



# AMERICAN INDUSTRIAL CENTER SOUTH BUILDING

2565 3rd St, Suite 239, San Francisco, CA 94107

FOR SUBLEASE

## Property Highlights

- Abundant natural light
- Open, rectangular floor plan
- Restroom in suite
- Vaulted ceilings
- Dock high loading to building
- Service elevator access

## For More Information



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## Location Information

Dogpatch is a vibrant, up-and-coming area nestled between Potrero Hill and the bay. Formerly a shipbuilding hub dating back to the 1800s, the dockside area retains an industrial vibe with large warehouses (many of which have been updated into residential lofts), art galleries, and indie shops. 3rd St offers a mix of trendy restaurants, brunch cafes, brew pubs and wine bars, plus the Museum of Craft and Design.

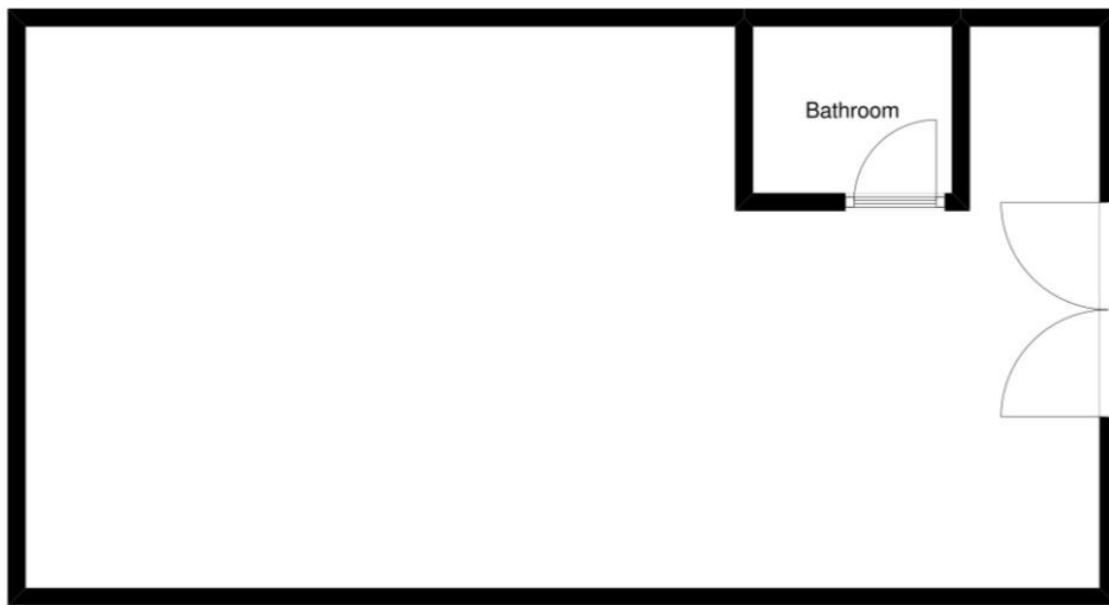
### SUBLEASE SUMMARY

|               |                   |
|---------------|-------------------|
| Available SF  | ±2,000 SF         |
| Lease Rate    | \$2.40 MG         |
| Term          | Through 4/29/2023 |
| Building Size | 330,000 SF        |
| Use           | Flex/Warehouse    |
| Available     | Now               |

## Regional Map



## Floor Plan



Not to scale

floor  planner