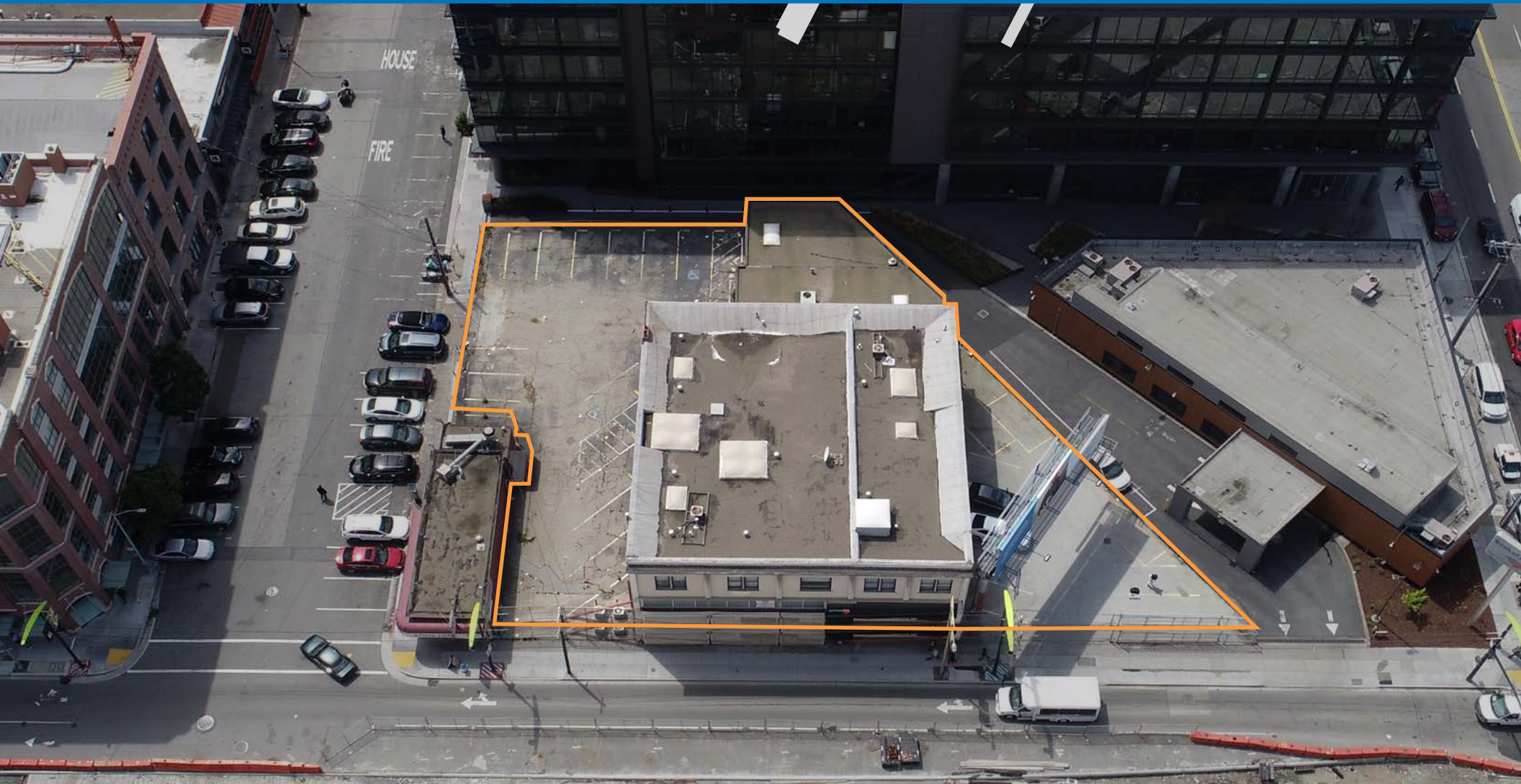


638 4TH STREET

FOR SUBLEASE | PLUG & PLAY COMMERCIAL SPACE W/ PARKING LOT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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638 4TH STREET

PROPERTY SUMMARY

ADDRESS

638 4th Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,100 Square Feet

RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

SUBLEASE TERM

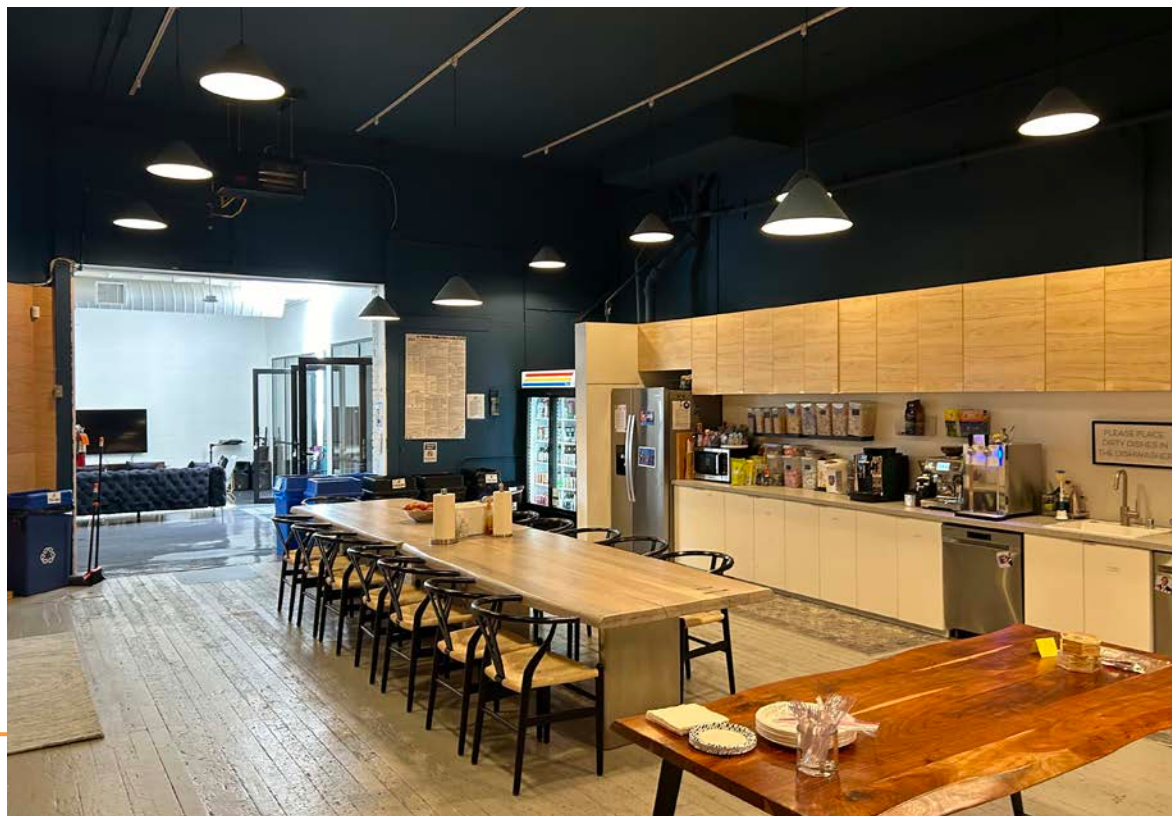
Through November 2025

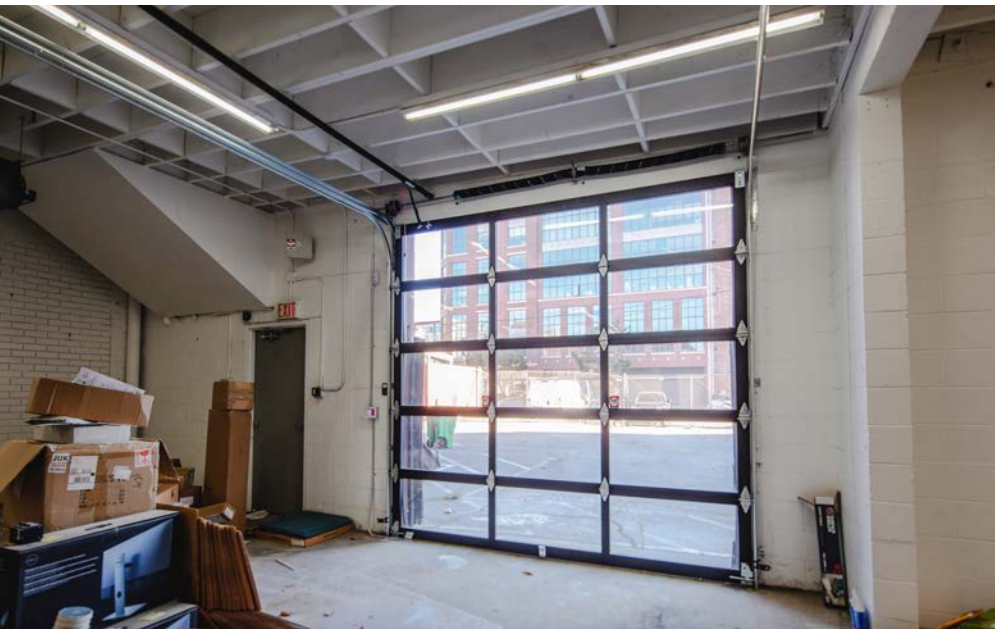
AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Well Located Plug & Play Flex/Office Space
- + Large Parking Lot Included (+/-15 Spaces)
- + Drive-In Roll Up Door/Loading Area
- + Three (3) Glass Conference Rooms
- + Three (3) Phone Booths
- + Renovated Kitchen & Dining Area
- + Fully Furnished
- + Steps Away from Caltrain, Muni and Many Neighborhood Amenities





638 4TH STREET

LOCATION OVERVIEW

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



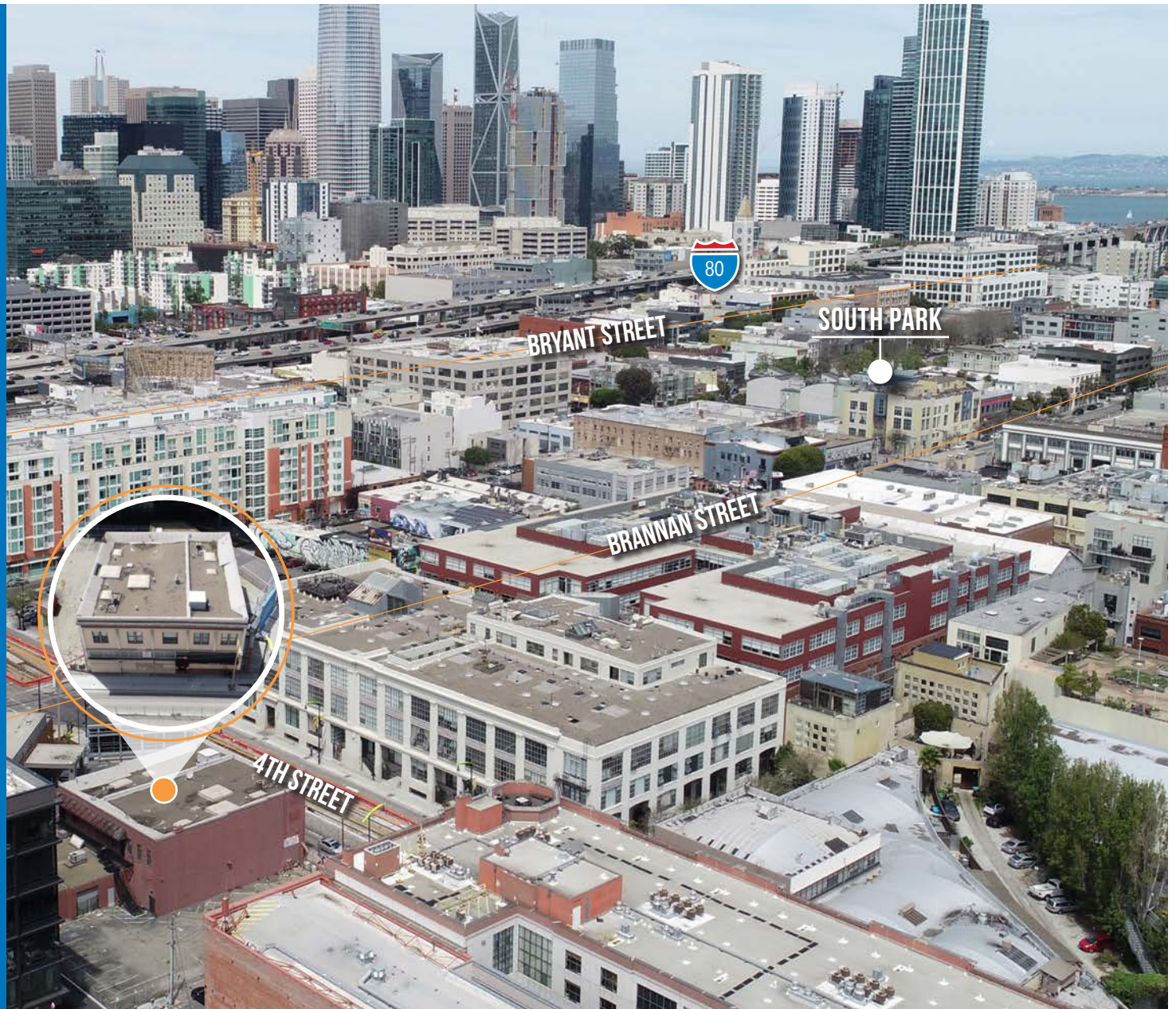
03 MIN to 4th St. Caltrain
04 MIN to 4th & King Muni
23 MIN to Powell St. BART



04 MIN to Mission Bay
10 MIN to Union Square
12 MIN to Financial District



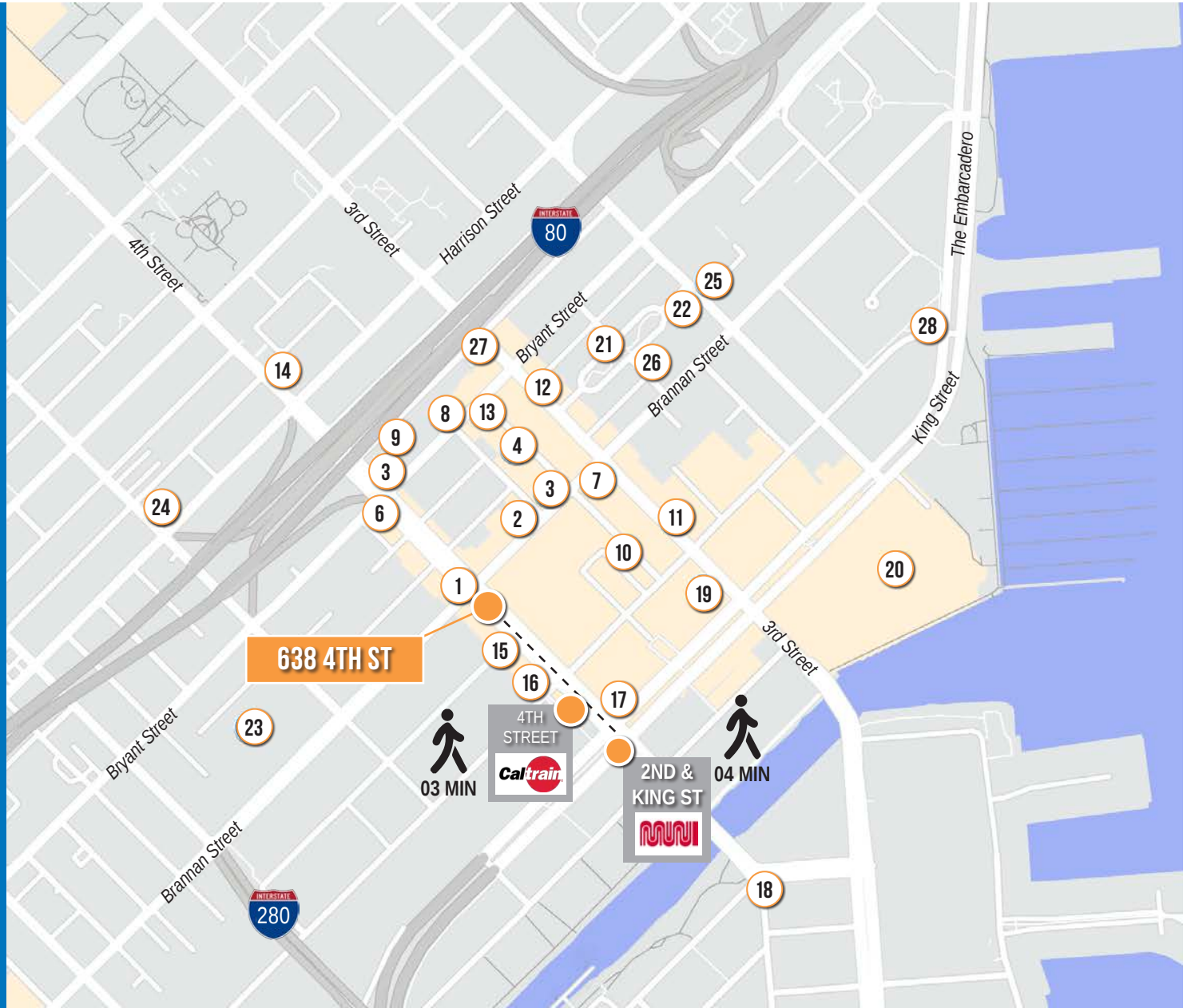
03 MIN to 280 On-Ramp
04 MIN to 80 On-Ramp
06 MIN to 101 On-Ramp



638 4TH STREET

NEARBY AMENITIES

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



638 4TH STREET



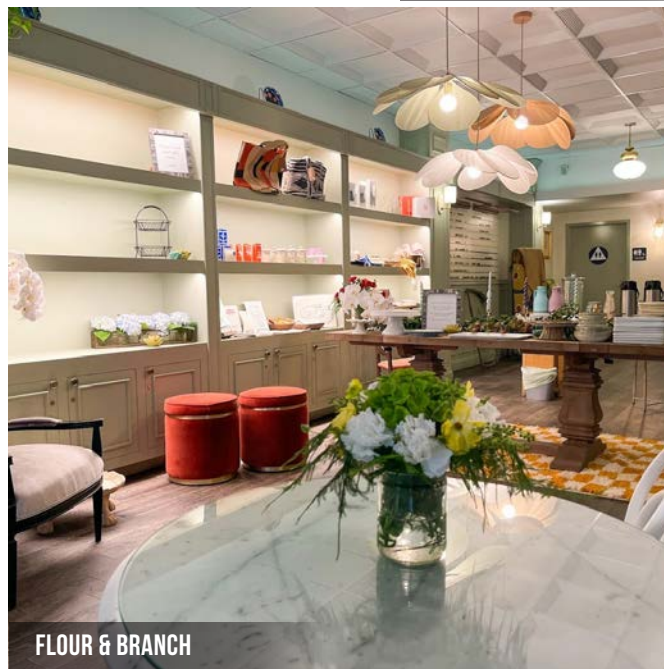
MARLOWE



ALEXANDER'S STEAKHOUSE



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

638 4TH STREET

LIGHT RAIL
PROJECT



4th Street



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