

560 3RD STREET

FOR LEASE | RENOVATED FULL BUILDING OPPORTUNITY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

560 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

Second Floor: +/- 1,800 Square Feet

Ground Floor: +/- 2,400 Square Feet

Total: +/- 4,200 Square Feet

RENTAL RATE

\$45 / Square Foot / Year, Industrial Gross

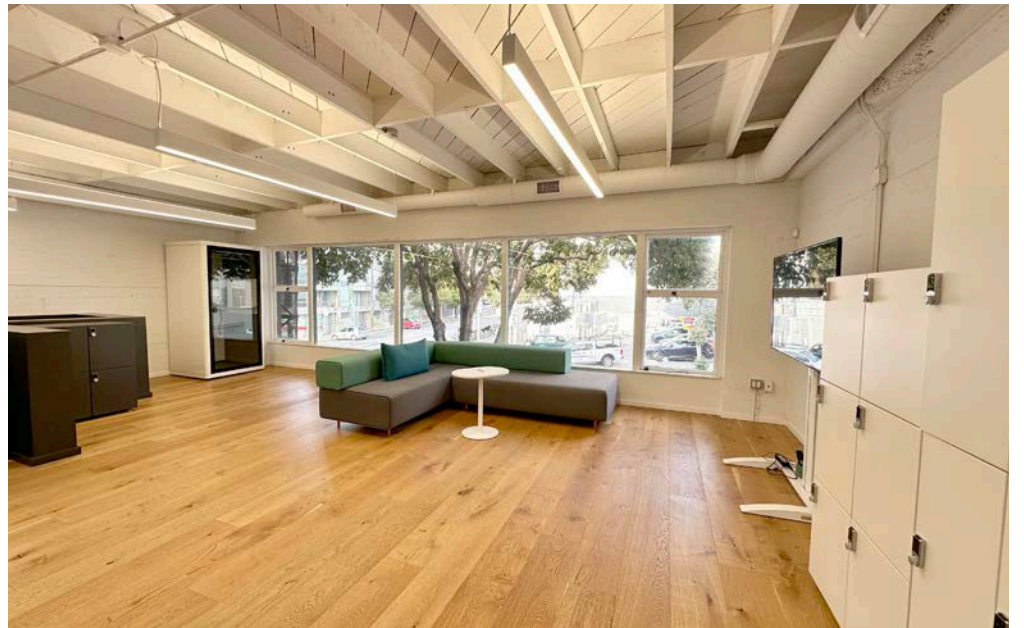
AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Fully Furnished
- + Renovated Full Building Opportunity
- + Two (2) Conference Rooms
- + Designated Parking Space
- + Full HVAC & High-End Fixtures Throughout
- + Kitchenette on Ground Floor & Second Floor
- + Three (3) Restrooms
- + Drive-In Roll-Up Garage Door
- + Central SoMa Location Across from South Park





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LOCATION OVERVIEW

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



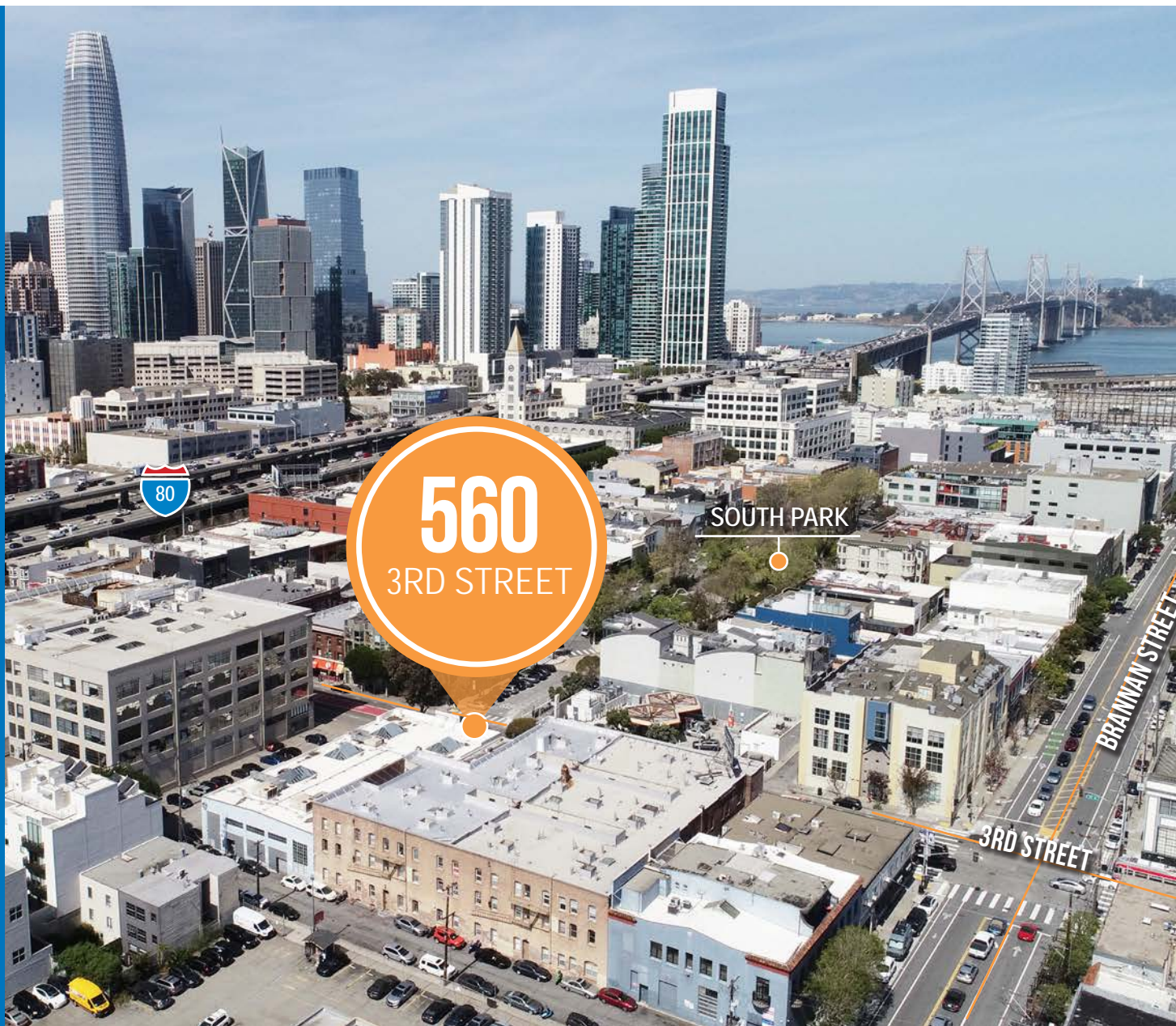
08 MIN to 2nd & King Muni
10 MIN to 4th St. Caltrain
15 MIN to Montgomery St. Bart



07 MIN to SOMA
10 MIN to Union Square
15 MIN to Financial District



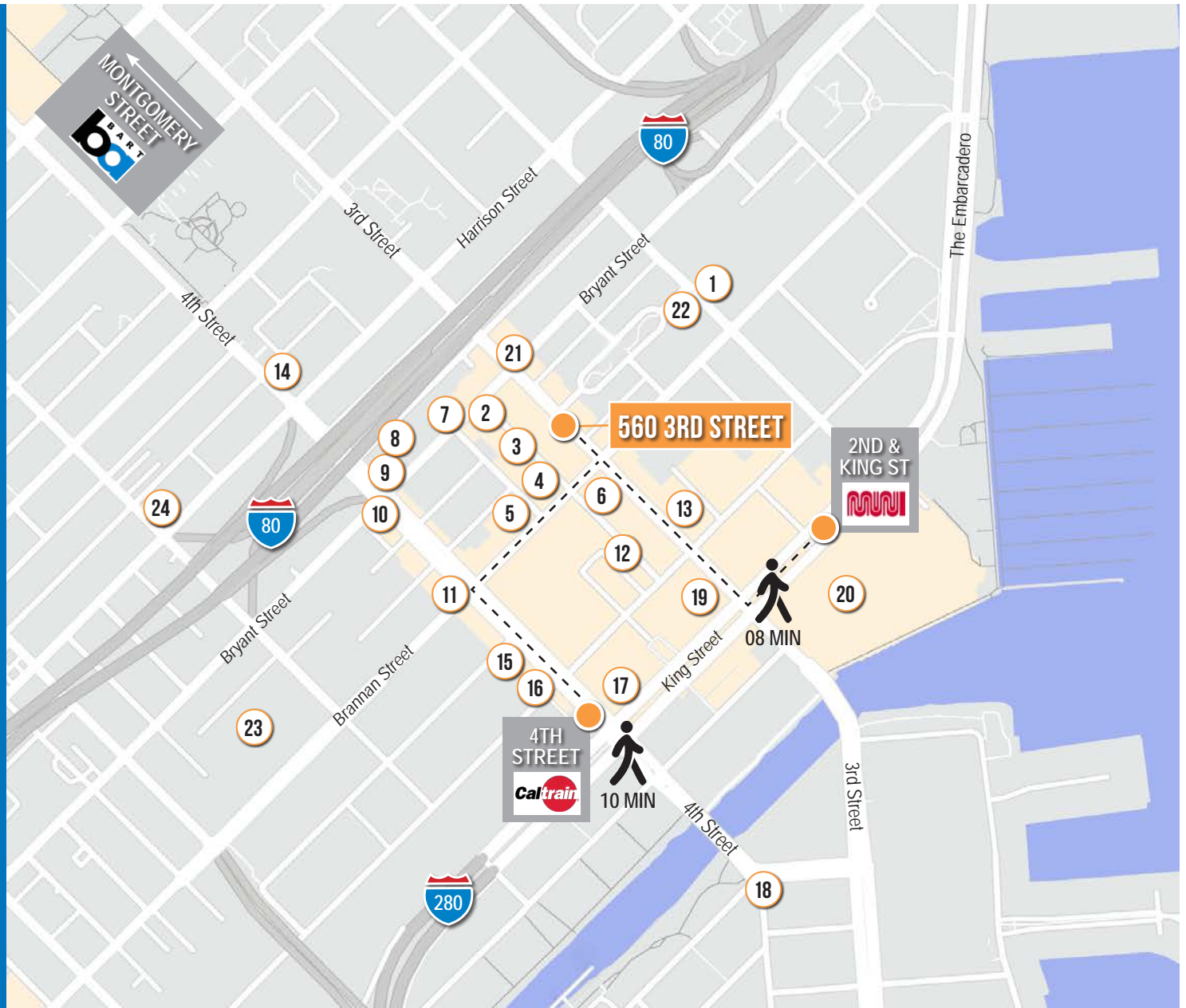
05 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp

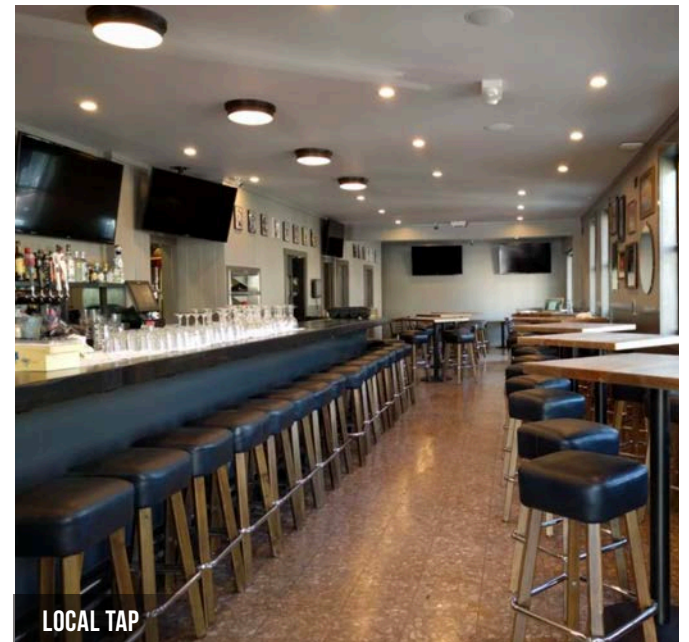


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NEARBY AMENITIES

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





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