

FOR LEASE  
2001  
VAN NESS AVENUE  
SAN FRANCISCO, CA



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

  
DUNHILL PARTNERS WEST

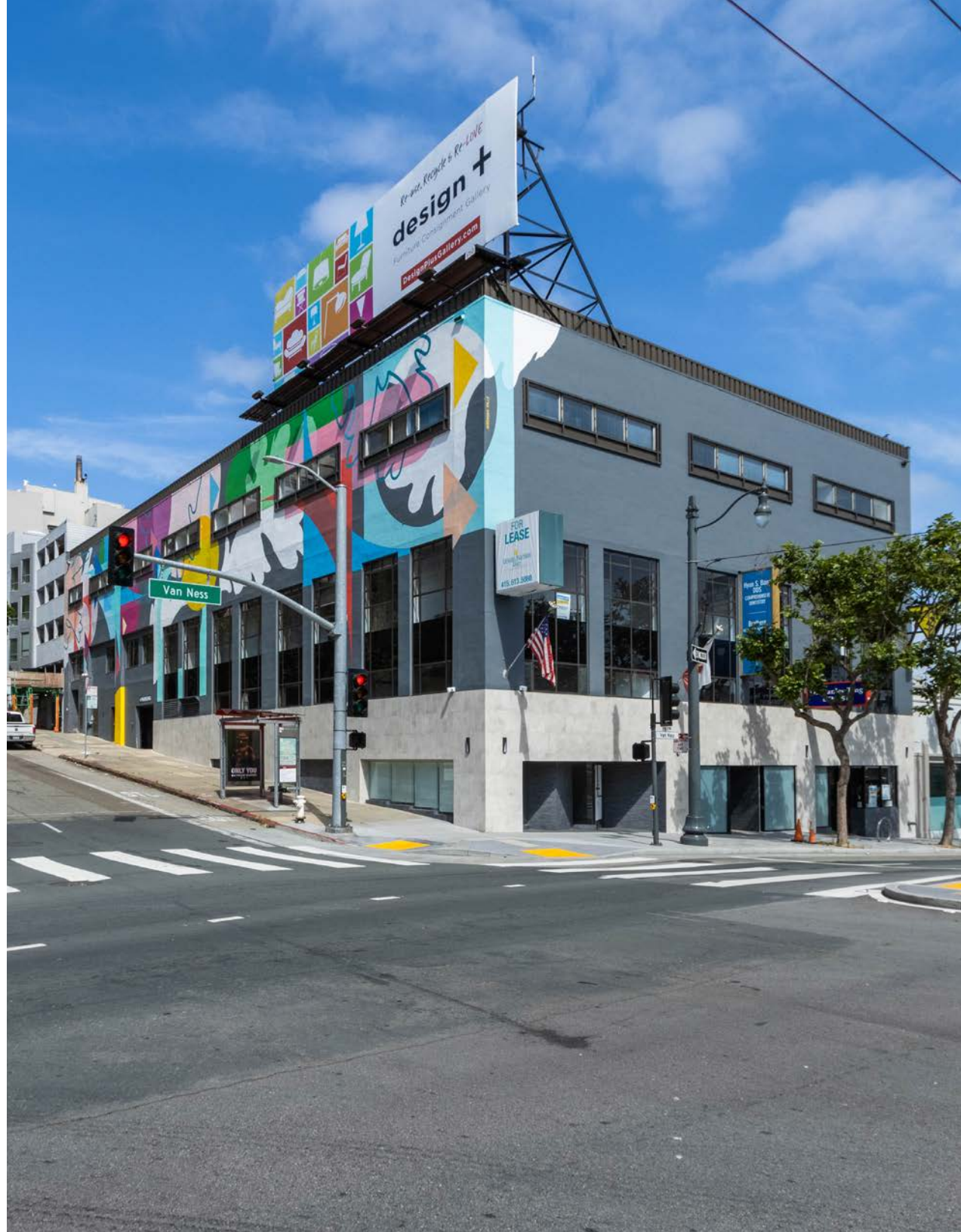
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# 2001 VAN NESS AVENUE SAN FRANCISCO, CA

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# PROPERTY SUMMARY

2001 Van Ness Avenue, San Francisco, CA

## ADDRESS

2001 Van Ness Avenue, San Francisco, CA 94109

## OFFICE

### FOURTH FLOOR

Suite 411	+/- 807 Square Feet
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Suite 403	+/- 598 Square Feet
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### Rental Rate

Fourth Floor Office: \$50 / Square Foot / Year, F.S.

## RETAIL

### FIRST FLOOR

Suite 100	+/- 3,087 Square Feet
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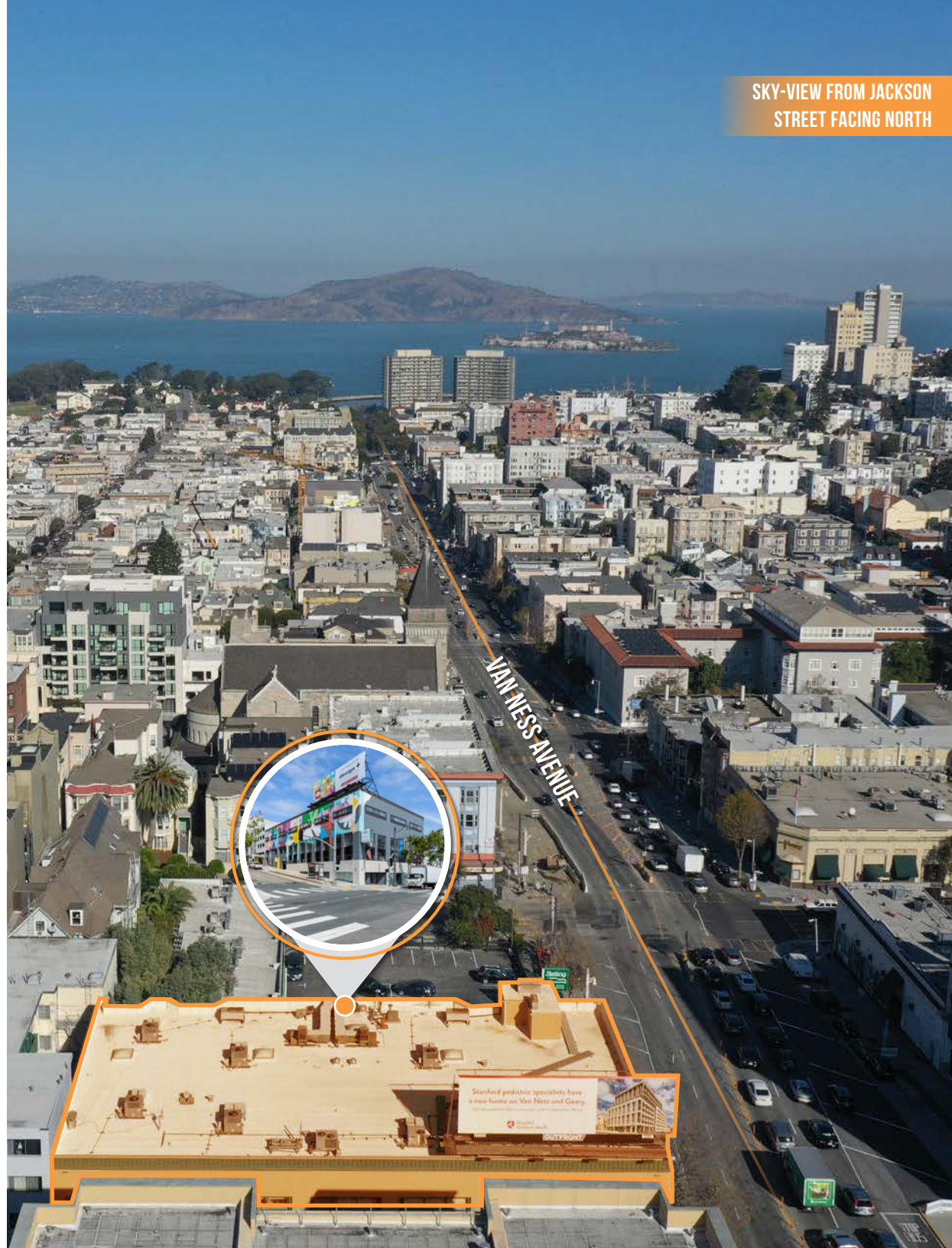
### Rental Rate

Retail: \$24 / Square Foot / Year, NNN

## AVAILABLE

Immediately

SKY-VIEW FROM JACKSON  
STREET FACING NORTH



# BUILDING ATTRIBUTES

2001 Van Ness Avenue, San Francisco, CA



## MIX OF OFFICE AND RETAIL

Modern Office Space  
Retail with Hard Corner Exposure



## ON-SITE PARKING

Available



## HIGHLY VISIBLE CORNER

Van Ness Ave & Jackson St



## ELEVATOR IN BUILDING

ADA Passenger Elevator



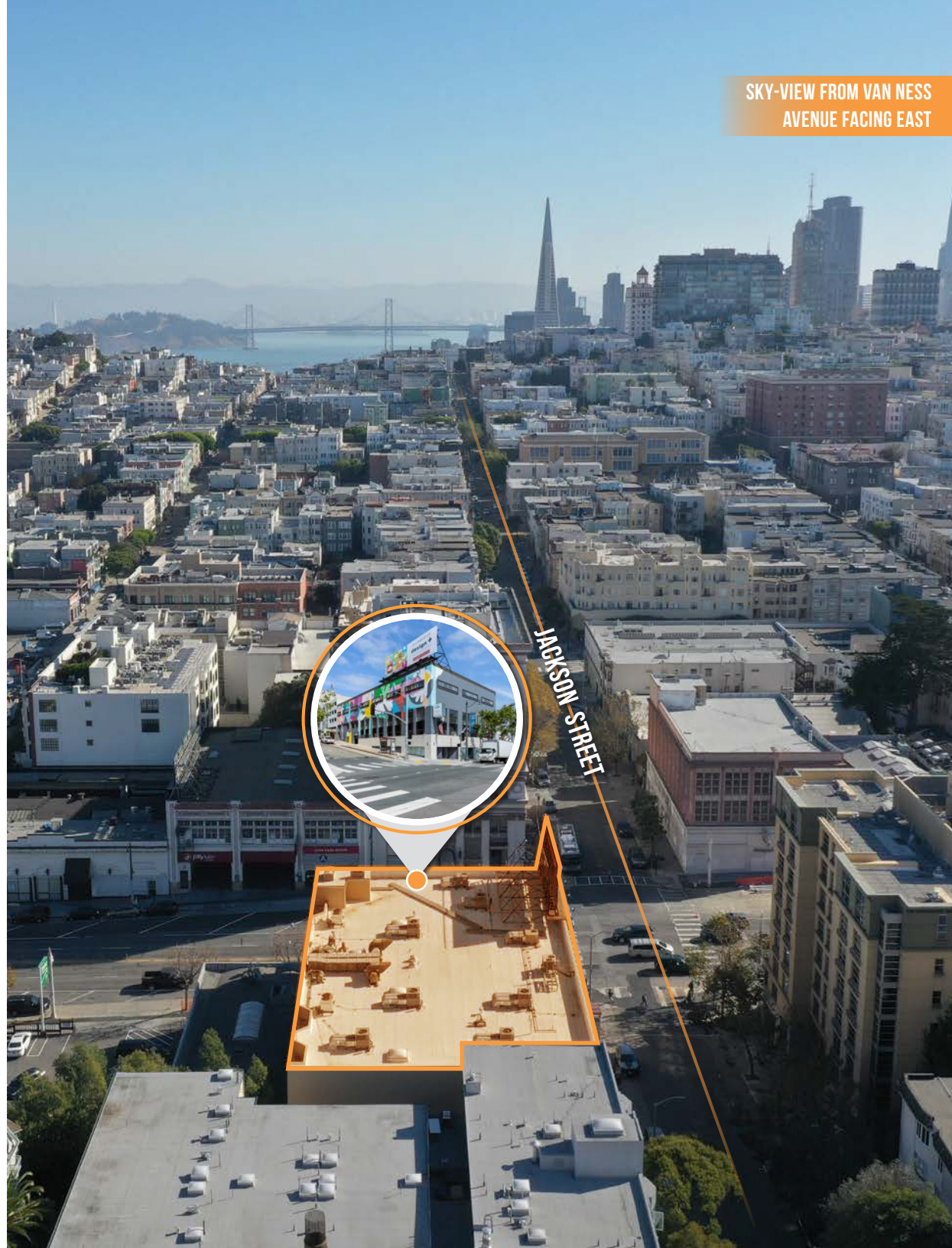
## PUBLIC TRANSPORTATION

Immediate Access to MUNI Buses



## PREMIER PACIFIC HEIGHTS LOCATION

Near Many Amenities and Public Transportation



# FOURTH LEVEL FLOOR PLAN

Multi-Tenant Office Suite

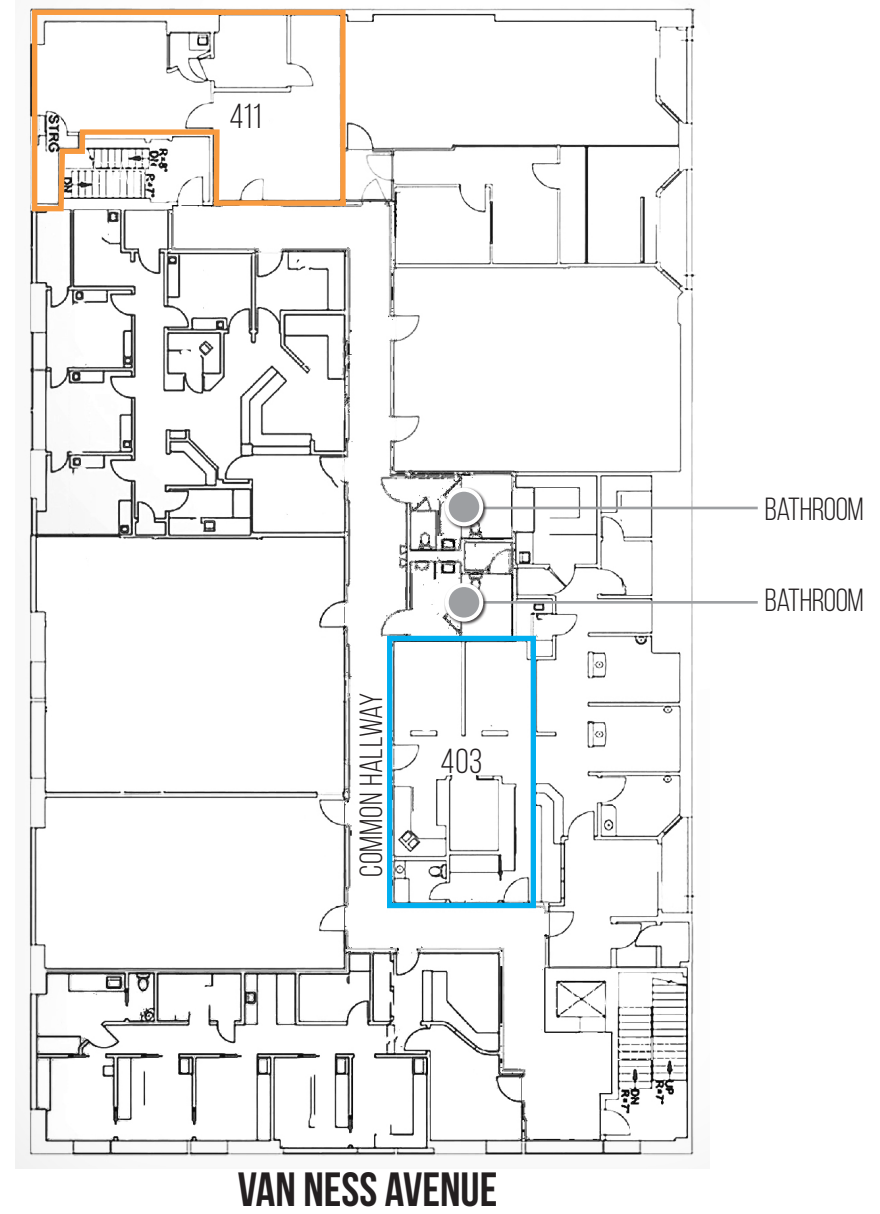
## AVAILABLE SPACE

- Suite 403 +/- 598 Square Feet (Dental Space)
- Suite 411 +/- 807 Square Feet

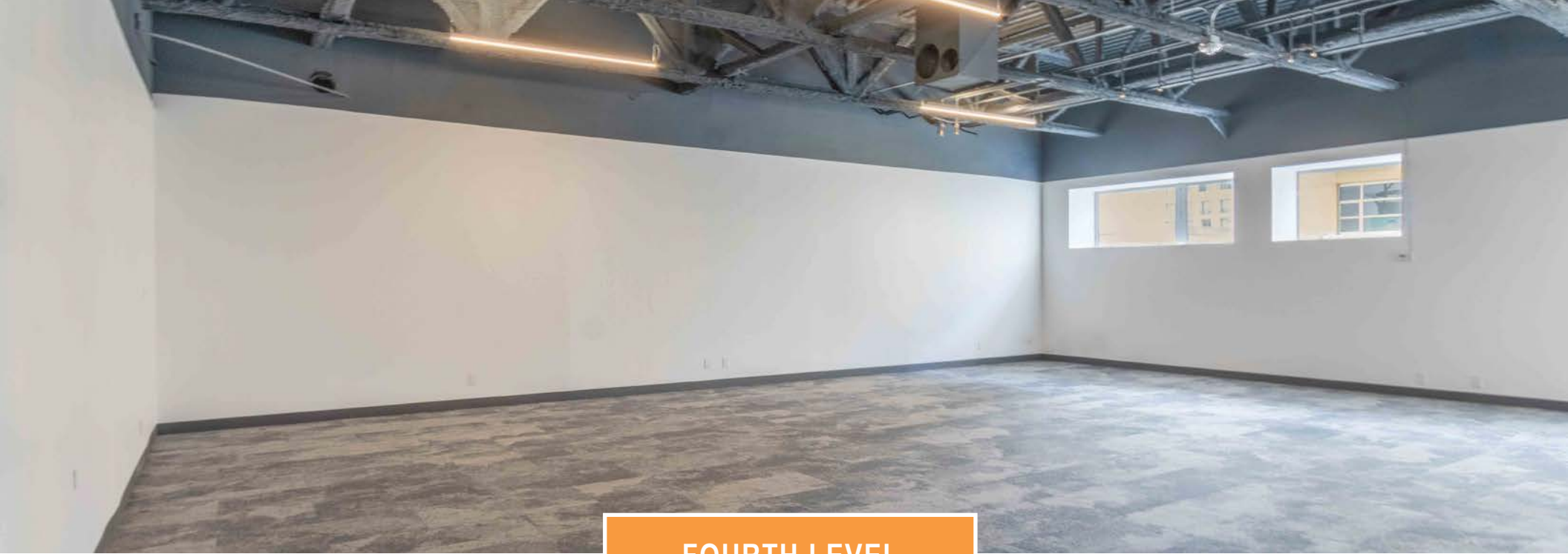
## BUILDING ATTRIBUTES

- + Multi-Tenant Office / Medical
- + ADA Passenger Elevator
- + Two (2) Common Area Restrooms

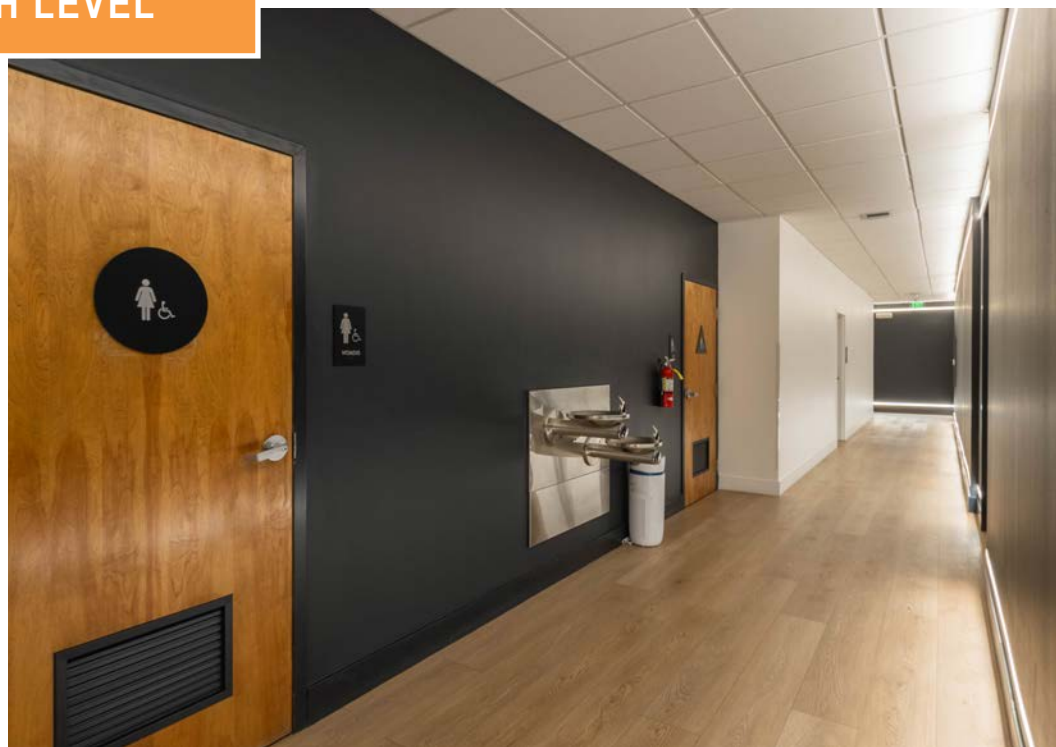
JACKSON STREET



Floor plans are an artistic representation and are not exact. Floor plans are not drawn to scale. Buyer is responsible for verifying their own measurements and surveys of the premises.



FOURTH LEVEL

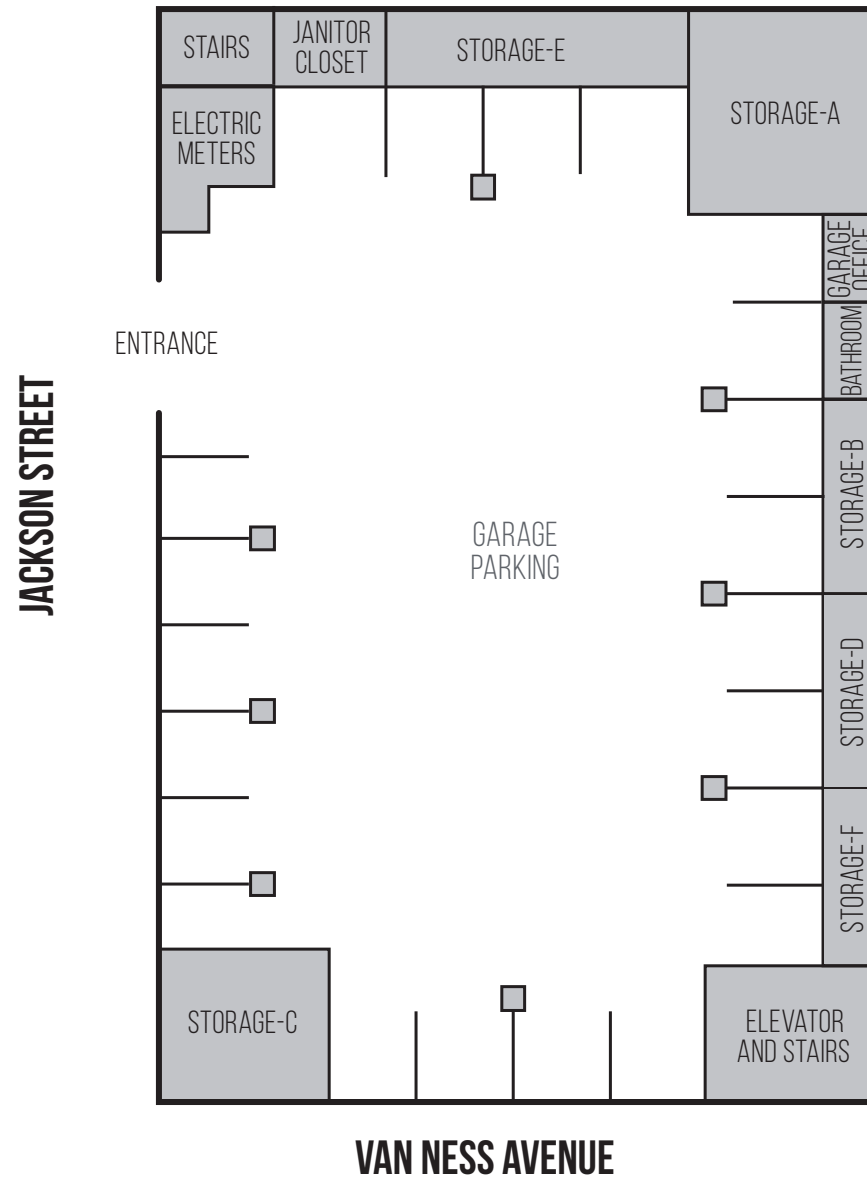


# SECOND LEVEL FLOOR PLAN

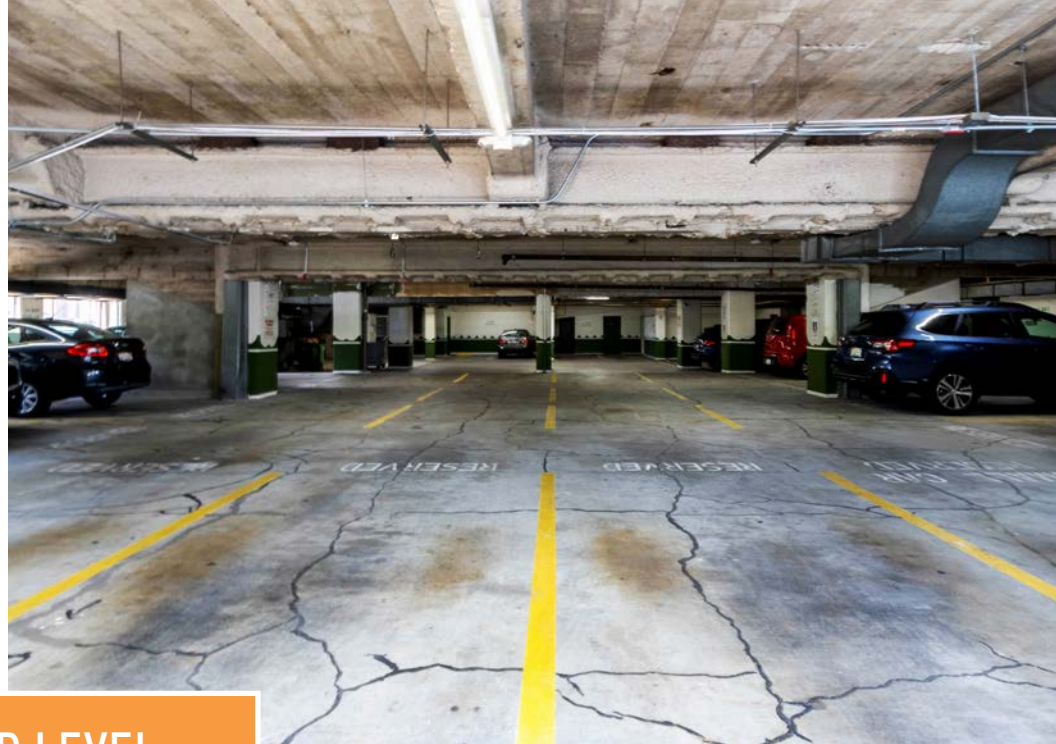
Garage Level

## BUILDING ATTRIBUTES

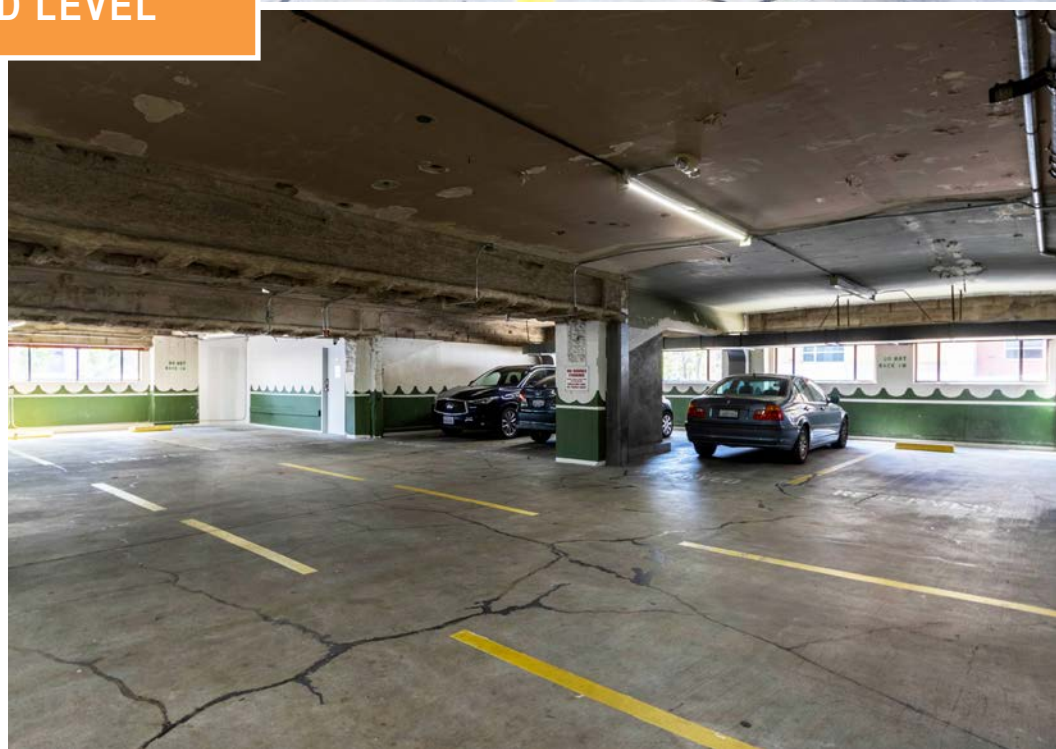
- + Direct Jackson Street Access
- + Private Restroom
- + ADA Passenger Elevator



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SECOND LEVEL



# FIRST LEVEL FLOOR PLAN

Retail Suite

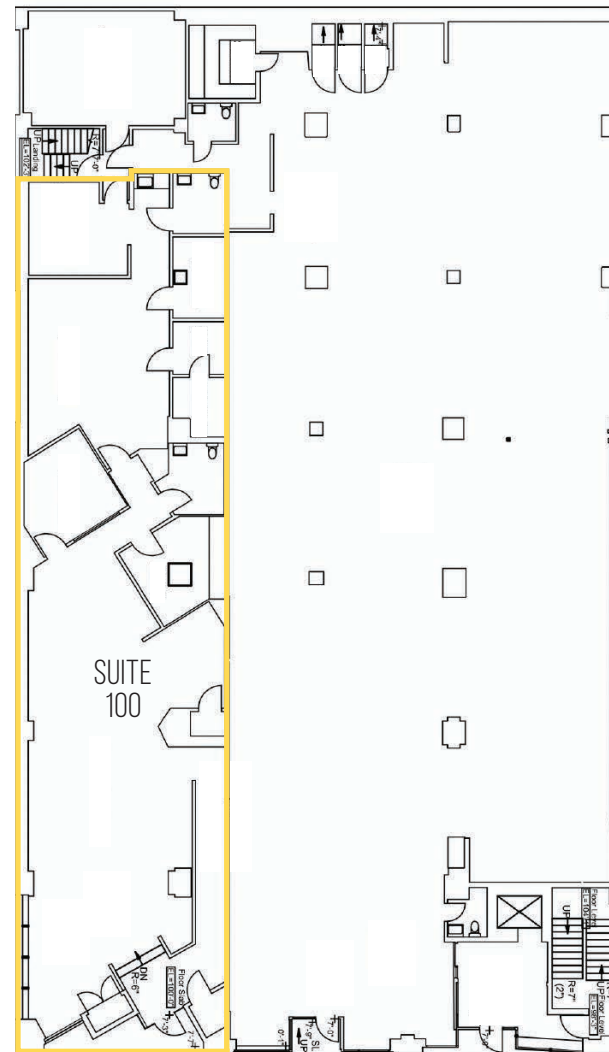
## AVAILABLE SPACE

■ Suite 100 +/- 3,087 Square Feet

## BUILDING ATTRIBUTES

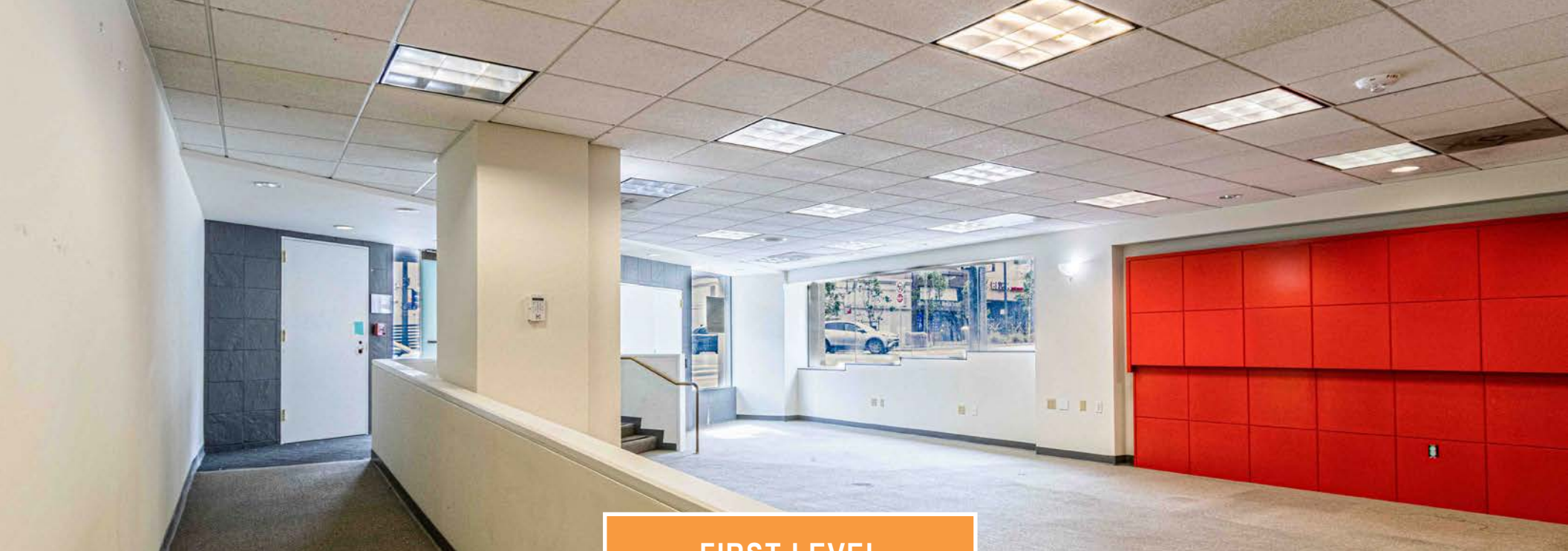
- + Van Ness Avenue Frontage
- + Parking Available Within the Building
- + Private Restrooms in the Space
- + Flexible Zoning and Use Designation

JACKSON STREET

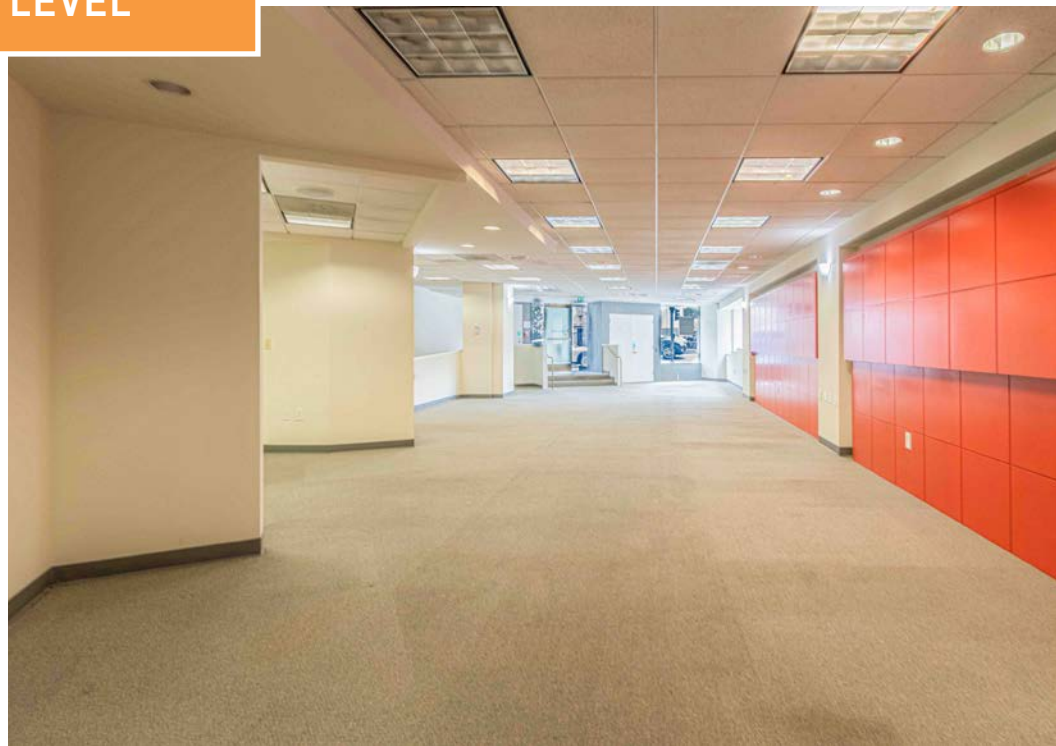


VAN NESS AVENUE

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FIRST LEVEL



# LOCATION OVERVIEW

2001 Van Ness Avenue, San Francisco, CA

## LOCATION OVERVIEW

This property is located between Pacific Heights and Nob Hill neighborhood in the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



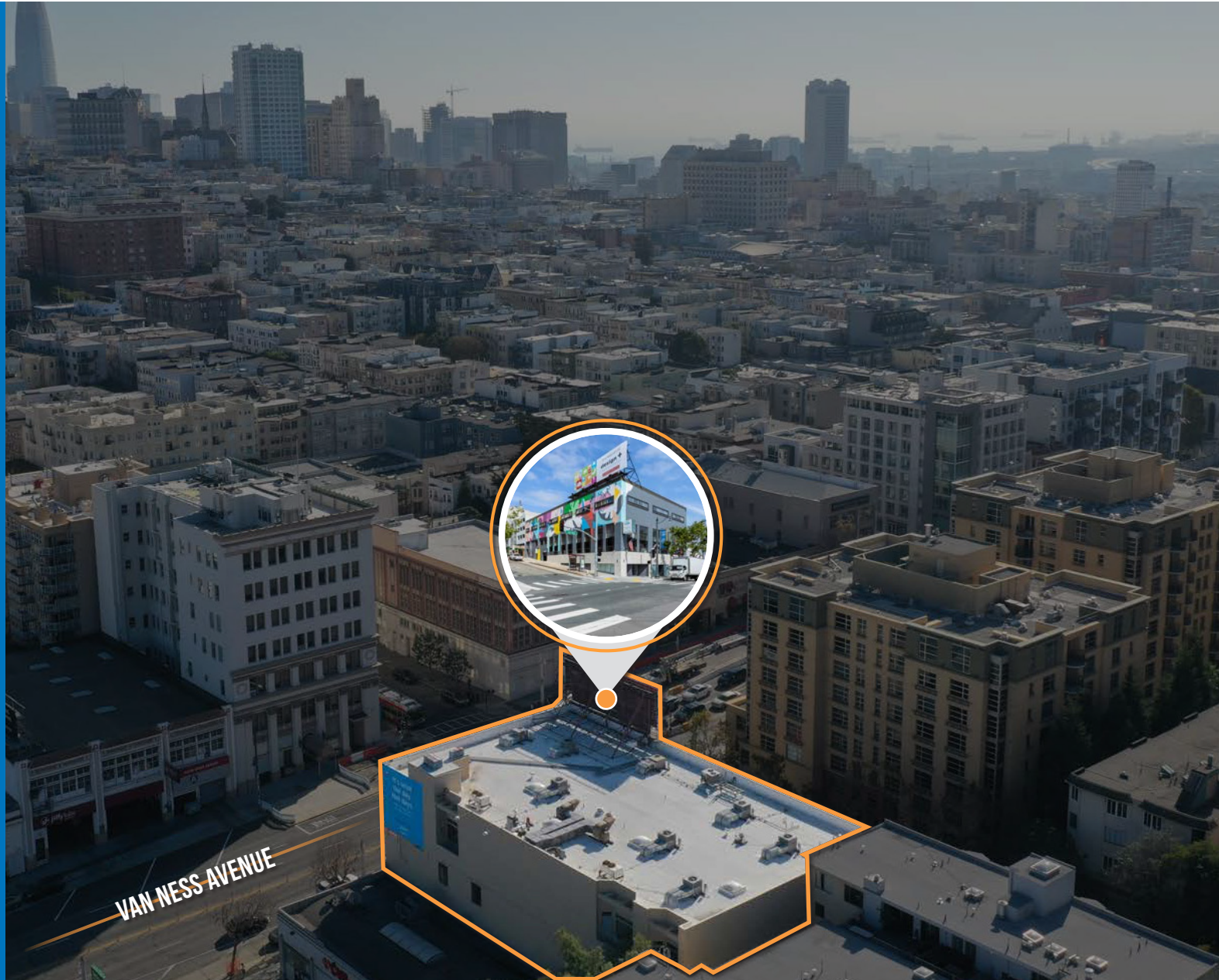
**01 MIN** to Van Ness Ave Muni  
**05 MIN** to Lafayette Park  
**20 MIN** to China Town



**08 MIN** to Union Square  
**09 MIN** to South of Market  
**12 MIN** to Mission District



**08 MIN** to 101 On-Ramp  
**16 MIN** to 80 On-Ramp  
**17MIN** to 280 On-Ramp

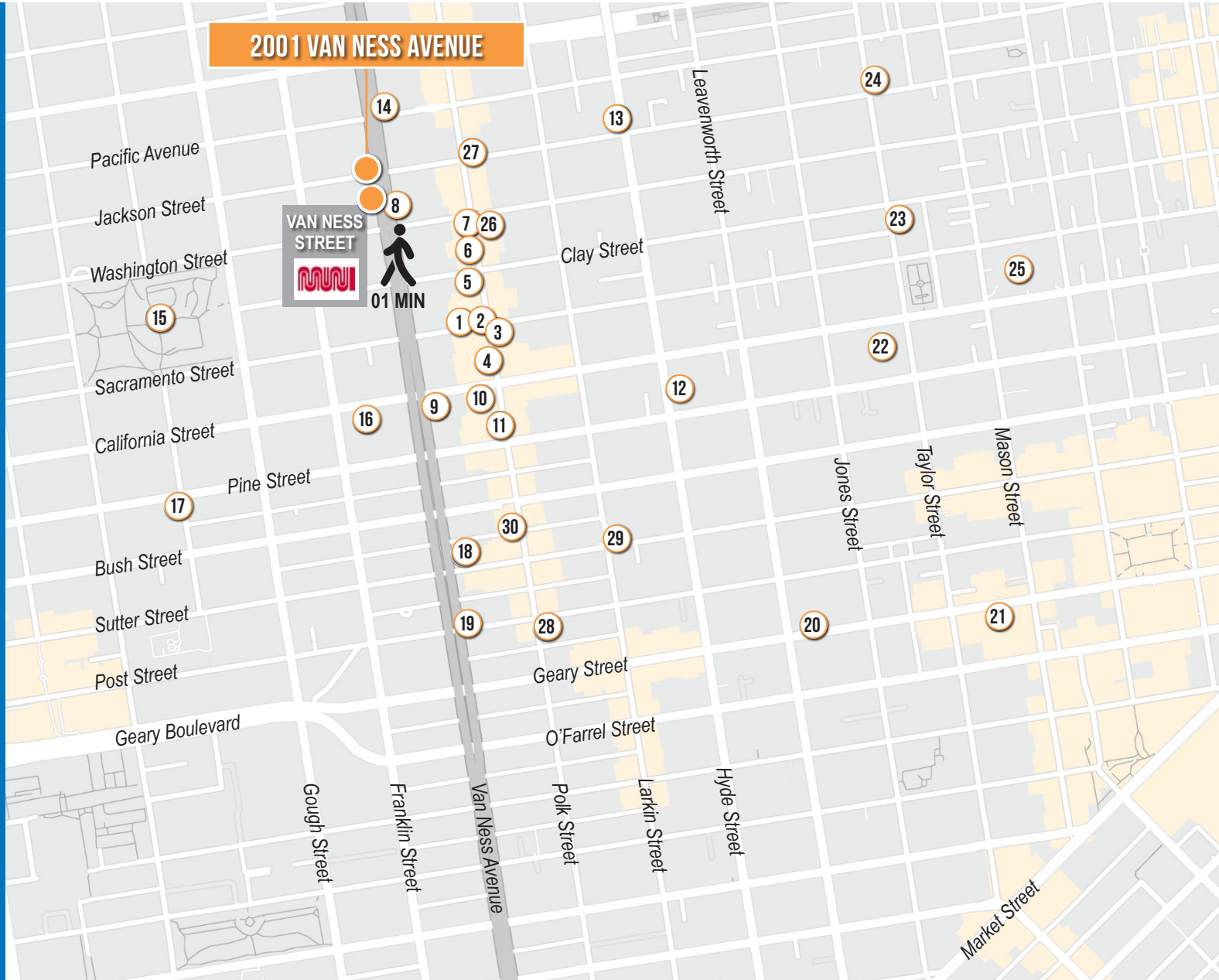


# NEARBY AMENITIES

2001 Van Ness Avenue, San Francisco, CA

## NEARBY AMENITIES

- 1..... Acquerello
- 2..... Toast Eatery
- 3..... Common Sage
- 4..... Ora Wine bar
- 5..... Harper & Rye
- 6..... The Cinch Saloon
- 7..... The Crepe House
- 8..... House of Prime Rib
- 9..... Starbucks
- 10..... Crustacean Restaurant
- 11..... Juniper
- 12..... Nourish Cafe
- 13..... Cocotte
- 14..... Harris' Restaurant
- 15..... Lafayette Park
- 16..... Whole Foods Market
- 17..... Octavia
- 18..... The Regency Ballroom
- 19..... 24 Hour Fitness
- 20..... Mensho Tokyo SF
- 21..... The Curran Theatre
- 22..... SF Masonic Auditorium
- 23..... Nob Hill Cafe
- 24..... Cafe Isabella
- 25..... Tonga Room & Hurricane Bar
- 26..... Sorella
- 27..... Bell Tower
- 28..... Kuma Sushi + Sake
- 29..... Halal Dastarkhan Restaurant
- 30..... Mayes Oyster House



# NEARBY AMENITIES

2001 Van Ness Avenue, San Francisco, CA



LAFAYETTE PARK



HOUSE OF PRIME RIB



ACQUERELLO



NOB HILL CAFE



HARRIS RESTAURANT

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