

346 9TH STREET

FOR LEASE | PLUG & PLAY CREATIVE OFFICE / FLEX BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



ZACH HAUPERT

415.812.1219 | zhaupert@tcp.com

MICHAEL SANBERG

415.697.6088 | msanberg@tcp.com

WWW.TCPRE.COM

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

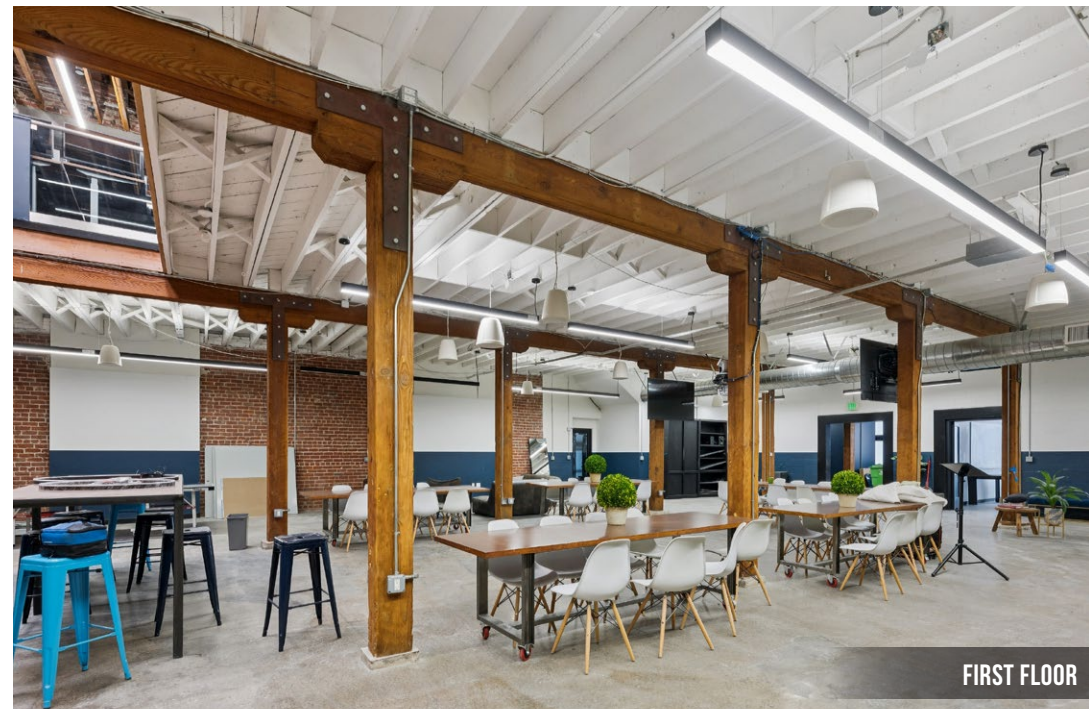
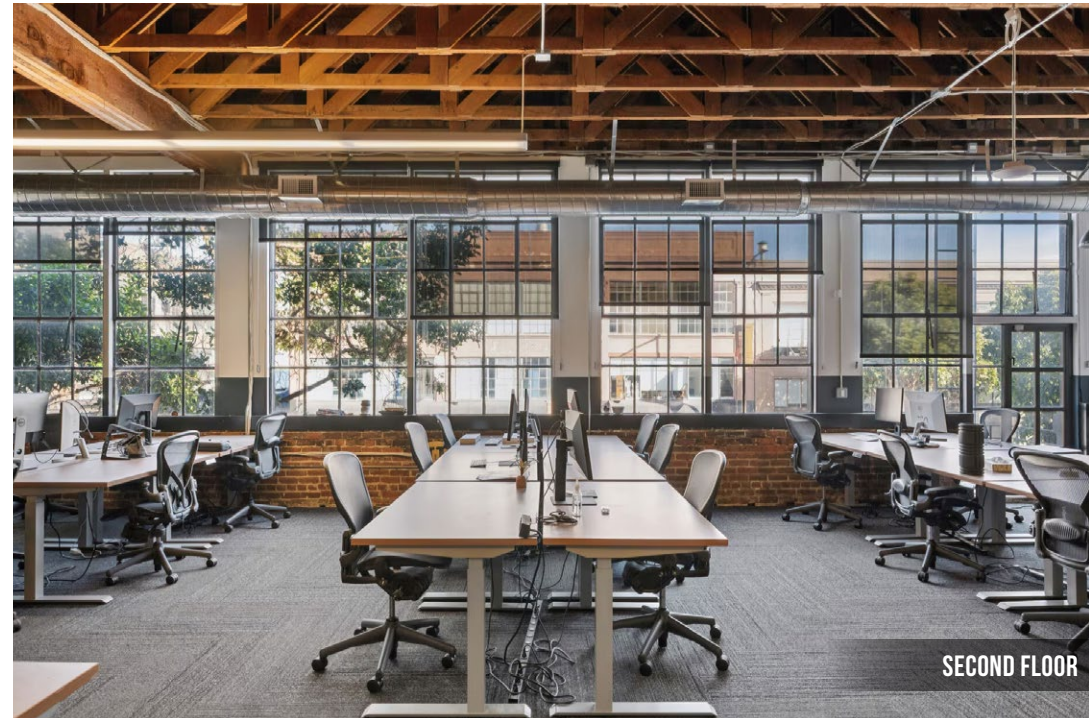
\$60 / SF / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Move-In Ready Plug & Play Creative Office / 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

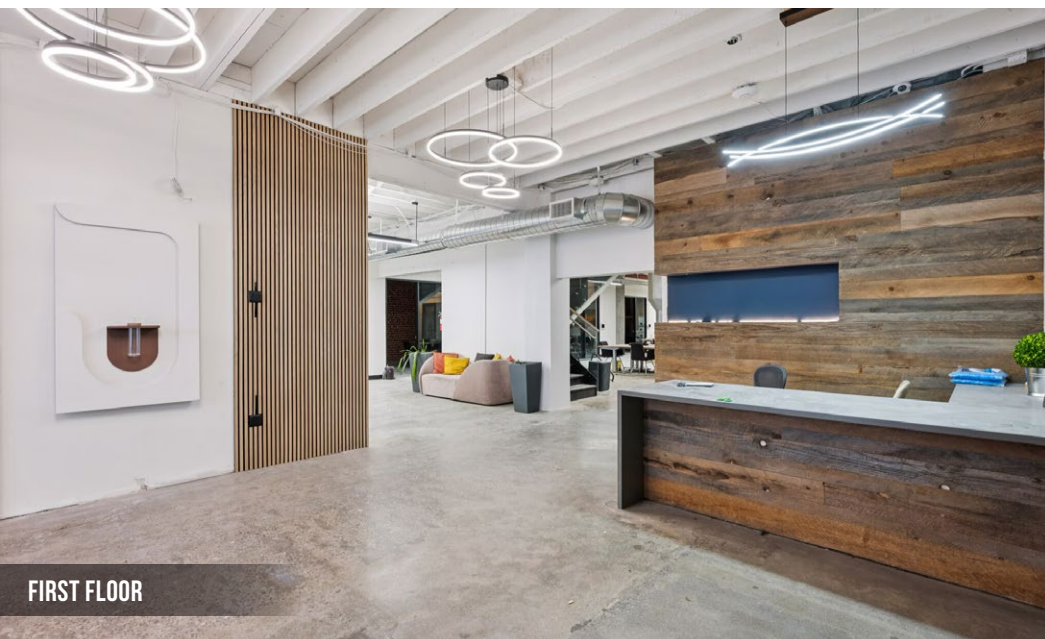




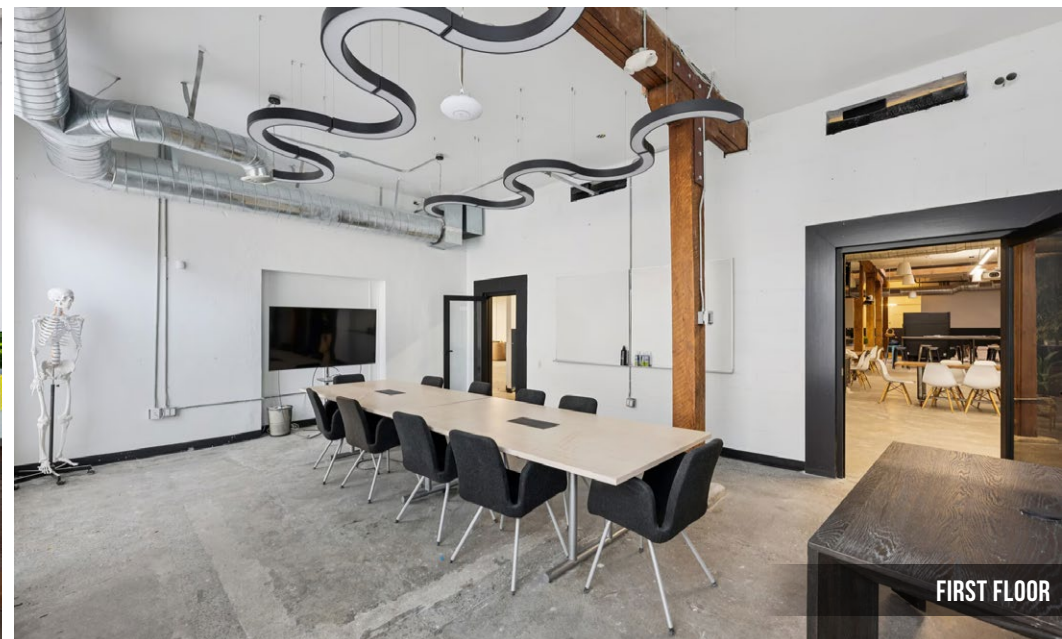
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



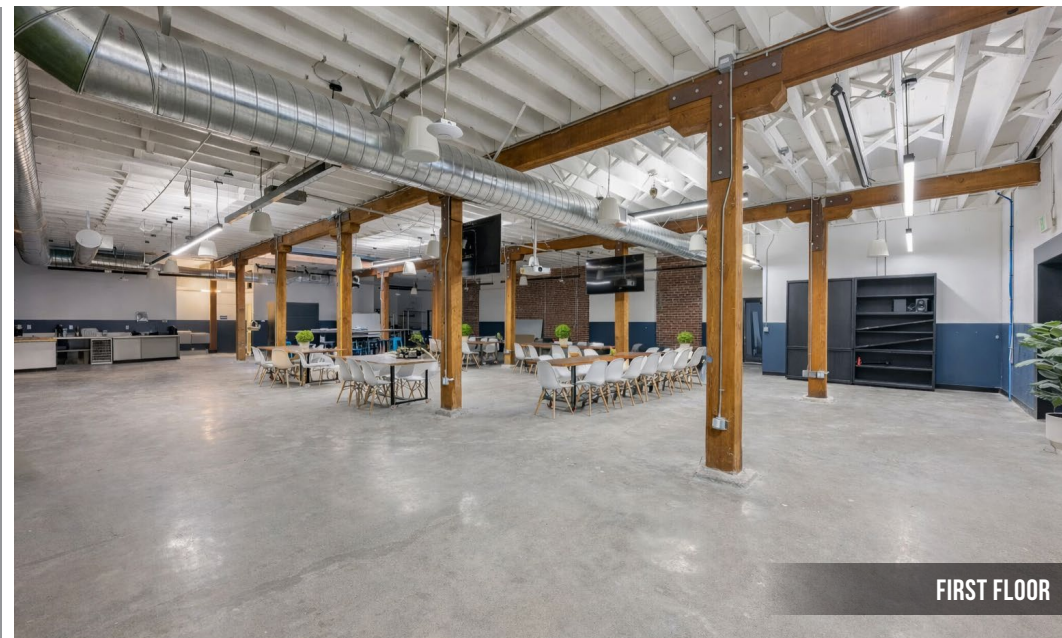
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR

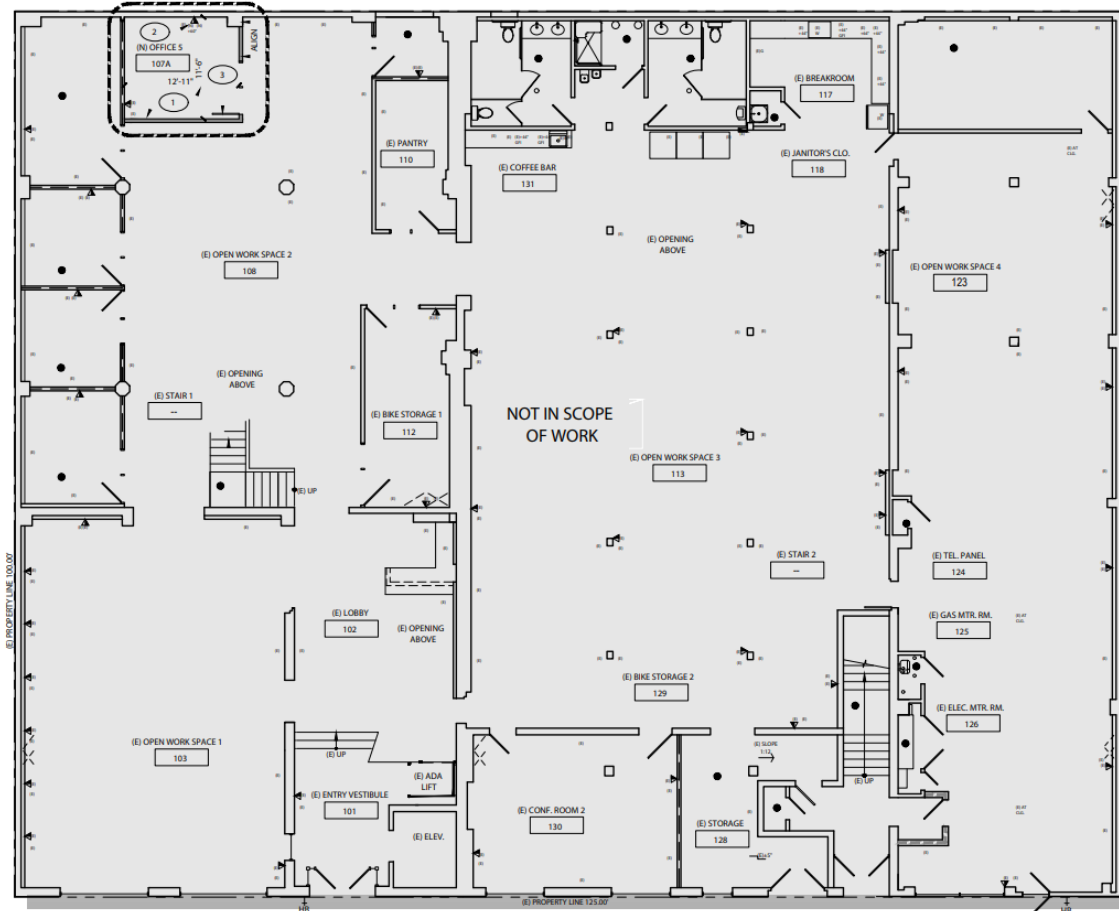


FIRST FLOOR

FLOOR PLAN

First Floor +/- 12,500 Square Feet

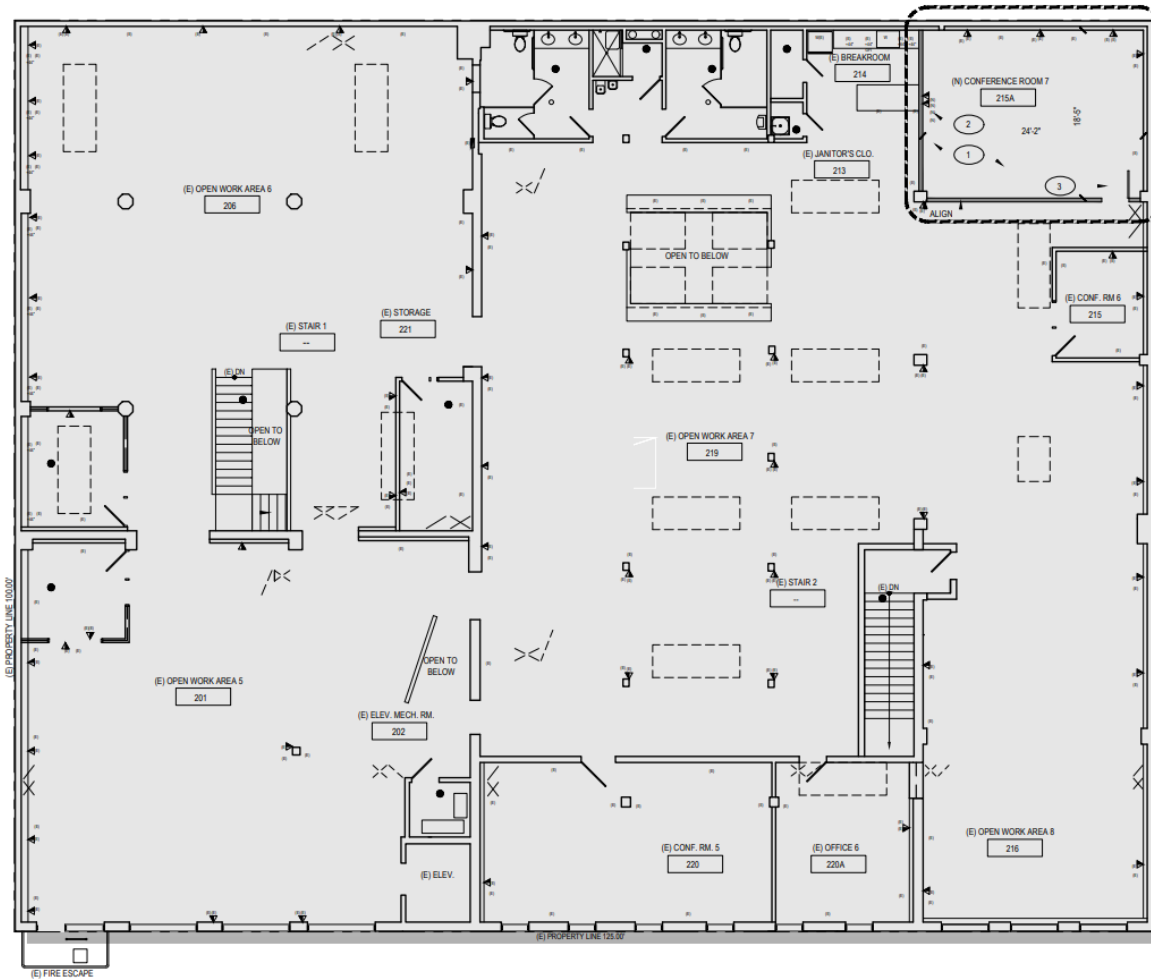
9TH STREET



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

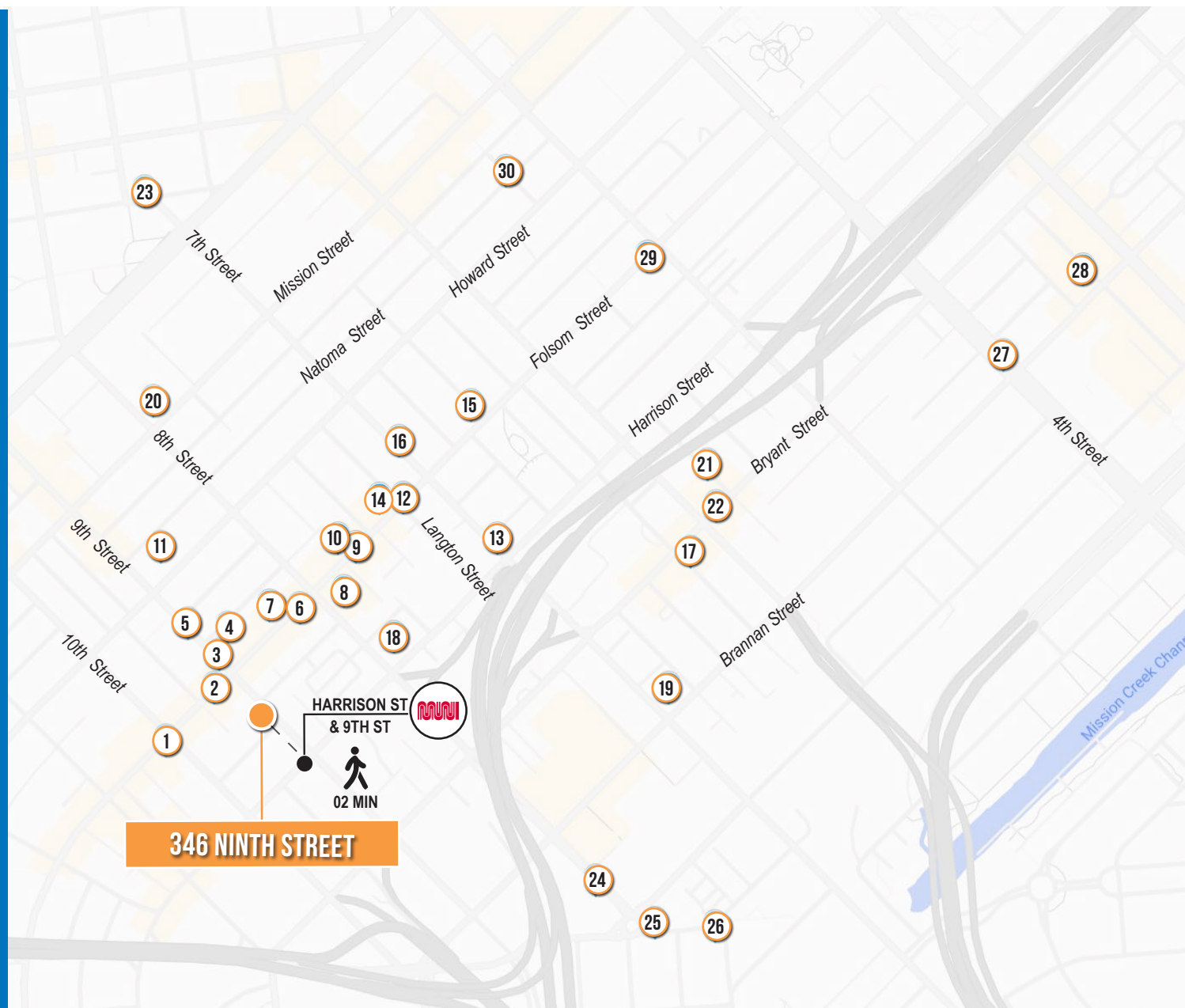


07 MIN to 101 On-Ramp
09 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



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



346 NINTH STREET



MARLOWE



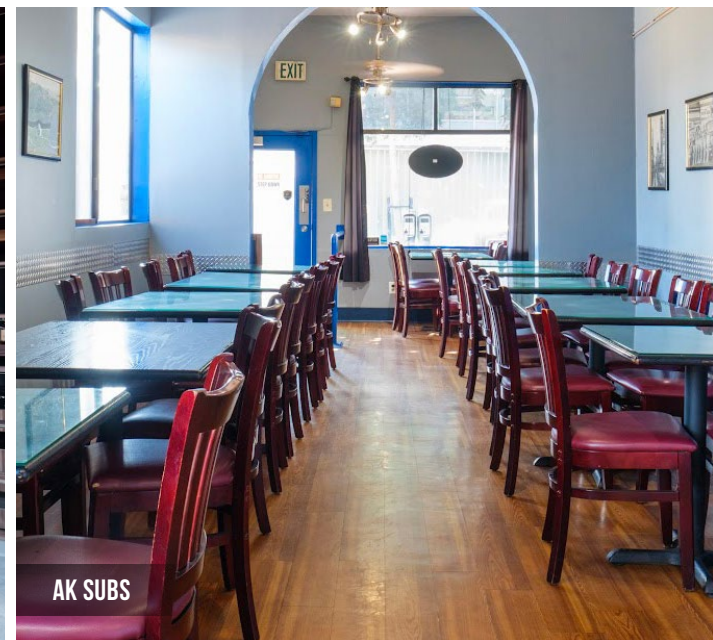
DUMPLING TIME



BAY OF BURMA



NIKU STEAKHOUSE



AK SUBS

346 9TH
STREET



Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT DRE # 01822907
415.812.1219 | zhaupert@tcpre.com

MICHAEL SANBERG DRE # 01930041
415.697.6088 | msanberg@tcpre.com

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2026. All rights reserved.