

425 2ND STREET

RINCON/SOUTH BEACH SUB-MARKET

CREATIVE OFFICE SPACE
FOR LEASE



20,000 SQUARE FEET
AVAILABLE

PRICE REDUCED
\$24.00 - \$29.00 PSF/YR IG
\$3 PSF/YR COMMISSION

1,000 - 20,000
SQUARE FEET AVAILABLE

7,500 RSF FULL FLOORS
3 blocks to Oracle Park and
Moscone Center
Great access to public
transportation and highways
High Ceilings
Open Floor Plan
Glass Front Offices
Steps to South Park

MARK D. WALKER

(415) 722-6310
mwalker@coltoncommercialsf.com
License #: 00878051

DANIEL H. STARR

(415) 317-3491
dstarr@coltoncommercialsf.com
License #: 02017899

EDDY ADJAOUTE

(415) 747-4050
eddy@coltoncommercialsf.com
License #: 02114628

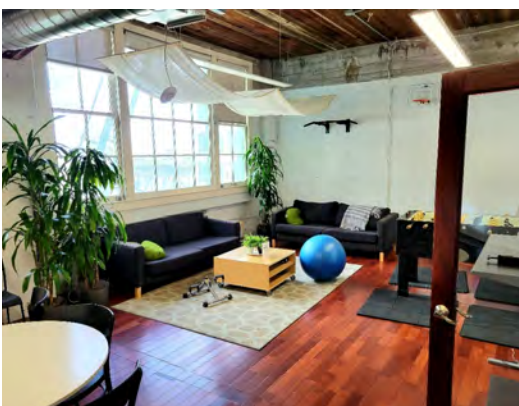
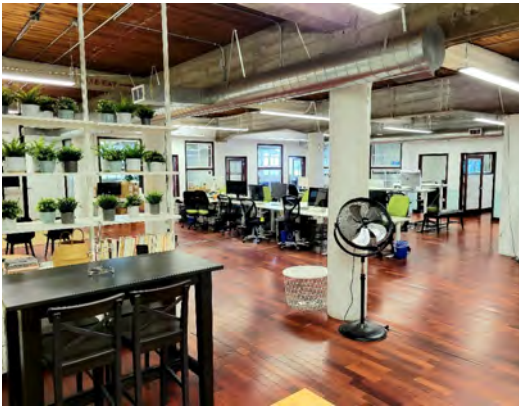


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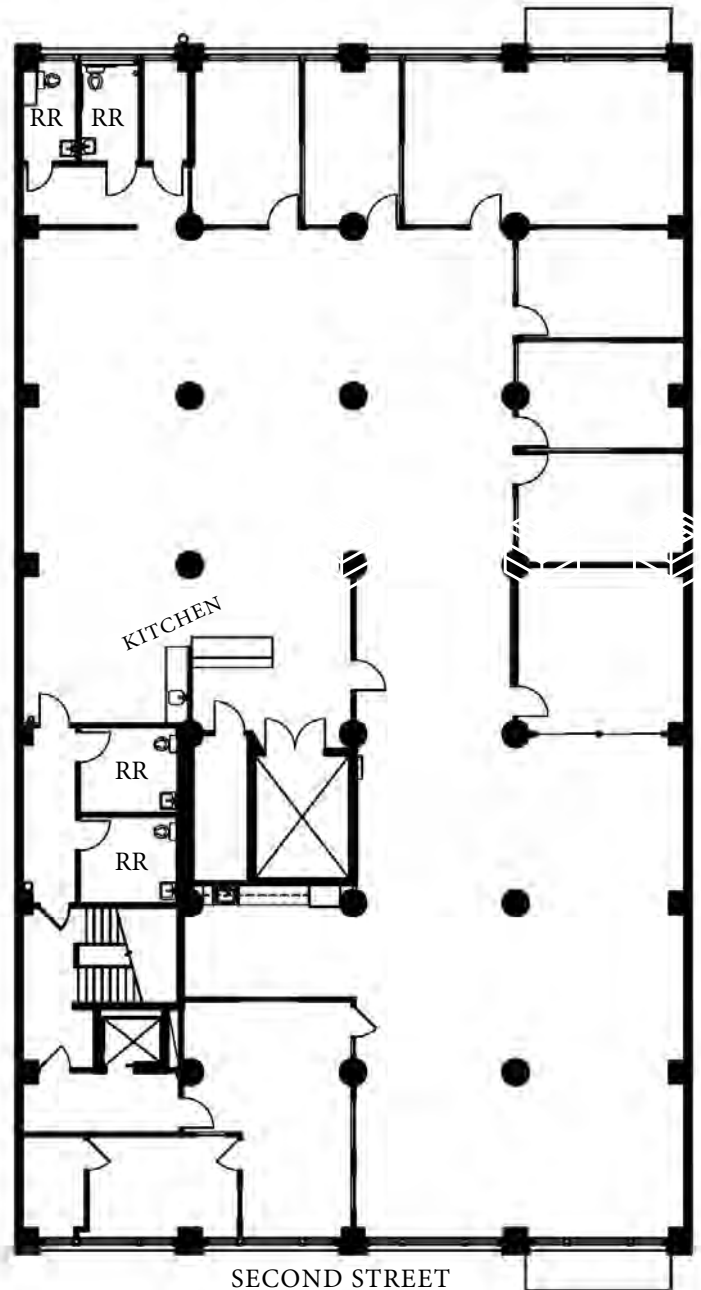
5TH FLOOR

Available: NOW
Suite #500: 7,652 RSF
Term: Negotiable
Rate: \$29.00 IG **\$3 PSF/YR COMMISSION**

High Ceilings
Open Floor Plan
Glass Front Offices
Hardwood Floors



VIRTUAL TOUR



SECOND STREET

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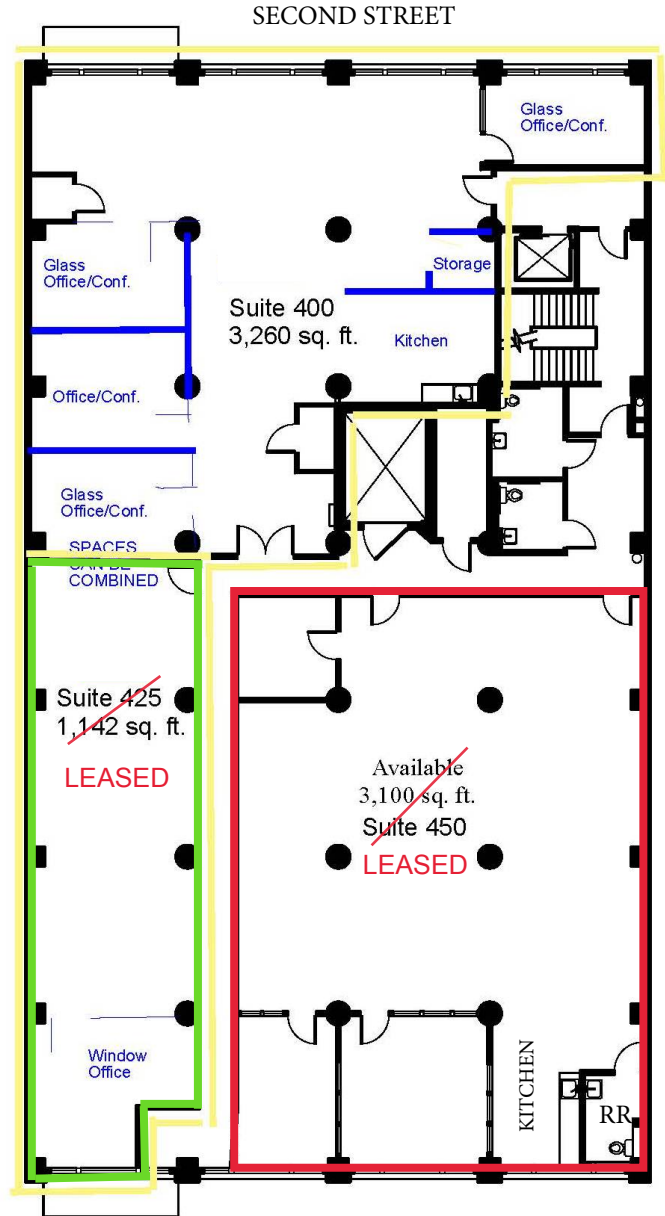


425 2ND STREET **\$3 PSF/YR COMMISSION** 4TH FLOOR

Suite #	Comments	Availability	Term	Rate
Suite #450: 3,100 RSF LEASED	High Ceilings, Open Floor Plan, Hardwood Floors	NOW LEASED	Negotiable	\$29 IG
Suite #400: 3,260 RSF	3 Office/Conference with Glass, Kitchenette, Server Room, Storage Open Area with large Western Window line	NOW	Negotiable	\$29 IG
Suite #425: 1,142 RSF LEASED	Eastern Windows, High Ceilings, Conference Room/Office	NOW LEASED	Negotiable	\$29 IG



- Suite 400
- ~~Suite 425~~
LEASED
- ~~Suite 450~~
LEASED



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2ND FLOOR

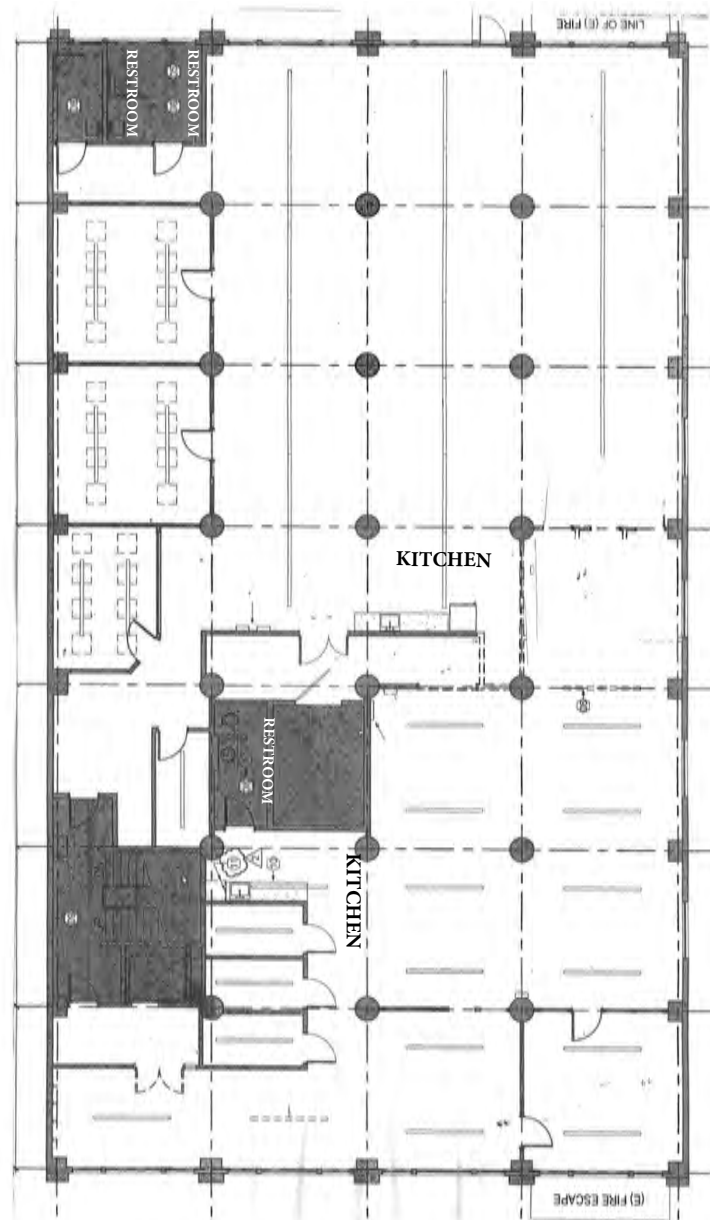
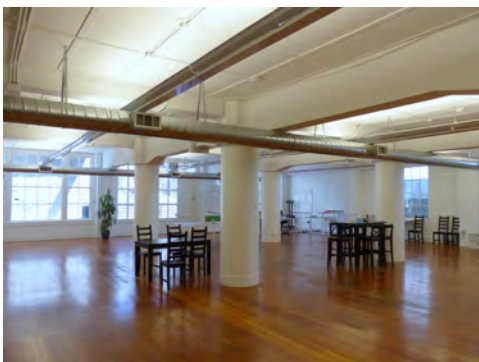
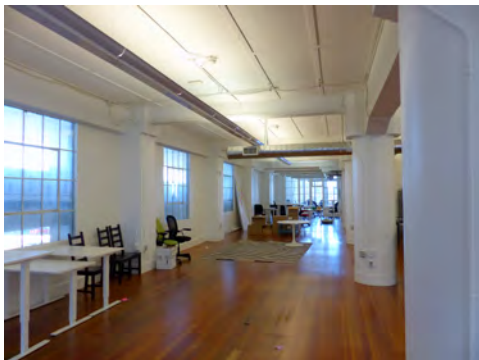
7,534 RSF - Divisible
2,900 RSF to 4,634 RSF

Suites can be leased individually
or as a Full Floor

Available: NOW
Term: Negotiable
Rate: \$29.00 IG

\$3 PSF/YR COMMISSION

High Ceilings
Hardwood floors
Open floor plan
Private offices
Kitchen



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GROUND FLOOR




~~1,500 RSF~~ **LEASED**

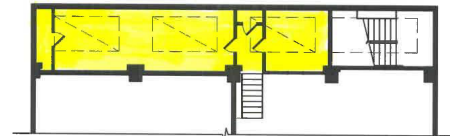
High Ceilings
Open Floor Plan
Private Offices

LEASED

~~Available: NOW~~
Term: Negotiable
Rate: \$24.00 IG



-  Space Leased to Gym
-  Loading Area
-  Common Areas Hallways / Lobby



MEZZANINE



FIRST FLOOR

SECOND STREET

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