

461 BRYANT STREET

FOR LEASE | SOUTH PARK BRICK & TIMBER BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

461 Bryant Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor +/- 2,000 Square Feet

Ground Floor +/- 4,000 Square Feet

TOTAL +/- 6,000 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

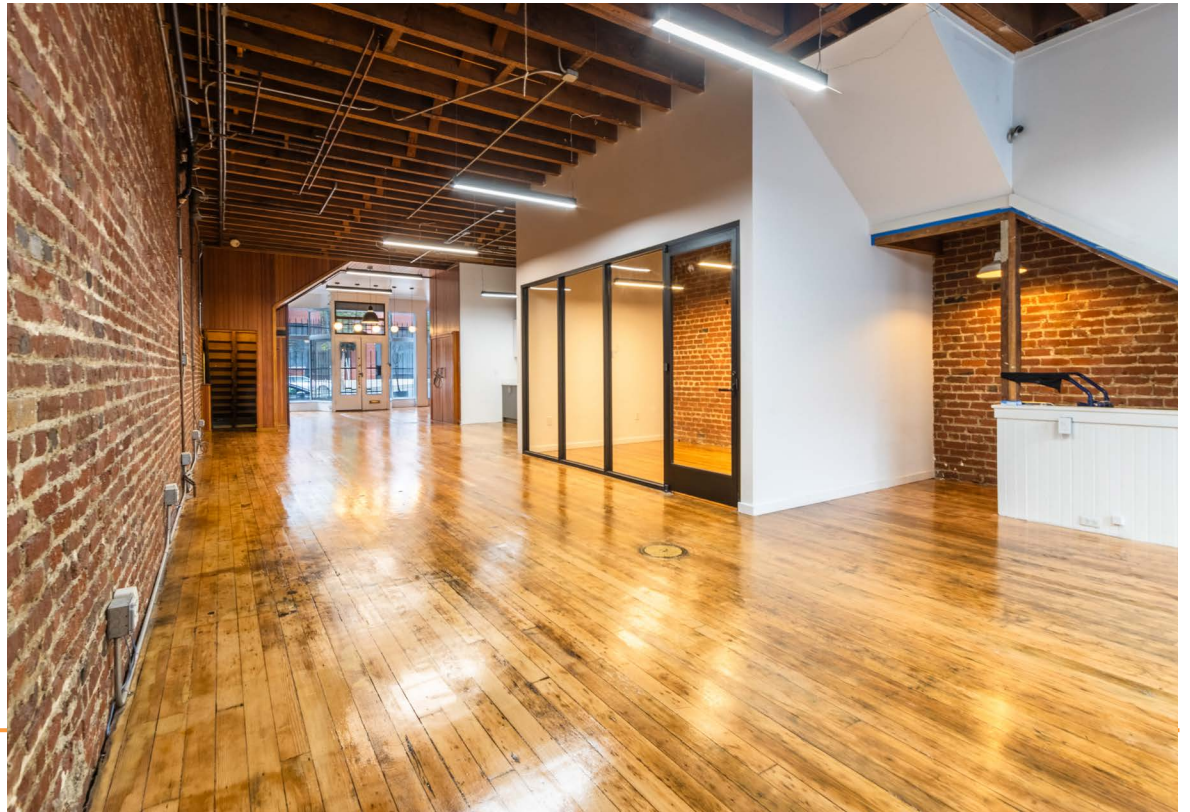
\$36 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Classic Brick and Timber Building in South Park
- + Mix of Open Plan and Break Out Spaces
- + Two (2) Full Kitchens
- + 15' Ceilings
- + Hardwood Floors Throughout
- + Amazing Roof Deck w/ City Views
- + Walkable to South Park Amenities, Caltrain, and BART



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LOCATION OVERVIEW

Desirable South Park location, walkable to nearby amenities, public transportation, to surrounding neighborhoods, close proximity to Oracle Field.



02 MIN to Bryant St Muni
10 MIN to Caltrain
12 MIN to Oracle Park



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



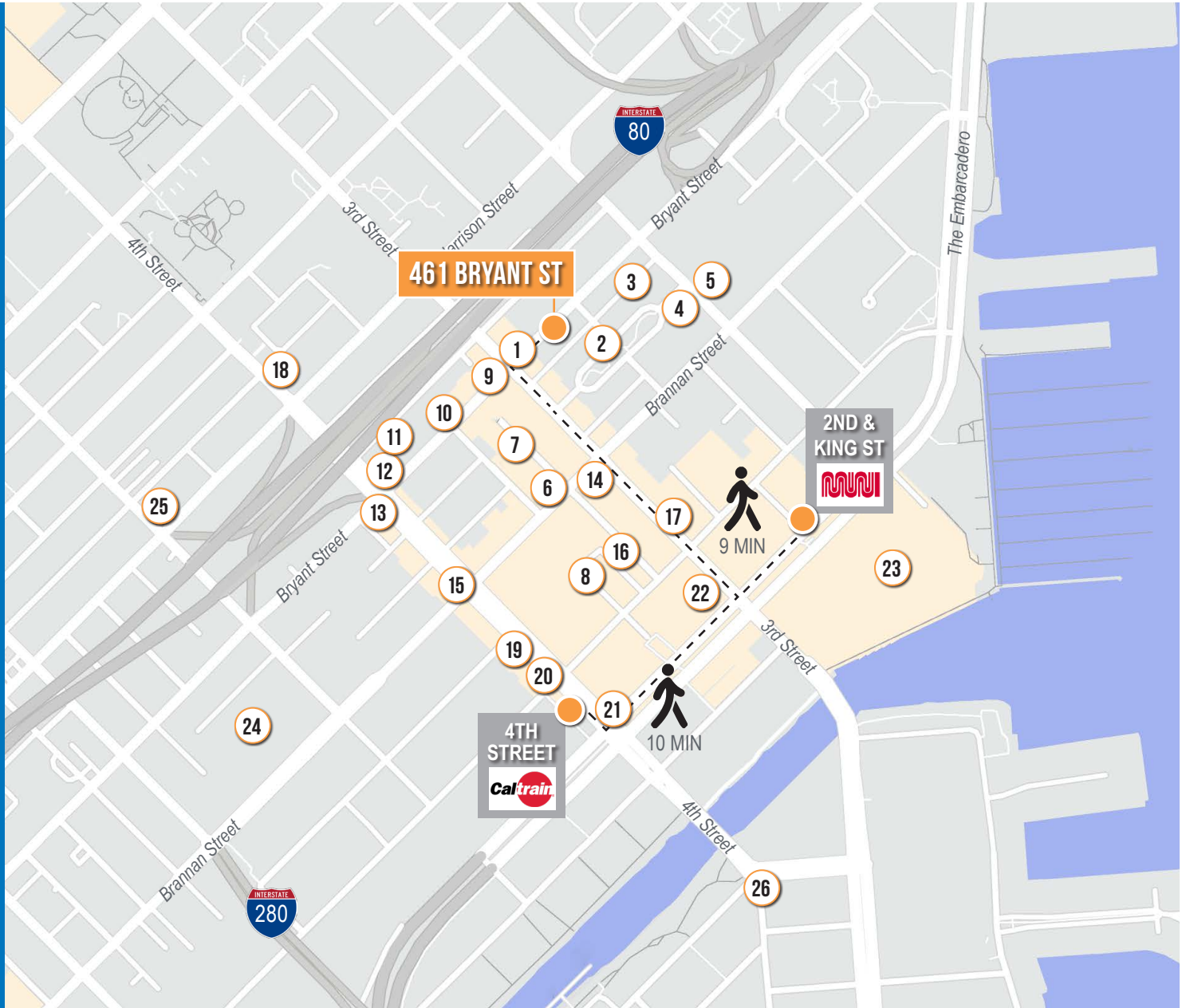
01 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp
09 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Flour & Branch
- 2..... Caffe Centro
- 3..... Blue Bottle Coffee
- 4..... Movida
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Wabi Sabi
- 8..... ROOFTOP 25
- 9..... Hakashi
- 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..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market



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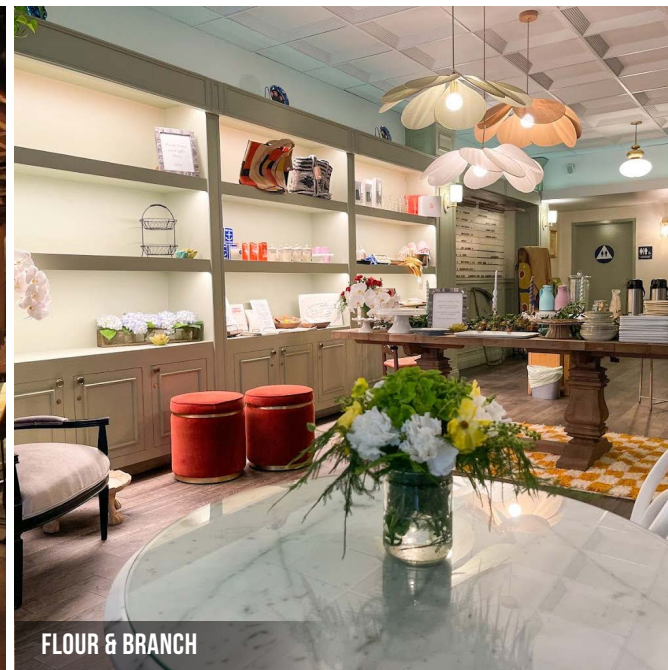
MARLOWE



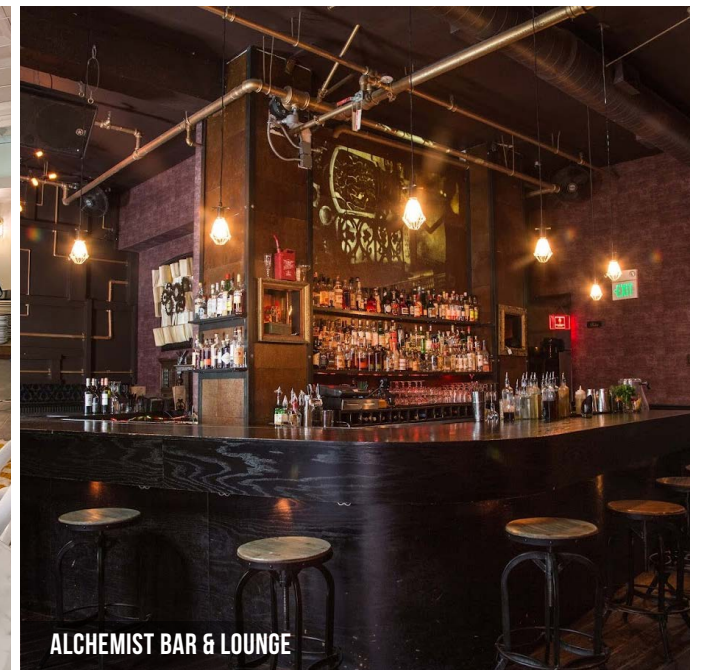
ROOFTOP 25



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

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STREET



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