

FOR SUBLEASE

RARE PRODUCTION/FLEX SPACE IN THE MISSION WITH PARKING

3260 19TH STREET
SAN FRANCISCO



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3260 19th Street

San Francisco, CA



BUILDING SIZE: ± 8,327 square feet

Ground Floor Production Space: ± 5,000 sqft

2nd Floor Office Space: ± 2,677 sqft

Roof Deck Studio Room: ± 650 sqft

Private Roof Deck: ± 1,861 sqft

Front Balcony: ± 250 sqft

PARKING

Enclosed 3-Car Parking Included

SUBLEASE TERM

Through April 30, 2024

Direct Lease Possible

ZONING

UMU - Urban Mixed Use

AVAILABLE

Now

SUBLEASE RATE

\$3.50 psf/month, Industrial Gross



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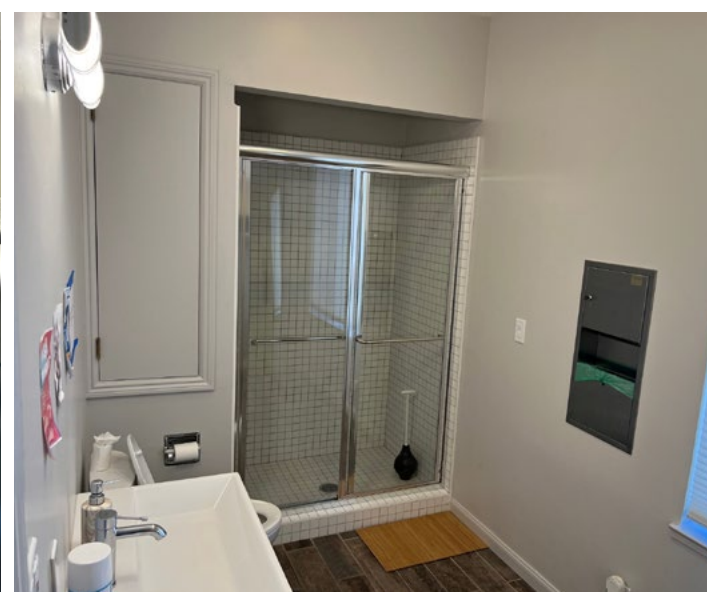
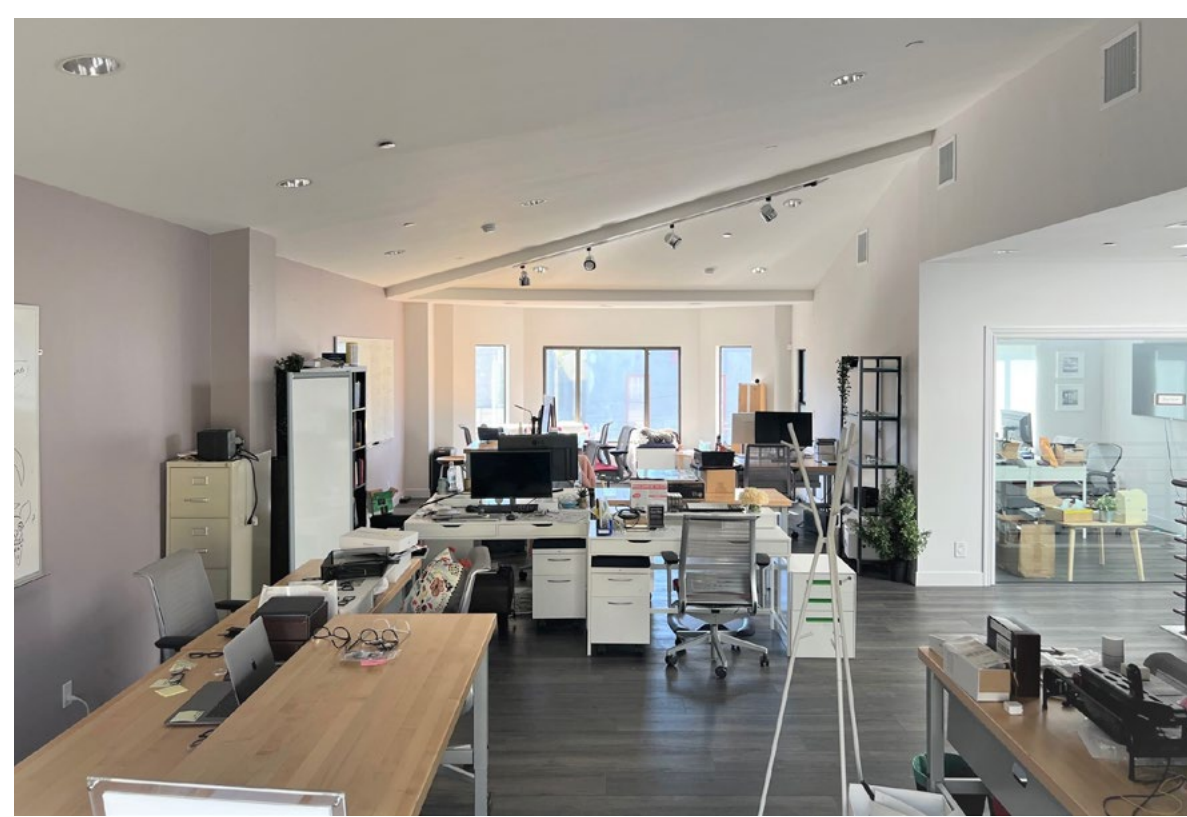
FEATURES

- High-End Production/Flex Space with Great Natural Light
- Clean Production space with high ceilings, large drive-in door and floor drains
- Power: 400 Amp's / 3-Phase (Tenant to verify)
- Fully Sprinklered Building
- Large dedicated roof deck (+/-1,861 SqFt) with easy access and sun throughout the day
- Unique additional Studio/Meeting Room space that opens to the roof deck
- Full Kitchen with gas burner stove
- Two (2) Privates and One (1) Larger Meeting Room
- Three (3) Bathrooms, one with Shower
- Rare location for Flex space, walking distance to 40+ Restaurants & Bars
- Five (5) Blocks to BART Station (16th & Mission)



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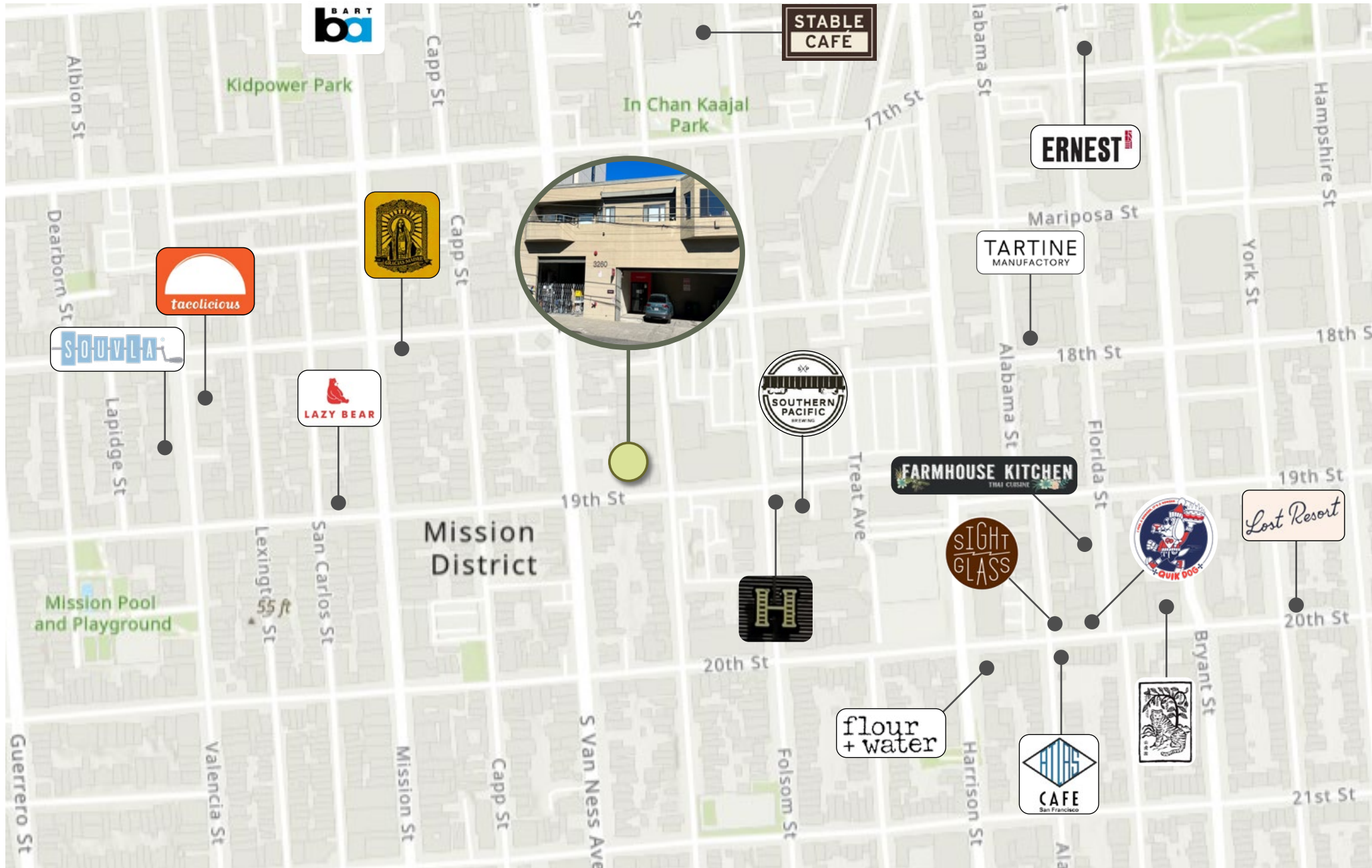
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