

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

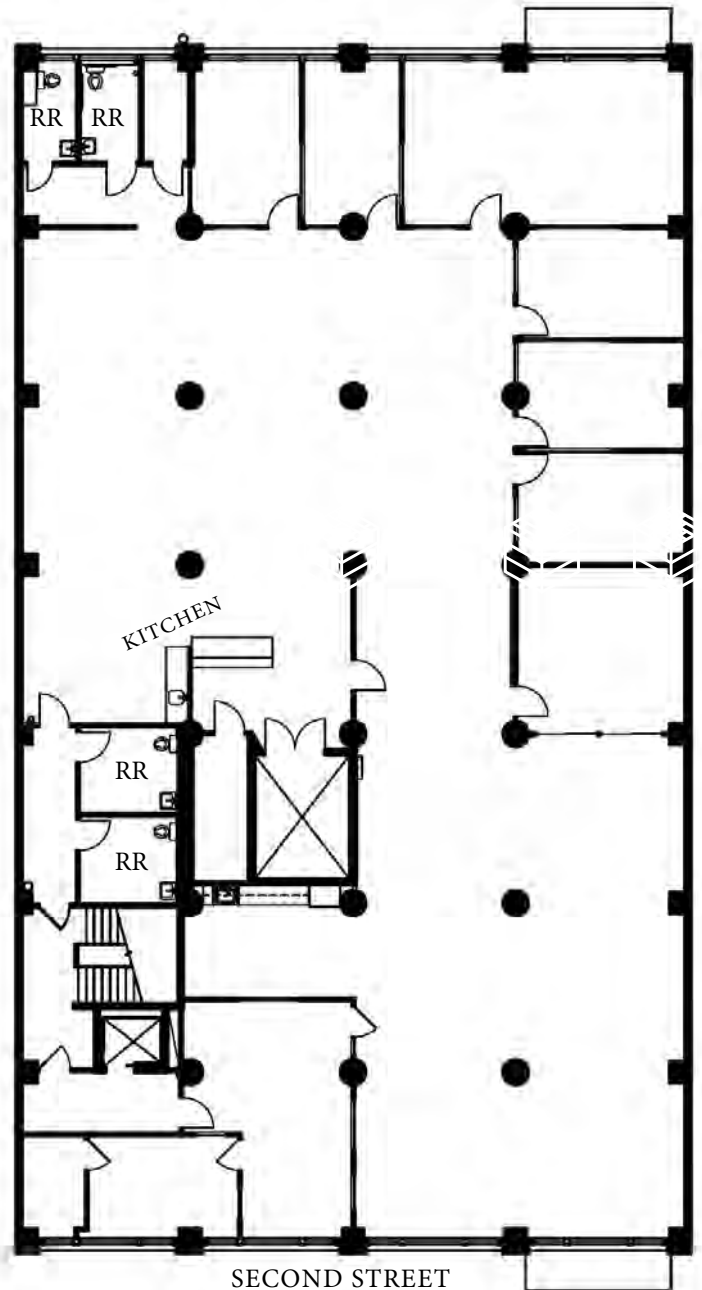
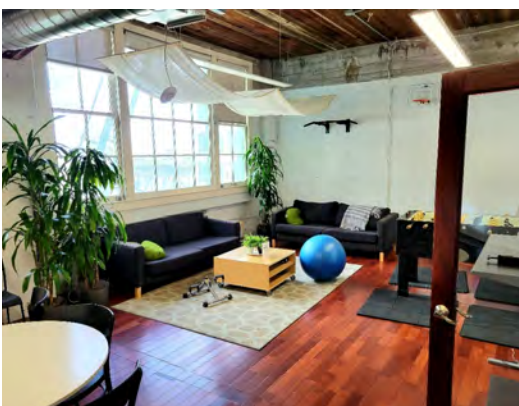
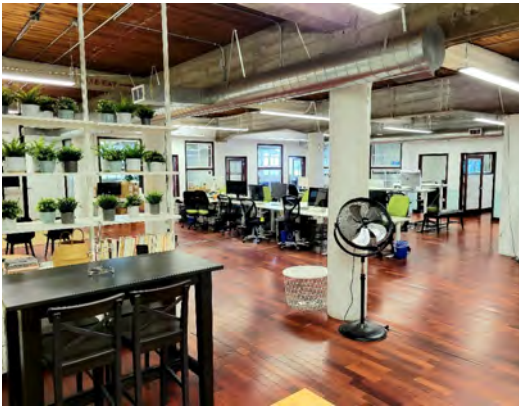


# 425 2ND STREET

# 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



**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

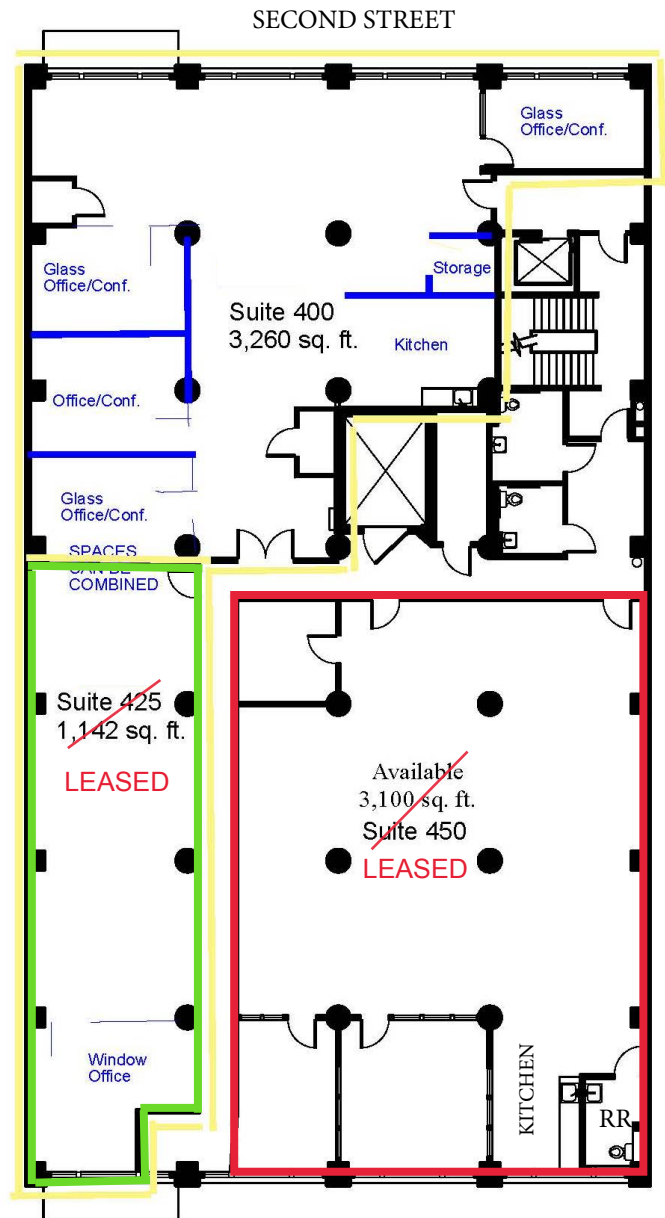


# 425 2ND STREET **\$3 PSF/YR COMMISSION** 4TH FLOOR

Suite #	Comments	Availability	Term	Rate
<del>Suite #450: 3,100 RSF</del> <b>LEASED</b>	High Ceilings, Open Floor Plan, Hardwood Floors	<del>NOW</del> <b>LEASED</b>	<del>Negotiable</del>	\$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
<del>Suite #425: 1,142 RSF</del> <b>LEASED</b>	Eastern Windows, High Ceilings, Conference Room/Office	<del>NOW</del> <b>LEASED</b>	<del>Negotiable</del>	\$29 IG



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



**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



# 425 2ND STREET

# 2ND FLOOR

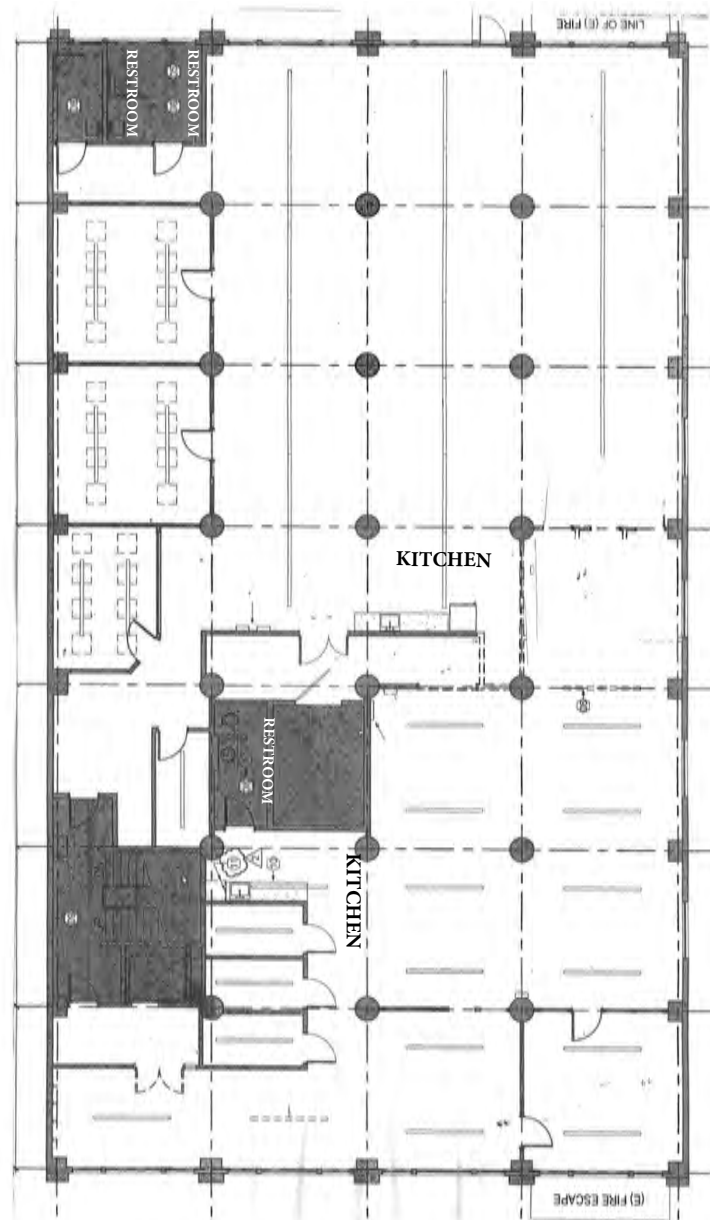
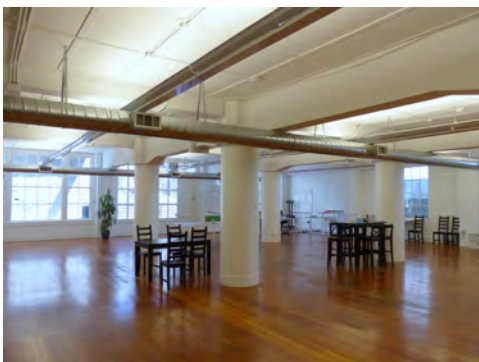
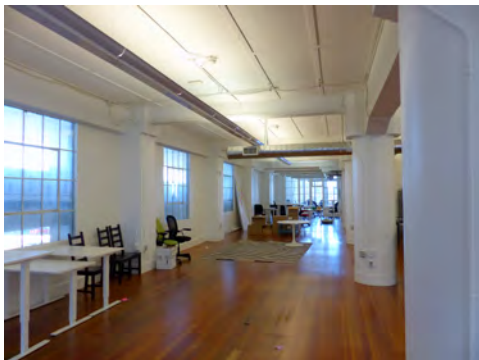
7,534 RSF - Divisible  
2,900 RSF to 4,634 RSF

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



SECOND STREET

**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



# 425 2ND STREET




# GROUND FLOOR

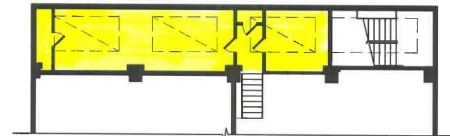
1,500 RSF

- High Ceilings
- Open Floor Plan
- Private Offices

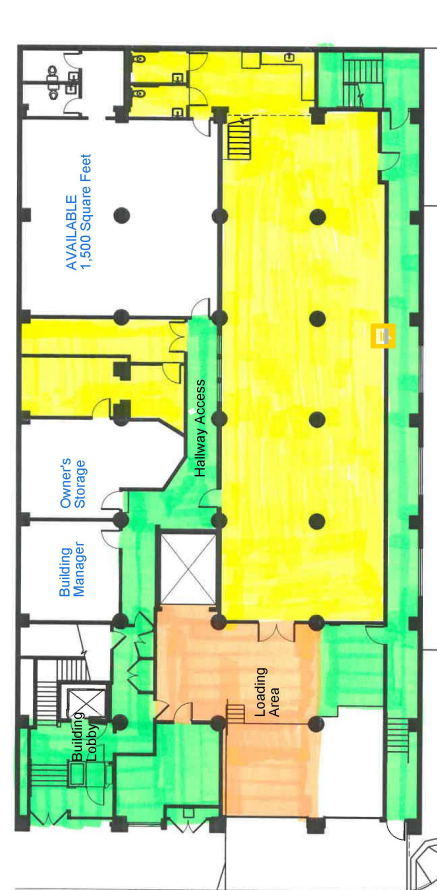
Available: NOW  
Term: Negotiable  
Rate: \$24.00 IG



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



MEZZANINE



FIRST FLOOR

SECOND STREET

**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

