

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



625 2ND
STREET

FOR LEASE
BEST IN CLASS BRICK & TIMBER CREATIVE BUILDING



Corp. Lic. 01112906

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625^{2ND} STREET

625 2nd Street,
San Francisco, CA 94107

- 03 **PROPERTY SUMMARY**
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- 10 **THIRD FLOOR**
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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

+/- 21,690 SQUARE FEET

Third Floor

+/- 15,000 SQUARE FEET

RENTAL RATE

\$52 - \$70 / SF / Year, Industrial Gross

SUITE AND FLOOR DEPENDENT

USE

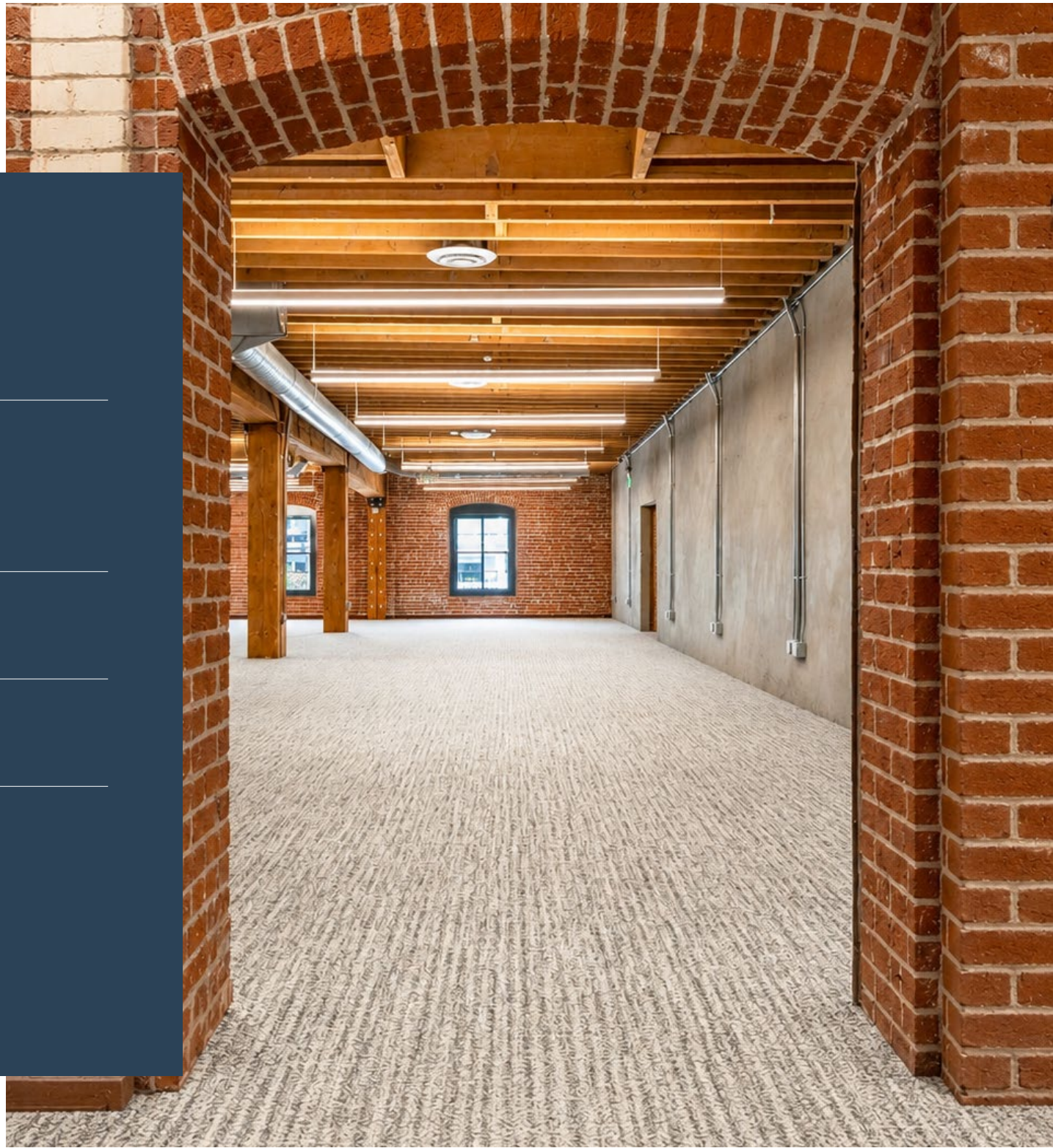
Office - Multi-Tenant Building

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

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FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 21,690 Square Feet

RENTAL RATE

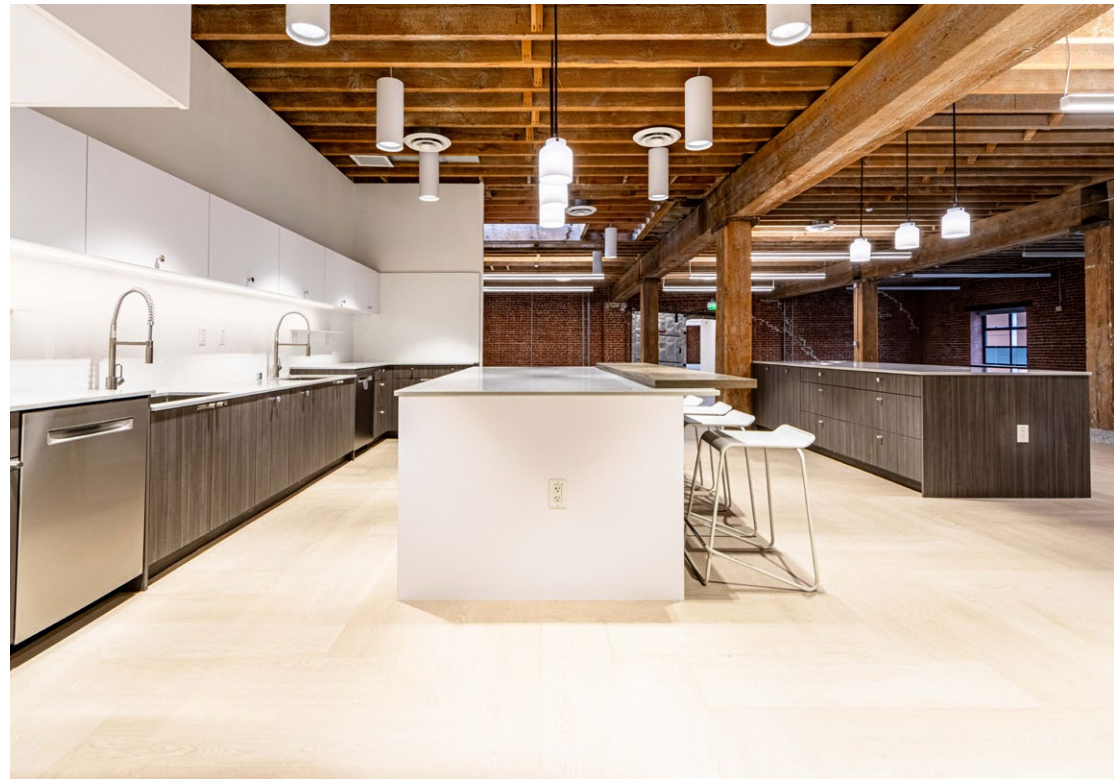
\$70 / SF / Year, Industrial Gross

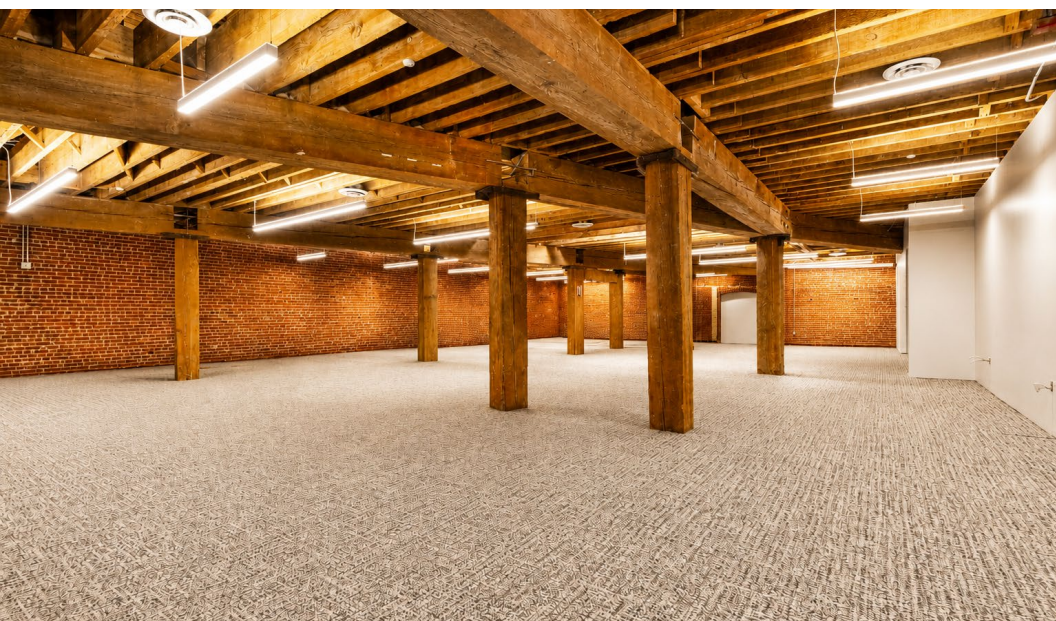
AVAILABLE

Immediately

SUITE ATTRIBUTES

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





Suite 401: +/- 21,690 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

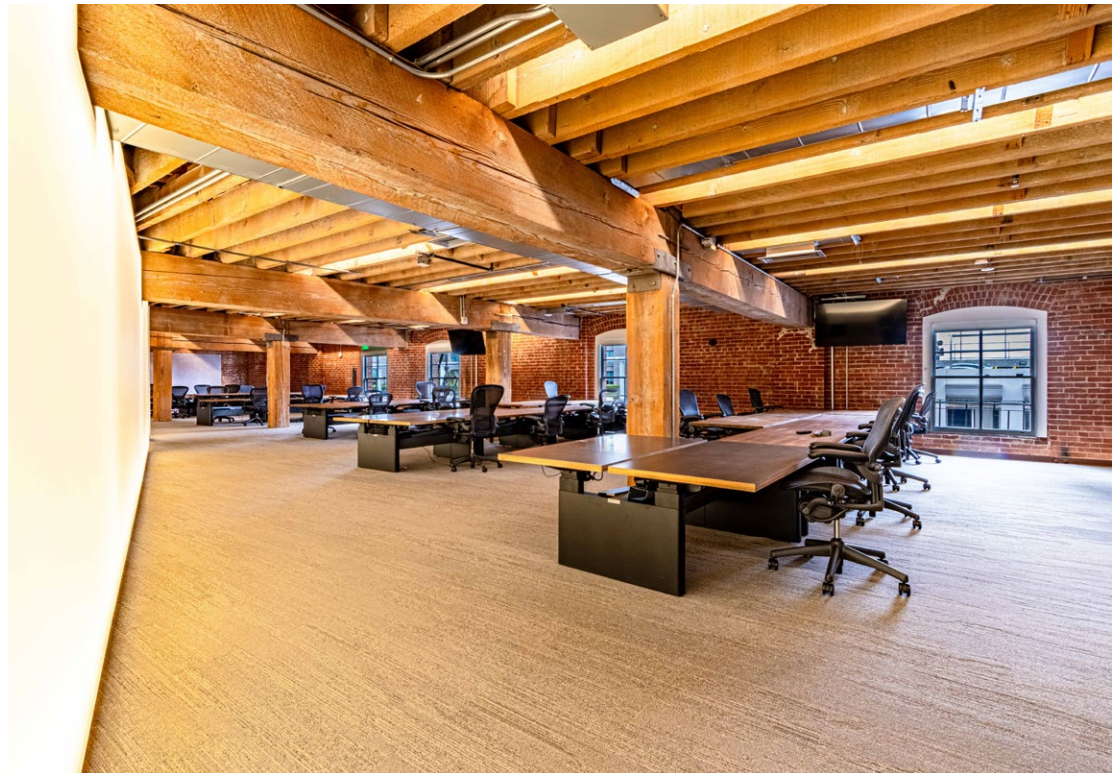
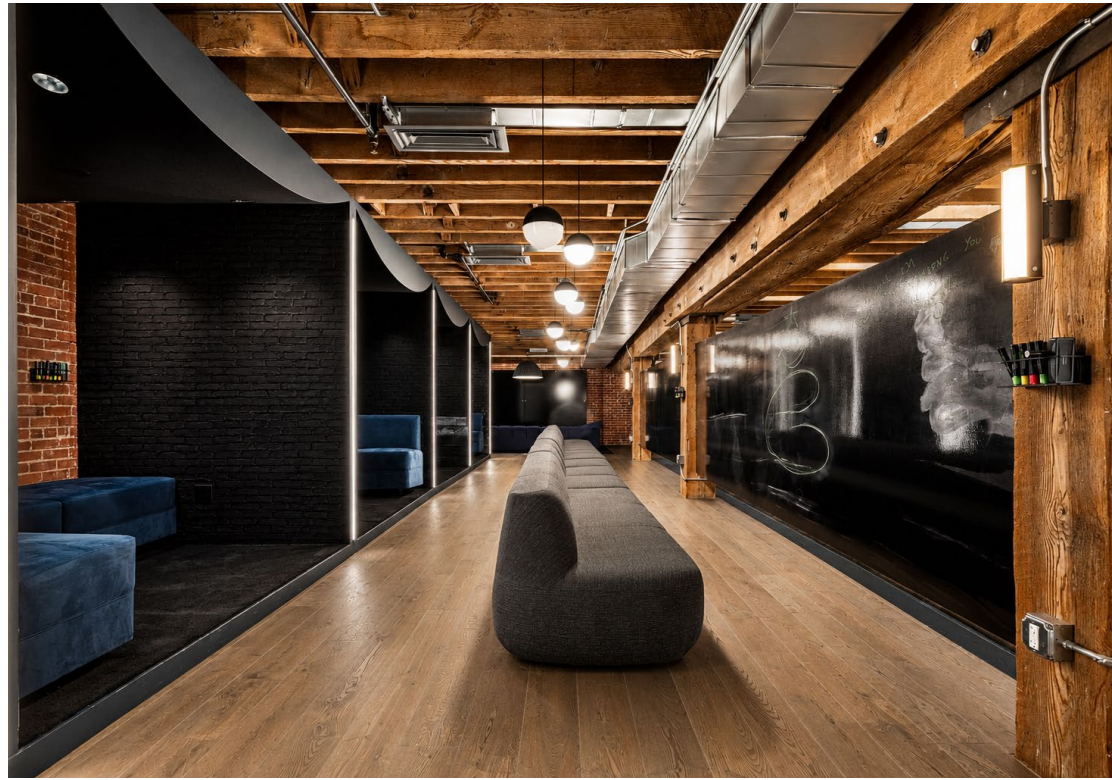
\$52 / SF / Year, Industrial Gross

AVAILABLE

Immediately

FLOOR ATTRIBUTES

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



SUITE 300 ATTRIBUTES

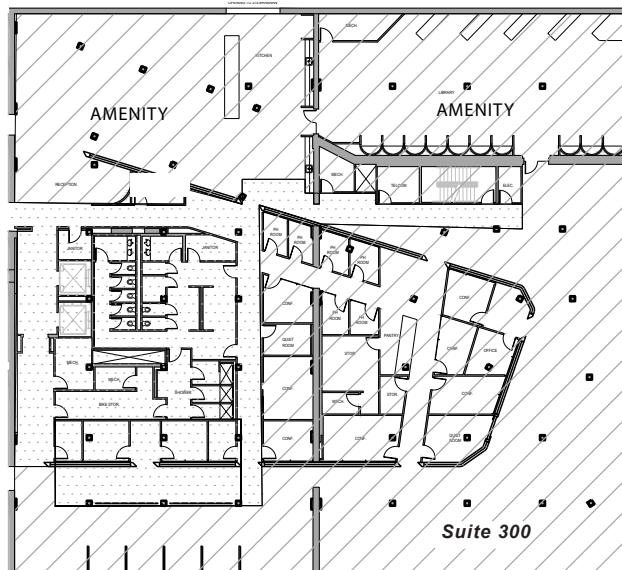
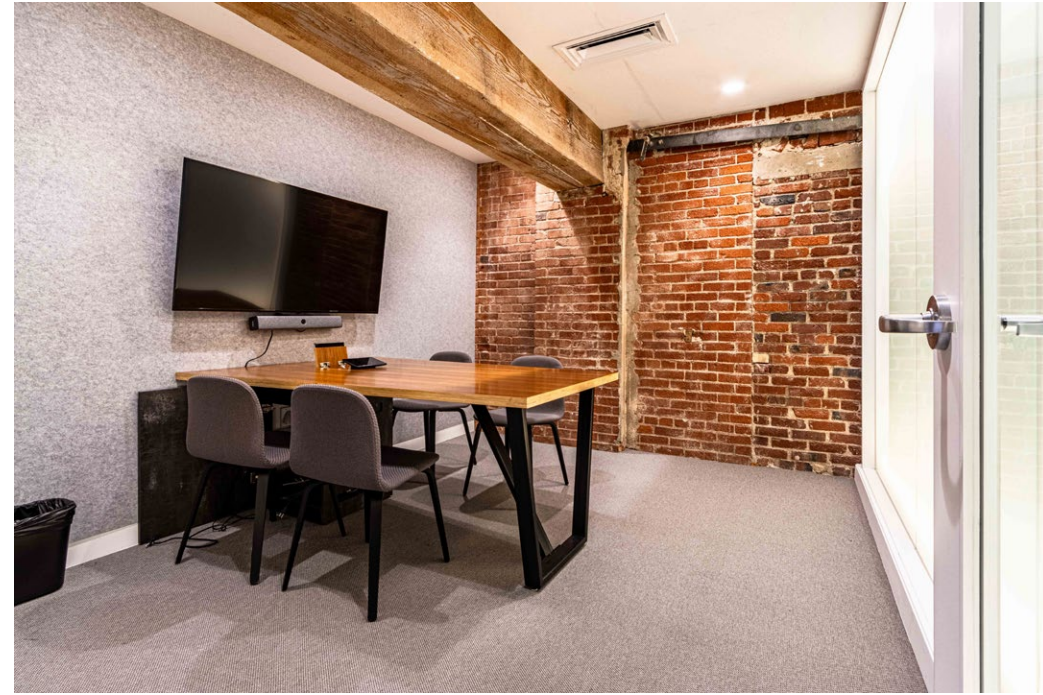
AVAILABLE SPACE +/- 15,000 Square Feet

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

AVAILABLE Immediately

SUITE NOTES

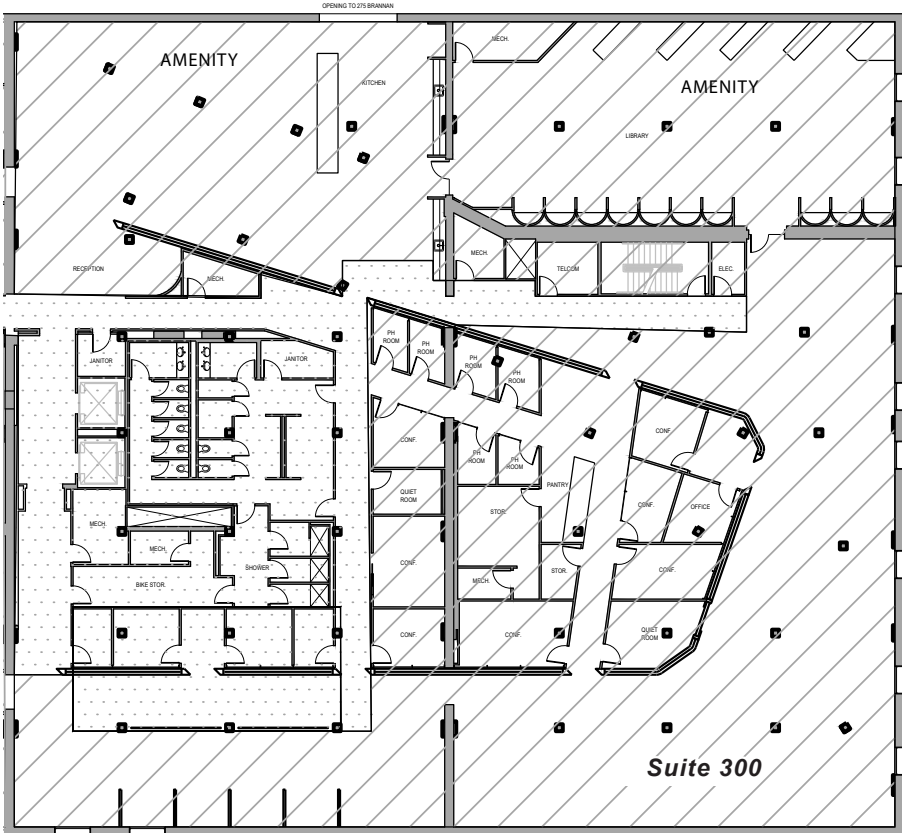
- Abundance of Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Brick & Timber w/ Window Line
- Kitchenette / Break Area



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FLOOR PLAN

Suite 300: +/- 15,000 Square Feet



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LOCATION OVERVIEW & AMENITIES



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LOCATION OVERVIEW

LOCATION OVERVIEW

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



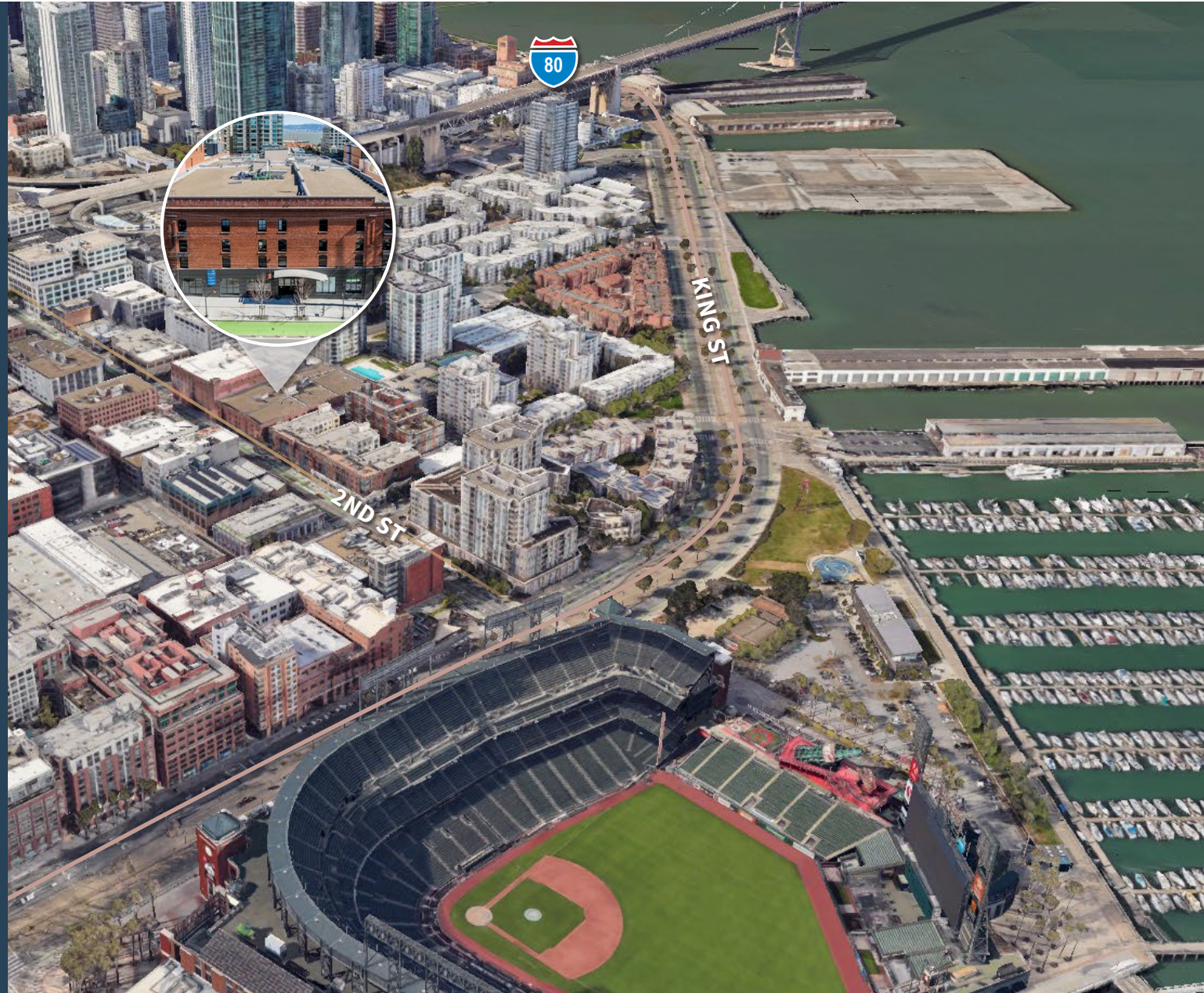
03 MIN to King St MUNI
10 MIN to 4th St Caltrain
20 MIN to Montgomery BART



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



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NEARBY AMENITIES



ORACLE PARK



SAISON



BLUE BOTTLE COFFEE



LITTLE SKILLET



ROOFTOP 25



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