

346 9TH STREET

FOR LEASE | MOVE-IN READY CREATIVE HQ BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

346 9th Street, San Francisco, CA 94103

AVAILABLE SPACE

Second Floor: +/- 12,500 Square Feet

First Floor: +/- 12,500 Square Feet

Total: +/- 25,000 Square Feet

RENTAL RATE

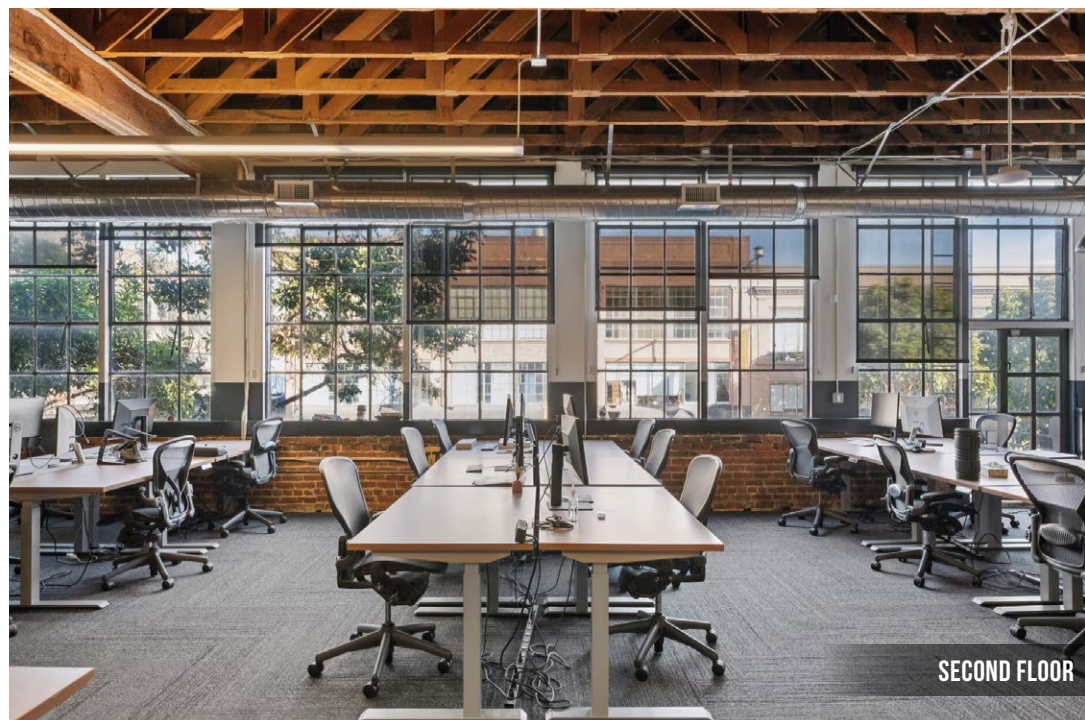
\$60 / SF / Year, Industrial Gross

AVAILABLE

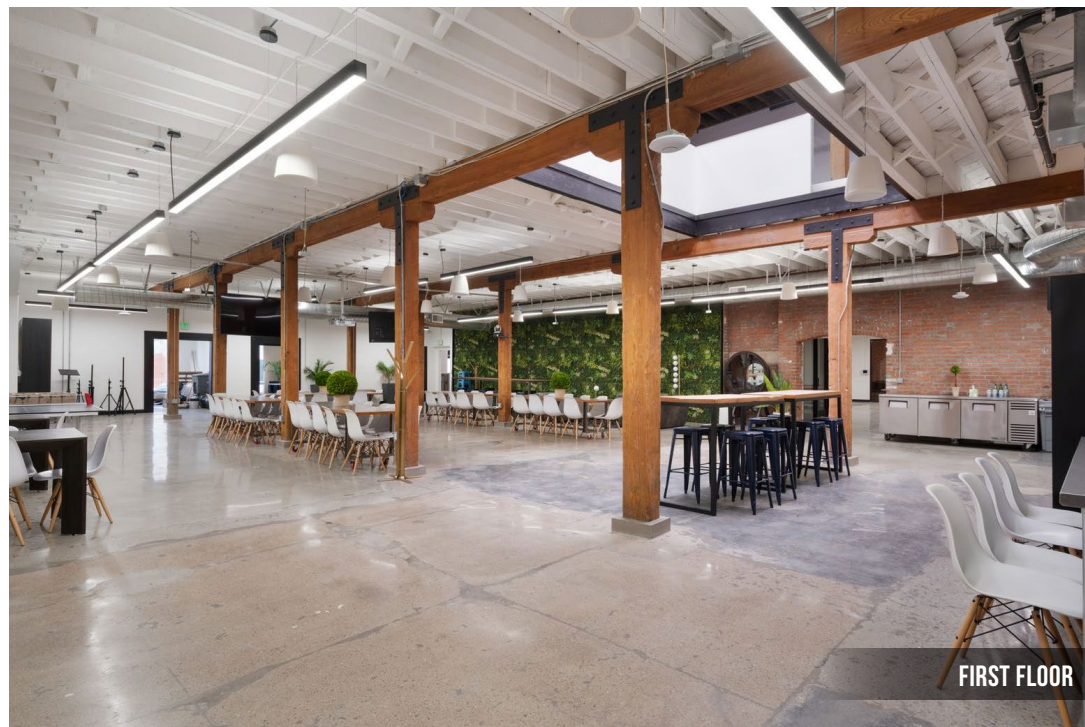
Immediately

BUILDING ATTRIBUTES

- + Move-In Ready Creative HQ / Flex Building
- + Mix of Meeting Rooms, Conference Rooms and Open Space
- + Kitchen and Breakroom on Each Floor
- + Classic Brick & Timber Finishes w/ Great Natural Light
- + Large All Hands / Presentation Area
- + Furniture Available Throughout
- + Beautifully Renovated Restrooms on Each Floor
- + Prime South of Market Location Near Many Amenities and Public Transit



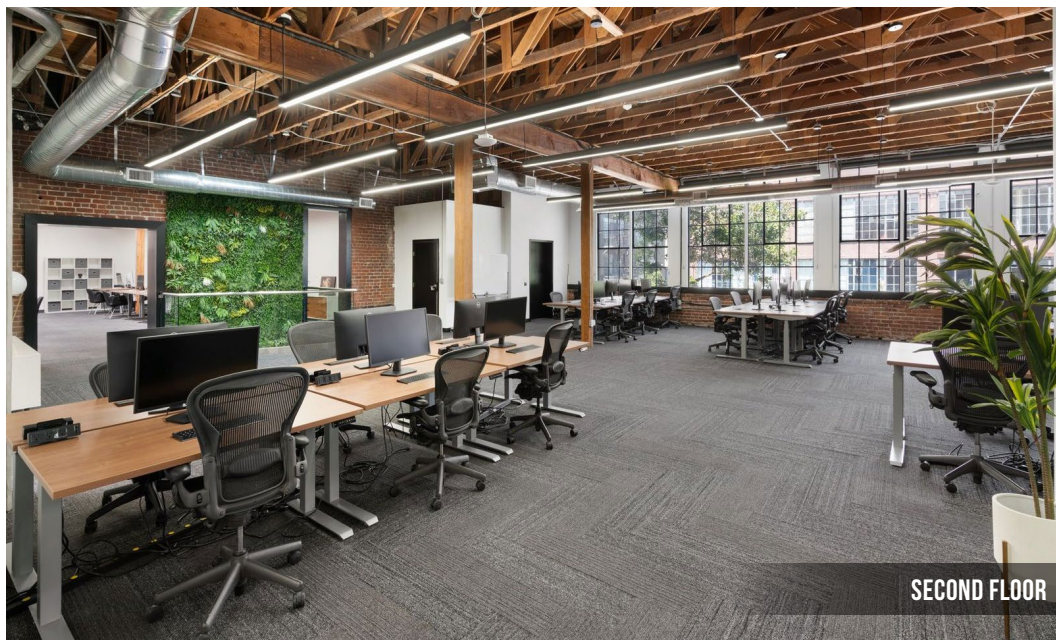
SECOND FLOOR



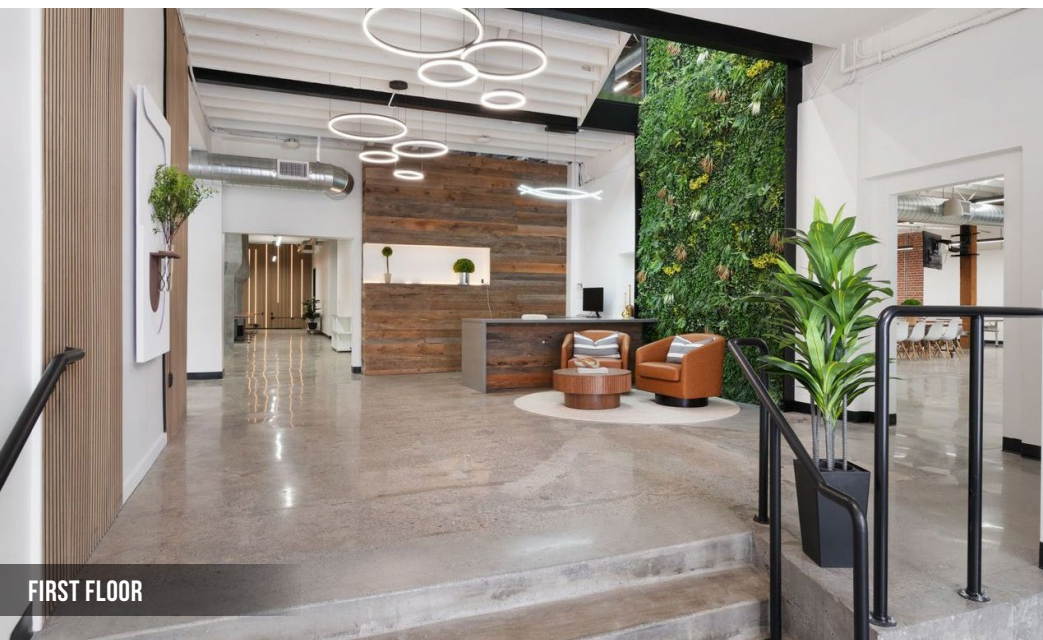
FIRST FLOOR



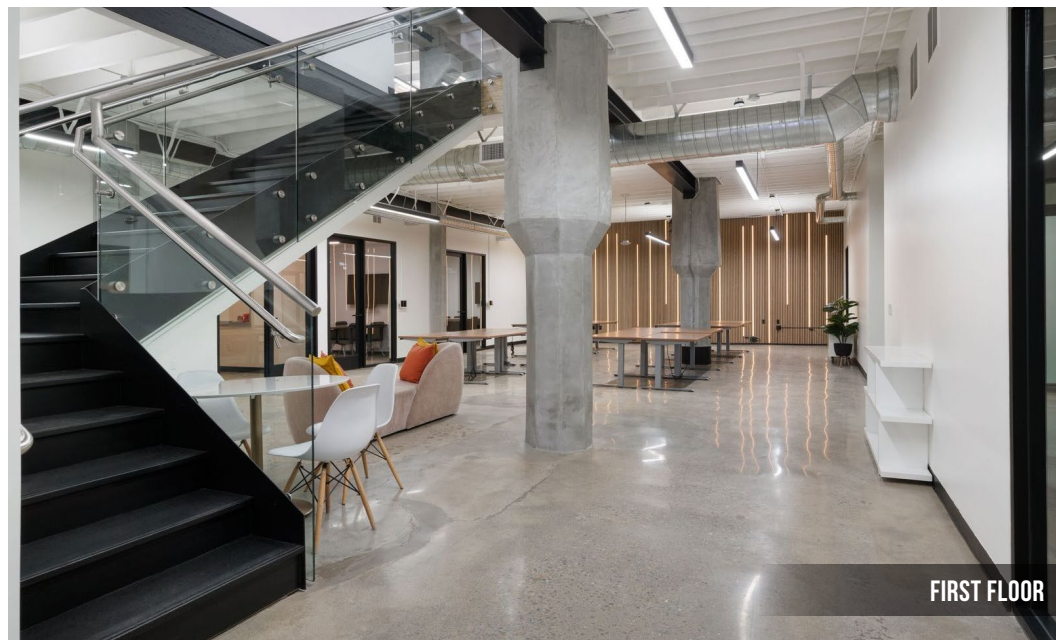
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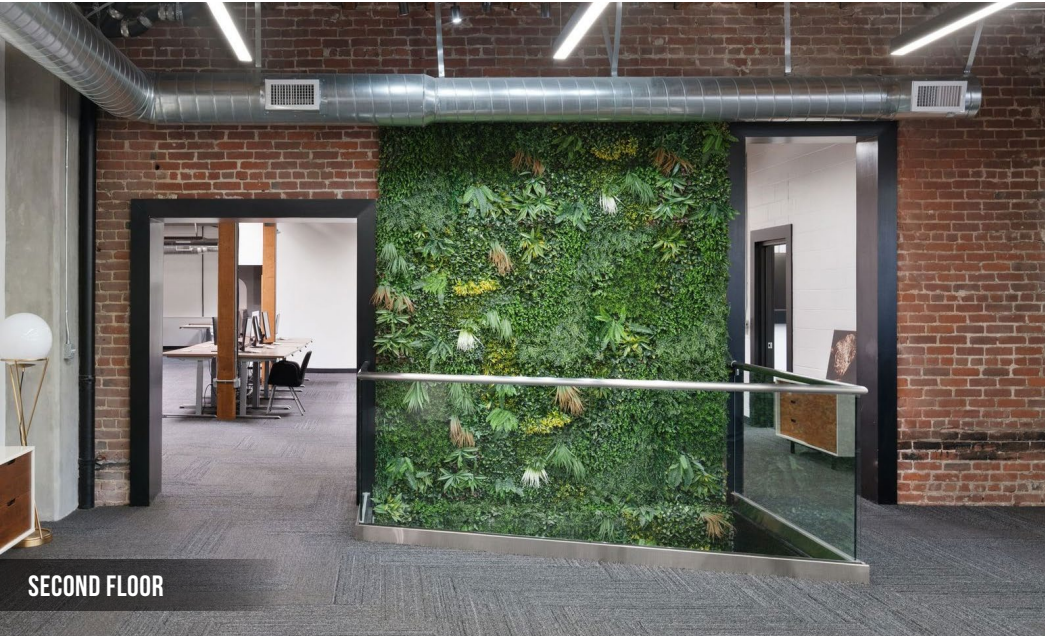
SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



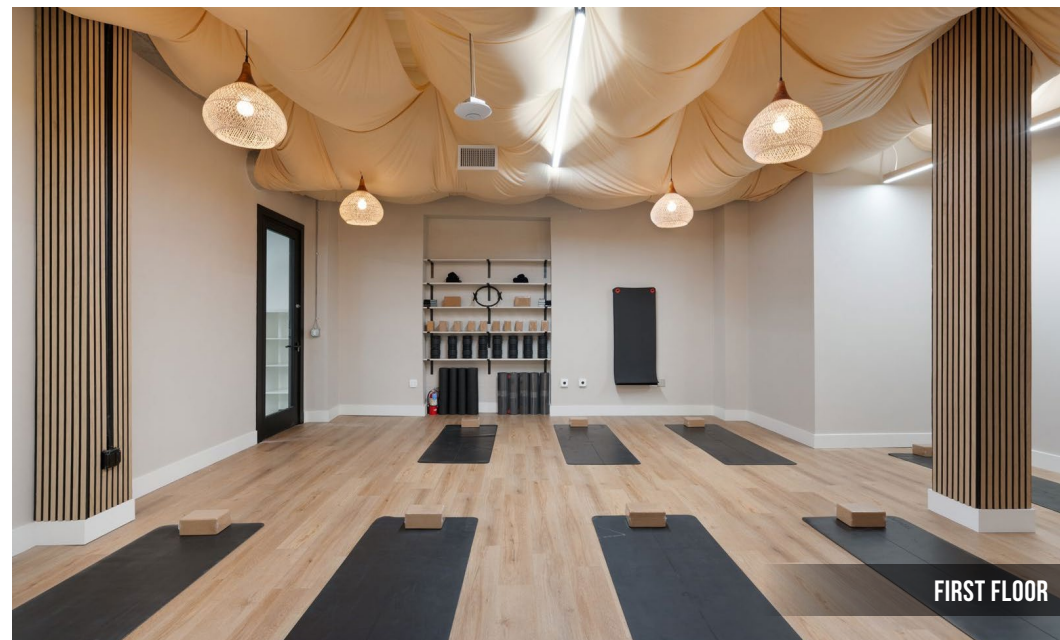
SECOND FLOOR



SECOND FLOOR



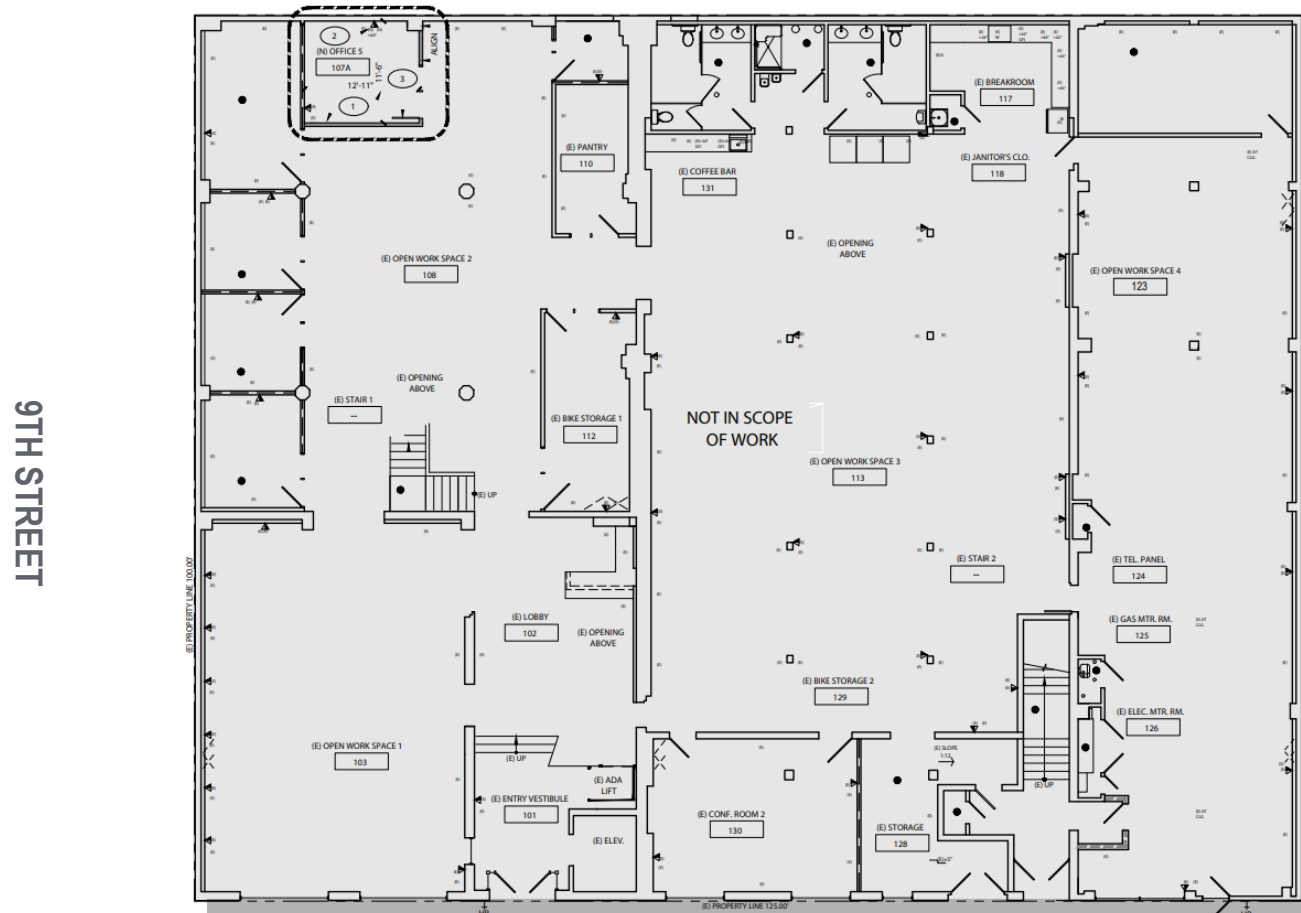
FIRST FLOOR



FIRST FLOOR

FLOOR PLAN

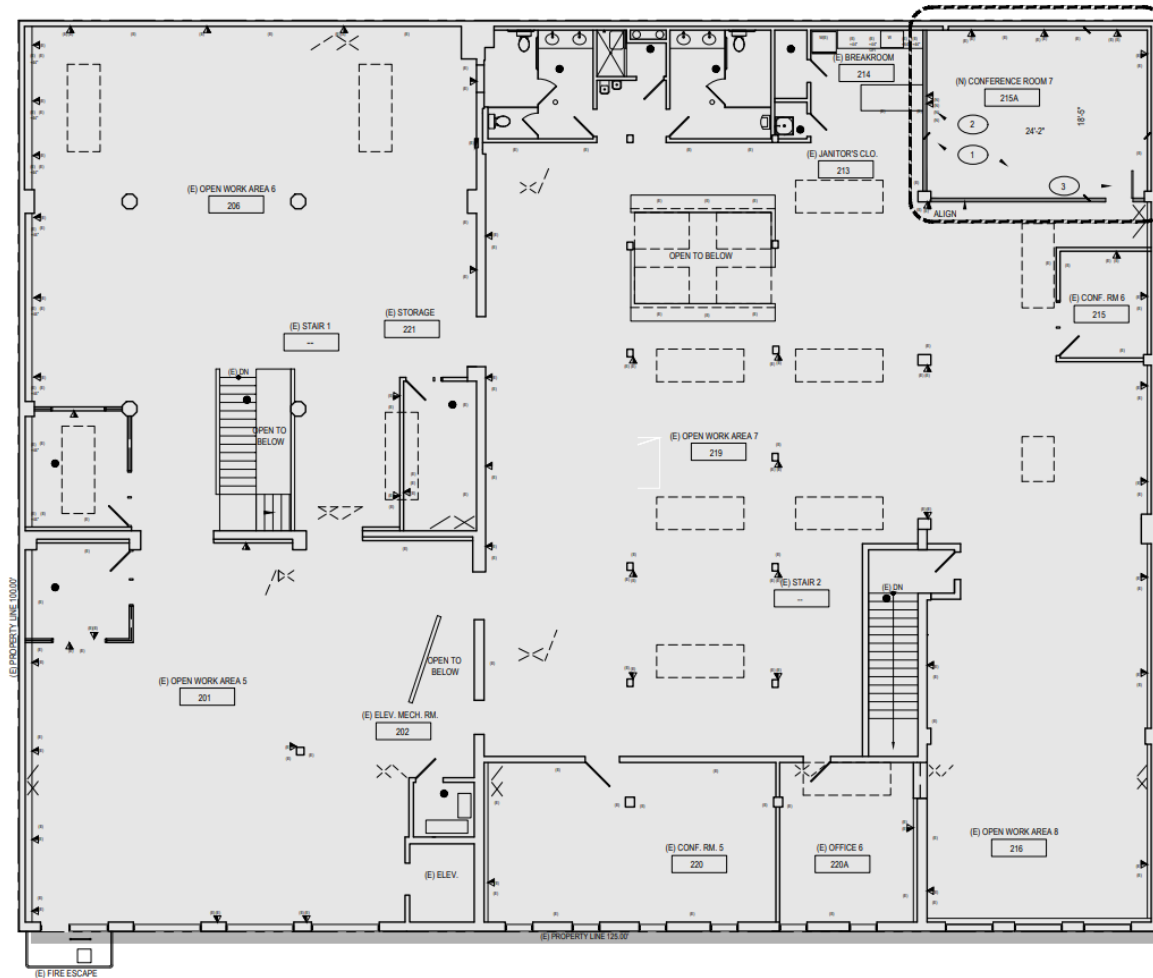
First Floor +/- 12,500 Square Feet



FLOOR PLAN

Second Floor +/- 12,500 Square Feet

9TH STREET



LOCATION OVERVIEW

Desirable SOMA location,
walkable to nearby amenities and
to surrounding neighborhoods.



02 MIN to Harrison & 9th Muni
14 MIN to Van Ness Station
15 MIN to Franklin Square



10 MIN to Oracle Park
15 MIN to Mission District
17 MIN to SFO Airport

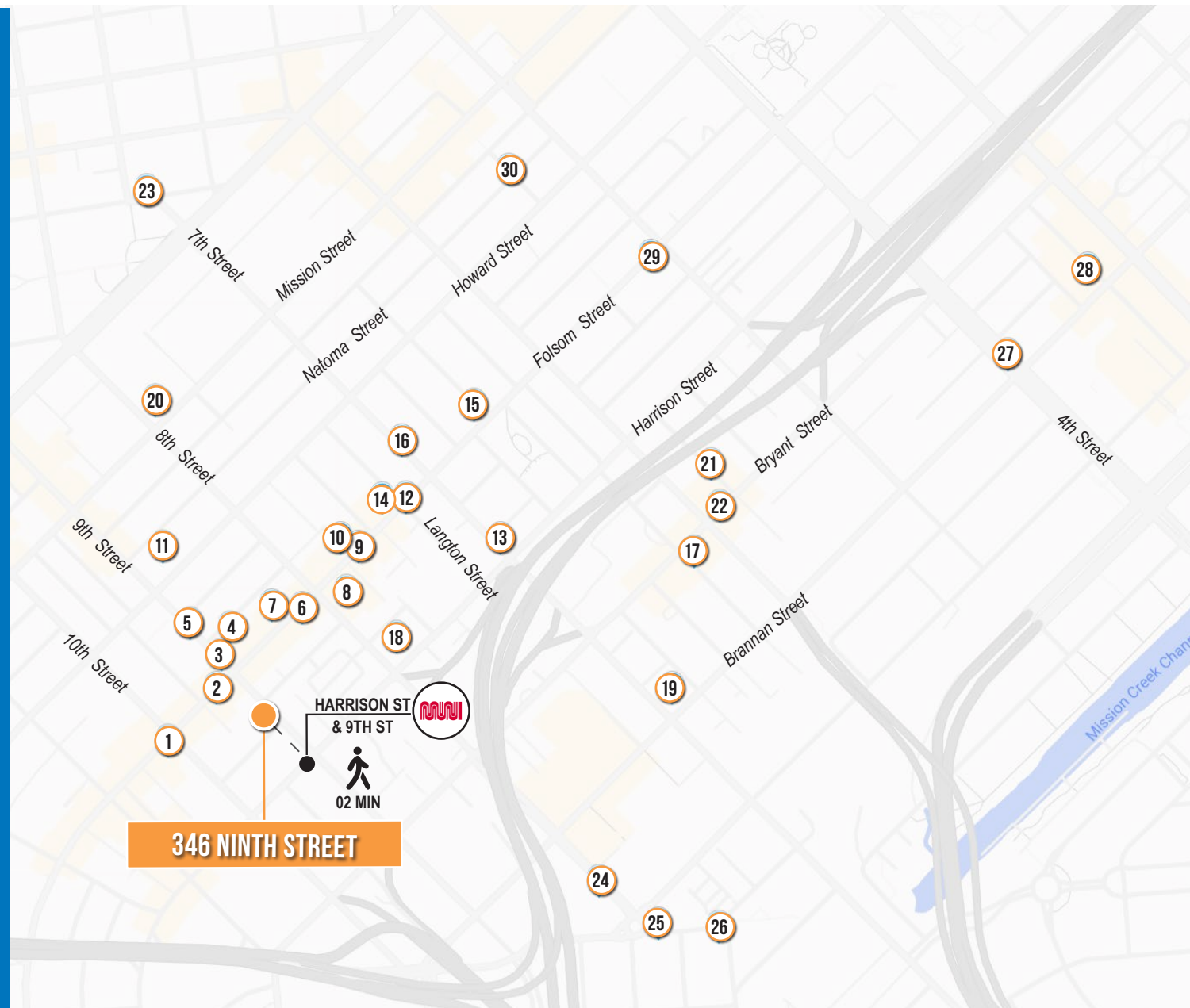


07 MIN to 101 On-Ramp
09 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



NEARBY AMENITIES

- 1 Sextant Coffee Roasters
- 2 Dento Piano Cafe and Bar
- 3 Northern China BBQ
- 4 Azucar Lounge
- 5 Heyma Yemeni Cafe
- 6 Driftwood
- 7 Cafe Suspiro
- 8 Ushi Taro Ramen SOMA
- 9 Basil Thai Restaurant & Bar
- 10 Bay of Burma
- 11 Les Deux Amis Cafe
- 12 The Stud
- 13 Yossie's Cantina
- 14 HK Lounge Bistro
- 15 Deli Board
- 16 Sightglass Coffee
- 17 Question Mark Tavern
- 18 AK Subs
- 19 Mars Bar & Restaurant
- 20 Turquaz SF
- 21 Halal City
- 22 Pho de Nguyen
- 23 Arisicault Bakery
- 24 Hardwood Bar & Smokey
- 25 Niku Steakhouse
- 26 Dumpling Time Design District
- 27 Marlowe
- 28 Brickhouse Cafe & Bar
- 29 Dragon Horse
- 30 Tempest Bar & Box Kitchen





MARLOWE



DUMPLING TIME



BAY OF BURMA



NIKU STEAKHOUSE



AK SUBS

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