



SAN FRANCISCO, CA 94123

3115 Fillmore Street

FOR SUBLEASE

2nd Floor Office
+/- 1,300 SF space
in Marina

CHARLIE CUTLER

Partner

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DRE #2026787

BENNETT FALONI

Associate

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DRE #02250514



PROPERTY SUMMARY

| 3115 Fillmore St.

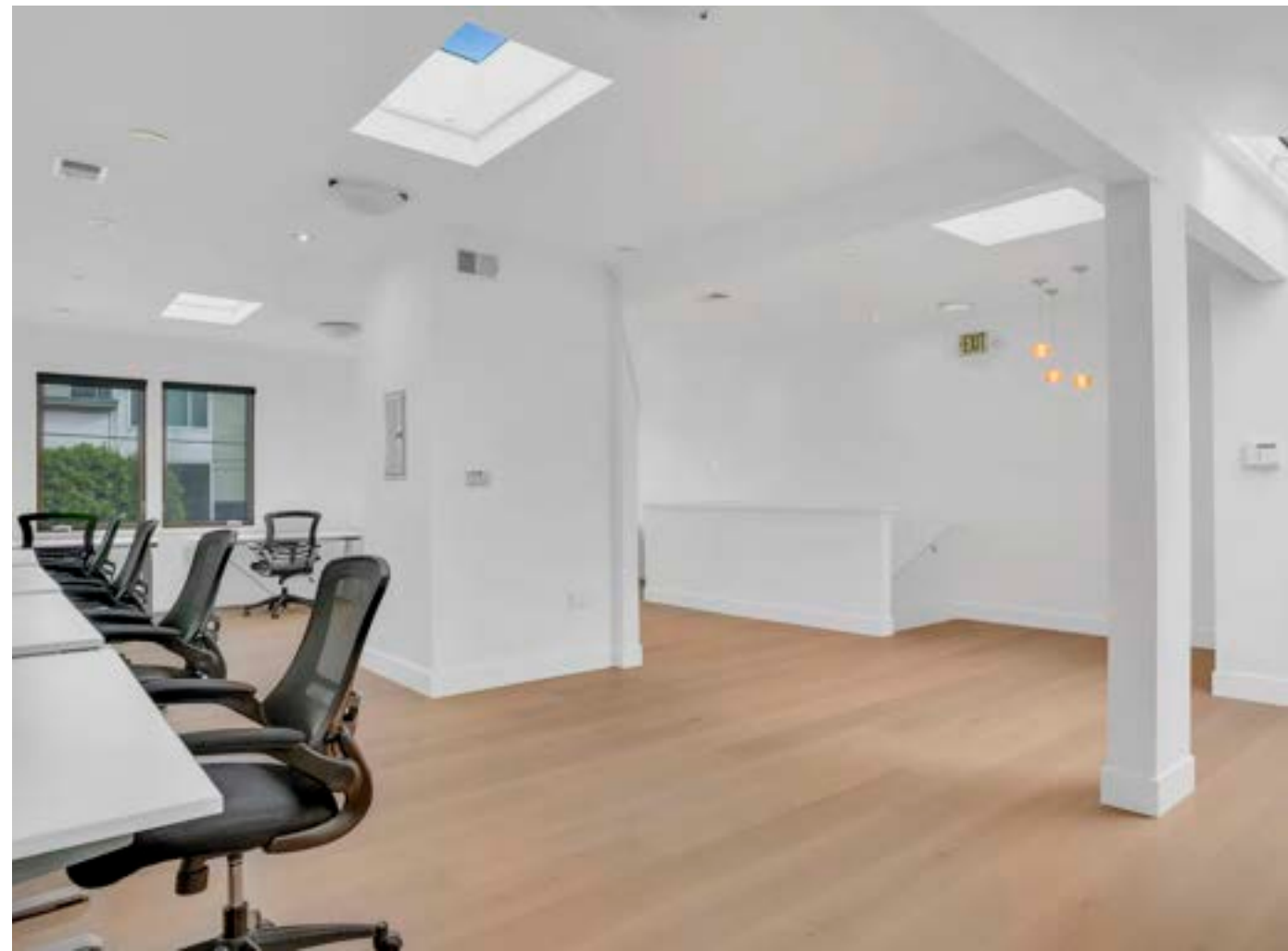
AVAILABLE SPACE | +/- 1,300 Square Feet

RENTAL RATE | Low \$50's / Square Foot / Year,
Industrial Gross

AVAILABLE | Immediately

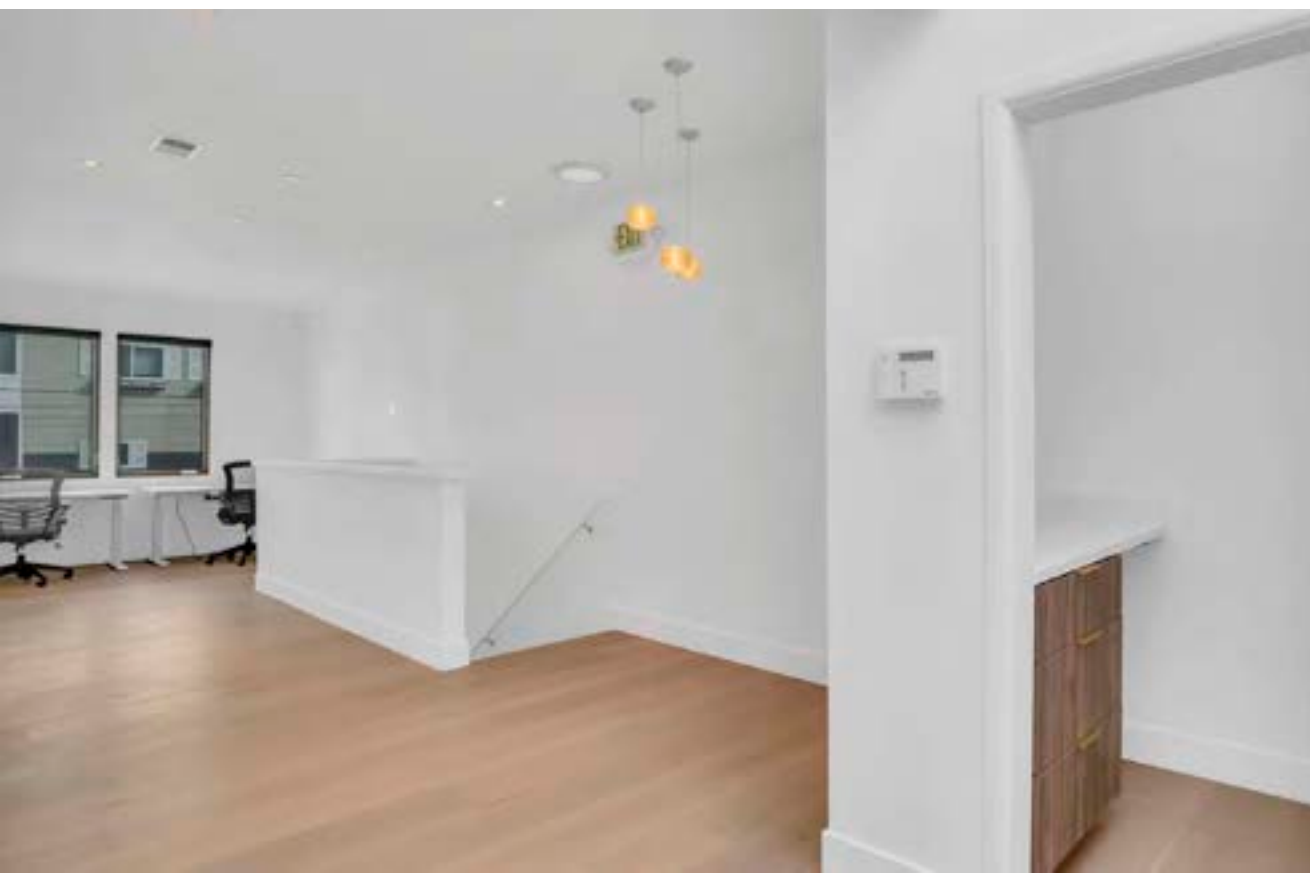
BUILDING ATTRIBUTES

- Well Located Creative Office Suite in Marina
- Open Plan Space w/ One (1) Conference Room
- Kitchenette
- Ample Natural Light Throughout
- Single Restroom
- Within the Thriving Marina Neighborhood Surrounded
by Multiple Cafes, Bars, Restaurants, and
Workout Studios



GALLERY
| 3115 Fillmore St.

 **CALCO**
COMMERCIAL, INC.



NEARBY AMENITIES

| 3115 Fillmore St.



3115 Fillmore sits in a prime Marina District location, positioned on Fillmore Street between Chestnut and Union. Just steps from the vibrant Chestnut Street corridor, with easy access to popular shops, cafes,



03 MIN Union & Fillmore St Muni
10 MIN Pacific Heights
15 MIN Marina Green / Chrissy



11 MIN to Hayes Valley
12 MIN to Golden Gate Park
15 MIN to Financial District



01 MIN to Lombard St / Hwy 101
05 MIN to 101 On-Ramp
15 MIN to 80 On-Ramp

1. Roam Artisan Burgers
2. Blue Fog Market
3. Camino Alto
4. Rutily's Market & Deli
5. Avotoasty
6. Dumpling Union
7. Roaming Goat
8. Starbucks
9. Perry's on Union
10. Lululemon
11. Wildseed
12. Equinox Union Street
13. The Brixton
14. Pressed Juicery
15. Shake Shack Cow Hollow
16. White Rabbit Bar
17. Balboa Cafe
18. The Brazen Head
19. Fort Mason Market & Deli
20. Black Horse London Pub
21. Mixt Salads
22. Matterhorn Restaurant
23. Motoring Coffee
24. Helmand Palace
25. Golden Gate Valley Library
26. The Italian Homemade Company
27. Mauna Loa Club
28. Wrecking Ball Coffee Roasters
29. Moscone Recreation Center
30. Alynne Park





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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.