

SAN FRANCISCO, CA 94107

164 TOWNSEND ST.

CREATIVE SOUTH BEACH SUBLEASE

UNIT 10 | +/- 2,410 SF AVAILABLE
Ideal Creative Suite Near CalTrain

CHARLES WILLIAMS | charles@calco-sf.com | 916.757.3154 | DRE #02244143

MARIO PREVITALI | mario@calco-sf.com | 415.755.8905 | DRE #01902075

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PROPERTY OVERVIEW

| 164 Townsend St.

SPACE

Unit 10 | +/- 2,410 Square Feet

ASKING RENT

Negotiable

SUBLEASE TERM

Through November 2027.

BUILDING ATTRIBUTES

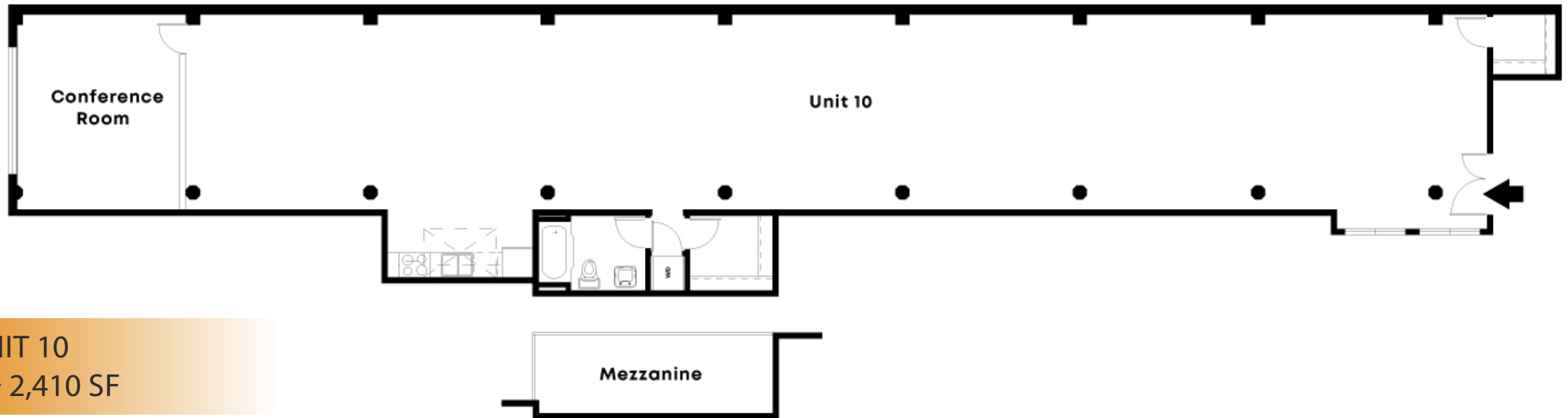
- Ideal Creative Space w/ Open Floor Plan
- One (1) Conference Room
- Polished Concrete Floors & Exposed Brick
- One (1) Assigned Parking Space
- Restroom w/ Shower
- Freight Elevator
- Full Kitchen & Full HVAC
- Close Proximity to Caltrain & Oracle Park



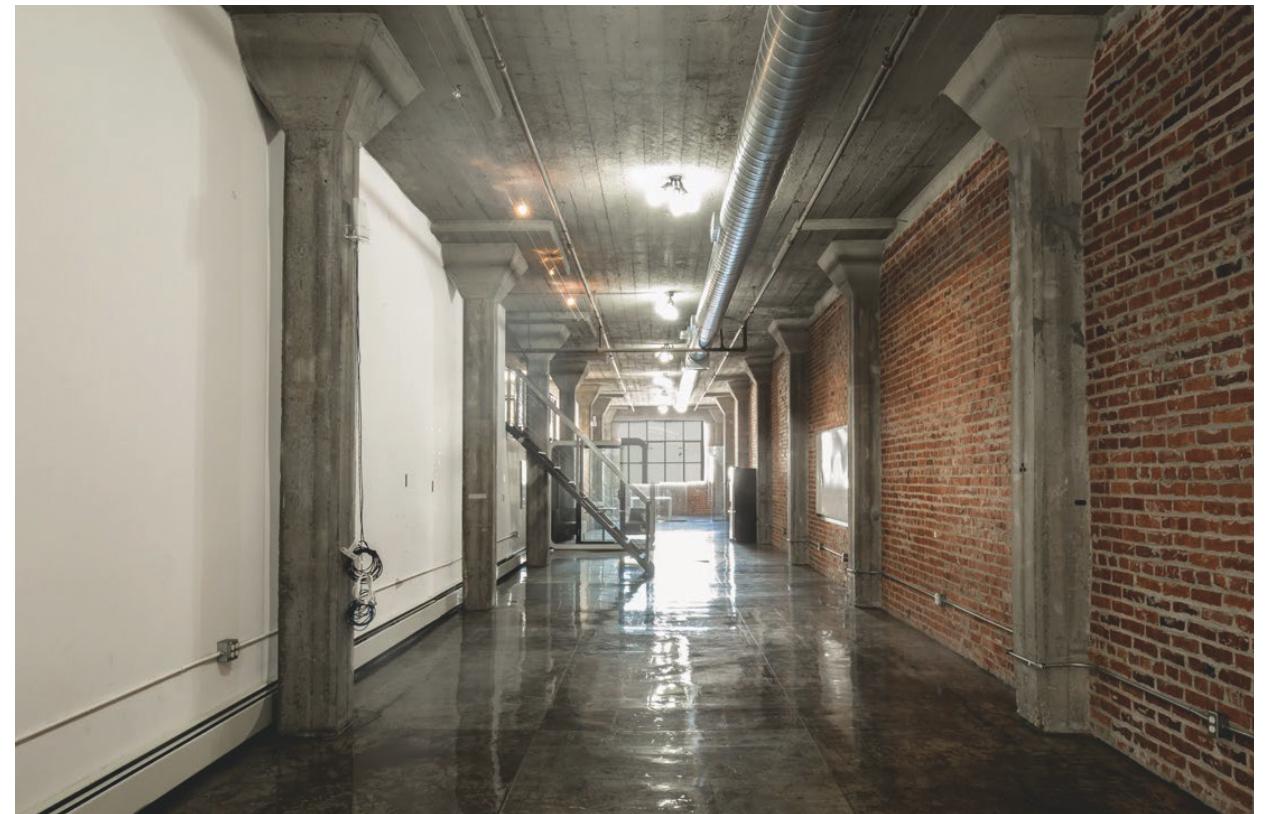
GALLERY

| 164 Townsend St.

 **CALCO**
COMMERCIAL, INC.



UNIT 10
+/- 2,410 SF



LOCATION OVERVIEW

| 164 Townsend St.

Highly desirable South Park location, walkable to nearby amenities and close proximity to Oracle Park.



03 MIN to 2nd & King Muni
03 MIN to Oracle Park
05 MIN to Caltrain



08 MIN to Union Square
08 MIN to Chase Center
08 MIN to Financial District



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



NEARBY AMENITIES

| 164 Townsend St.

- 1 Hakashi Japanese Sushi
- 2 Garaje
- 3 Flour & Branch
- 4 Shell Gas Station
- 5 The Hotel Utah Saloon
- 6 Brickhouse
- 7 Wabi Sabi
- 8 ROOFTOP 25
- 9 Local Tap
- 10 Marlowe
- 11 Little Skillet
- 12 Alchemist Bar & Lounge
- 13 Thriller Social Club
- 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 Movida
- 23 SF Flower Mart
- 24 All Star Donuts
- 25 21st Amendment Brewery
- 26 Thriller Social Club





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**PIONEERING REAL ESTATE
SOLUTIONS WITH
PROVEN EXPERTISE**

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Calco Commercial, founded in 2011 by Scott Mason, brings over 37 years of experience and 3,000+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.