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ICON PROPERTIES
COMMERCIAL

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Castro's Premier Corner Space
FOR LEASE
4200 17th Street

Prime Castro Corner | +/- 2,741 SF | High-End Finishes
Retail or Office for Lease | Built in 1902 | Renovated in 2020

4200 17th Street presents a rare opportunity to establish a business in one of San Francisco's most vibrant and high-traffic commercial corridors. This well-configured commercial space offers flexibility for a wide range of retail, professional service, or office uses, with ground-floor visibility and upper-level private workspace, all within walking distance of the Castro's core amenities and transit connections.

- Ground Floor (2,299 SF): Expansive, street-level space ideal for retail, showroom, or open-plan office. Maximum visibility and customer access.
- 2nd Floor (442 SF): Private upper-level office or mezzanine space — suited for administrative functions, private meetings, or executive workspace.
- Asking Rate: $45.00/SF/Year (Modified Gross)
- Basement Storage: Available to tenant at no additional rent. Provides valuable on-site storage for inventory, files, or equipment — a significant cost advantage in an urban setting.
- Total Usable Space: +/- 2,741 SF across 2 levels with no wasted square footage.
- Parking: One (1) City of San Francisco parking permit included with the tenancy — a valuable and scarce amenity in the Castro neighborhood
- Zoning: RH-2 (Retail/Office Ground Level)
- 400 Amps Electrical System
- High Ceilings on ground floor level
- Natural lights throughout
- ADA entrance on the corner of Douglass Street
- Prime Corner Property at the heart of The Castro


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