

— NOW AVAILABLE · SUBLEASE

FILE № 625 / 04
TERM THRU 03·31·2029

FLOOR 04 · AVAILABLE

625

Third Street

SAN FRANCISCO · CALIFORNIA · 94107

Once the headquarters of **Rolling Stone Magazine**. A 1910 brick-and-timber landmark, reissued for the next chapter.

FLOOR

04 / FULL FLOOR

SIZE

10,980 RSF

TYPE

Sublease

TERM EXPIRES

3·31·29



LOBBY · RESTORED

01 · THE PROVENANCE

A building that
 launched a magazine,
 shaped a **counterculture**,
 and is ready for what's *next*.

02 THE BUILDING

Four stories of brick &
 timber. A century of
 stories.

1910.	4 ^{stories}	'67.
YEAR BUILT	FULL RESTORED	ROLLING STONE ERA

Tucked between SoMa's contemporary towers stands a four-story brick survivor with a rare San Francisco pedigree. 625 Third Street served as the original headquarters of Rolling Stone Magazine — the creative laboratory where a generation of music and cultural journalism was forged.

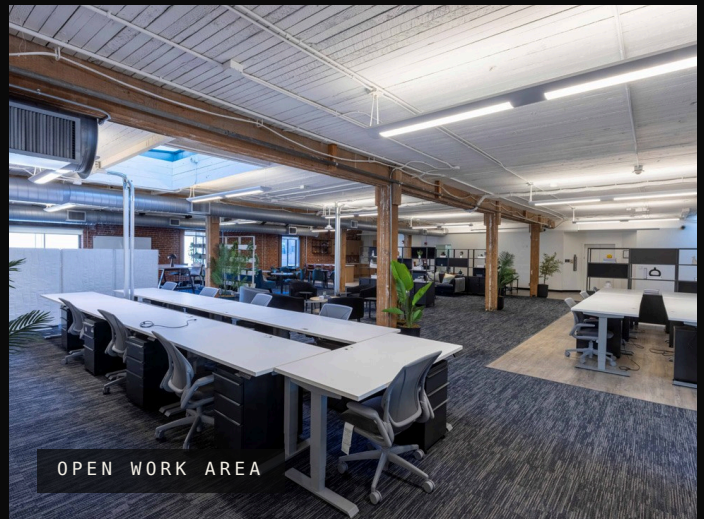
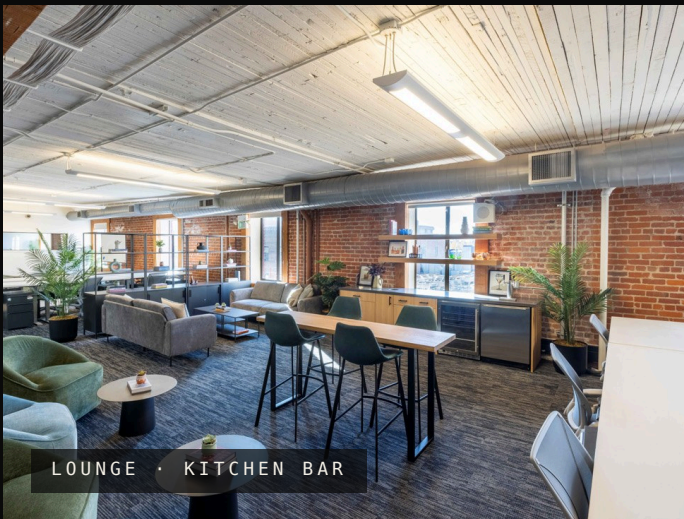
A full restoration has reimagined the property for the modern occupant while preserving everything that made it iconic: soaring ceilings, raw brick walls, and exposed structural timbers that read like architecture's own oral history. Modern interventions are deliberate and few — an upgraded lobby, an on-site café, a fully equipped gym, and a rooftop deck with sweeping city views.

The 4th floor is offered as a sublease through March 31, 2029 — a fully furnished, designed, and built-out plug-and-play environment. Every wall, fixture, and finish is in place. Move in. Get to work. Make something worth remembering.

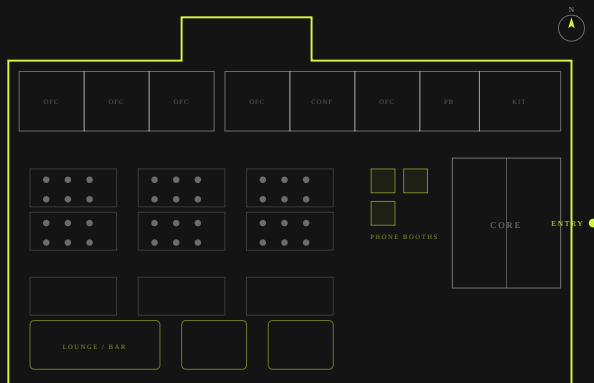
The Fourth *Floor.*

10,980

RENTABLE SQUARE FEET



FLOOR 04 · PLAN

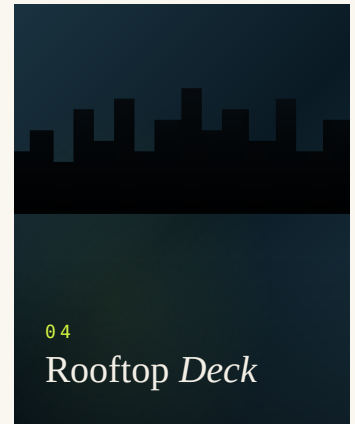
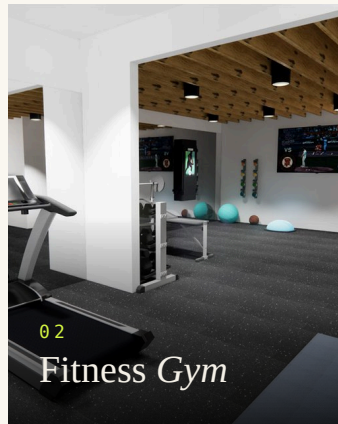
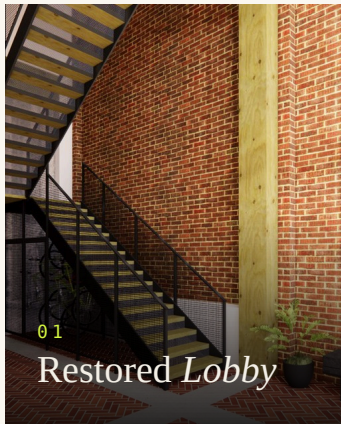


NOT TO SCALE

03 FEATURES & BUILD-OUT

- 01 Full *floor identity* — your name on the door
- 02 Brick & timber with exposed ceilings
- 03 8 enclosures + conference room
- 04 En-suite restrooms
- 05 3 phone booths
- 06 Brand new kitchen & lounge bar
- 07 *Plug & play* — fully furnished and designed

04 BUILDING AMENITIES



05 SUBLEASE TERMS

PREMISES	625 Third Street, Floor 04
SIZE	10,980 RSF · <i>full floor</i>
TYPE	Sublease
TERM EXPIRATION	March 31, 2029
CONDITION	Furnished, designed, plug & play
AVAILABILITY	Immediate

06 TRANSIT & ACCESS

CALTRAIN	4th & King Station	3 blocks
BART	Montgomery Station	6 blocks
MUNI	Major bus lines	on-site
280/80	Freeway access	< 5 min
PARKING	On-site available	included

For tour
& *inquiry.*

EXCLUSIVE SUBLESSOR
REPRESENTATION

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