

470 3RD STREET

FOR LEASE | CORNER OFFICE SPACE IN SOUTH OF MARKET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

470 3RD STREET

PROPERTY SUMMARY

ADDRESS

470 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 201 +/- 1,500 Square Feet

Suite 200 +/- 2,000 Square Feet

TOTAL +/- 3,500 Square Feet

**Suites Can Be Leased Together or Separately*

RENTAL RATE

\$28 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Open Floor Plan Office Suites
- + Two (2) Conference Rooms and Two (2) Private Offices
- + Two (2) Restrooms w/ One (1) Shower
- + Abundant Natural Light w/ Multiple Skylights
- + Two (2) Kitchenettes
- + Fully Sprinklered
- + Internal Spiral Staircase to Roof Deck



470 3RD STREET

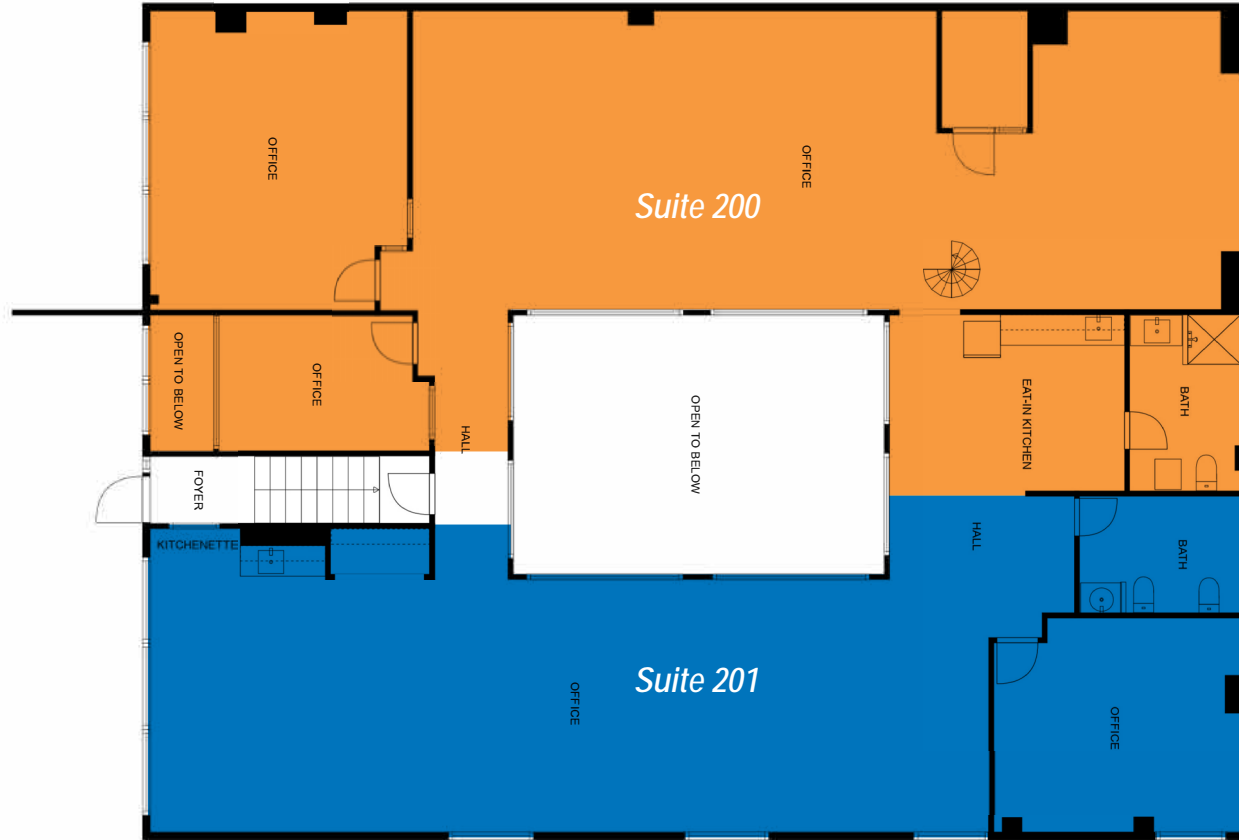


470 3RD STREET

Floor Plans

Second Level

+/- 3,500 Square Feet



470 3RD STREET

LOCATION OVERVIEW

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



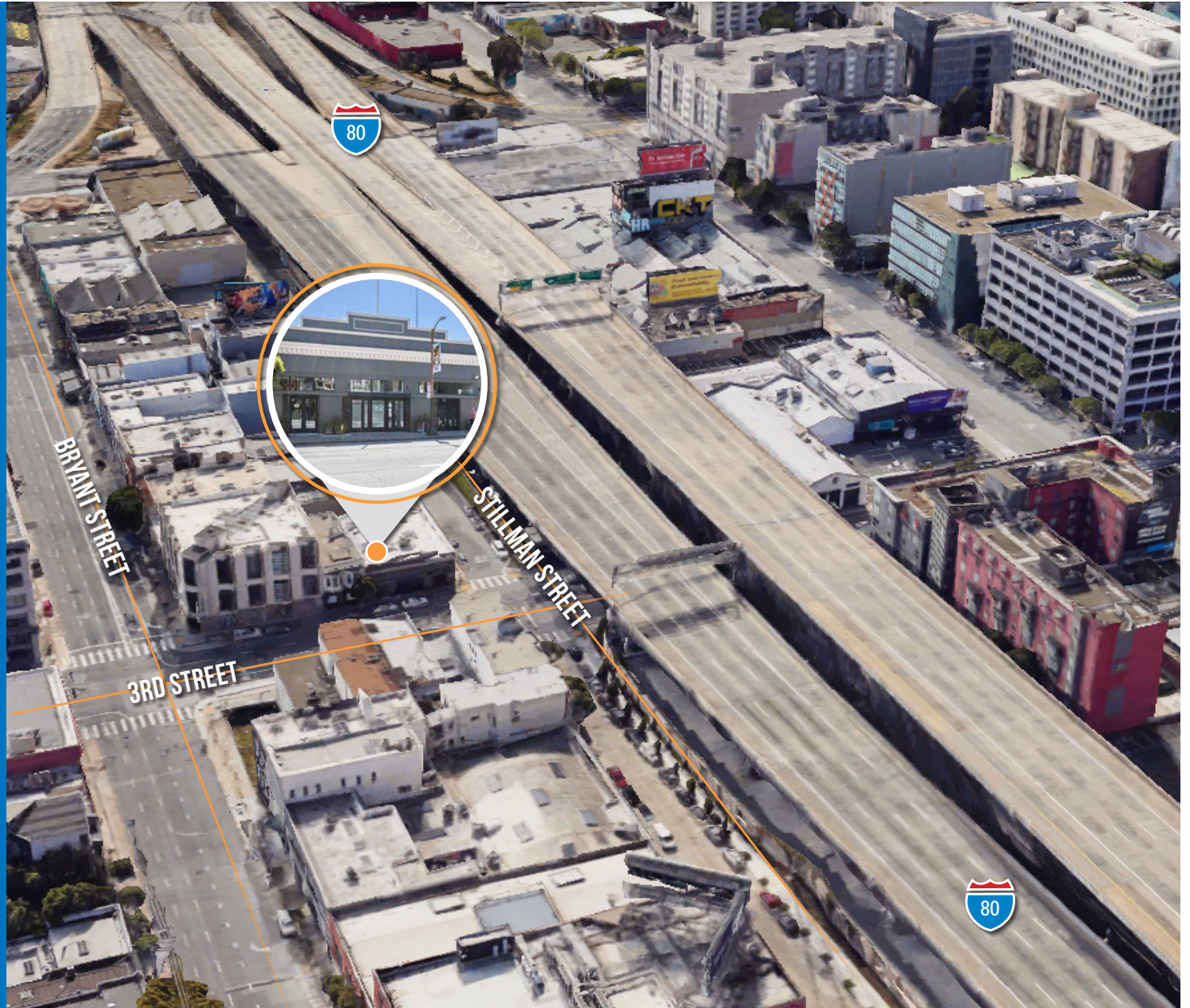
02 MIN to 3rd & Bryant Muni
11 MIN to 4th St. Caltrain
16 MIN to Montgomery BART



05 MIN to Union Square
06 MIN to Mission Bay
07 MIN to Financial District



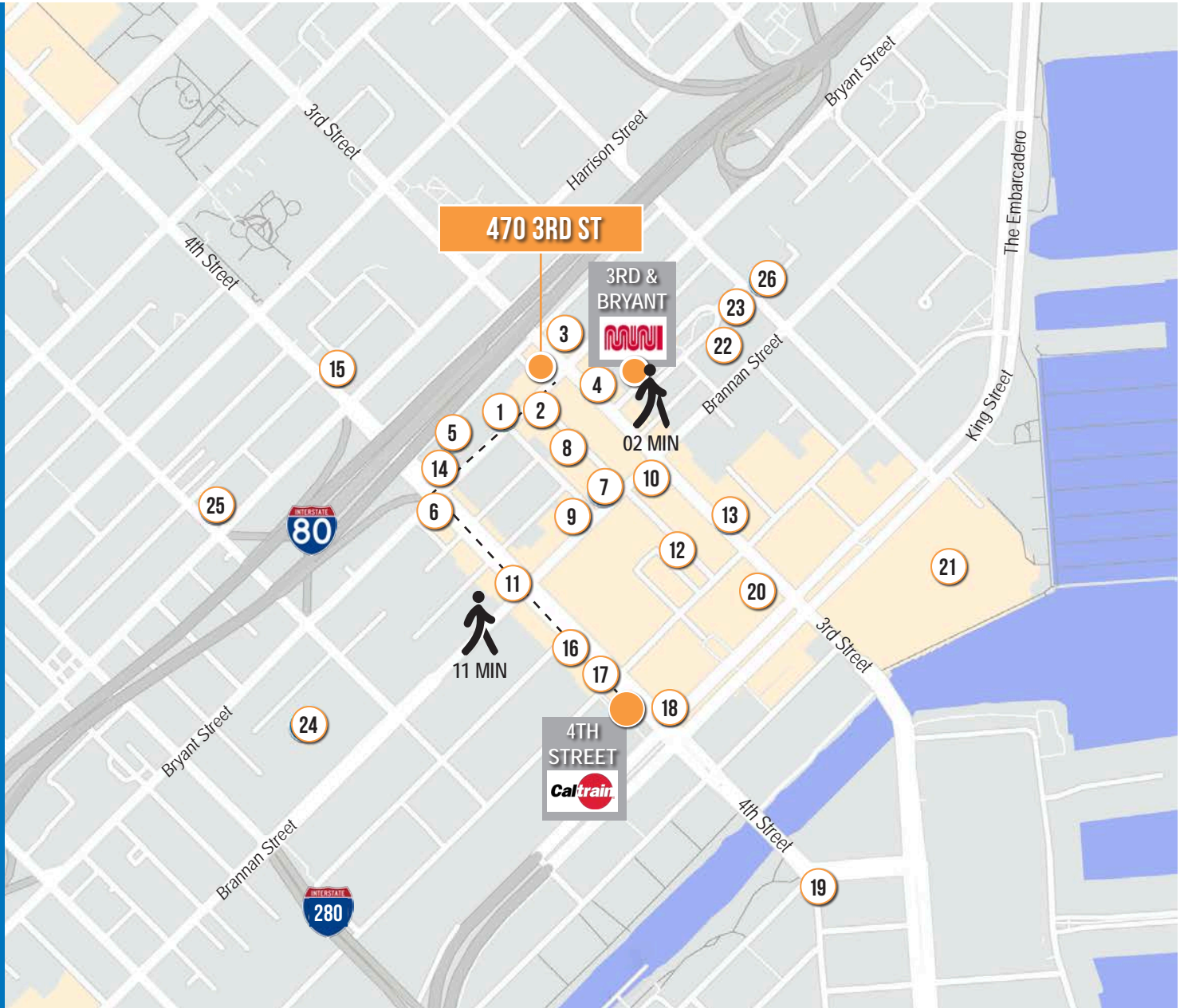
02 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



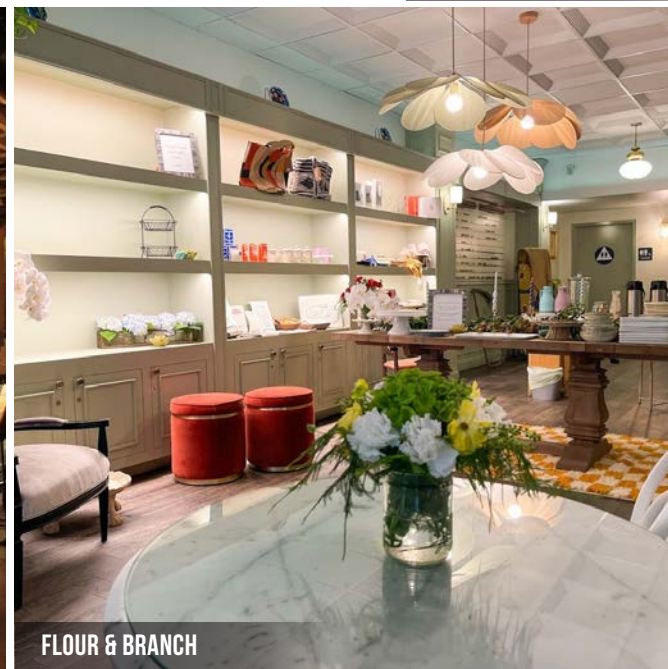
470 3RD STREET

NEARBY AMENITIES

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



470 3RD STREET



470 3RD STREET



Corp. Lic. 01112906
www.tcpre.com

ZACH HAUPERT

D 415.539.1121 C 415.812.1219
zhaupert@tcpre.com DRE # 01822907

MICHAEL SANBERG

D 415.539.1103 C 415.697.6088
msanberg@tcpre.com DRE # 01930041

TREVOR GUDIM

D 415.539.1122 C 858.922.2632
trevor@tcpre.com DRE # 01979980

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). ©2024. All rights reserved.