

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



625 2ND
STREET

FOR LEASE
BEST IN CLASS BRICK & TIMBER CREATIVE BUILDING

Corp. Lic. 01112906

ZACH HAUPERT

zhaupert@tcpre.com | C 415.812.1219

MICHAEL SANBERG

msanberg@tcpre.com | C 415.697.6088

ETHAN MANN

ethan@tcpre.com | C 415.990.9127



625^{2ND} STREET

625 2nd Street,
San Francisco, CA 94107

03 **PROPERTY SUMMARY**

06 **FOURTH FLOOR**

10 **THIRD FLOOR**

15 **LOCATION OVERVIEW**

16 **NEARBY AMENITIES**

625^{2ND}
STREET

PROPERTY SUMMARY

625^{2ND} STREET

PROPERTY SUMMARY

ADDRESS

625 2nd Street, San Francisco, CA 94107
LOCATED IN SOUTH BEACH

AVAILABLE SPACE

Fourth Floor
+/- 7,014 SQUARE FEET
Third Floor
+/- 15,000 SQUARE FEET

RENTAL RATE

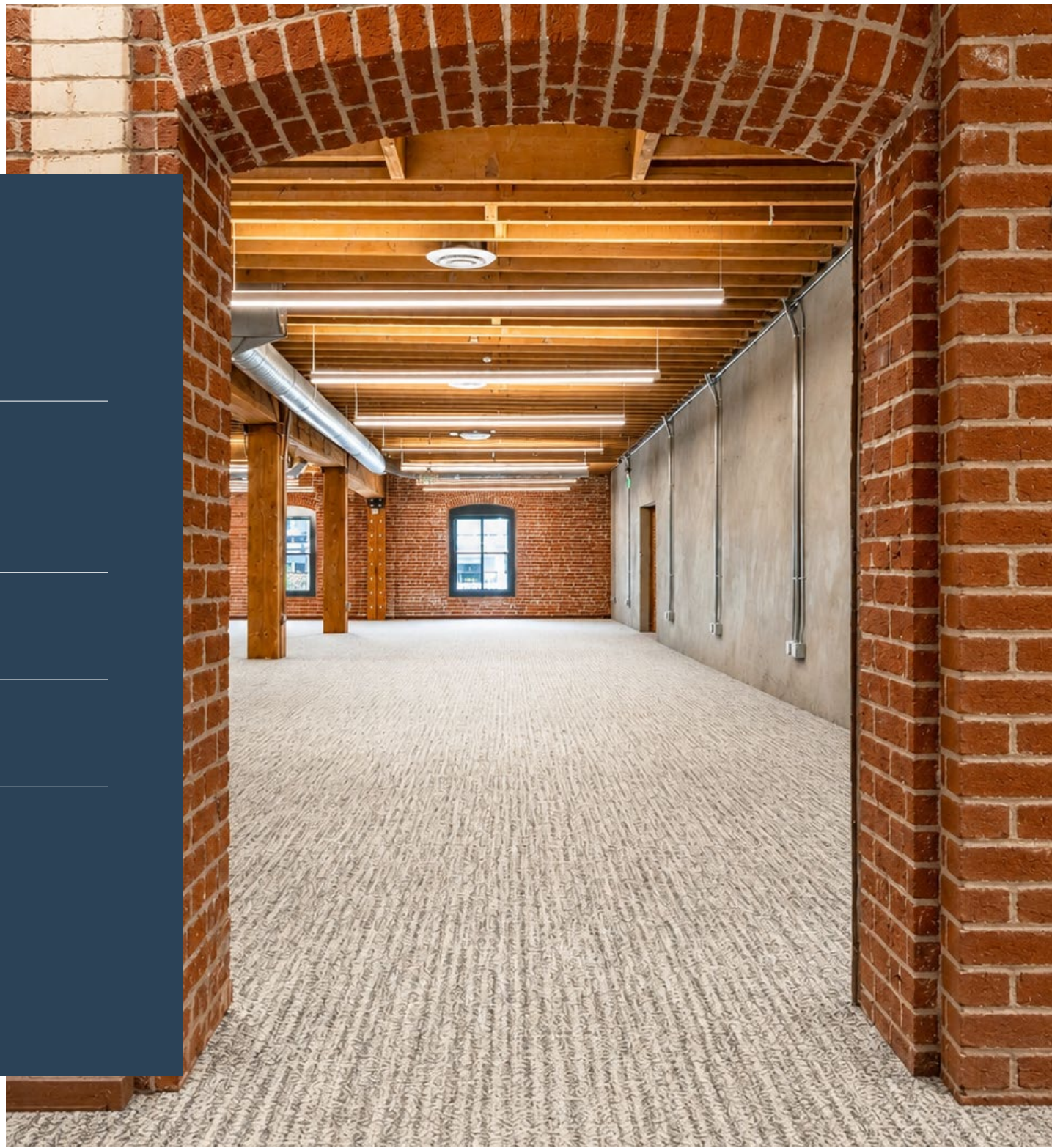
\$52 - \$80 / SF / Year, Industrial Gross
SUITE AND FLOOR DEPENDENT

USE

Office - Multi-Tenant Building
LEED GOLD & ENERGY STAR RATED PROPERTY

AVAILABLE

Immediately
MOVE-IN READY CONDITION & TI'S AVAILABLE





UNIQUE OPPORTUNITY FOR
TENANTS OF ALL SIZES



GREAT SIGNAGE AND
VISIBILITY OPPORTUNITIES



FULLY RENOVATED CREATIVE
BRICK & TIMBER BUILDING



LEED GOLD & ENERGY STAR
RATED



FULL HVAC THROUGHOUT



LOCATED IN SOUTH BEACH,
ACCESS TO MANY AMENITIES



WALKING DISTANCE TO
TRANSIT OPTIONS



ON-SITE PARKING



625^{2ND}
STREET

FOURTH FLOOR

625^{2ND} STREET

FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,014 Square Feet

RENTAL RATE

\$80 / SF / Year, Industrial Gross

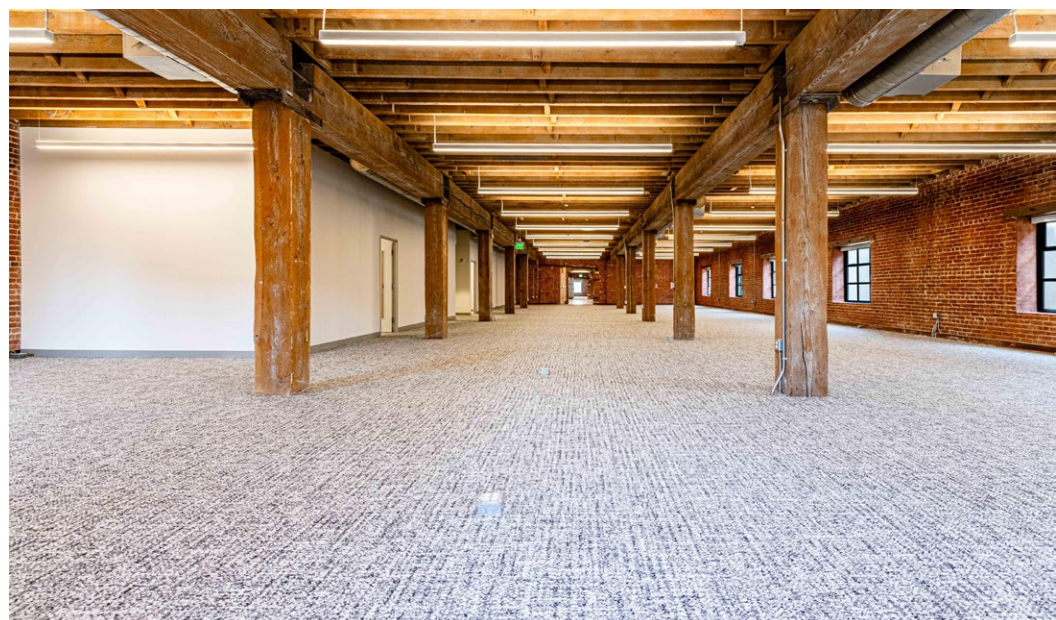
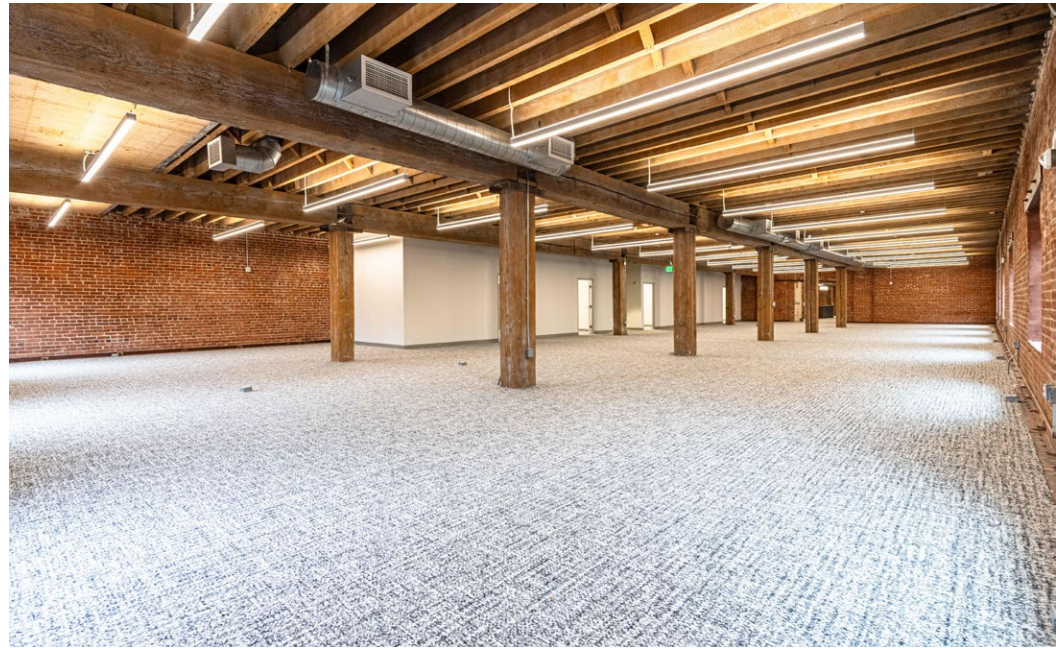
AVAILABLE

Through September 30, 2027

SUITE ATTRIBUTES

- Beautifully Renovated Brick & Timber Space
- High Ceilings w/ Skylights & Abundant Natural Light
- Spec Work In Progress
- Full HVAC Throughout





Suite 403: +/- 7,014 Square Feet



625^{2ND}
STREET

THIRD FLOOR

625^{2ND} STREET

THIRD FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 300: +/- 15,000 Square Feet

RENTAL RATE

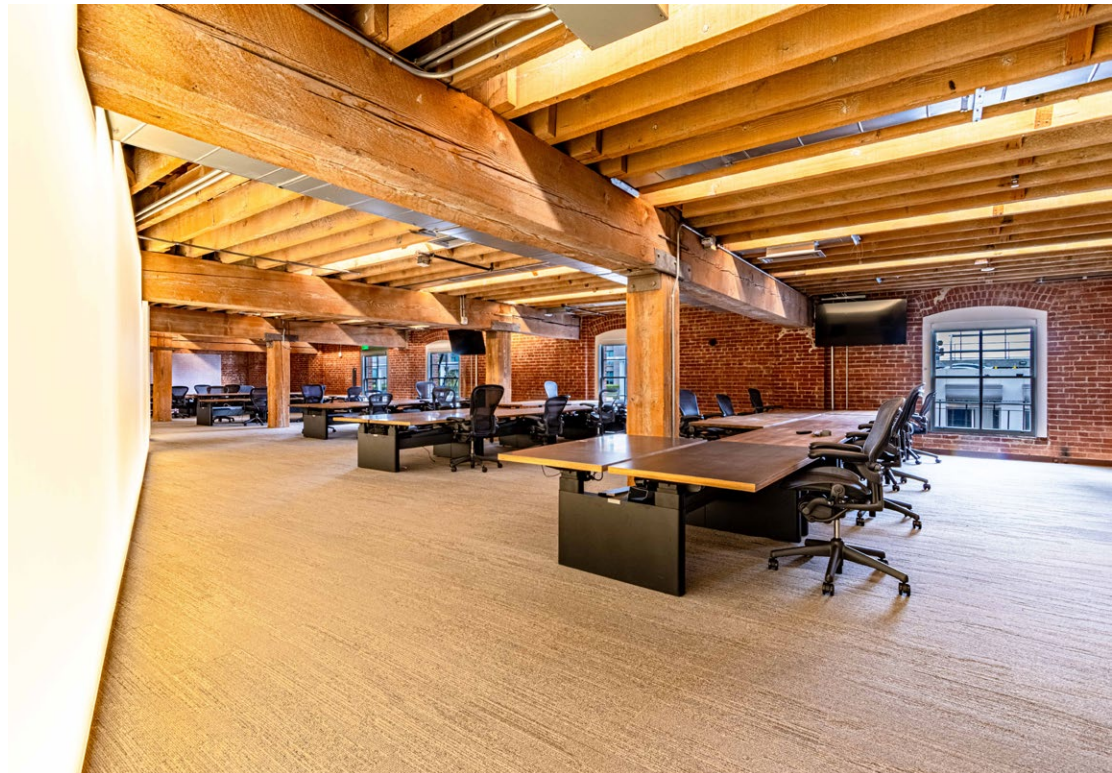
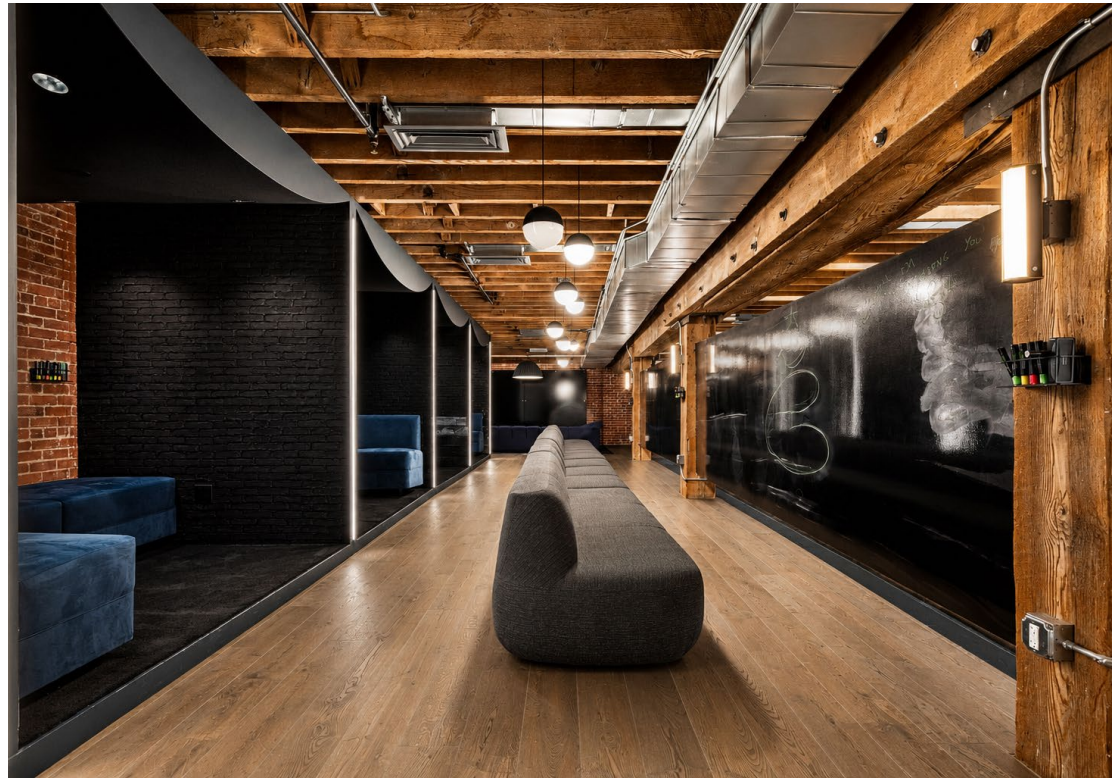
\$52 / SF / Year, Industrial Gross

AVAILABLE

Immediately

FLOOR ATTRIBUTES

- Move-In Ready Brick & Timber Space
- Furniture Available
- Abundance of Private Rooms & Call Rooms
- Full HVAC Throughout



SUITE 300 ATTRIBUTES

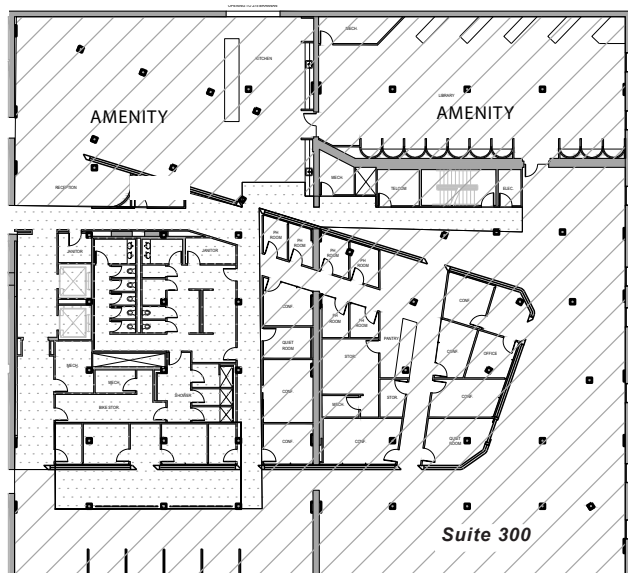
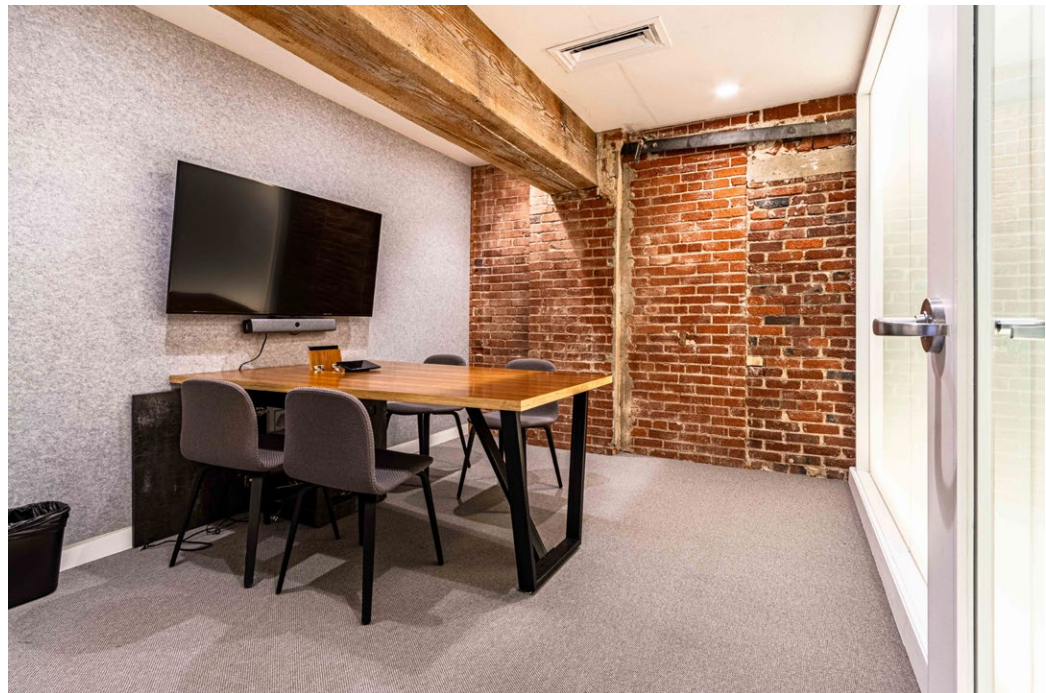
AVAILABLE SPACE +/- 15,000 Square Feet

RENTAL RATE \$52 / SF / Year, Industrial Gross

AVAILABLE Immediately

SUITE NOTES

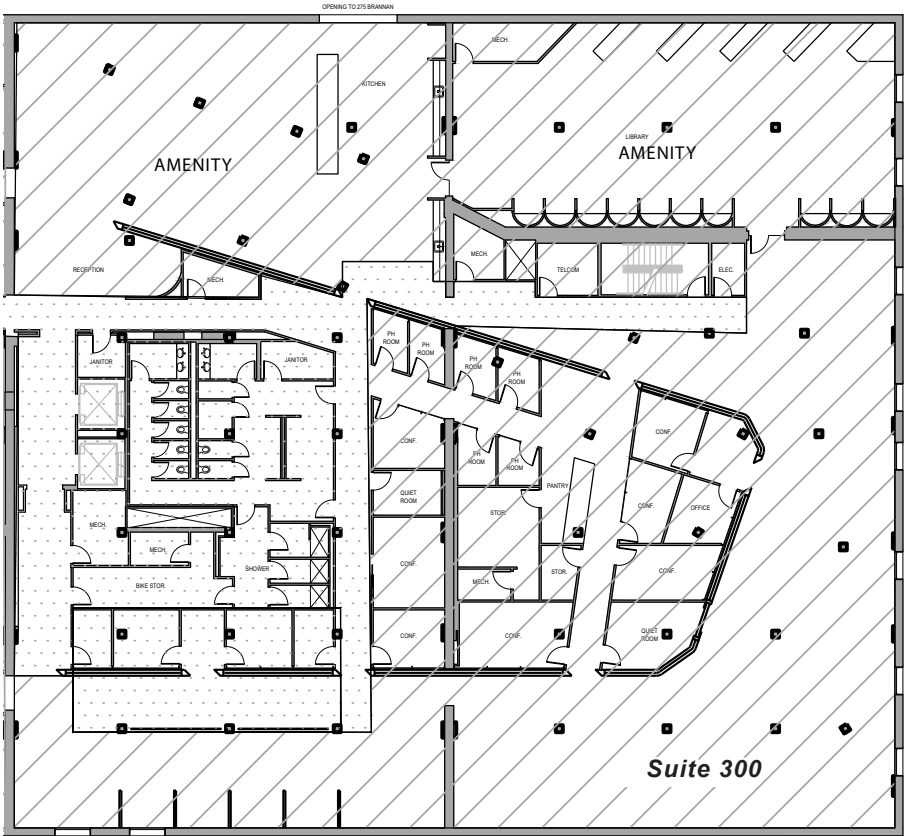
- Abundance of Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Brick & Timber w/ Window Line
- Kitchenette / Break Area



625^{2ND} STREET

FLOOR PLAN

Suite 300: +/- 15,000 Square Feet



An aerial photograph of a city skyline. In the foreground, a large, multi-story brick building with a flat roof is visible. The roof has some HVAC units and a small structure. To the left, a street with a crosswalk and a green-painted bike lane runs alongside the brick building. In the background, a dense cluster of modern high-rise buildings, including the Transamerica Pyramid, rises against a clear blue sky. The overall scene depicts a mix of historic architecture and modern urban development.

625^{2ND}
STREET

LOCATION OVERVIEW & AMENITIES

625^{2ND} STREET

LOCATION OVERVIEW

LOCATION OVERVIEW

Desirable South Park location, walkable to nearby amenities and to surrounding neighborhoods.



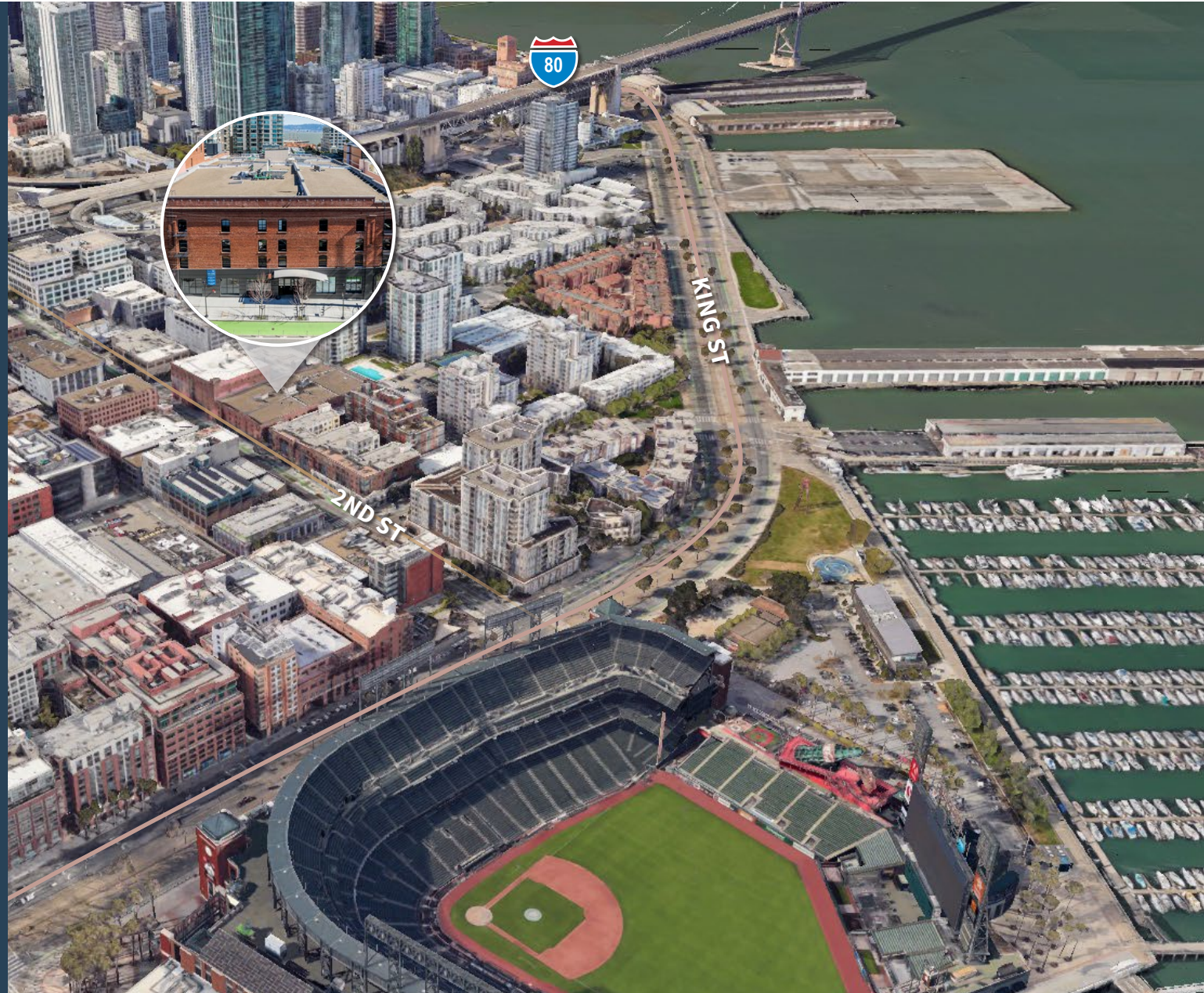
03 MIN to King St MUNI
10 MIN to 4th St Caltrain
20 MIN to Montgomery BART



05 MIN to Financial District
06 MIN to Union Square
10 MIN to Mission District



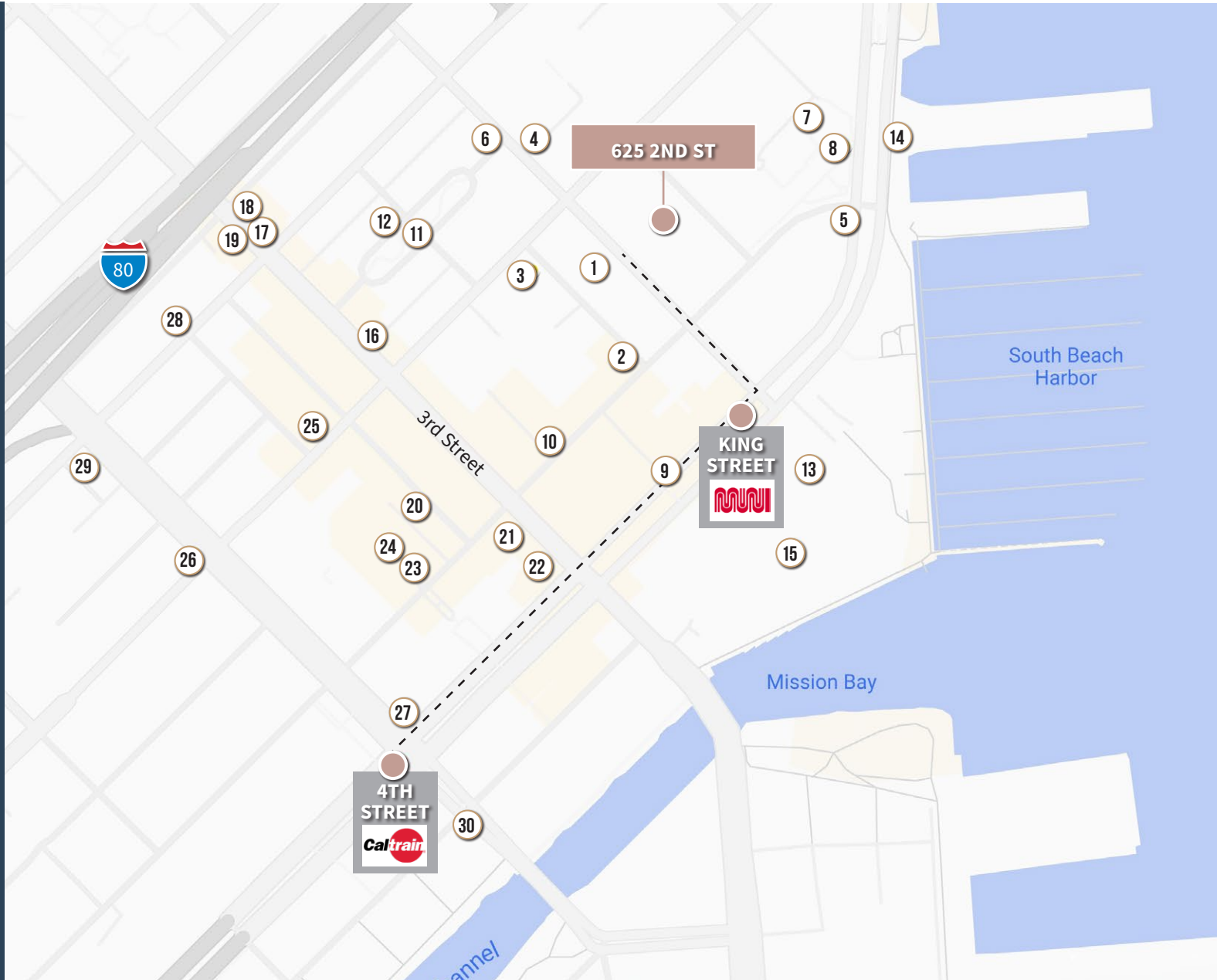
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



625^{2ND} STREET

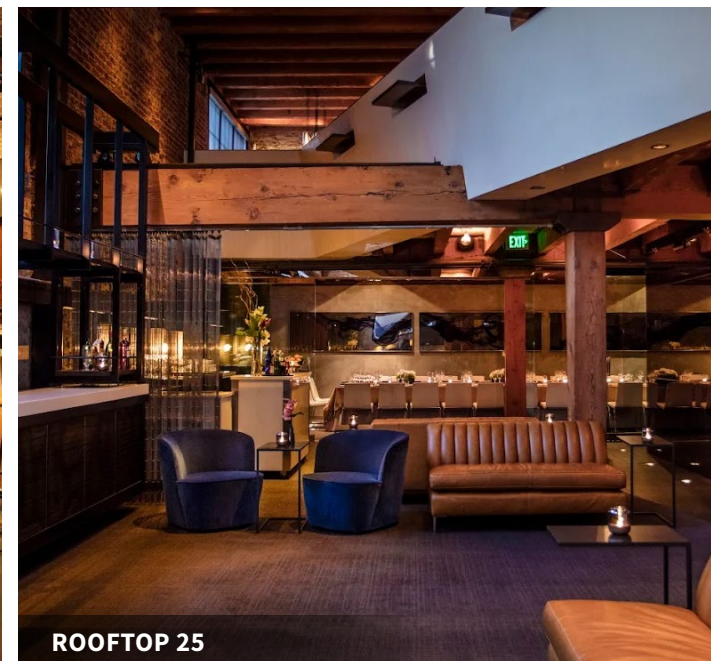
NEARBY AMENITIES

- 1.....SAJJ Mediterranean
- 2.....Merkado
- 3.....ROOH SF
- 4.....21st Amendment
- 5.....South Beach Cafe
- 6.....Blue Bottle Coffee
- 7.....House Of Hunan Restaurant
- 8.....Town's End Brunch
- 9.....BarVIA
- 10.....Saison
- 11.....South Park
- 12.....Caffe Centro SP
- 13.....Super Duper Burger
- 14.....Pier 38
- 15.....Oracle Park
- 16.....Golden Goat Coffee
- 17.....Flour & Branch
- 18.....Garaje
- 19.....Hakashi Japanese Sushi
- 20.....Little Skillet
- 21.....Taco Bell Cantina
- 22.....Lucky Strike San Francisco
- 23.....Cafe Okawari
- 24.....ROOFTOP 25
- 25.....Brickhouse Cafe & Bar
- 26.....Marlowe
- 27.....Safeway
- 28.....Black Hammer Brewing
- 29.....Thriller Social Club
- 30.....Philz Coffee



625^{2ND} STREET

NEARBY AMENITIES



625 2ND STREET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcp.com

ZACH HAUPERT DRE # 01822907
zhaupert@tcp.com | C 415.812.1219

MICHAEL SANBERG DRE # 01930041
msanberg@tcp.com | C 415.697.6088

ETHAN MANN DRE # 0222326
ethan@tcp.com | C 415.990.9127

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2026. All rights reserved.