



**625 2ND
STREET**

**FOR LEASE
BEST IN CLASS BRICK & TIMBER CREATIVE BUILDING**

Corp. Lic. 01112906

ZACH HAUPERT

zhaupert@tcpre.com | C 415.812.1219

MICHAEL SANBERG

msanberg@tcpre.com | C 415.697.6088

ETHAN MANN

ethan@tcpre.com | C 415.990.9127



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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625 2ND
STREET



PROPERTY SUMMARY

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

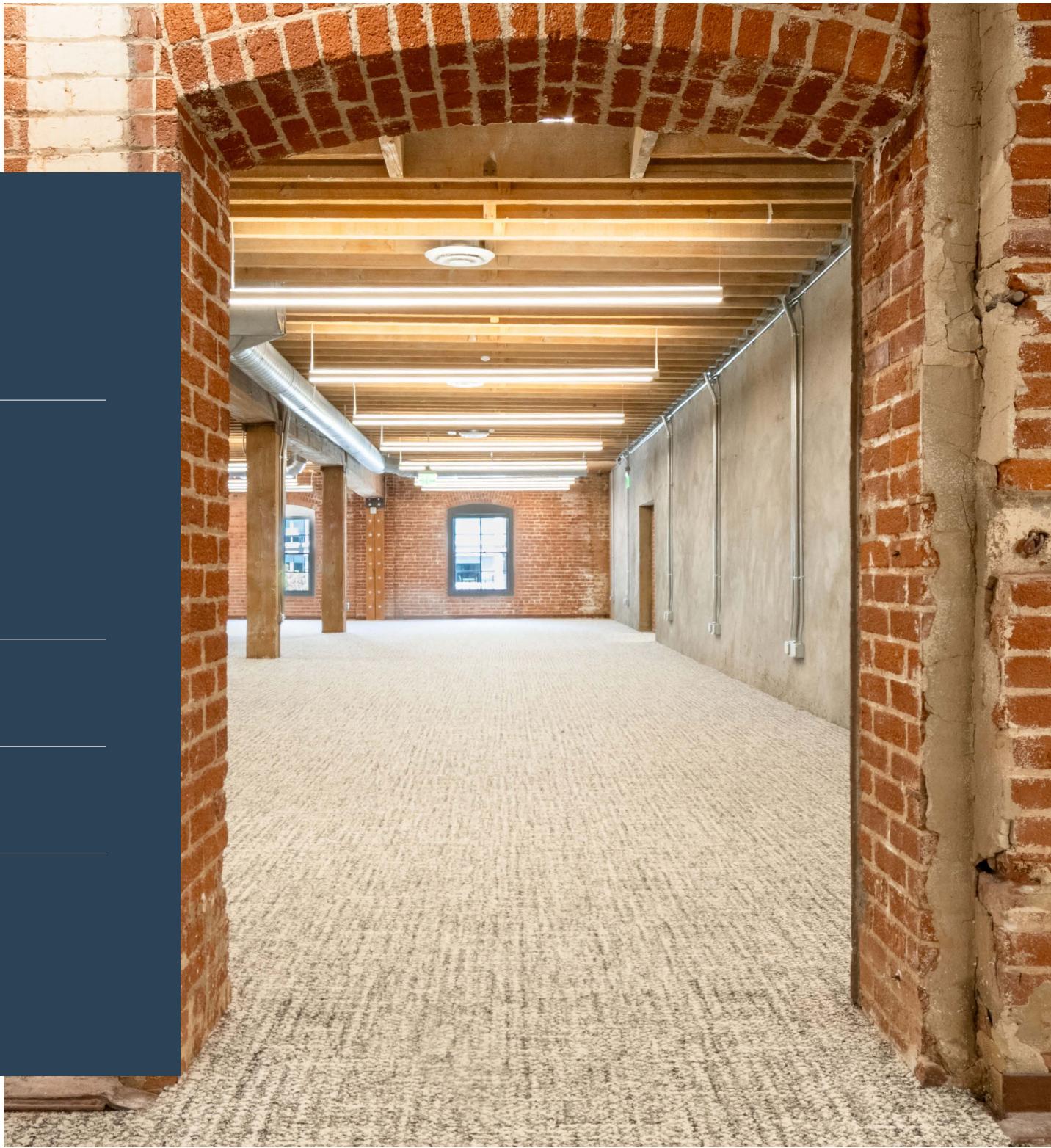
Office - Multi-Tenant Building

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



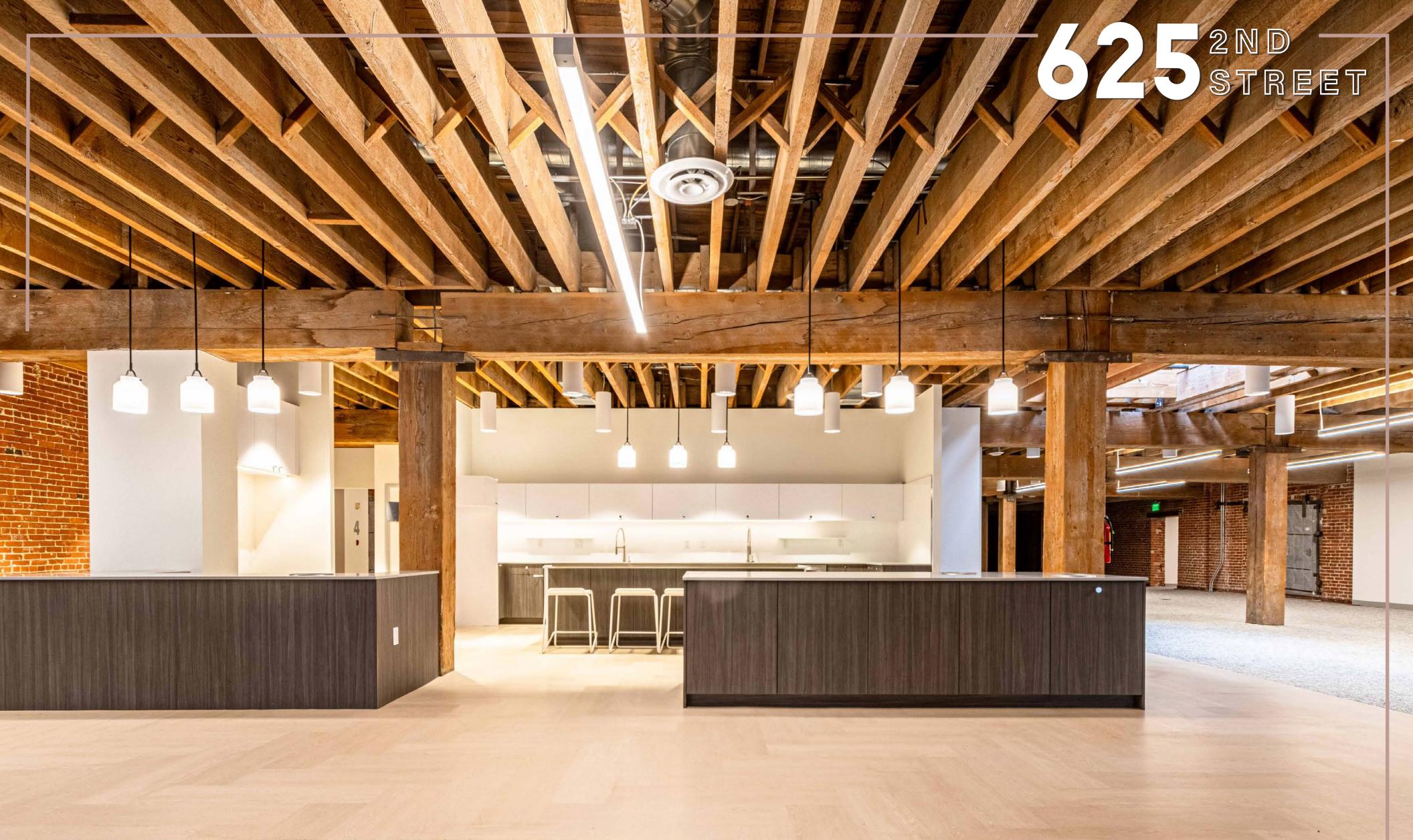
WALKING DISTANCE TO
TRANSIT OPTIONS



ON-SITE PARKING



625 2ND
STREET



FOURTH FLOOR

FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

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

RENTAL RATE

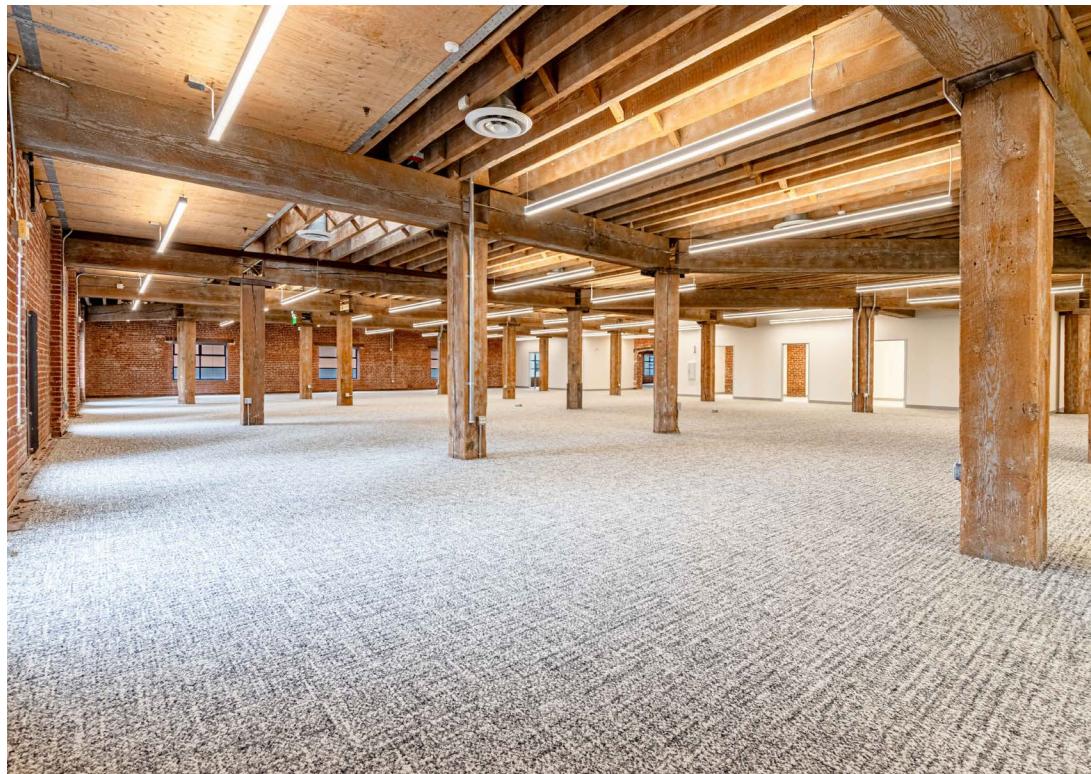
\$65 / SF / Year, Industrial Gross

AVAILABLE

Immediately

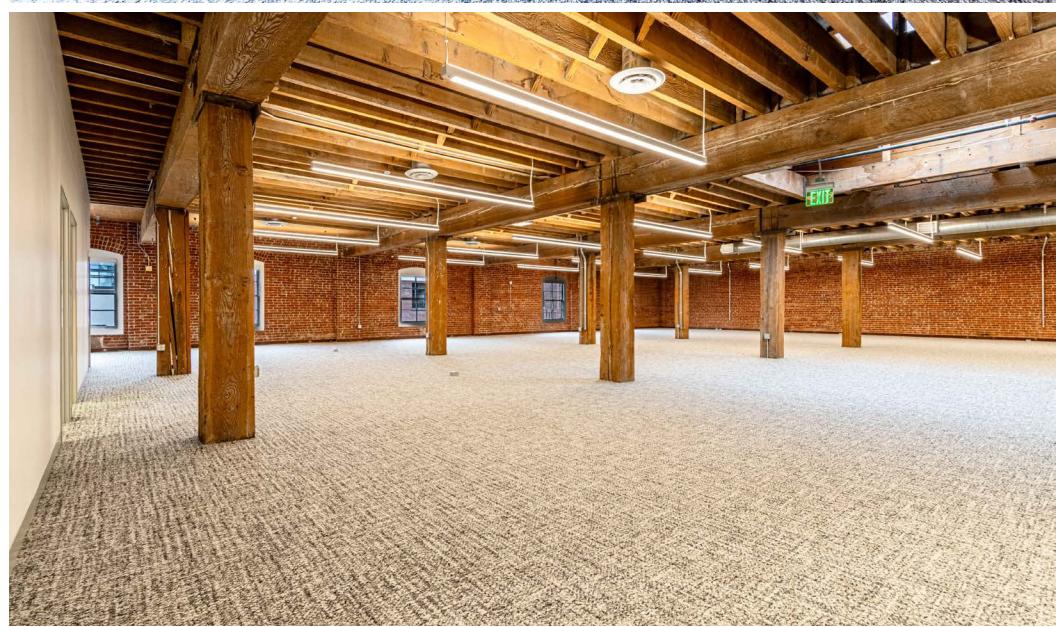
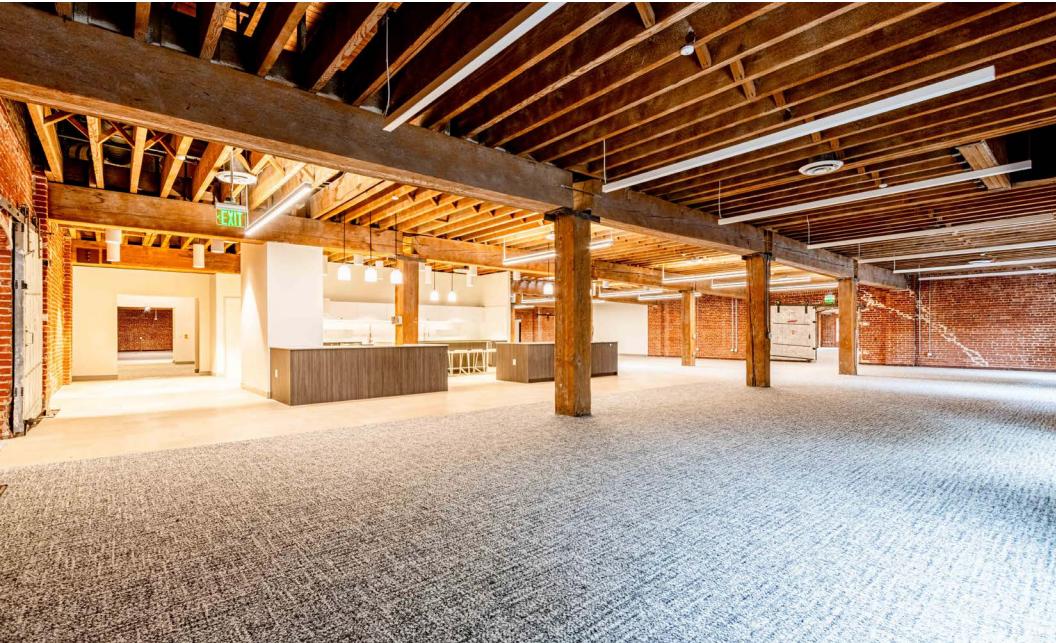
SUITE ATTRIBUTES

- 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



625 2ND STREET

SPACE PHOTOS



625 2ND STREET

4TH FLOOR DEMISING PLAN

Option A: +/- 14,676 Square Feet

Option B: +/- 7,014 Square Feet

Option C: +/- 17,573 Square Feet



625 2ND STREET

Full Floor: +/- 39,263 Square Feet

4TH FLOOR PLAN



625^{2ND}
STREET

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

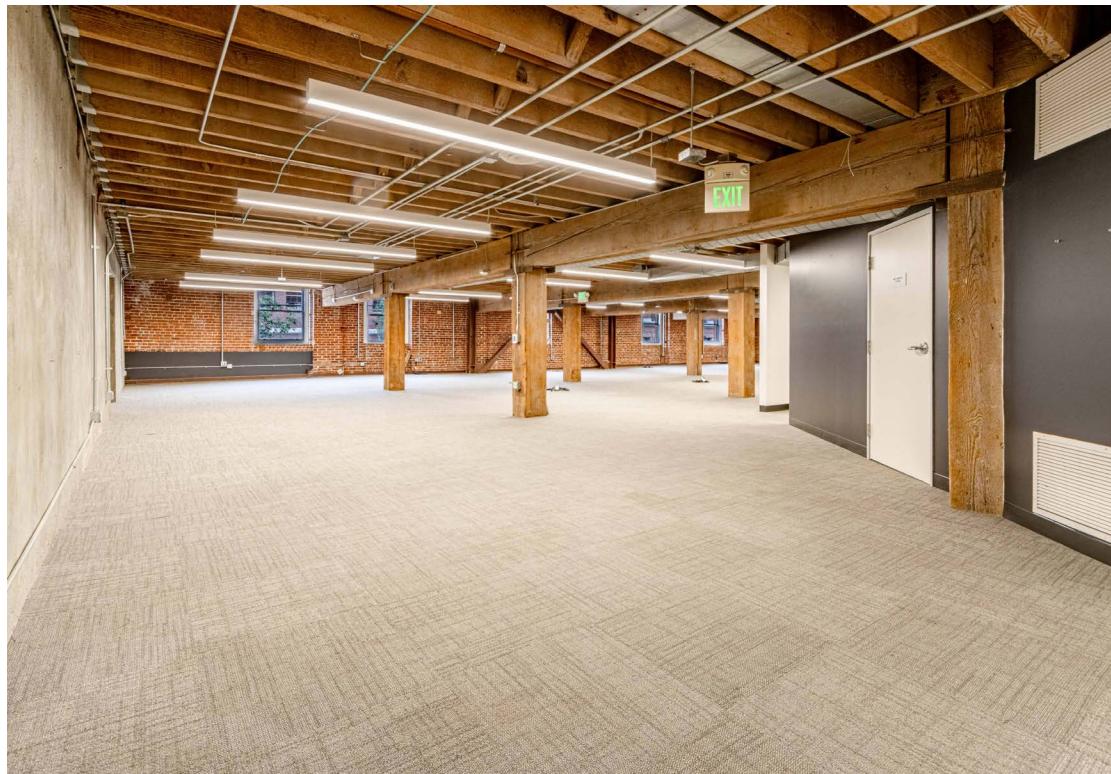
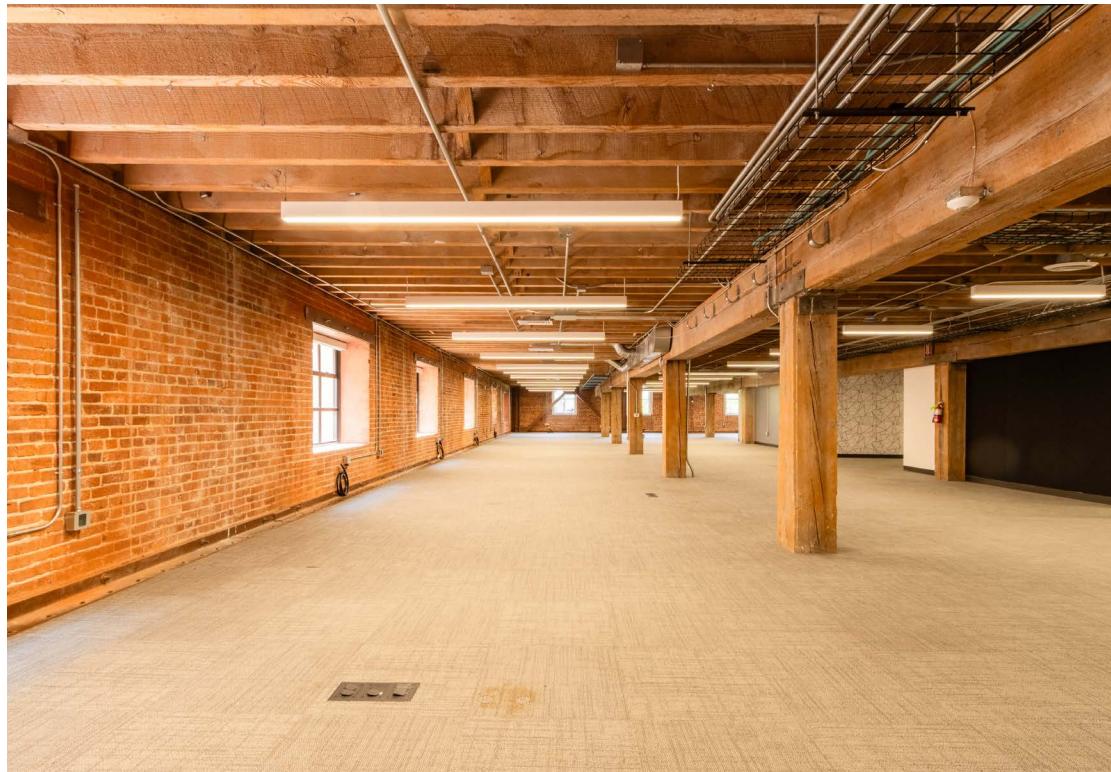
\$45 / SF / Year, Industrial Gross

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

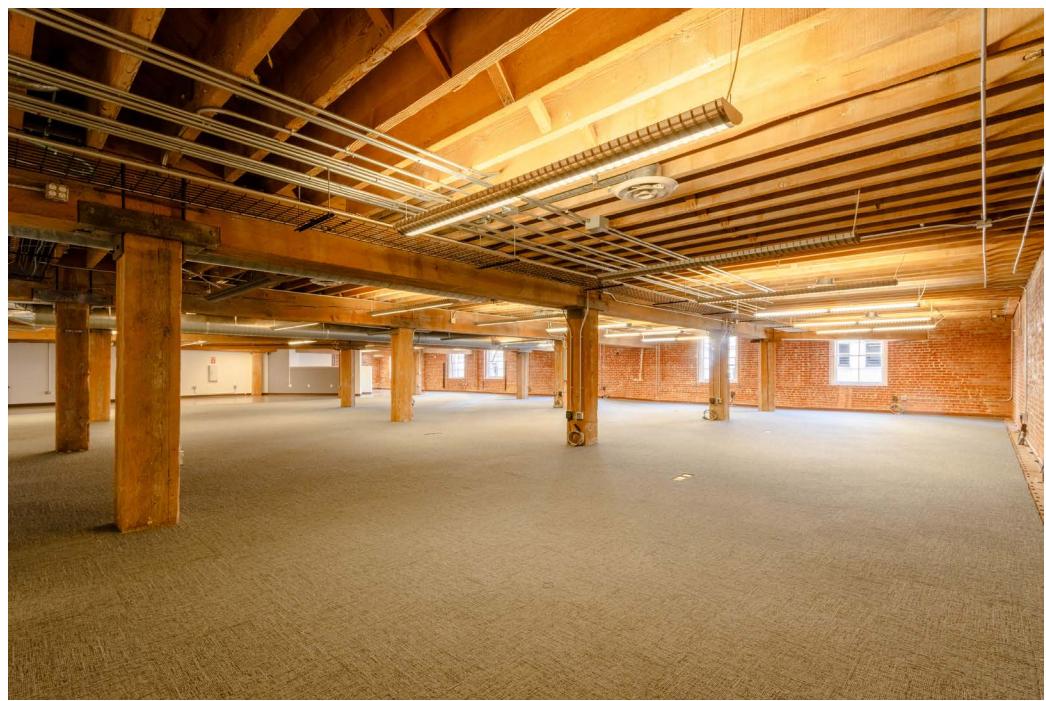
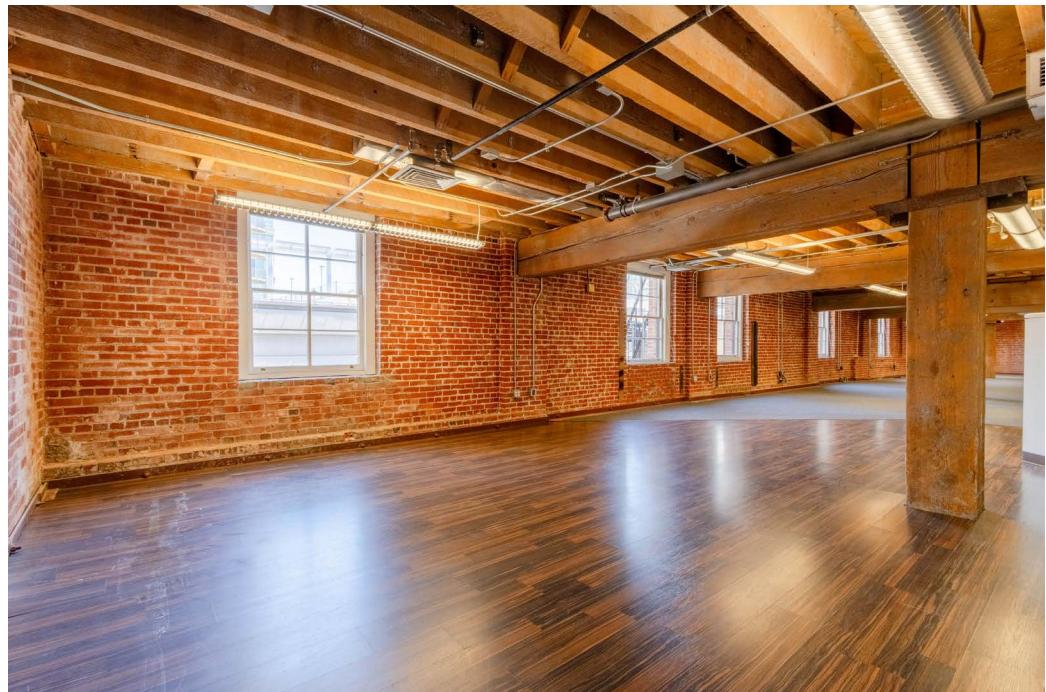
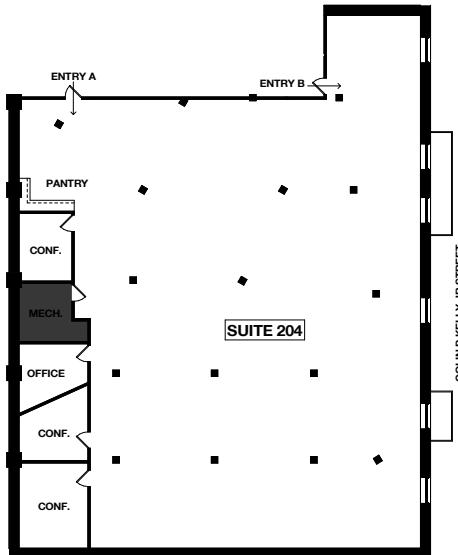
\$45 / SF / Year, Industrial Gross

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

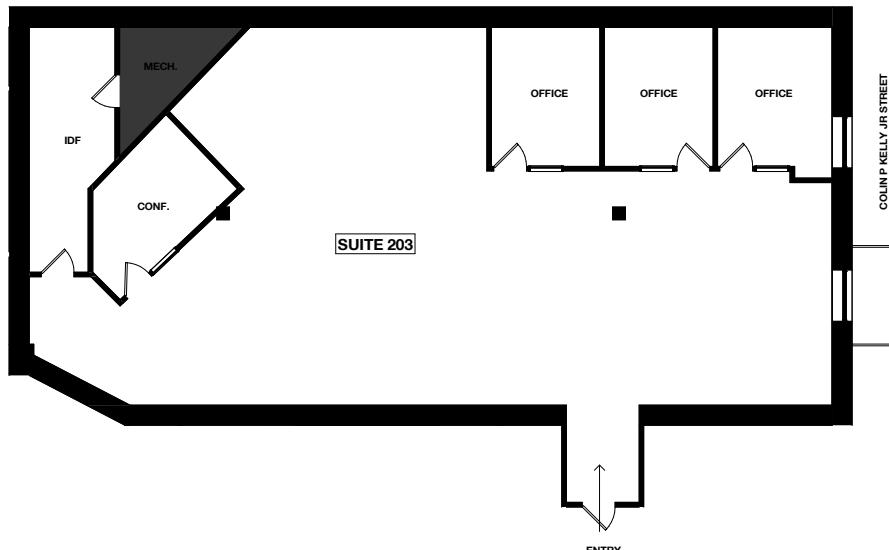
\$45 / SF / Year, Industrial Gross

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

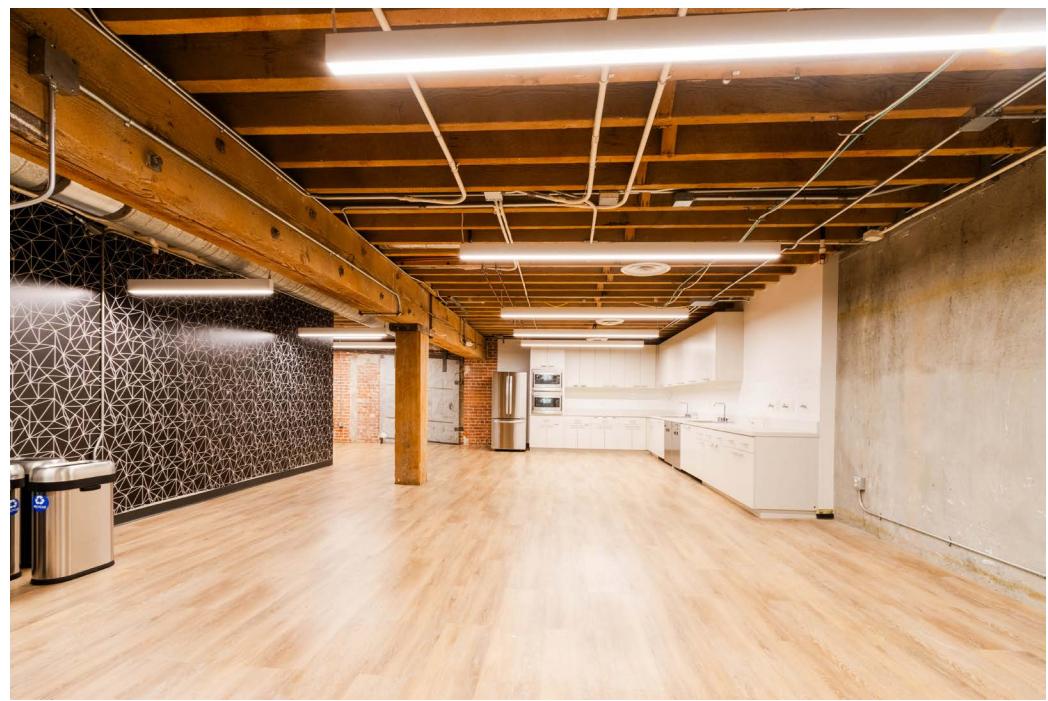
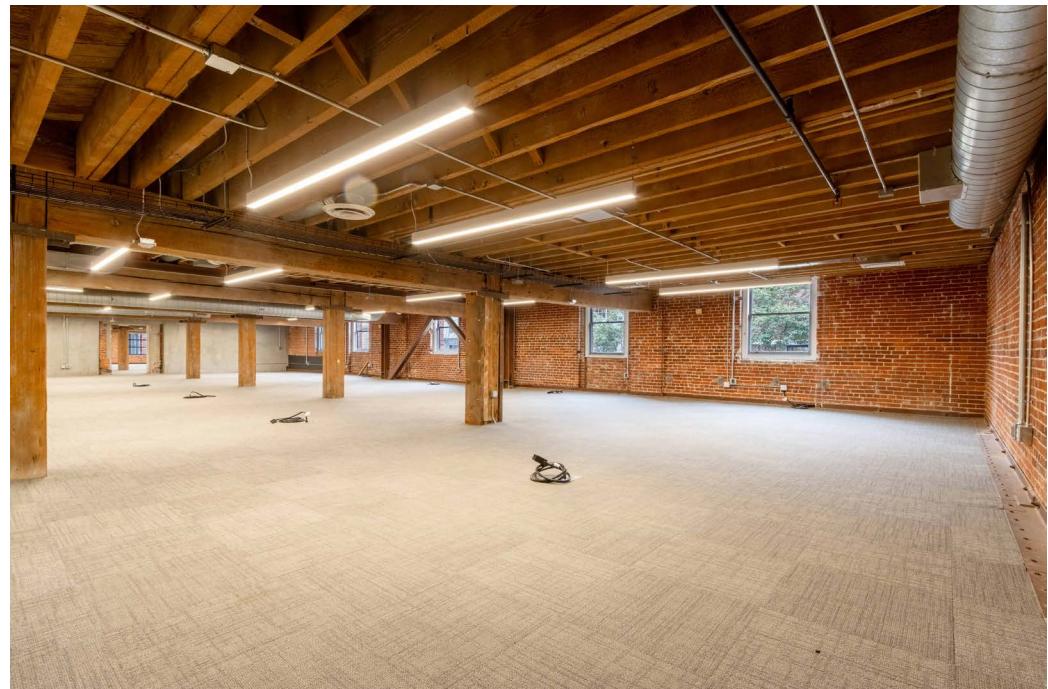
\$45 / SF / Year, Industrial Gross

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



625 2ND STREET

FLOOR PLAN

Suite 204: +/- 8,323 Square Feet

Suite 203: +/- 3,625 Square Feet

Suite 201: +/- 10,786 Square Feet



625 2ND
STREET



GROUND FLOOR

SUITE 104 ATTRIBUTES

AVAILABLE SPACE

+/- 7,932 Square Feet

RENTAL RATE

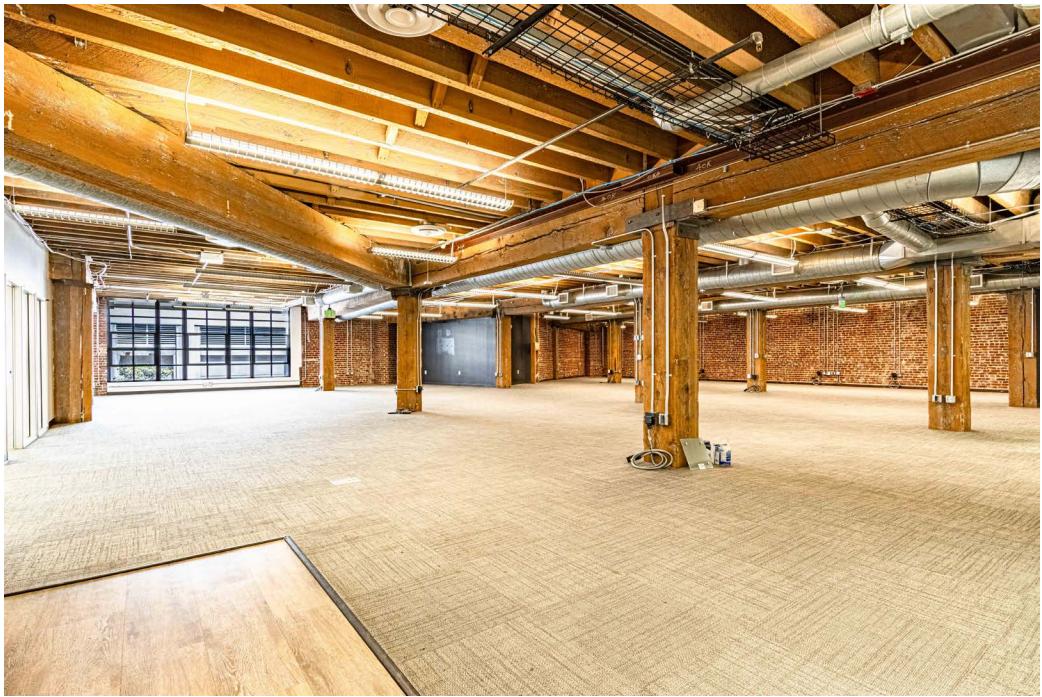
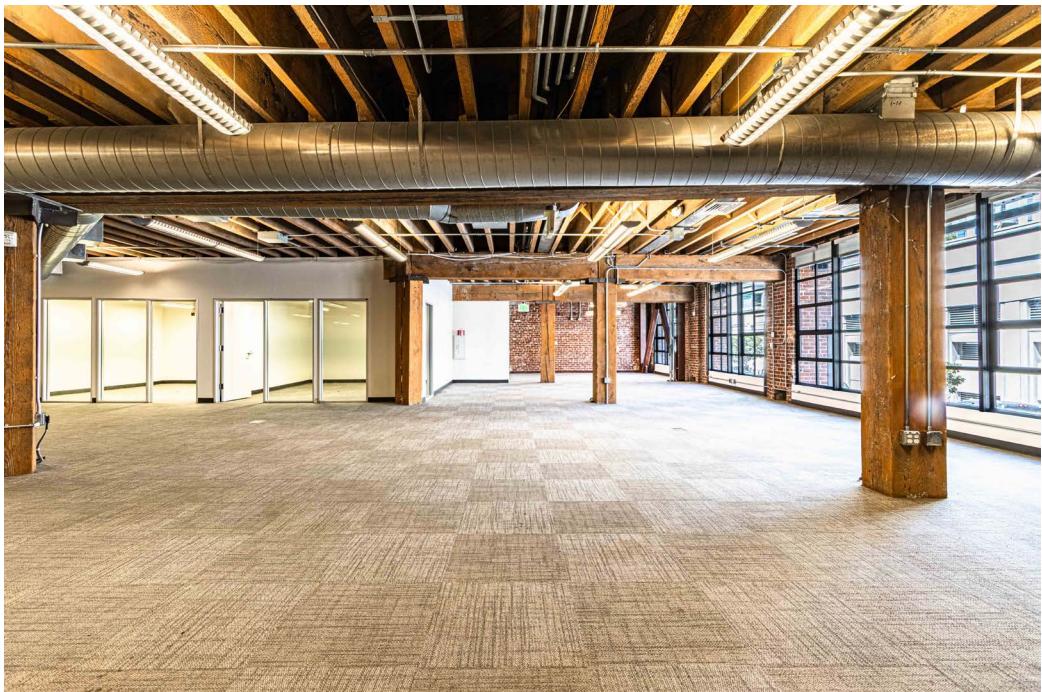
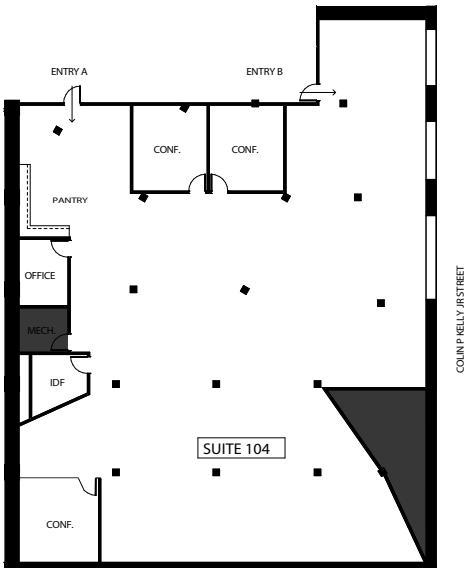
\$45 / SF / Year, Industrial Gross

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



625 2ND STREET

FLOOR PLAN

Suite 104: +/- 7,932 Square Feet



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STREET



LOCATION OVERVIEW & AMENITIES

625 2ND STREET

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



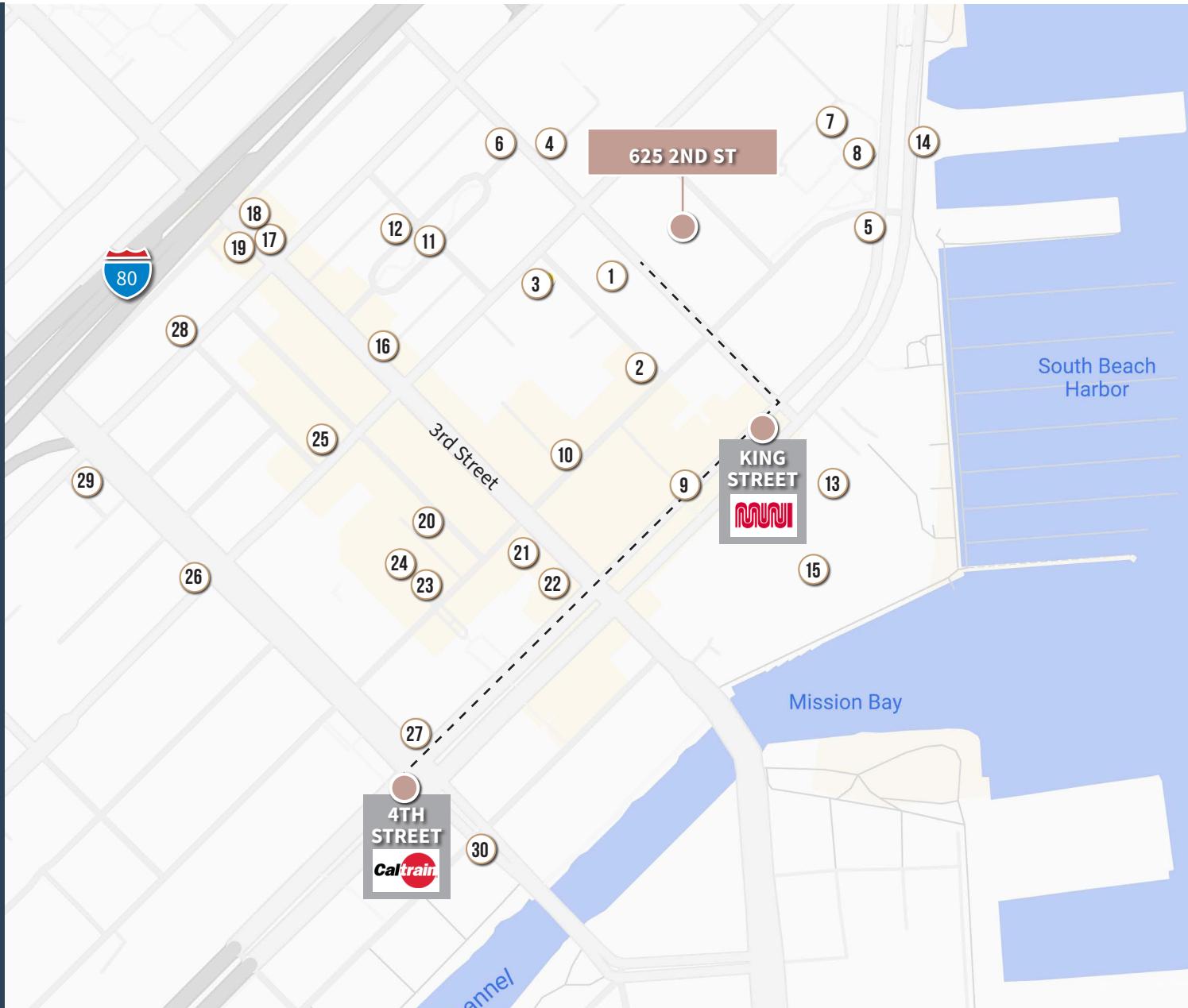
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



625 2ND STREET

- 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

NEARBY AMENITIES



625 2ND STREET

NEARBY AMENITIES



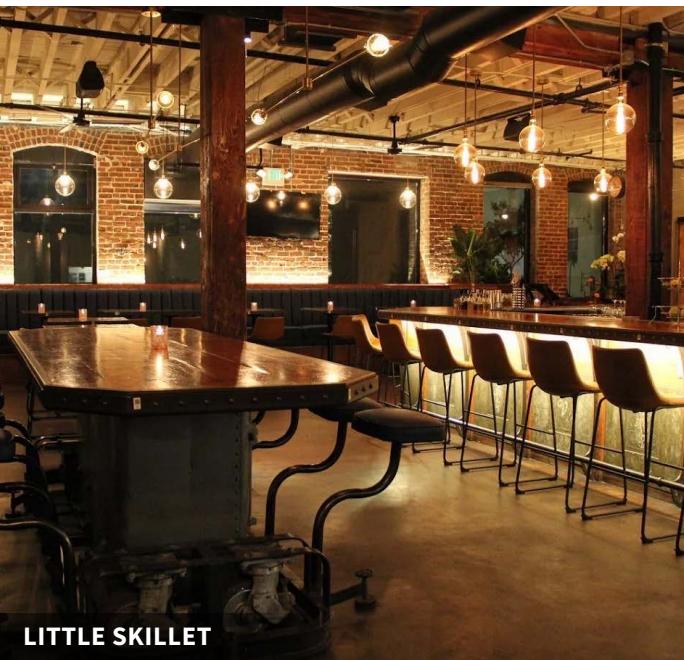
ORACLE PARK



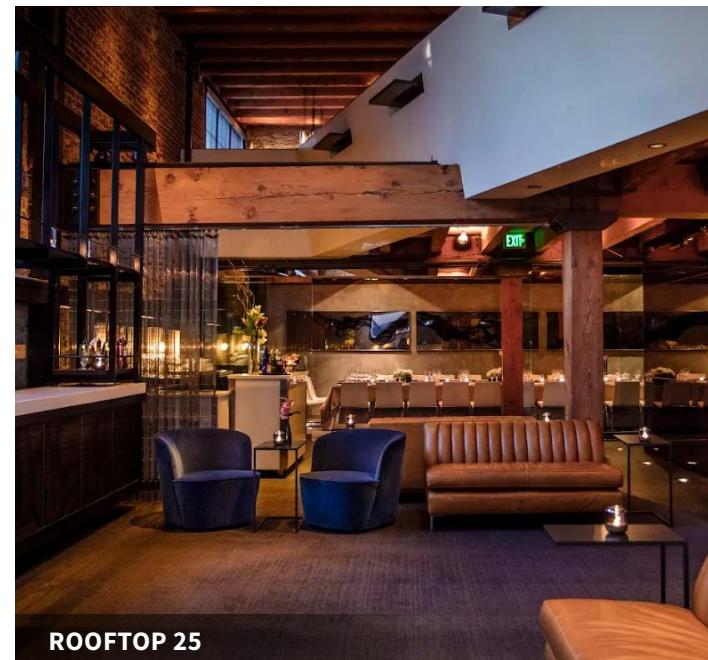
SAISON



BLUE BOTTLE COFFEE



LITTLE SKILLET



ROOFTOP 25

625 2ND STREET



TCP
TOUCHSTONE
COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT DRE # 01822907
zhaupert@tcpre.com | **C** 415.812.1219

MICHAEL SANBERG DRE # 01930041
msanberg@tcpre.com | **C** 415.697.6088

ETHAN MANN DRE # 0222326
ethan@tcpre.com | **C** 415.990.9127

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