

LANDING

THE **790**

PENNSYLVANIA



TCP
TOUCHSTONE
COMMERCIAL PARTNERS

TRANSWESTERN

LANDING
THE 790
 PENNSYLVANIA

PROPERTY SUMMARY

ADDRESS	790 Pennsylvania Ave, San Francisco, CA 94107
AVAILABLE SPACE	Third Floor: +/- 25,442 Square Feet Second Floor: +/- 21,206 Square Feet Ground Floor: +/- 21,206 Square Feet Total: +/- 56,120 Square Feet
RENTAL RATE	Negotiable
AVAILABLE	Immediately Available for Tenant Improvements

BUILDING ATTRIBUTES

- + Ground-Up Construction PDR Space
- + Full-Building Identity with Exterior Signage Visible from Freeway
- + Heavy Power; 3 Phase 1,000 Amps - 480 Volts
- + Drive-In Roll-Up Door(s) on Pennsylvania St
- + Potential Drive-In Loading Access to 2nd Floor
- + Class A Building Construction
- + Corporate Housing On-Site
- + Interior Covered Parking On-Site
- + 1/2-Acre Roof Deck w/ Bay Views
- + Directly Across from 22nd Street Caltrain
- + Close Proximity to Hwy 280 and 3rd Street Light Rail



**ROOFTOP
PHOTO**

790
PENNSYLVANIA

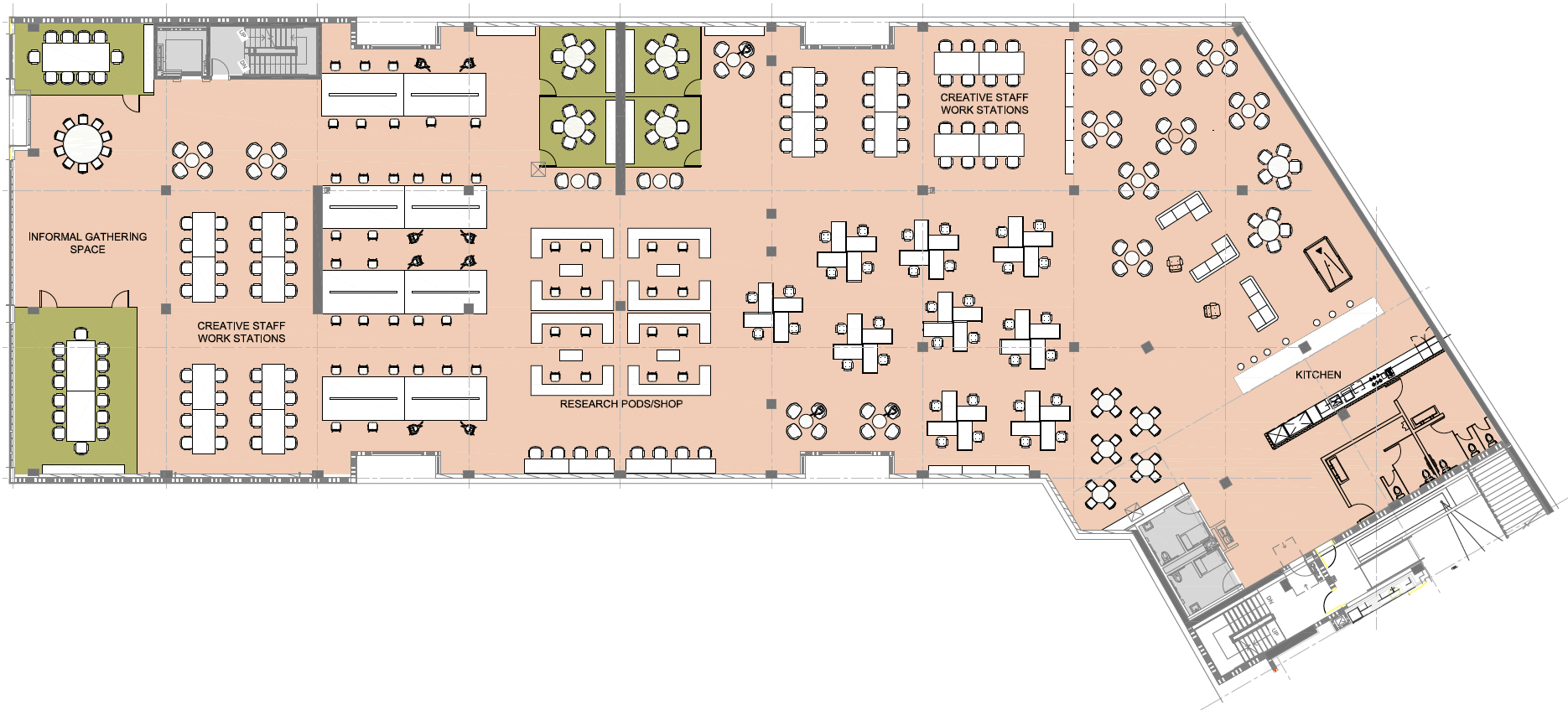


INTERIOR RENDERING

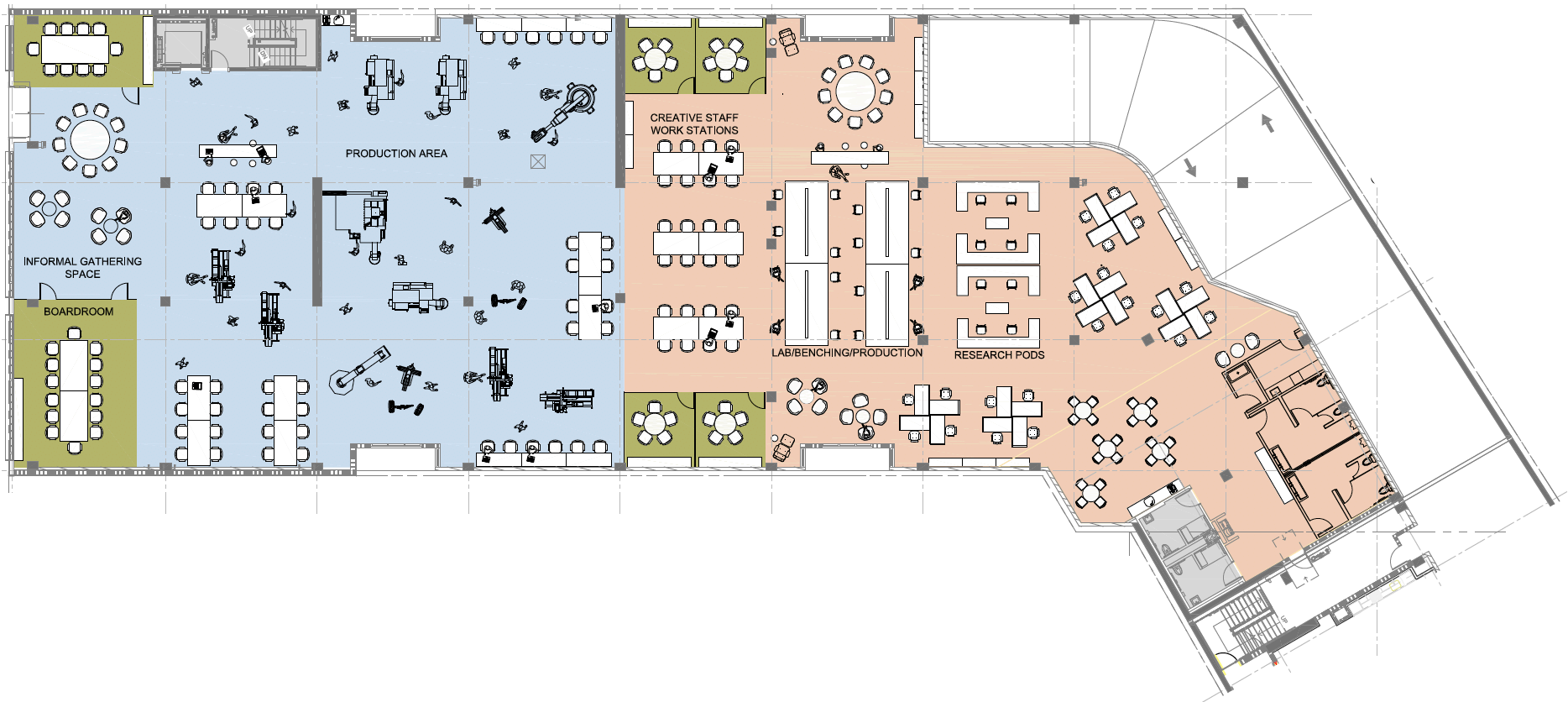
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PENNSYLVANIA



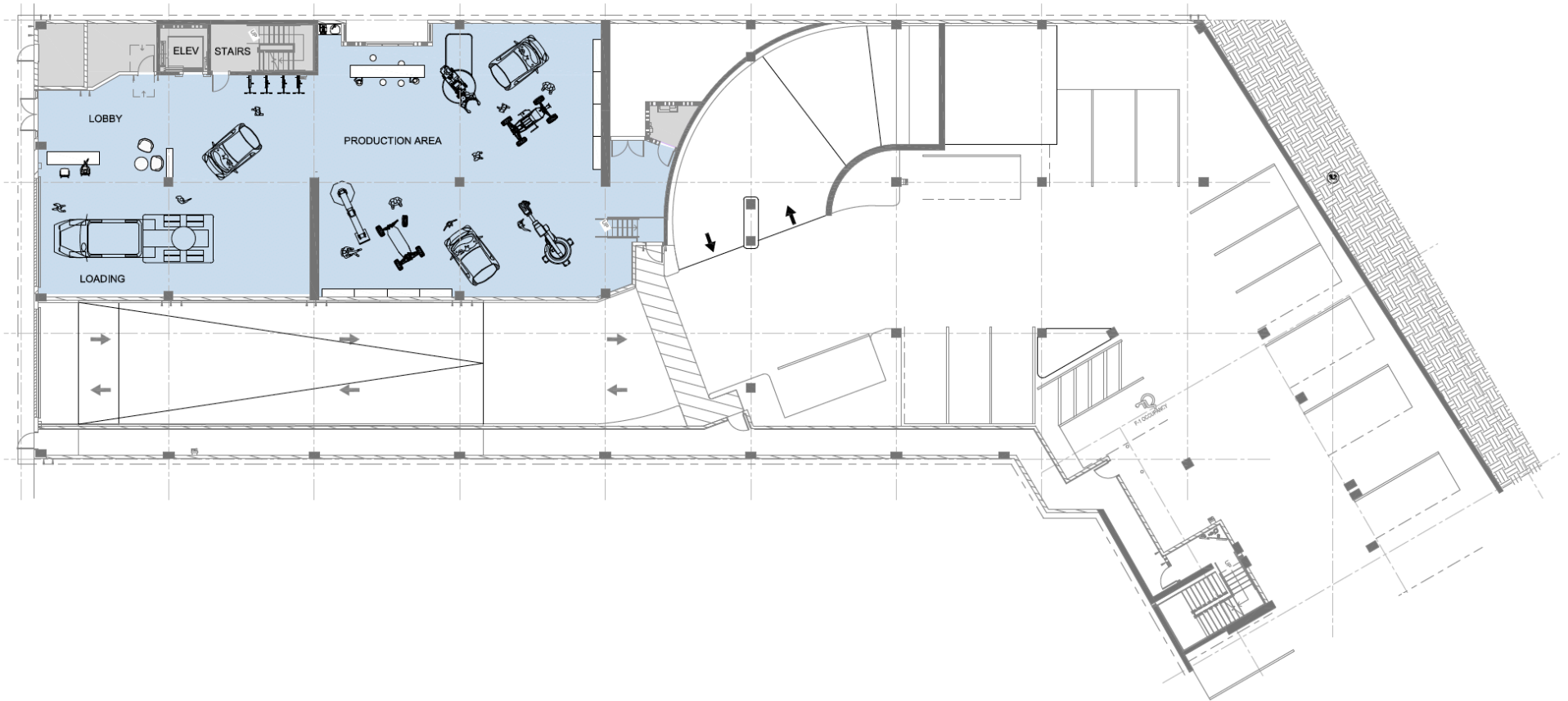
THIRD FLOOR +/- 25,442 Square Feet



SECOND FLOOR +/- 21,206 Square Feet



GROUND FLOOR +/- 9,473 Square Feet



For Life Science specific questions, please contact,

PETER A. CONTE
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POTENTIAL LAB CAPABILITIES

- Small & Large Conference Rooms
- Common Equipment Rooms
- Grade Level Roll-Up Doors
- Benches
- Shared Workspace Environment
- Indoor/Outdoor Community Spaces
- Heavy Power
- Sinks With Di Water
- Central Fume Hoods
- ADA Compliant Restrooms
- Emergency Showers
- Dedicated Wireless Access



INTERIOR RENDERING

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LOCATION OVERVIEW

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Desirable Potrero Hill location, walkable to 3rd Street amenities and to public transit.



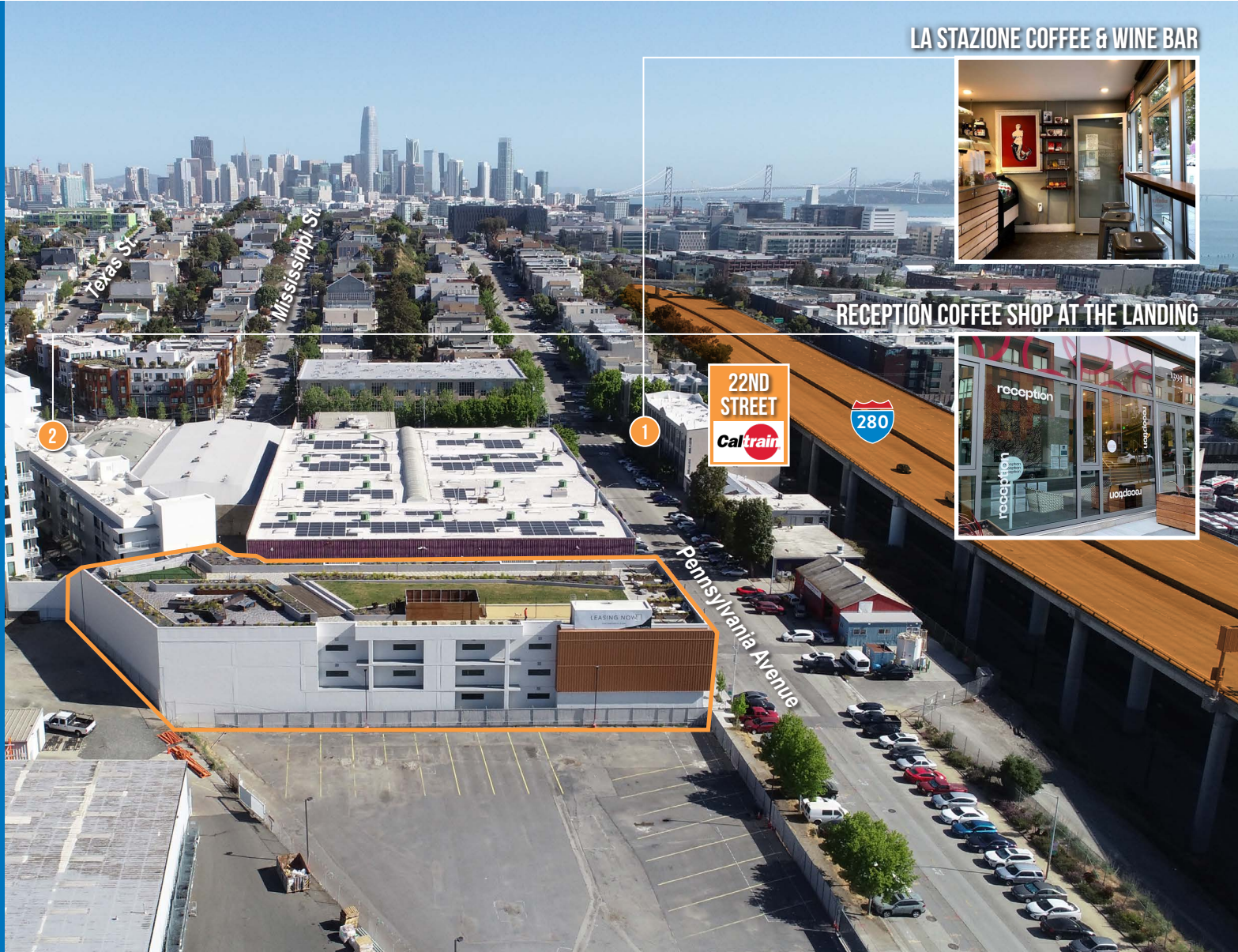
01 MIN to 22nd St CalTrain
08 MIN to 3rd St Light Rail
20 MIN to Chase Center



05 MIN to SOMA
14 MIN to Financial District
14 MIN to Union Square



02 MIN to 280 On-Ramp
04 MIN to 101 On-Ramp



LA STAZIONE COFFEE & WINE BAR

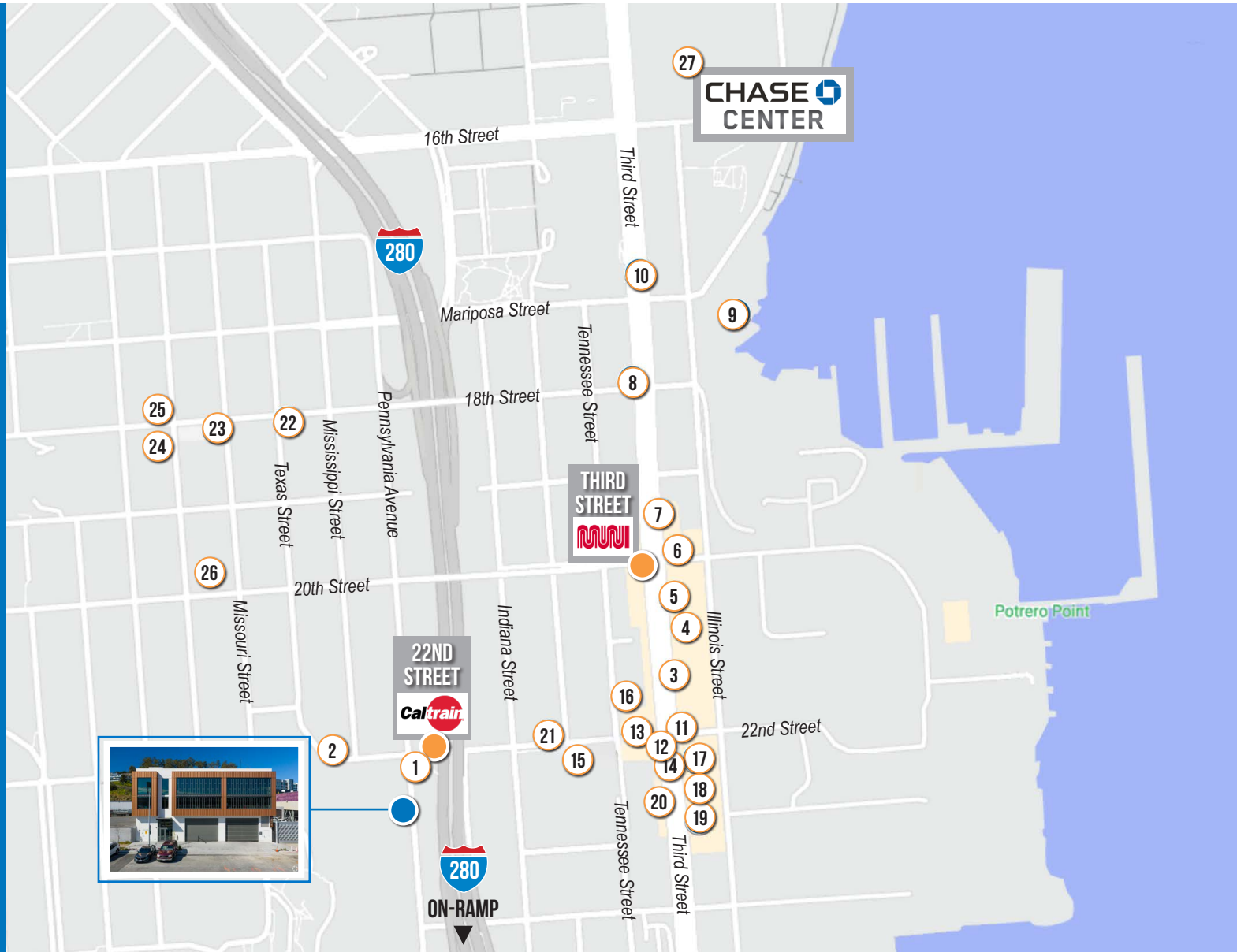
RECEPTION COFFEE SHOP AT THE LANDING

22ND STREET
Caltrain



NEARBY AMENITIES

- 1..... La Stazione Coffee & Wine Bar
- 2..... Ikon Coffee
- 3..... Gilberth's Latin Fusion
- 4..... Neighbor Bakehouse
- 5..... The Plant Cafe Organic
- 6..... Third Rail
- 7..... Olfactory Brewing & Blending
- 8..... Moshi Moshi
- 9..... The Ramp
- 10..... UCSF Medical Center
- 11..... Gather Wine Lounge
- 12..... Dogpatch Saloon
- 13..... Just For You Cafe
- 14..... Dogpatch Boulders
- 15..... Piccino
- 16..... Marcella's Lasagneria
- 17..... Mainstays Market
- 18..... Souvla
- 19..... Museum of Craft and Design
- 20..... 3rd Street Boxing Gym
- 21..... Rickshaw Bagworks
- 22..... Plow
- 23..... Chez Maman East
- 24..... Goat Hill Pizza
- 25..... Sunflower Vietnamese
- 26..... Good Life Grocery
- 27..... Chase Center



DOGPATCH // POTRERO HILL

790

PENNSYLVANIA



PICCINO // DOGPATCH



SOUVLA // DOGPATCH



PLOW // POTRERO HILL



GOAT HILL PIZZA // POTRERO HILL



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