

629 BRYANT STREET

FOR LEASE | RENOVATED OFFICE/FLEX BUILDING IN SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

629 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 15,000 Square Feet

RENTAL RATE

\$33,000 / Month, Industrial Gross

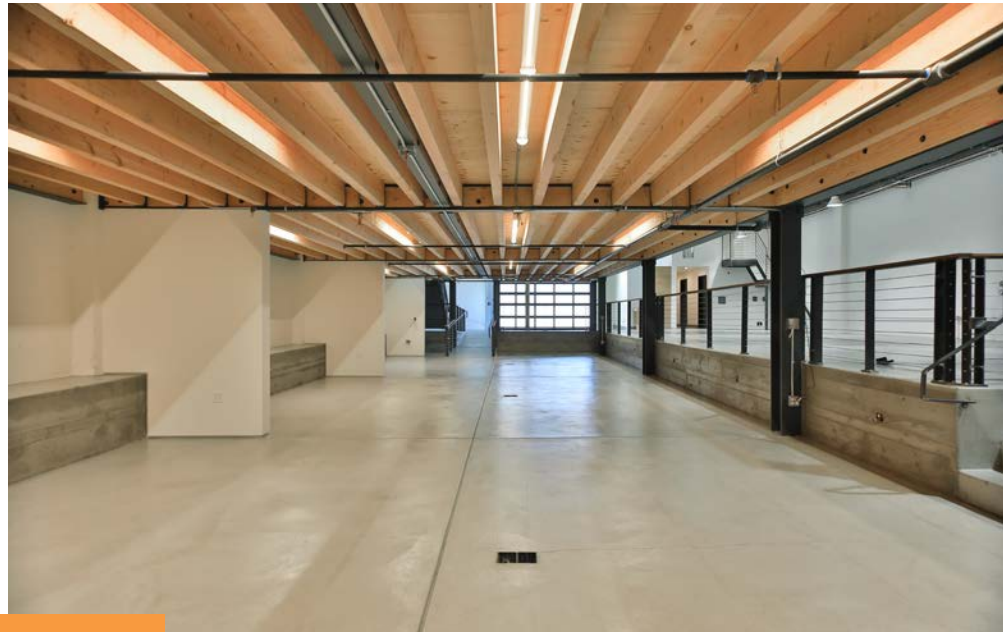
AVAILABLE

Immediately

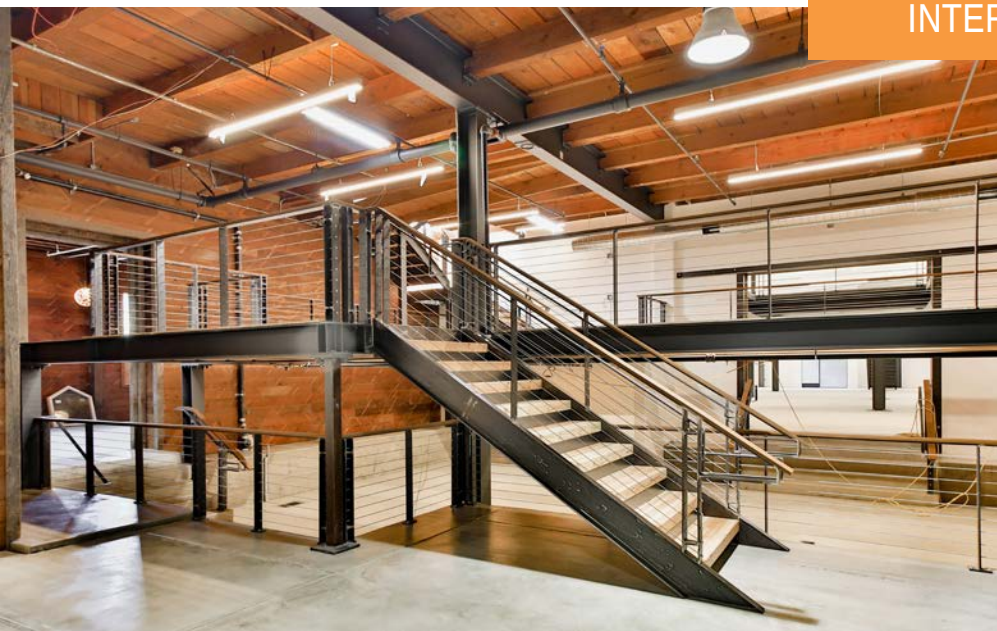
BUILDING ATTRIBUTES

- + Full Building Renovation Completed in 2021
- + Shared Fenced & Gated +/- 11,000 Sq. Ft. Parking Lot
- + Open Floor Plan with Conference / Meeting Rooms
- + Two (2) Drive-In Glass Paneled Roll-Up Doors
- + Shared Expansive Outdoor Roof Turf Deck w/ Outdoor Kitchen and Grill
- + Electrical Distribution Throughout / FF&E Included
- + Total Electrical Service: 3 Phase, 800 Amps
- + 2nd Floor: Two (2) Meeting Rooms / Offices, One (1) Conference Room, Two (2) Restrooms w/ Shower, and Kitchenette / Break Area
- + 1st Floor: Three (3) Meeting Rooms / Offices, Two (2) Restrooms w/ Shower, Kitchenette / Break Area, Studio / Entertainment Area w/ Built-In Bar and Two (2) Drive-In Roll-Up Doors
- + Immediate Proximity to South Park, 4th Street Caltrain and Light Rail, and I-280 and HWY-101





INTERIOR





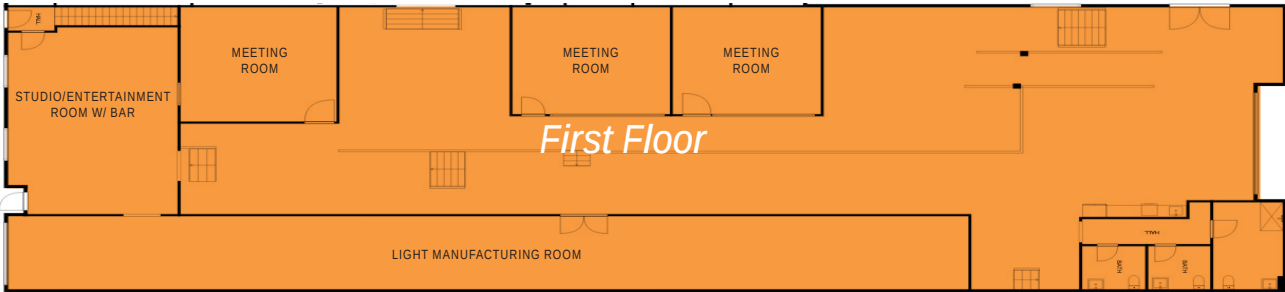
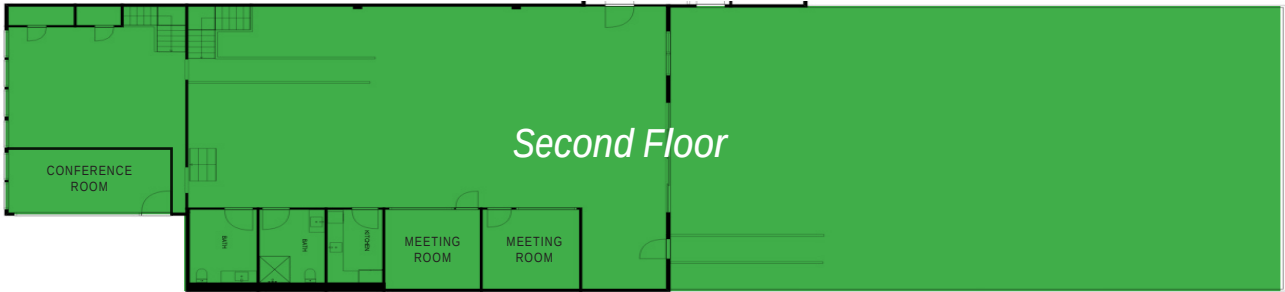
EXTERIOR



629 BRYANT STREET

Floor Plans | 629 Bryant Street
+/- 15,000 Square Feet

Bryant Street



629 BRYANT STREET

LOCATION OVERVIEW

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



03 MIN to 4th & Bryant Muni
07 MIN to 4th St. Caltrain
19 MIN to Powell St BART



05 MIN to Union Square
06 MIN to Mission Bay
08 MIN to Financial District



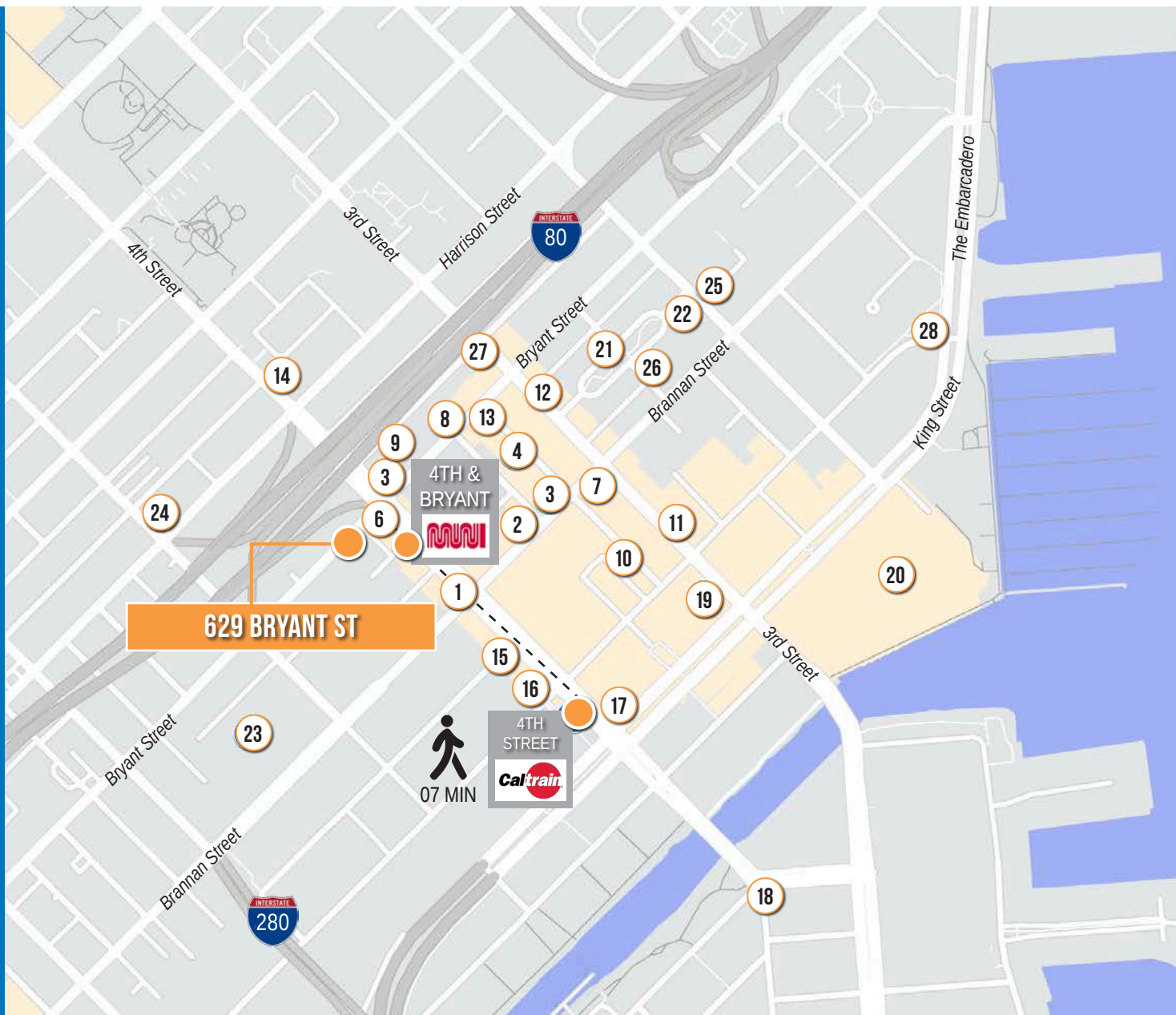
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



629 BRYANT 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..... Caffé 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



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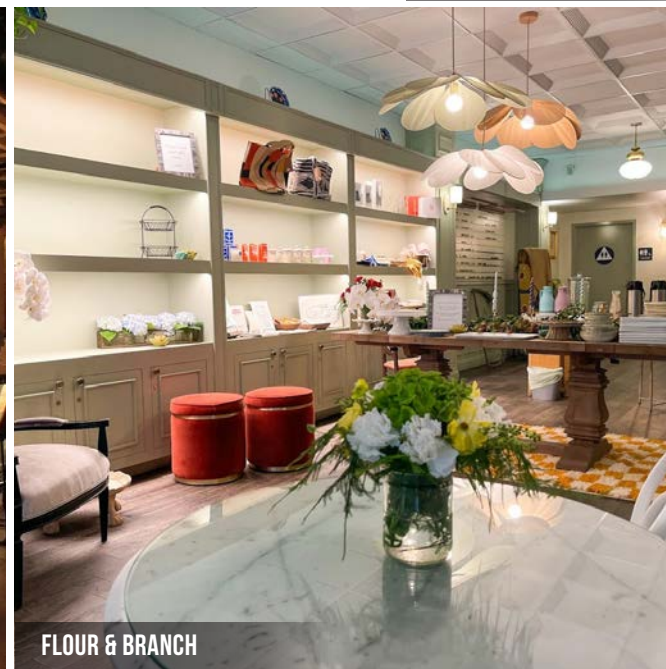
MARLOWE



ALEXANDER'S STEAKHOUSE



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

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STREET



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