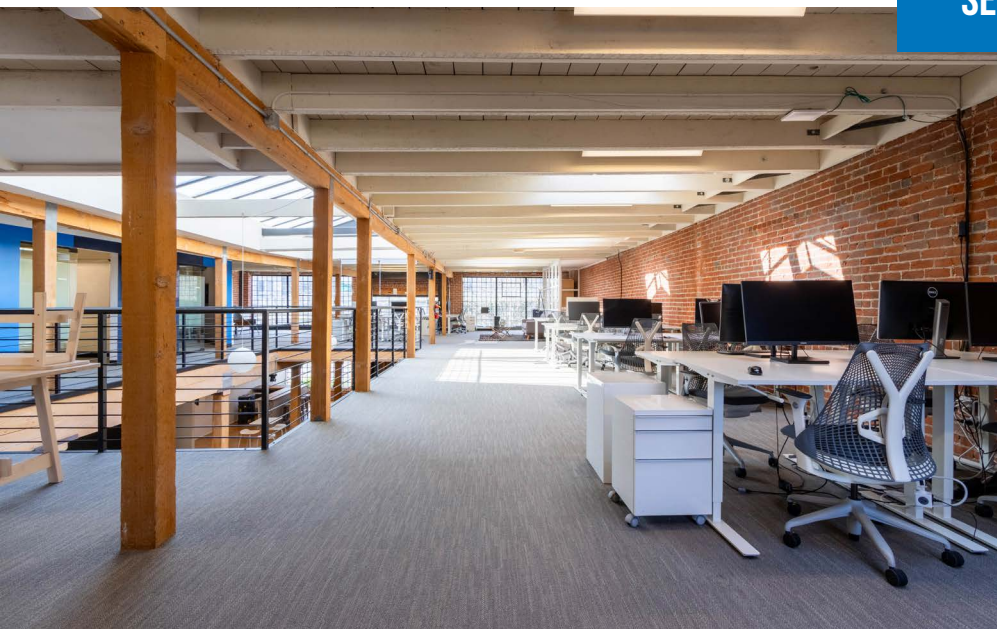
- + Creative Space with Exposed Brick & Timber
- + Seven (7) Meeting Rooms & One (1) Large Conference Room
- + Five (5) Restrooms, Two (2) Showers, & One (1) Mothers Room
- + Bright Atrium with Skylights
- + Secure Bike Storage Area with Shower
- + Access To Penthouse with Roof Deck
- + Walkable To BART, Caltrain, and Transbay Terminal



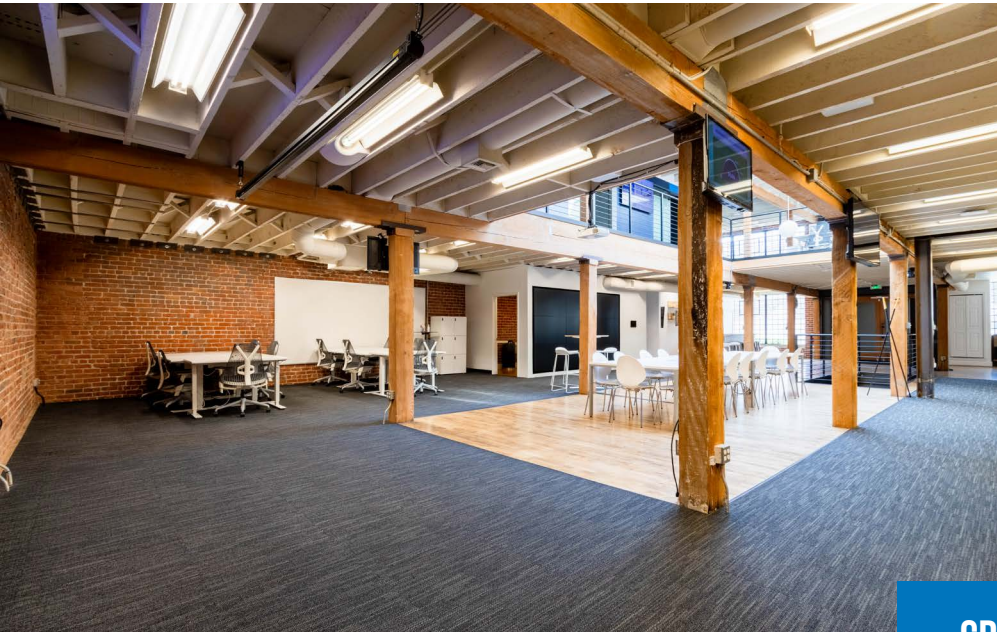




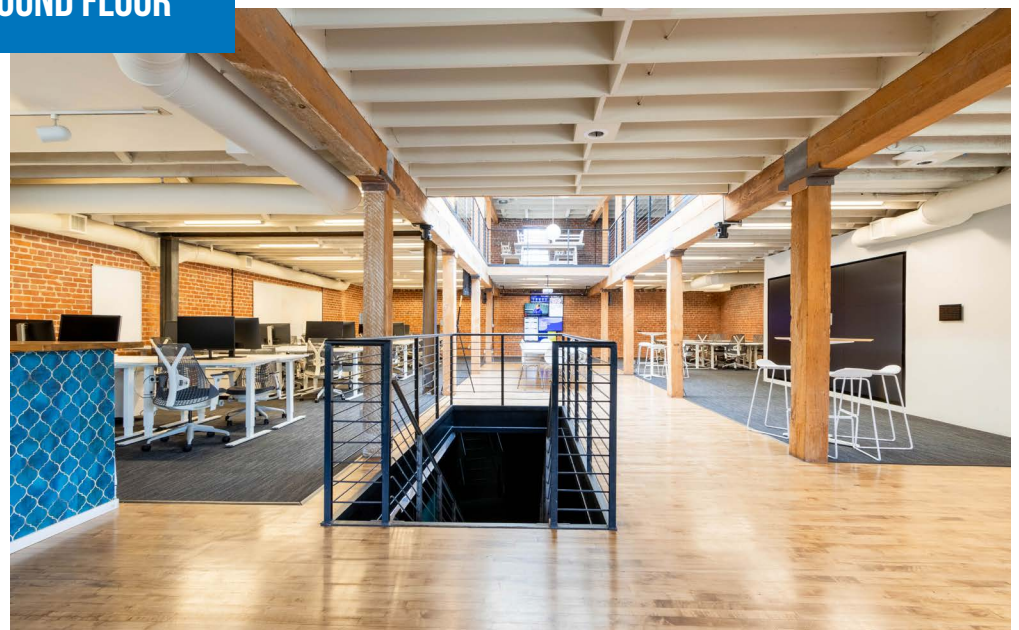
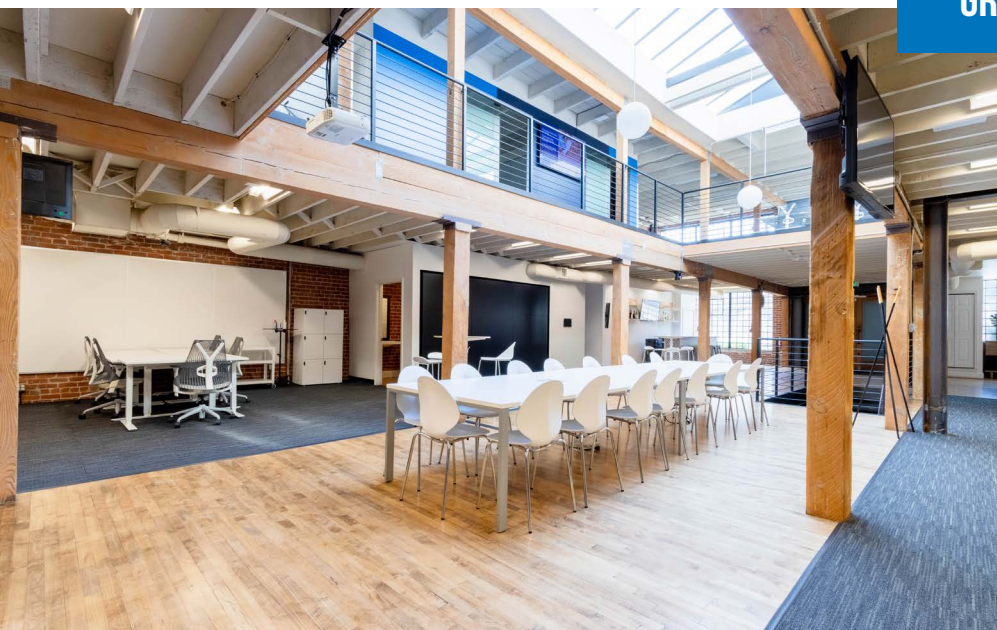
SECOND FLOOR



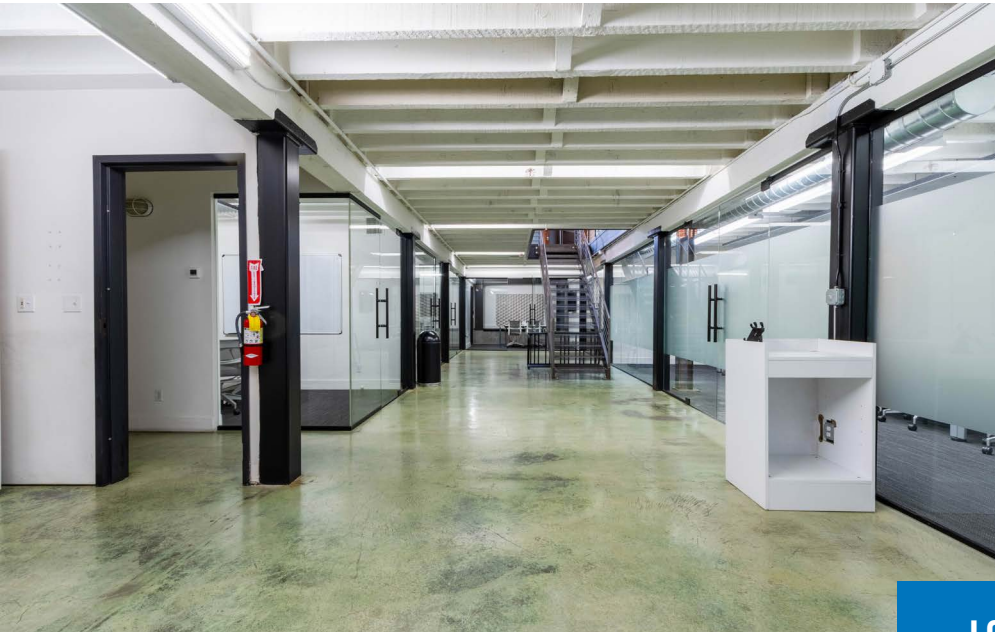




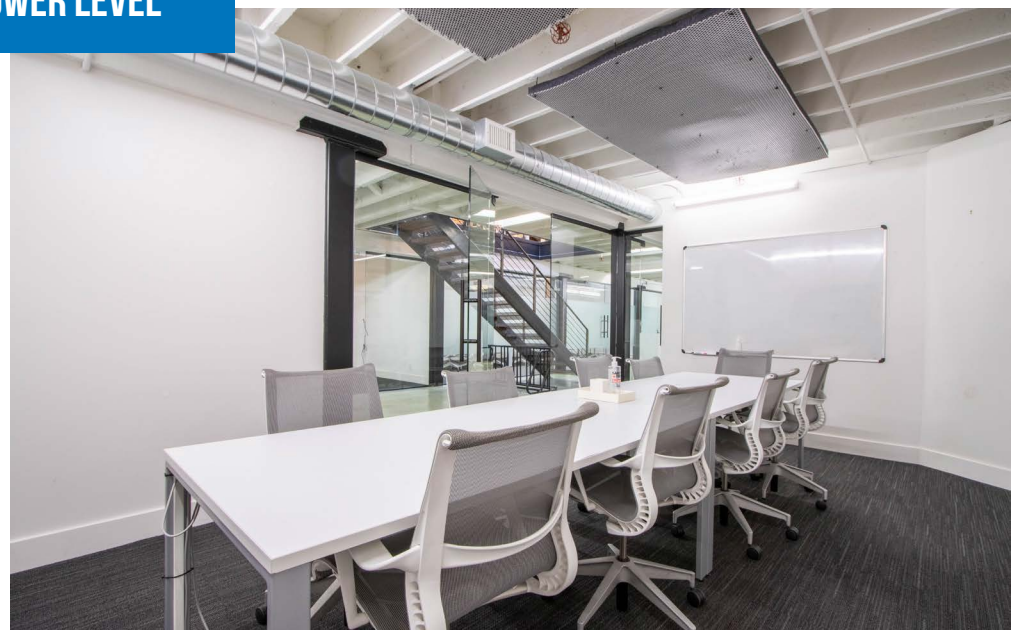
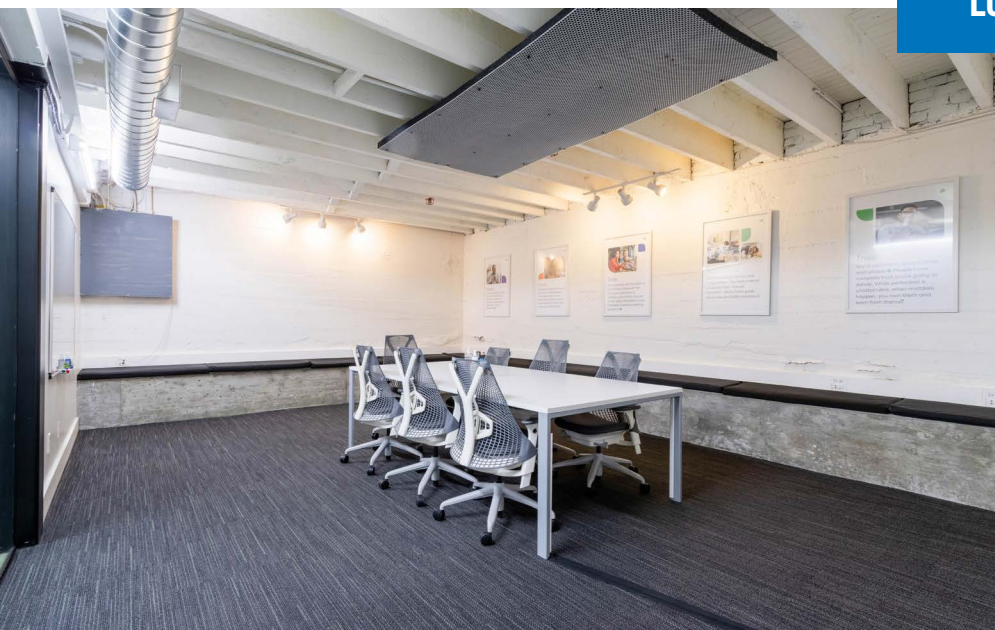
GROUND FLOOR



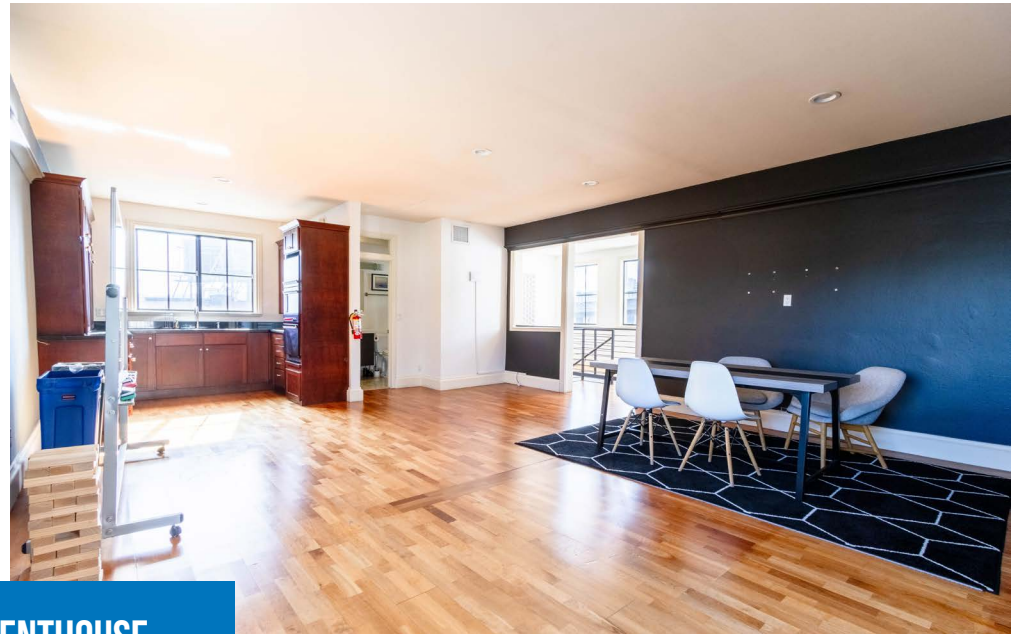




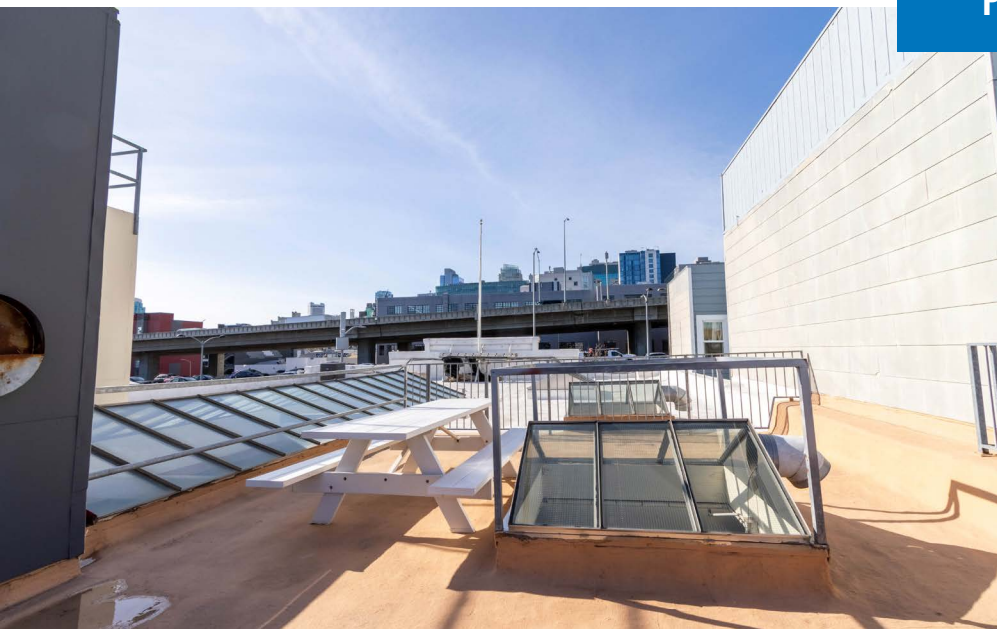
LOWER LEVEL







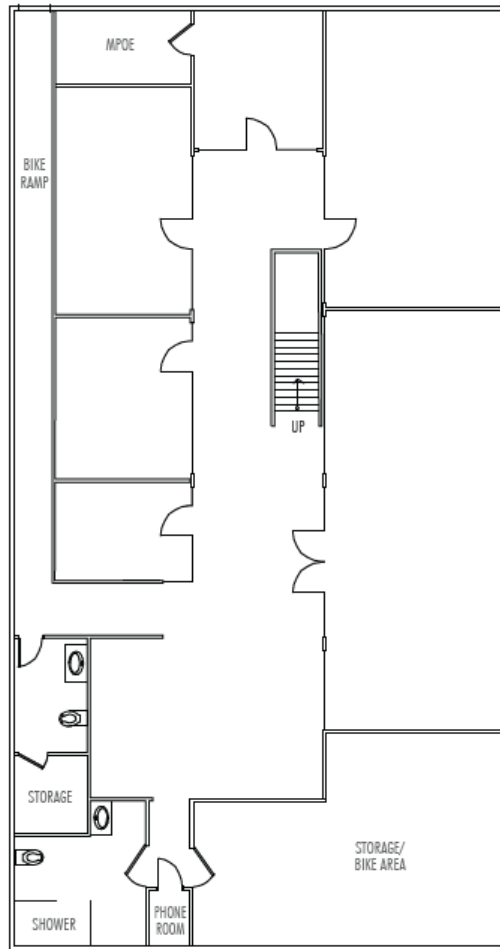
PENTHOUSE



# 35 STILLMAN STREET

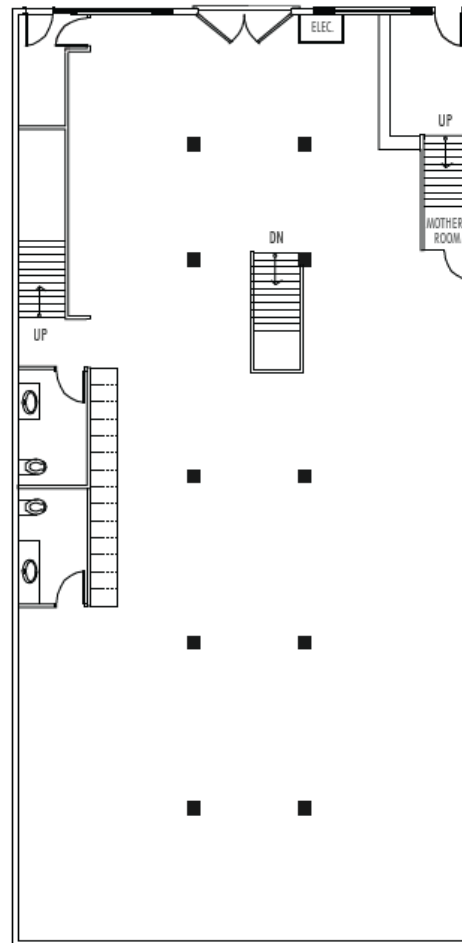
## Floor Plans

+/- 10,914 Square Feet



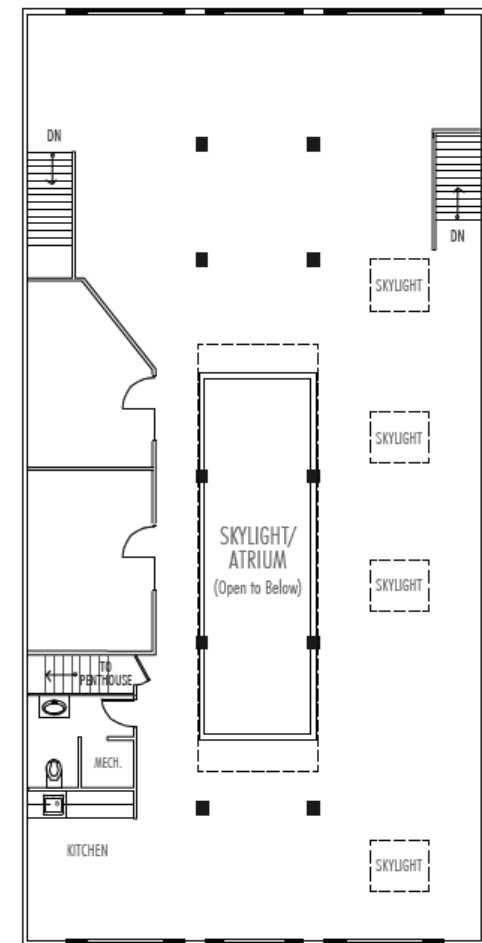
**LOWER LEVEL**

**±3,638**



**1ST FLOOR**

**±3,638**



**2ND FLOOR**

**±3,638**



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## LOCATION OVERVIEW

Highly desirable South of Market location, walkable to nearby amenities and close proximity to Oracle Field.



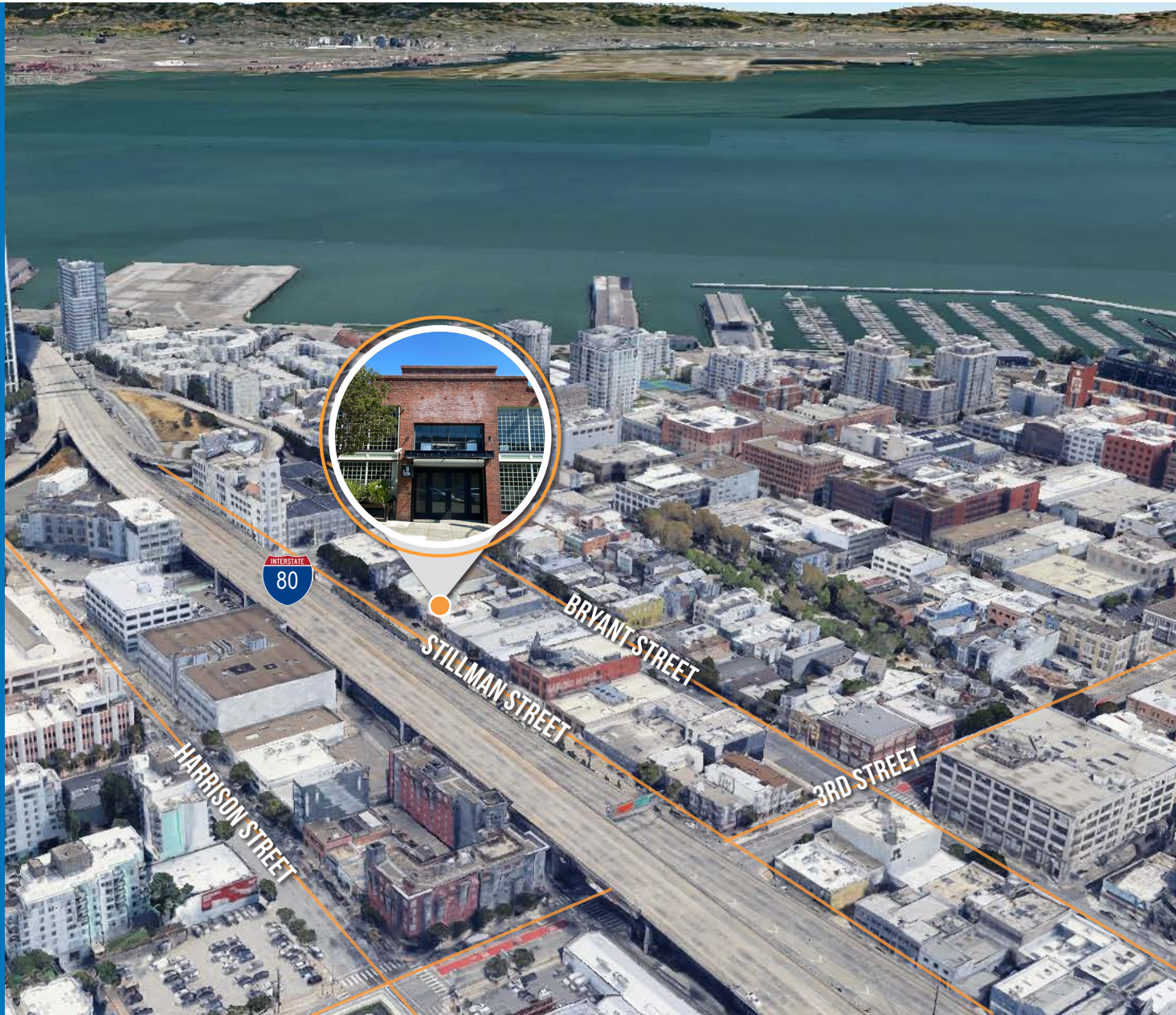
**02 MIN** to 3rd & Bryant Muni  
**10 MIN** to Oracle Park  
**13 MIN** to 4th St Caltrain



**09 MIN** to 2nd & King Muni  
**09 MIN** to Oracle Park  
**10 MIN** to 4th St Caltrain



**02 MIN** to 80 On-Ramp  
**05 MIN** to 280 On-Ramp  
**08 MIN** to 101 On-Ramp





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## NEARBY AMENITIES

- 1.....Flour & Branch
- 2.....Caffe Centro
- 3.....Blue Bottle Coffee
- 4.....Movida
- 5.....21st Amendment
- 6.....Brickhouse
- 7.....Sun and Moon
- 8.....Alexander's Steakhouse
- 9.....Wabi-Sabi SF at Soma
- 10.....Black Hammer Brewing
- 11.....Shell Gas Station
- 12.....Thriller Social Club
- 13.....The Hotel Utah Saloon
- 14.....Local Tap
- 15.....Marlowe
- 16.....Little Skillet
- 17.....Alchemist Bar & Lounge
- 18.....Whole Foods Market
- 19.....The UPS Store
- 20.....Walgreens
- 21.....Safeway
- 22.....Lucky Strike San Francisco
- 23.....Oracle Park
- 24.....Cafe Réveille
- 25.....All Star Donuts
- 26.....Gus's Community Market





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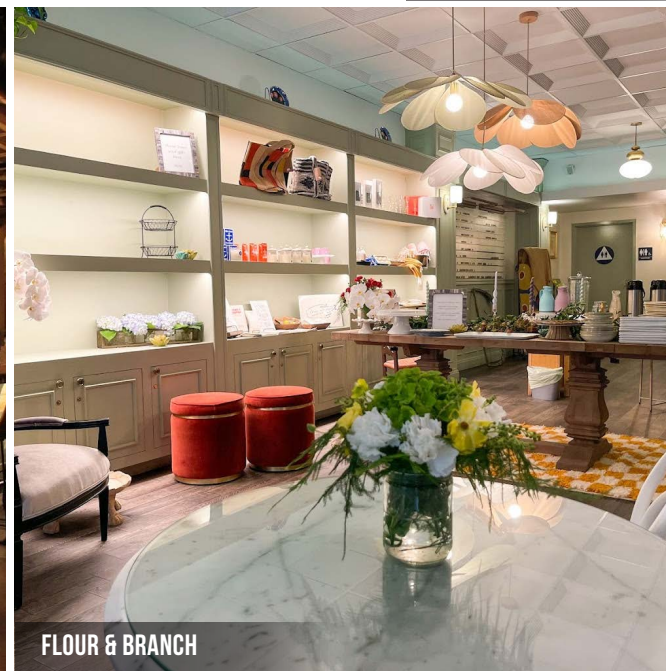
MARLOWE



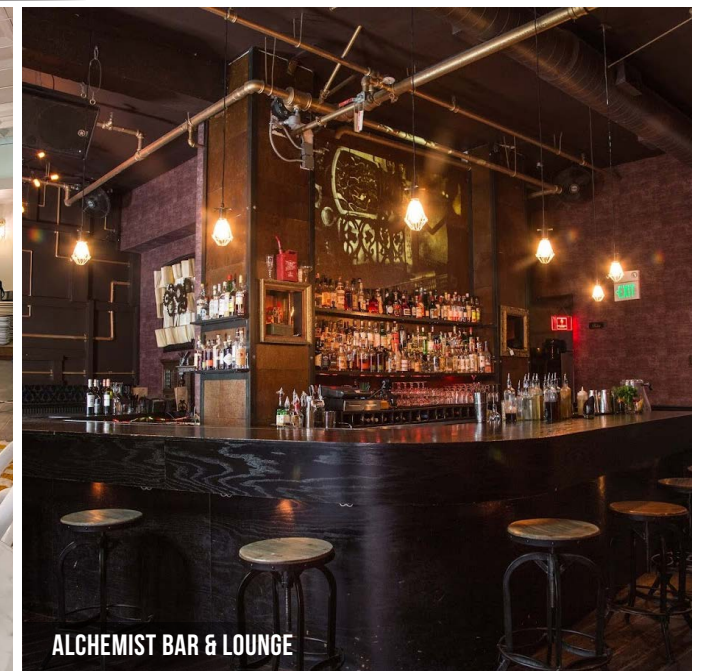
ALEXANDER'S STEAKHOUSE



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE



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STREET



Corp. Lic. 01112906  
[www.tcpre.com](http://www.tcpre.com)

### ZACH HAUPERT

D 415.539.1121 C 415.812.1219  
[zhaupert@tcpre.com](mailto:zhaupert@tcpre.com) DRE # 01822907

### MICHAEL SANBERG

D 415.539.1103 C 415.697.6088  
[msanberg@tcpre.com](mailto:msanberg@tcpre.com) DRE # 01930041

### TREVOR GUDIM

D 415.539.1122 C 858.922.2632  
[trevor@tcpre.com](mailto:trevor@tcpre.com) DRE # 01979980

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