

# 577 - 599 2ND STREET

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



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**577-599**  
**2ND STREET**

**577-599 2nd Street**  
**San Francisco, CA 94107**

**AVAILABLE**

599 2nd St: +/- 5,000 Square Feet

**RENTAL RATE**

Negotiable

**PROPERTY ATTRIBUTES**

- + Creative Office Building
- + Secure On-Site Parking Available
- + Property Immediately Adjacent to South Park
- + Passenger & Freight Elevators
- + Located on Corner of 2<sup>nd</sup> Street and Brannan Street
- + Direct Loading Access from De Boom St



# 577-599 2ND STREET

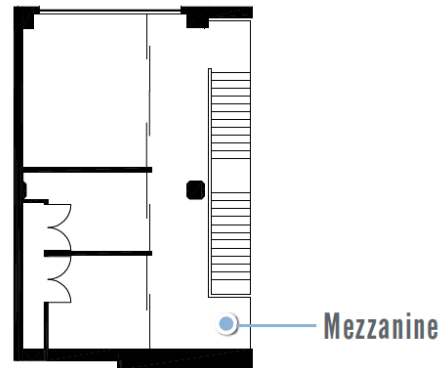
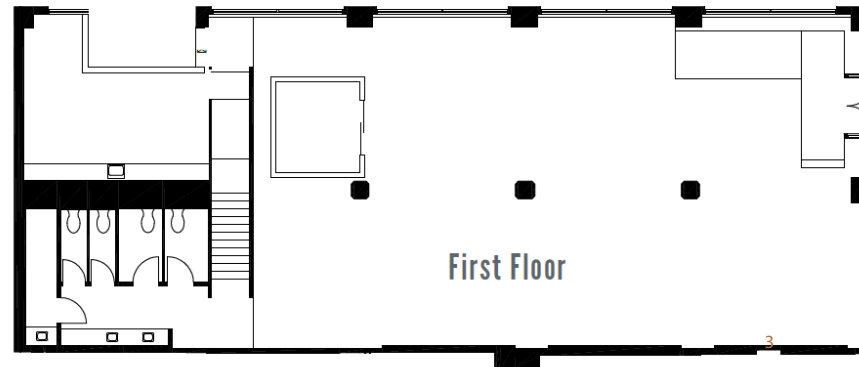
## 599 2ND STREET +/- 5,000 Square Feet

AVAILABLE

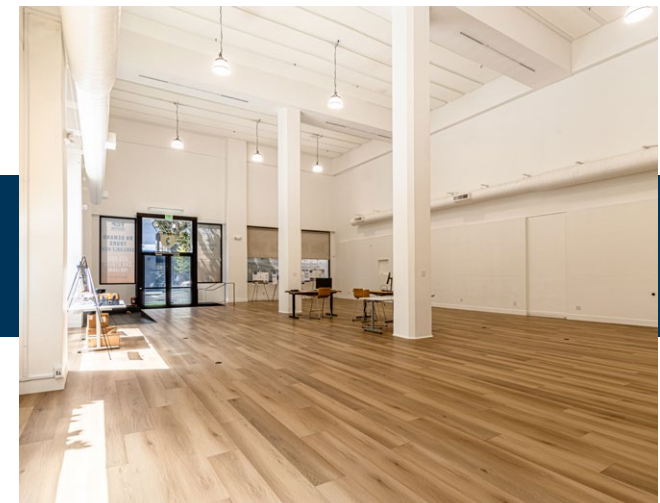
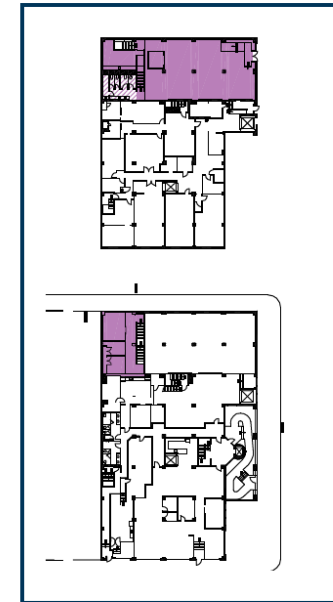
June 1, 2026

### BUILDING ATTRIBUTES

- + Hardcorner Creative Space
- + 30' Ceiling Height
- + Conference Room & Offices on Mezzanine
- + Abundance of Natural Light
- + Located on Corner of 2<sup>nd</sup> Street and Brannan Street
- + Kitchen / Break Area & Ensuite Restrooms



First Floor

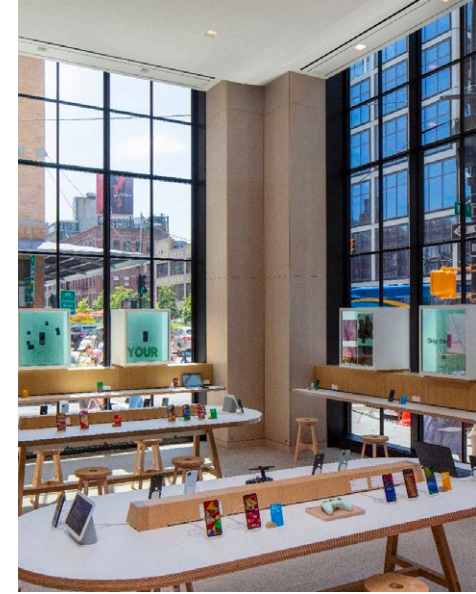
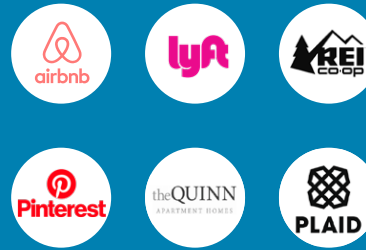




# LOCATION OVERVIEW

577-599 2nd Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The property is a stand out building in the SoMa District on a hard corner of 2nd Street and Brannan Street.

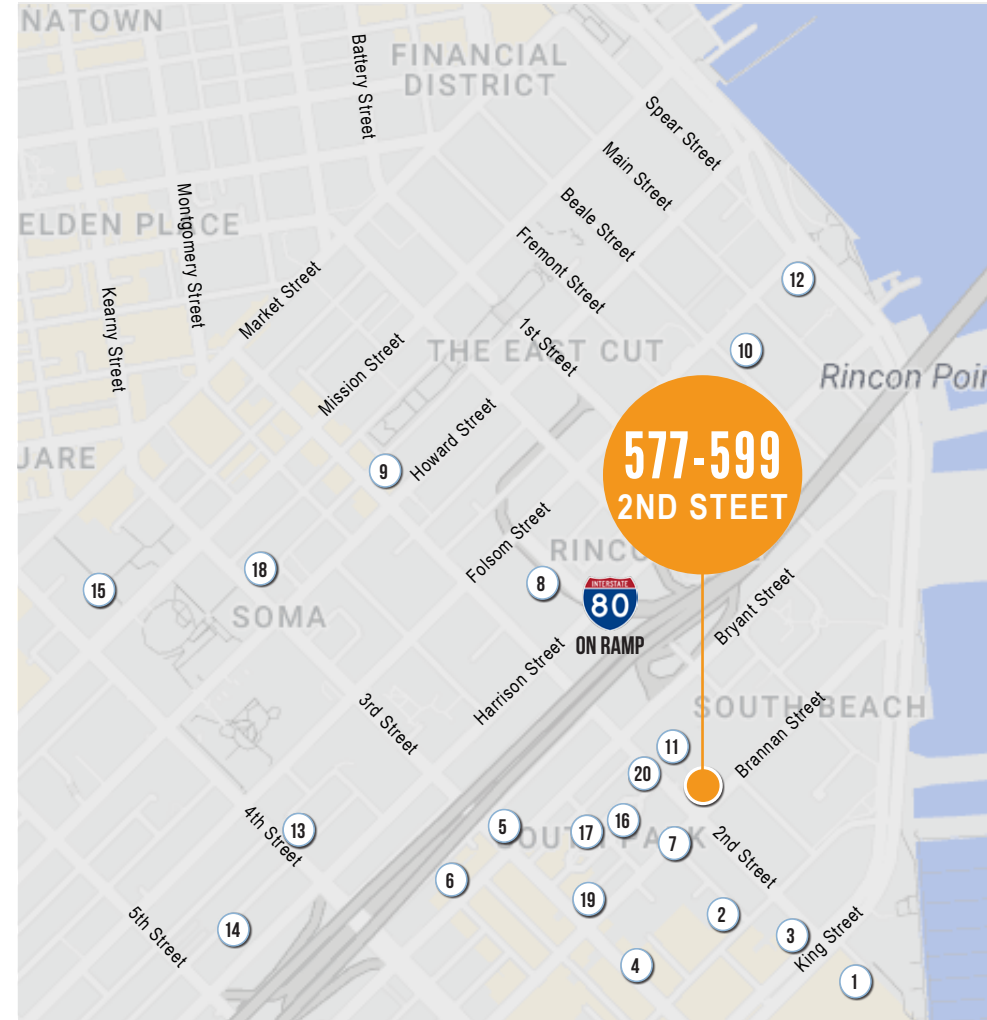
# TOP OCCUPIERS SOUTH OF MARKET



## NEARBY AMENITIES

- 1..... Oracle Park
- 2..... Merkado
- 3..... MoMo's
- 4..... Alchemist Bar & Lounge
- 5..... Garaje
- 6..... Black Hammer Brewing
- 7..... ROOH SF
- 8..... Rooster & Rice
- 9..... Sweetgreen
- 10..... Woodlands Market
- 11..... Movida
- 12..... Prospect
- 13..... Whole Foods
- 14..... K&L Wine
- 15..... Tropisueno
- 16..... South Park
- 17..... Caffe Centro
- 18..... San Francisco MOMA
- 19..... Golden Goat Coffee
- 20..... Blue Bottle Coffee

**ORIGINALLY CONSTRUCTED IN 1925, THE BUILDING HAS BEEN FULLY RESTORED AND MODERNIZED FOR CREATIVE SPACE OR OFFICE USE, GIVING NEW LIFE TO THIS DISTINCTIVE COMMERCIAL BUILDING.**

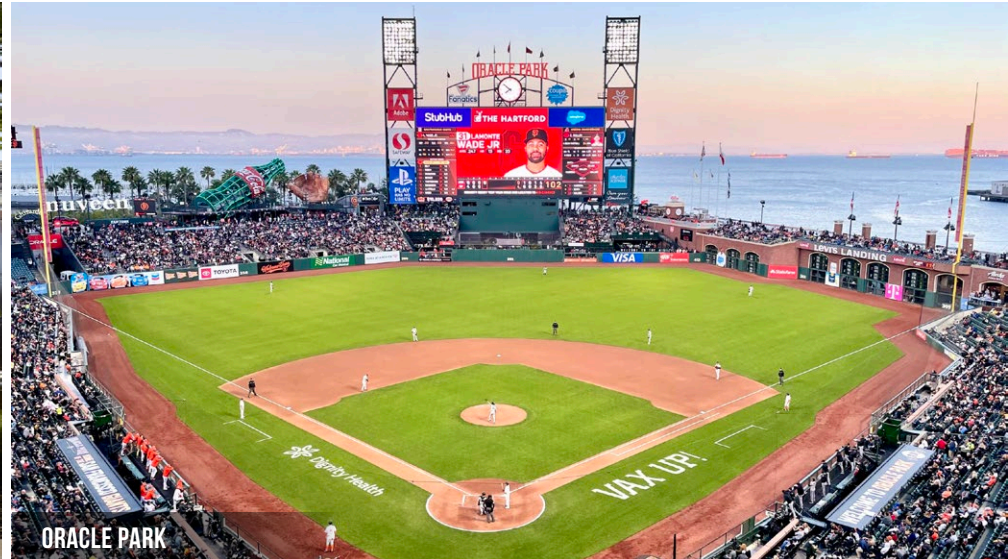


**577-599**  
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# NEARBY AMENITIES



SOUTH PARK



ORACLE PARK



ALCHEMIST BAR & LOUNGE



PROSPECT



ROOH SF

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