

3505 20TH STREET

FOR LEASE | SECOND FLOOR OFFICE SPACE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

3505 20th Street, 2nd Floor
San Francisco, CA 94110

AVAILABLE SPACE

+/- 4,200 Square Feet

RENTAL RATE

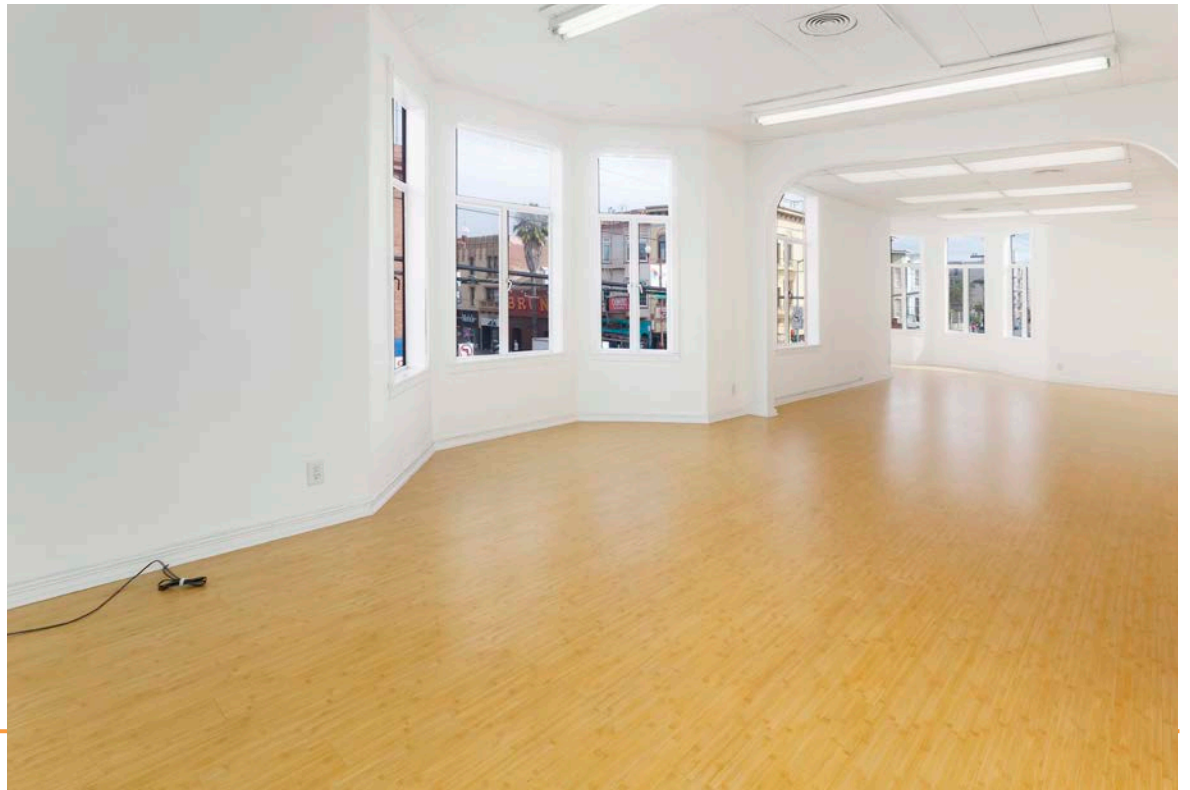
\$36 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Second Floor Walk-Up Office
- + Mix of Open Space and Private Offices
- + Two (2) Large Conference Rooms
- + One (1) Kitchen, Three (3) Restrooms
- + Fantastic Natural Light
- + Exclusive Rooftop Patio
- + Prime Mission District Location w/
Close Proximity to BART



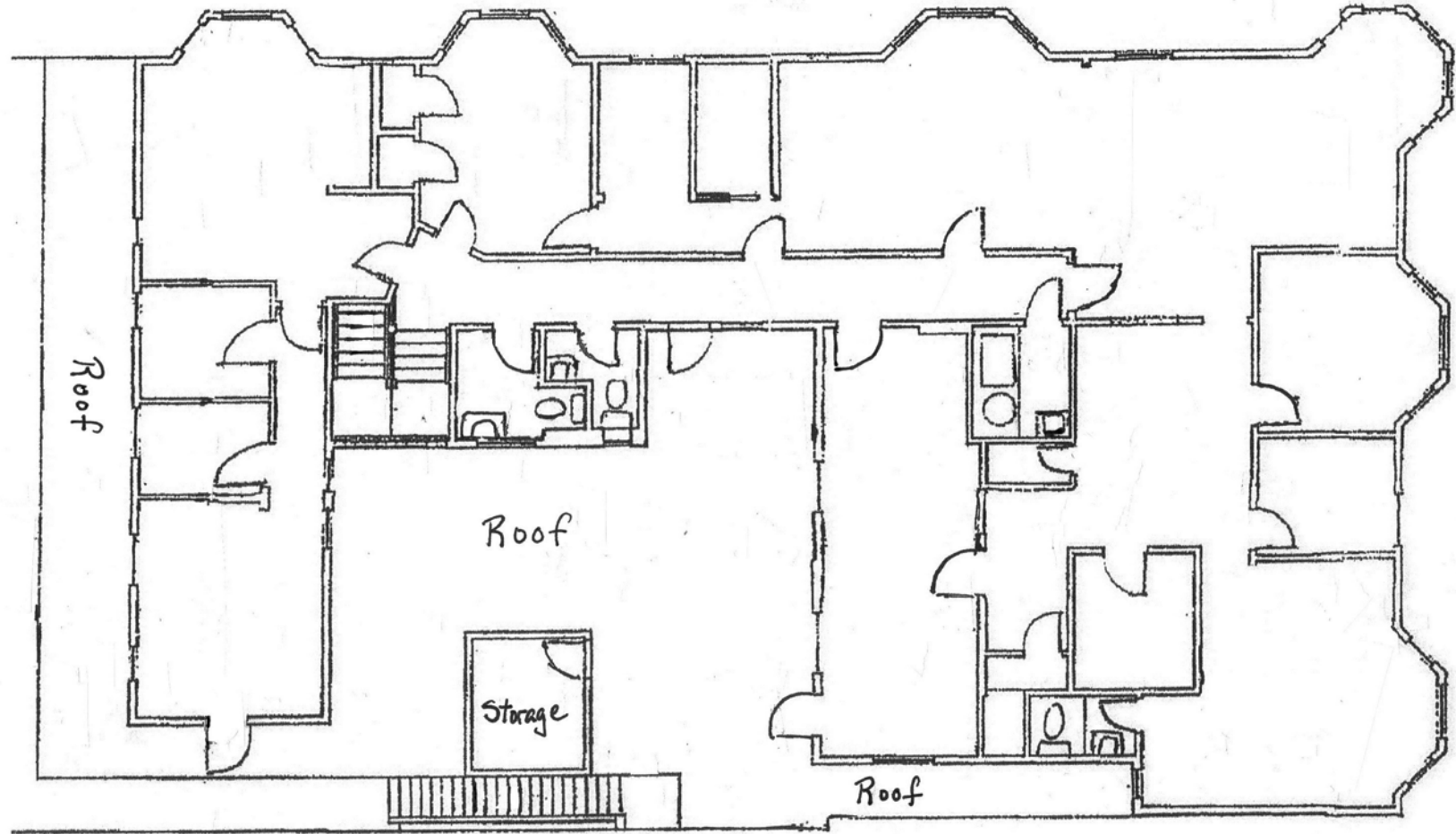
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Floor Plans

+/- 4,200 Square Feet



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LOCATION OVERVIEW

Located in the heart of the Mission District in San Francisco. The subject property is well established in a rapidly changing neighborhood.



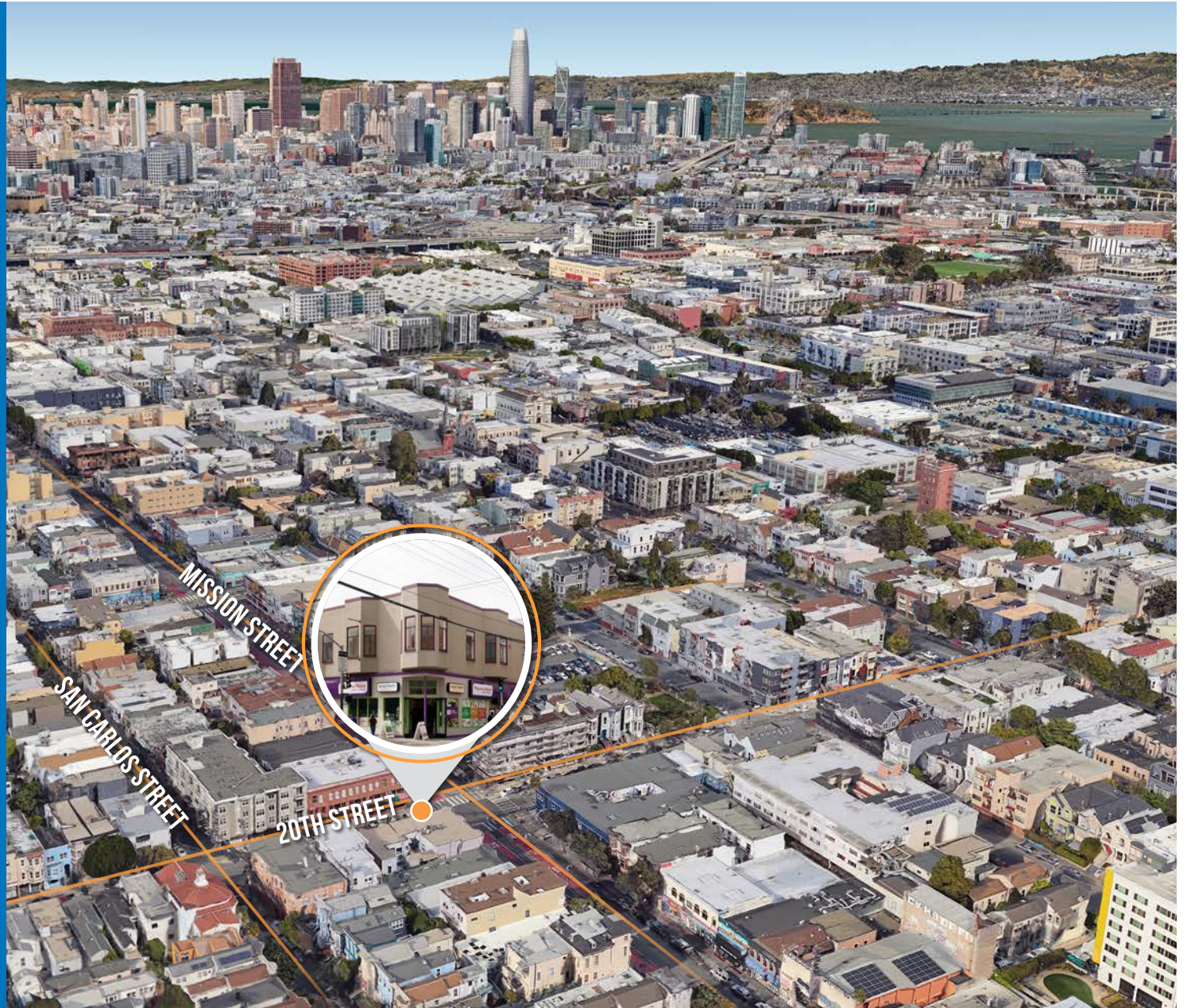
01 MIN to 20th Street Muni
10 MIN to 16th Street BART
10 MIN to Dolores Park



08 MIN to Civic Center
10 MIN to SOMA
12 MIN to Union Square



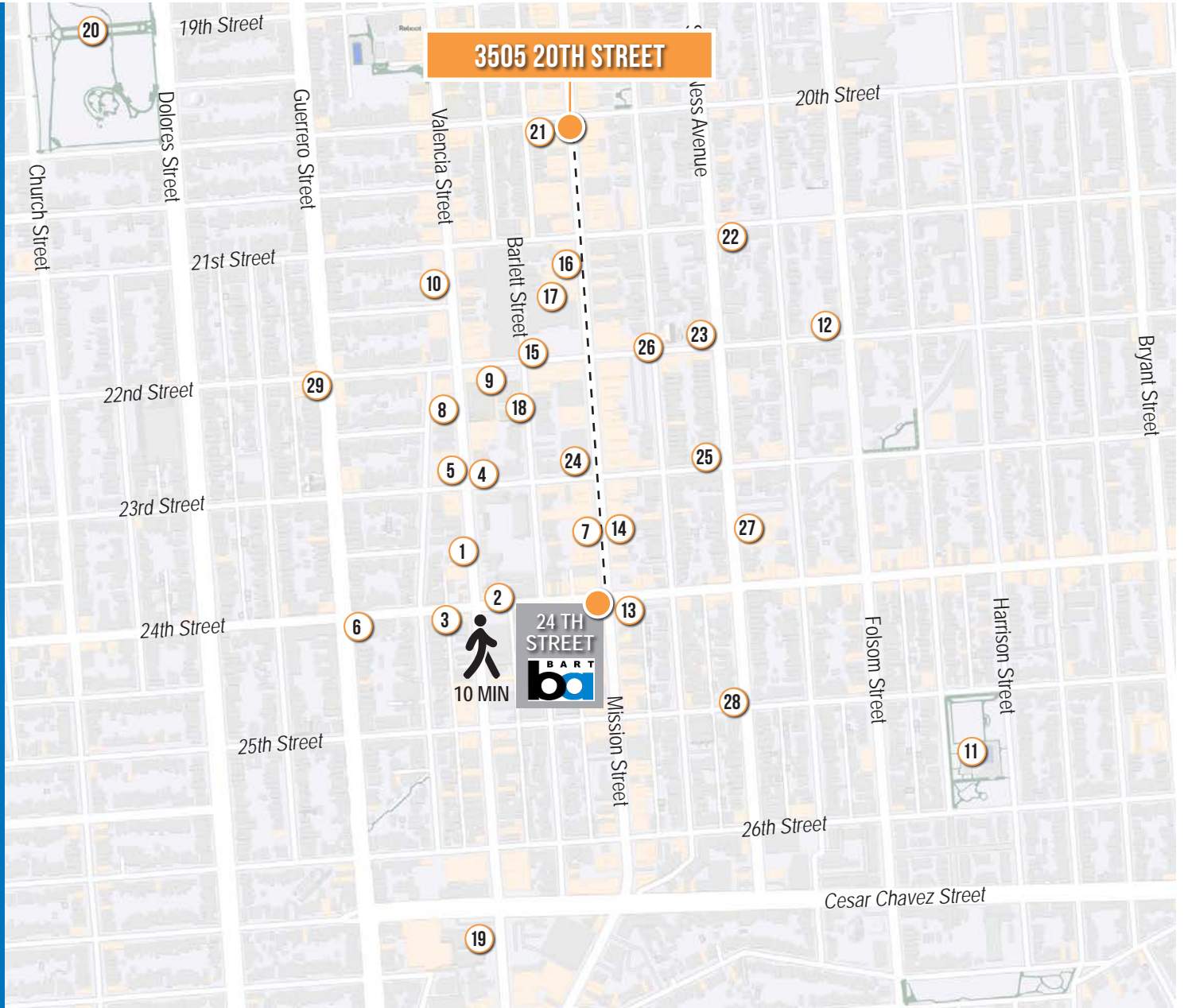
07 MIN to 101 On-Ramp
13 MIN to 280 On-Ramp
14 MIN to 80 On-Ramp



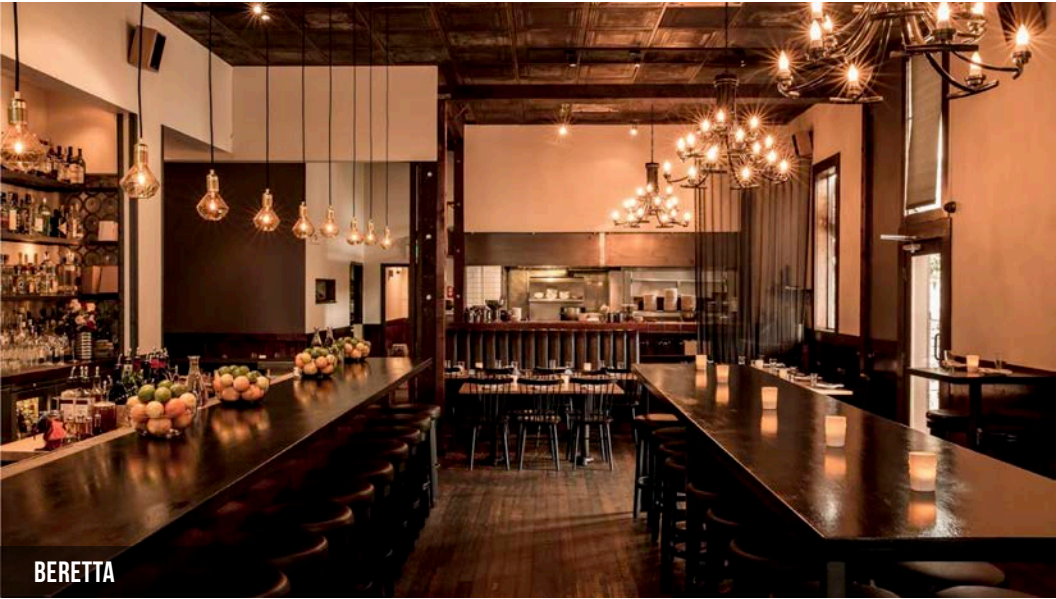
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NEARBY AMENITIES

- 1.....The Brazilian Spot
- 2..... Big Mouth Burgers
- 3.....Papalote
- 4..... Beretta
- 5..... Upfordayz Coffee, Tea & Juice
- 6..... Fiore Caffe
- 7..... Pollo Campero
- 8.....Bottega
- 9..... Breakfast Little
- 10.....Ritual Coffee Roasters
- 11.....Garfield Square
- 12..... Rise & Grind Coffeehouse
- 13..... Unica Dental
- 14.....Artillery AG + CeramicsI
- 15.....Wha Da Pho
- 16..... Lolinda
- 17.....Grand Coffee Too
- 18.....City College of SF
- 19... CPMC Mission Bernal Campus
- 20.....Mission Dolores Park
- 21.....Okaeri Japanese Bistro
- 22..... Limón
- 23.....Buddy
- 24.....Walgreens
- 25..... United States Postal Service
- 26..... La Copa Loca Gelato
- 27.....Wise Sons Jewish Deli
- 28..... Phone Booth
- 29..... Plain Jane



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BERETTA



LOLINDA



LA COPA LOCA GELATO



LIMON



RITUAL COFFEE ROASTERS

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