

FOR LEASE // SAN FRANCISCO'S PREMIER FLEX/INDUSTRIAL ASSET

# 500 EIGHTH

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

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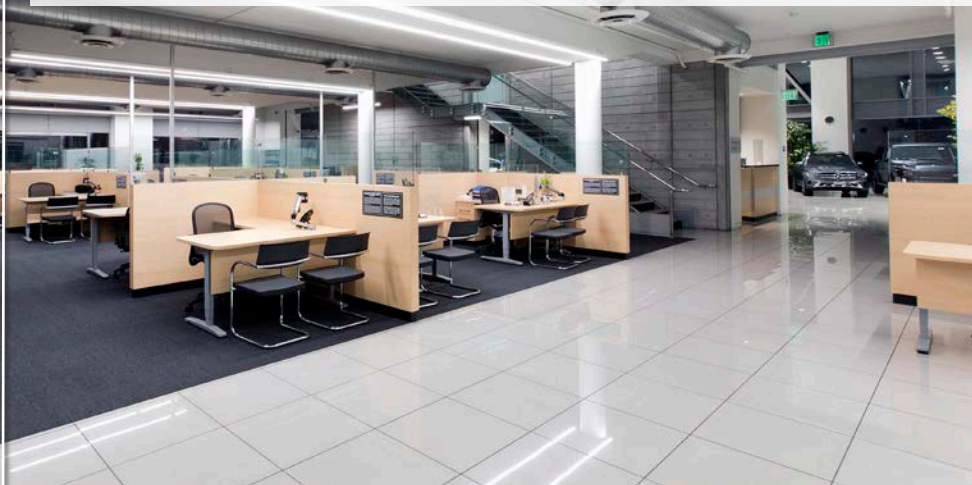
# 500 EIGHTH

500 8th Street and 1001 Bryant Street  
San Francisco, California, 94103

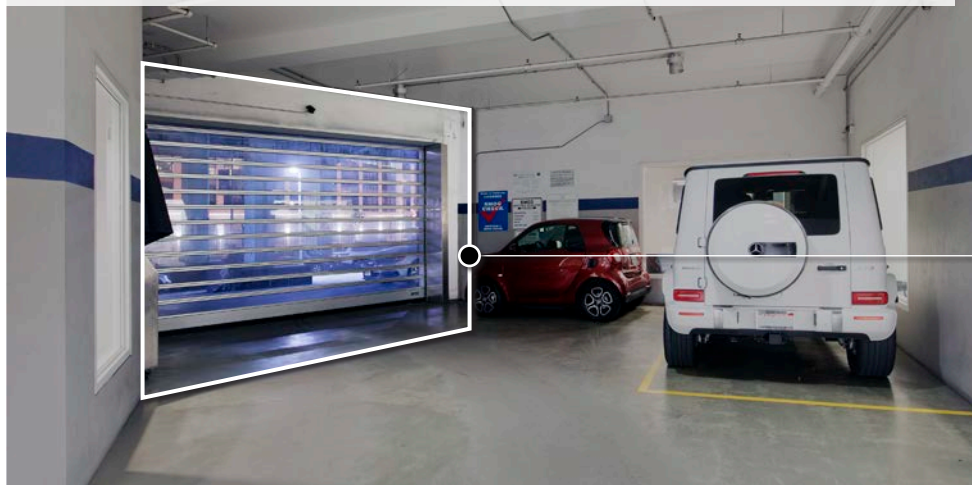
- 04 ..... Property Summary
- 05 ..... Building Highlights
- 06 ..... Building Description
- 07 ..... Stacking Plan
- 08 ..... Building Photos
- 09 14 ..... Floor Plans + Renderings
- 15-16 ..... Location Overview



● **MOVE-IN READY** *with Minimal Tenant Improvements Necessary*



**DRIVE-IN ACCESS** *Throughout Property* ●



**500 8TH STREET // 1001 BRYANT STREET**



● **UNPARALLELED BRANDING** *Freeway Electrified Signage Opportunity*



**ON-SITE PARKING** ~122 On-Site and Surface Spaces ●



## TOUCHSTONE COMMERCIAL PARTNERS

is pleased to offer tenants the opportunity to lease

**500 8TH STREET / 1001 BRYANT STREET, SAN FRANCISCO, CALIFORNIA, 94103.**

The 91,181 square foot building was constructed in 2006 by Plant Construction and designed by Huntsman Architectural Group. The building was previously made up of five (5) individual buildings, that have been combined into one state of the art office, service center and retail showroom facility. The move-in ready facility is zoned Urban Mixed Use which allows for one floor of legal office.

### BUILDING SIZE

+/- 91,181 Square Feet

### PARKING

122 On-Site Spaces

### ZONING

UMU - Urban Mixed Use

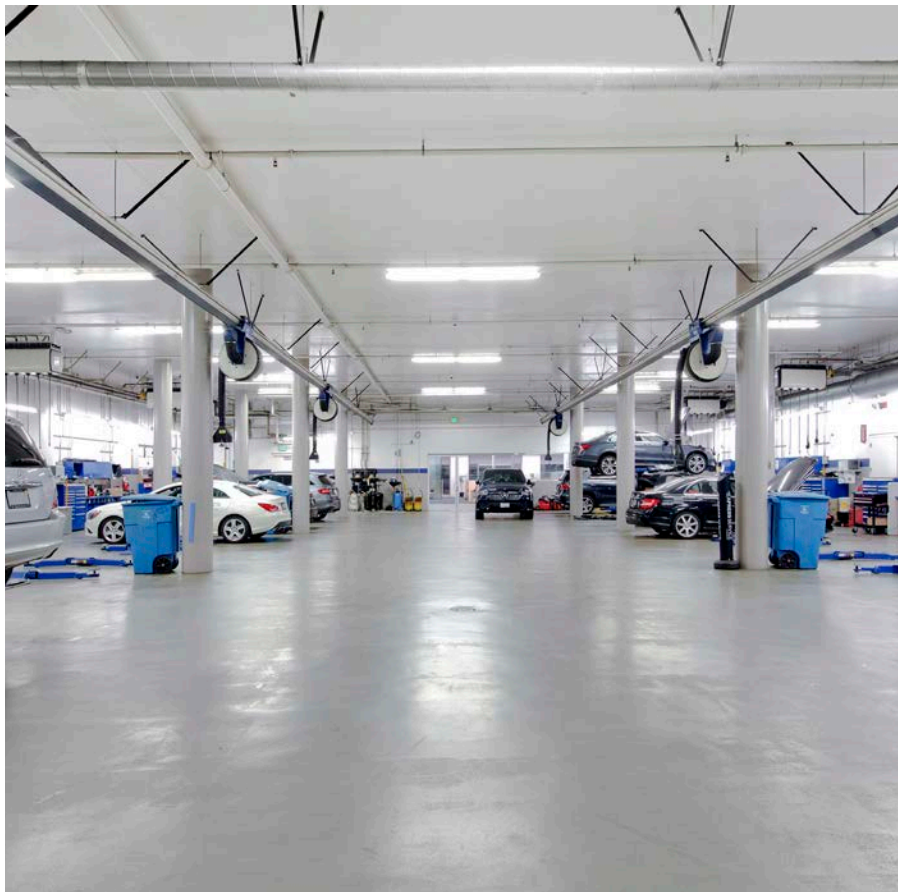
### RENTAL RATE

Call Listing Brokers

### AVAILABILITY

October 2021





## RARE OPPORTUNITY

*To Lease San Francisco's Premiere Flex/Industrial Asset with Immediate Lease-Up Potential*

## UNIQUE BUILDING FEATURES

*Poured-in-Place Concrete Tri-Level Service Garage, Rooftop Parking Lot, Move-in Ready Creative Office Space*

## BUILDING FRONTAGE

*Frontage & Access From Two Highly Trafficked Streets (8th & Bryant Street)*

## TENANT PROXIMITY

*Adjacent to the Burgeoning Showplace Square Submarket Which Boasts Long Term Tenancy from Adobe, Amazon, Airbnb, Samsara, Stripe, Volta, Zynga & Others*

## CORE LOCATION

*Located at the Heart of the South of Market, the Asset is Immediately Adjacent to the I-80 on Ramp and is Walkable to Both BART and Caltrain*

## MINIMAL IMPROVEMENTS REQUIRED

*Completely Renovated and Meticulously Cared For Since 2006, This Represents One of a Few Large, Move-In Ready, Flex/Industrial Assets Available*

## OUTDOOR SPACE

*Patio Spaces to be Completed on 2nd Floor and Rooftop*

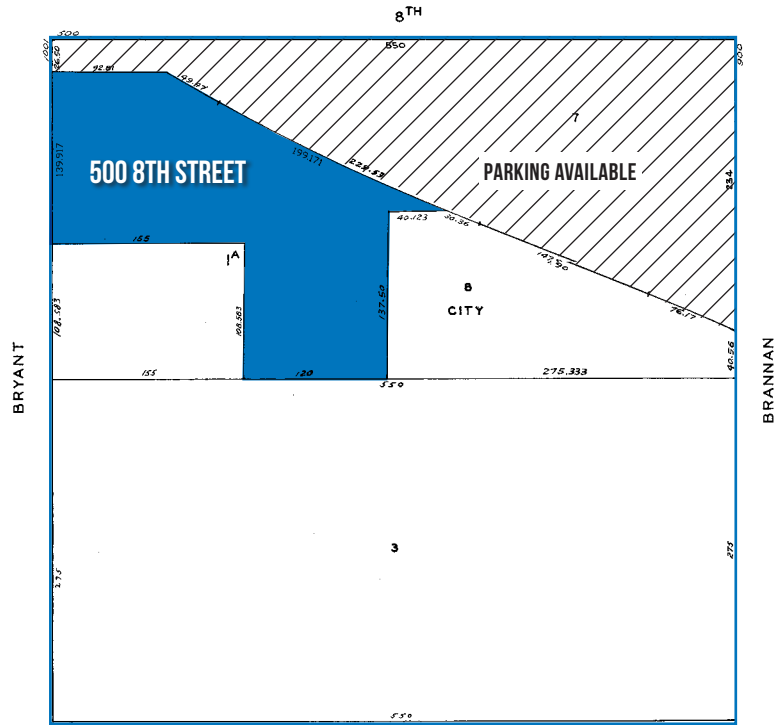
## PARKING

*On-Site Parking Included, Adjacent Lot Available with Building Lease*

## SIGNAGE

*Fantastic Freeway Visibility and Electrified Signage Opportunity*





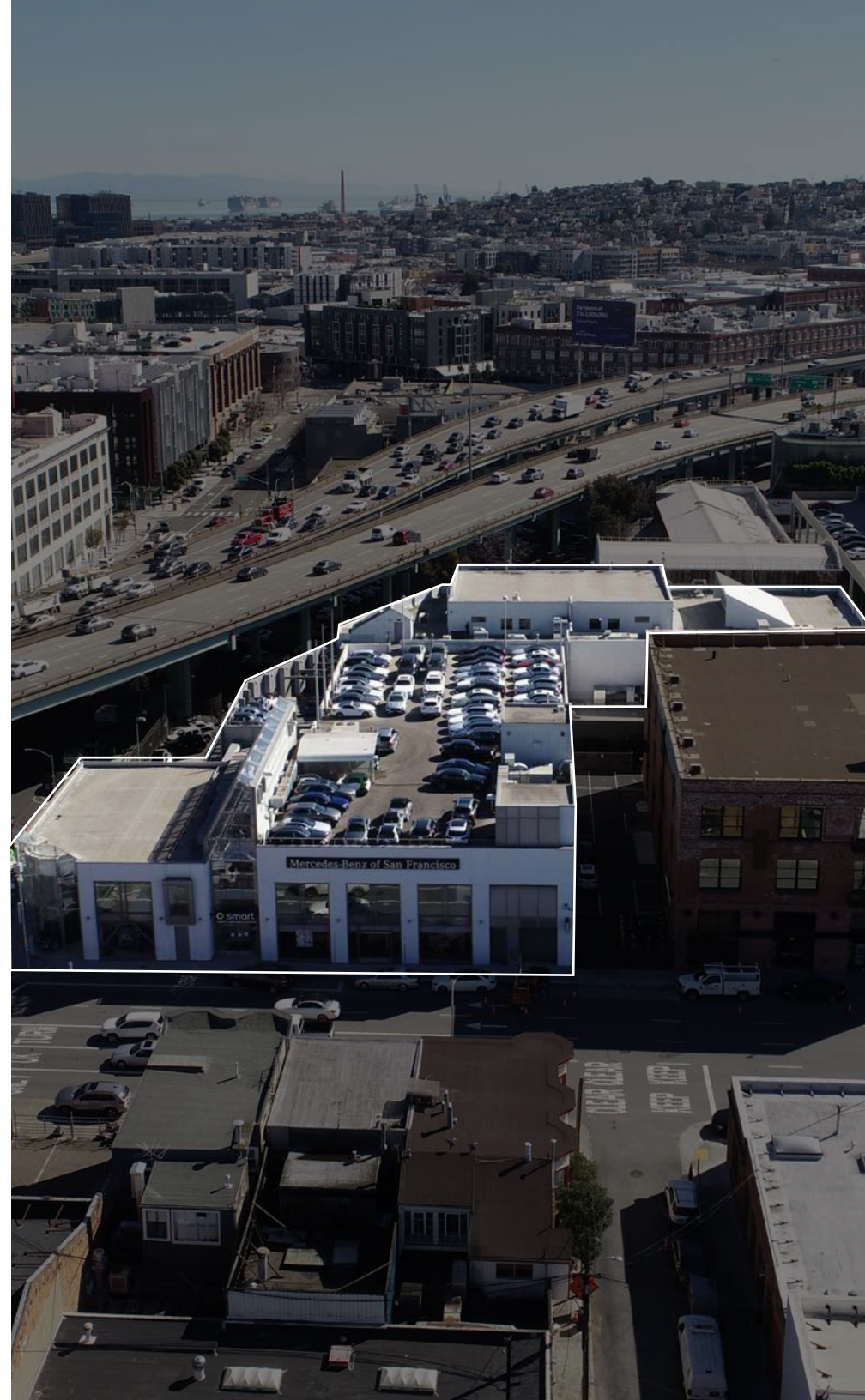
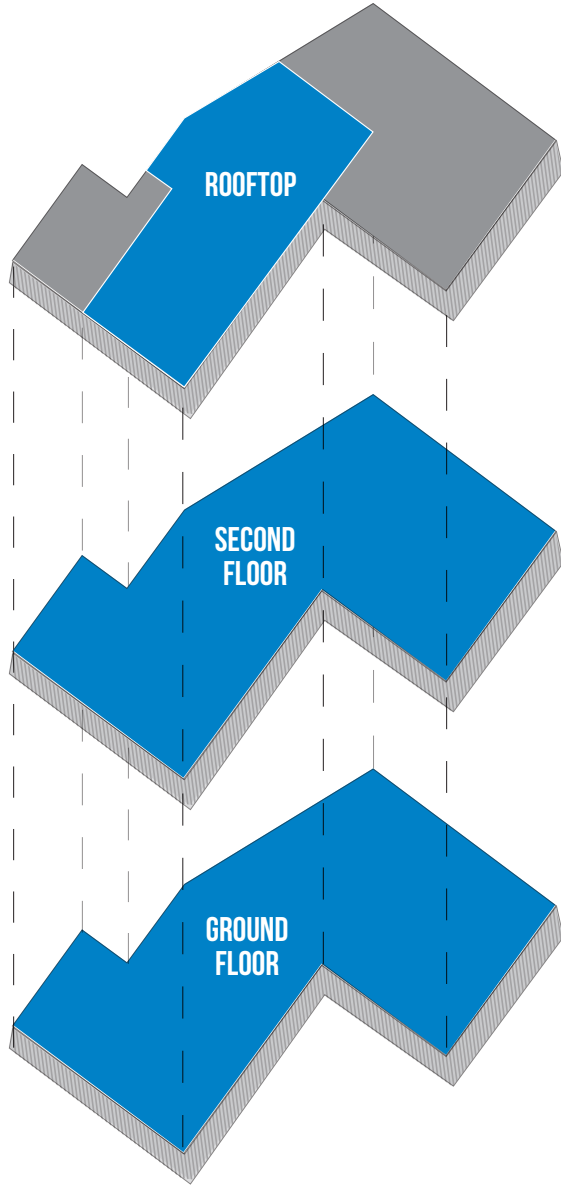
<b>RENOVATION DATE</b>	2006
<b>CONSTRUCTION TYPE</b>	Poured in Place Concrete & Steel
<b>ELECTRICAL SERVICE</b>	3 Phase, 1600 Amps, 480 Volts
<b>FIRE SUPPRESSION</b>	Fully Sprinklered
<b>BUILDING CODE</b>	Title 24 and ADA Compliant
<b>EXCLUSIVE PARKING</b>	Rooftop Parking - 18 Spaces CalTrans Leased Lots - 104 Spaces
<b>ELEVATOR</b>	Title 24 and ADA Compliant
<b>HVAC</b>	Full Heating Ventilation and Air Conditioning
<b>STRUCTURAL</b>	Fully Upgraded During 2006 Renovation
<b>BUILDING ACCESS</b>	Four (4) Drive-In Access Points w/ Curb Cuts



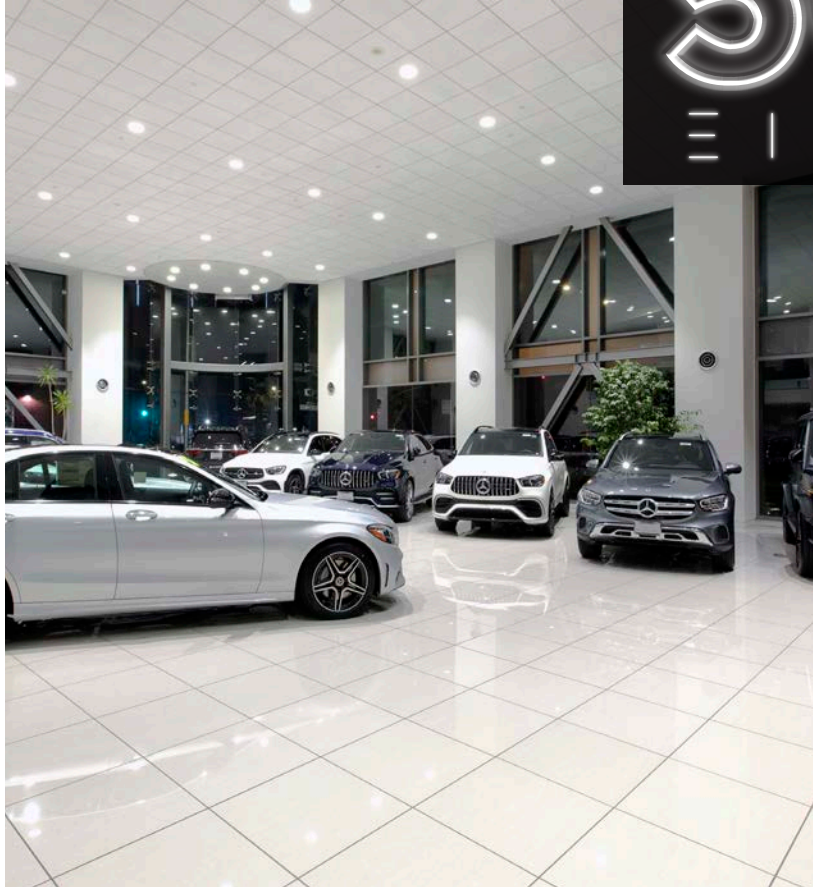


## BUILDING BREAKDOWN

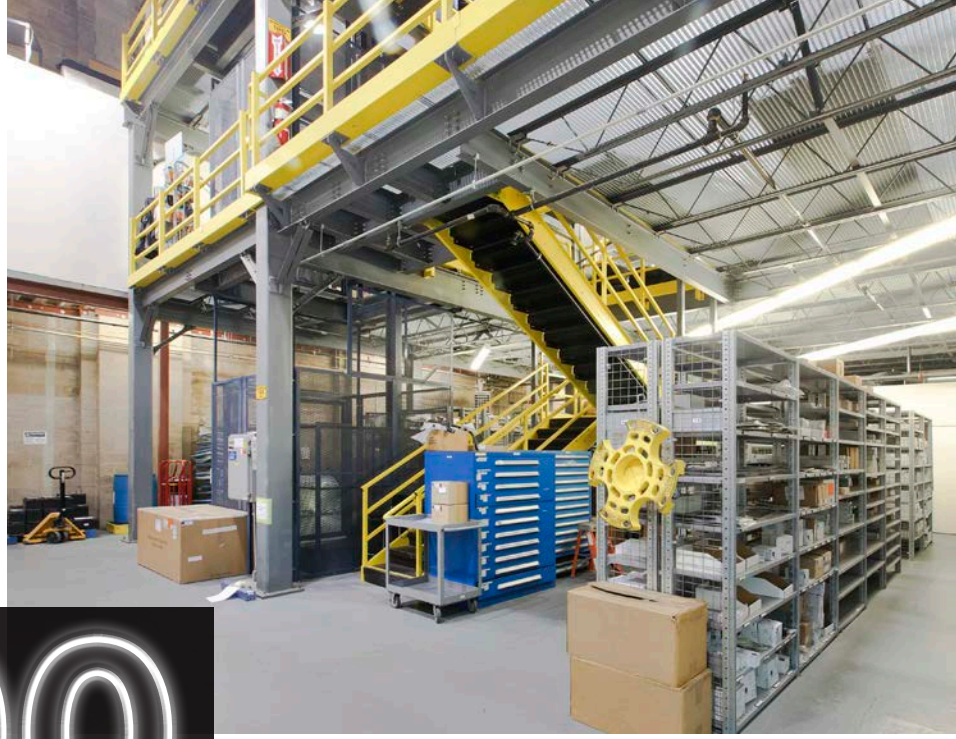
Rooftop	+/- 6,556 Square Feet
Second Floor	+/- 40,121 Square Feet
Ground Floor	+/- 44,504 Square Feet
<b>TOTAL</b>	<b>+/- 91,181 Square Feet</b>



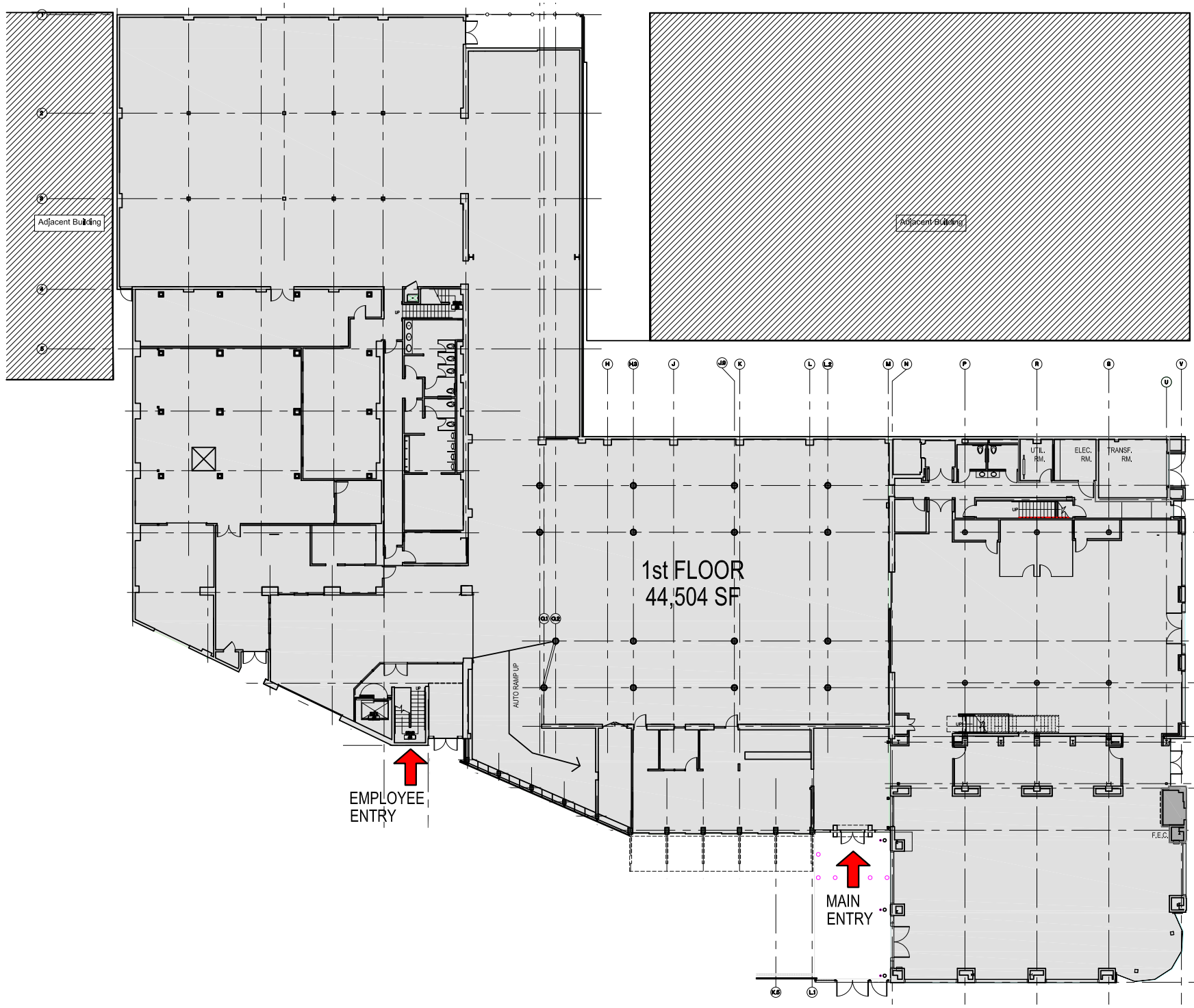




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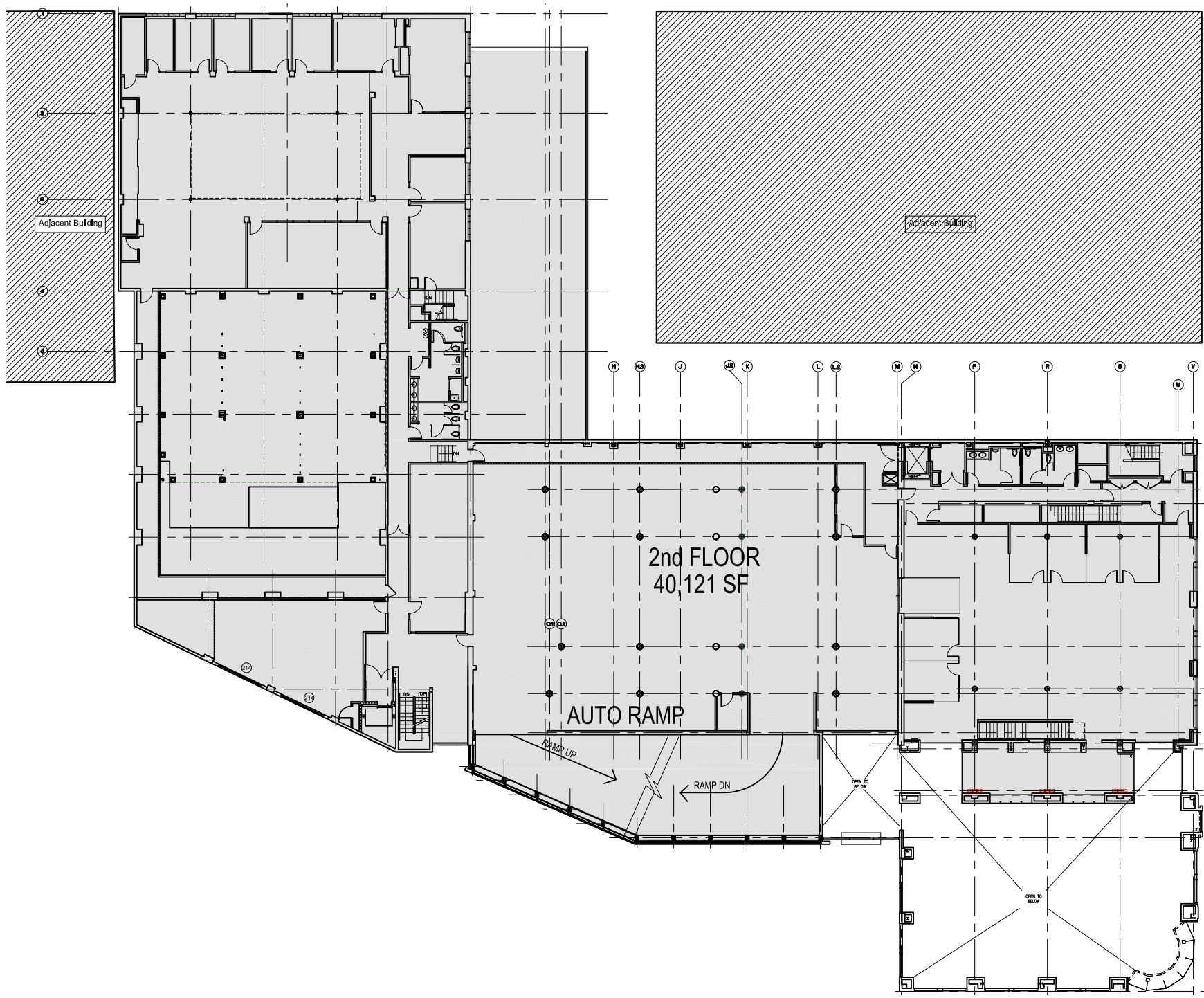




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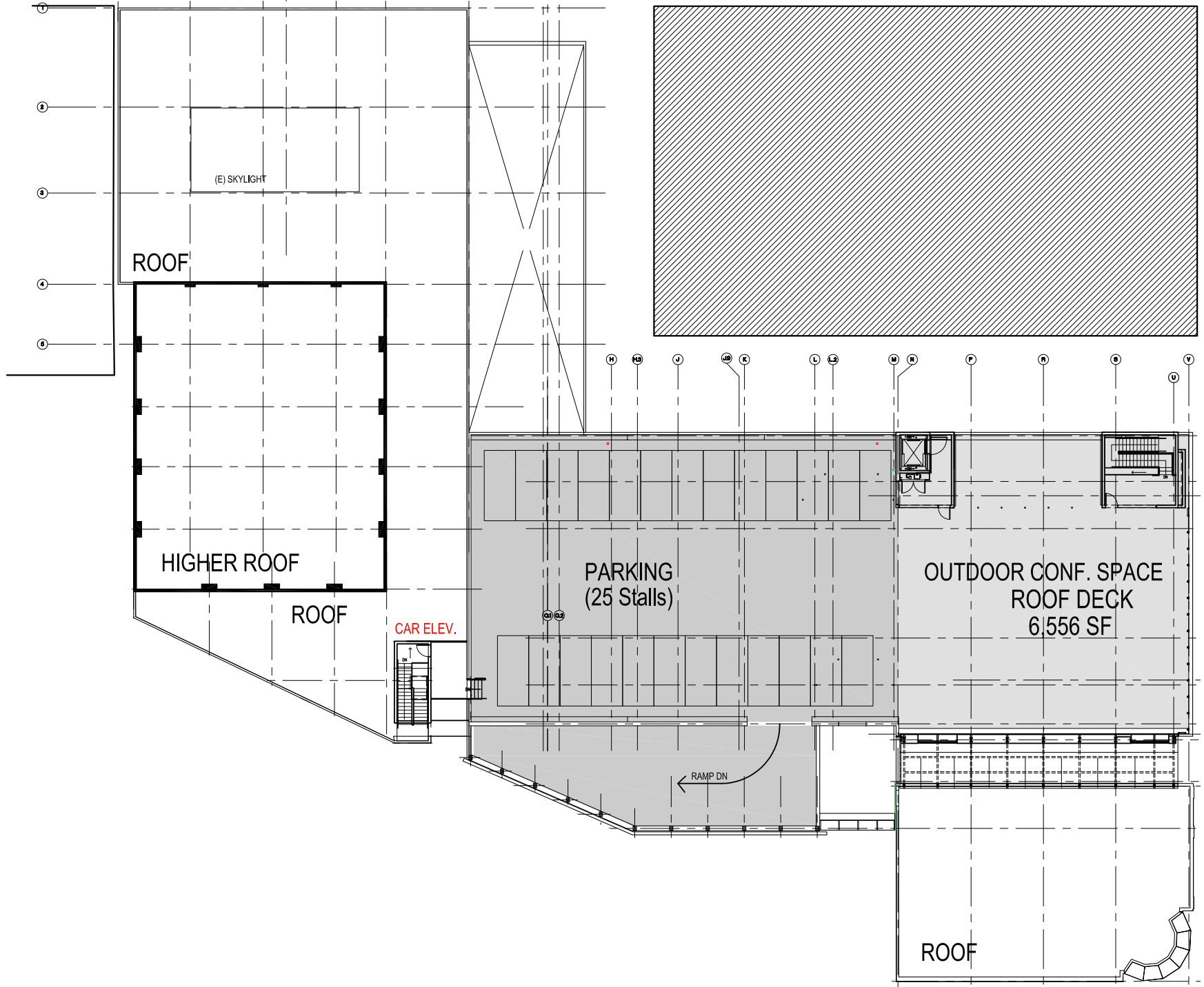




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## LOCATED AT THE HEART OF SOMA

500 8th Street is immediately adjacent to the I-80 on ramp and is walkable to both Bart and Caltrain. This desirable location is walkable to nearby amenities and to surrounding neighborhoods.



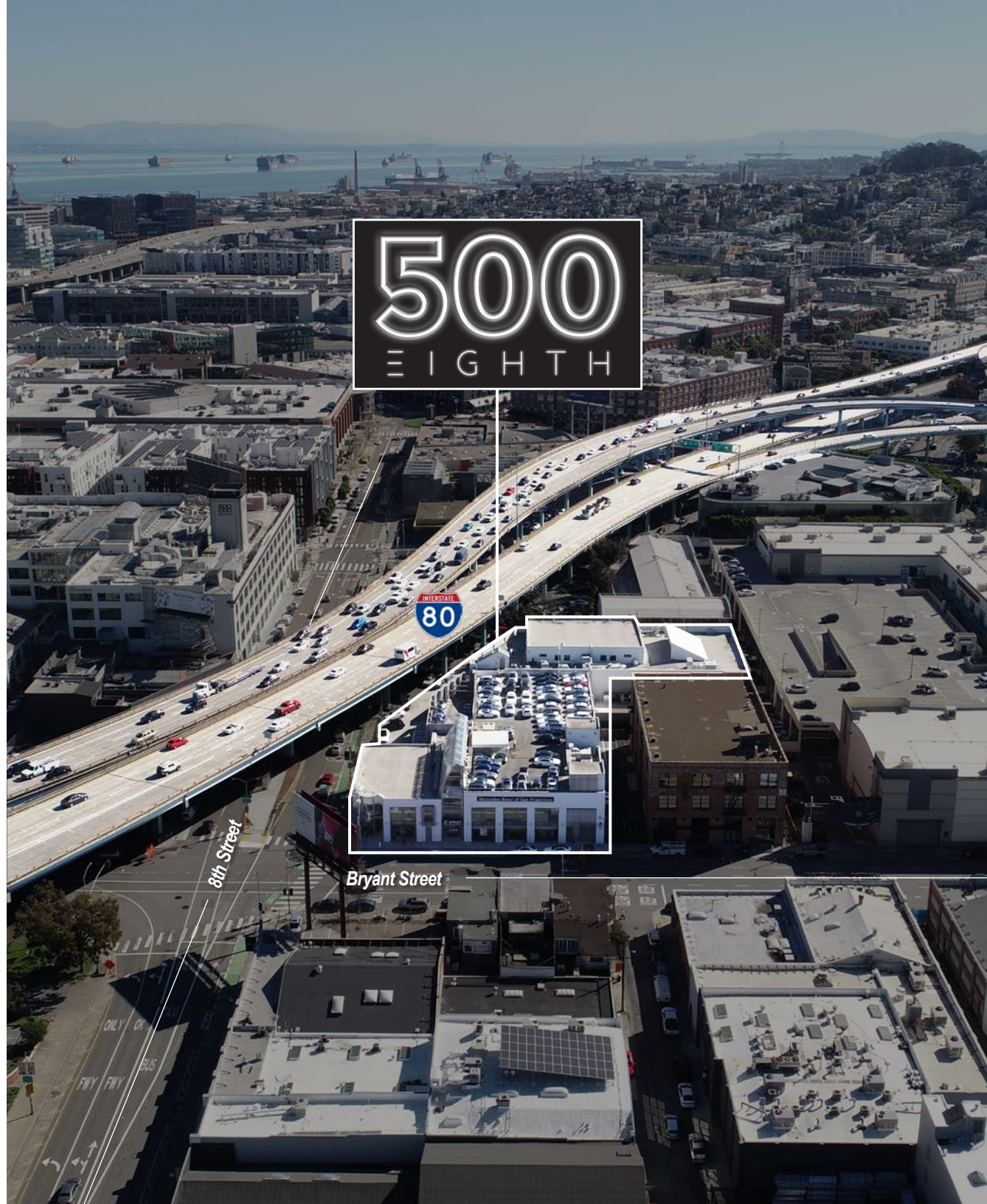
**10 MIN** to CalTrain  
**17 MIN** to Civic Center Bart  
**20 MIN** to Mission Bay



**05 MIN** to Mission District  
**10 MIN** to Union Square  
**12 MIN** to Financial District

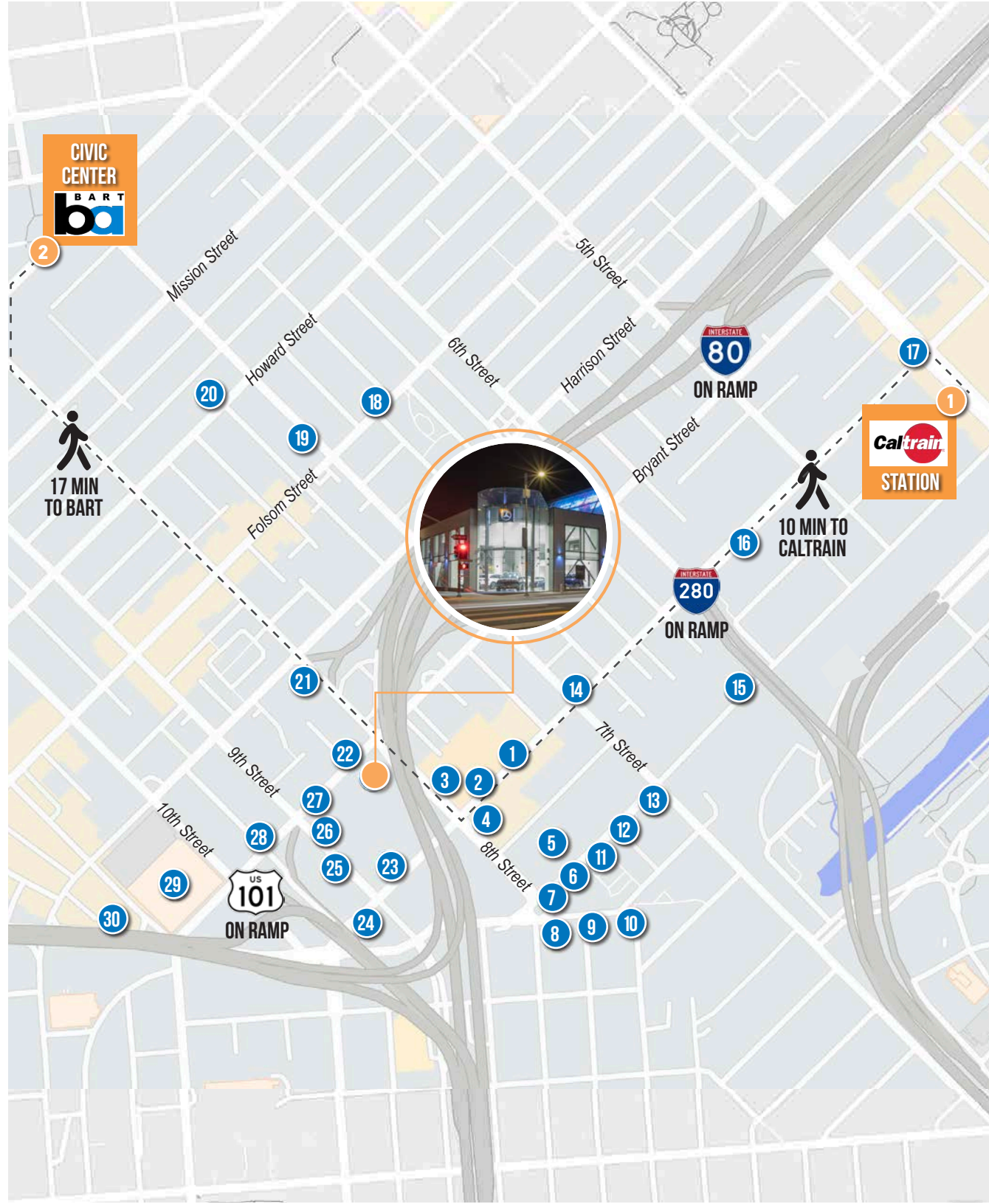


**01 MIN** to 80 On-Ramp  
**02 MIN** to 101 On-Ramp  
**05 MIN** to 280 On-Ramp





- 1.....REI
- 2.....Bellota
- 3.....Airbnb
- 4.....Pizza Squared
- 5.....Zynga
- 6.....Saffron
- 7.....Starbucks
- 8.....The Grove
- 9.....BoConcept
- 10.....Dumpling Time
- 11.....Okane
- 12.....Holy Grill
- 13.....Adobe
- 14.....Mars Bar
- 15.....Stripe
- 16.....Pinterest
- 17.....Marlowe
- 18.....Deli Board
- 19.....Sightglass
- 20.....Ritual Hot Yoga
- 21.....Shell
- 22.....Henry's Hunan
- 23.....Nordstrom Rack
- 24.....Fitness SF
- 25.....Muji
- 26.....Trader Joe's
- 27.....Bed Bath and Beyond
- 28.....Sunrise Cafe
- 29.....Costco
- 30.....SOMA StrEat Food Park





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