

KOLLMANN



933 20TH STREET

SAN FRANCISCO, CA

±5,871 SF R&D / LAB SPACE FOR SUBLEASE

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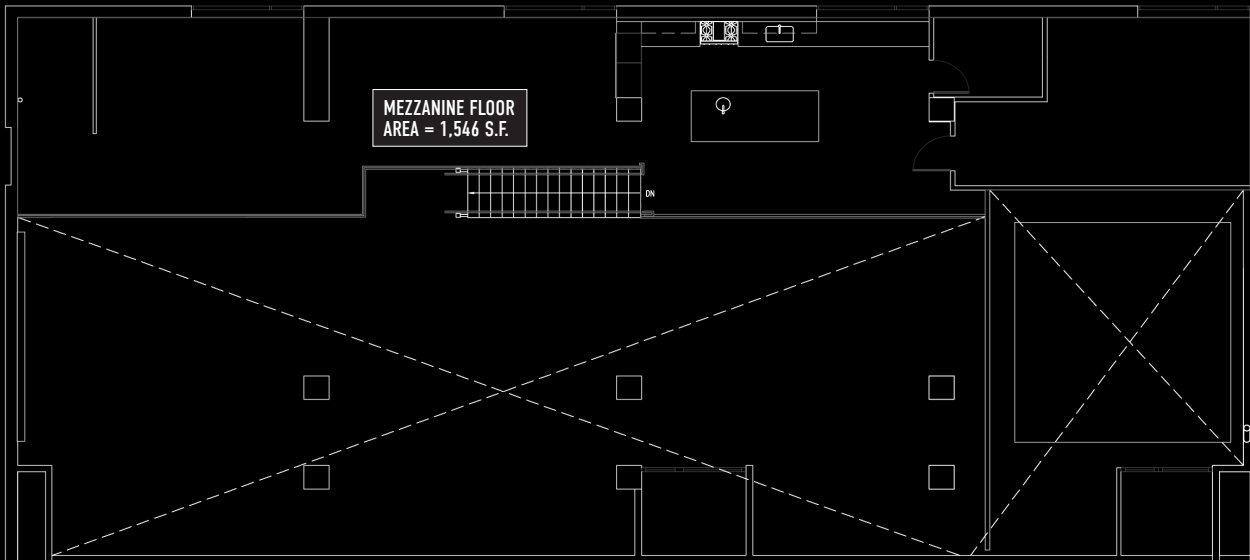
PROPERTY HIGHLIGHTS

- Sublease in Dogpatch
- 933 20th St: ±5,871 SF
- Renovated R&D / Lab Space
- High Ceilings, Polished Concrete Floors, Wood & Steel Accents
- Kitchenette, HVAC, & Fiber
- Move-In Ready, Plug & Play
- 8 Minute Walk to 22nd Caltrain Station
- Across From Dogpatch's Favorite Espirit Park
- UMu Zoning - Life Science & Medical Special Use
- Sublease Expiration Date: August 31, 2026 (Direct Deal Possible)

933
20TH STREET

±5,871 SF

LEVEL 1



LEVEL 2

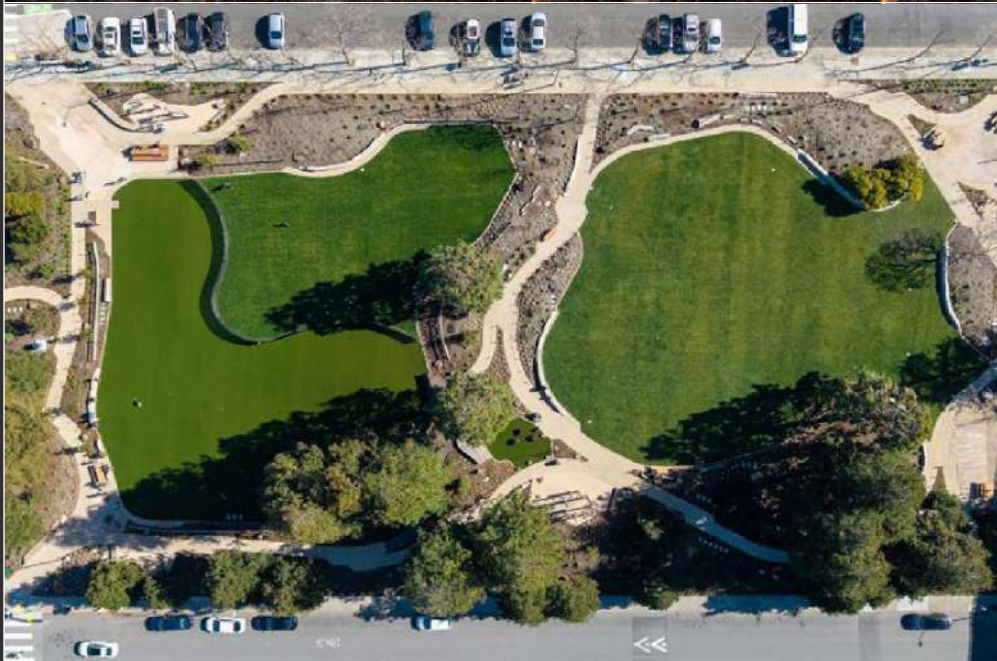
933
20TH STREET

GALLERY



933
20TH STREET

ESPRIT PARK



DIRECTLY ADJACENT TO 933 20TH STREET

- + \$8.5M renovation completed in February 2025
- + Reimagined 2-acre park in the heart of Dogpatch
- + North lawn: off-leash dogfriendly & South lawn: dog-free relaxation zone
- + Accessible 9-ft concrete loop path with native landscaping
- + Five outdoor fitness stations & shaded seating areas
- + Custom benches, tables & LED pathway lighting
- + Lunchtime favorite - picnic tables buzz with local workers

933

20TH STREET

NEARBY AMENITIES & TRANSIT

1. La Stazione Coffee & Wine Bar
2. Ikon Coffee
3. Gilberth's Latin Fusion
4. Neighbor Bakehouse
5. The Plant Cafe Organic
6. Third Rail
7. Olfactory Brewing & Blending
8. Moshi Moshi
9. The Ramp
10. UCSF Medical Center
11. Gather Wine Lounge
12. Dogpatch Saloon
13. Just For You Cafe
14. Dogpatch Boulders
15. Piccino
16. Marcella's Lasagneria
17. Mainstays Market
18. Souvla
19. Museum of Craft and Design
20. 3rd Street Boxing Gym
21. Rickshaw Bagworks
22. Plow
23. Chez Maman East
24. Goat Hill Pizza
25. Sunflower Vietnamese
26. Good Life Grocery
27. Chase Center



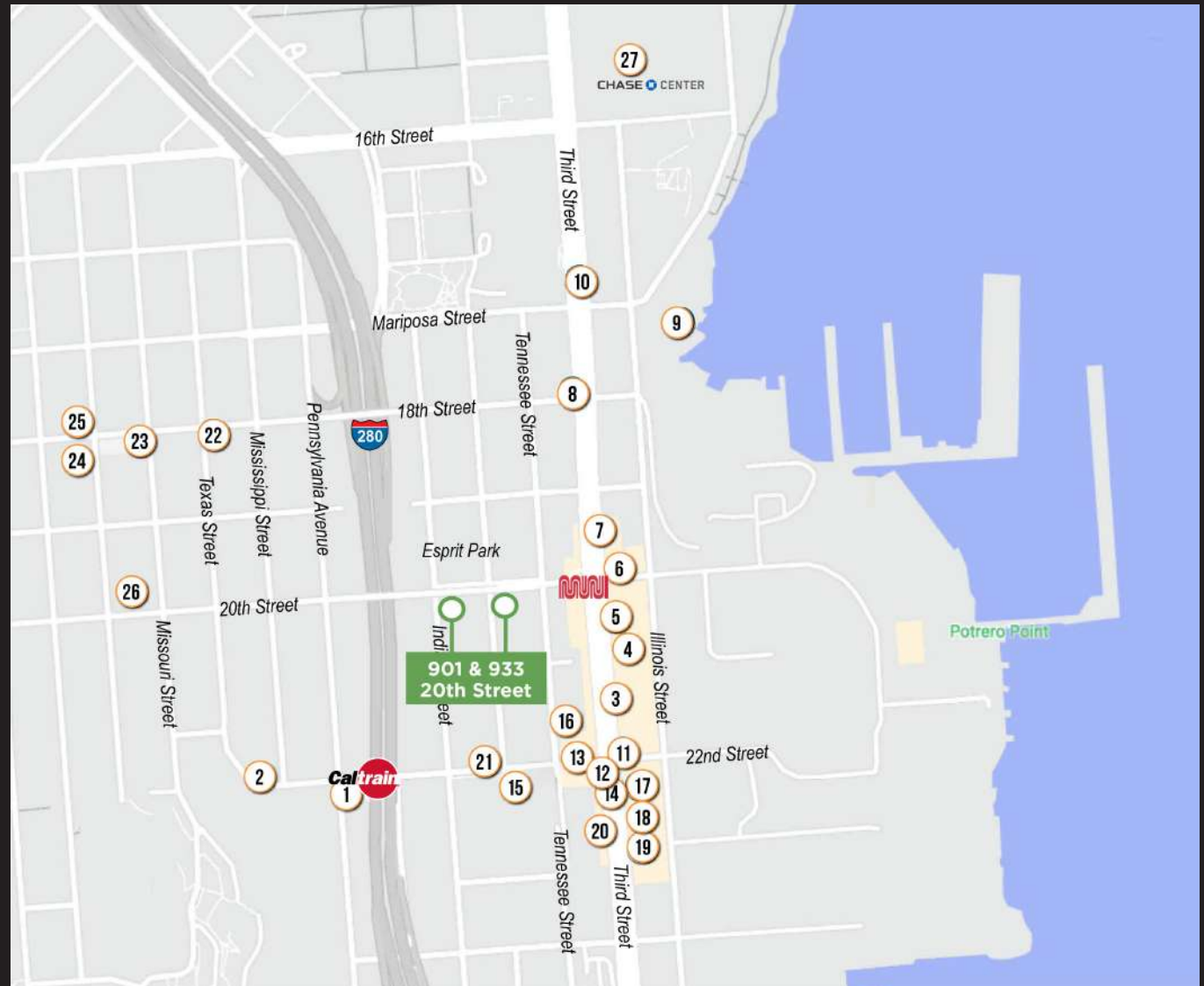
07 Min to 22nd St CalTrain
04 Min to 3rd St Light Rail
15 Min to Chase Center



15 Min to SOMA
18 Min to Financial District
20 Min to Union Square



02 Min to 280 On-Ramp
04 Min to 101 On-Ramp





933 20TH STREET
San Francisco, CA
±5,871 SF R&D / Lab
Space for Sublease



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