



# FOR LEASE

## LAB | OFFICE | FLEX | SHOWROOM SPACE



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

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# 200 KANSAS STREET

## PROPERTY SUMMARY

### ADDRESS

200 Kansas Street, San Francisco, CA 94103

### AVAILABLE SPACE

#### SECOND FLOOR

Suite 208: +/- 8,197 Square Feet

Suite 206: +/- 3,186 Square Feet

**TOTAL +/- 11,383 Square Feet**

#### GROUND FLOOR

Suite 103: +/- 24,288 Square Feet (Showroom Suite)

### RENTAL RATE

Second Floor: High \$30's / Square Foot / Year, I.G.

Ground Floor: \$30 / Square Foot / Year, I.G.

### AVAILABLE

Immediately



SECOND FLOOR SPACE (SUITE 208)



GROUND FLOOR SPACE (SUITE 103)

# 200 KANSAS STREET

## SECOND FLOOR SUMMARY

### AVAILABLE SPACE

#### SECOND FLOOR

Suite 208: +/- 8,197 Square Feet

Suite 206: +/- 3,186 Square Feet

**TOTAL +/- 11,383 Square Feet**

### RENTAL RATE

High \$30's / Square Foot / Year, I.G.

### AVAILABLE

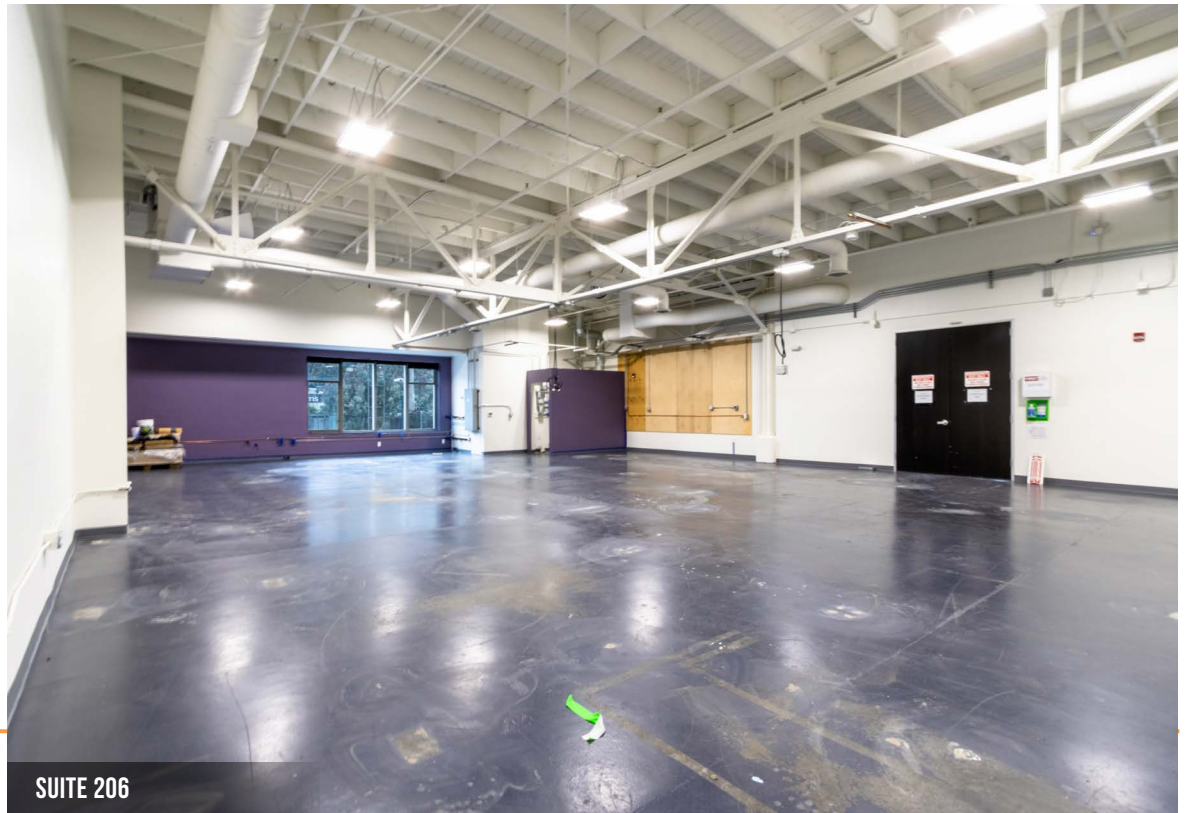
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## SECOND FLOOR ATTRIBUTES

- + Plug & Play Office / Lab Suites
- + Fully Furnished Suites Available
- + Access to Nineteen (19) Parking Spaces
- + Access to Heavy Power: 1000 Amps / 480 Volts
- + Shared Loading Dock
- + Access to Freight Elevator



SUITE 208



SUITE 206

# 200 KANSAS STREET

## Floor Plans

Second Floor

+/- 11,383 Square Feet

 Suite 208:  
+/- 8,197 Square Feet  
*Available Now*

 Suite 206:  
+/- 3,186 Square Feet  
*Available Now*



# 200 KANSAS STREET

## GROUND FLOOR SUMMARY

### AVAILABLE SPACE

#### GROUND FLOOR

Suite 103: +/- 24,288 Square Feet (Showroom Suite)

#### RENTAL RATE

\$30 / Square Foot / Year, I.G.

### AVAILABLE

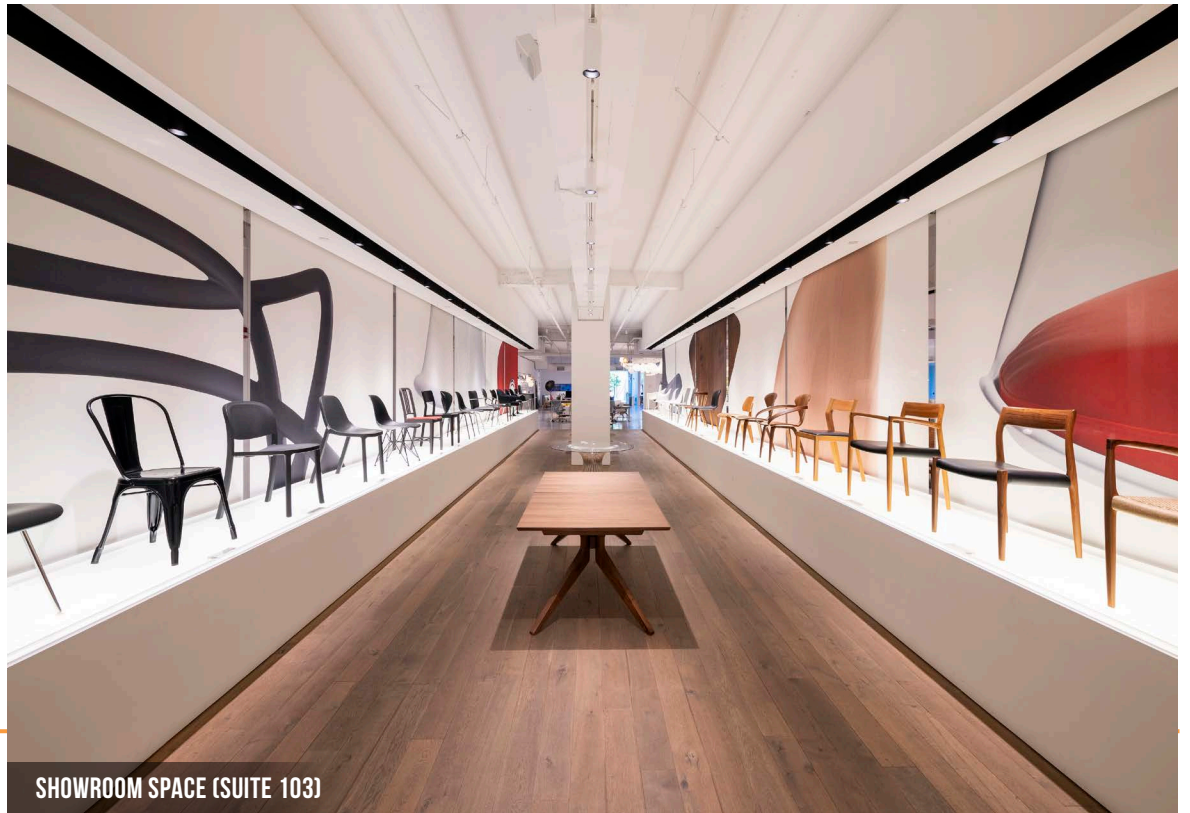
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## GROUND FLOOR ATTRIBUTES

- + Move-In Ready +/-10,000 - 20,000 SF Showroom
- + Nineteen (19) Parking Spaces
- + Access to Heavy Power: 1000 Amps / 480 Volts
- + Patio & Outdoor Space
- + Full HVAC Throughout
- + Exclusive Loading Area for Showroom Space
- + Multiple Branding / Signage Opportunities



SHOWROOM SPACE (SUITE 103)



SHOWROOM SPACE (SUITE 103)

# 200 KANSAS STREET

## Floor Plans

Ground Floor

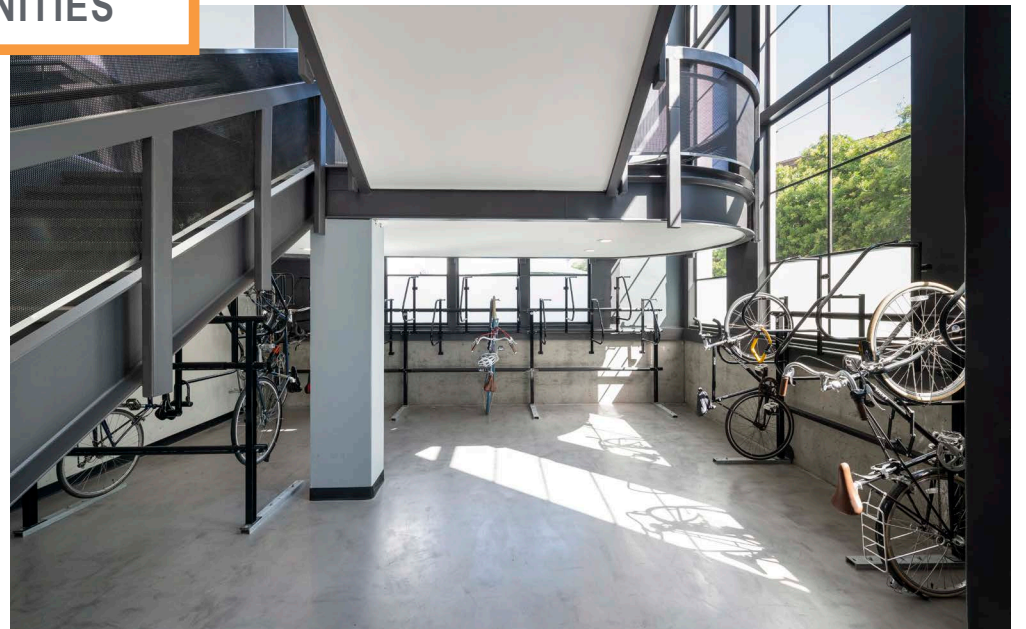
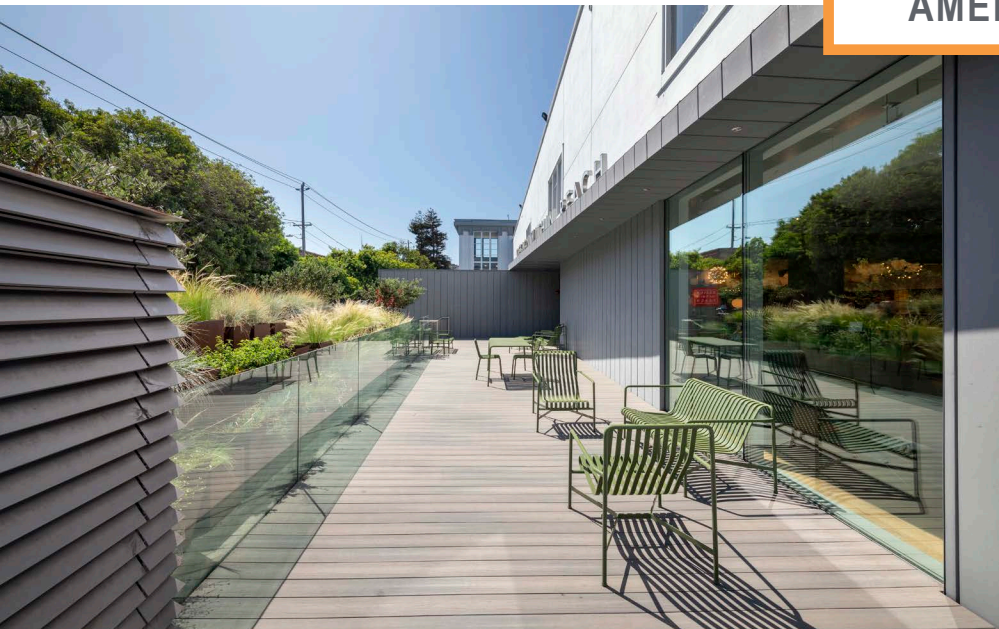
+/- 24,288 Square Feet

 Suite 103 (Showroom Suite):  
+/- 24,288 Square Feet  
*Available Now*





## AMENITIES



# 200 KANSAS STREET

## LOCATION OVERVIEW

*Desirable Showplace Square location, walkable to many amenities and to surrounding neighborhoods.*



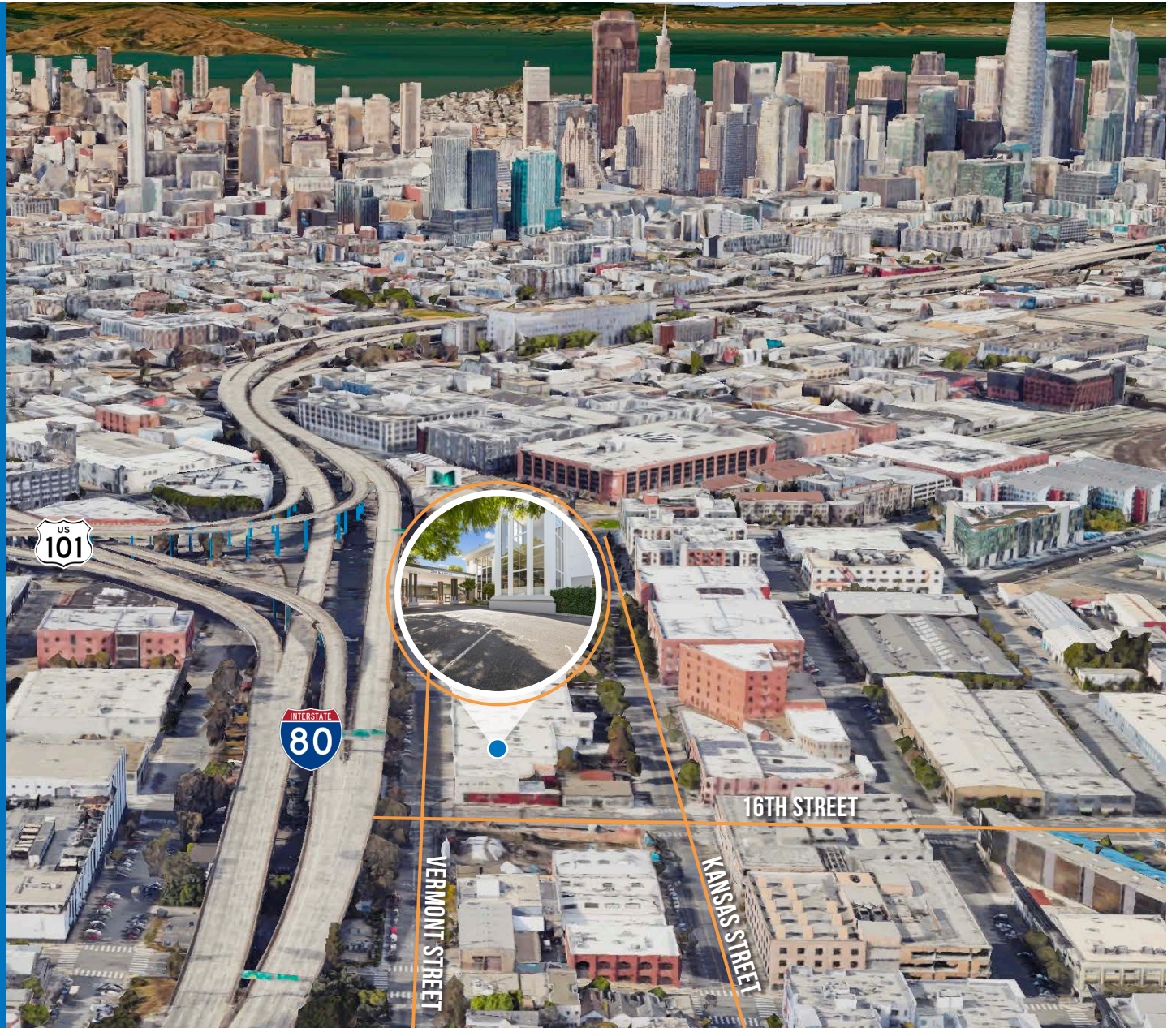
**11 MIN** to 8th & Bryant Muni  
**20 MIN** to Caltrain Station  
**20 MIN** to 16th & Market BART



**05 MIN** to SOMA  
**12 MIN** to Union Square  
**13 MIN** to Financial District



**05 MIN** to 80 On-Ramp  
**05 MIN** to 101 On-Ramp  
**08 MIN** to 280 On-Ramp



VERMONT STREET

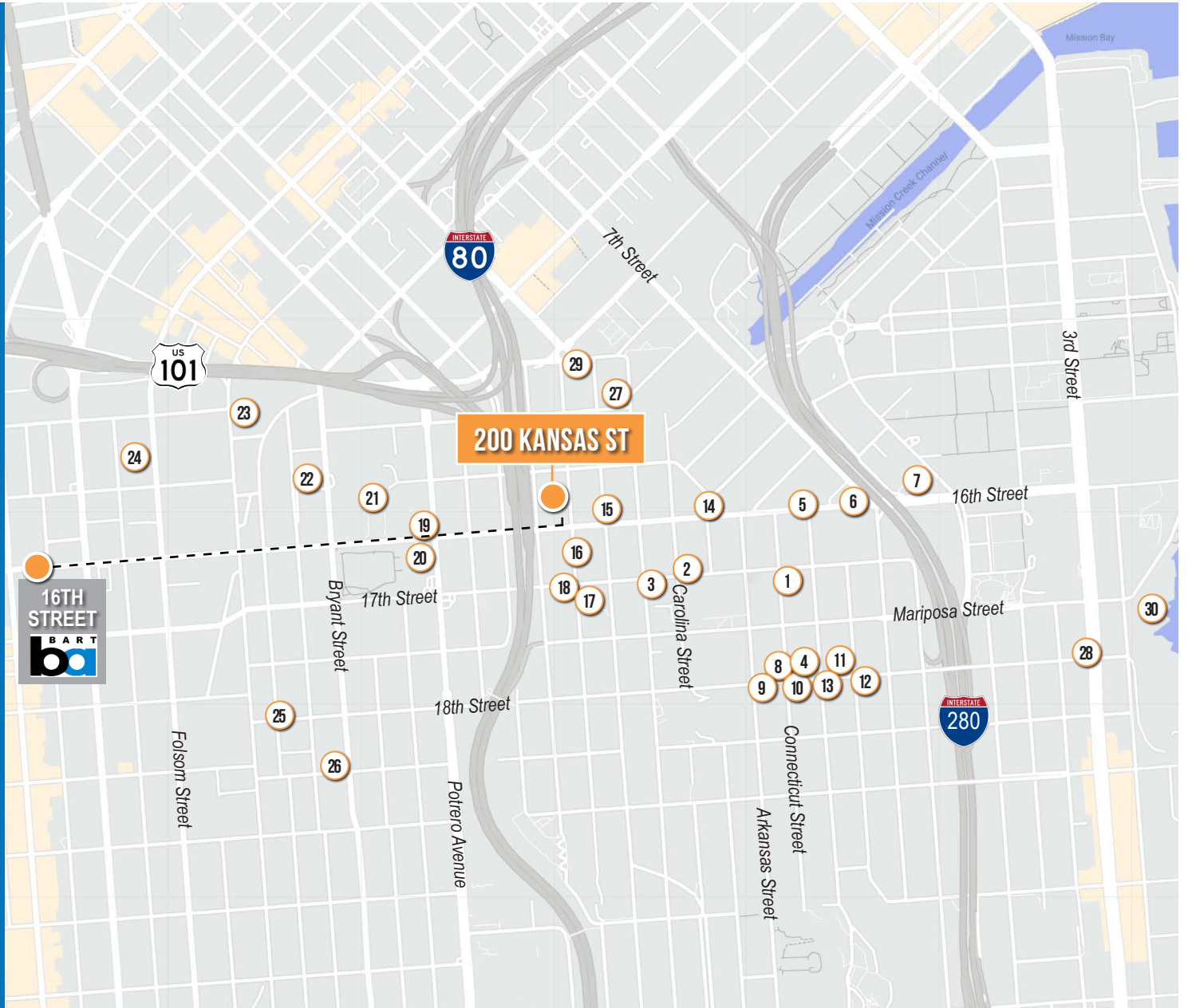
KANSAS STREET

16TH STREET

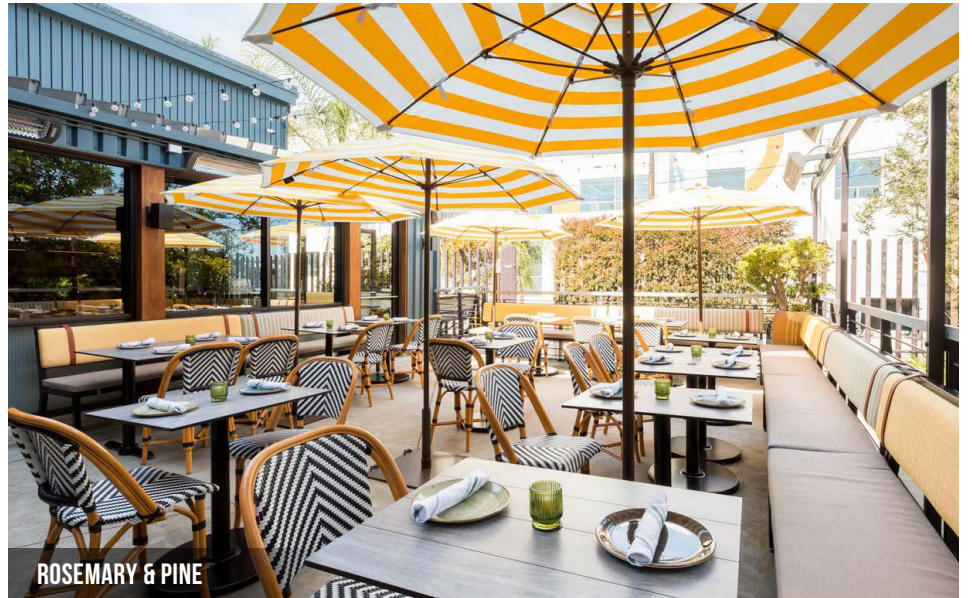
# 200 KANSAS STREET

## NEARBY AMENITIES

- 1..... Connecticut Yankee
- 2..... La Lucha Coffee Bar
- 3..... Philz Coffee
- 4..... Cracked & Battered
- 5..... Boba Guys Potrero
- 6..... Mediterranean Aroma
- 7..... Starbucks
- 8..... Sunflower Restaurant
- 9..... Goat Hill Pizza
- 10..... Mochica
- 11..... Umi
- 12..... Plow
- 13..... Parker Potrero
- 14..... Wolfe's Lunch
- 15..... Dos Piñas
- 16..... Starbucks
- 17..... Whole Foods Market
- 18..... Live Sushi Bar
- 19..... Boston Market
- 20..... McDonald's
- 21..... Safeway
- 22..... Sports Basement
- 23..... Best Buy
- 24..... Foods Co.
- 25..... Tartine Manufactory
- 26..... SAN HO WON
- 27..... Rosemary & Pine
- 28..... Moshi Moshi
- 29..... Niku Steakhouse
- 30..... The Ramp



# 200 KANSAS STREET





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