

425 2ND STREET

RINCON/SOUTH BEACH SUB-MARKET

CREATIVE OFFICE SPACE
FOR LEASE



**20,000 SQUARE FEET
AVAILABLE**

PRICE REDUCED
\$24.00 - \$29.00 PSF/YR IG
\$3 PSF/YR COMMISSION

**1,000 - 20,000
SQUARE FEET AVAILABLE**

7,500 RSF FULL FLOORS
**3 blocks to Oracle Park and
Moscone Center**
**Great access to public
transportation and highways**
High Ceilings
Open Floor Plan
Glass Front Offices
Steps to South Park

MARK D. WALKER

(415) 722-6310
mwalker@coltoncommercialsf.com
License #: 00878051

DANIEL H. STARR

(415) 317-3491
dstarr@coltoncommercialsf.com
License #: 02017899

EDDY ADJAOUTE

(415) 747-4050
eddy@coltoncommercialsf.com
License #: 02114628



425 2ND STREET

5TH FLOOR

Available: NOW

Suite #500: 7,652 RSF

Term: Negotiable

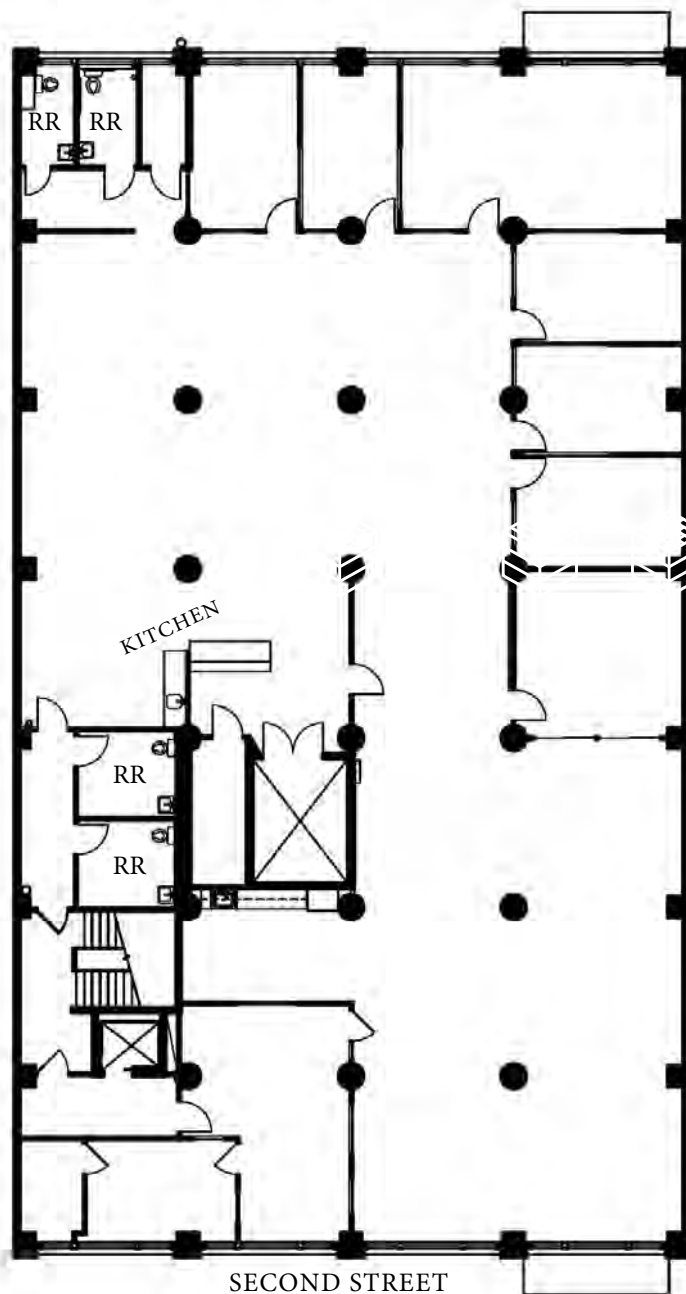
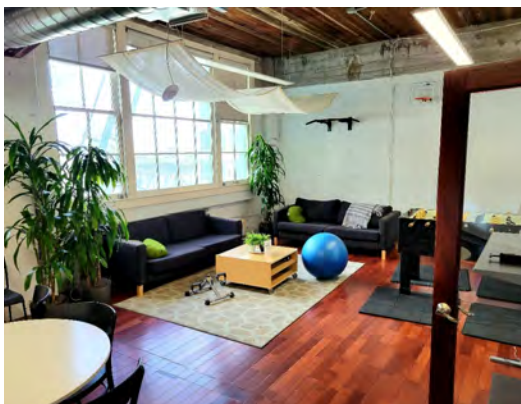
Rate: \$29.00 IG **\$3 PSF/YR COMMISSION**

High Ceilings

Open Floor Plan

Glass Front Offices

Hardwood Floors



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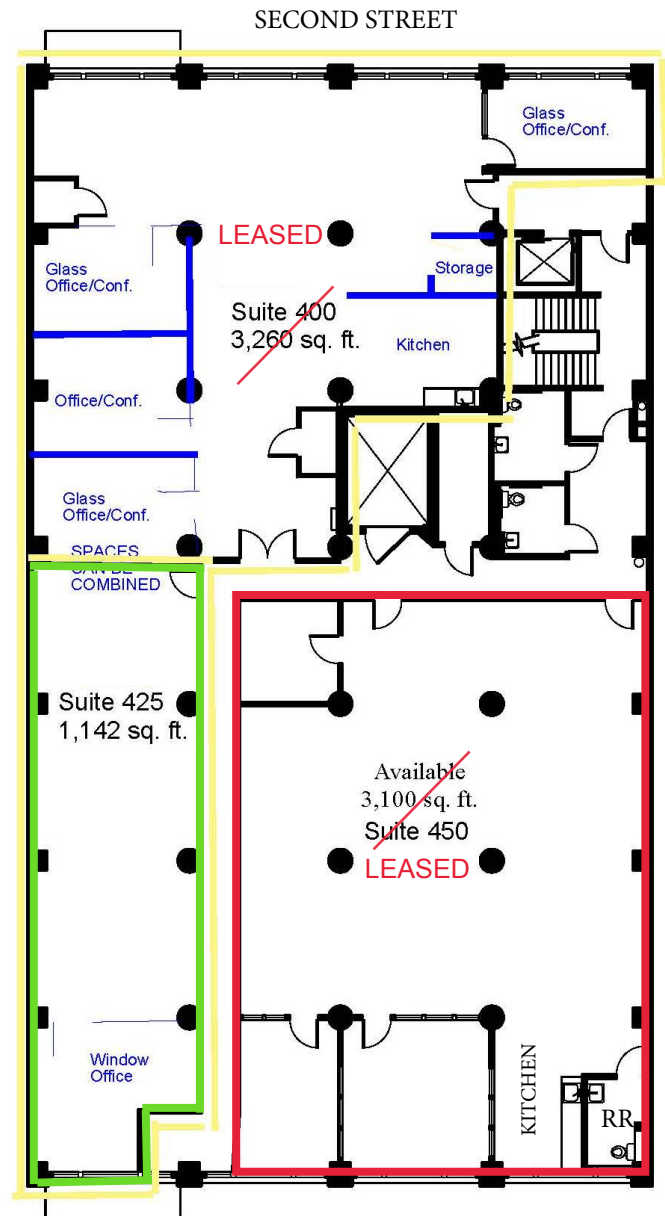


425 2ND STREET **\$3 PSF/YR COMMISSION** 4TH FLOOR

Suite #	Comments	Availability	Term	Rate
Suite #450: 3,100 RSF LEASED	High Ceilings, Open Floor Plan, Hardwood Floors	NOW LEASED	Negotiable	\$29 IG
Suite #400: 3,260 RSF LEASED	3 Office/Conference with Glass, Kitchenette, Server Room, Storage Open Area with large Western Window line	NOW LEASED	Negotiable	\$29 IG
Suite #425: 1,142 RSF	Eastern Windows, High Ceilings, Conference Room/Office	NOW	Negotiable	\$29 IG



- Suite 400 ~~LEASED~~
- Suite 425
- Suite 450 ~~LEASED~~



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425 2ND STREET

2ND FLOOR

4,402 RSF

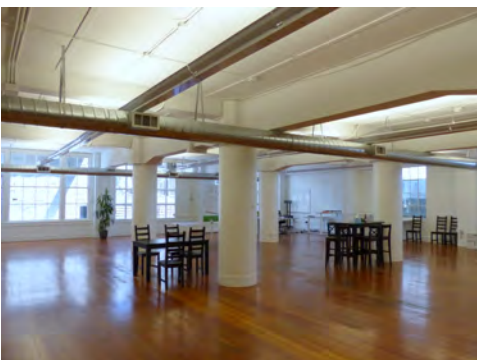
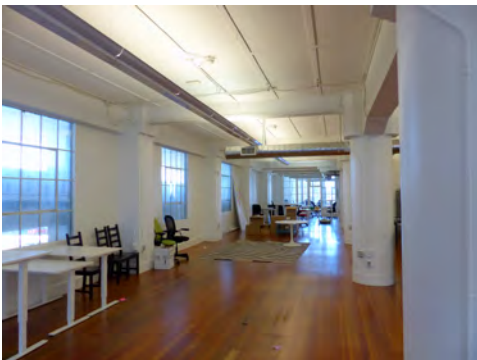
Available: NOW

Term: Negotiable

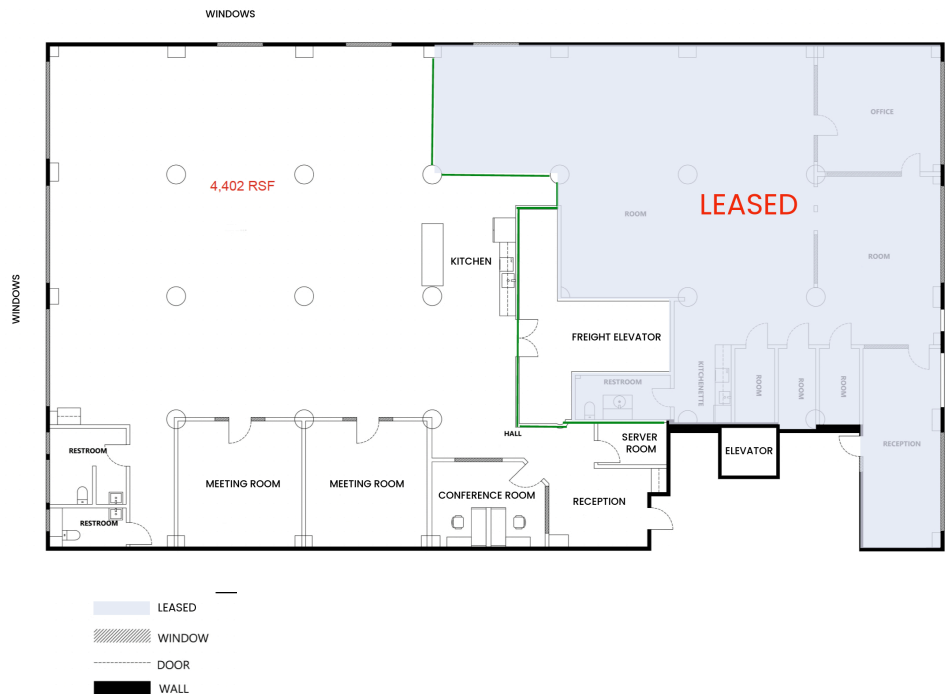
Rate: \$29.00 IG

\$3 PSF/YR COMMISSION

High Ceilings
Hardwood floors
Open floor plan
Private offices
Kitchen



VIRTUAL TOUR



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GROUND FLOOR

~~1,500 RSF~~ **LEASED**

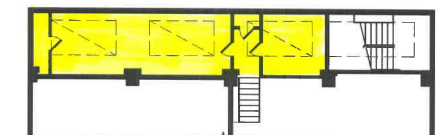
High Ceilings
Open Floor Plan
Private Offices

LEASED

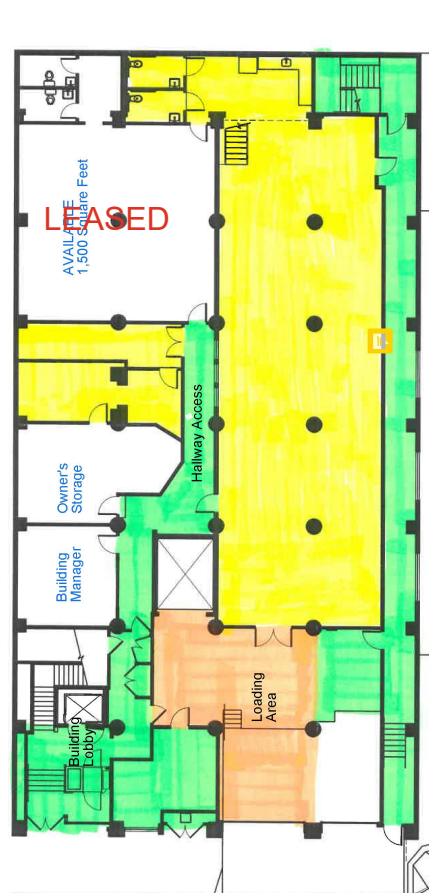
~~Available: NOW~~
Term: Negotiable
Rate: \$24.00 IG



-  Space Leased to Gym
-  Loading Area
-  Common Areas Hallways / Lobby



MEZZANINE



FIRST FLOOR

SECOND STREET

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