

Office/Retail Space For Lease | ±2,530 SF

638 19th Street #C1, San Francisco CA, 94107



MATTHEWSTM

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Lease Highlights

±2,530 SF

Available

\$4.00 PSF + \$0.61 NNN

Asking Price

±100,000 VPD

Convenient Access to I-280

Flexible Ground-Floor Space Former startup tech office with a 2,530 SF layout suited for office or retail use in San Francisco's Urban Mixed Use zoning.

Competitive Occupancy Cost Asking rent is \$4.00 PSF plus \$0.61 PSF NNN, providing clear and straightforward lease economics.

Functional Open Layout The space features an open office plan with back storage and a private restroom for efficient day-to-day operations.

Rare On-Site Parking Includes 2 private parking spaces in the building's parking garage, a valuable amenity in this urban infill location.

Ground-Floor Condo Positioning Located on the ground floor of a condo complex, offering practical access and potential appeal for a range of office or retail users.

Dogpatch Neighborhood Access Positioned in Dogpatch within walking distance to Chase Center, placing the space near one of San Francisco's established mixed-use neighborhoods.



Interior Photos



Office/Retail Space For Lease

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Google Earth

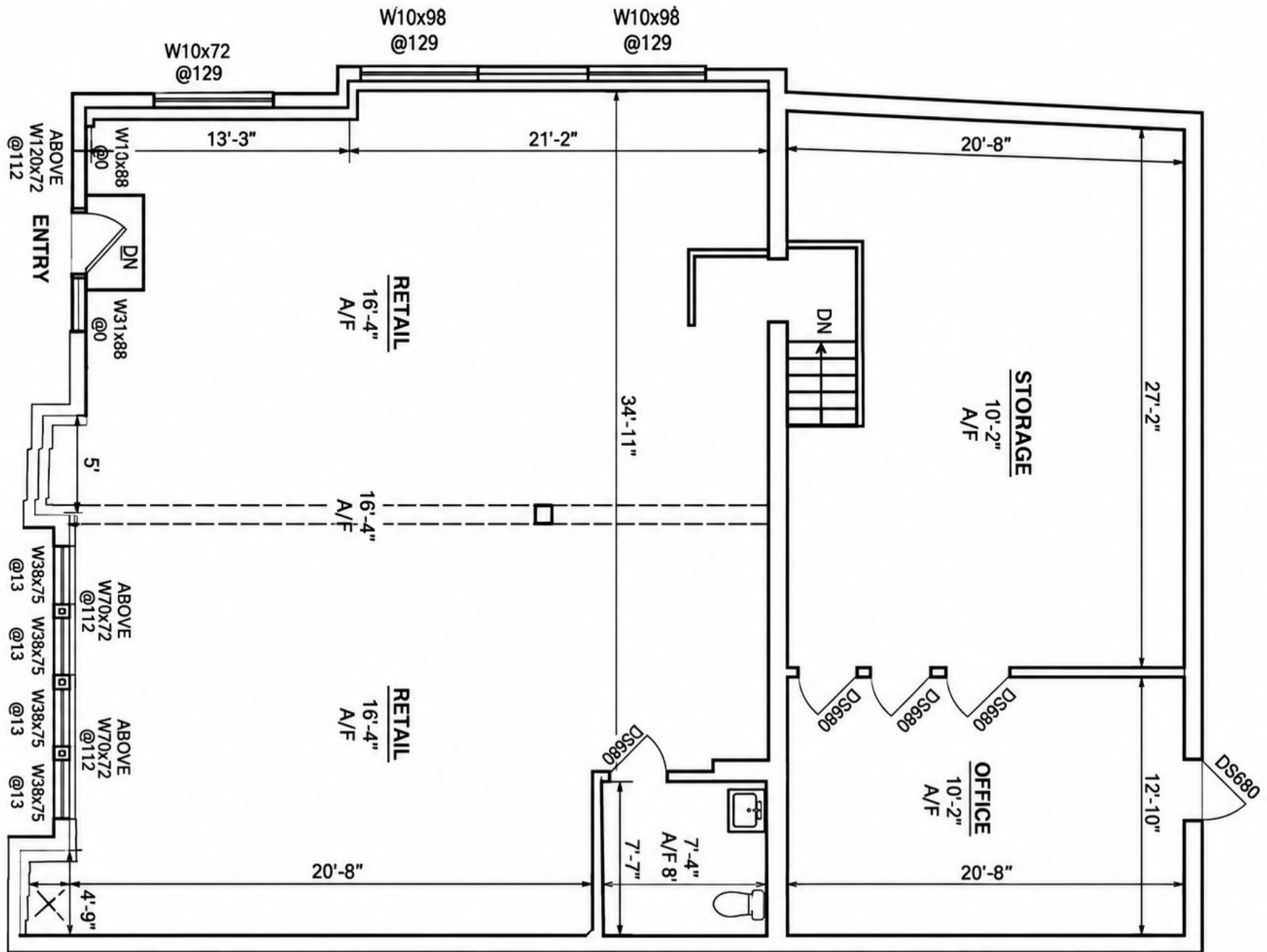
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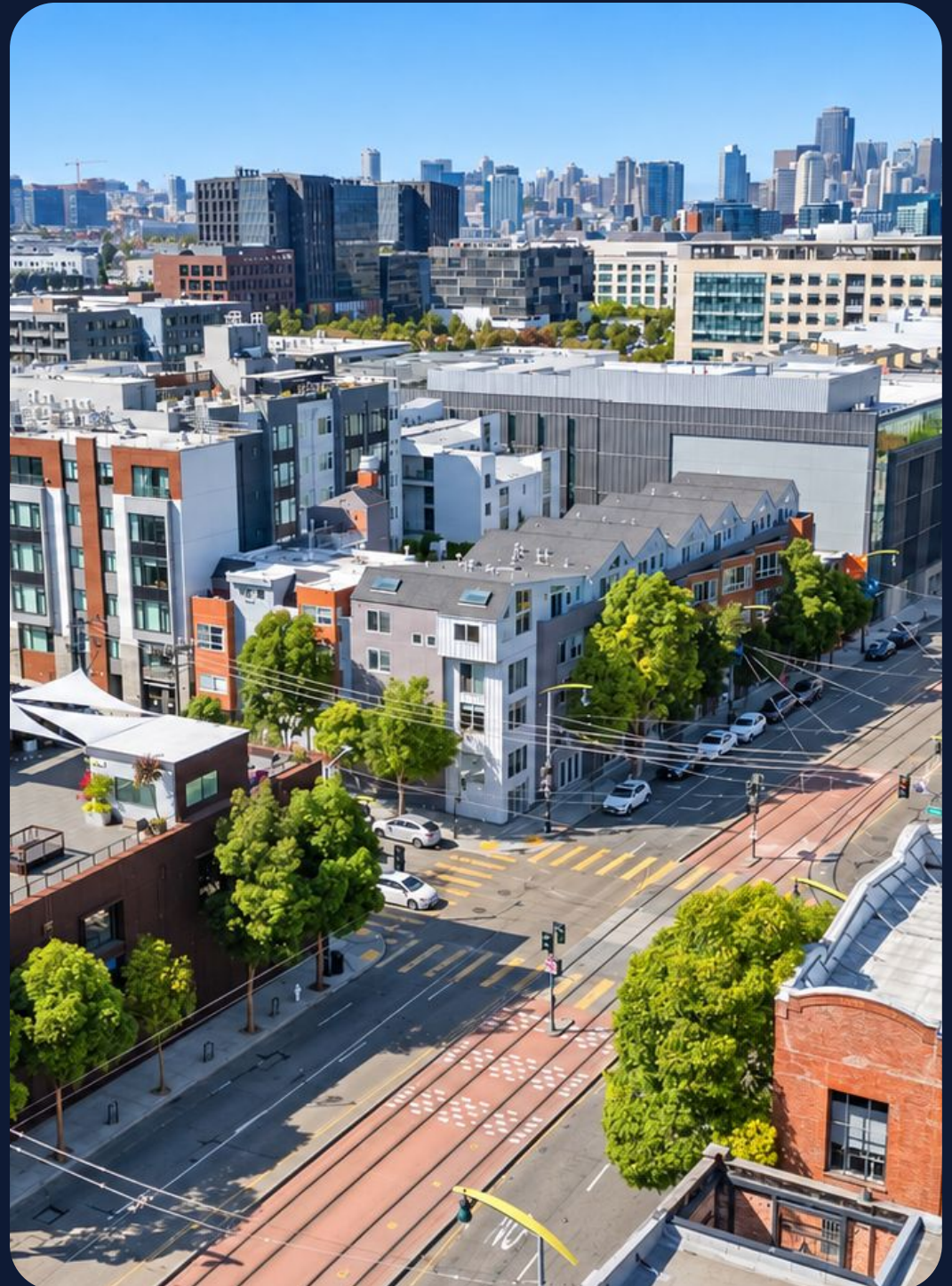
Floor Plan



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SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion



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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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