

665 THIRD STREET

FOR LEASE | SOUTH BEACH | OFFICE, PDR, R&D, LAB SPACE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
C 415.697.6088

665 THIRD STREET

PROPERTY AVAILABILITY

OFFICE | PDR | R&D | LAB SPACE

ADDRESS

665 3rd Street, San Francisco, CA 94107

FIFTH FLOOR

Available Space: +/- 230 - 9,380 SF

FOURTH FLOOR

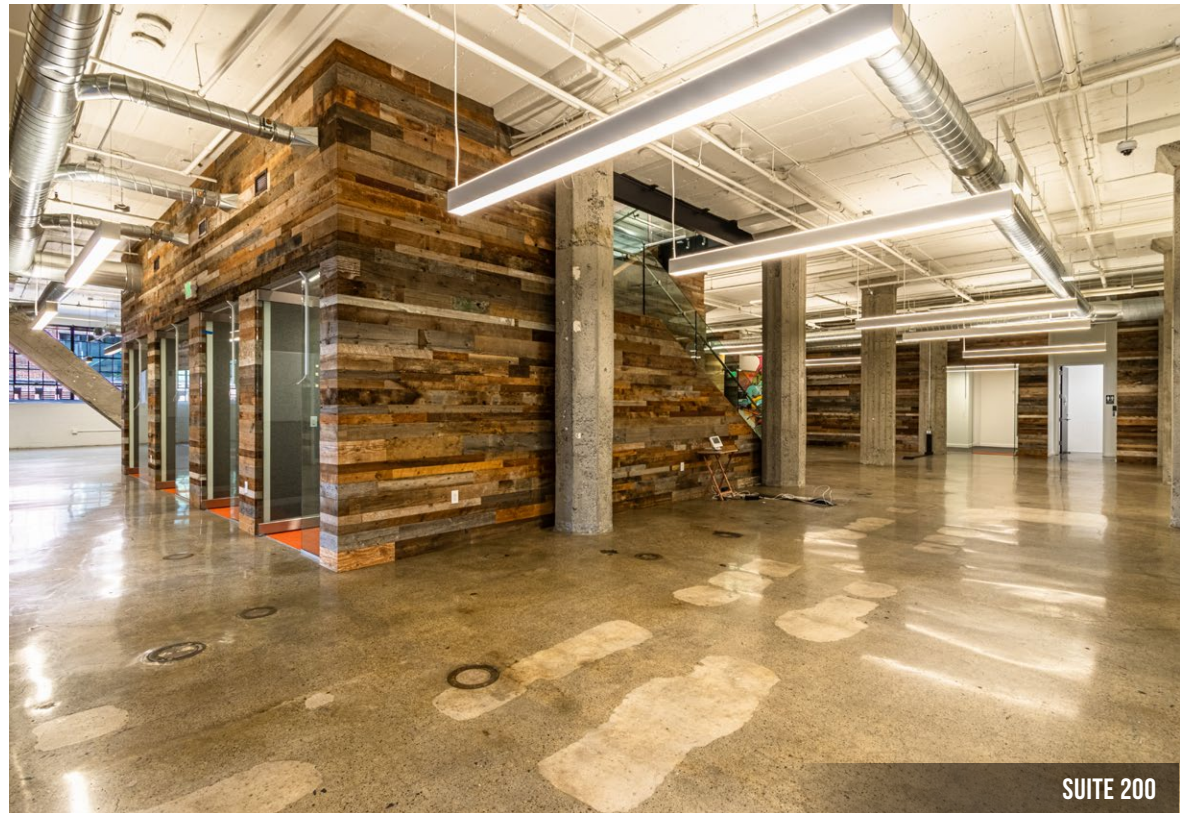
Available Space: +/- 2,200 - 17,966 SF

THIRD FLOOR

Available Space: +/- 4,927 SF

TOTAL

+/- 32,273 SF



BUILDING ATTRIBUTES

- + Creative Buildouts, Great Natural Light & City Views
- + Building Can Accommodate A Variety Of Tenant Uses: Office, PDR, R&D, Lab, Light Manufacturing, etc.
- + Passenger Elevator In Main Lobby
- + Extremely Heavy Power - 3 Phase, 2,000 Amps, 480 Volts
- + Five (5) Dock Loading Bays
- + One (1) Drive-In Loading Ramp

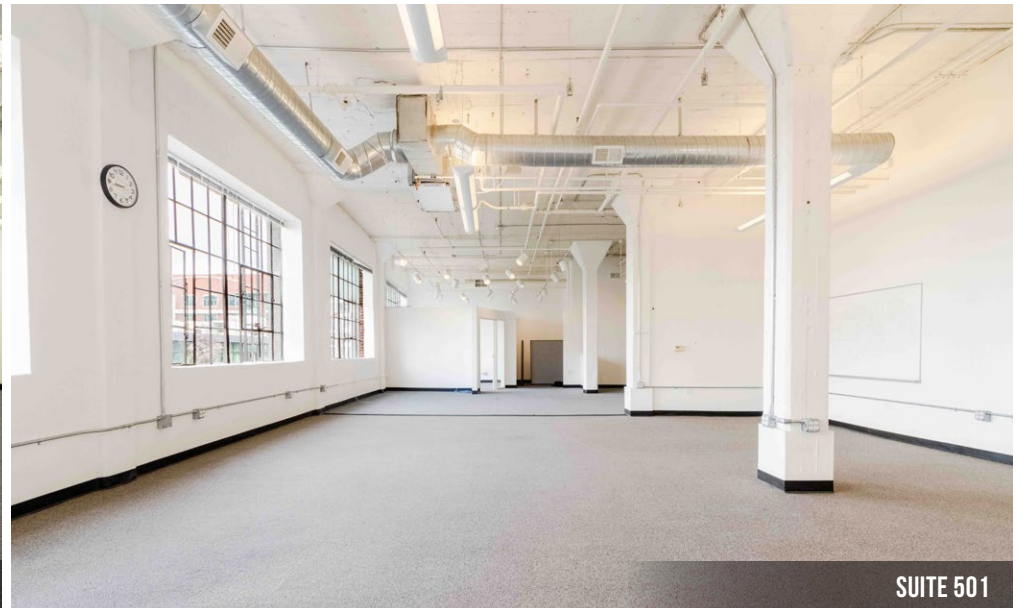
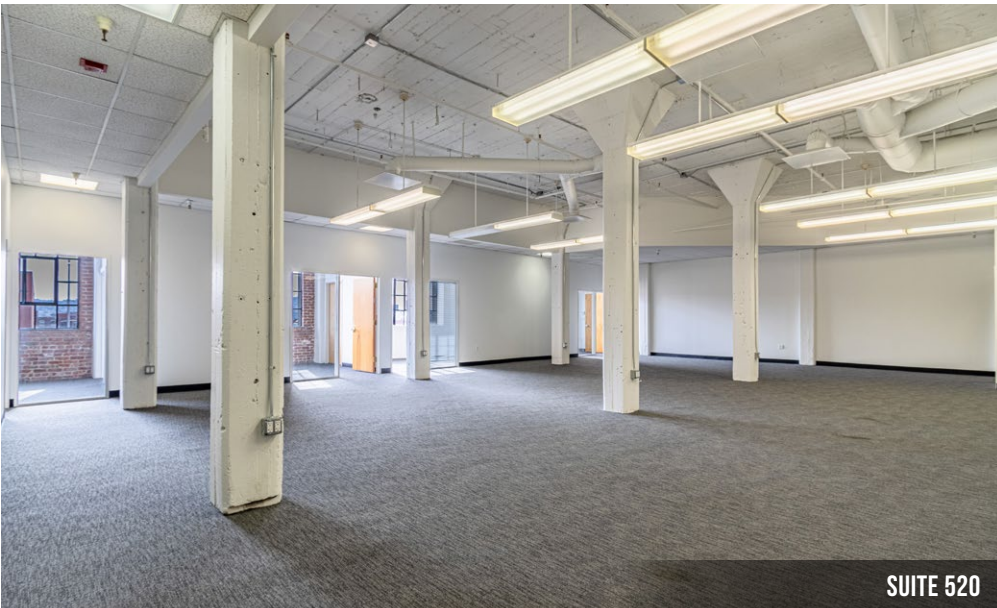
665 THIRD STREET

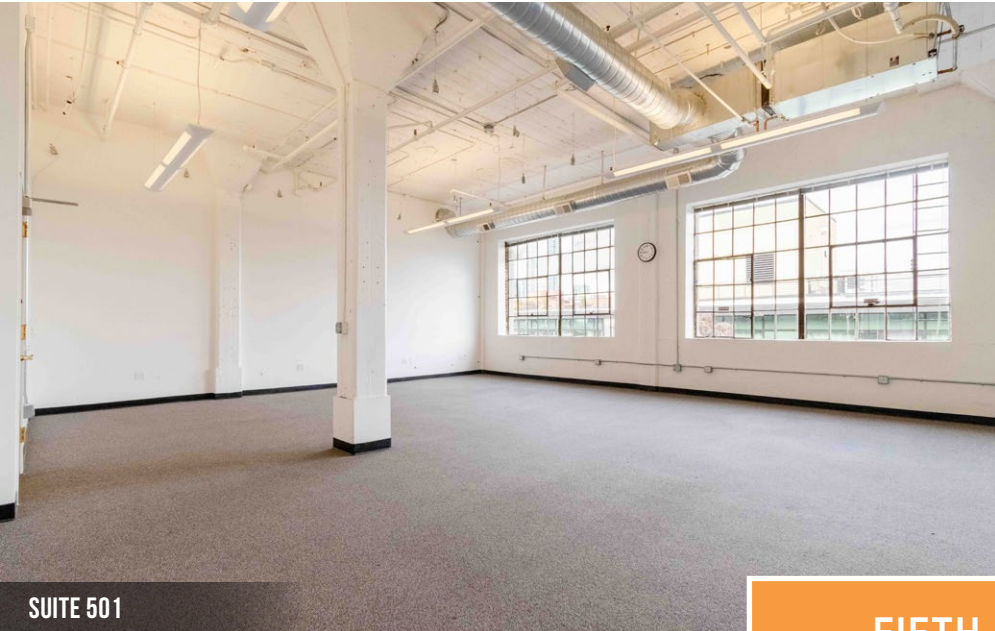
FIFTH FLOOR SUMMARY

ADDRESS

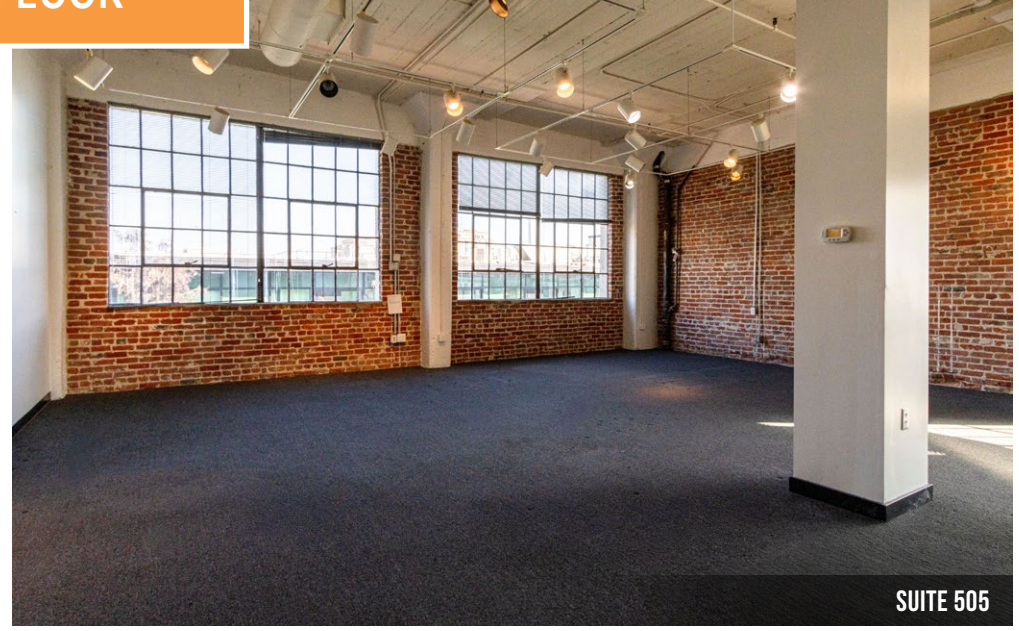
665 3rd Street, San Francisco, CA 94107

SUITE	RSF	AVAILABLE	RATES	NOTES
525	+/- 230	Immediately	\$27 / SF / YR, IG	Individual Office Spaces
520	+/- 3,912	Immediately	\$33 / SF / YR, IG	Two (2) Meeting Rooms, Three (3) Offices, Exposed Brick Walls, Great Natural Light, Sweeping City Views
505	+/- 2,334	Immediately	\$36 / SF / YR, IG	Two (2) Meeting Rooms, Three (3) Offices, Exposed Brick Walls, Great Natural Light, Sweeping City Views
501	+/- 2,904	Immediately	\$36 / SF / YR, IG	Two (2) Meeting Rooms, Great Natural Light, Sweeping City Views *Can be leased with 505*





FIFTH FLOOR

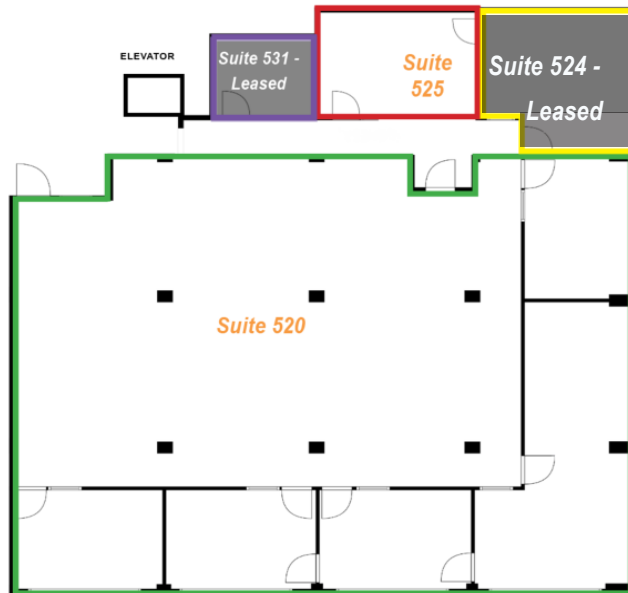
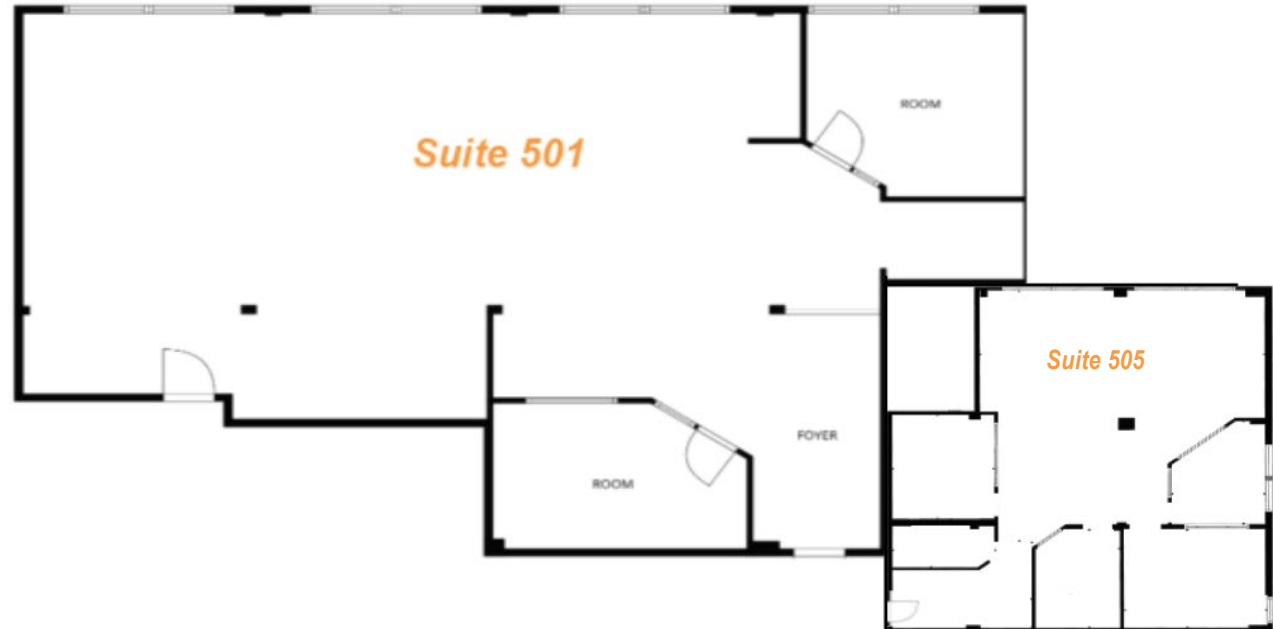


665 THIRD STREET

Floor Plans

Fifth Floor

+/- 230 - 9,380 Square Feet



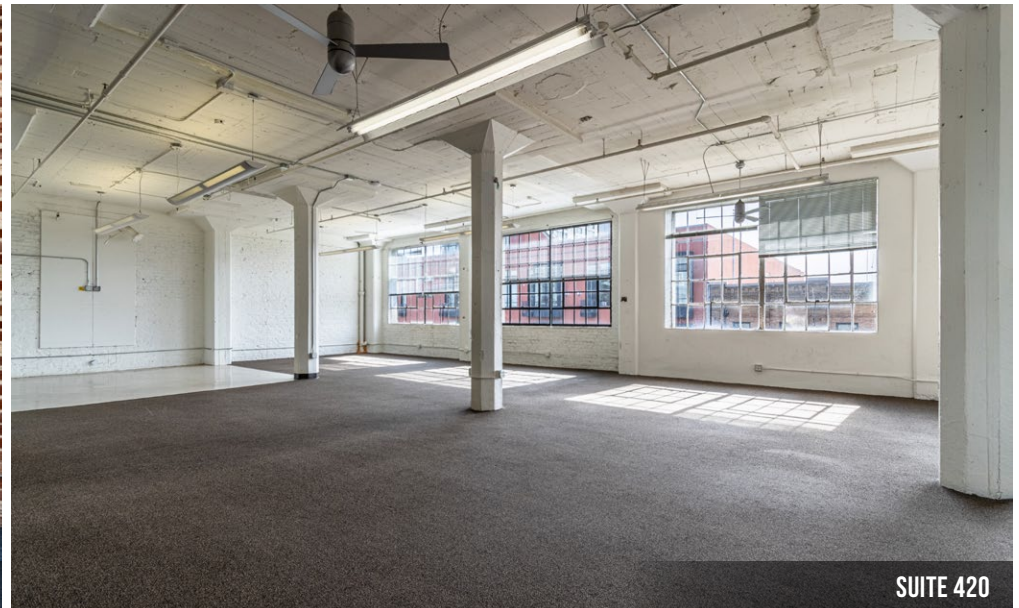
665 THIRD STREET

FOURTH FLOOR SUMMARY

ADDRESS

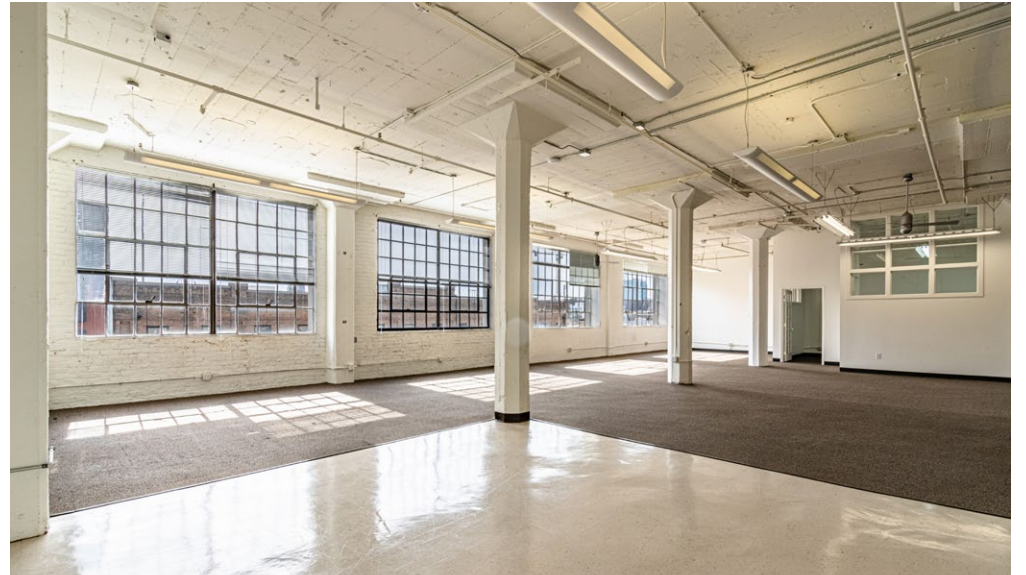
665 3rd Street, San Francisco, CA 94107

SUITE	RSF	AVAILABLE	RATES	NOTES
420	+/- 3,958	Immediately	\$33 / SF / YR, IG	New Spec Suite - Two (2) Meeting Rooms, Two (2) Offices, Kitchenette, & Two (2) Restrooms
415	+/- 2,446	Immediately	\$33 / SF / YR, IG	Two (2) Meeting Rooms & Three (3) Offices
408	+/- 2,200	Immediately	\$27 / SF / YR, IG	Two (2) Meeting Rooms, One (1) Office, Built-In Work Stations
400	+/- 9,362	Immediately	\$33 / SF / YR, IG	Four (4) Meeting Rooms, Four (4) Offices, Kitchenette, Direct Freight Elevator Access



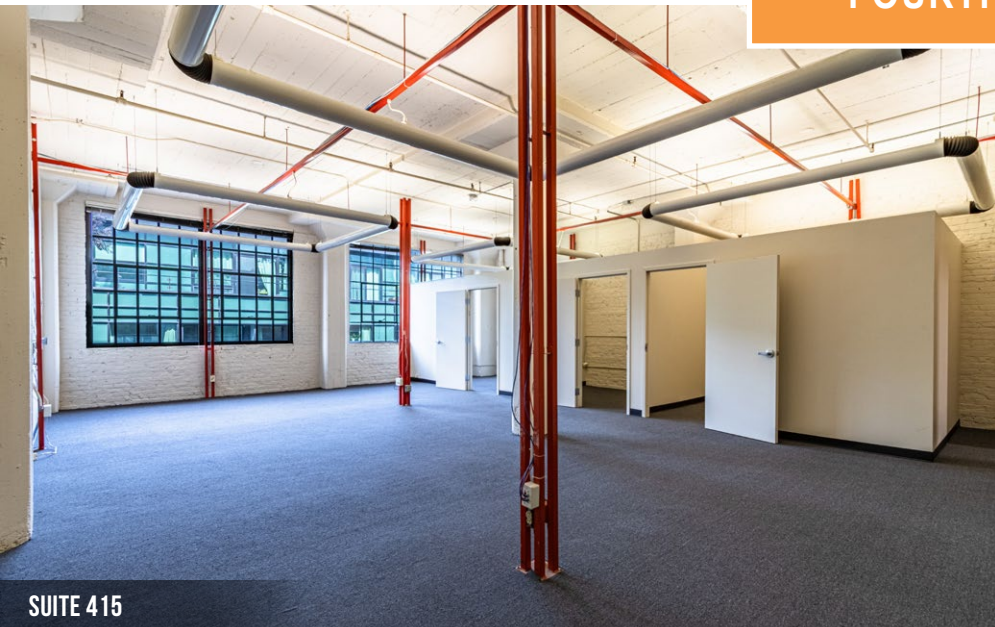


SUITE 400

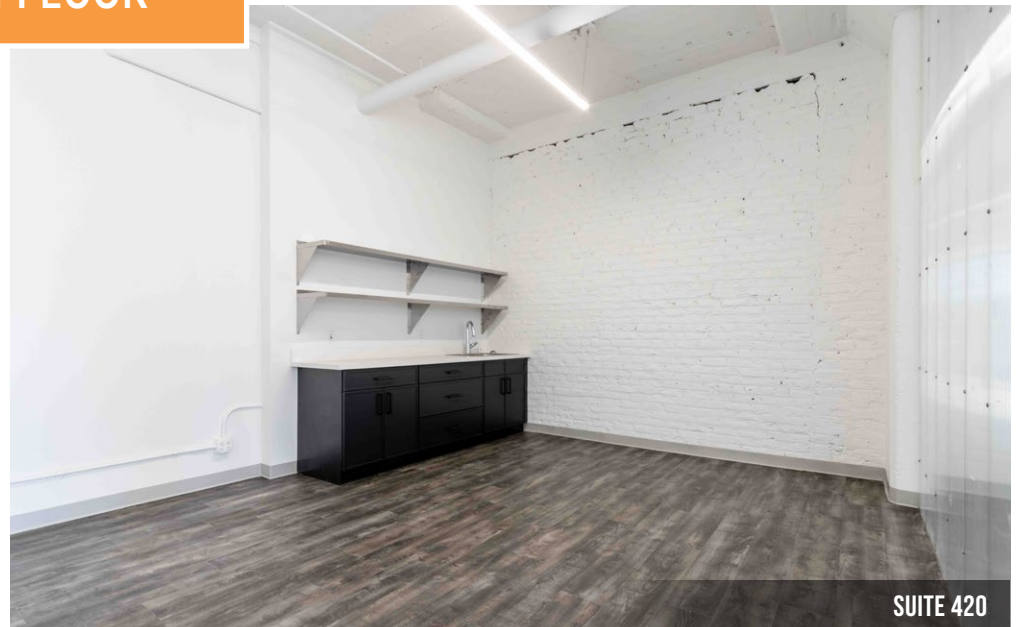


SUITE 420

FOURTH FLOOR



SUITE 415



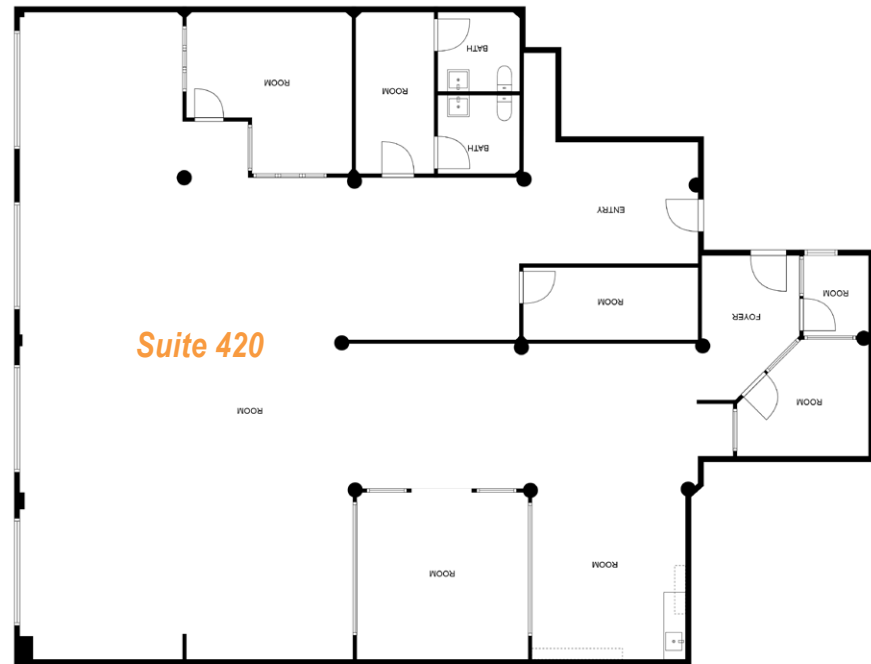
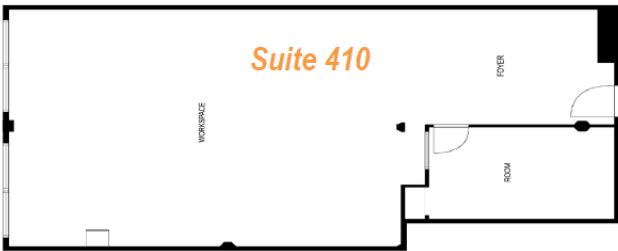
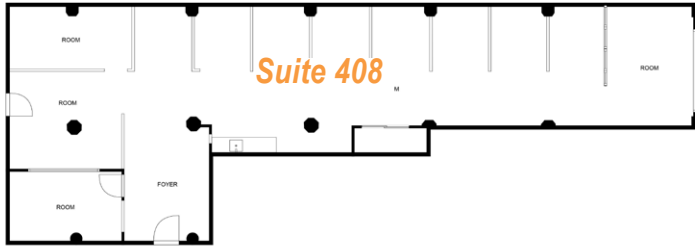
SUITE 420

665 THIRD STREET

Floor Plans

Fourth Floor

+/- 2,200 - 17,966 Square Feet



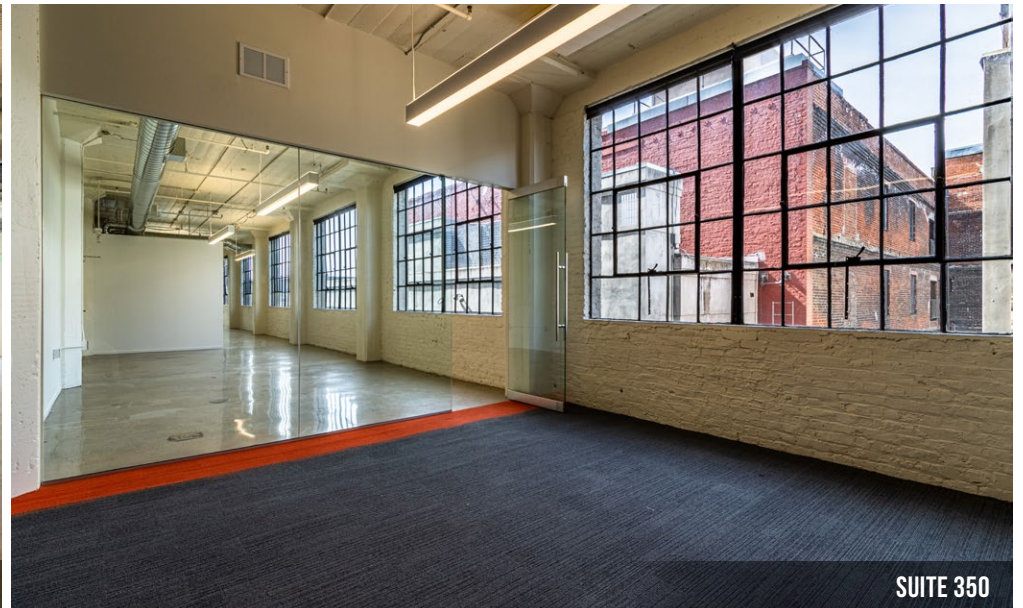
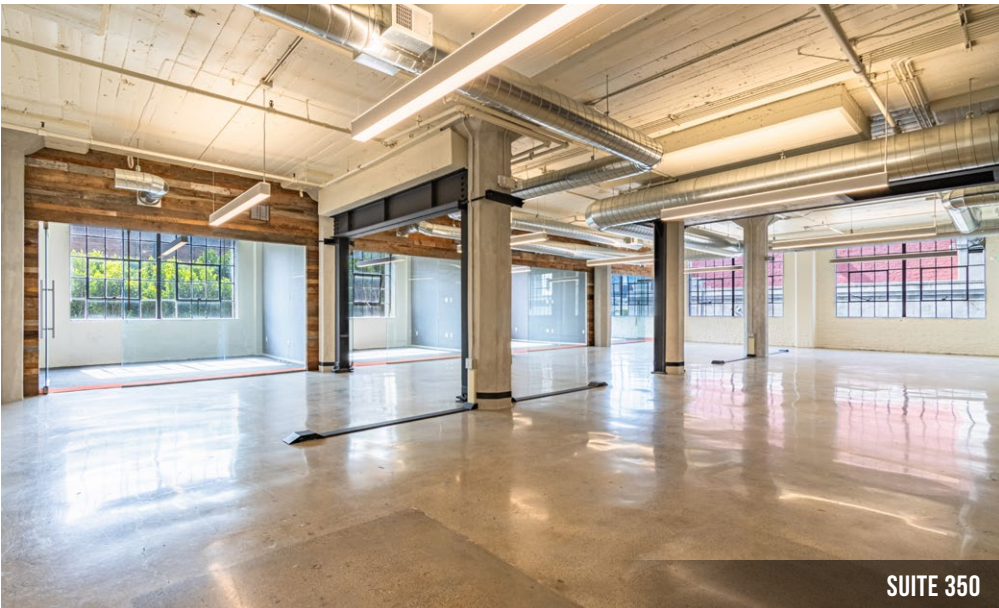
665 THIRD STREET

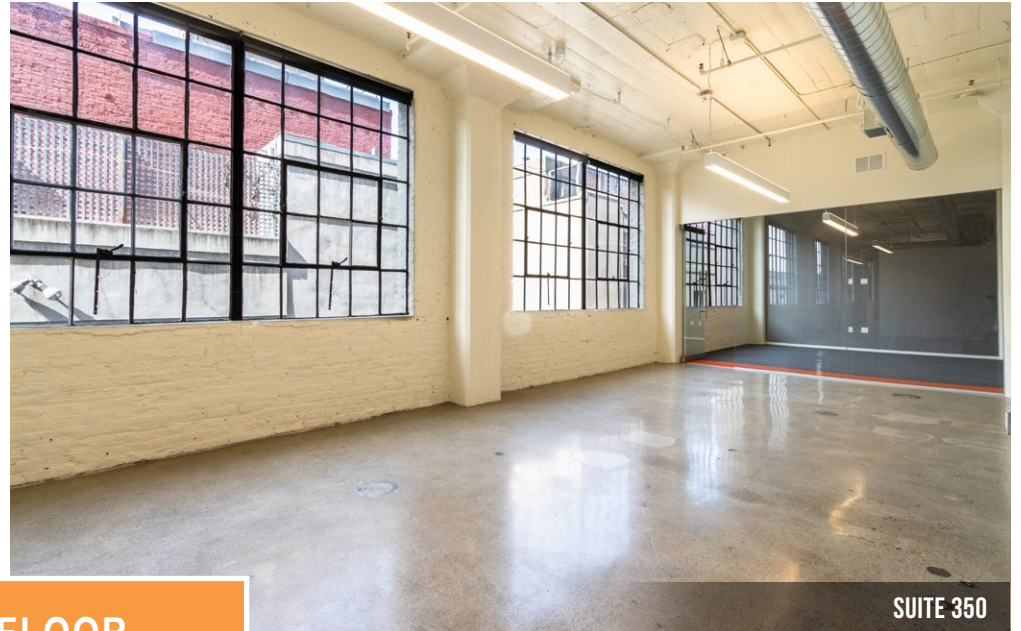
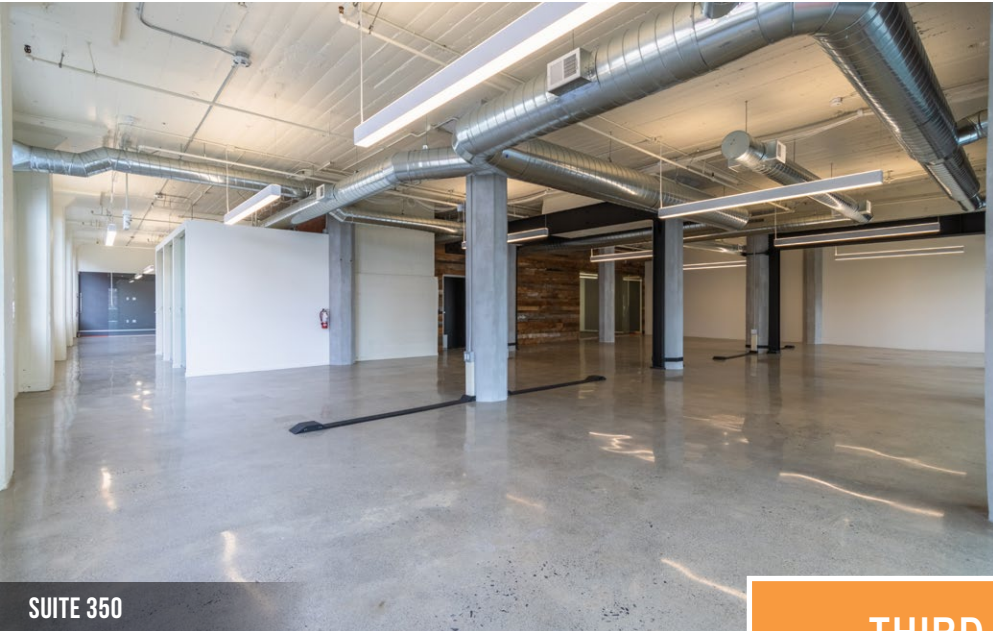
THIRD FLOOR SUMMARY

ADDRESS

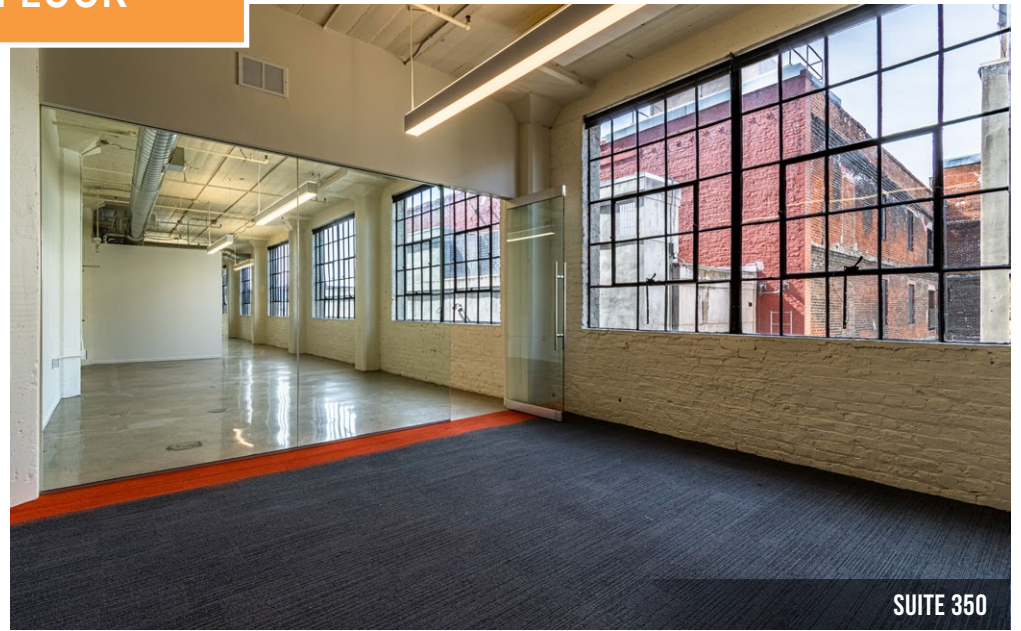
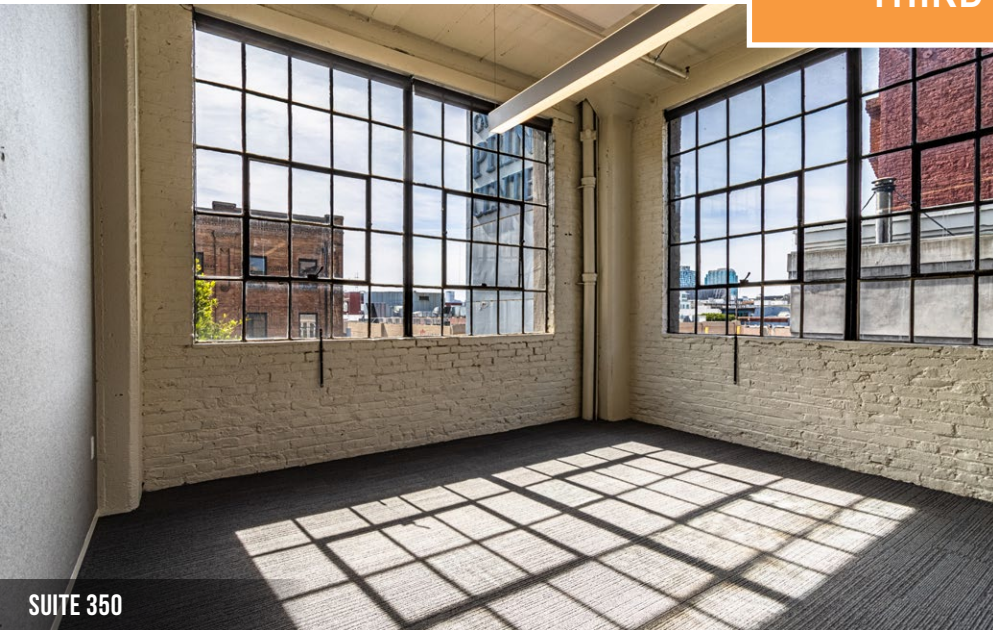
665 3rd Street, San Francisco, CA 94107

SUITE	RSF	AVAILABLE	RATES	NOTES
350	+/- 4,927	Immediately	\$36 / SF / YR, IG	Six (6) Meeting Rooms & Three (3) Offices





THIRD FLOOR

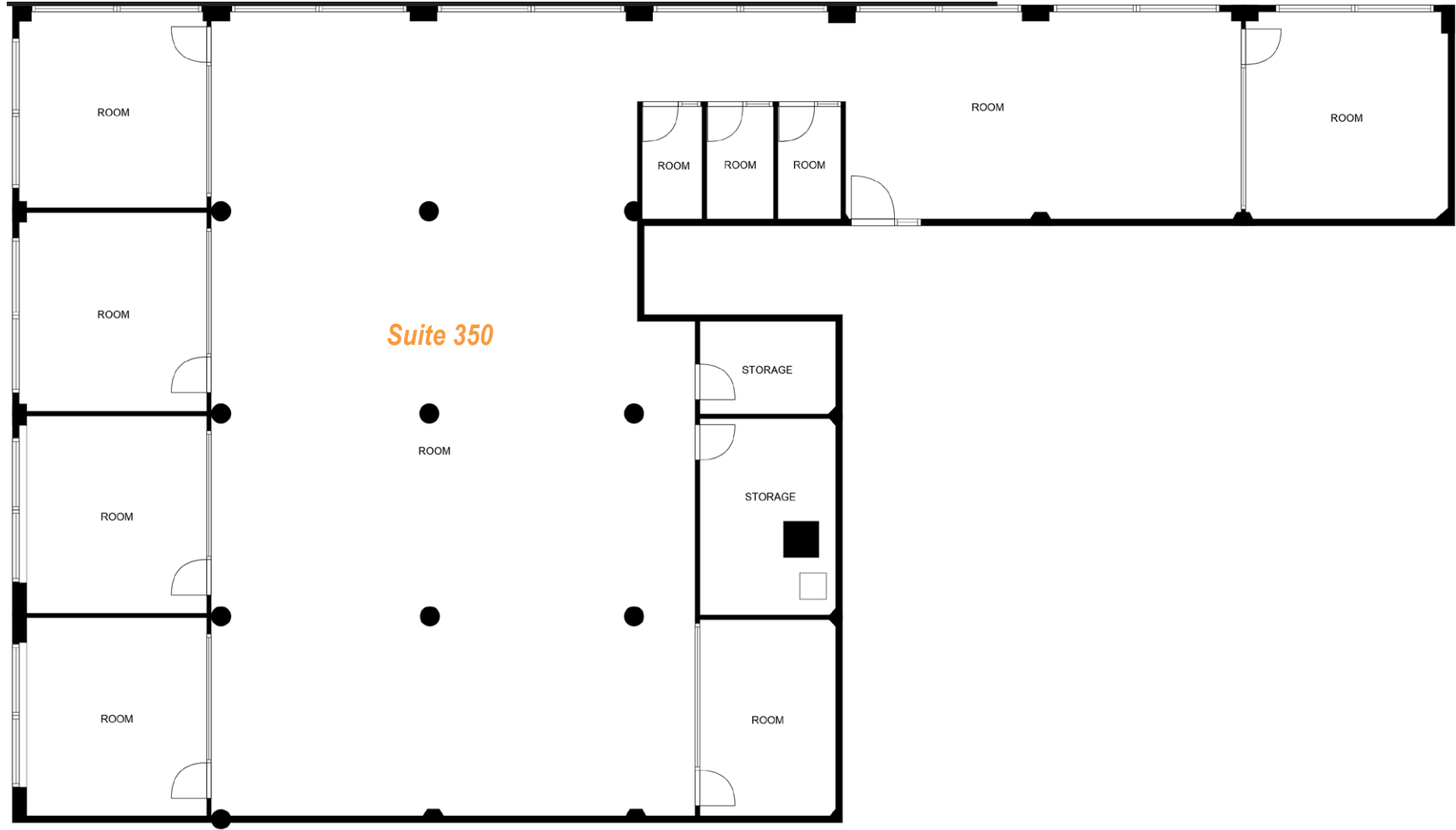


665 THIRD STREET

Floor Plans

Third Floor

+/- 4,927 Square Feet



665 THIRD STREET

LOCATION OVERVIEW

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



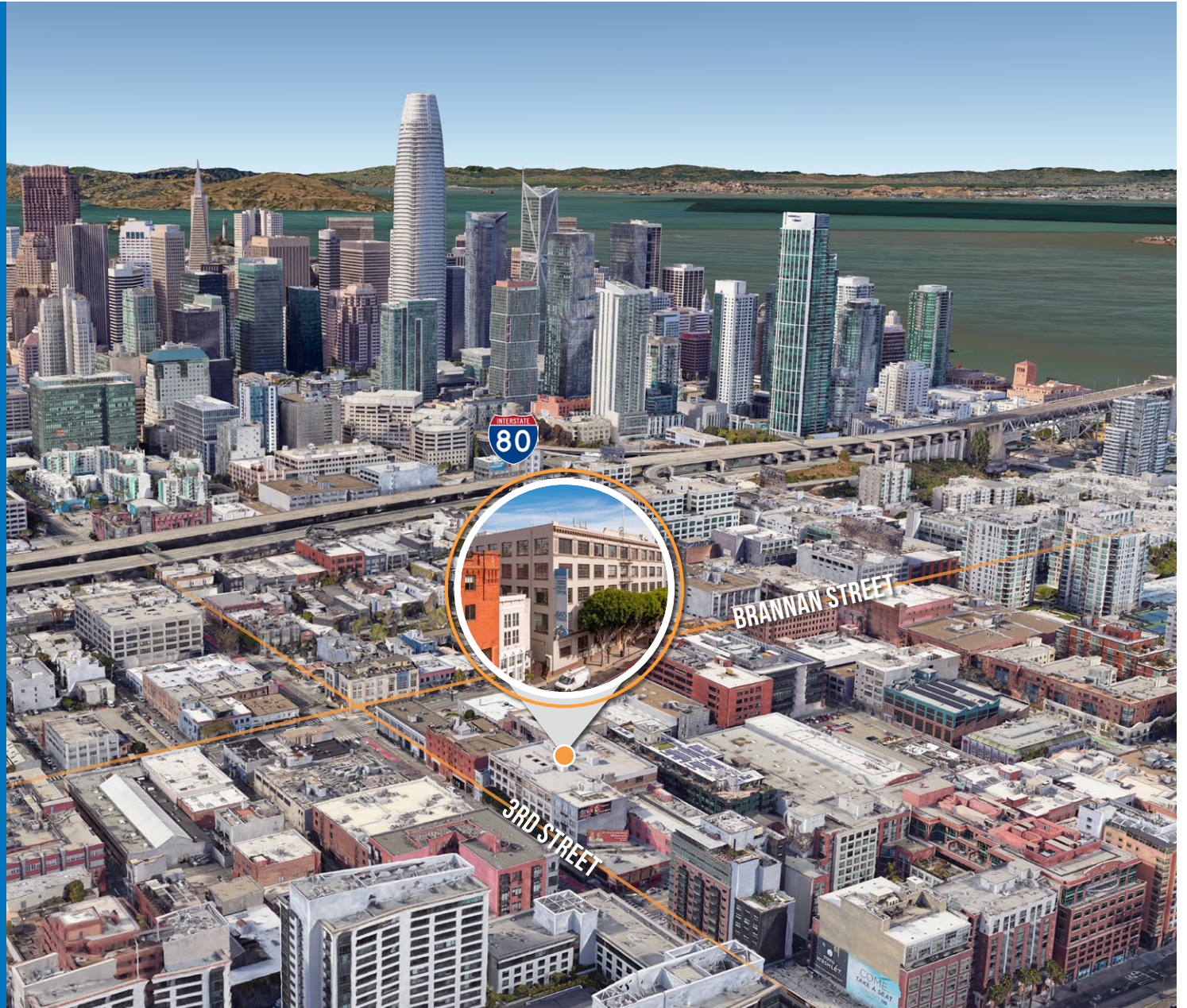
03 MIN to Oracle Park
06 MIN to SF CalTrain
20 MIN to Montgomery Bart



08 MIN to Union Square
10 MIN to Financial District
12 MIN to Mission District



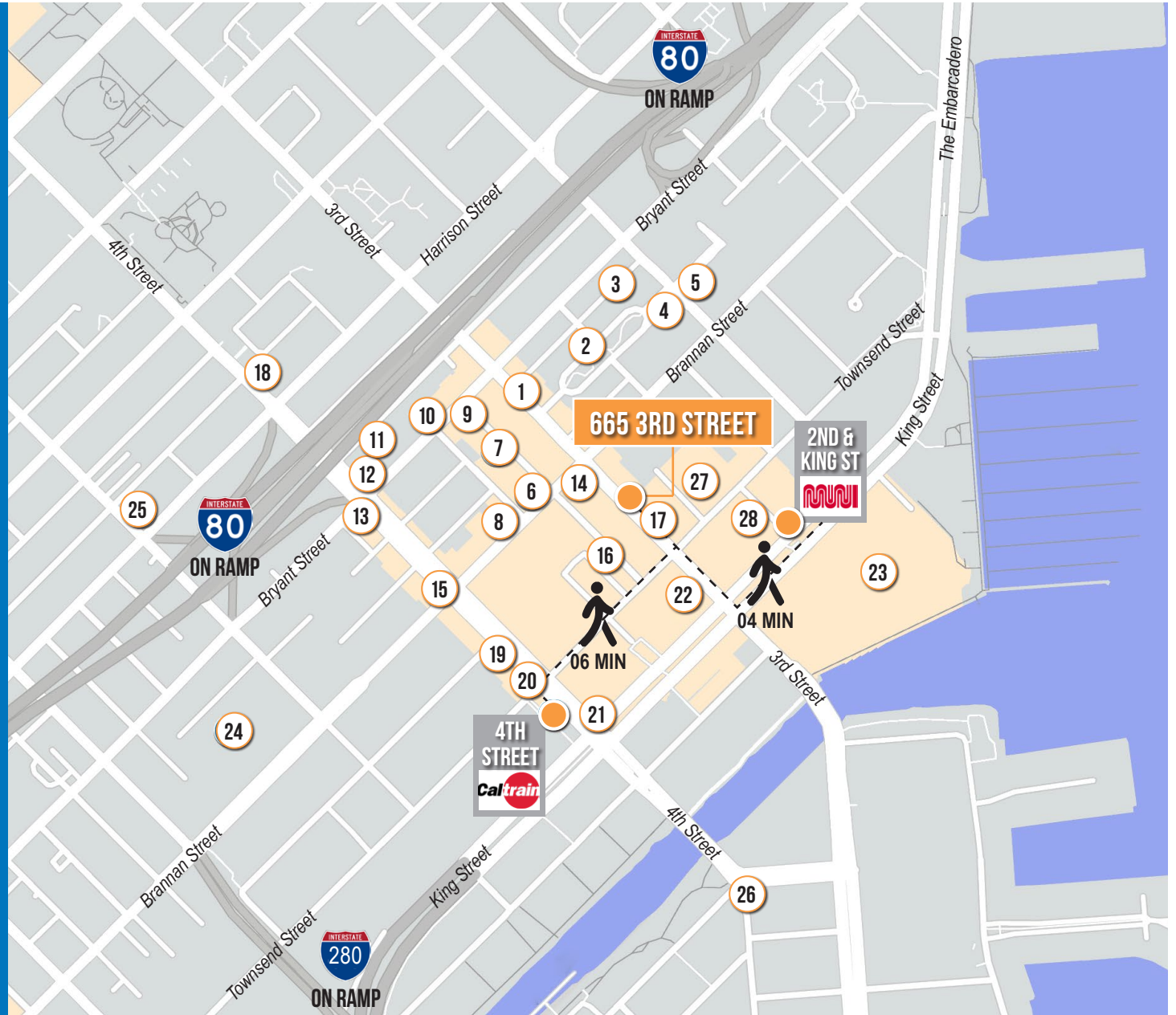
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
08 MIN to 101 On-Ramp



665 THIRD STREET

NEARBY AMENITIES

- 1..... Flour & Branch
- 2..... Caffe Centro
- 3..... Blue Bottle Coffee
- 4..... Colombo's
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Steep
- 8..... Alexander's Steakhouse
- 9..... Lava Restaurant & Lounge
- 10..... Black Hammer Brewing
- 11..... Thriller Social Club
- 12..... Shell Gas Station
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Marlowe
- 16..... Little Skillet
- 17..... Alchemist Bar & Lounge
- 18..... Whole Foods Market
- 19..... The UPS Store
- 20..... Walgreens
- 21..... Safeway
- 22..... Lucky Strike San Francisco
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market
- 27..... Saison
- 28..... Hotel Via



665 THIRD STREET



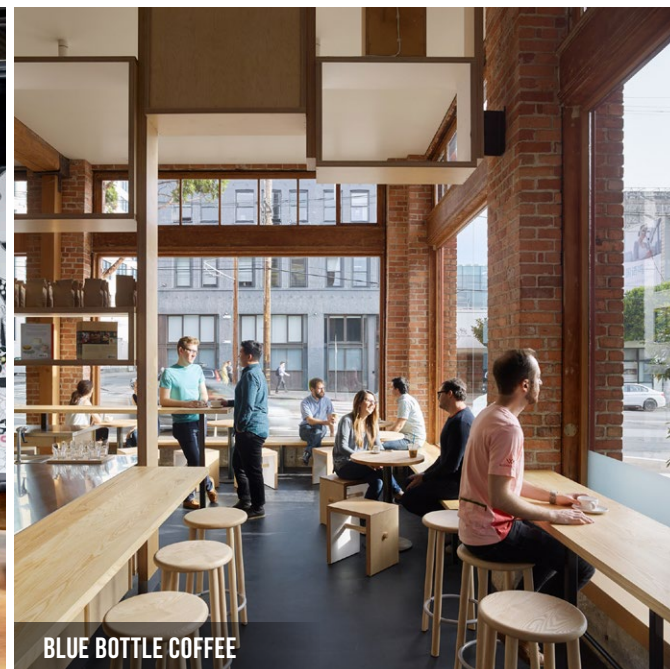
HOTEL VIA



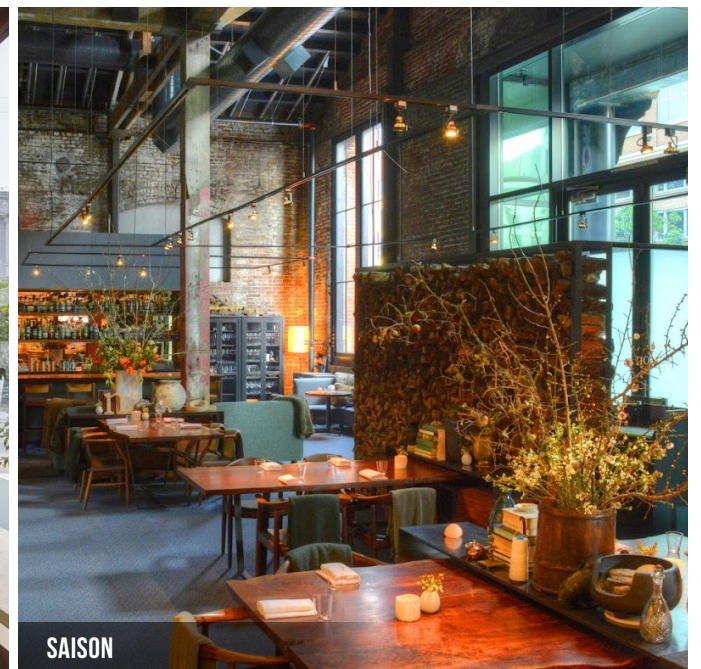
ORACLE PARK



BLACK HAMMER BREWING



BLUE BOTTLE COFFEE



SAISON

665 THIRD STREET



Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT

C 415.812.1219

zhaupert@tcpre.com DRE # 01822907

MICHAEL SANBERG

C 415.697.6088

msanberg@tcpre.com DRE # 01930041

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2026. All rights reserved.