

# 3505 20TH STREET

FOR LEASE | SECOND FLOOR OFFICE SPACE

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



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ZACH HAUPERT** [zhaupert@tcpre.com](mailto:zhaupert@tcpre.com)  
D 415.539.1121 | C 415.812.1219

**MICHAEL SANBERG** [msanberg@tcpre.com](mailto:msanberg@tcpre.com)  
D 415.539.1103 | C 415.697.6088

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## PROPERTY SUMMARY

### ADDRESS

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

### AVAILABLE SPACE

+/- 4,200 Square Feet

### RENTAL RATE

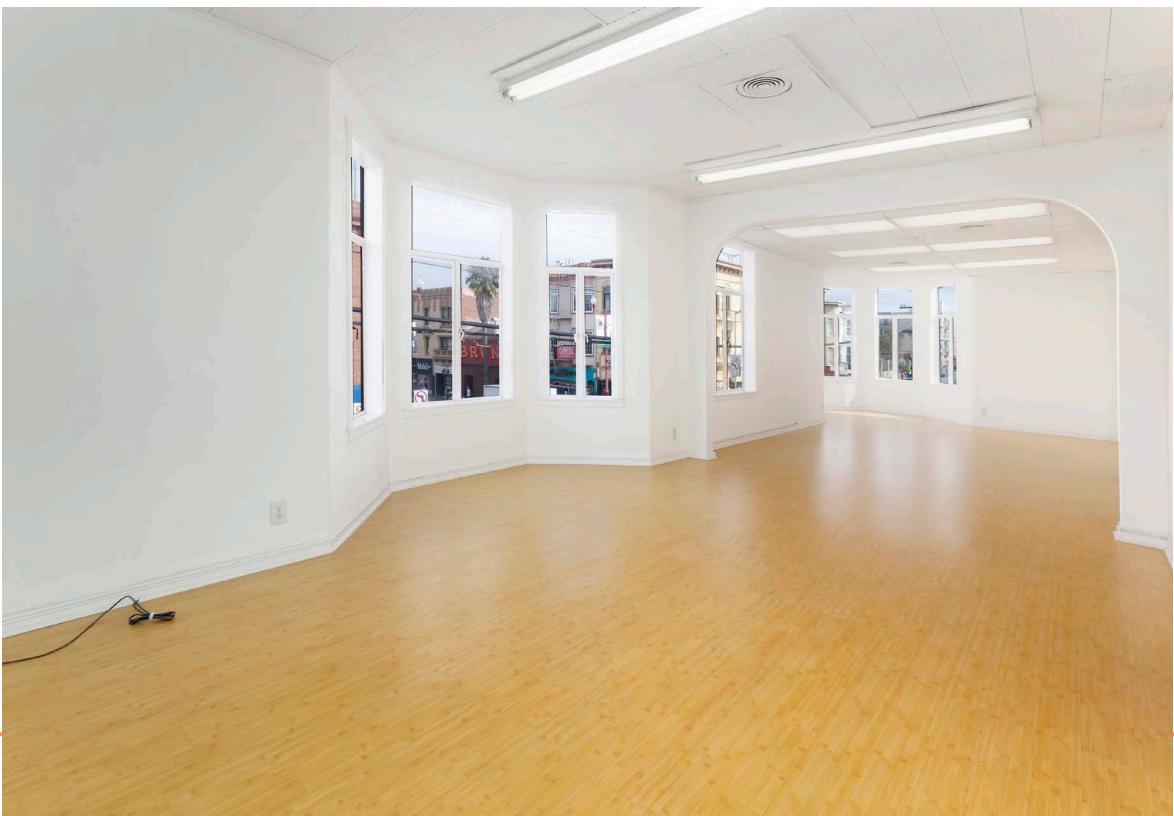
\$30 / Square Foot / Year, Industrial Gross

### 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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## 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



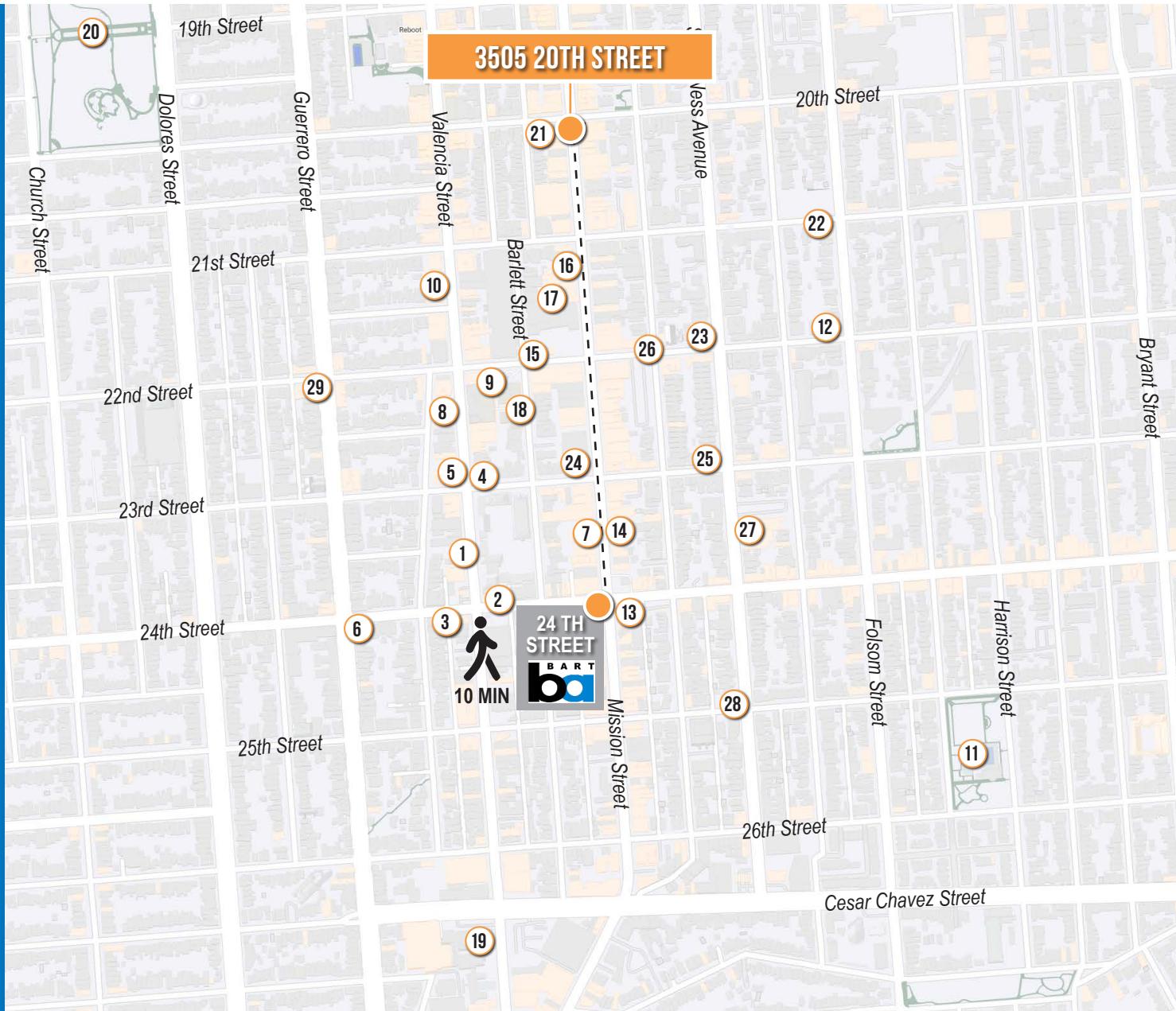
**07 MIN** to 101 On-Ramp  
**13 MIN** to 280 On-Ramp  
**14 MIN** to 80 On-Ramp



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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 ..... La Santaneca De La Mission
- 14 ..... Artillery AG + Ceramicsl
- 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 ..... Heirloom Cafe
- 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



BUDDY



RITUAL COFFEE ROASTERS

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STREET



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Corp. Lic. 01112906  
[www.tcpre.com](http://www.tcpre.com)

**ZACH HAUPERT**

D 415.539.1121 C 415.812.1219  
[zhaupert@tcpre.com](mailto:zhaupert@tcpre.com) DRE # 01822907

**MICHAEL SANBERG**

D 415.539.1103 C 415.697.6088  
[msanberg@tcpre.com](mailto:msanberg@tcpre.com) DRE # 01930041

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