

FOR LEASE

495 3RD STREET

2ND FLOOR, SAN FRANCISCO, CA

*±2,125 RSF Top Floor Office Space
Adjacent to South Park*



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km Kidder
Mathews

SPACE OVERVIEW

±2,125 RSF	Two (2) meeting rooms	Full HVAC
Available now	Large glass enclosed conference room	Hardwood floors throughout
\$30.00 PSF/Yr/IG	Two (2) restrooms	Webpass in the building
Flexible term	Full kitchen	Prime signage opportunity
2nd floor walk-up	Mostly open plan	Walking distance to South Park, BART, and Caltrain

96

WALK SCORE
(WALKER'S PARADISE)

100

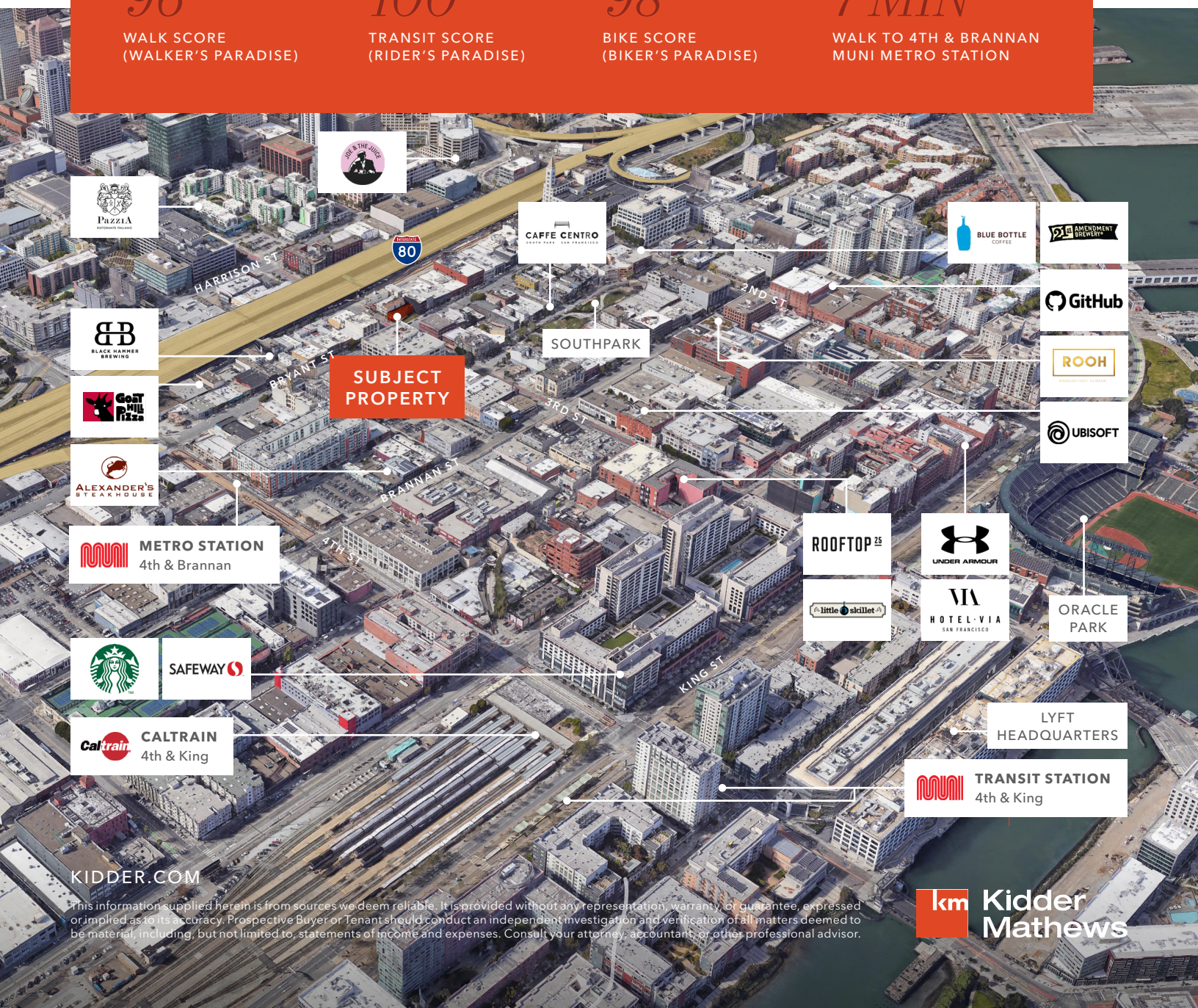
TRANSIT SCORE
(RIDER'S PARADISE)

98

BIKE SCORE
(BIKER'S PARADISE)

7 MIN

WALK TO 4TH & BRANNAN
MUNI METRO STATION



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