

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**

18 **GROUND FLOOR**

25 **LOCATION OVERVIEW**

26 **NEARBY AMENITIES**

625 2ND 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 - 21,690 SQUARE FEET

Second Floor

+/- 3,625- 11,858 SQUARE FEET

Ground Floor

+/- 7,932 SQUARE FEET

RENTAL RATE

\$45 - \$65 / SF / Year, Industrial Gross

SUITE AND FLOOR DEPENDENT

USE

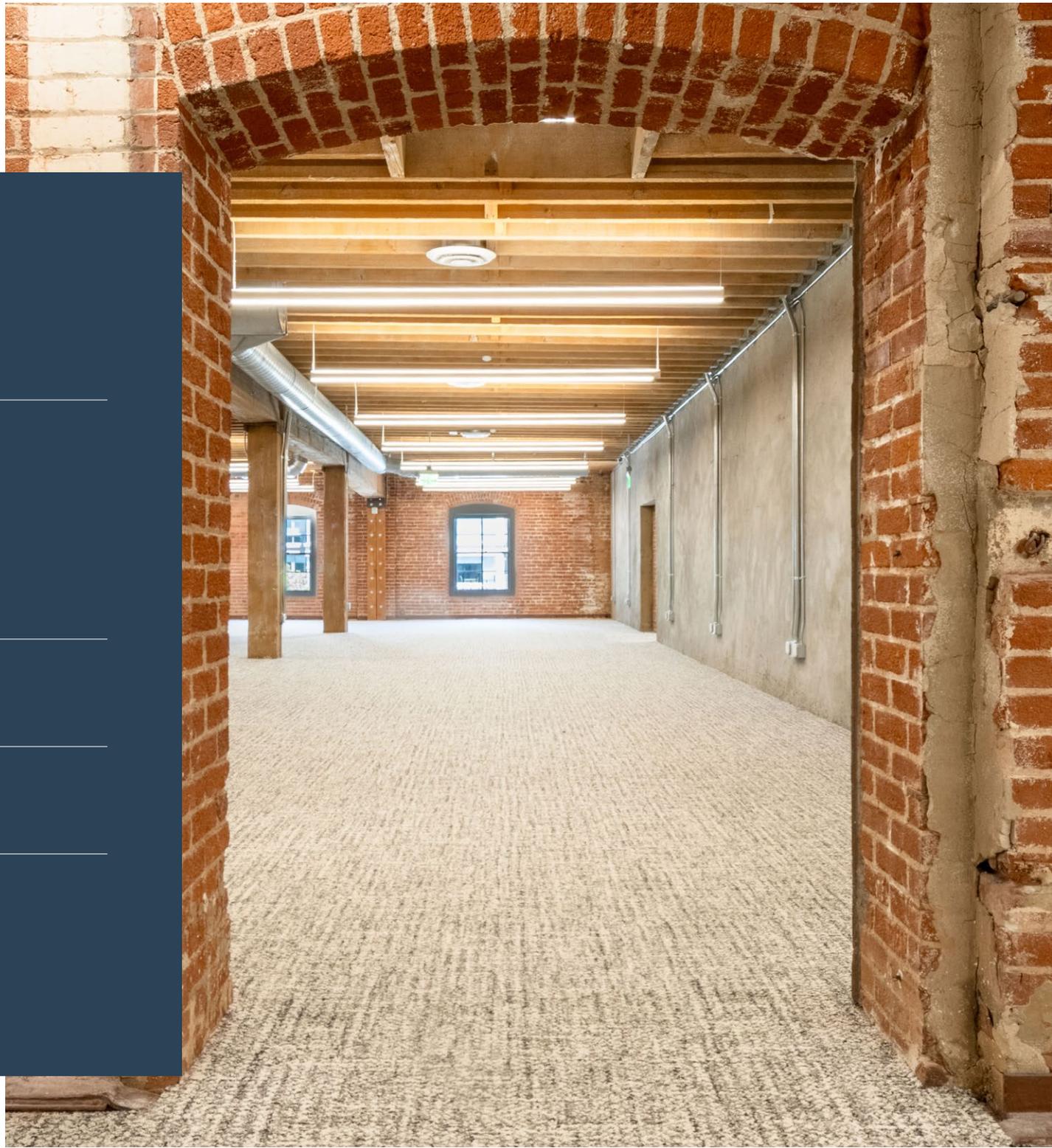
Office - Multi-Tenant Building

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

625^{2ND} STREET

FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,014 - 21,690 Square Feet

RENTAL RATE

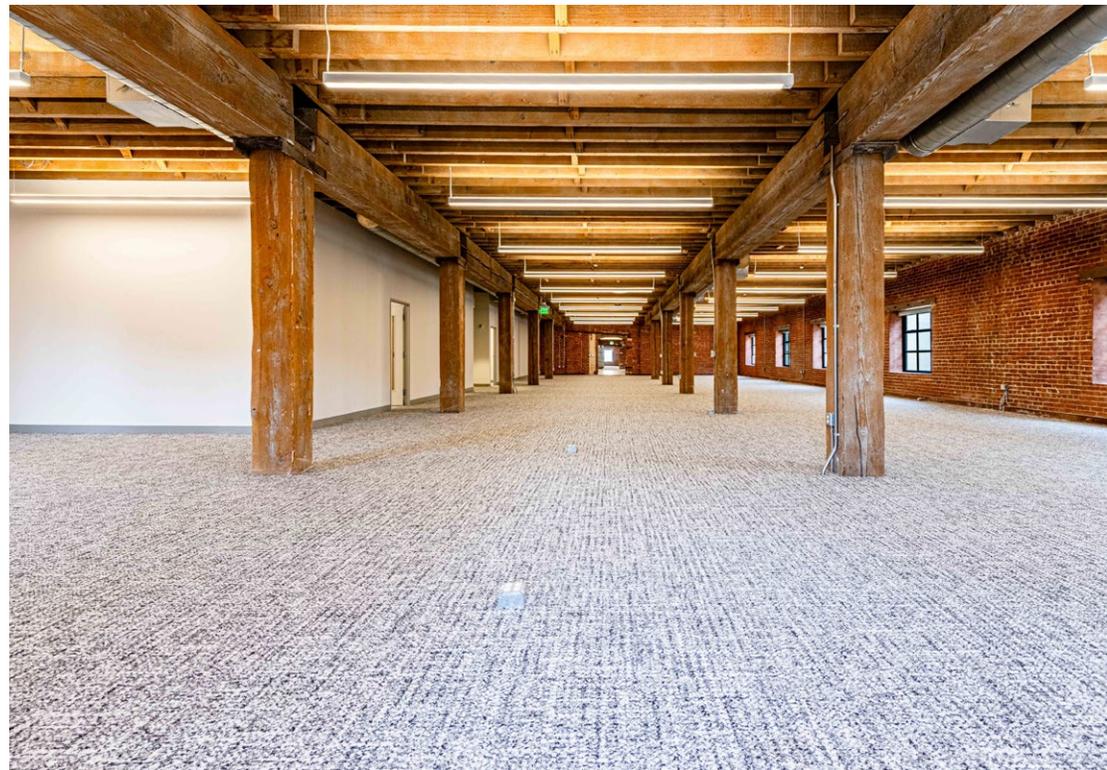
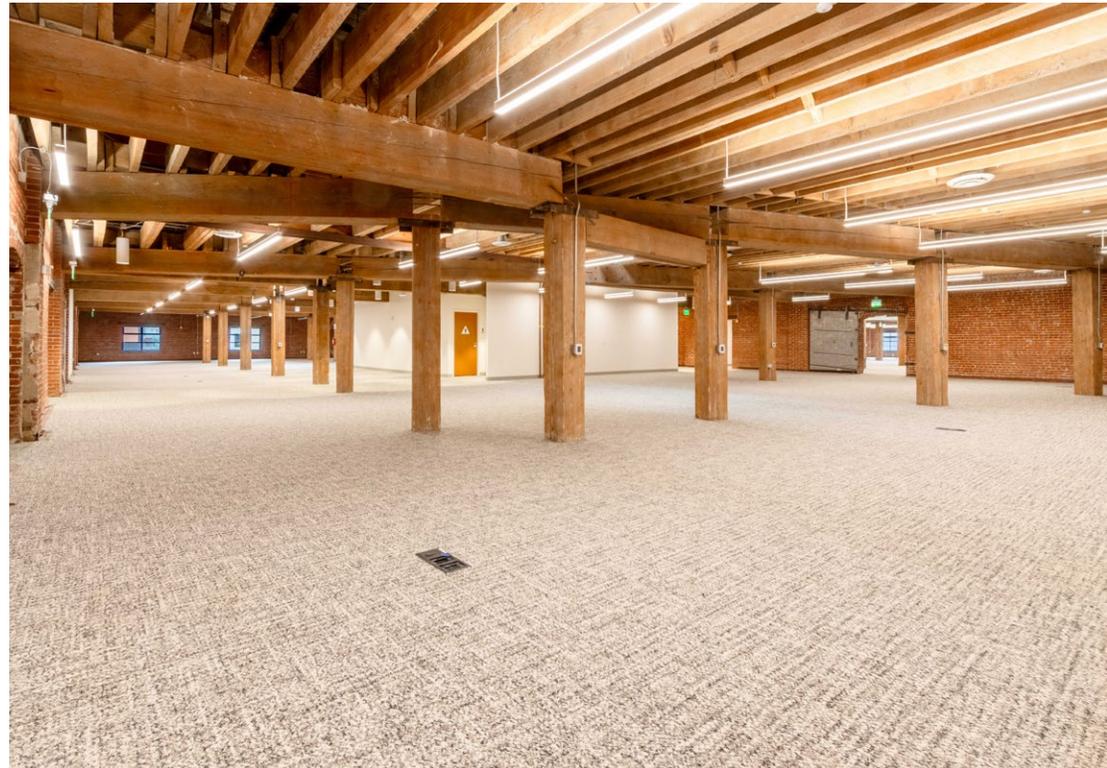
\$65 / SF / Year, Industrial Gross

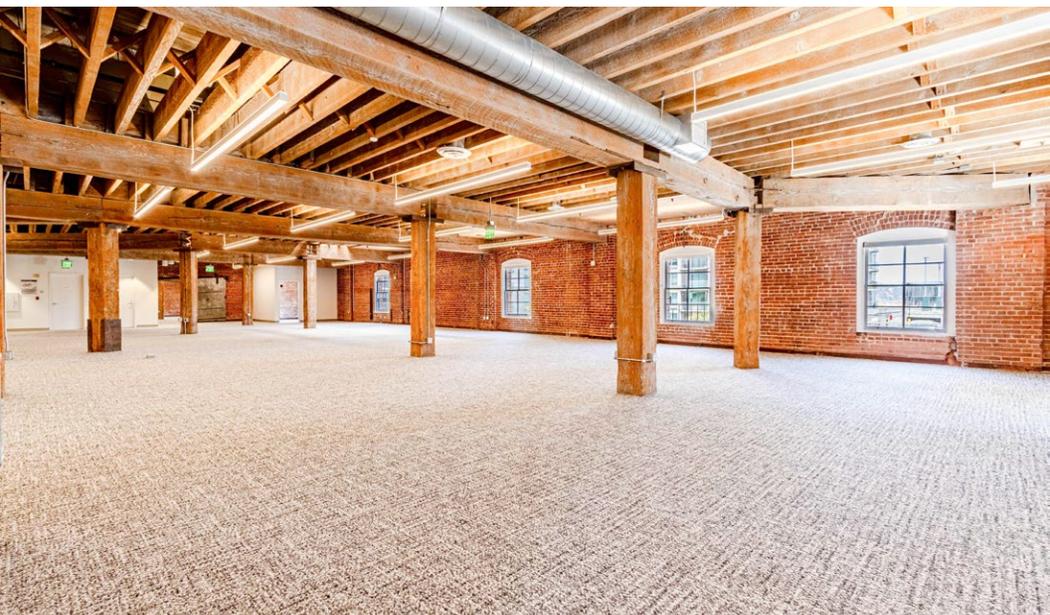
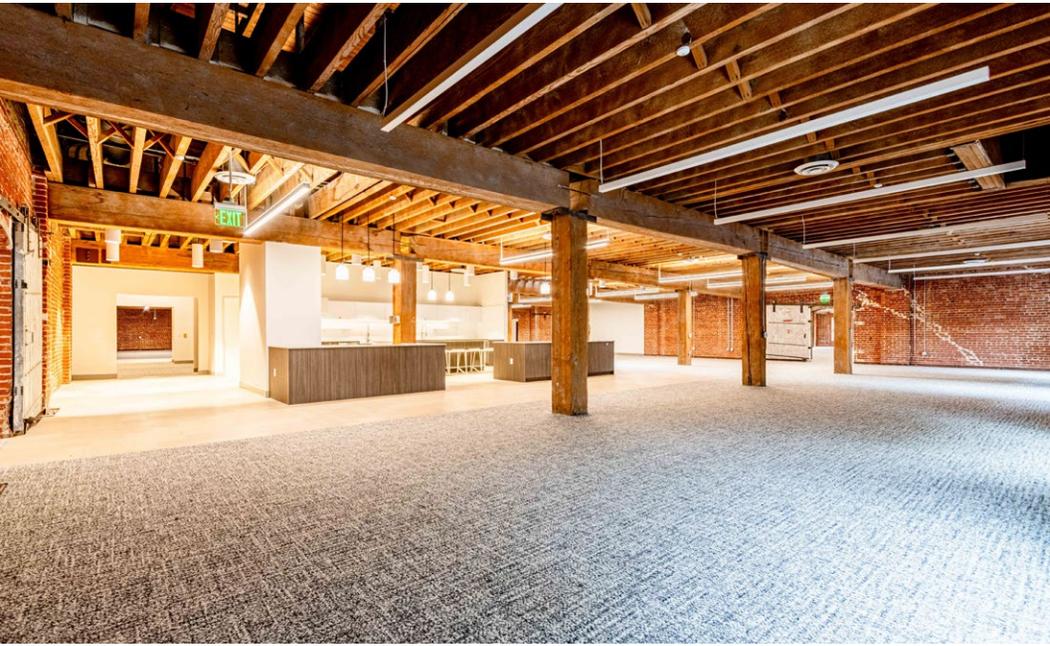
AVAILABLE

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

4TH FLOOR DEMISING PLAN

Option A: +/- 14,676 Square Feet
Option B: +/- 7,014 Square Feet
Option A + B: +/- 21,690 Square Feet



625 2ND STREET

SECOND FLOOR



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SECOND FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 204: +/- 8,323 Square Feet

Suite 203: +/- 3,625 Square Feet

RENTAL RATE

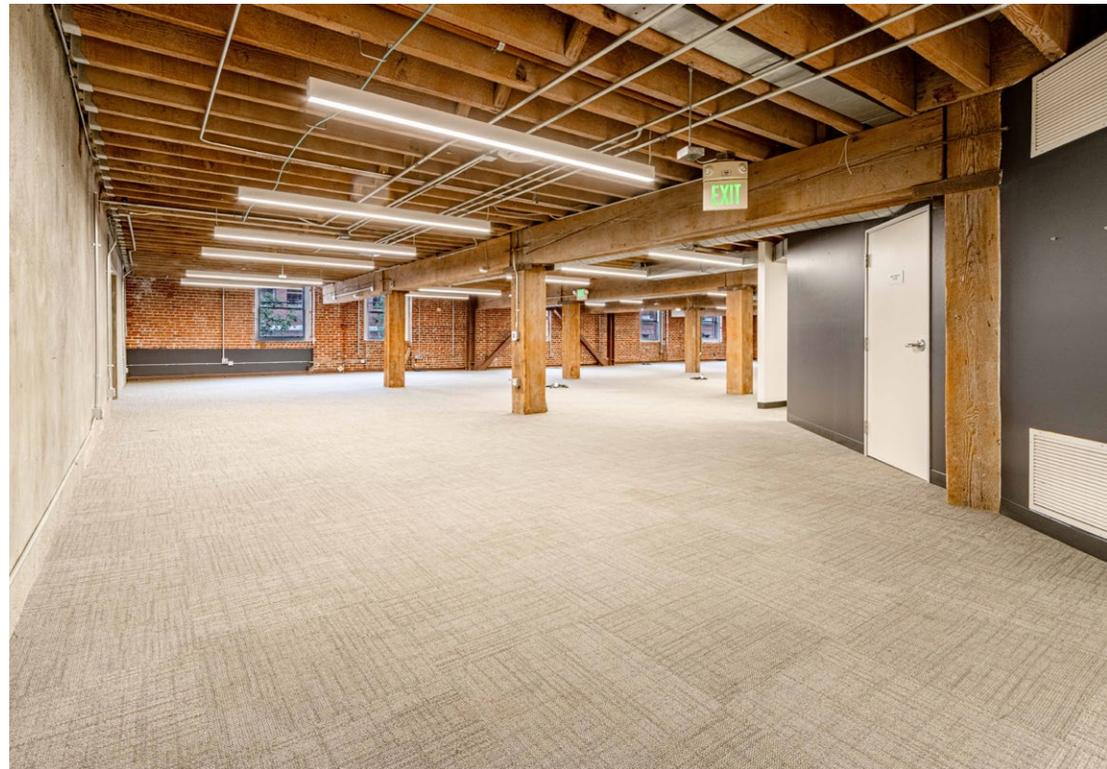
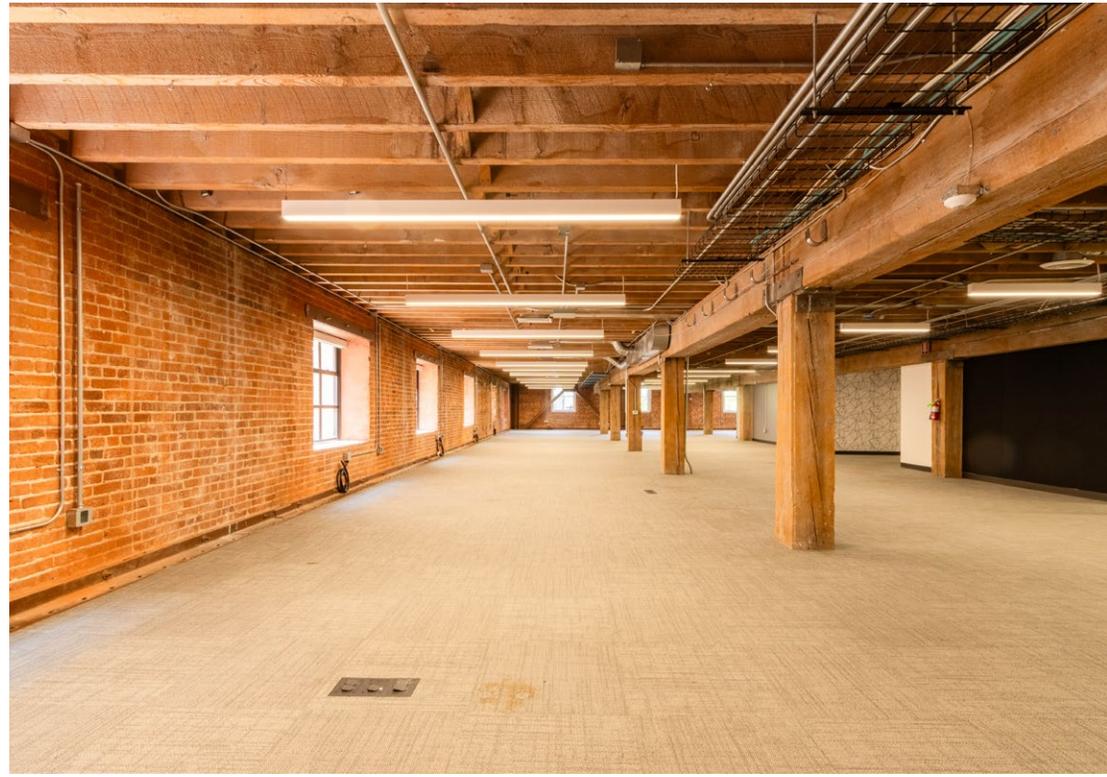
\$45 / SF / Year, Industrial Gross

AVAILABLE

Immediately

FLOOR ATTRIBUTES

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



SUITE 204 ATTRIBUTES

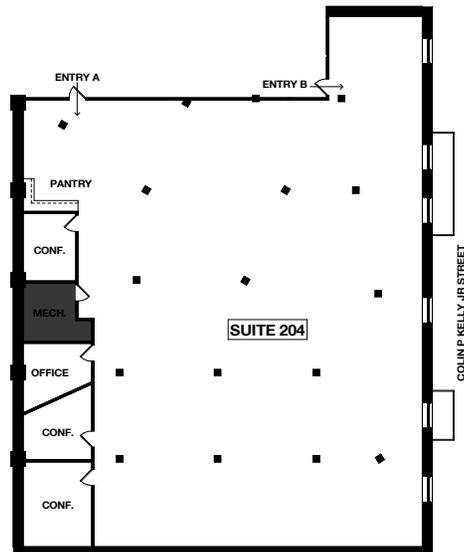
AVAILABLE SPACE +/- 8,323 Square Feet

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

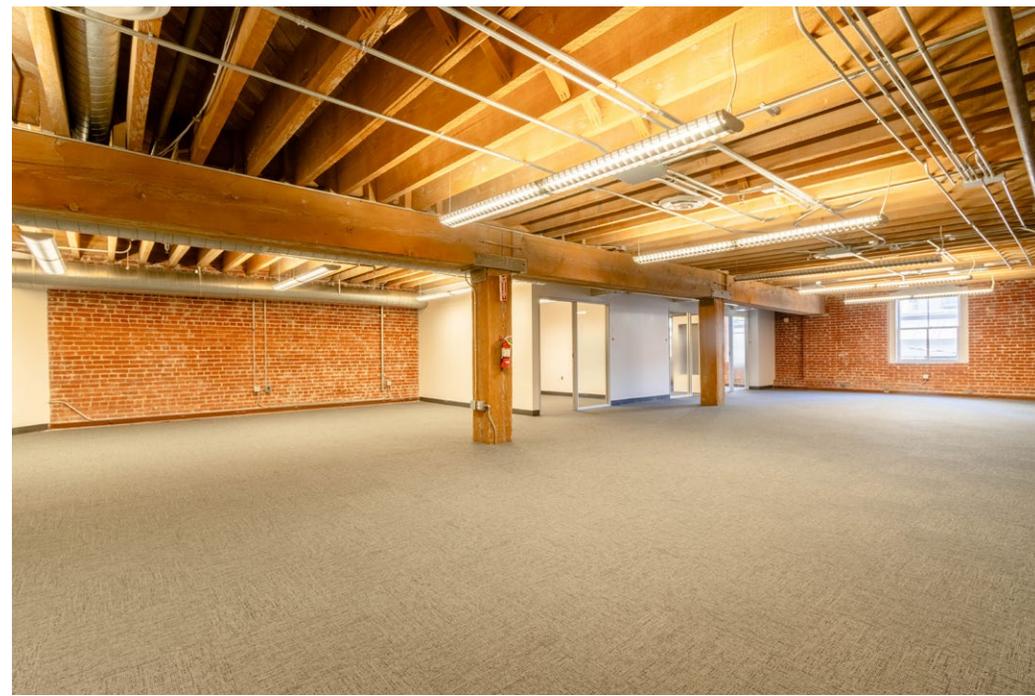
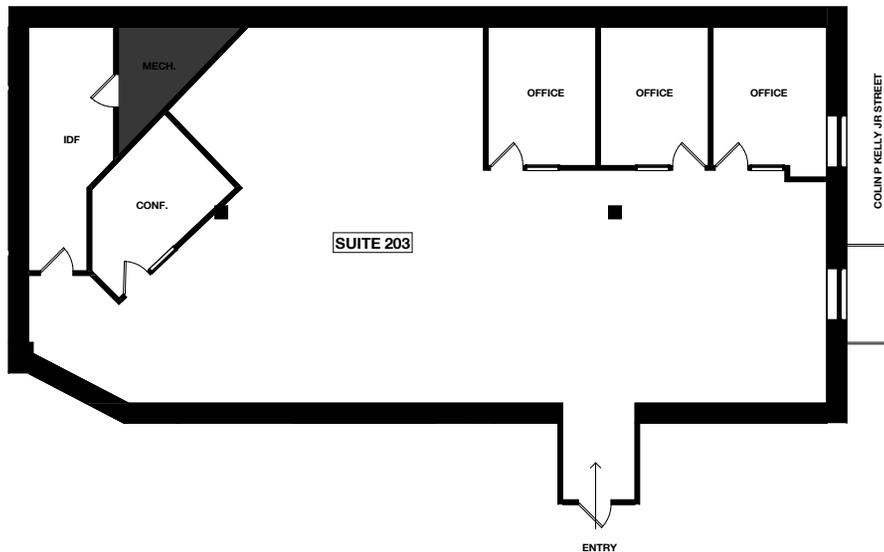
AVAILABLE SPACE +/- 3,625 Square Feet

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

AVAILABLE Immediately

SUITE NOTES

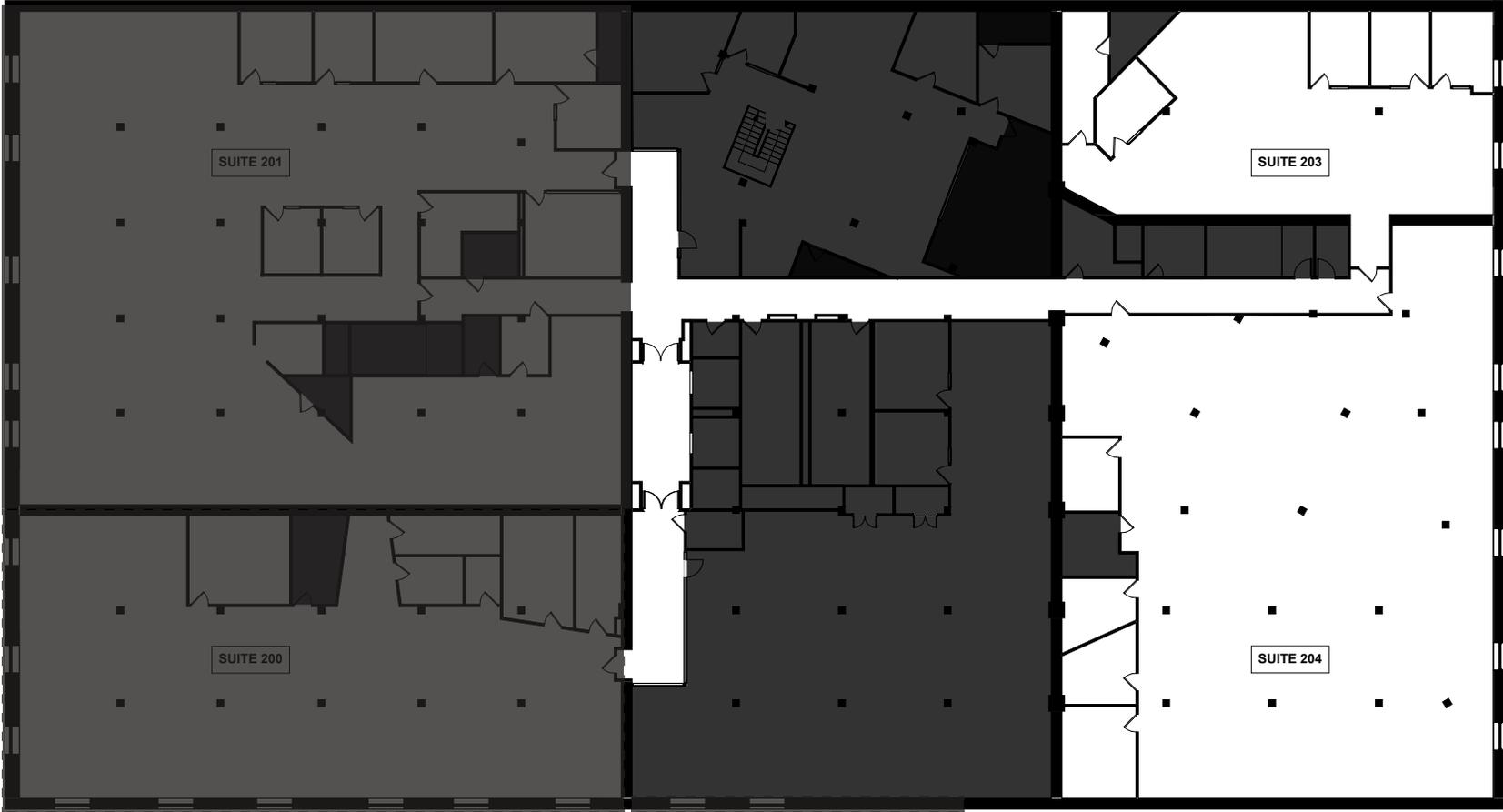
- One (1) Conference Room
- Three (3) Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Creative Brick & Timber Space



625^{2ND} STREET

FLOOR PLAN

Suite 204: +/- 8,323 Square Feet
Suite 203: +/- 3,625 Square Feet



625 2ND STREET



GROUND FLOOR

625^{2ND} STREET

GROUND FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 104: +/- 7,932 Square Feet

RENTAL RATE

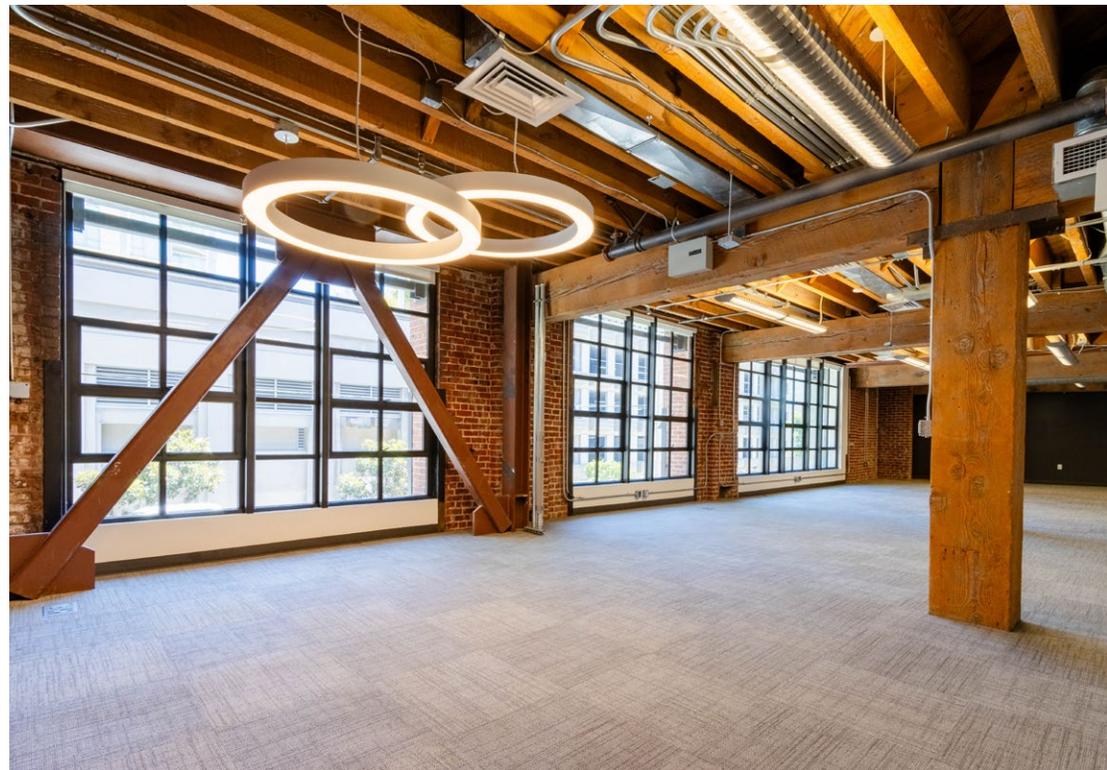
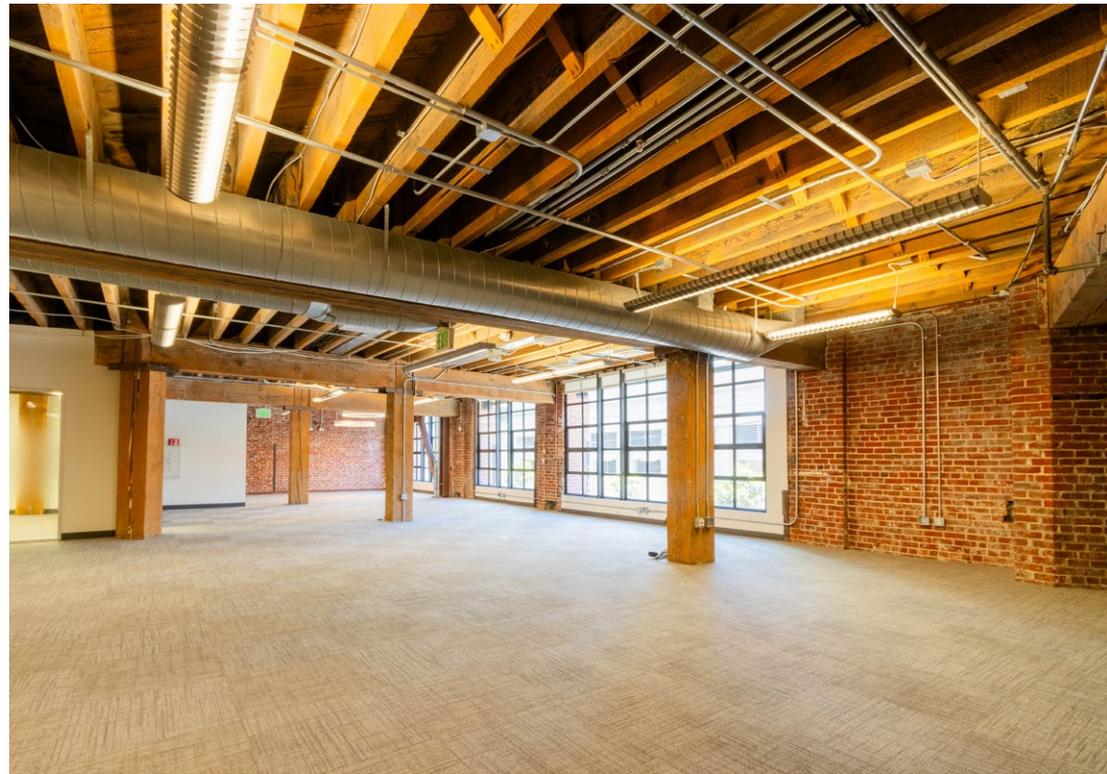
\$45 / SF / Year, Industrial Gross

AVAILABLE

Immediately

FLOOR ATTRIBUTES

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



SUITE 104 ATTRIBUTES

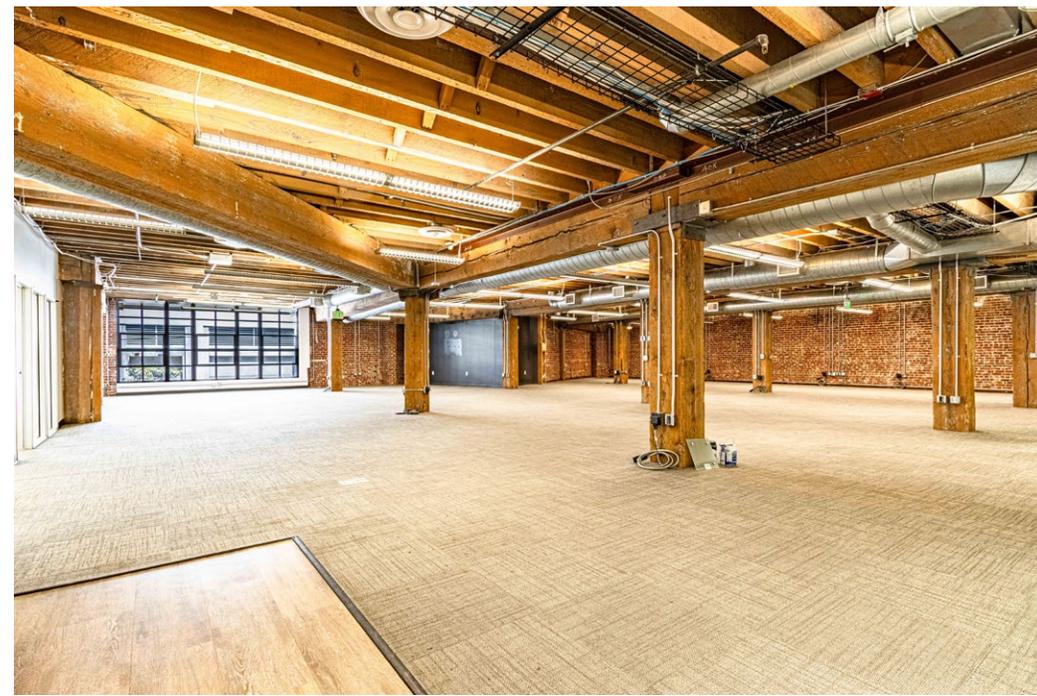
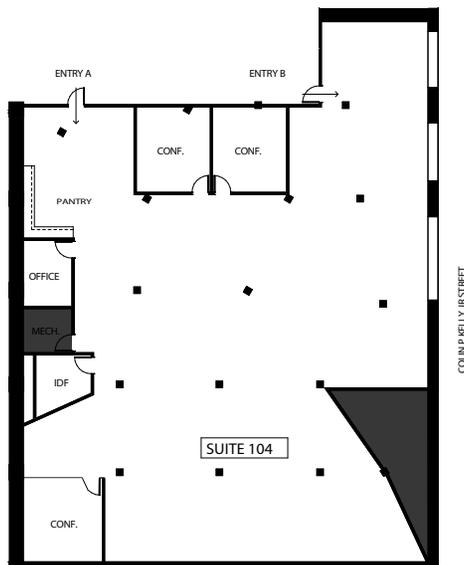
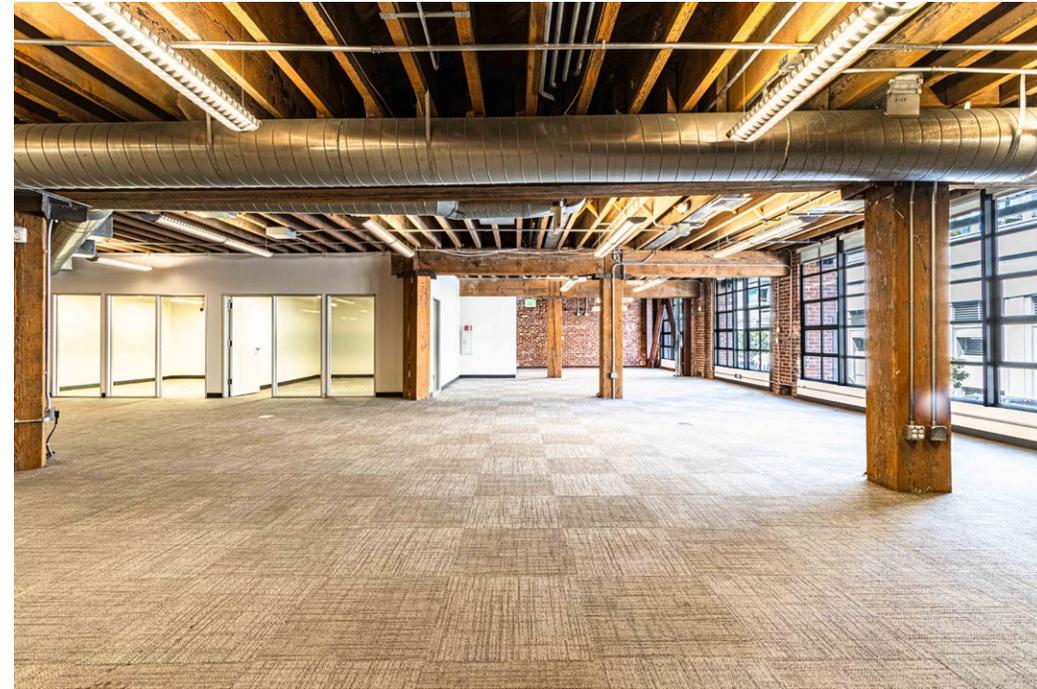
AVAILABLE SPACE +/- 7,932 Square Feet

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



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FLOOR PLAN

Suite 104: +/- 7,932 Square Feet



625 2ND 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



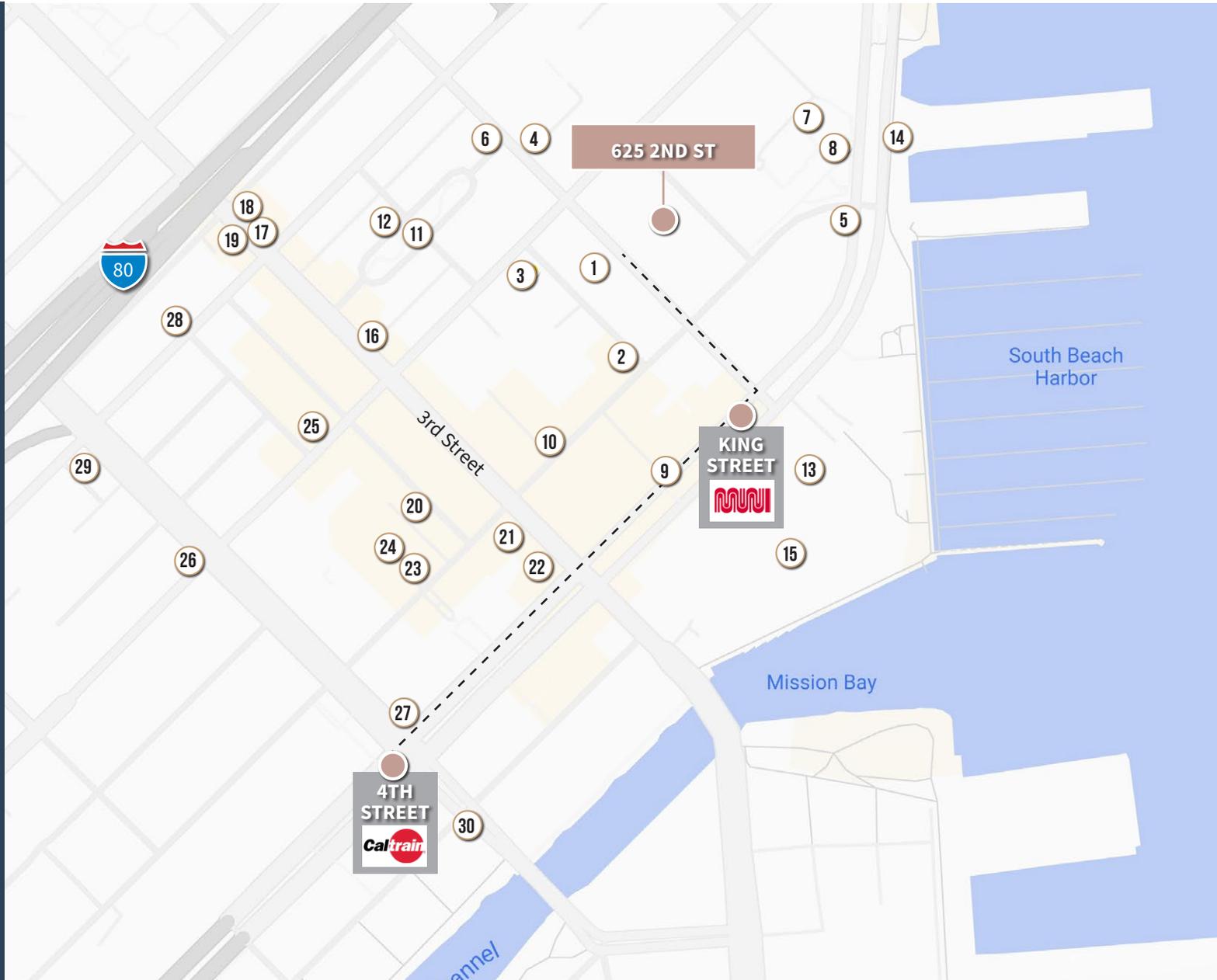
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



625^{2ND} STREET

NEARBY AMENITIES

- 1.....SAJJ Mediterranean
- 2.....Merkado
- 3.....ROOH SF
- 4.....21st Amendment
- 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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