

2325 3rd St

2325 3rd St, San Francisco, CA 94107

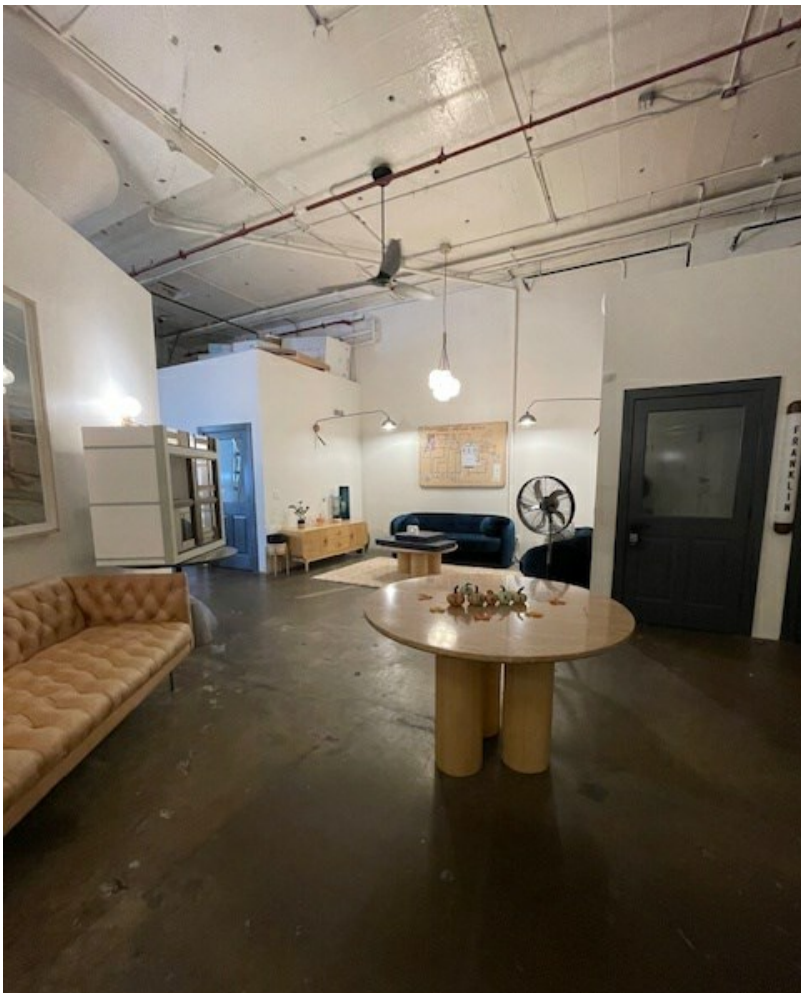
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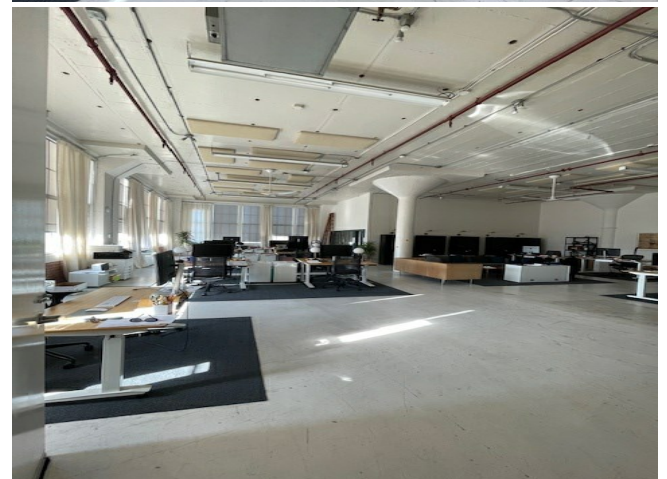
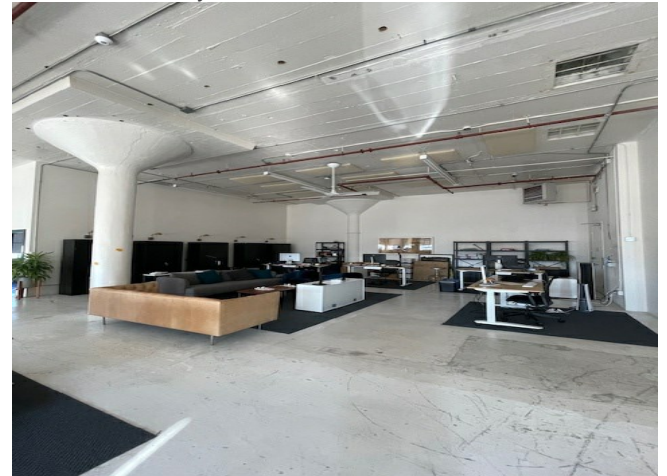


2325 3rd St

\$59.04 /SF/YR

The American Industrial Center, once described as a sky scrapper on its side, is nestled in the heart of the eclectic dogpatch neighborhood of San Francisco. What once was home to many sewing and warehousing companies now hosts a vast variety of businesses. Everything from world famous chocolatiers, tech startups, breweries, and rock climbing facilities to name a few. For 37+ years AIC, a city within a city, has constantly been changing and adapting to help meet the needs of your business....

- Flexible, wonderful landlord. This space is available for sublease 1/15/24 through 10/31/24 or landlord is open to new, direct 3-year lease.



Rental Rate: \$59.04 /SF/YR

Property Type: Industrial

Rentable Building Area: 4,000 SF

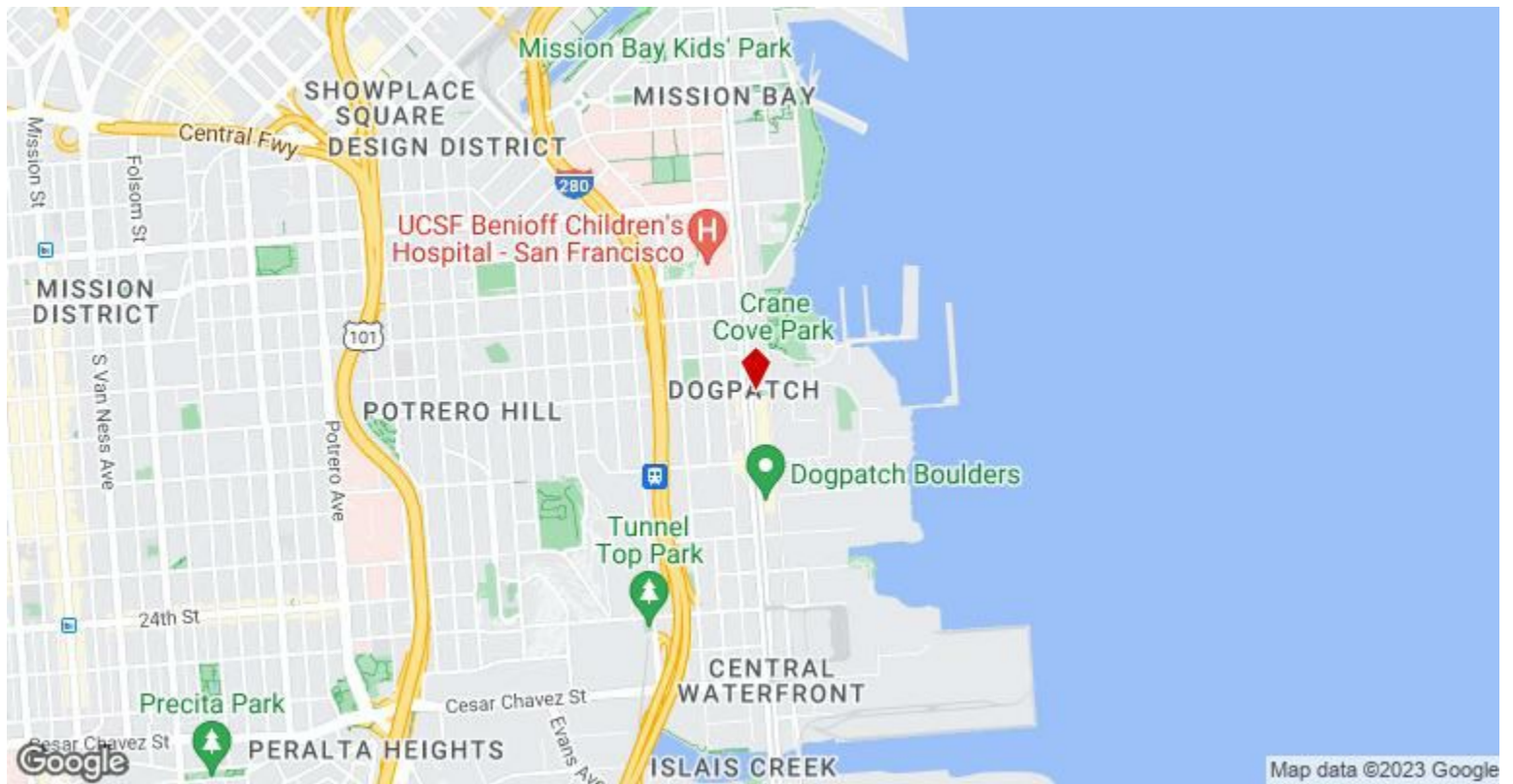
Year Built: 1924

Rental Rate Mo: \$4.92 /SF/MO

4th Floor

Space Available	4,000 SF
Rental Rate	\$59.04 /SF/YR
Date Available	30 Days
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

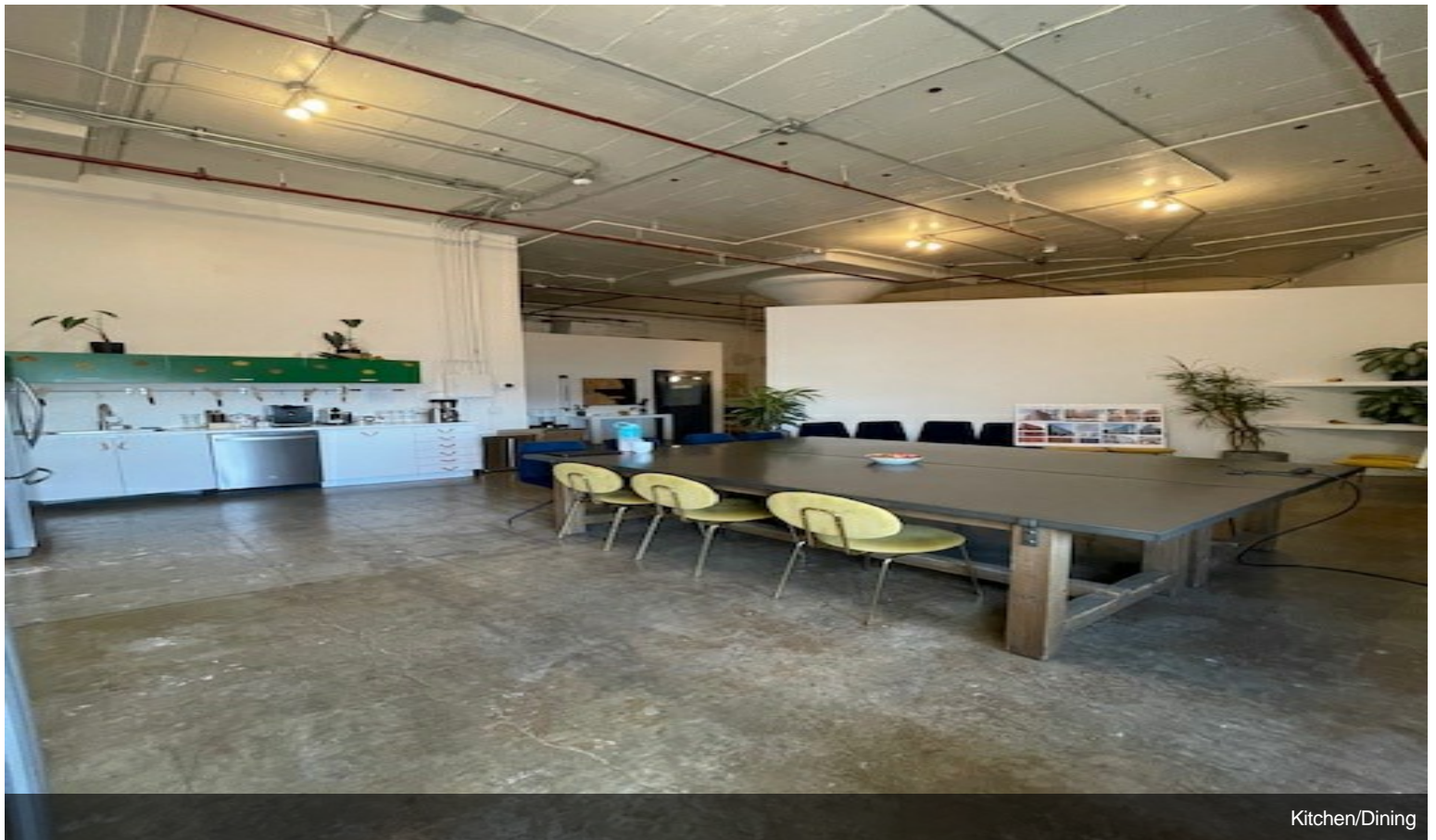
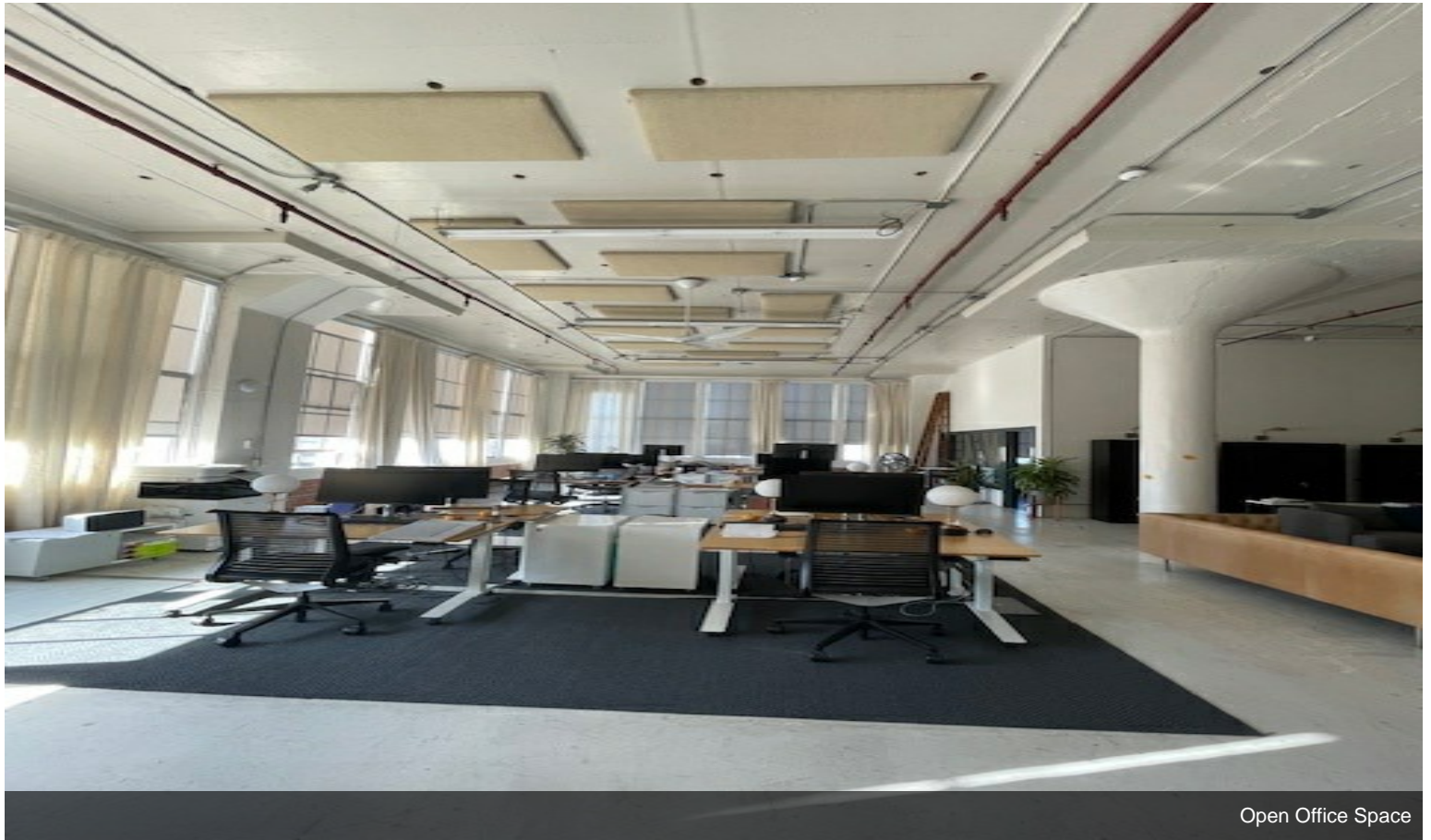
Open floor plan with gorgeous lighting in a historic Dogpatch building! Recently designed, well appointed space. Sublet is expected to vacant during Jan/Feb of 2024. The lease runs through 10/31/24. Stunning views from top floor, natural light, studio light, two restrooms, four smaller breakout conference rooms, one large conference room, heating. Abundant industrial neighbors such as restaurants, coffee shops, wine shops, and more in walking distance! Move-in ready! Appliances included: dishwasher, sink, cabinets with storage. MIA fridge and microwave.



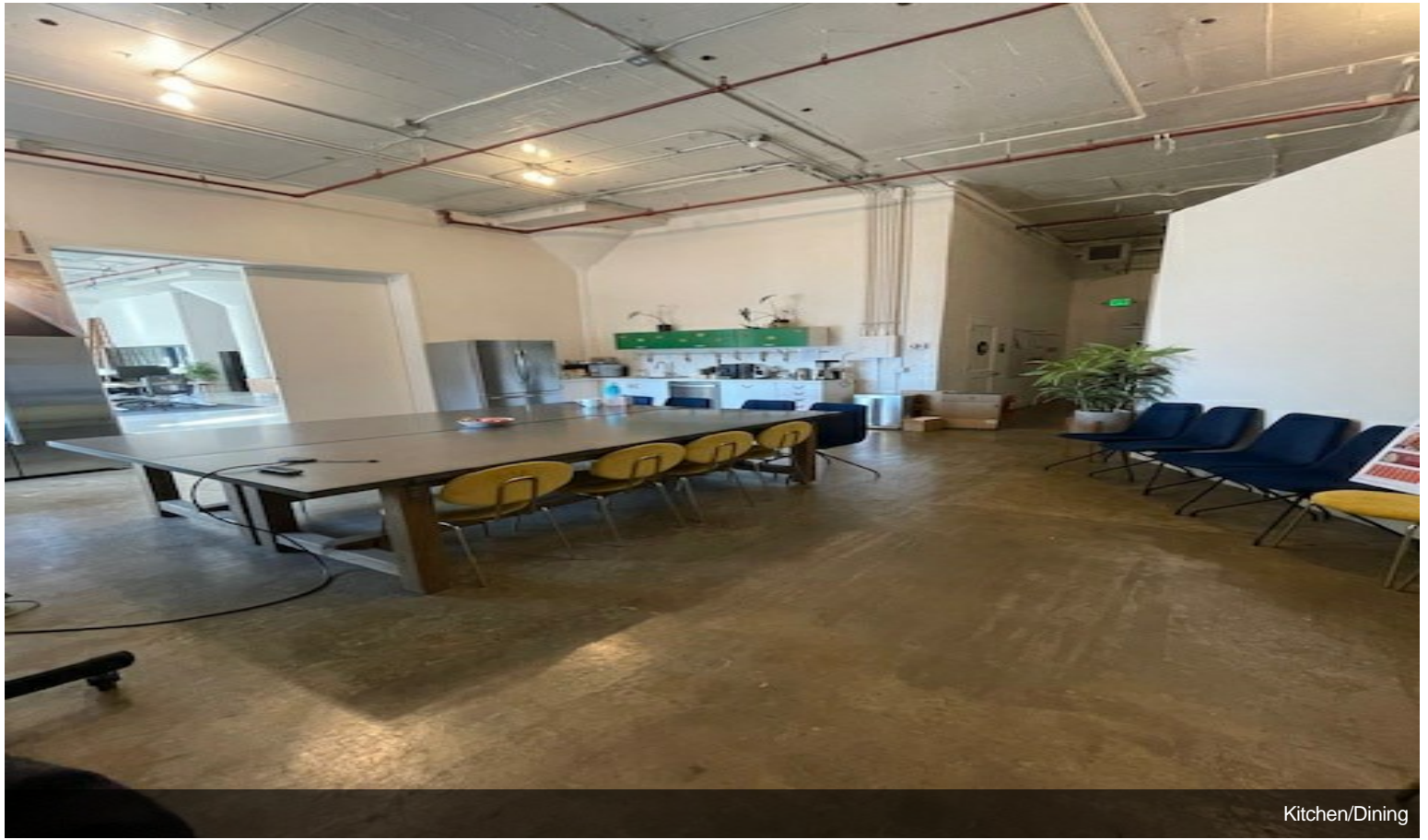
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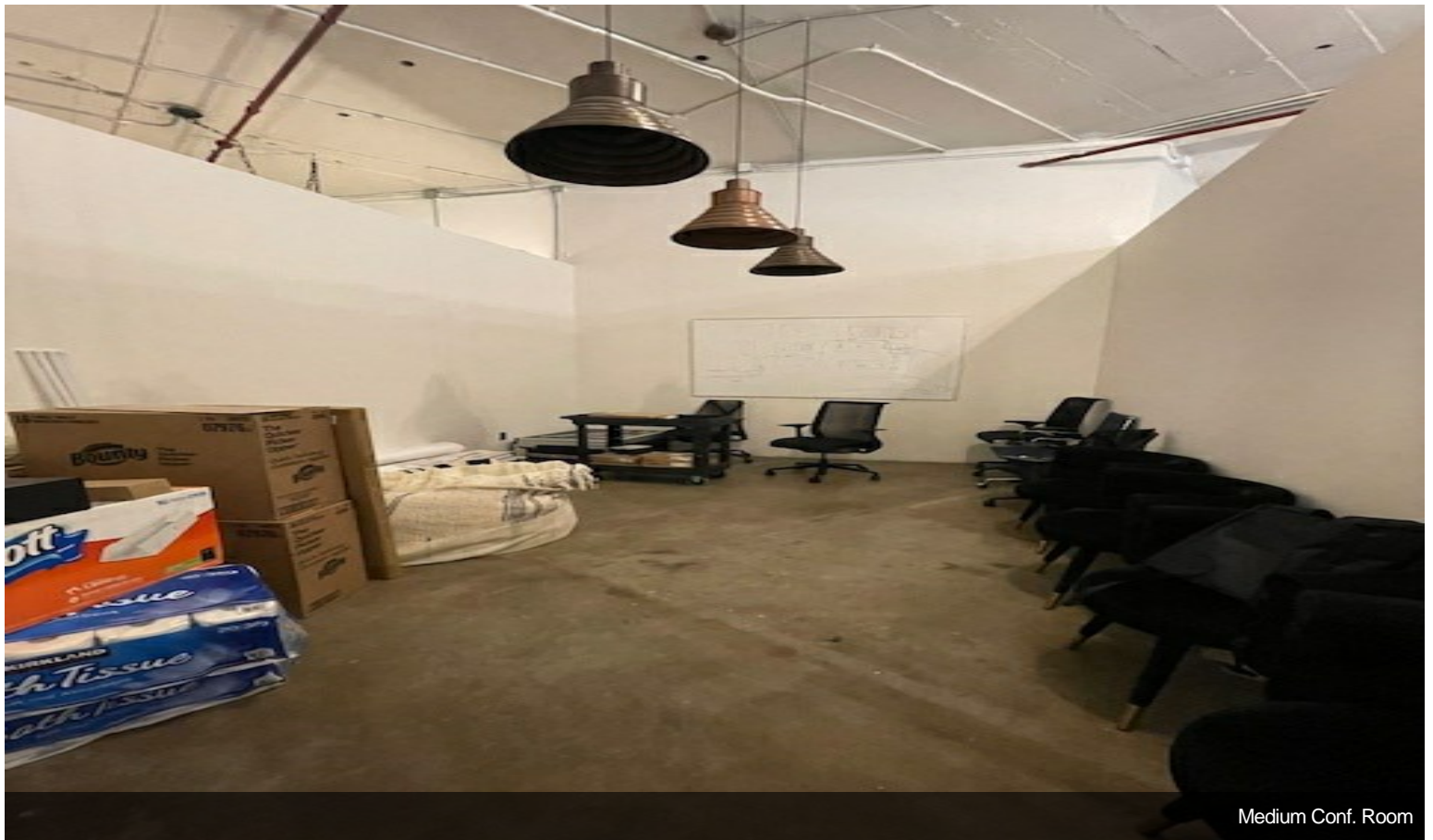
Property Photos



Property Photos



Kitchen/Dining

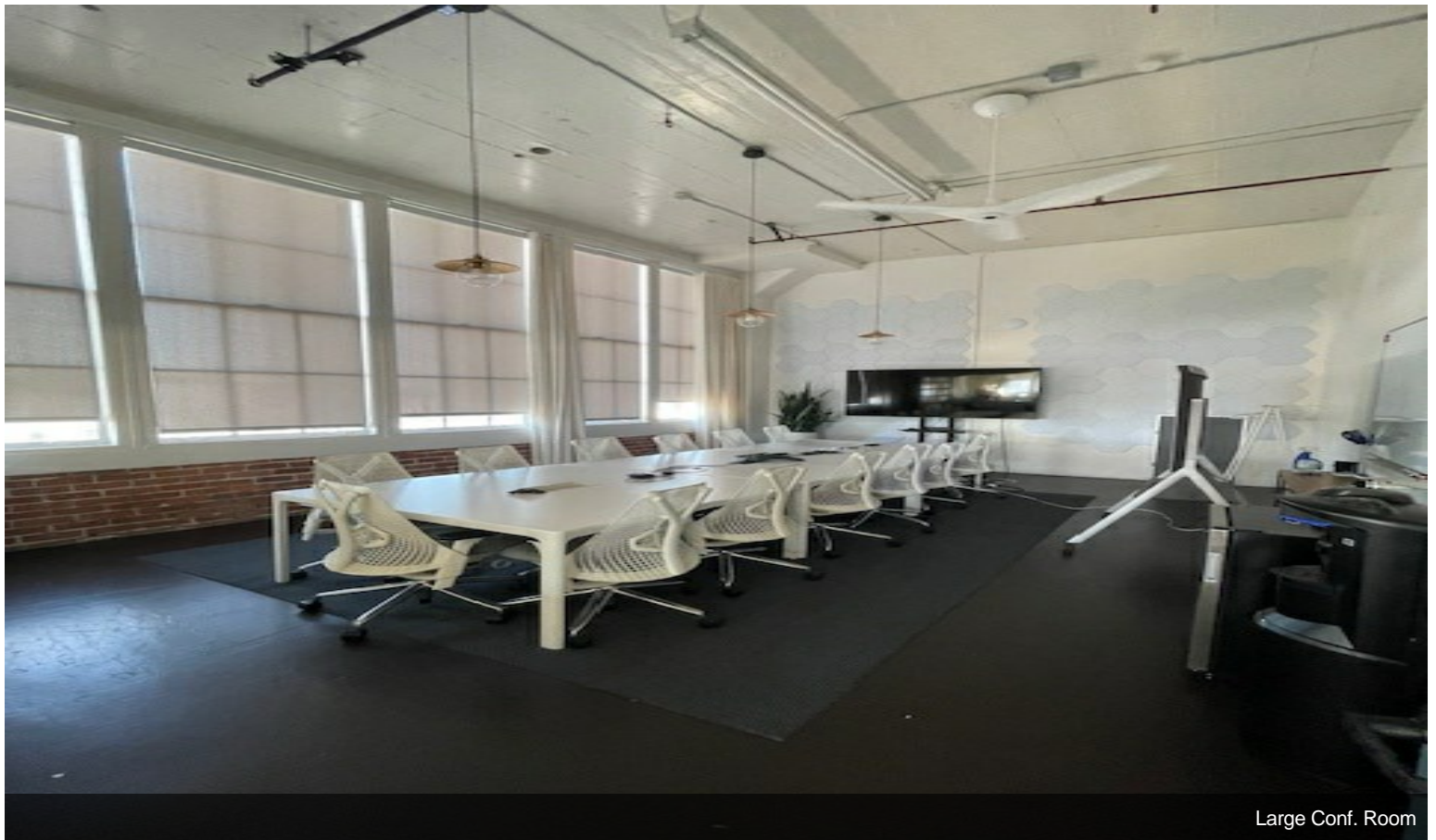


Medium Conf. Room

Property Photos



Kitchen Area

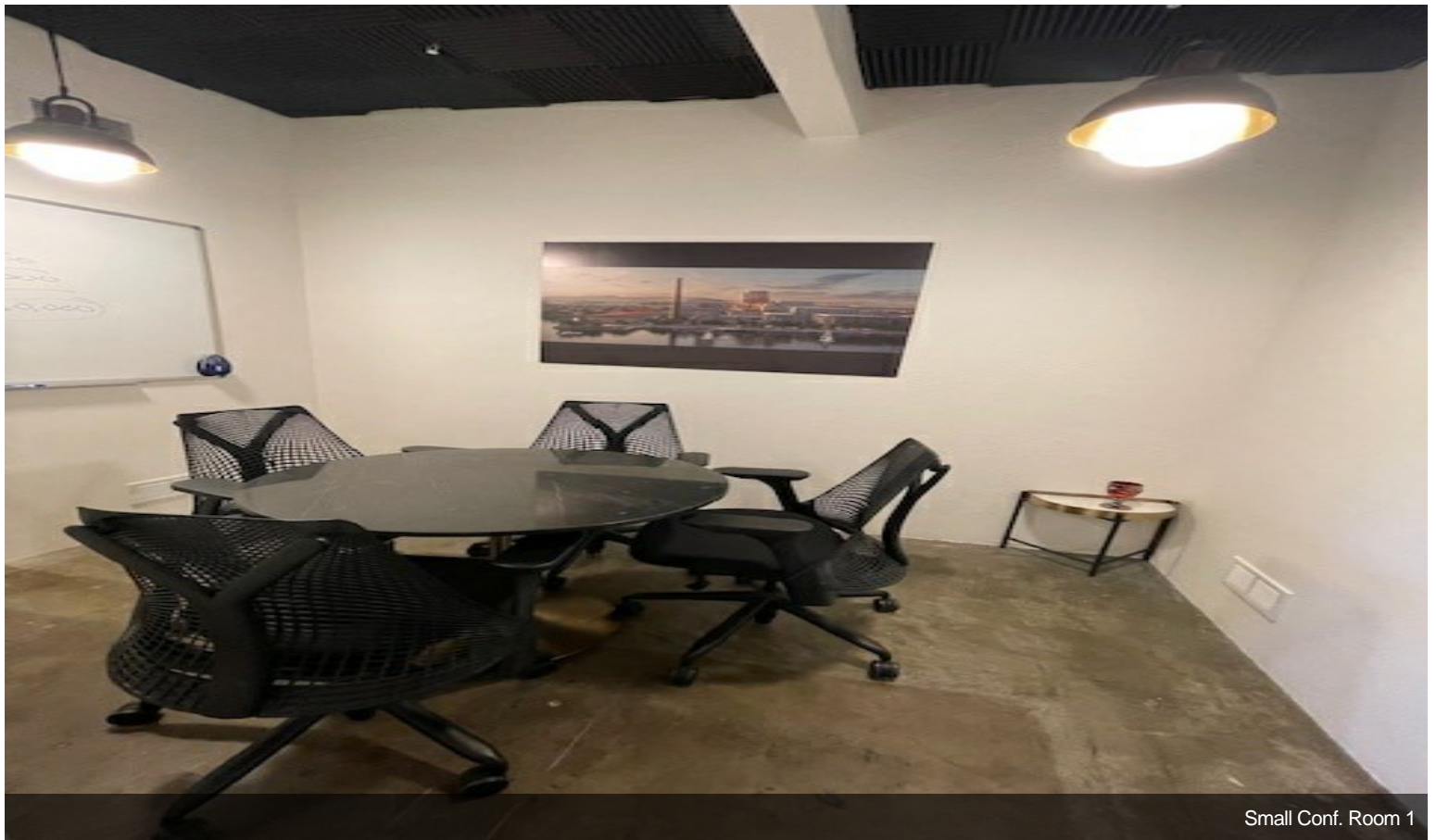


Large Conf. Room

Property Photos

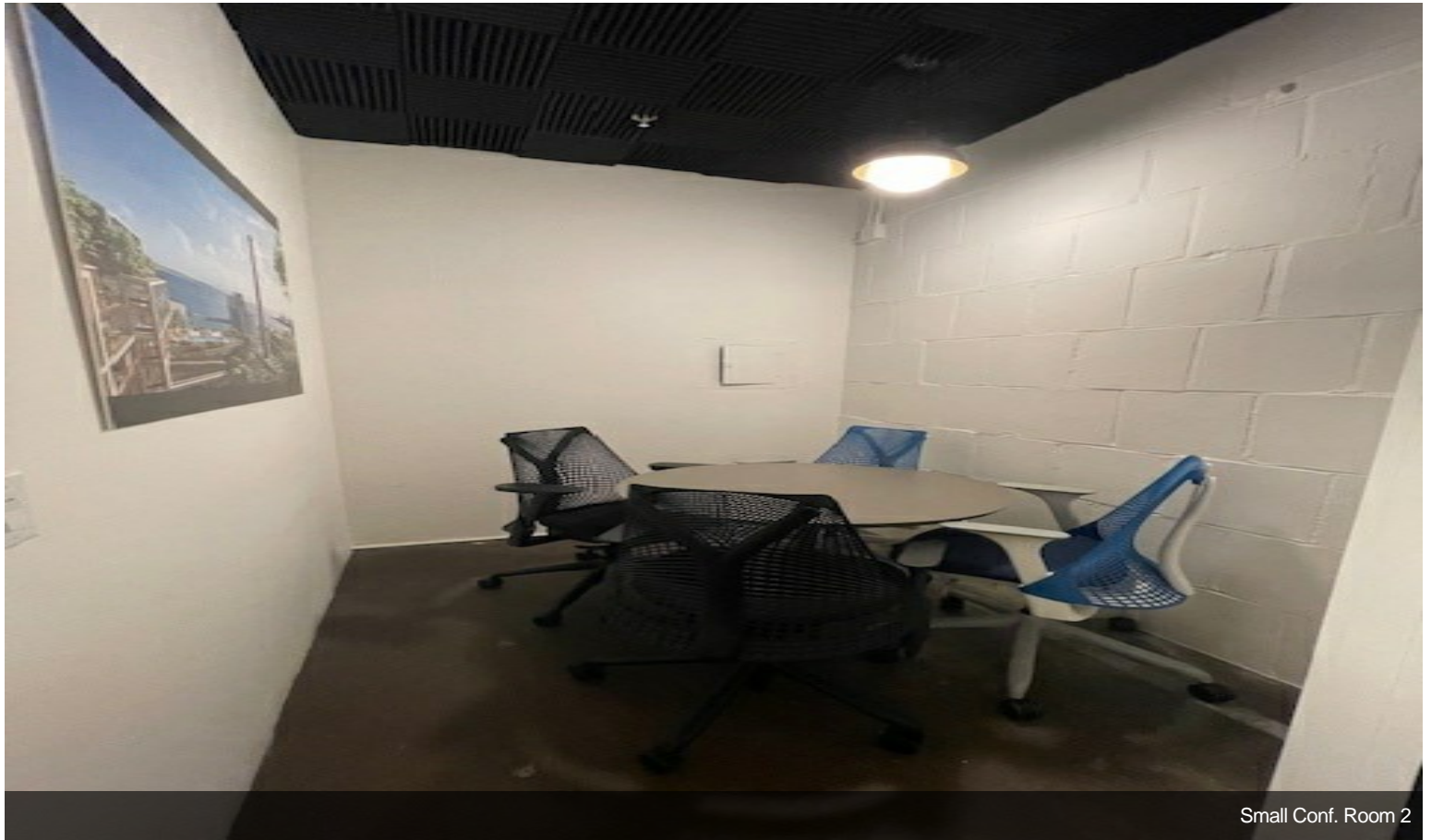


Small Conf. Room Doors

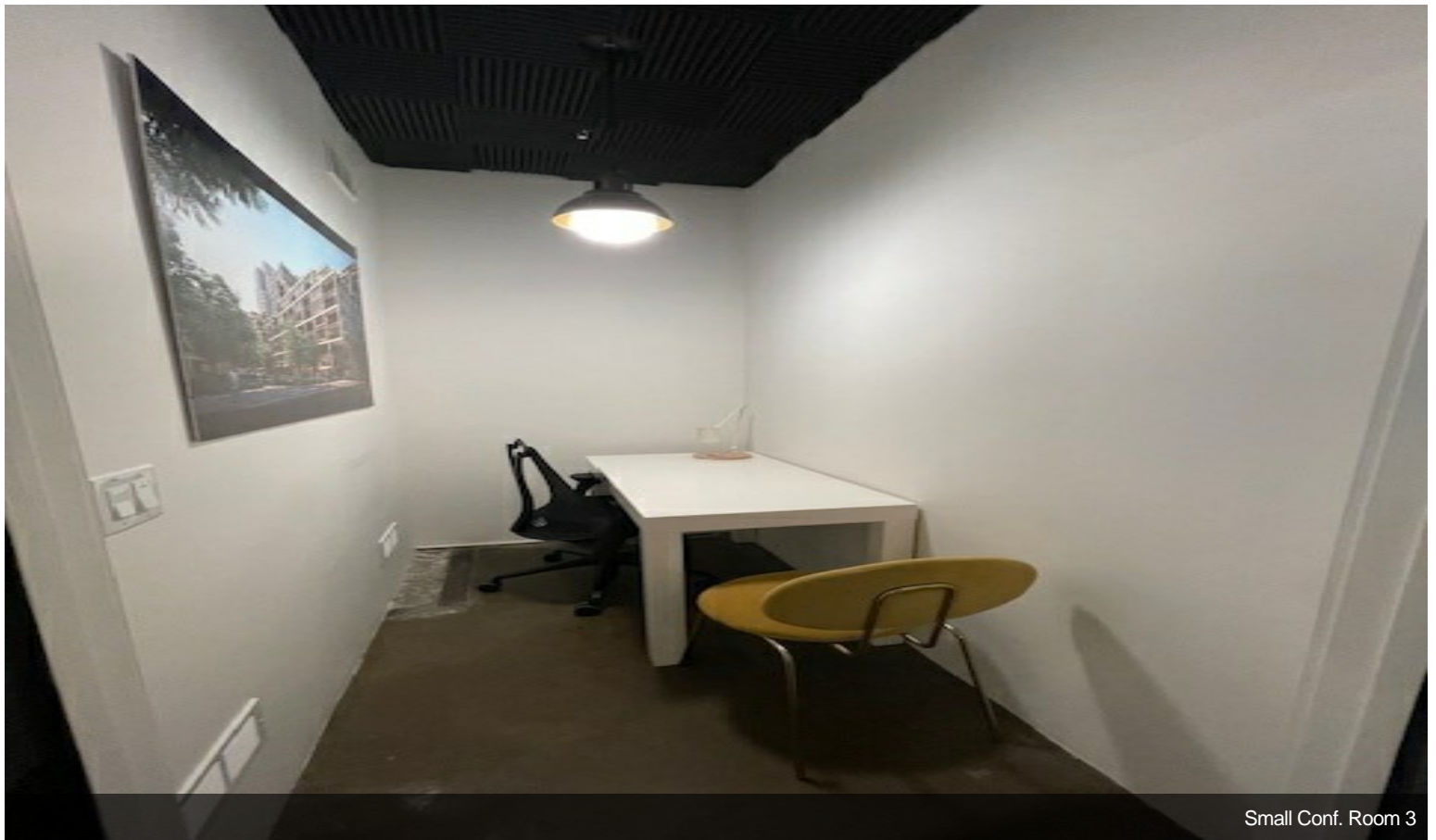


Small Conf. Room 1

Property Photos

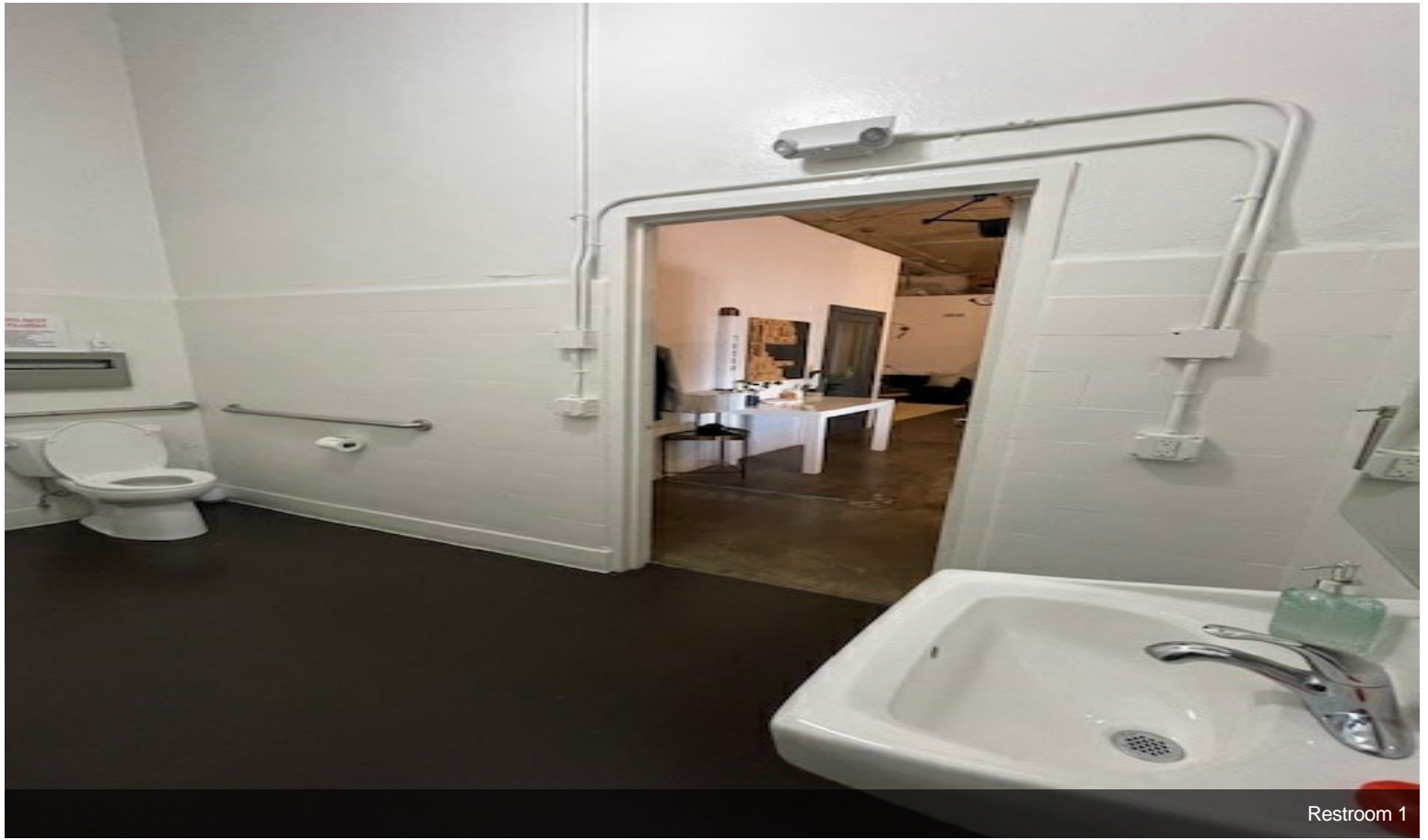


Small Conf. Room 2

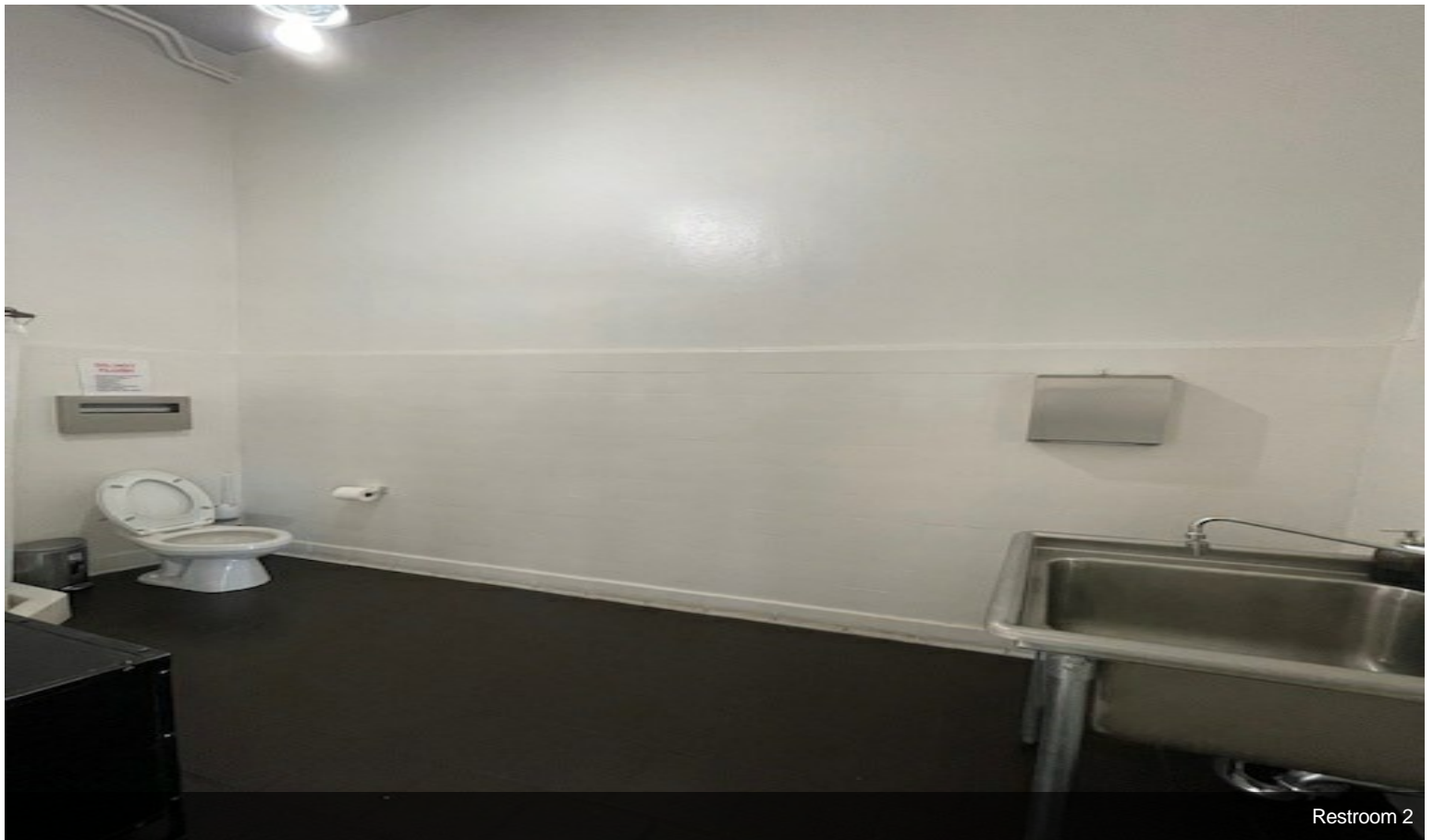


Small Conf. Room 3

Property Photos



Restroom 1



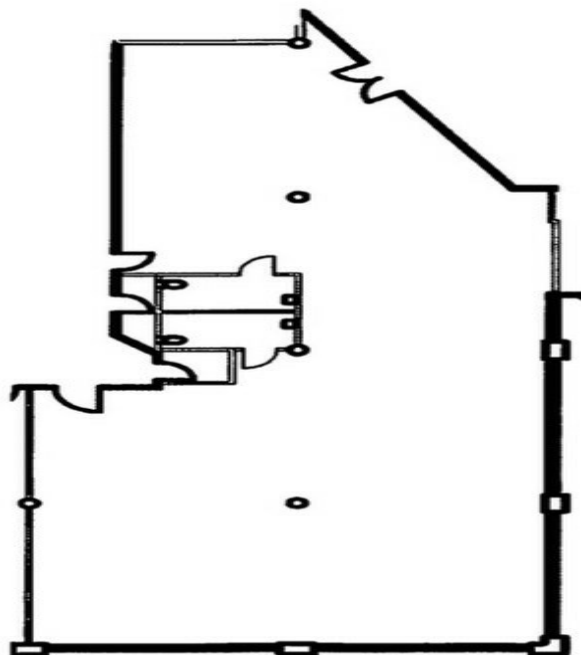
Restroom 2

Property Photos



Office View S/W

EXHIBIT A PREMISES



Floorplan