

470 3RD STREET

FOR LEASE | CORNER OFFICE SPACE IN SOUTH OF MARKET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

470 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 201 +/- 1,500 Square Feet

Suite 200 +/- 2,000 Square Feet

TOTAL +/- 3,500 Square Feet

**Suites Can Be Leased Together or Separately*

RENTAL RATE

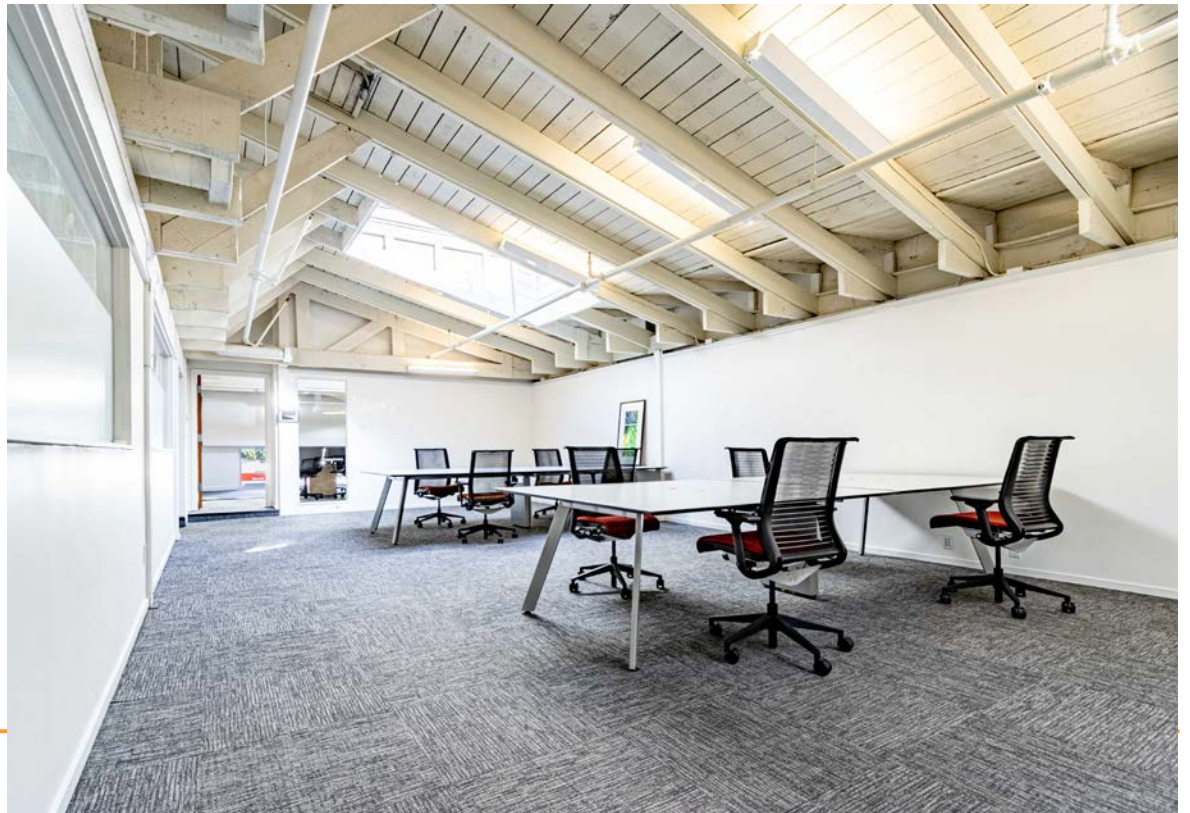
\$28 / Square Foot / Year, Industrial Gross

AVAILABLE

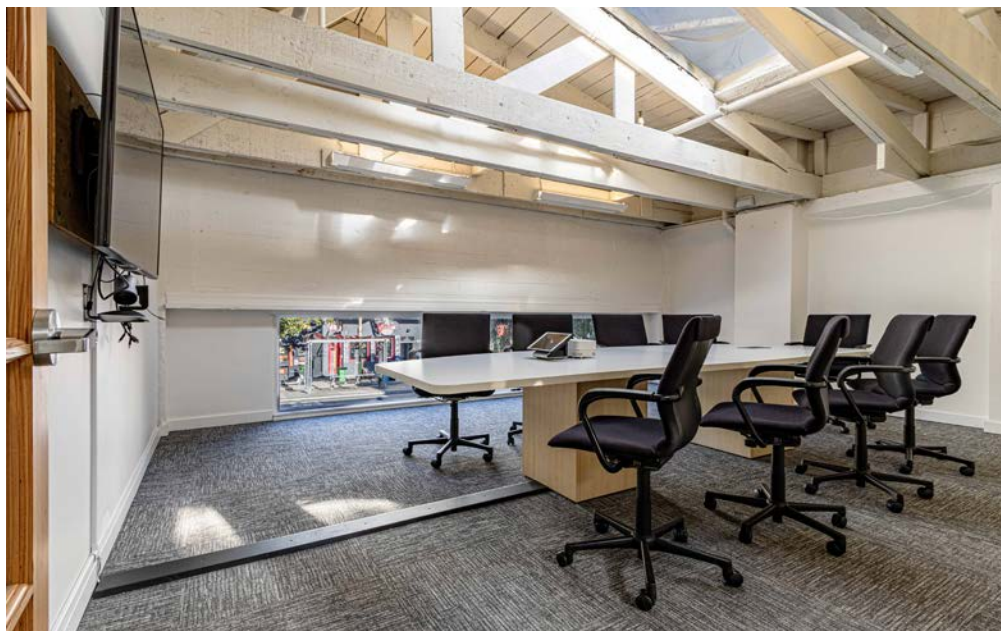
Immediately

BUILDING ATTRIBUTES

- + Open Floor Plan Office Suites
- + Two (2) Conference Rooms and Two (2) Private Offices
- + Two (2) Restrooms w/ One (1) Shower
- + Abundant Natural Light w/ Multiple Skylights
- + Two (2) Kitchenettes
- + Fully Sprinklered
- + Internal Spiral Staircase to Roof Deck
- + Walkable To Bart, Caltrain, and Union Square Amenities

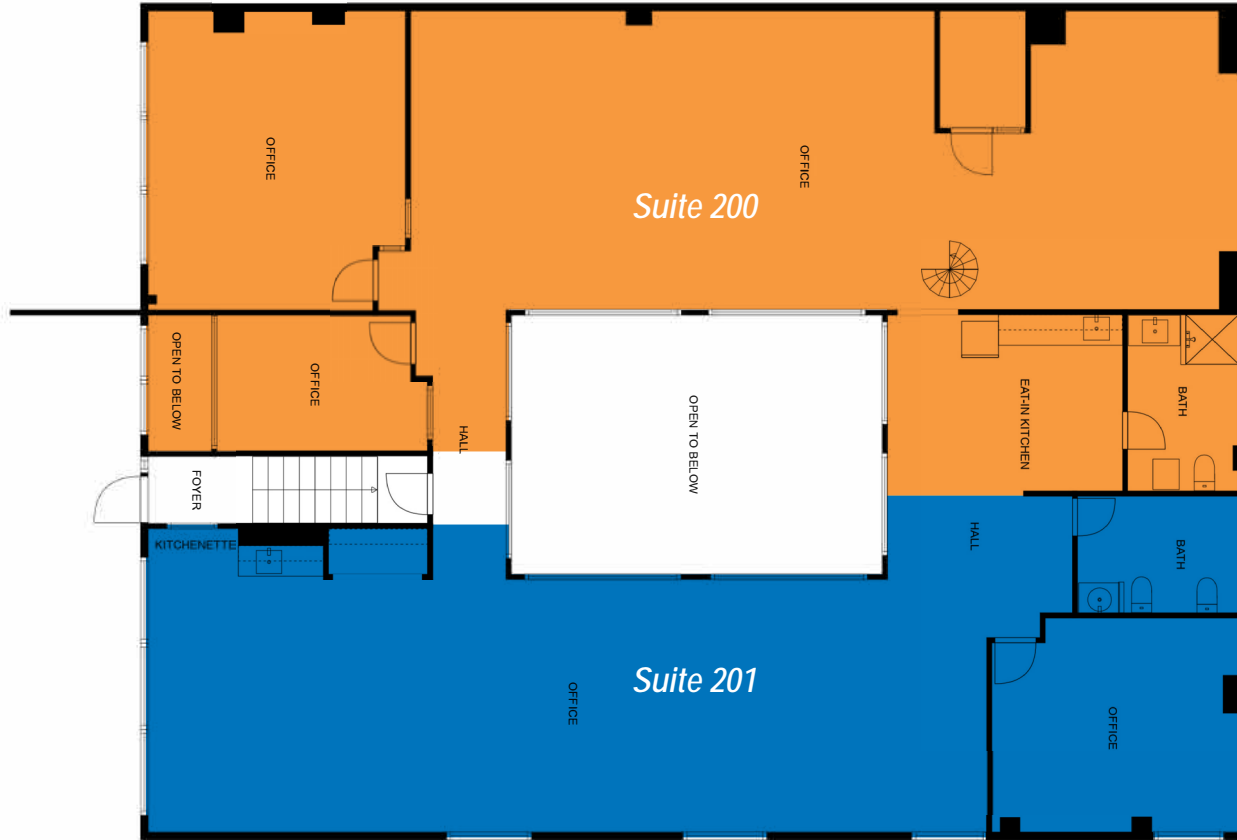


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Floor Plans
Second Level
+/- 3,500 Square Feet



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LOCATION OVERVIEW

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



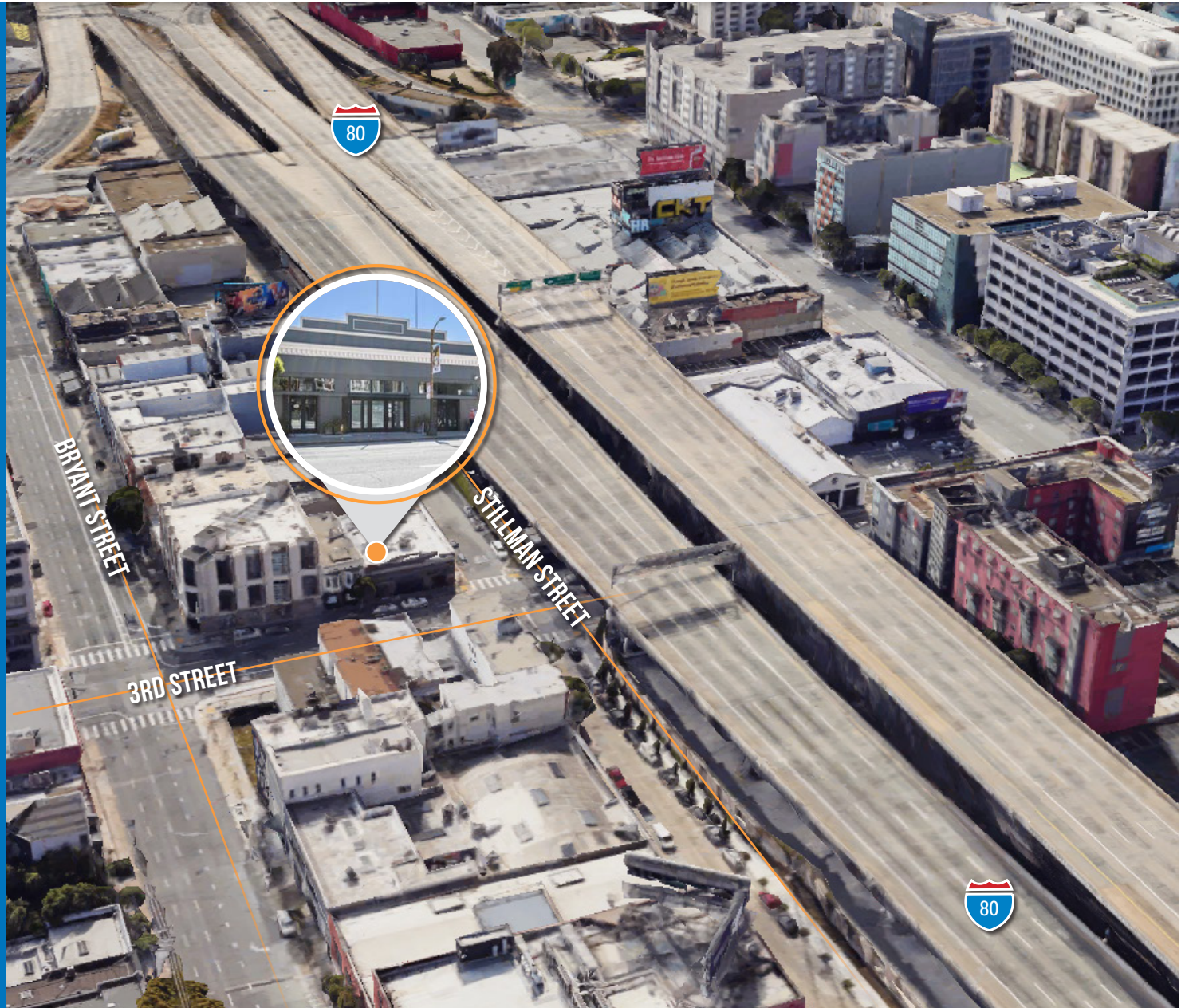
02 MIN to 3rd & Bryant Muni
11 MIN to 4th St. Caltrain
16 MIN to Montgomery BART



05 MIN to Union Square
06 MIN to Mission Bay
07 MIN to Financial District



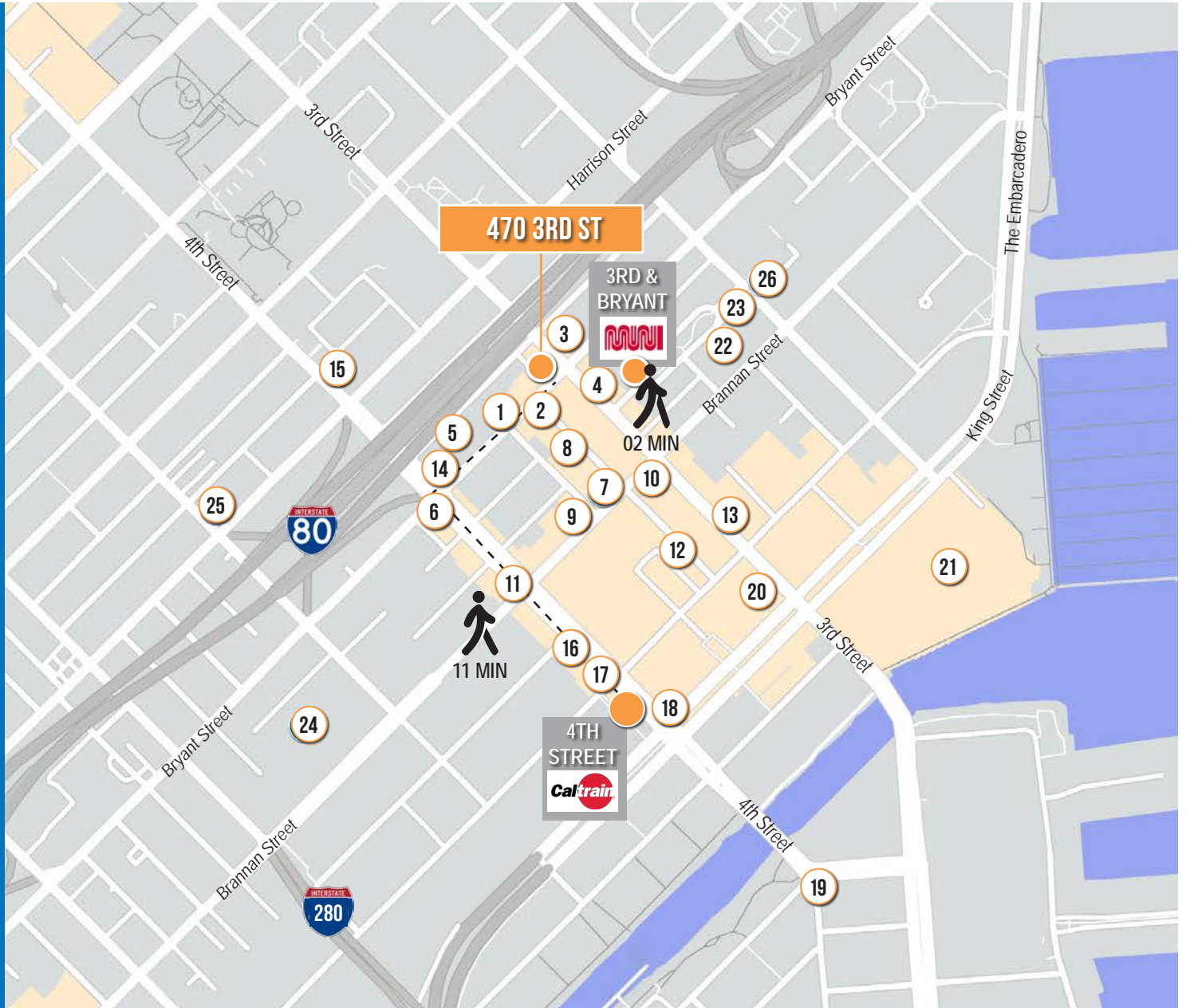
02 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



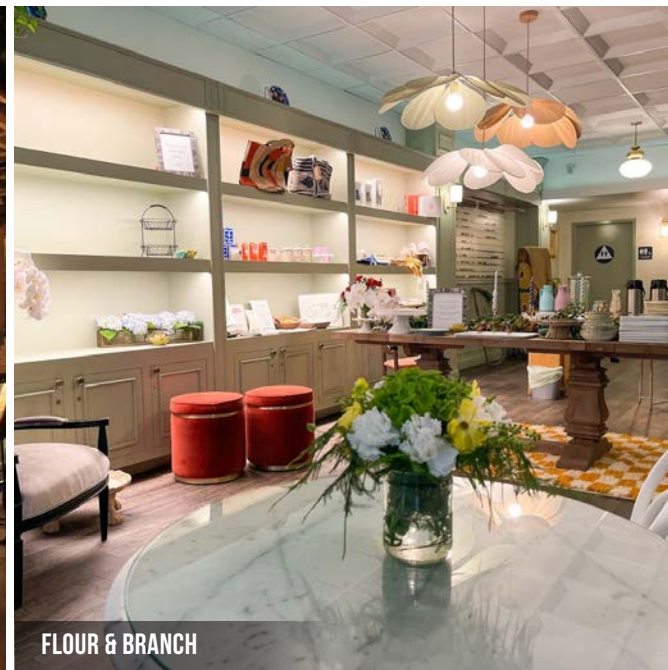
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NEARBY AMENITIES

- 1..... Black Hammer Brewing
- 2..... Lava Restaurant & Lounge
- 3..... Garaje
- 4..... Flour & Branch
- 5..... Shell Gas Station
- 6..... The Hotel Utah Saloon
- 7..... Brickhouse
- 8..... Steep
- 9..... Alexander's Steakhouse
- 10..... Local Tap
- 11..... Marlowe
- 12..... Little Skillet
- 13..... Alchemist Bar & Lounge
- 14..... Thriller Social Club
- 15..... Whole Foods Market
- 16..... The UPS Store
- 17..... Walgreens
- 18..... Safeway
- 19..... Gus's Community Market
- 20..... Lucky Strike SF
- 21..... Oracle Park
- 22..... Caffe Centro
- 23..... Grilled Cheese Kitchen
- 24..... SF Flower Mart
- 25..... All Star Donuts
- 26..... 21st Amendment Brewery



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