

# 560 3RD STREET

FOR LEASE | RENOVATED FULL BUILDING OPPORTUNITY

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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## PROPERTY SUMMARY

### ADDRESS

560 3rd Street, San Francisco, CA 94107

### AVAILABLE SPACE

Second Floor: +/- 1,800 Square Feet

Ground Floor: +/- 2,400 Square Feet

**Total: +/- 4,200 Square Feet**

### RENTAL RATE

\$68 / Square Foot / Year, Industrial Gross

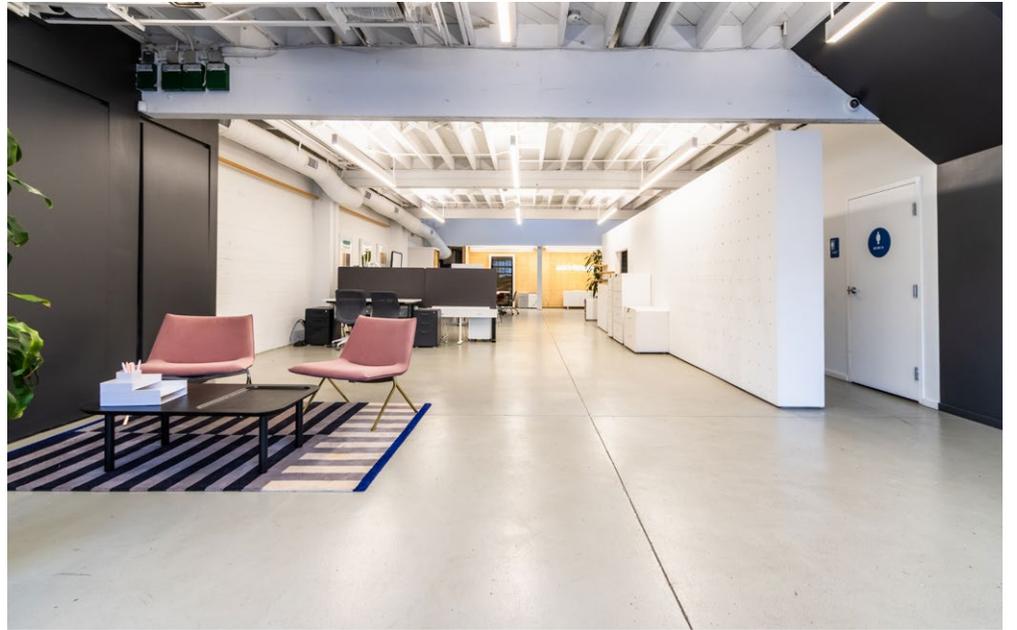
### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Fully Furnished
- + Renovated Full Building Opportunity
- + Two (2) Conference Rooms
- + Designated Parking Space
- + Full HVAC & High-End Fixtures Throughout
- + Kitchenette on Ground Floor & Second Floor
- + Three (3) Restrooms
- + Drive-In Roll-Up Garage Door
- + Central SoMa Location Across from South Park





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## LOCATION OVERVIEW

Desirable South Park location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**08 MIN** to 2nd & King Muni  
**10 MIN** to 4th St. Caltrain  
**15 MIN** to Montgomery St. Bart



**07 MIN** to SOMA  
**10 MIN** to Union Square  
**15 MIN** to Financial District



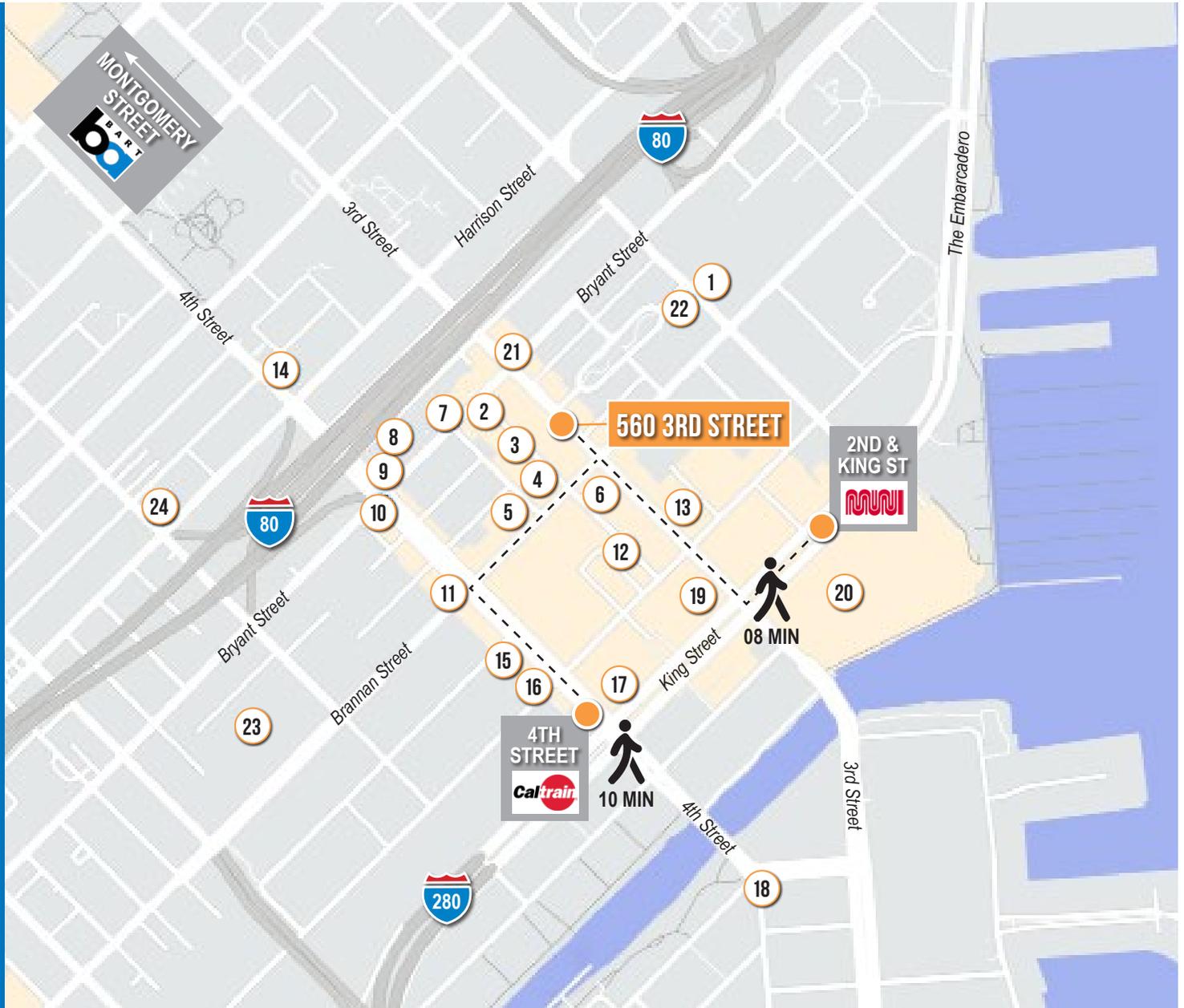
**05 MIN** to 80 On-Ramp  
**08 MIN** to 280 On-Ramp



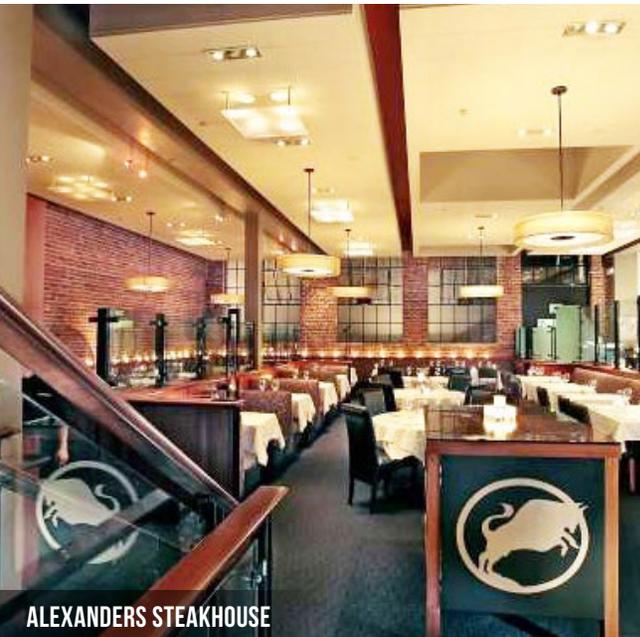
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## NEARBY AMENITIES

- 1.....21st Amendment Brewery
- 2.....Lava Restaurant & Lounge
- 3.....Steep
- 4.....Brickhouse
- 5.....Alexander's Steakhouse
- 6.....Local Tap
- 7.....Black Hammer Brewing
- 8.....Goat Hill Pizza
- 9.....Shell Gas Station
- 10.....The Hotel Utah Saloon
- 11.....Marlowe
- 12.....Little Skillet
- 13.....Alchemist Bar & Lounge
- 14.....Whole Foods Market
- 15.....The UPS Store
- 16.....Walgreens
- 17.....Safeway
- 18.....Gus's Community Market
- 19.....Lucky Strike SF
- 20.....Oracle Park
- 21.....Flour & Branch
- 22.....Grilled Cheese Kitchen
- 23.....SF Flower Mart
- 24.....All Star Donuts



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