

2192 3RD STREET

FOR LEASE | GROUND FLOOR FLEX SPACE

**NEW REDUCED
PRICE**



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2192 THIRD STREET

PROPERTY SUMMARY

ADDRESS

2192 Third Street, Ground Floor,
San Francisco, CA 94107

AVAILABLE SPACE

Unit A: +/- 1,149 Square Feet
Unit B: +/- 1,313 Square Feet
TOTAL : +/- 2,462 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

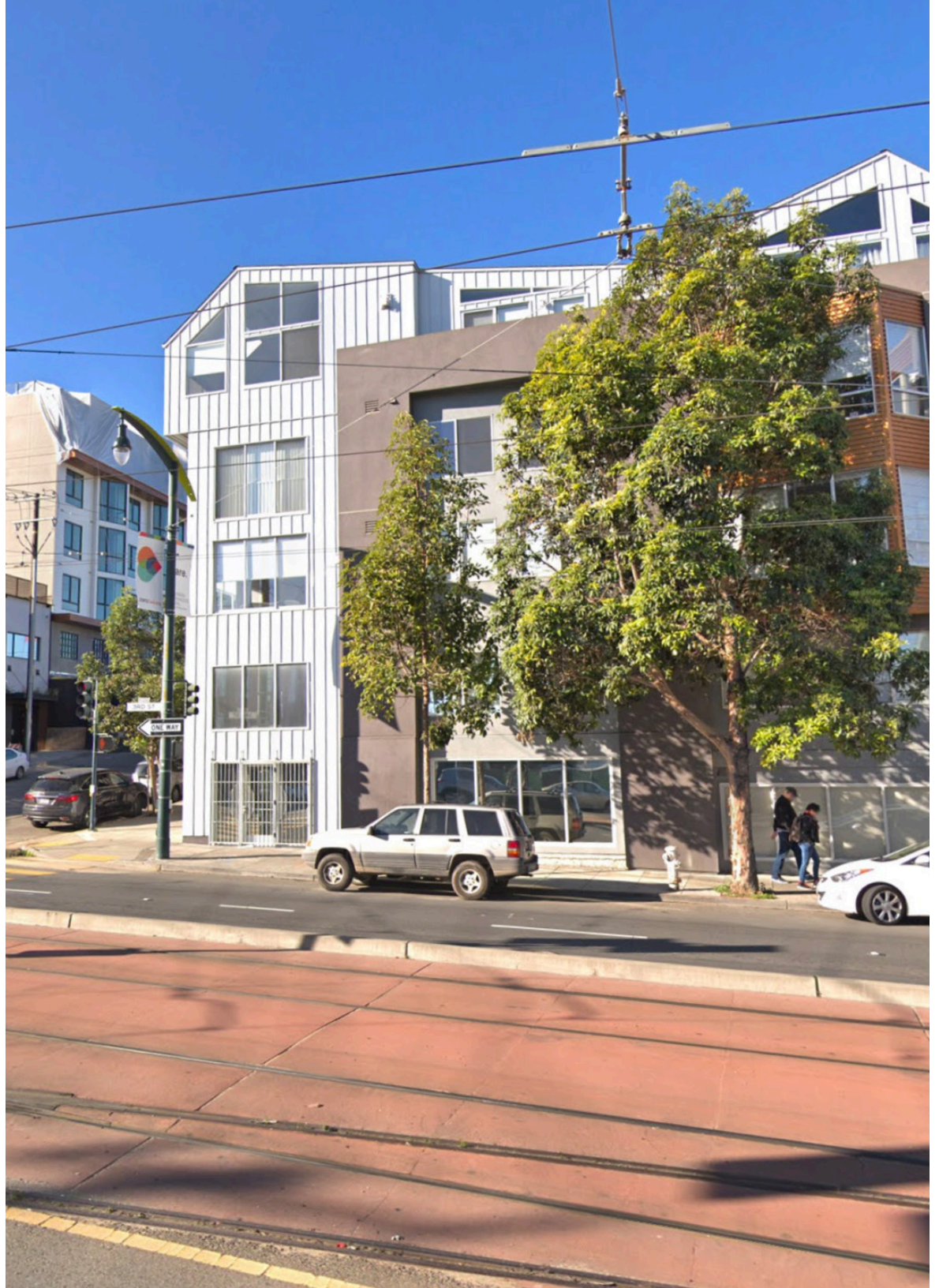
High \$30's / Square Foot / Year, Modified Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

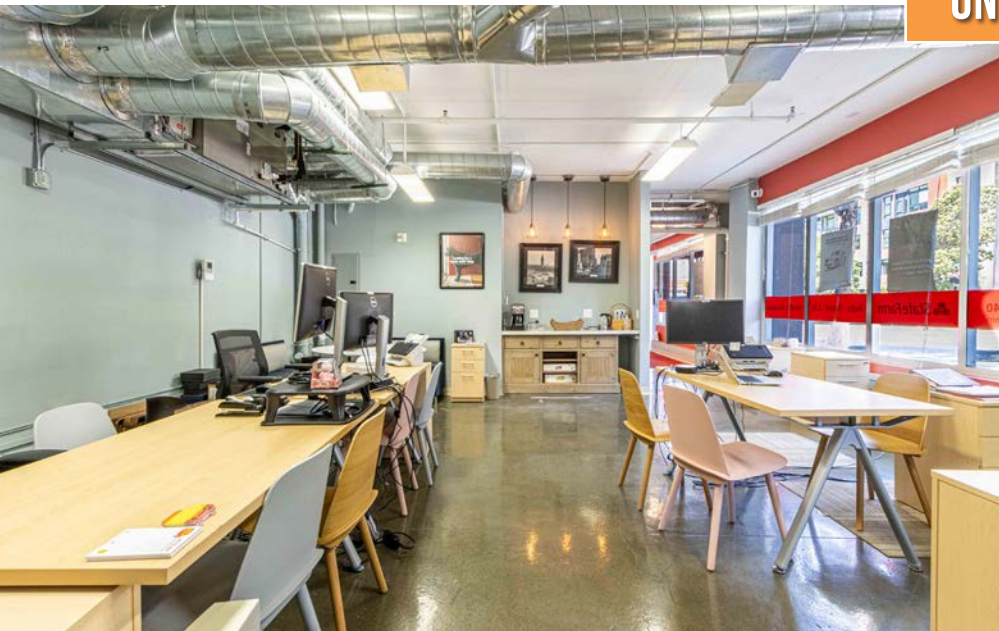
- + Build-Out with Private Office and Open Space
- + Conference Room
- + HVAC System
- + Along High Traffic 3rd Street
- + Good Exposure for Professional Office
- + Parking Space Available in Garage (\$400 / Month)



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UNIT A



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UNIT B



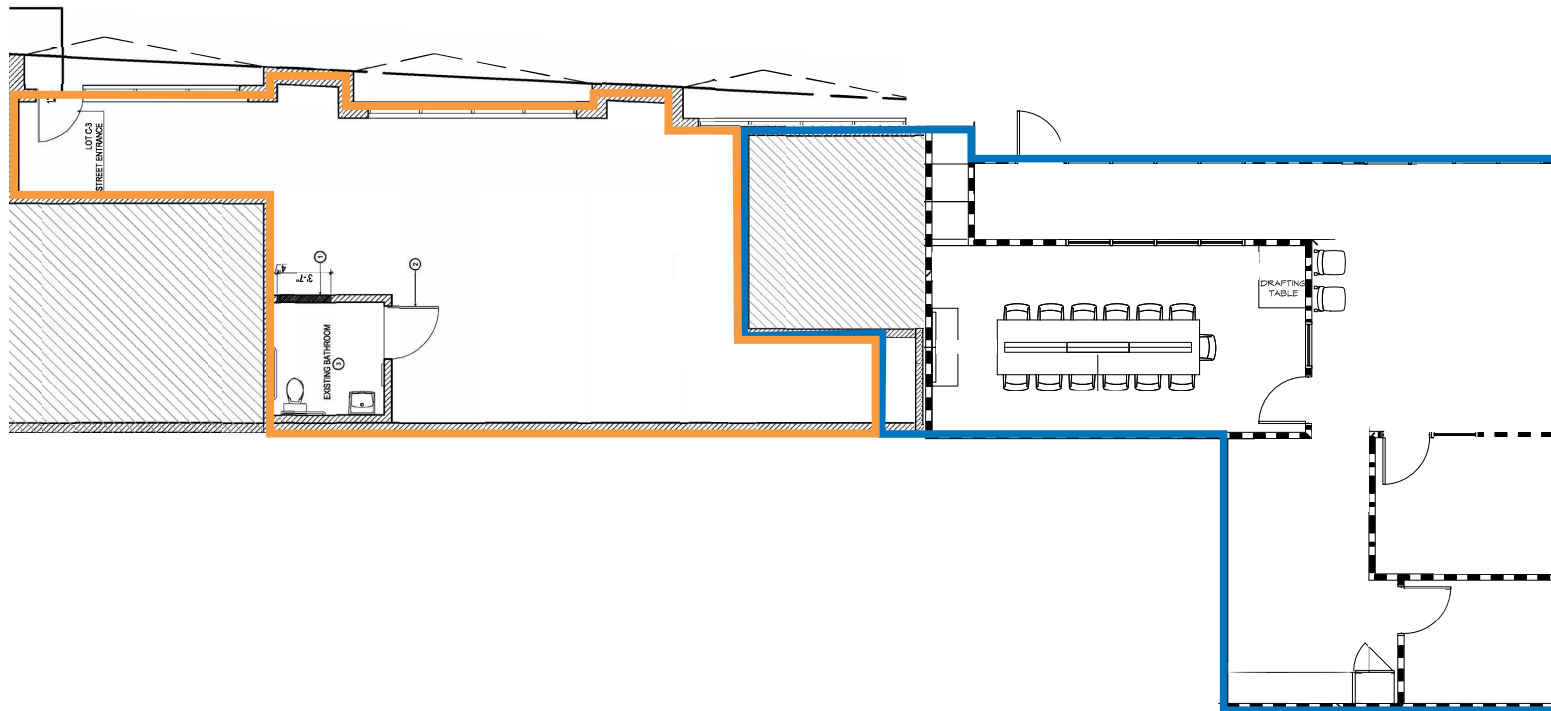
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Floor Plan

- Unit A: +/- 1,149 Square Feet
- Unit B: +/- 1,313 Square Feet
- TOTAL : +/- 2,462 Square Feet

UNIT A | +/- 1,149 SQUARE FEET

UNIT B | +/- 1,313 SQUARE FEET



2192 THIRD STREET

LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities and to surrounding neighborhoods.



02 MIN to 3rd St Light Rail
08 MIN to Chase Center
10 MIN to 22nd St Cal Train



05 MIN to SOMA
10 MIN to Financial District
12 MIN to Mission District



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



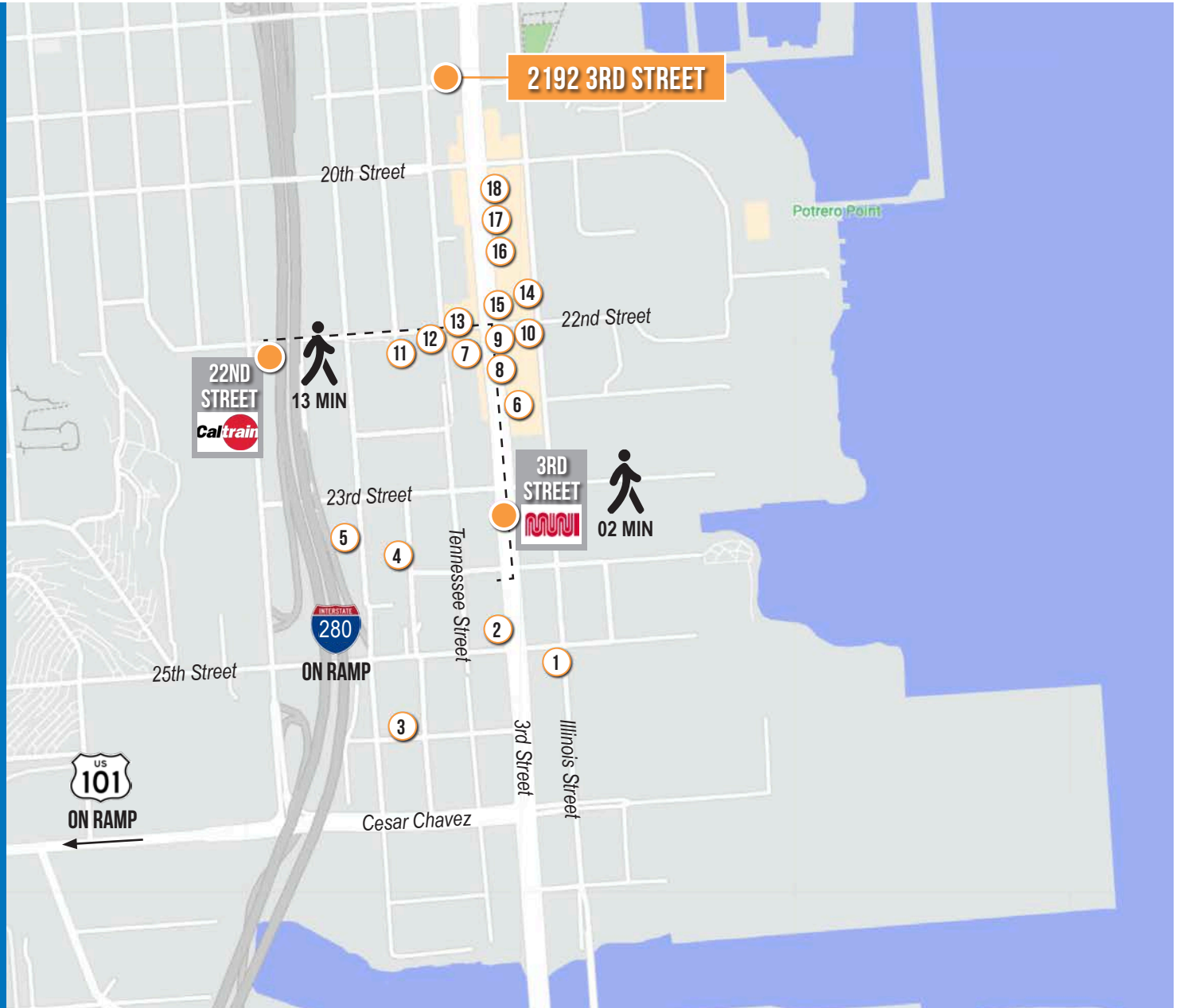
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NEARBY AMENITIES

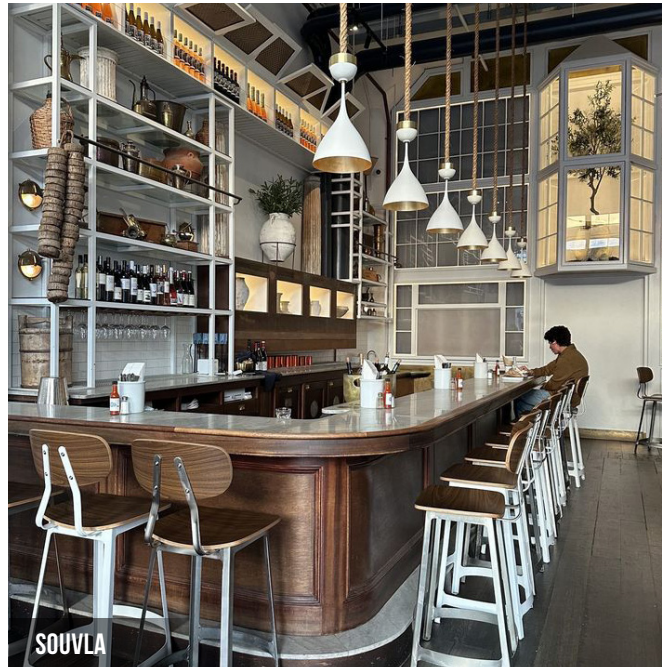
- 1.....Tacos El Flaco
- 2.....Shell
- 3.....Pat's Garage
- 4.....Besharam
- 5.....Progress Park
- 6.....Dogpatch Boulders
- 7.....Hard Knox Cafe
- 8.....Souvla
- 9.....Humphry Slocombe Dogpatch
- 10.....Mainstay Markets
- 11.....Honeybear Boba
- 12.....Piccino
- 13.....Just For You Cafe
- 14.....Rocketbird
- 15.....Triple Aught Design
- 16.....Long Bridge Pizza Co.
- 17.....Neighbor Bakehouse
- 18.....The Plant Cafe Organic

NEARBY TRANSPORTATION

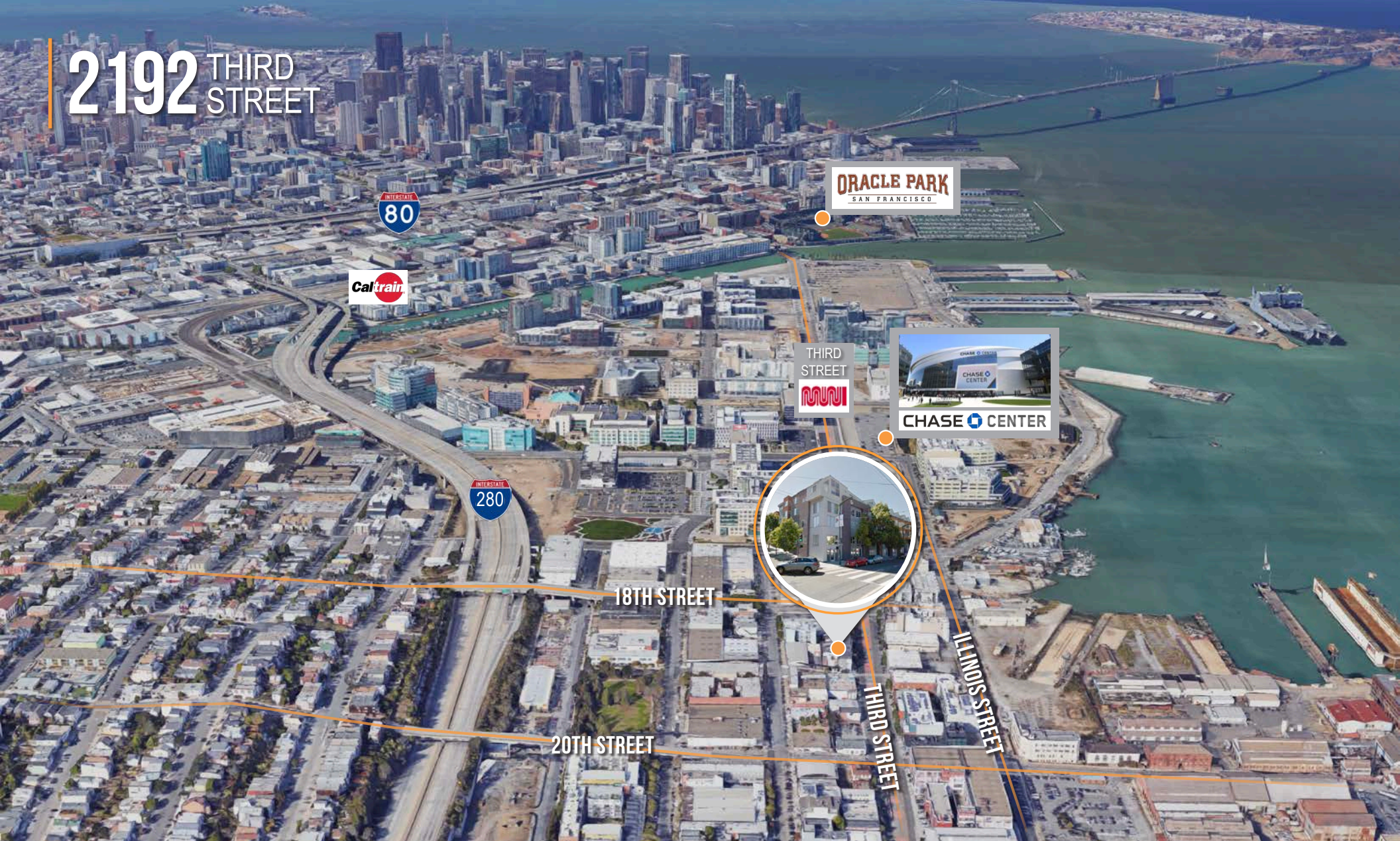
- 1.....3rd Street Lightrail Muni
- 2.....22nd Street Caltrain Station



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