

FOR LEASE

SUITES 100, 201, 205, 300 & 400

2101 MISSION STREET

MISSION DISTRICT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcp.com
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AVAILABLE SPACES

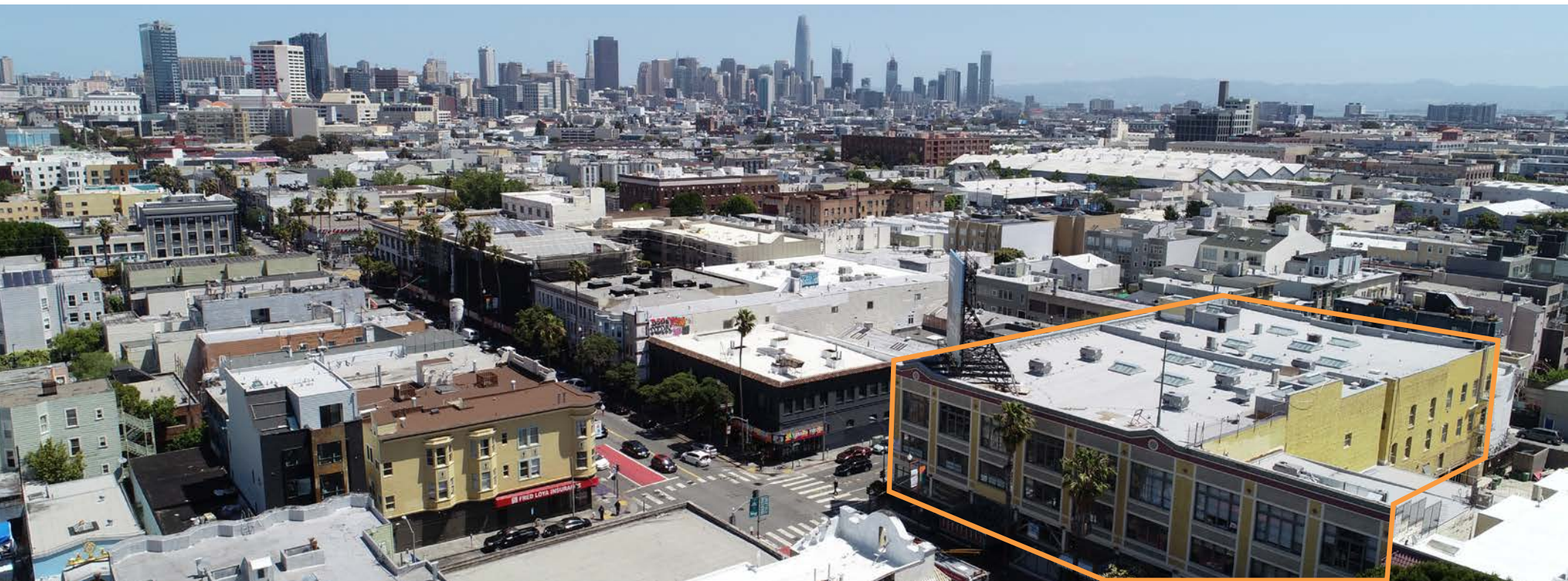


SUITE	SQ. FT.	RENT PSF	LEASE TYPE	AVAILABILITY	More Info
400	31,817	Low \$80s	IG	Immediately	page 3
300	19,894	Mid \$70s	IG	Immediately	page 6
205	4,037	Mid \$40s	IG	Immediately	page 9
201	8,741	Low \$50s	IG	Immediately	page 11
100	25,040	Low 40s	NNN	Immediately	page 14

BUILDING ATTRIBUTES



- + Property Sits on BART Line
- + On-Site Parking Available
- + Tenant Improvement Allowance Available
- + Institutional Quality Ownership and Management
- + Highly Visible Corner at 17th and Mission
- + Premier Mission Location Near Many Amenities
- + Mix of Legal Office, PDR and Retail Spaces

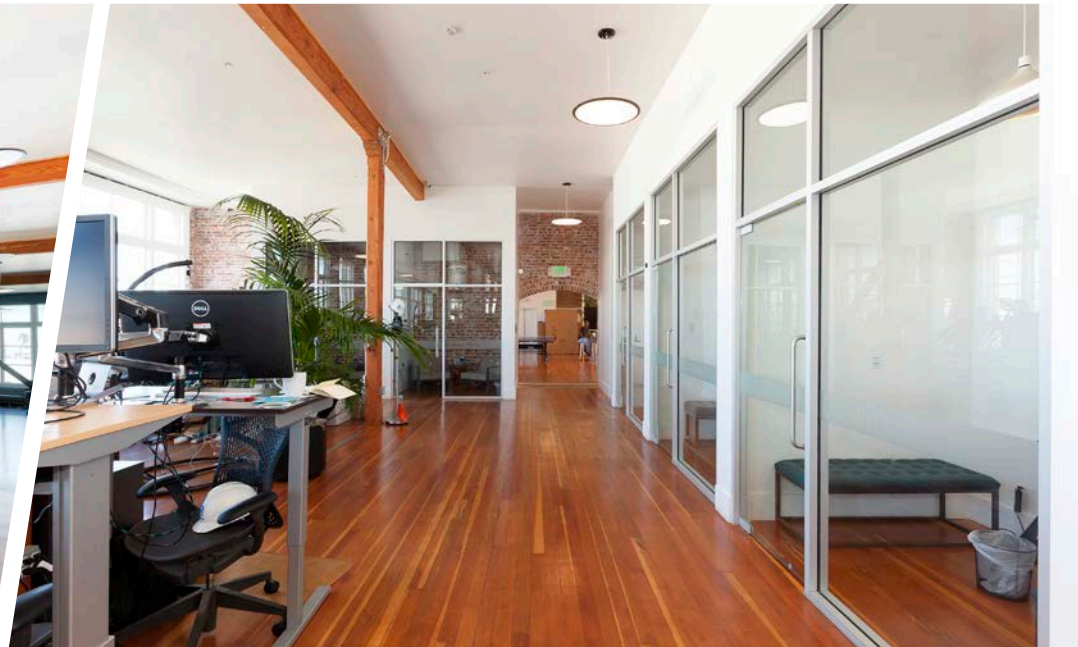
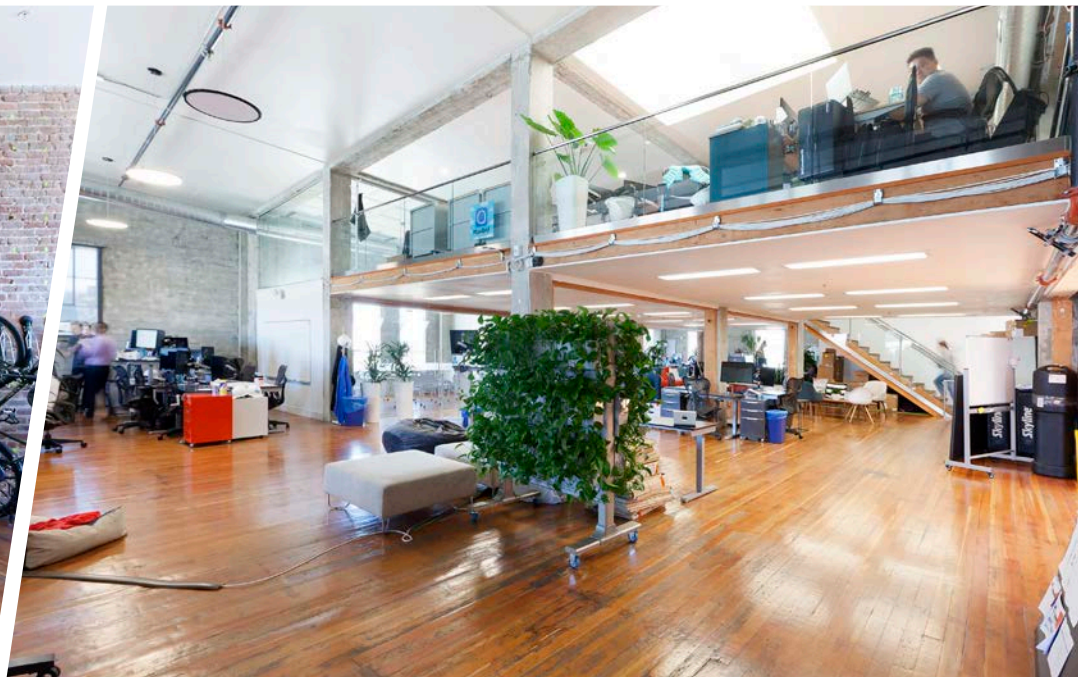
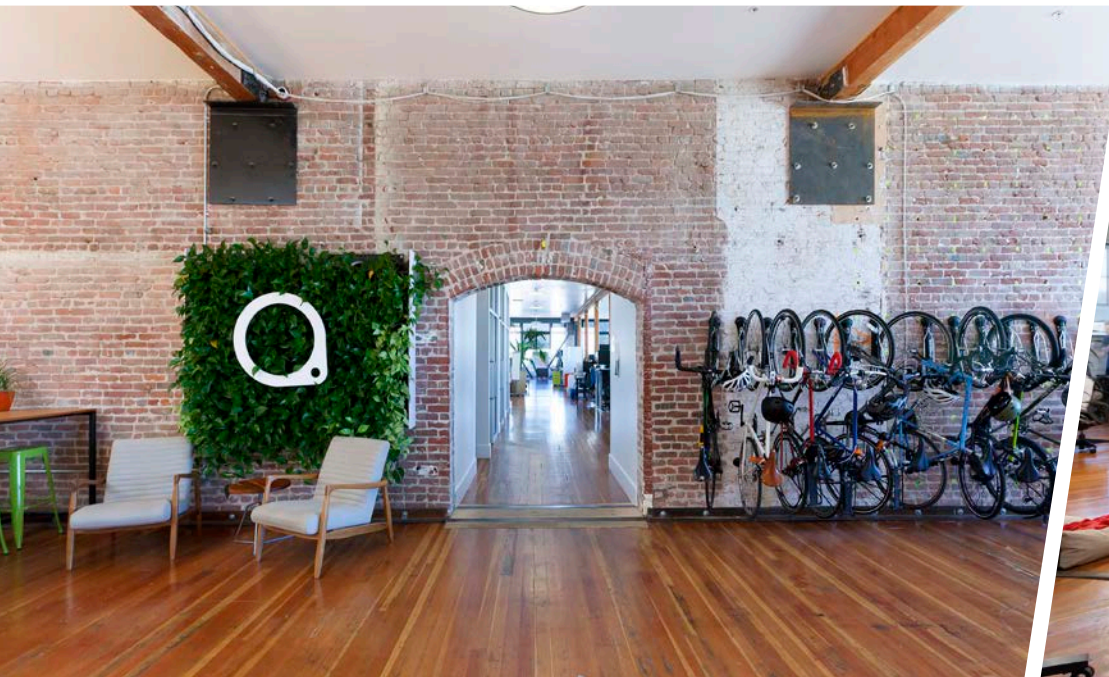


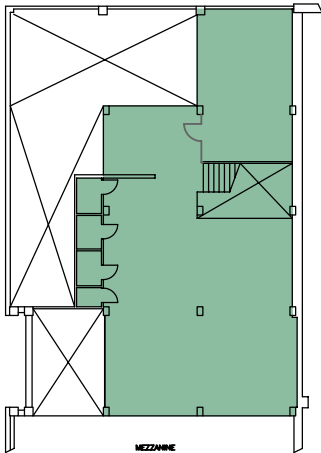


ATTRIBUTES:

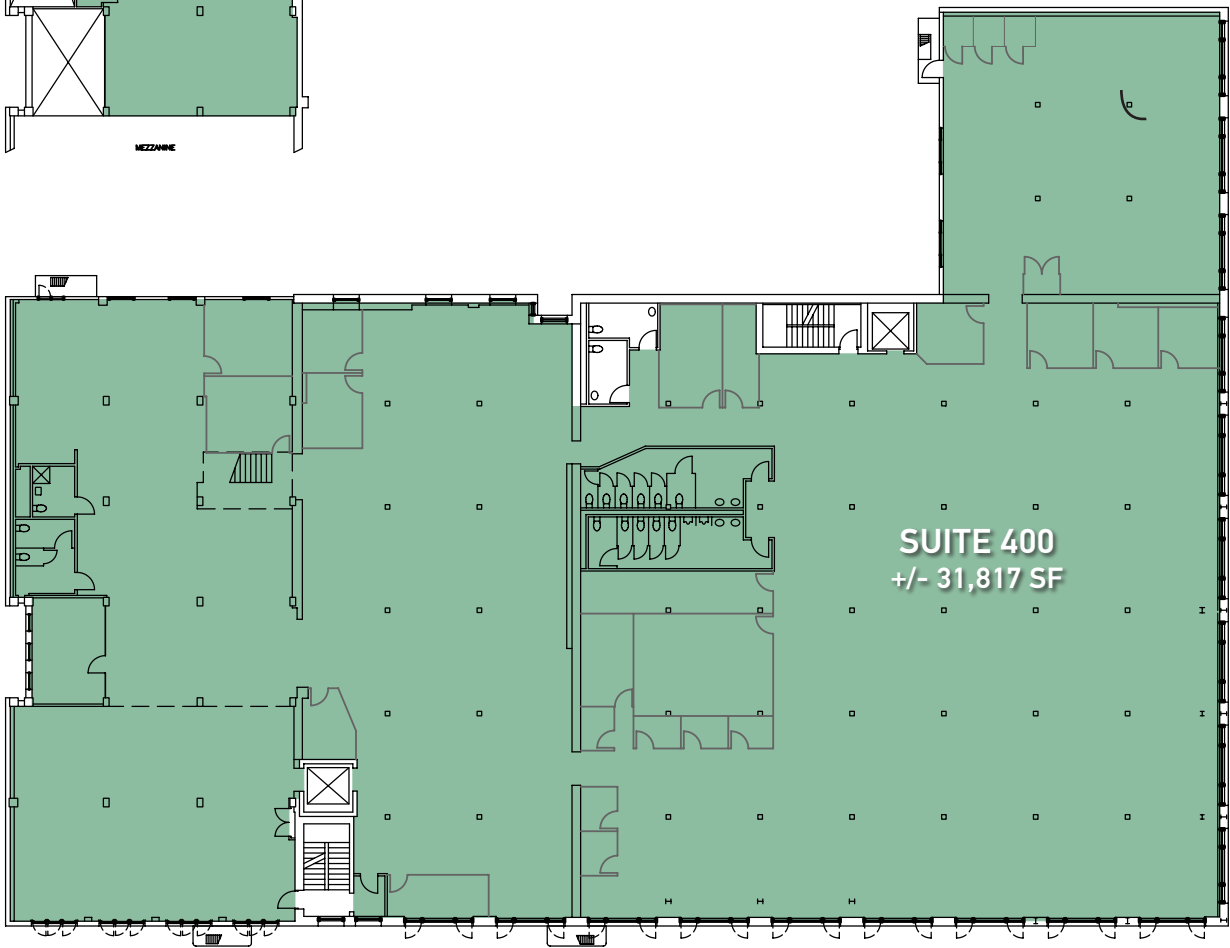
- + Suite 400 +/- 31,817 Square Feet
- + Fully Built-Out Top Floor Space
(13) Phone Rooms, (10) Meeting Rooms,
(3) Large Conference Rooms
- + Large Kitchen & Group Dining Area
- + Restroom w/ Shower in Suite
- + Hardwood Floors Throughout
- + Full Corner Wrap Windowline
- + Abundant Natural Light
- + 100% Legal Office







MEZZANINE



SUITE 400
+/- 31,817 SF

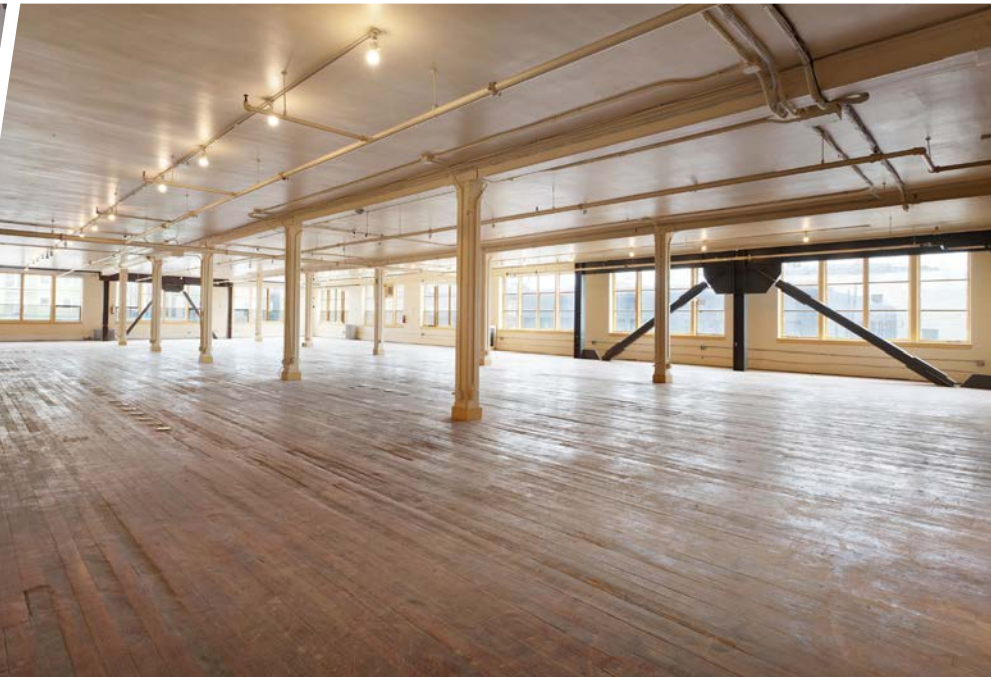


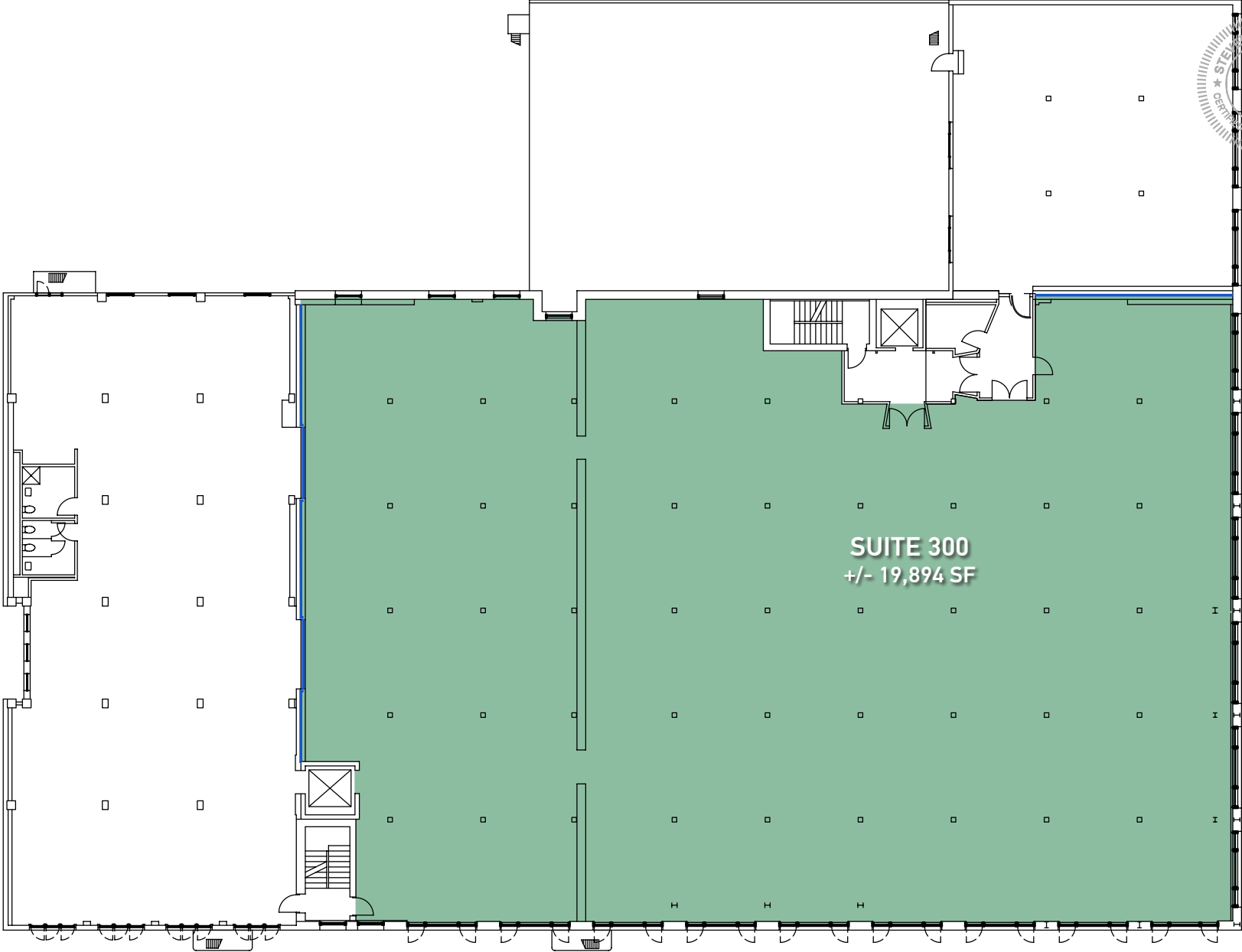


ATTRIBUTES:

- + Suite 300 +/- 19,894 Square Feet
- + 100% Legal Office
- + Planned Creative Spec Renovation
- + Full Build-To-Suit Opportunity
- + Amazing City Views
- + Abundant Natural Light





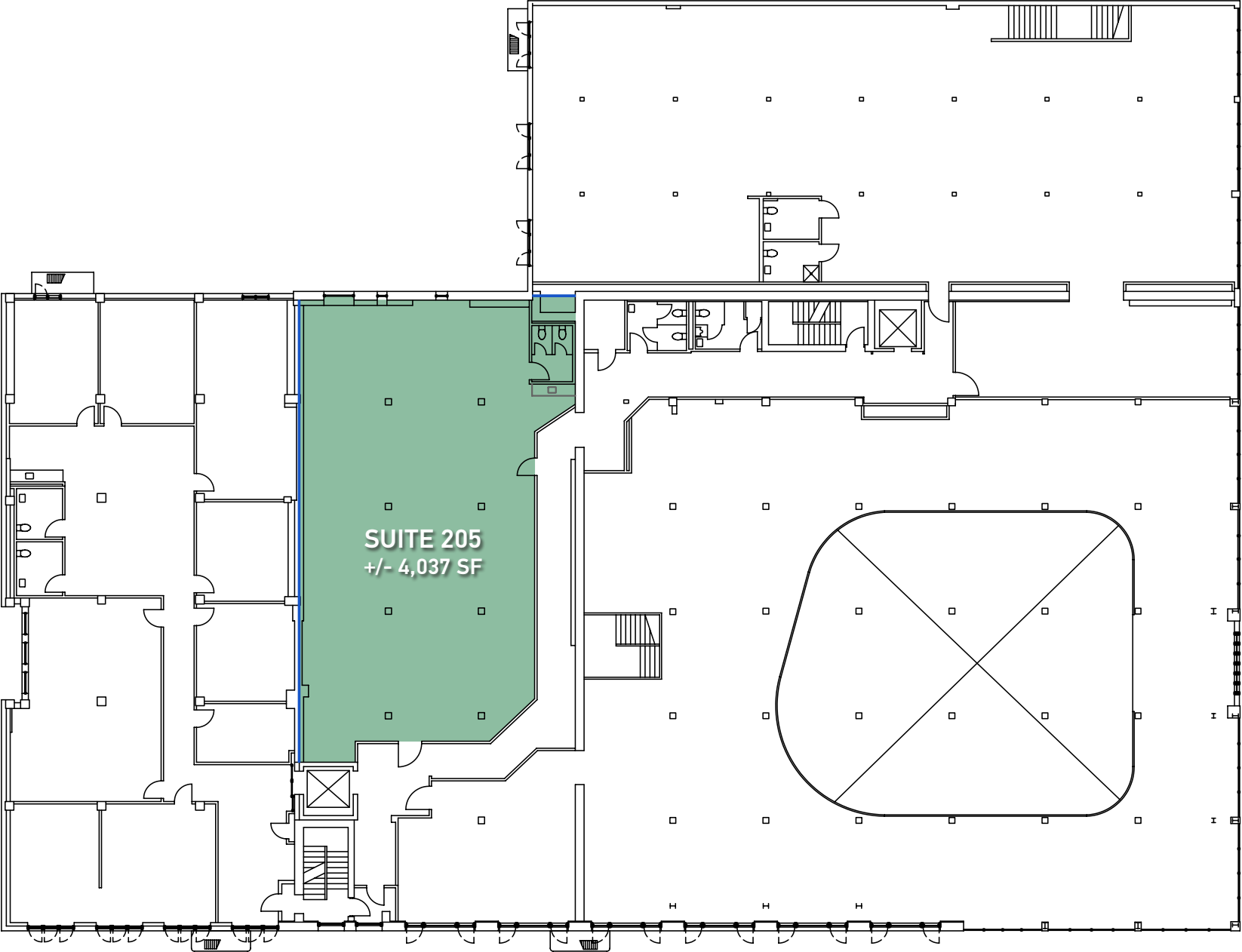


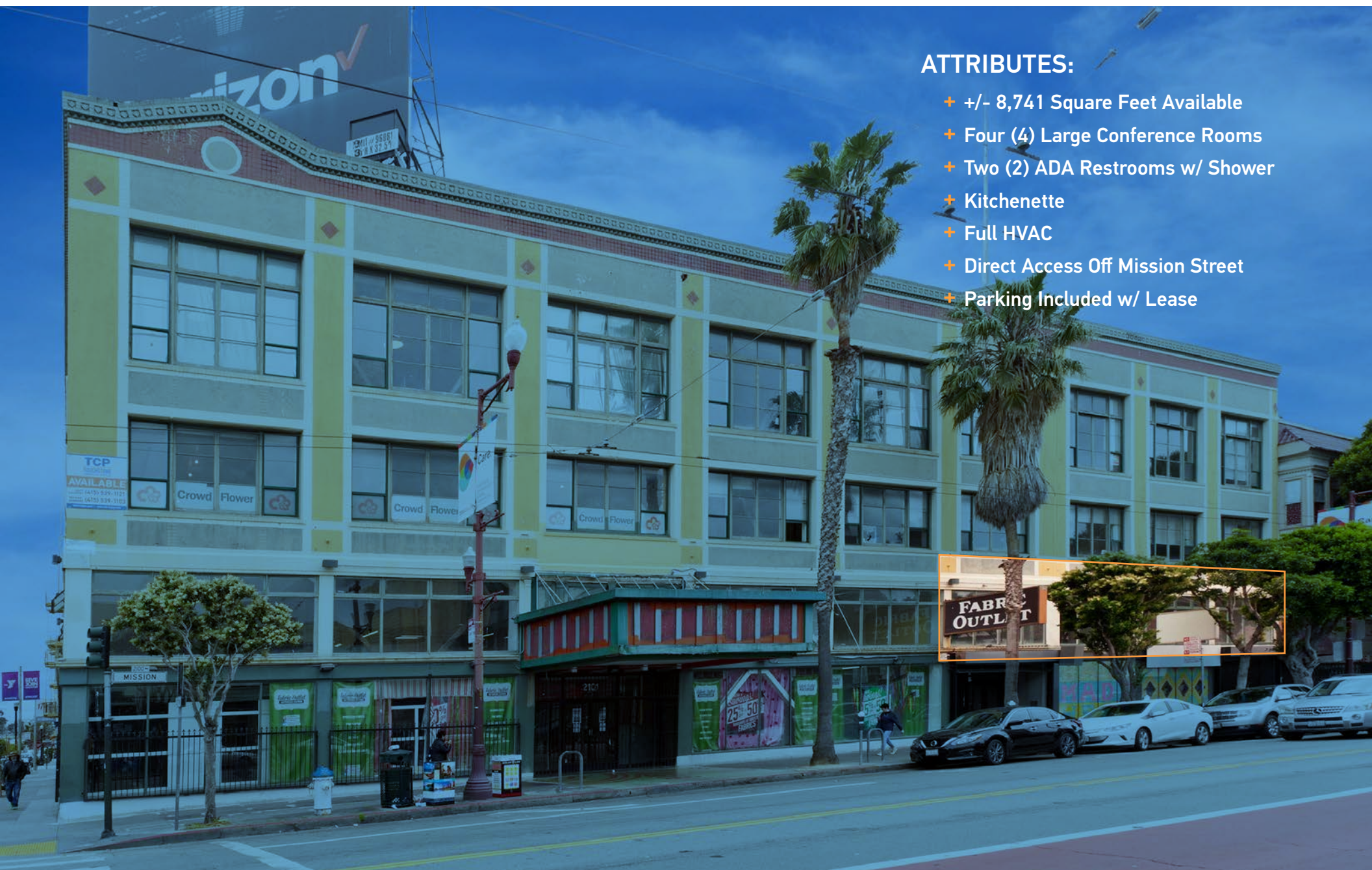


ATTRIBUTES:

- + Suite 205 +/- 4,037 Square Feet
- + Exposed Brick Walls
- + T.I. Allowance Available
- + Hardwood Floors Throughout
- + Kitchenette & Restroom in Suite
- + Flex/Trade Uses Acceptable

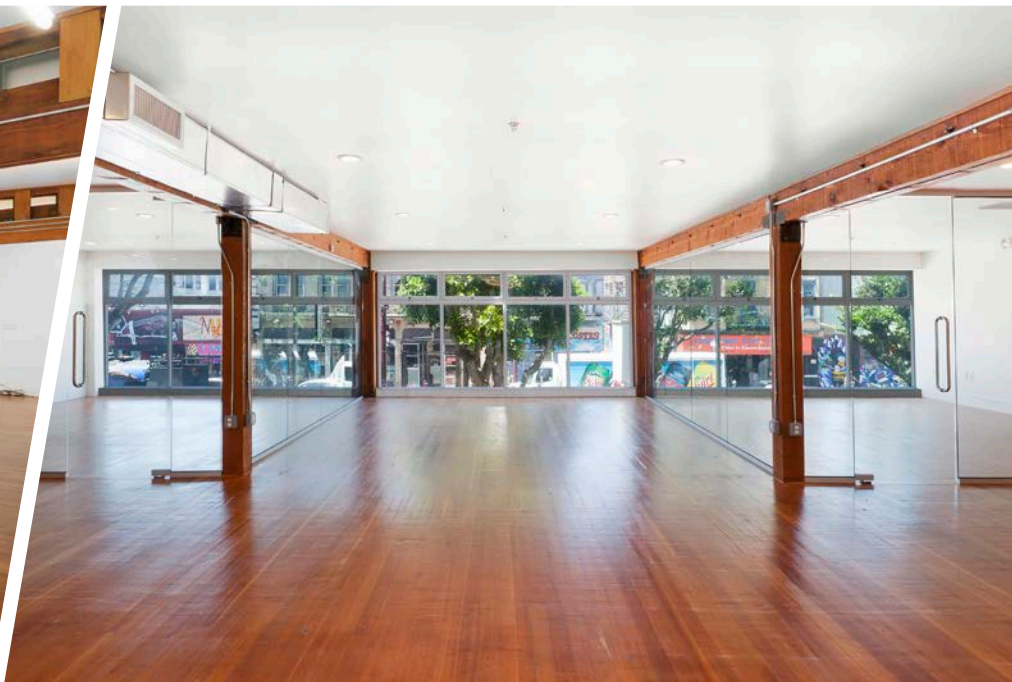
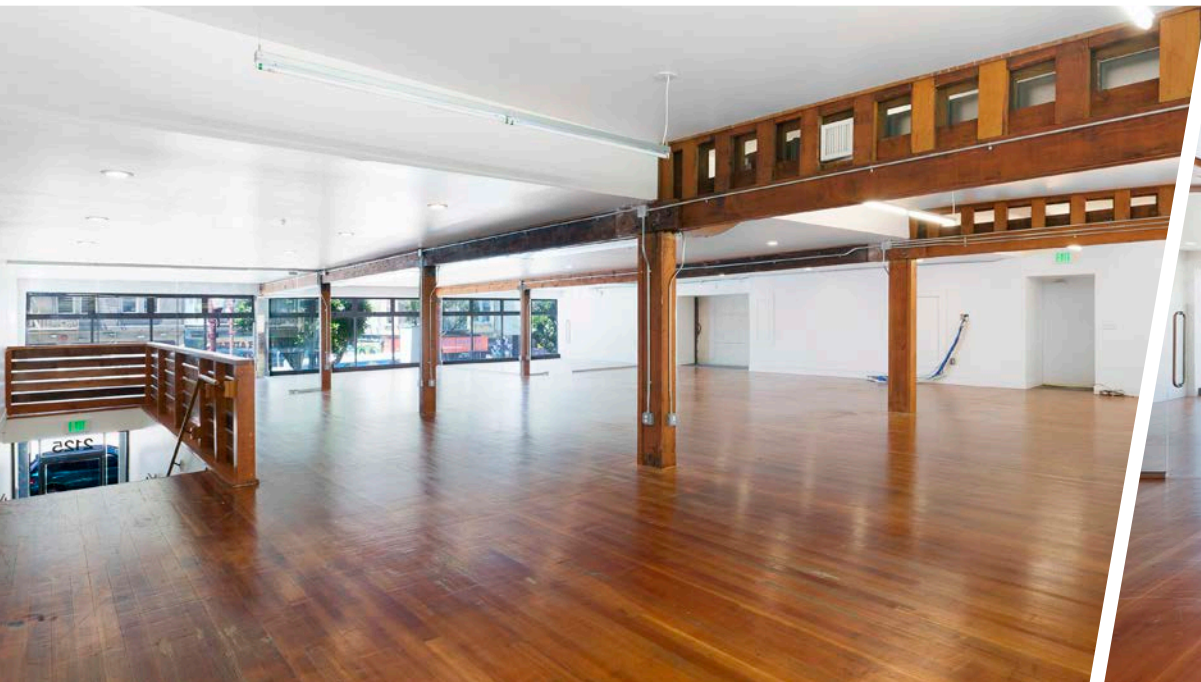
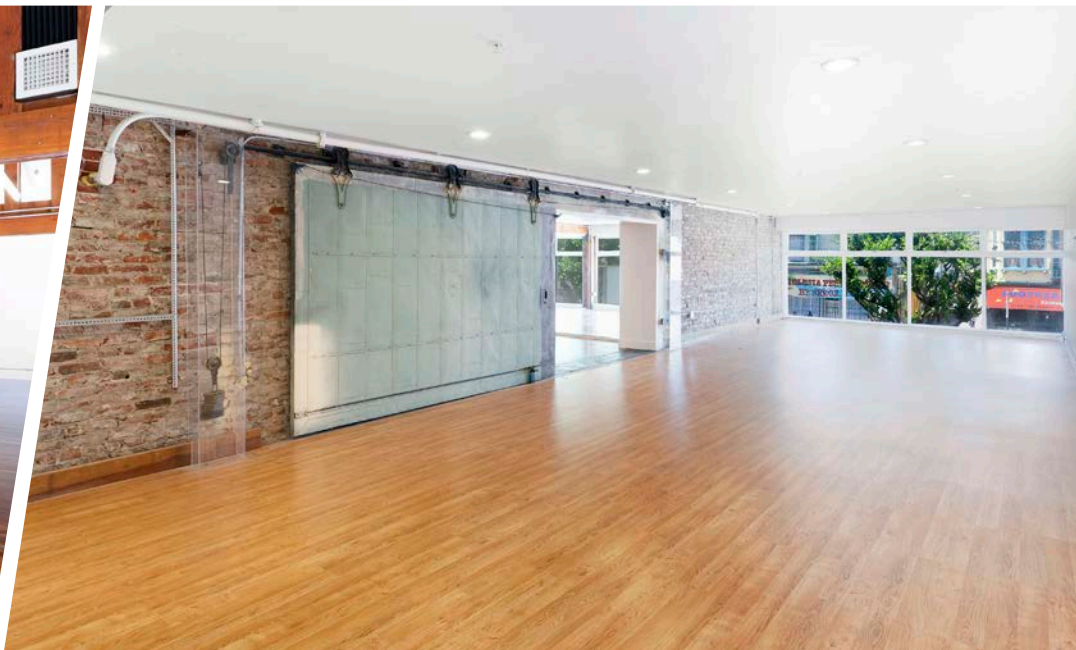
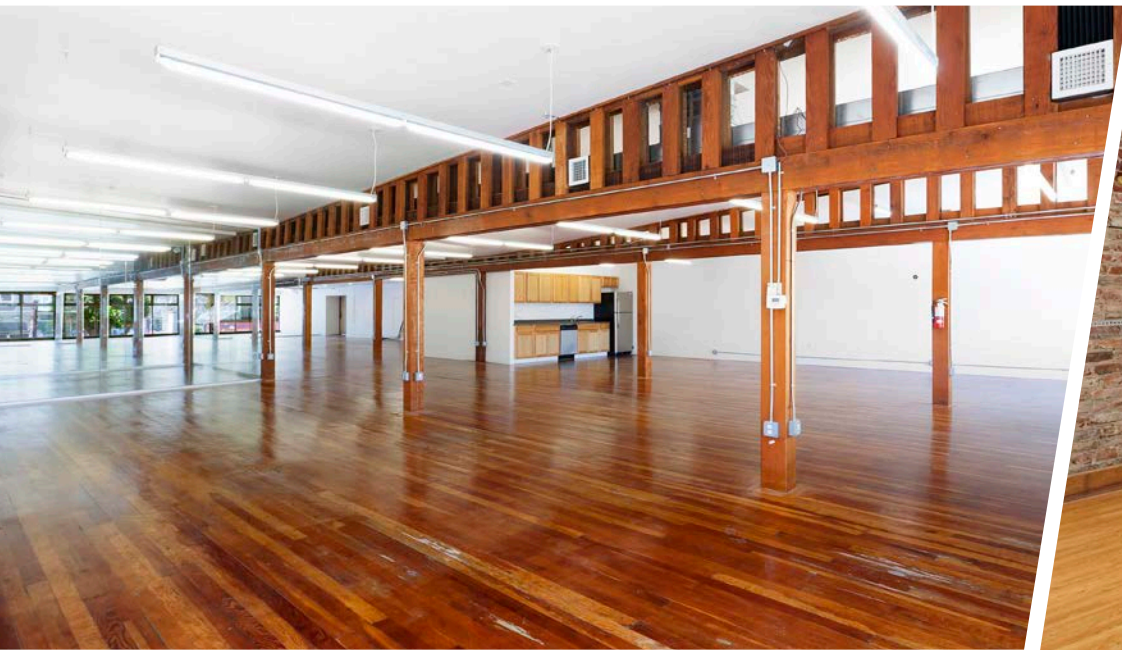


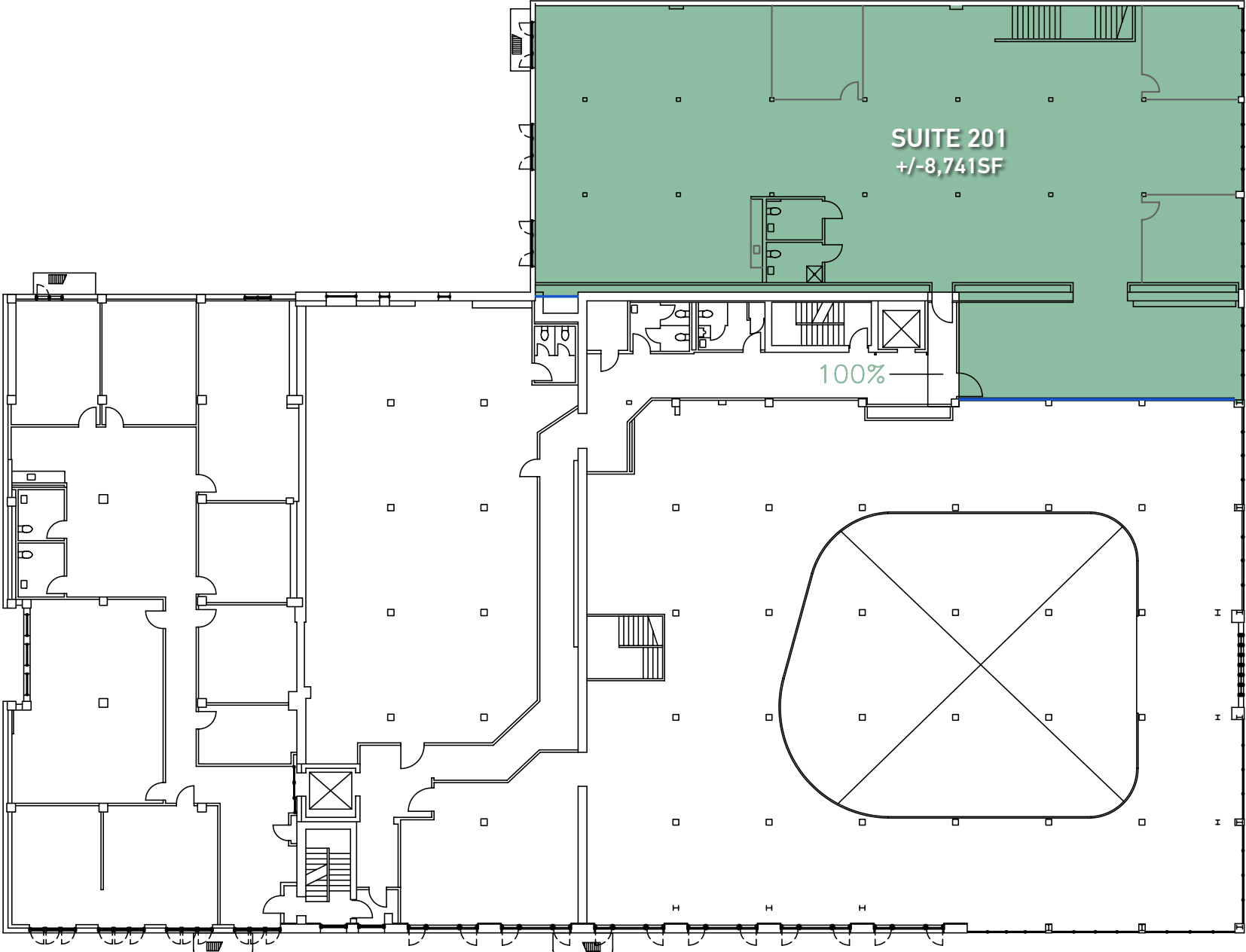




ATTRIBUTES:

- + +/- 8,741 Square Feet Available
- + Four (4) Large Conference Rooms
- + Two (2) ADA Restrooms w/ Shower
- + Kitchenette
- + Full HVAC
- + Direct Access Off Mission Street
- + Parking Included w/ Lease



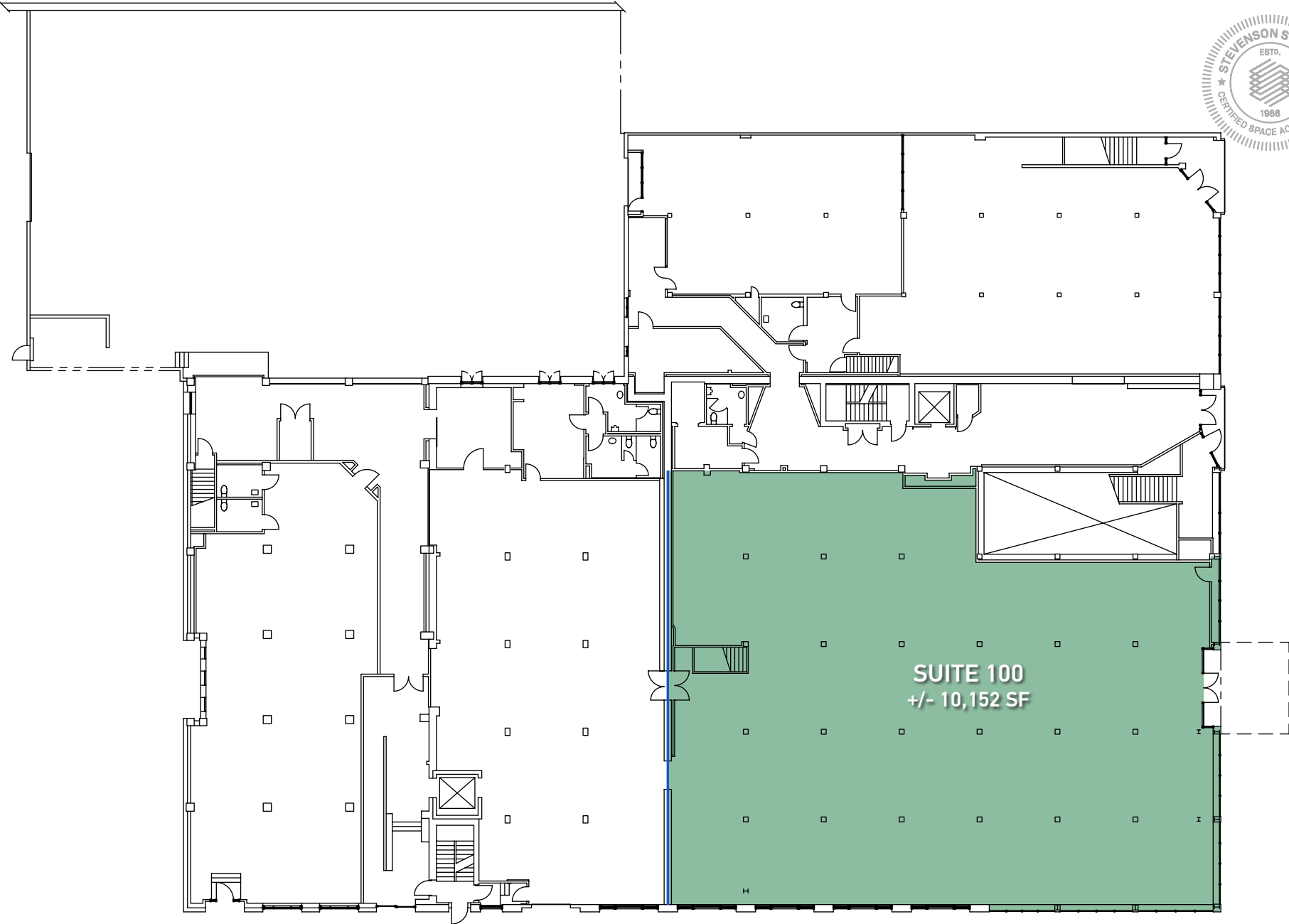


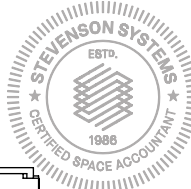
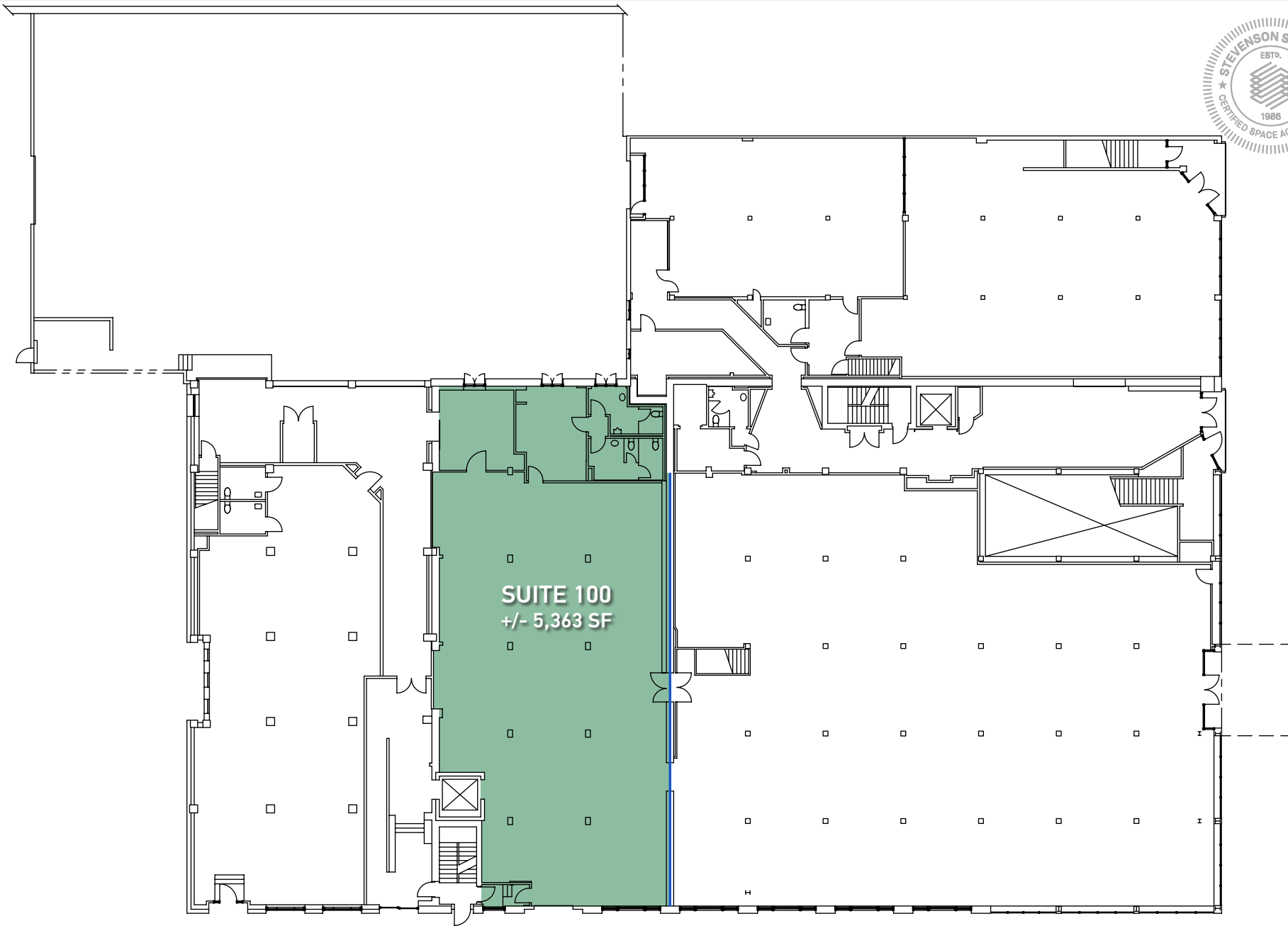


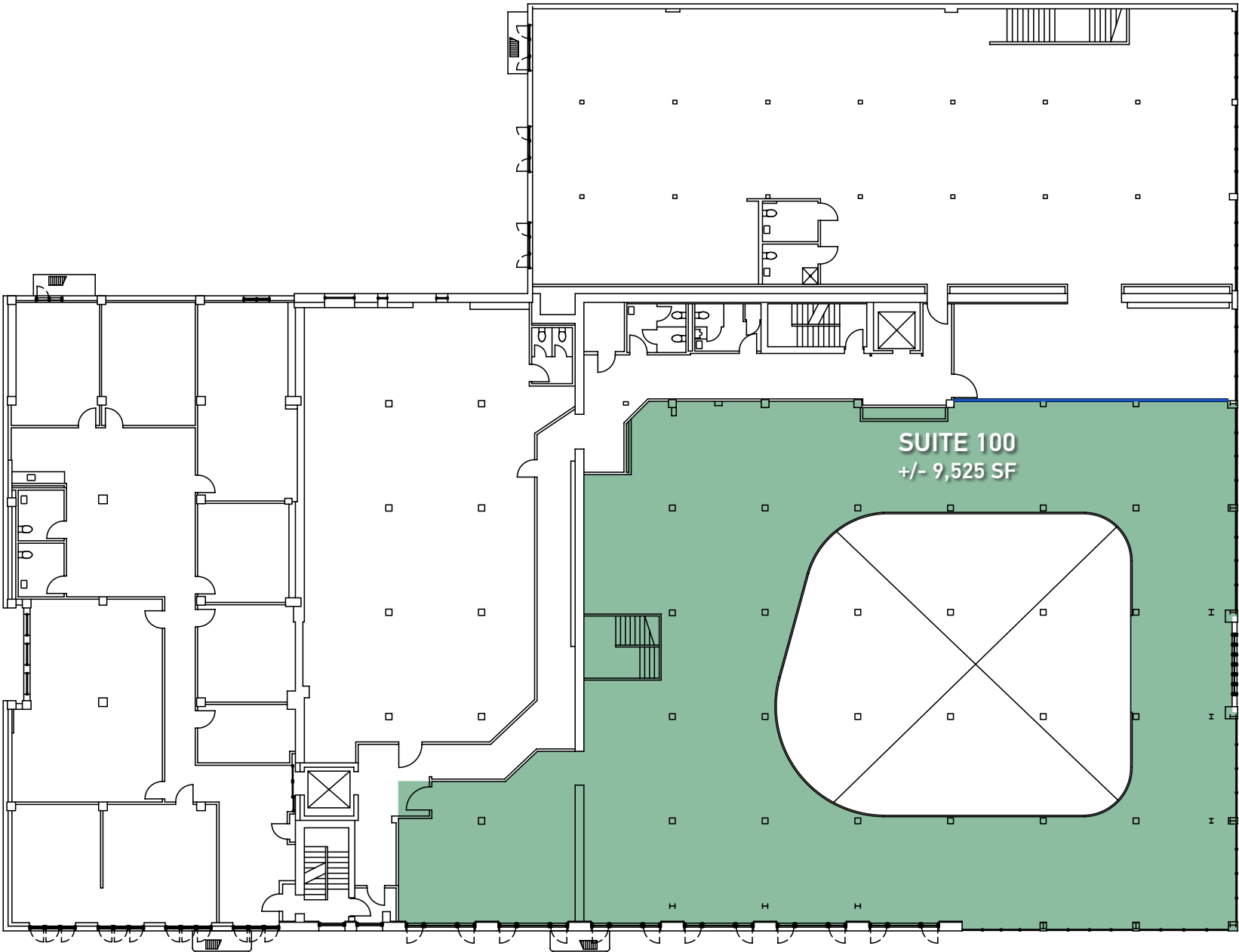
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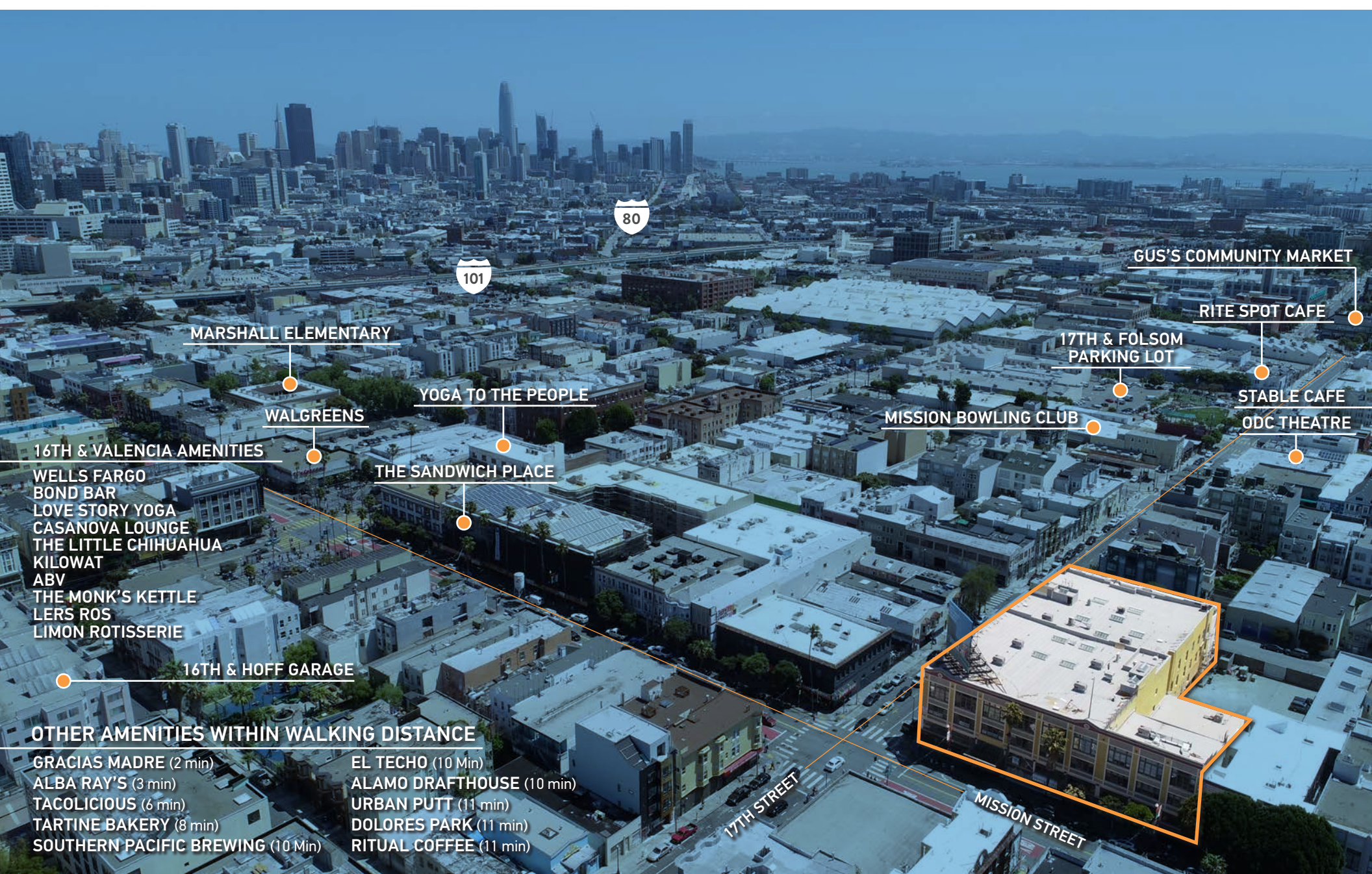
- + +/- 25,040 Square Feet Available
- + Ground Floor Retail/Flex Space
- + Drive-In and Dock High Loading Access
- + Highly Visible Corner at 17th and Mission Street
- + TI Allowance Negotiable
- + On-Site Parking Available











MARSHALL ELEMENTARY

WALGREENS

16TH & VALENCIA AMENITIES

- WELLS FARGO
- BOND BAR
- LOVE STORY YOGA
- CASANOVA LOUNGE
- THE LITTLE CHIHUAHUA
- KILOWAT
- ABV
- THE MONK'S KETTLE
- LEERS ROS
- LIMON ROTISSERIE

16TH & HOFF GARAGE

OTHER AMENITIES WITHIN WALKING DISTANCE

- GRACIAS MADRE (2 min)
- ALBA RAY'S (3 min)
- TACOLICIOUS (6 min)
- TARTINE BAKERY (8 min)
- SOUTHERN PACIFIC BREWING (10 Min)

- EL TECO (10 Min)
- ALAMO DRAFTHOUSE (10 min)
- URBAN PUTT (11 min)
- DOLORES PARK (11 min)
- RITUAL COFFEE (11 min)

YOGA TO THE PEOPLE

THE SANDWICH PLACE

MISSION BOWLING CLUB

17TH & FOLSOM
PARKING LOT

GUS'S COMMUNITY MARKET

RITE SPOT CAFE

STABLE CAFE

ODC THEATRE

17TH STREET

MISSION STREET

2101  MISSION STREET

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