

**FOR LEASE**  
*+/-10,000-26,371 Square Feet*

**75-85 FEDERAL STREET**





## EXECUTIVE SUMMARY

75 Federal is a two-story, approximately 10,000 square foot stand-alone building located at the heart of the city's most desirable commercial neighborhood in SOMA known as South Park. The neighboring building at 77-85 Federal, is approximately 16,371 square feet which can be leased together or separately. With prime location across the street from the newly renovated park, the location boasts immediate access to Caltrain, BART, and the many restaurant amenities which have caused SOMA to become the most sought after sub-market for tenants seeking commercial space in San Francisco.

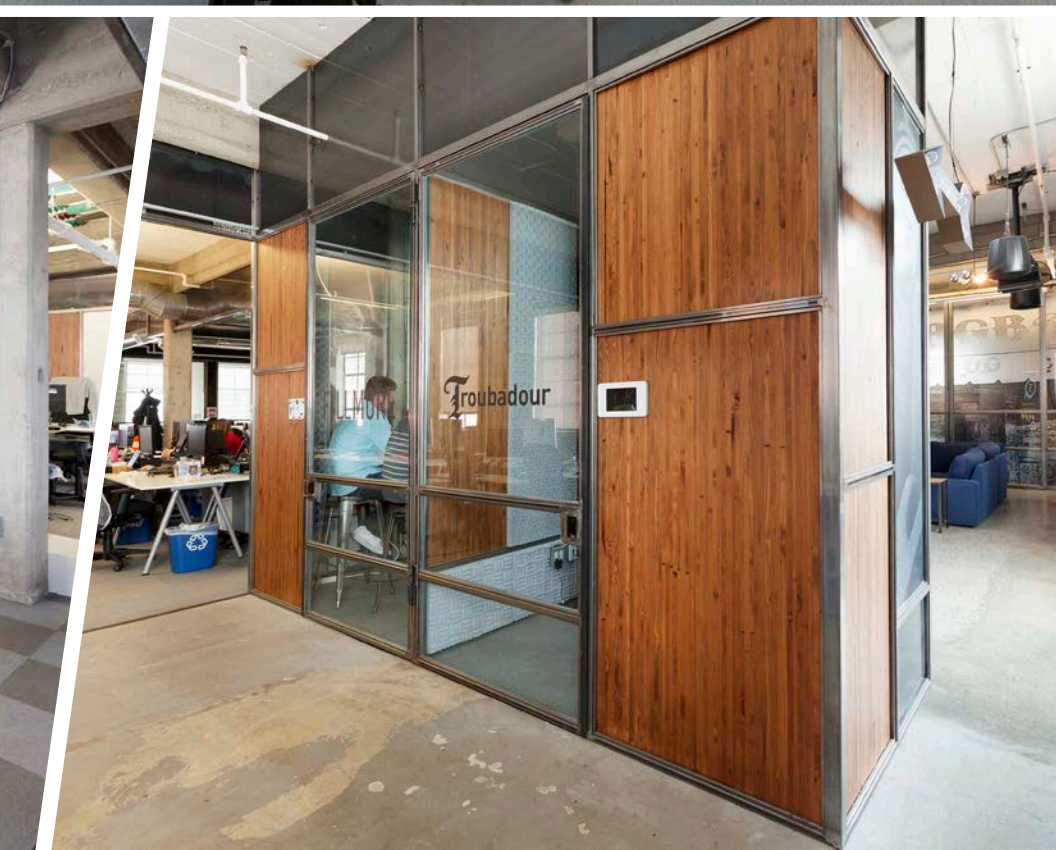
## PROPERTY SUMMARY

<b>ADDRESS</b>	75-85 Federal Street, San Francisco, CA 94107
<b>AVAILABLE SPACE</b>	+/- 10,000-26,371 Square Feet
<b>ASKING RENT</b>	\$68 / Square Foot / Month, IG
<b>ZONING</b>	Office (MUO)
<b>TERM</b>	Negotiable (Short Term Available)
<b>AVAILABLE</b>	Immediately

# 75-85 FEDERAL STREET







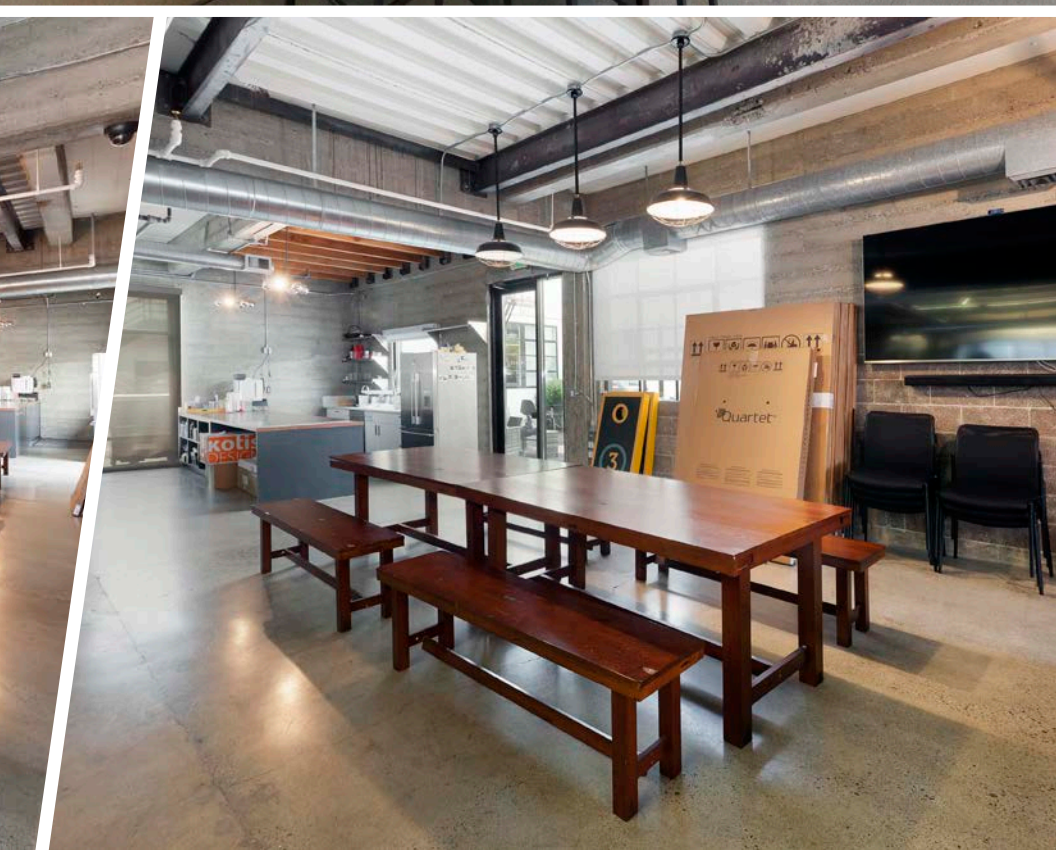
75 FEDERAL STREET



## BUILDING ATTRIBUTES

- + Full Stand-Alone Building Opportunity
- + Four (4) Large Conference Rooms
- + Seven (7) Meeting Rooms
- + Three (3) Phone Booths
- + Two (2) Kitchenettes
- + Fifteen (15) On-Site Parking Spaces
- + Prime Location Across from South Park
- + Close Proximity to Caltrain, BART and I-80 On Ramp
- + Heavy Foot Traffic Near Many Amenities
- + Outdoor Patio and Gated Parking Lot





75 FEDERAL STREET



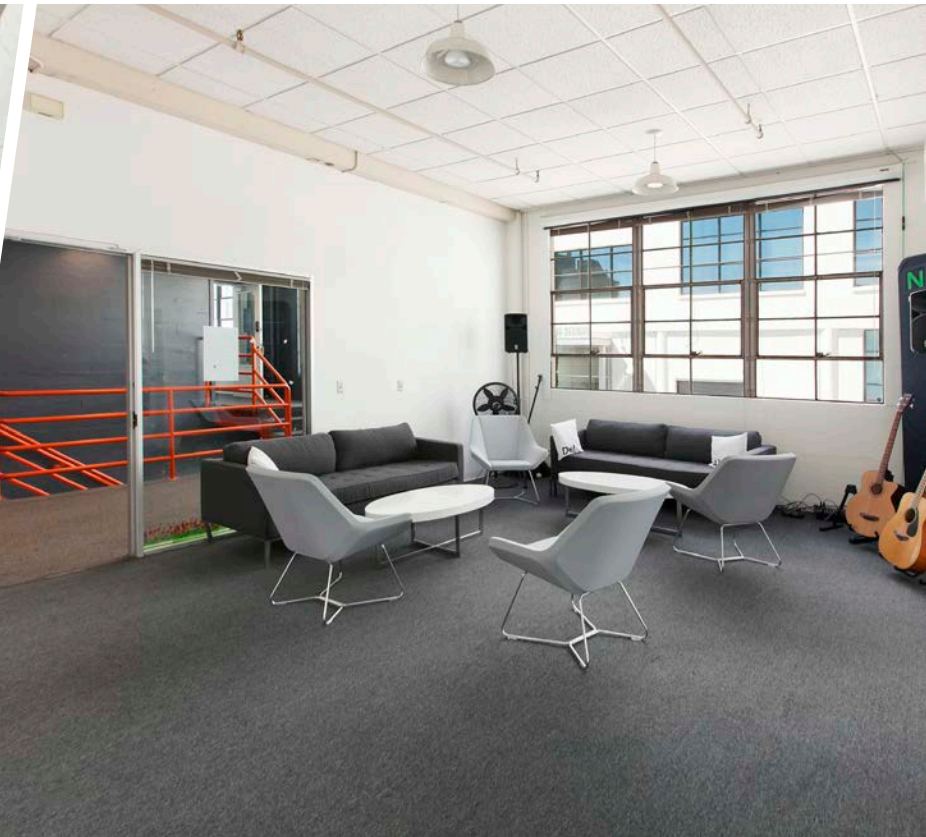
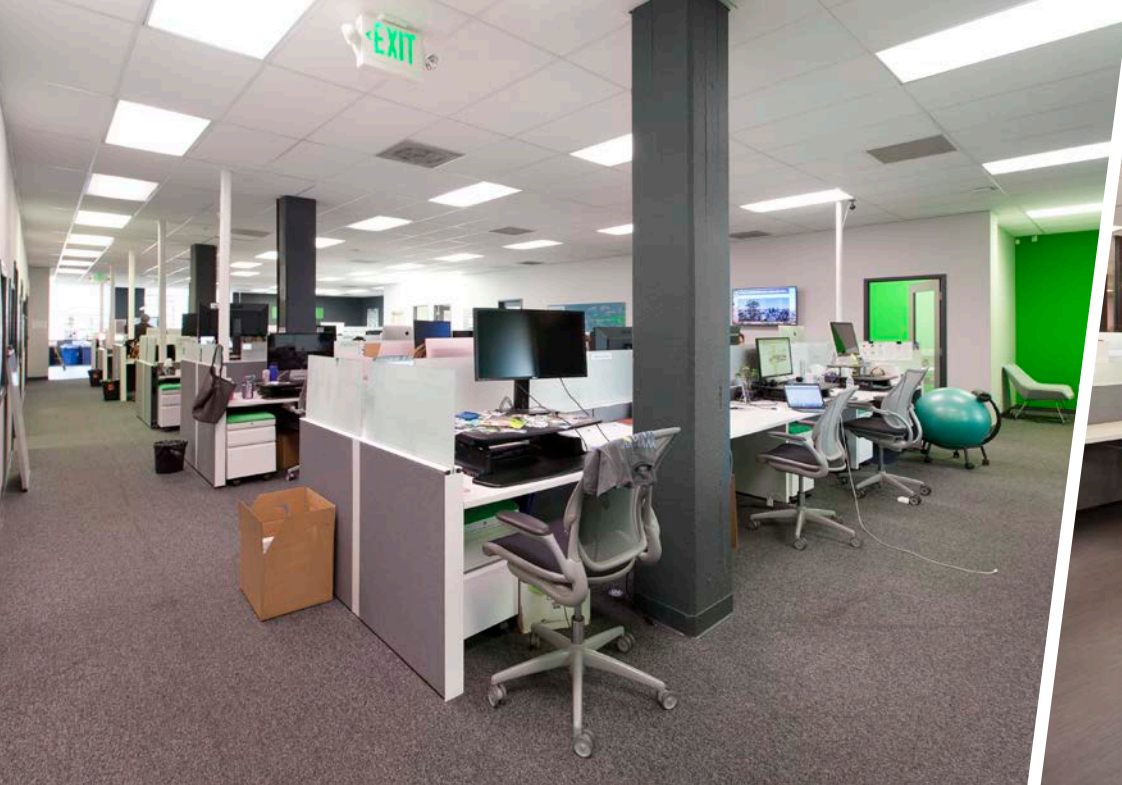
## BUILDING ATTRIBUTES

77-85 FEDERAL STREET

- + Full Stand-Alone Building Opportunity
- + Creative Build-Out
- + Mix of Open Plan and Meeting Space
- + On-Site Parking
- + Prime Location Across from South Park
- + Close Proximity to Caltrain, BART and I-80 On Ramp
- + Heavy Foot Traffic Near Many Amenities







77-85 FEDERAL STREET





80

3RD STREET

BRANNAN STREET

BRYANT STREET

SOUTH PARK



2ND STREET

77-85  
FEDERAL STREET

75  
FEDERAL STREET

FEDERAL STREET

HOME OF THE BRAVE

SKYY  
PROUDLY  
AMERICAN



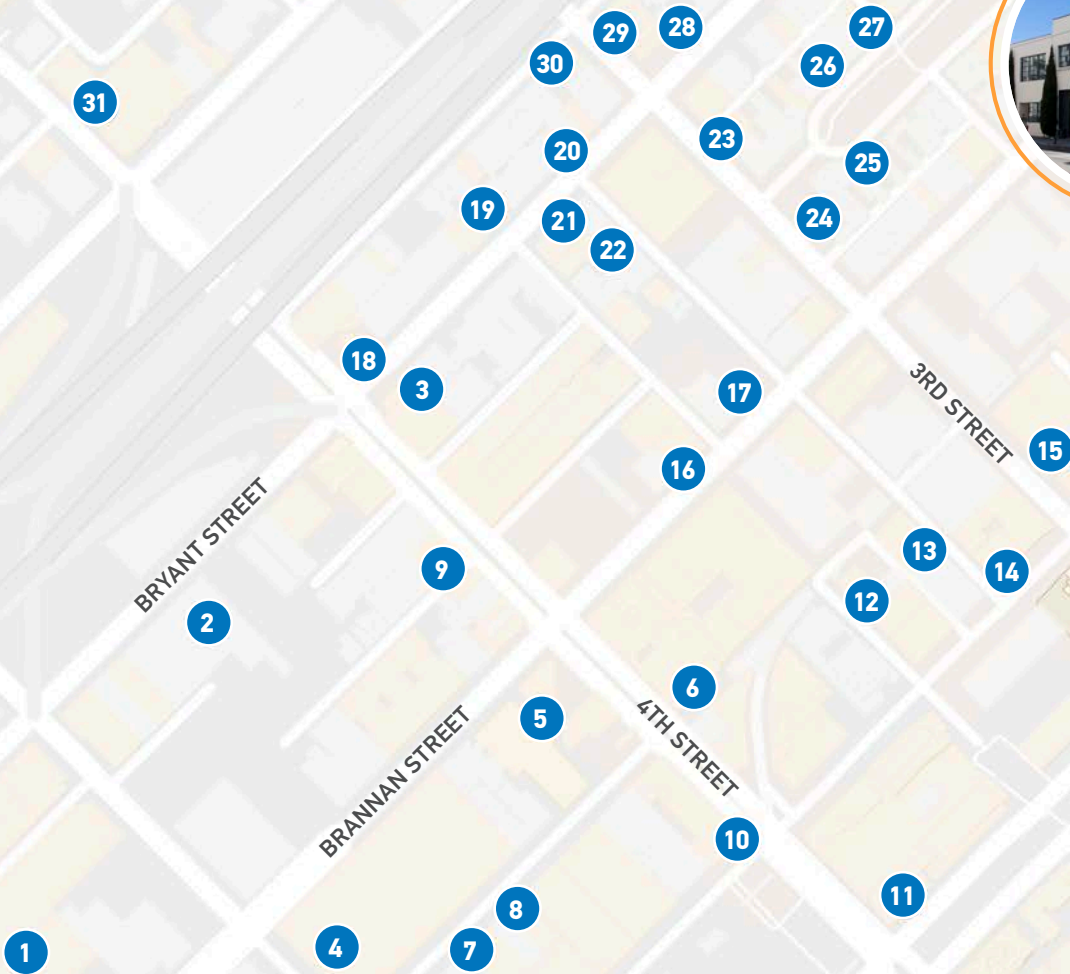
# 75-85 FEDERAL STREET

## AMENITIES OVERVIEW

75-85 Federal Street



- 1..... San Francisco Flower Mart
- 2..... Tishman Spire Office
- 3..... Hotel Development
- 4..... Bay Club SF Tennis
- 5..... Pinterest
- 6..... Tishman Residential/The Creamery
- 7..... Local Brewing Co.
- 8..... Bluxome Street Winery
- 9..... Cockscomb
- 10..... Walgreens
- 11..... Safeway
- 12..... Twenty Five Luck
- 13..... Cento
- 14..... District
- 15..... Alchemist Bar & Lounge
- 16..... Alexander's Steakhouse
- 17..... Brickhouse Cafe & Bar
- 18..... Shell
- 19..... Black Hammer Brewing
- 20..... Chili Lemon Garlic
- 21..... Lava Restaurant & Lounge
- 22..... Darwin Cafe
- 23..... HRD
- 24..... Shell
- 25..... The Butler and the Chef
- 26..... 110 South Park
- 27..... Caffe Centro
- 28..... Picnic on Third
- 29..... Garaje
- 30..... Dartealing Lounge
- 31..... Whole Foods Market





**75** FEDERAL STREET

**STAND-ALONE BUILDING**  
AND PARCEL W/ PARKING

**+/- 10,000**  
SQUARE FEET AVAILABLE

**15** PARKING SPACES



**77-85**  
FEDERAL STREET

**STAND-ALONE BUILDING**  
AND PARCEL W/ PARKING

**+/- 16,371**  
SQUARE FEET AVAILABLE

**20+** PARKING SPACES



75 FEDERAL

THIS GATE  
TO REMAIN  
UNLOCKED  
DURING  
BUSINESS HOURS

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

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