

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**

06 **FOURTH FLOOR**

11 **SECOND FLOOR**

17 **GROUND FLOOR**

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STREET

PROPERTY SUMMARY

625^{2ND} STREET

PROPERTY SUMMARY

ADDRESS

625 2nd Street, San Francisco, CA 94107
LOCATED IN SOUTH BEACH

AVAILABLE SPACE

Fourth Floor
+/- 7,014 - 39,263 SQUARE FEET
Second Floor
+/- 3,625- 22,734 SQUARE FEET
Ground Floor
+/- 7,932 SQUARE FEET

RENTAL RATE

\$45 - \$65 / 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



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STREET

FOURTH FLOOR

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FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,014 - 39,263 Square Feet (Demisable or Full Floor)

RENTAL RATE

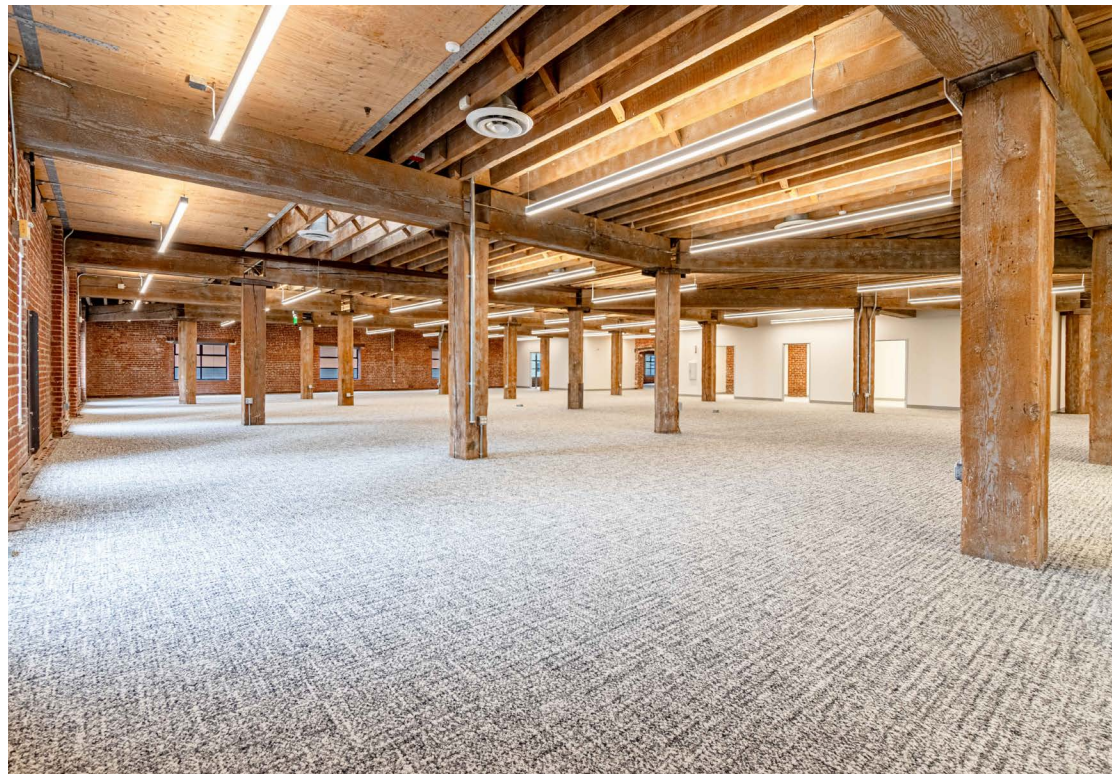
\$65 / SF / Year, Industrial Gross

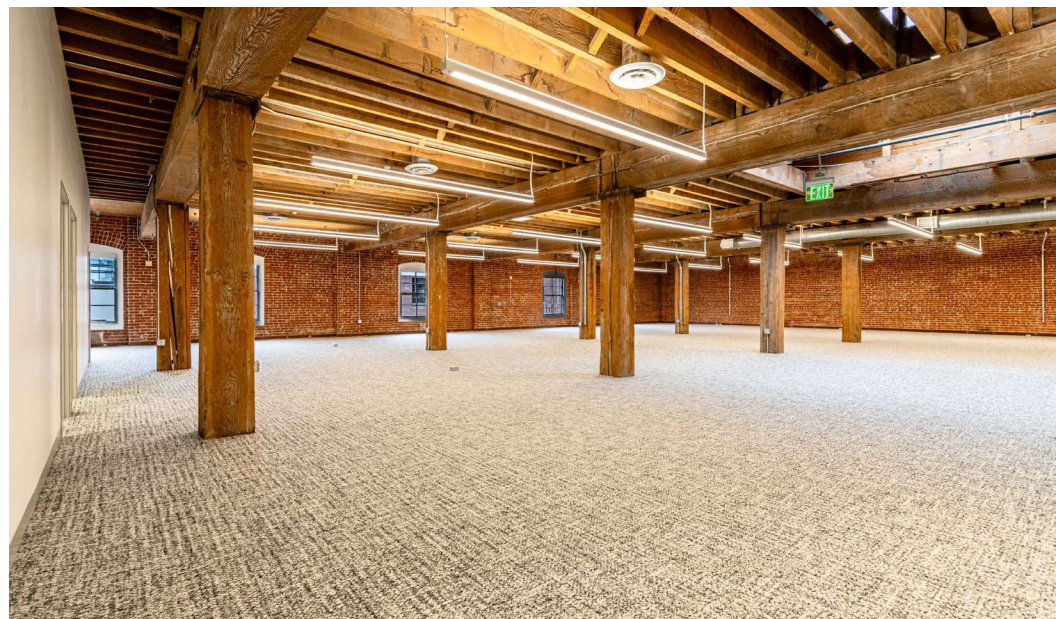
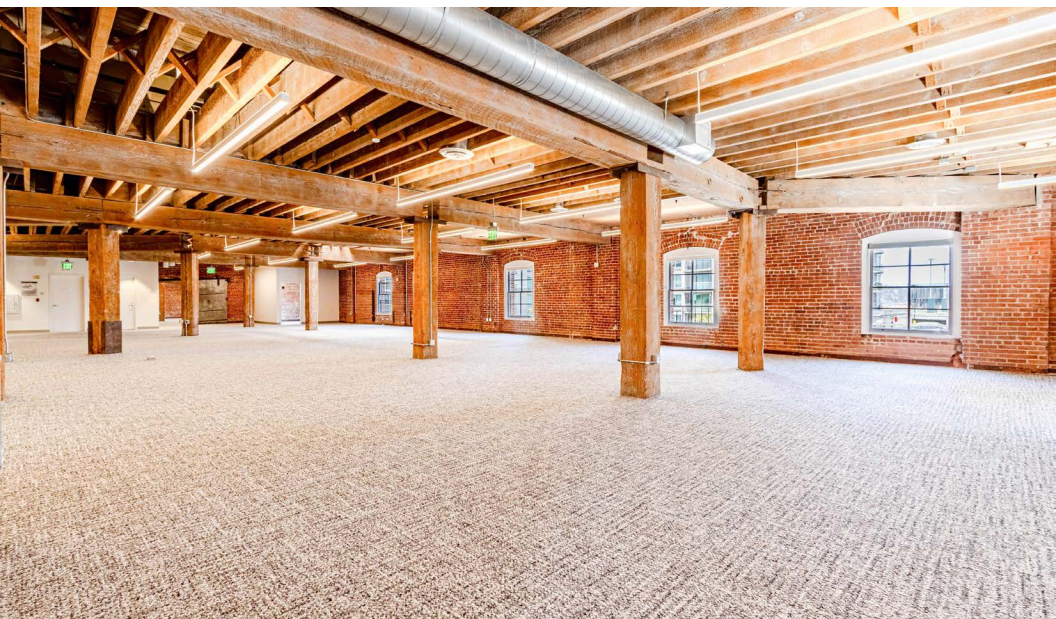
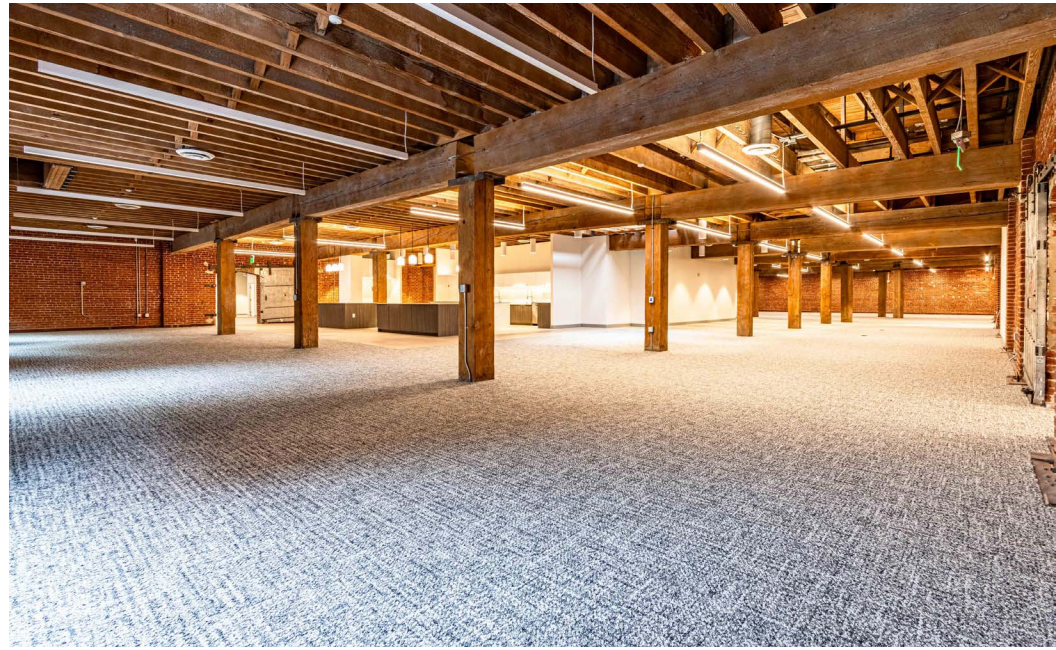
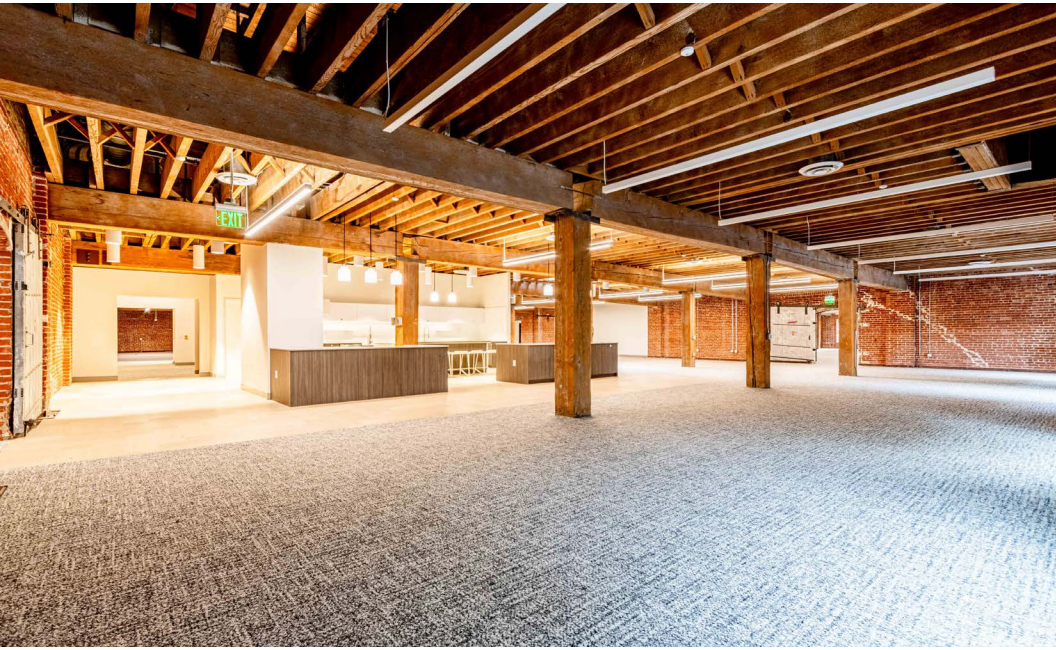
AVAILABLE

Immediately

SUITE ATTRIBUTES

- Beautifully Renovated Brick & Timber Space
- High Ceilings w/ Skylights & Abundant Natural Light
- Brand New Kitchen w/ High-End Finishes
- Full HVAC Throughout
- Build to Suit Tenant Improvements Available





Option A: +/- 14,676 Square Feet

Option B: +/- 7,014 Square Feet

Option C: +/- 17,573 Square Feet



Full Floor: +/- 39,263 Square Feet



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SECOND FLOOR

SECOND FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 204: +/- 8,323 Square Feet

Suite 203: +/- 3,625 Square Feet

Suite 201: +/- 10,786 Square Feet

RENTAL RATE

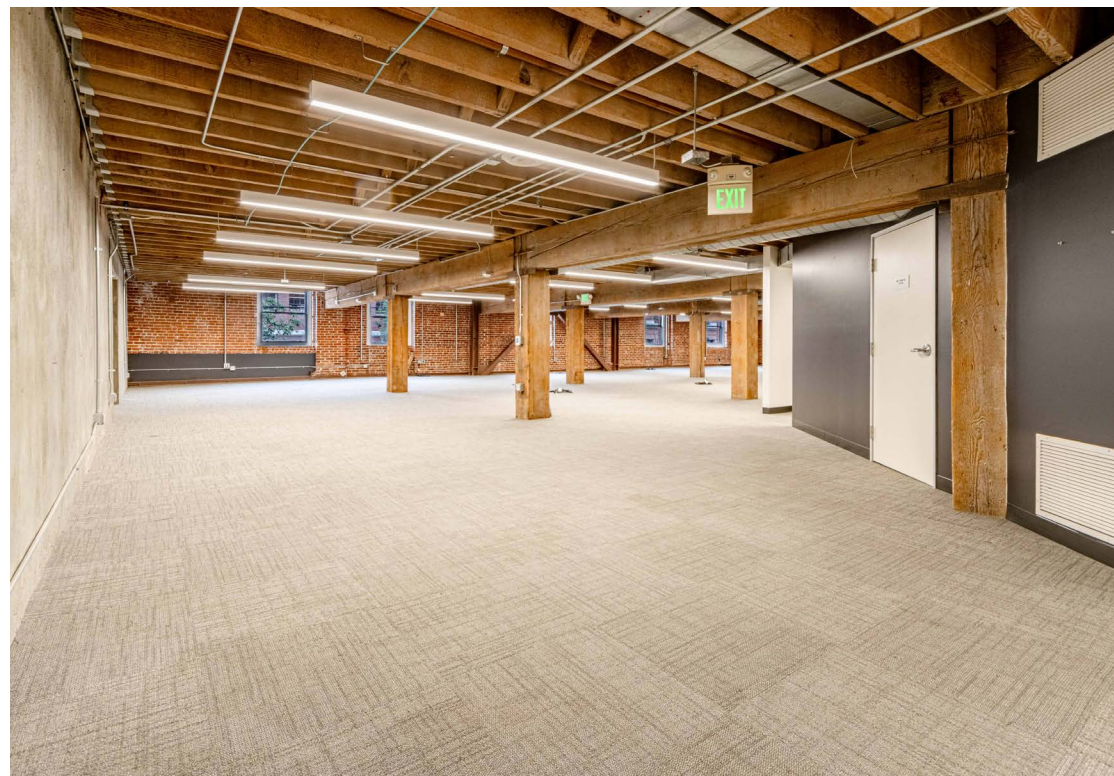
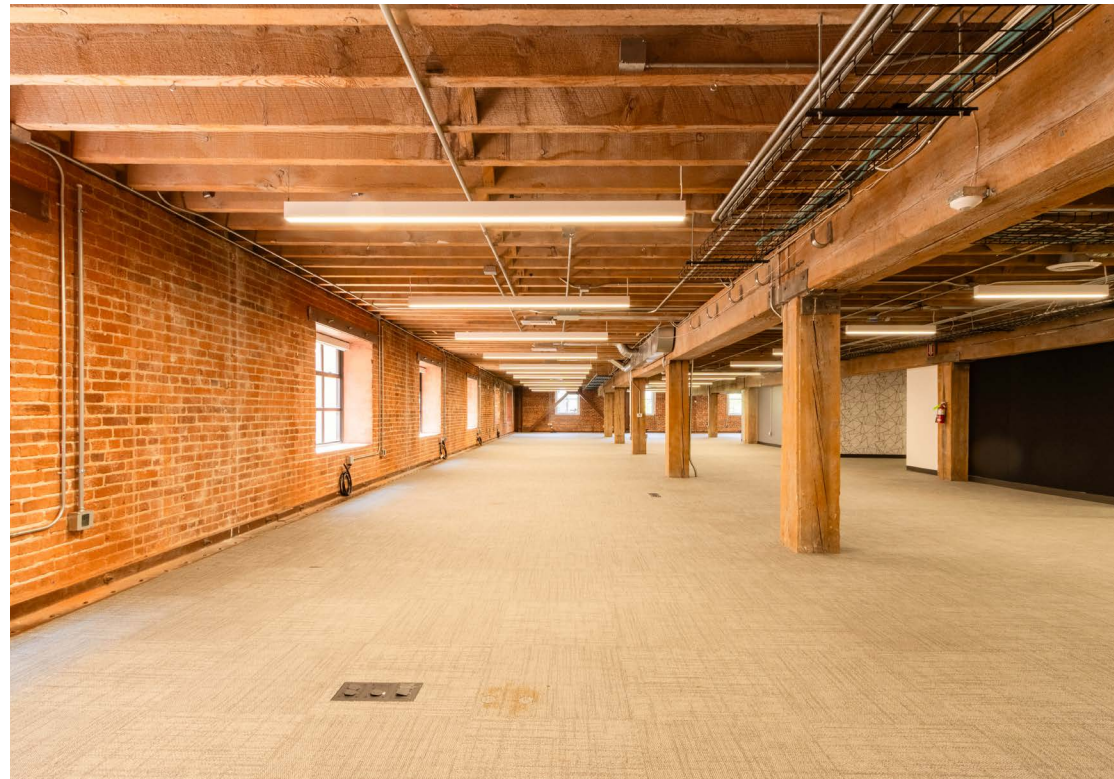
\$45 / SF / Year, Industrial Gross

AVAILABLE

Immediately

FLOOR ATTRIBUTES

- Move-In Ready Brick & Timber Spaces
- Furniture Available
- Kitchenette in Every Suite
- Full HVAC Throughout

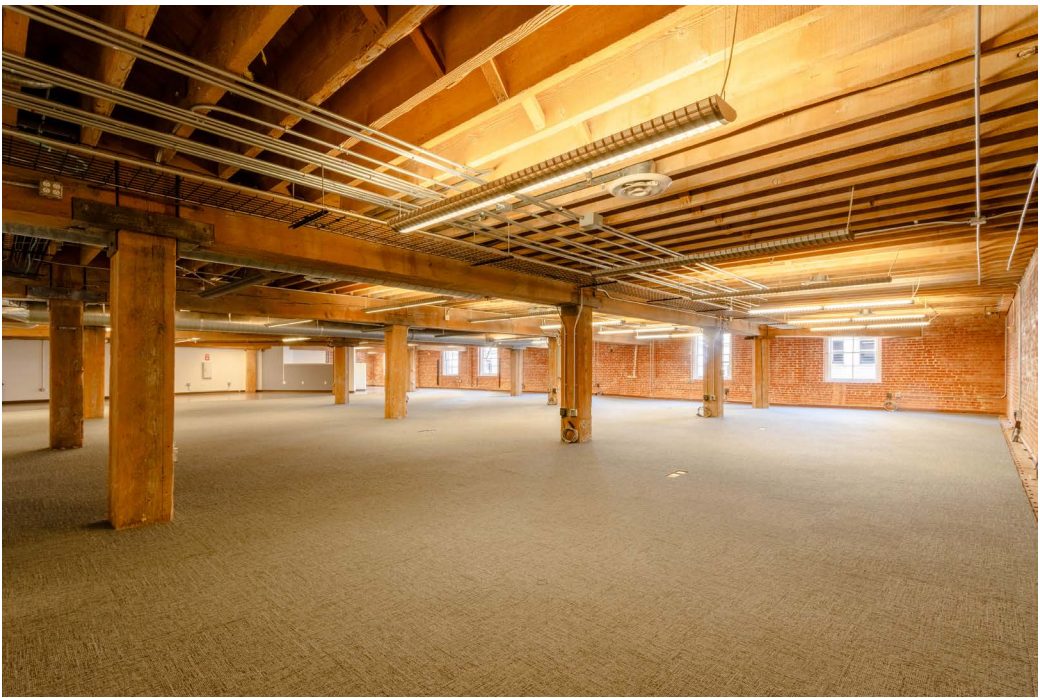
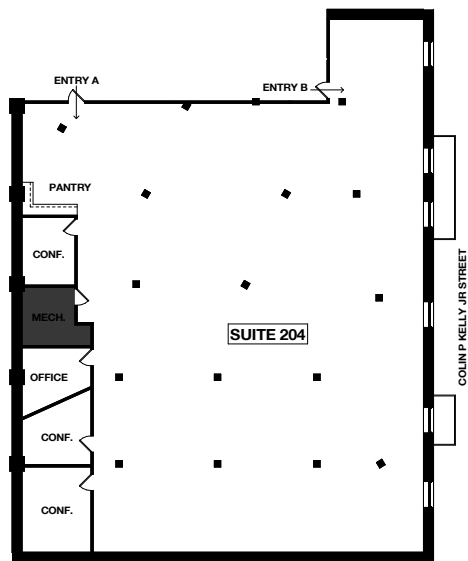


SUITE 204 ATTRIBUTES

AVAILABLE SPACE	+/- 8,323 Square Feet
RENTAL RATE	\$45 / SF / Year, Industrial Gross
AVAILABLE	Immediately

SUITE NOTES

- Four (4) Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Brick & Timber w/ Window Line
- Kitchenette / Break Area

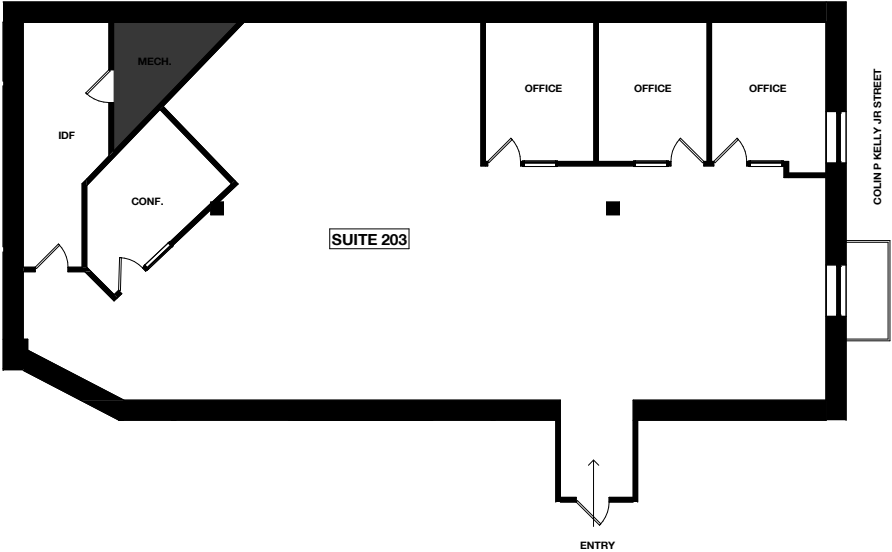
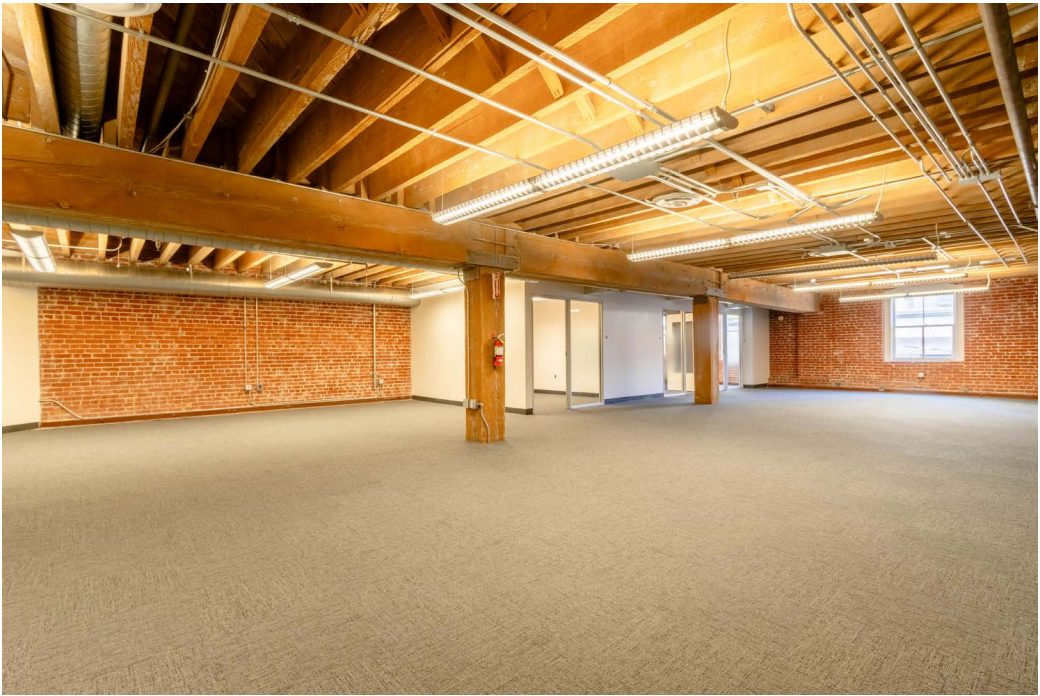
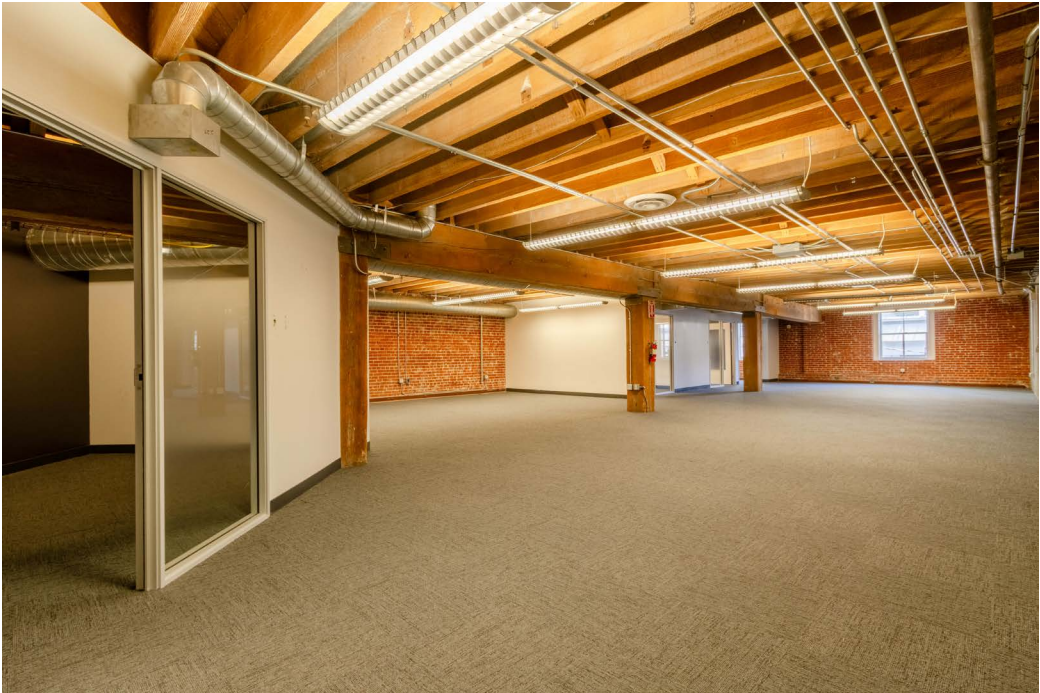


SUITE 203 ATTRIBUTES

AVAILABLE SPACE	+/- 3,625 Square Feet
RENTAL RATE	\$45 / SF / Year, Industrial Gross
AVAILABLE	Immediately

SUITE NOTES

- One (1) Conference Room
- Three (3) Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Creative Brick & Timber Space

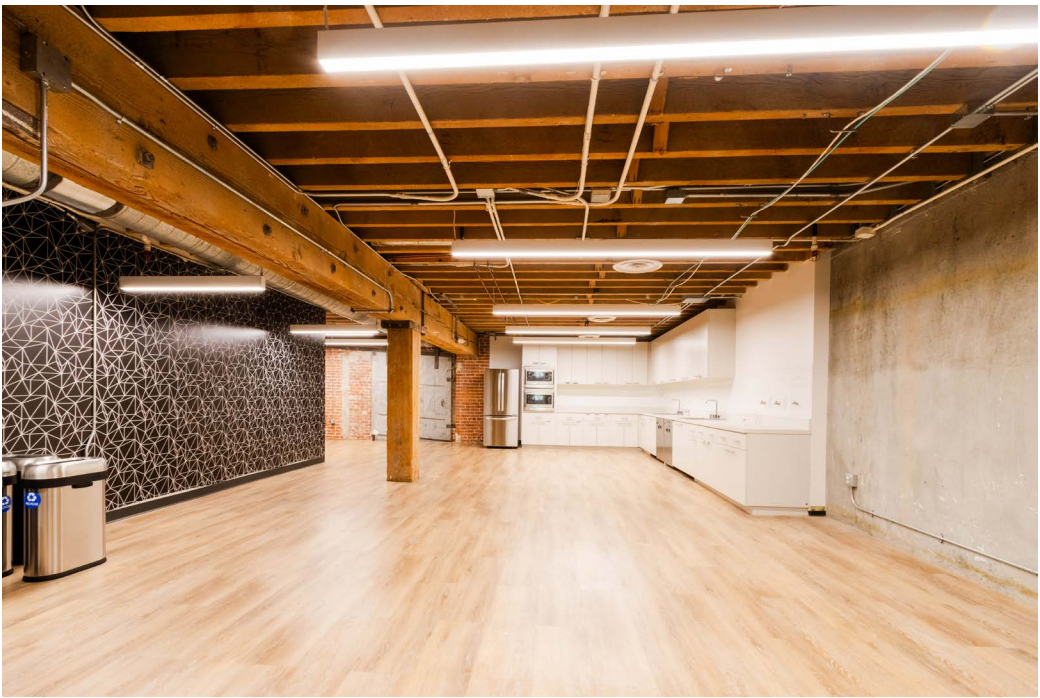
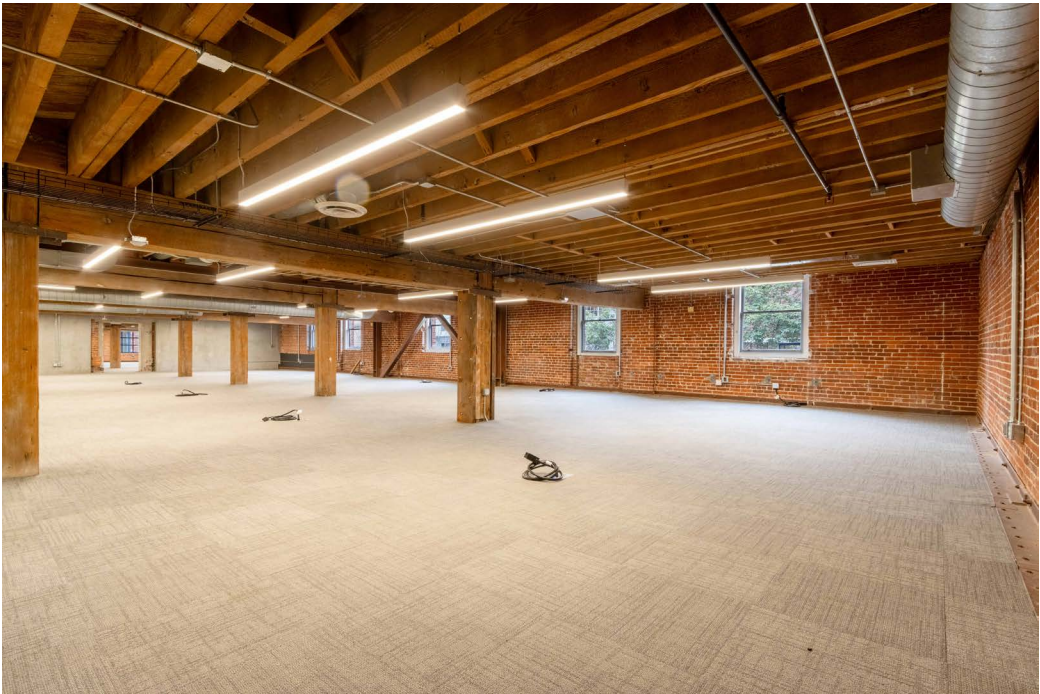


SUITE 201 ATTRIBUTES

AVAILABLE SPACE	+/- 10,786 Square Feet
RENTAL RATE	\$45 / SF / Year, Industrial Gross
AVAILABLE	Immediately

SUITE NOTES

- Eight (8) Meeting / Conference Rooms
- One (1) Shower En Suite
- Furniture & TI's Available
- Full HVAC Throughout
- Large Brand New Kitchenette / Break Area



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FLOOR PLAN

Suite 204: +/- 8,323 Square Feet

Suite 203: +/- 3,625 Square Feet

Suite 201: +/- 10,786 Square Feet



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GROUND FLOOR

SUITE 104 ATTRIBUTES

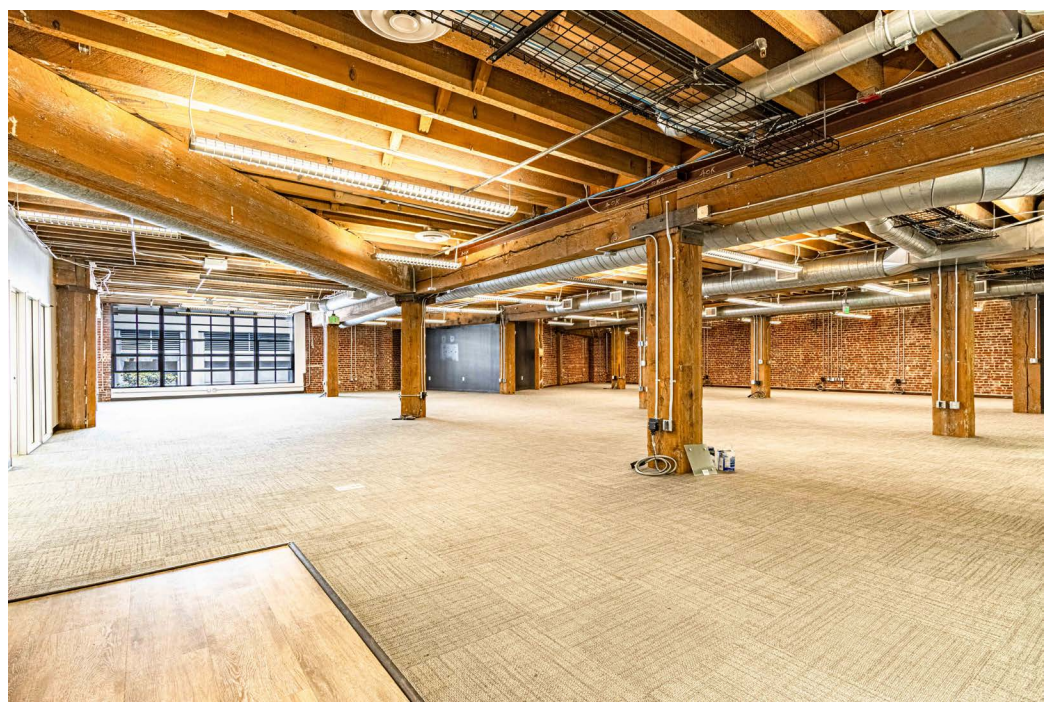
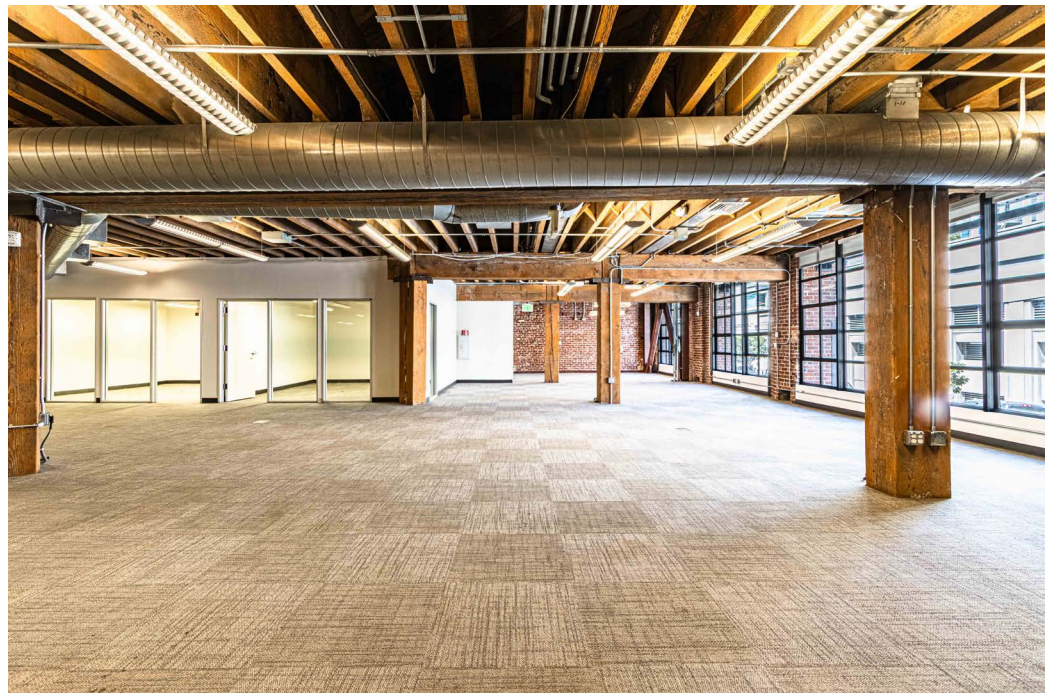
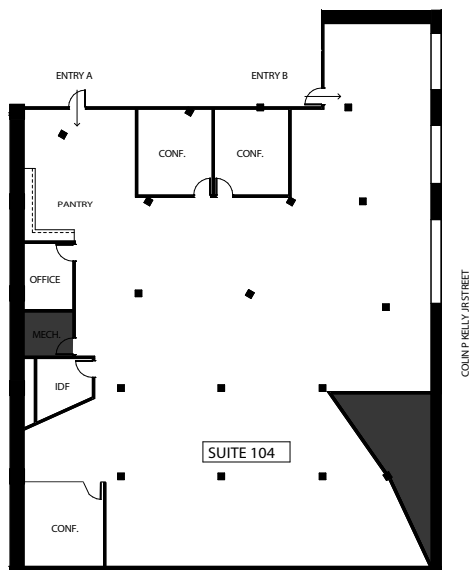
AVAILABLE SPACE +/- 7,932 Square Feet

RENTAL RATE \$45 / SF / Year, Industrial Gross

AVAILABLE Immediately

SUITE NOTES

- Four (4) Meeting / Conference Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Large Brand New Kitchenette / Break Area
- Expansive Floor to Ceiling Window Line



Suite 104: +/- 7,932 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.



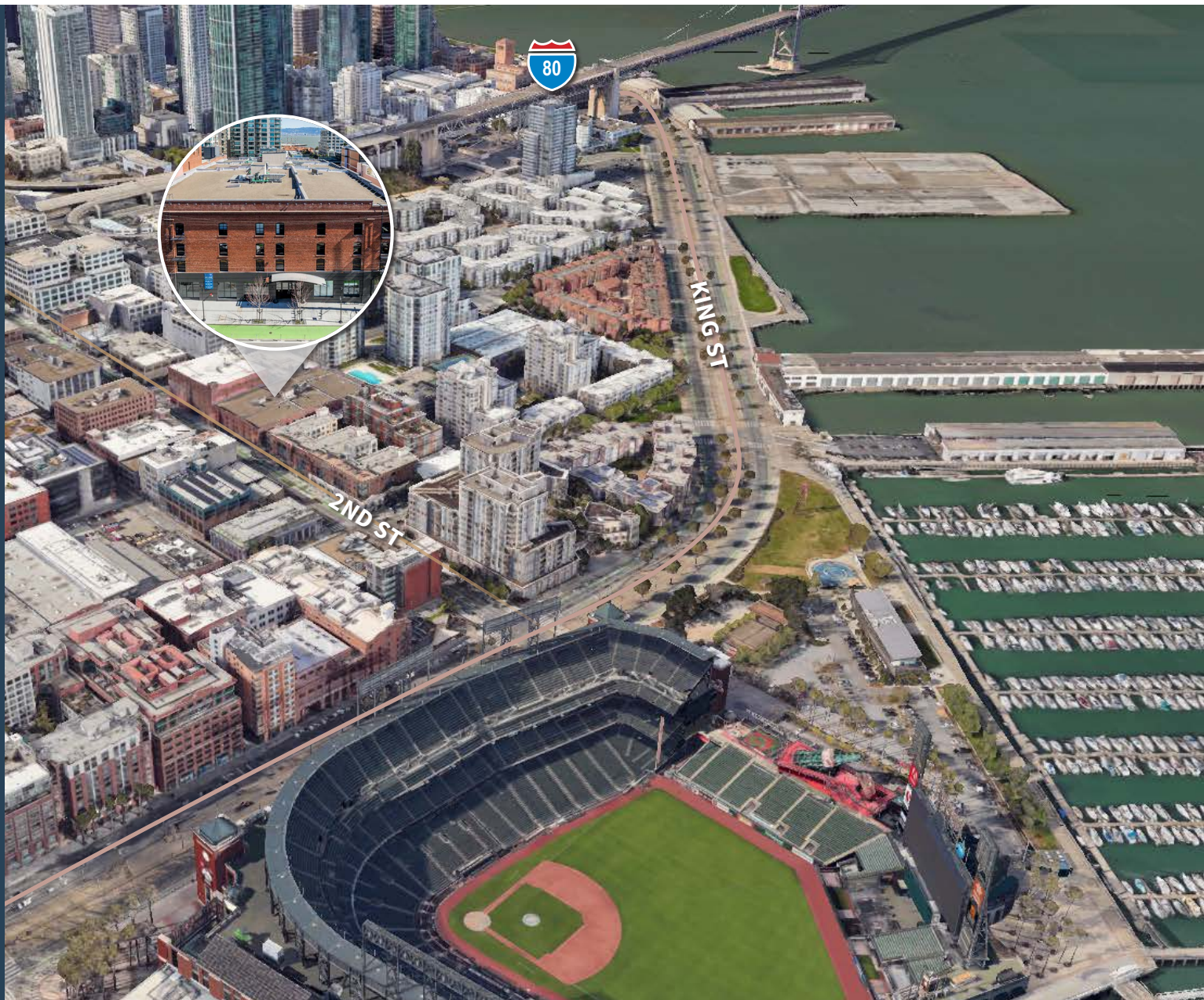
03 MIN to King St MUNI
10 MIN to 4th St Caltrain
20 MIN to Montgomery BART



05 MIN to Financial District
06 MIN to Union Square
10 MIN to Mission District



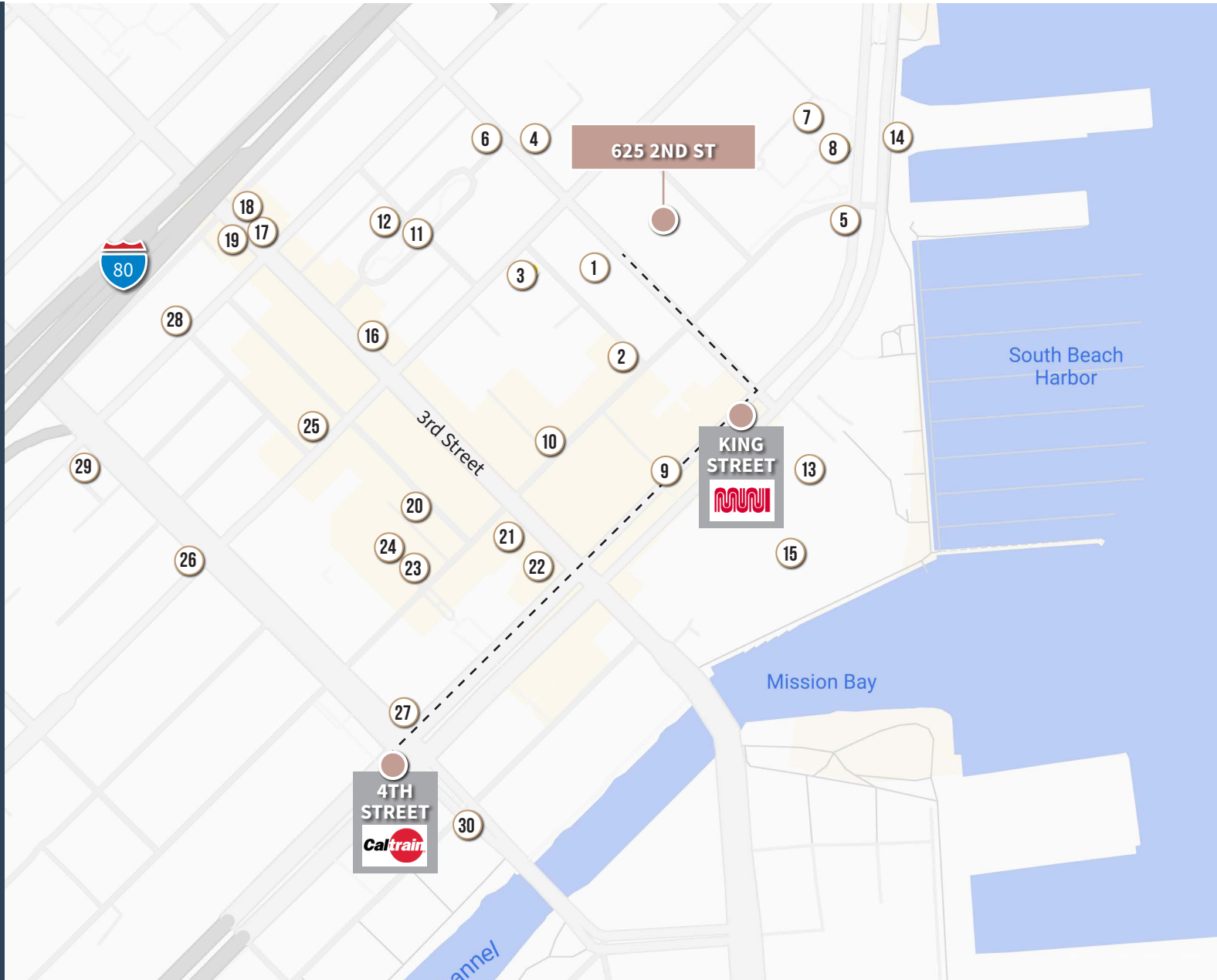
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1.....SAJJ Mediterranean
- 2.....Merkado
- 3.....ROOH SF
- 4.....Movida
- 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



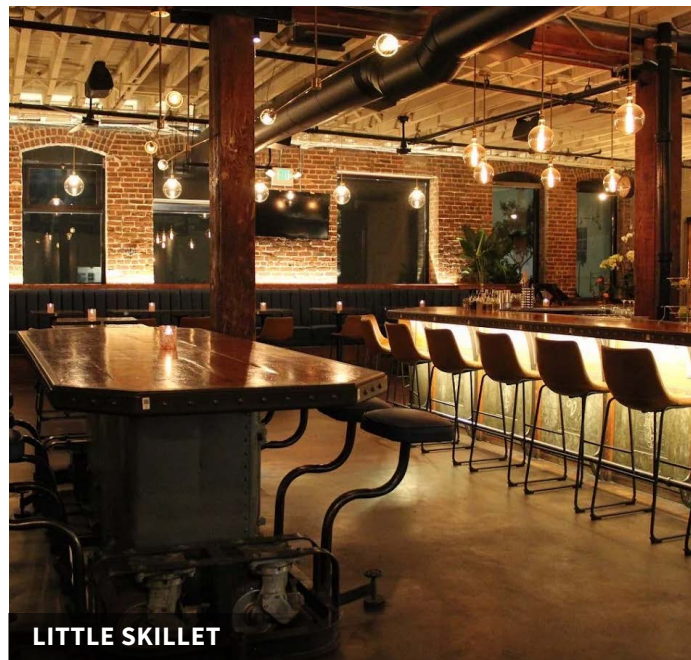
ORACLE PARK



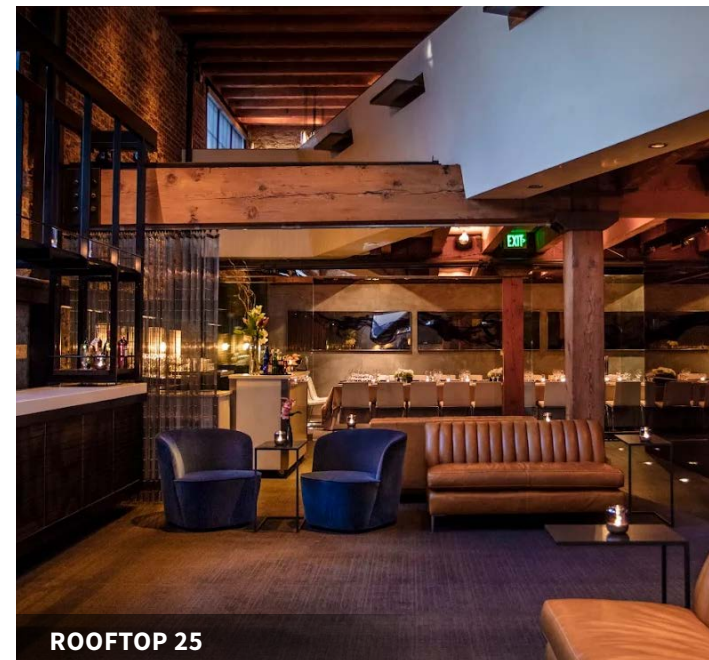
SAISON



BLUE BOTTLE COFFEE



LITTLE SKILLET



ROOFTOP 25

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