



SAN FRANCISCO, CA 94105

118 2nd Street

FOR SUBLEASE | +/- 7,000 SF AVAILABLE

LEX - June 2027
High-End Creative Office w/ Amazing Natural Light

CHARLIE CUTLER | charlie@calco-sf.com | 415.850.4935 | DRE 02026787

CHARLES WILLIAMS | charles@calco-sf.com | 916.757.3154 | DRE #02244143

HIGHLIGHTS

| 118 2nd St.

AVAILABLE SPACE

+/- 7,000 RSF

RATE

INQUIRE WITH BROKER

SUBLEASE TERM

THROUGH JUNE 2027

AVAILABLE

IMMEDIATELY

PROPERTY HIGHLIGHTS

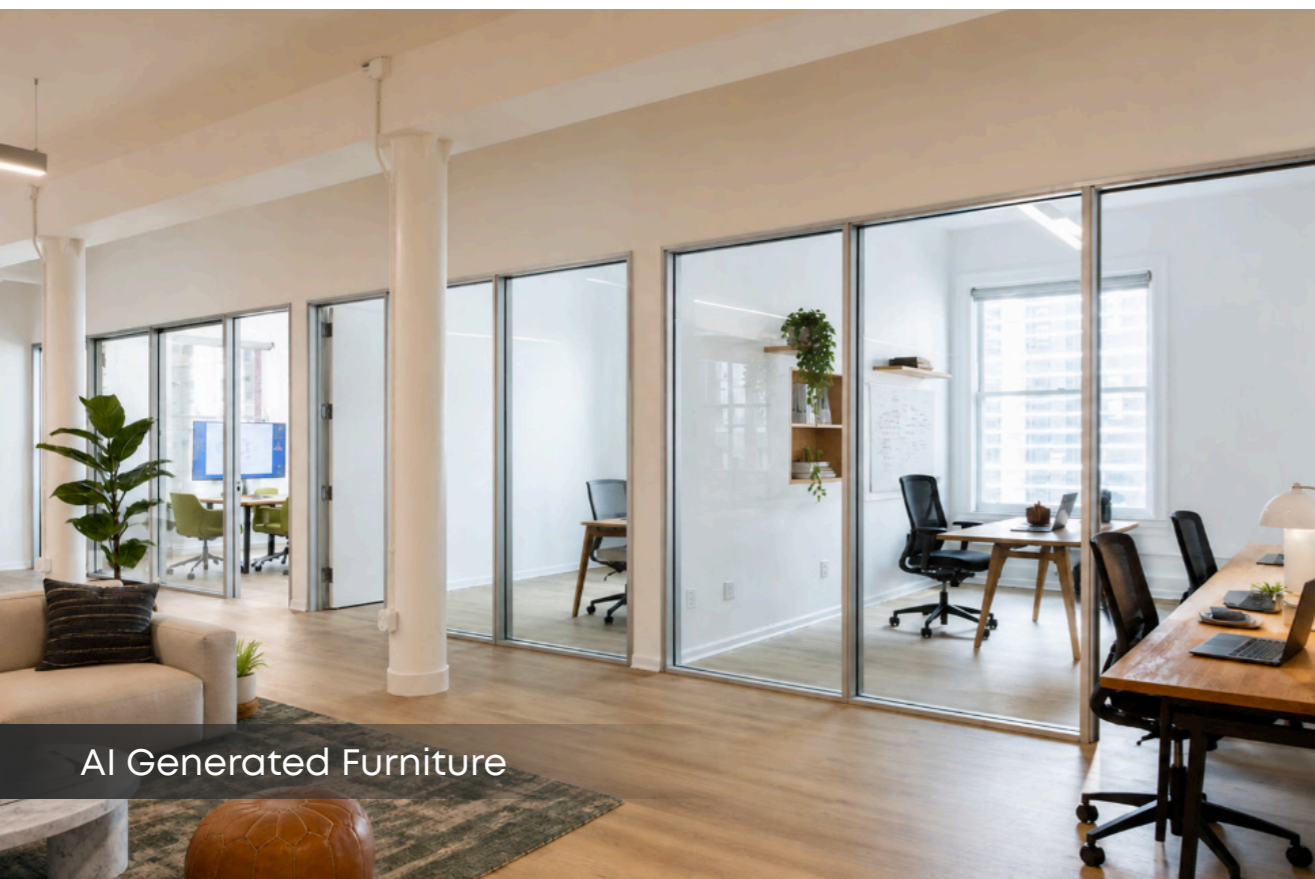
- Prime South Financial District Location
- Adjacent to Salesforce Park
- Additional Entrance at 609 Mission Street
- Creative Open Office Space
- Large Windowline w/ Amazing Natural Light
- Hardwood Floors Throughout
- Newly Renovated Kitchen
- Two (2) In-Suite Restrooms



AI Generated Furniture

GALLERY

| 118 2nd St.



AI Generated Furniture

LOCATION OVERVIEW

| 118 2nd St.

Prime location in the heart of San Francisco's Yerba Buena / SOMA district, surrounded by world-class hotels, cultural venues, and major tech and financial offices, with exceptional walkability and transit access.



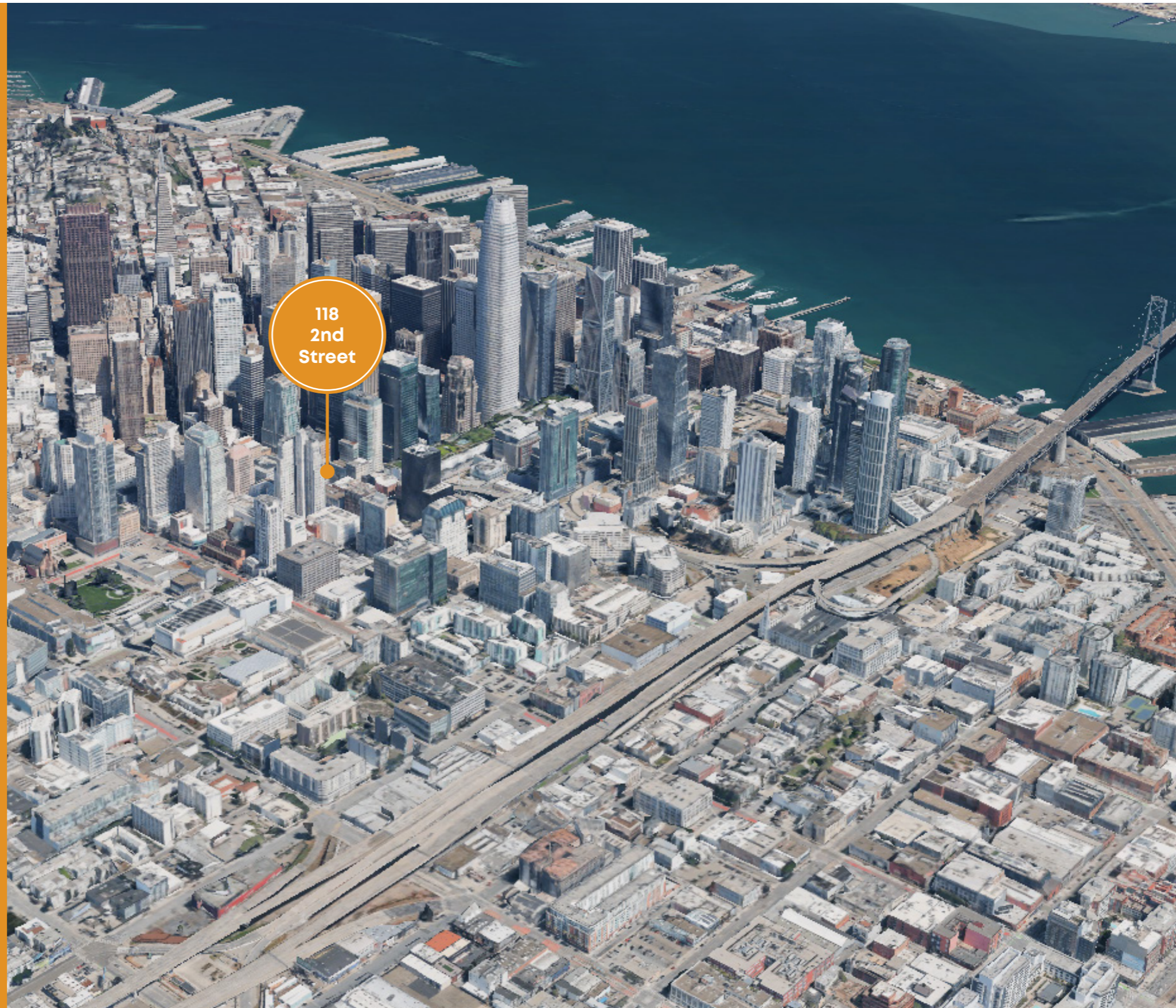
04 MIN to Market Street
05 MIN to Yerba Buena Gardens
07 MIN to Moscone Center



03 MIN to Financial District
05 MIN to Union Square
07 MIN to Embarcadero Waterfront



02 MIN to I-80 On-Ramp
04 MIN to US-101 Access



NEARBY AMENITIES

| 118 2nd St.

MOST STRATEGIC LOCATION TO SCALE IN SF

Services & Retail

1. Shine Cleaners
2. Fanta Cleaners
3. SOMA Cleaners
4. Walgreens
5. AT&T
6. Moscone Center
7. Shell gas station
8. UPS Store
9. Equinox
10. US Post Office
11. Supercuts
12. Flagship Crossfit
13. Club One Fitness
14. VanBuren Fitness
15. 24 Hour Fitness
16. Crunch
17. Embarcadero YMCA
18. Crossfit

Food & Drinks

1. Spice Kit
2. Town Hall
3. DragonEats
4. Chipotle
5. Foccacia
6. Starbucks
7. International Smoke
8. Yank Sing
9. Perry's
10. Boulevard
11. Rosa Mexicano
12. Osha Thai
13. Benu
14. Sweetgreen
15. Cafe Du Soleil
16. Mourad
17. Per Diem
18. Local Edition
19. Barcha
20. Philz Coffee
21. Working Girls' Cafe
22. Peet's Coffee
23. Sweetgreen
24. Blue Bottle

Hotels

1. W Hotel
2. Four Seasons Hotel
3. St. Regis
4. Palace Hotel
5. Marriott Marquis





CHARLIE CUTLER

Partner
Email: charlie@calco-sf.com
Cell: 415.850.4935
DRE # 02026787

CHARLES WILLIAMS

Associate
Email: charles@calco-sf.com
Cell: 916.757.3154
DRE #02244143

**PIONEERING REAL ESTATE SOLUTIONS WITH
PROVEN EXPERTISE**

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.