

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



**625** 2ND  
STREET

FOR LEASE  
BEST IN CLASS BRICK & TIMBER CREATIVE BUILDING



Corp. Lic. 01112906

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# 625<sup>2ND</sup> STREET

625 2nd Street,  
San Francisco, CA 94107

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625 2ND STREET

PROPERTY SUMMARY

# 625<sup>2ND</sup> STREET

## PROPERTY SUMMARY

### ADDRESS

625 2nd Street, San Francisco, CA 94107

LOCATED IN SOUTH BEACH

### AVAILABLE SPACE

Fourth Floor

+/- 7,014 - 21,690 SQUARE FEET

Second Floor

+/- 3,625- 11,858 SQUARE FEET

### RENTAL RATE

\$45 - \$65 / SF / Year, Industrial Gross

SUITE AND FLOOR DEPENDENT

### USE

Office - Multi-Tenant Building

LEED GOLD & ENERGY STAR RATED PROPERTY

### AVAILABLE

Immediately

MOVE-IN READY CONDITION & TI'S AVAILABLE





UNIQUE OPPORTUNITY FOR  
TENANTS OF ALL SIZES



GREAT SIGNAGE AND  
VISIBILITY OPPORTUNITIES



FULLY RENOVATED CREATIVE  
BRICK & TIMBER BUILDING



LEED GOLD & ENERGY STAR  
RATED



FULL HVAC THROUGHOUT



LOCATED IN SOUTH BEACH,  
ACCESS TO MANY AMENITIES



WALKING DISTANCE TO  
TRANSIT OPTIONS



ON-SITE PARKING



625 2ND  
STREET

FOURTH FLOOR

# 625<sup>2ND</sup> STREET

## FOURTH FLOOR

### ADDRESS

625 2nd Street, San Francisco, CA 94107

### AVAILABLE SPACE

+/- 7,014 - 21,690 Square Feet

### RENTAL RATE

\$65 / SF / Year, Industrial Gross

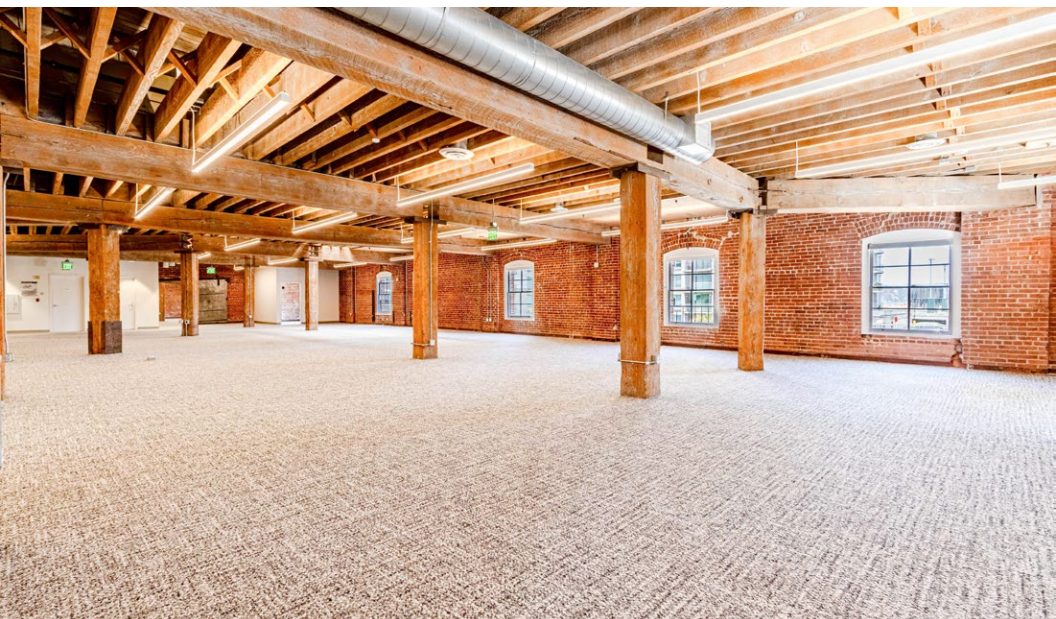
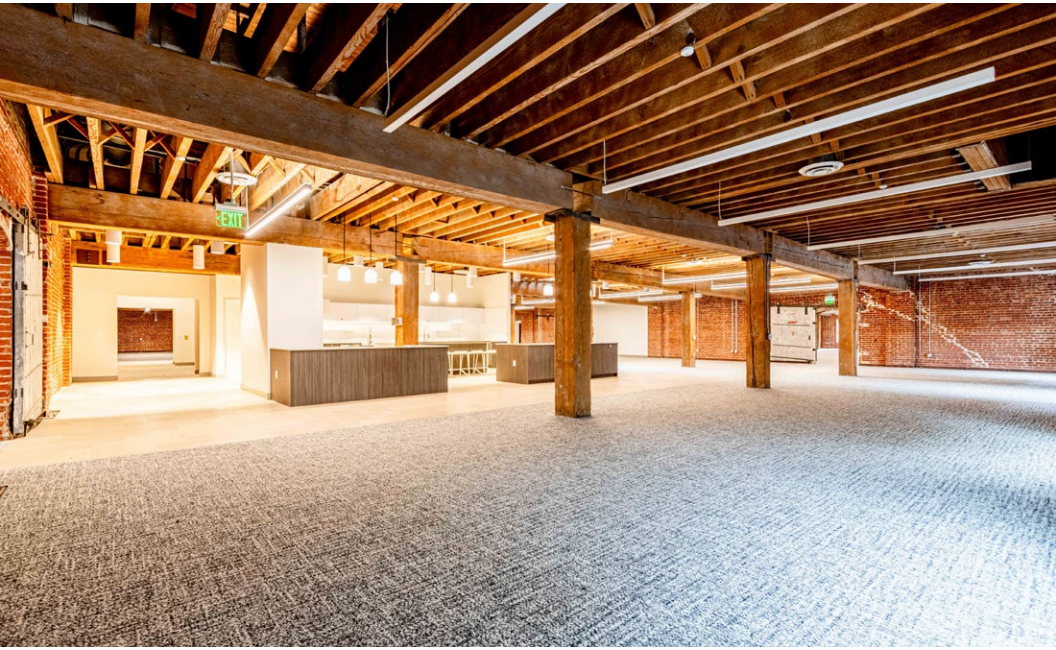
### AVAILABLE

Immediately

### SUITE ATTRIBUTES

- Beautifully Renovated Brick & Timber Space
- High Ceilings w/ Skylights & Abundant Natural Light
- Brand New Kitchen w/ High-End Finishes
- Full HVAC Throughout
- Build to Suit Tenant Improvements Available





# 625<sup>2ND</sup> STREET

## 4TH FLOOR DEMISING PLAN

Option A: +/- 14,676 Square Feet  
Option B: +/- 7,014 Square Feet  
Option A + B: +/- 21,690 Square Feet



625 2ND STREET

SECOND FLOOR



# 625<sup>2ND</sup> STREET

## SECOND FLOOR

### ADDRESS

625 2nd Street, San Francisco, CA 94107

### AVAILABLE SPACE

Suite 204: +/- 8,323 Square Feet

Suite 203: +/- 3,625 Square Feet

### RENTAL RATE

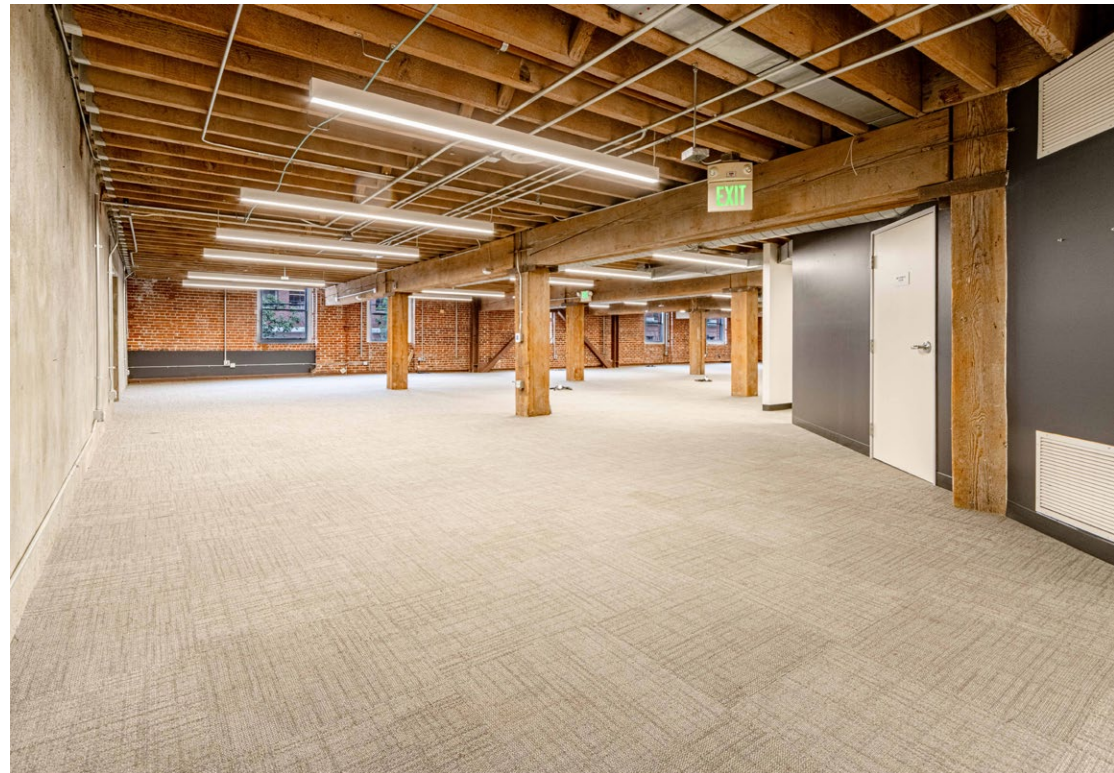
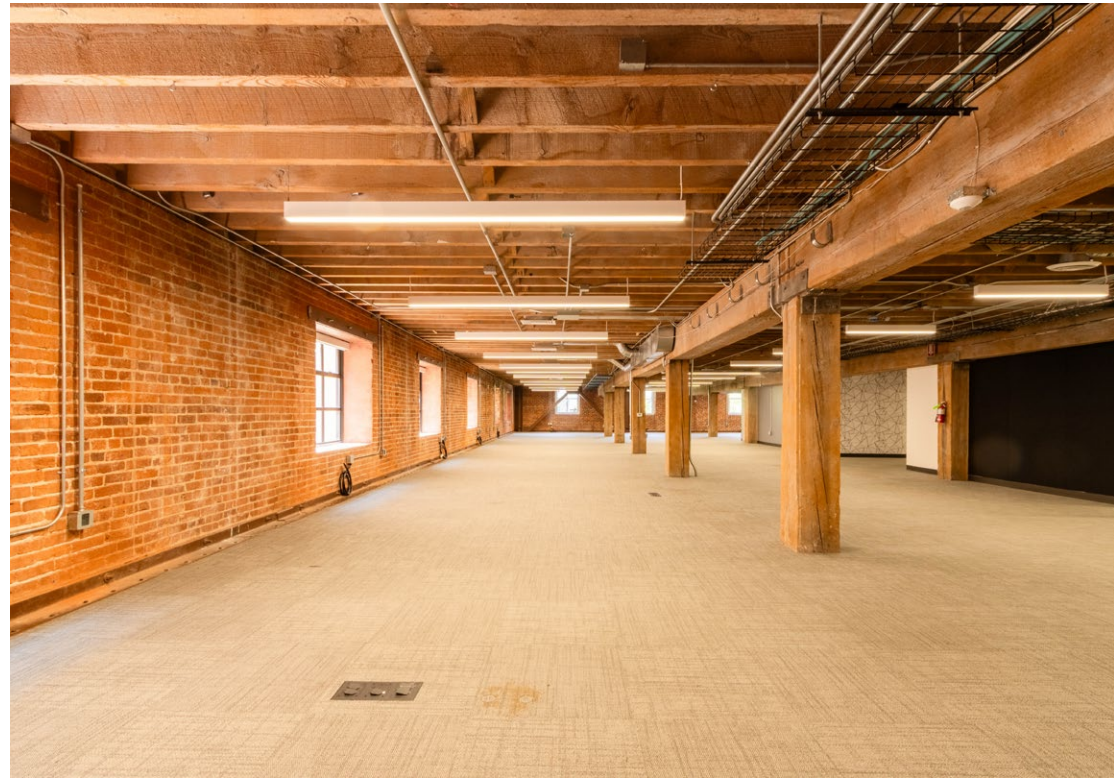
\$45 / SF / Year, Industrial Gross

### AVAILABLE

Immediately

### FLOOR ATTRIBUTES

- Move-In Ready Brick & Timber Spaces
- Furniture Available
- Kitchenette in Every Suite
- Full HVAC Throughout



### SUITE 204 ATTRIBUTES

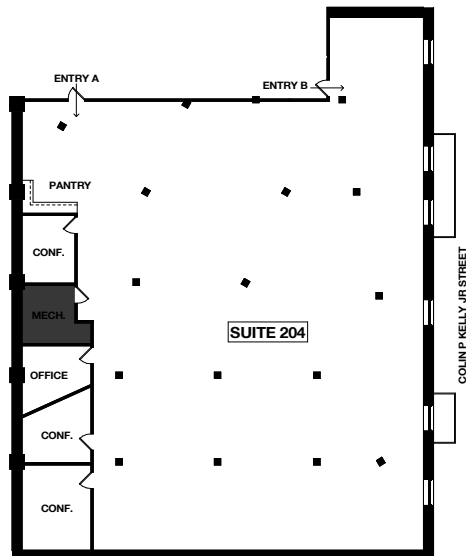
AVAILABLE SPACE +/- 8,323 Square Feet

RENTAL RATE \$45 / SF / Year, Industrial Gross

AVAILABLE Immediately

#### SUITE NOTES

- Four (4) Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Brick & Timber w/ Window Line
- Kitchenette / Break Area



### SUITE 203 ATTRIBUTES

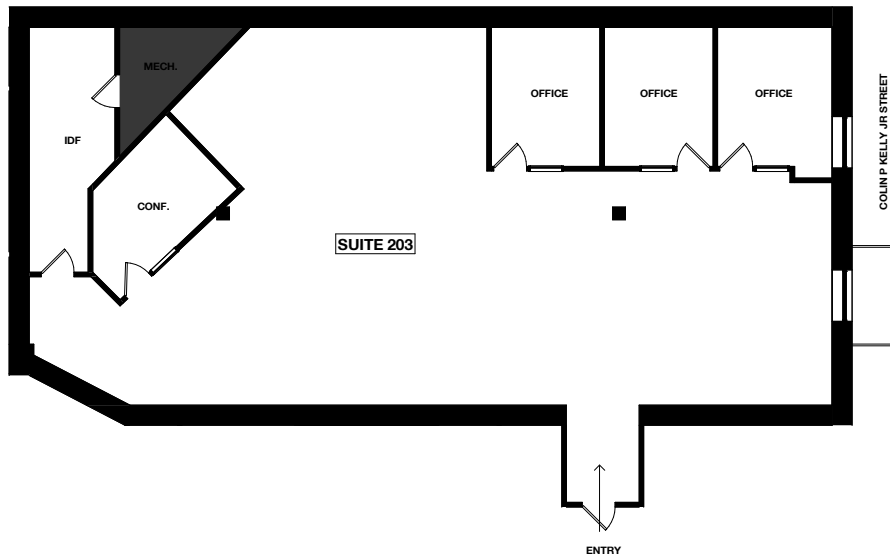
**AVAILABLE SPACE** +/- 3,625 Square Feet

**RENTAL RATE** \$45 / SF / Year, Industrial Gross

**AVAILABLE** Immediately

#### SUITE NOTES

- One (1) Conference Room
- Three (3) Meeting Rooms
- Furniture & TI's Available
- Full HVAC Throughout
- Creative Brick & Timber Space



# 625<sup>2ND</sup> STREET

## FLOOR PLAN

Suite 204: +/- 8,323 Square Feet  
Suite 203: +/- 3,625 Square Feet



625 2ND STREET

LOCATION OVERVIEW & AMENITIES



# 625<sup>2ND</sup> STREET

## LOCATION OVERVIEW

### LOCATION OVERVIEW

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



**03 MIN** to King St MUNI  
**10 MIN** to 4th St Caltrain  
**20 MIN** to Montgomery BART



**05 MIN** to Financial District  
**06 MIN** to Union Square  
**10 MIN** to Mission District



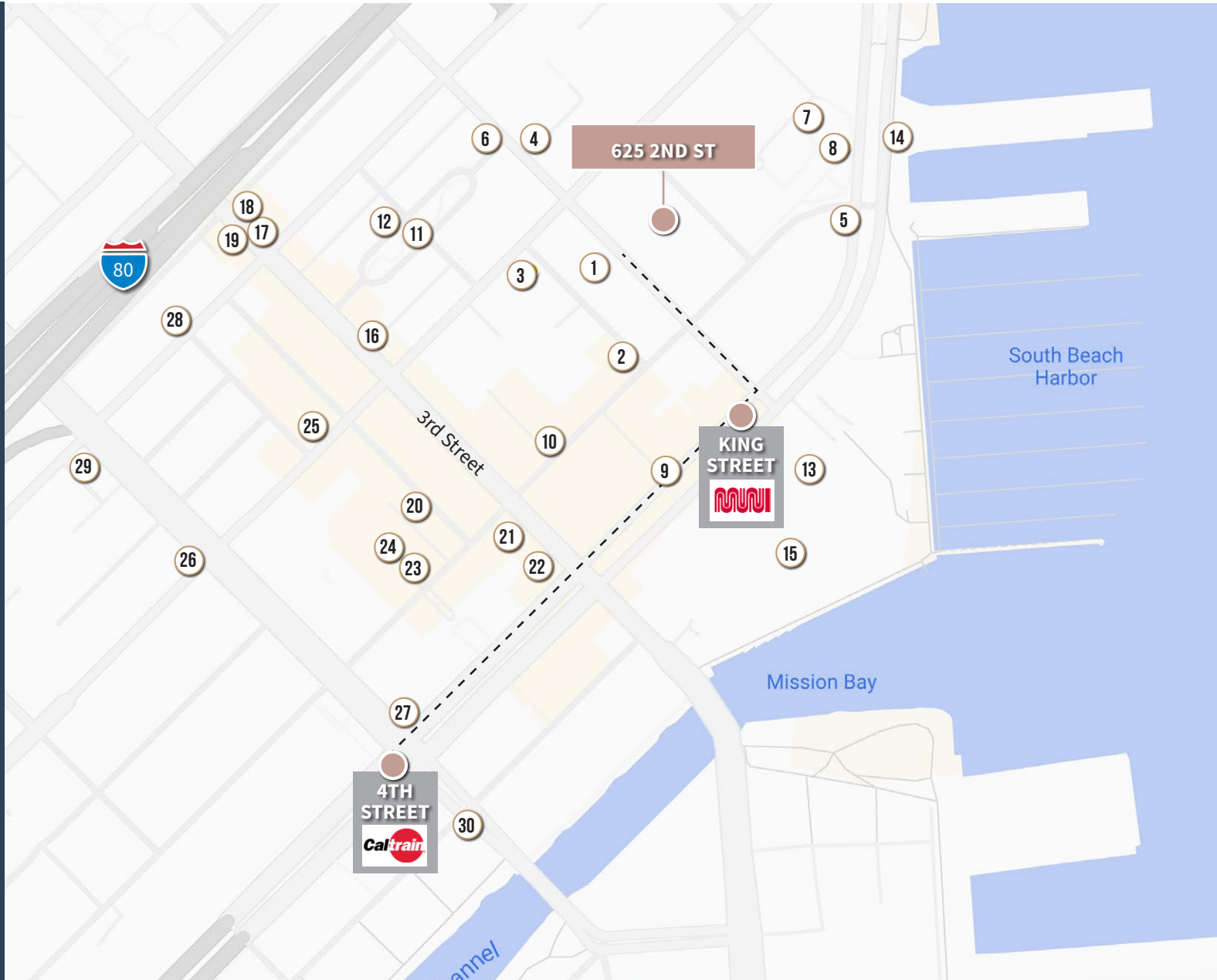
**03 MIN** to 80 On-Ramp  
**04 MIN** to 280 On-Ramp  
**07 MIN** to 101 On-Ramp



# 625 2ND STREET

## NEARBY AMENITIES

- 1.....SAJJ Mediterranean
- 2.....Merkado
- 3.....ROOH SF
- 4.....21st Amendment
- 5.....South Beach Cafe
- 6.....Blue Bottle Coffee
- 7.....House Of Hunan Restaurant
- 8.....Town's End Brunch
- 9.....BarVIA
- 10.....Saison
- 11.....South Park
- 12.....Caffe Centro SP
- 13.....Super Duper Burger
- 14.....Pier 38
- 15.....Oracle Park
- 16.....Golden Goat Coffee
- 17.....Flour & Branch
- 18.....Garaje
- 19.....Hakashi Japanese Sushi
- 20.....Little Skillet
- 21.....Taco Bell Cantina
- 22.....Lucky Strike San Francisco
- 23.....Cafe Okawari
- 24.....ROOFTOP 25
- 25.....Brickhouse Cafe & Bar
- 26.....Marlowe
- 27.....Safeway
- 28.....Black Hammer Brewing
- 29.....Thriller Social Club
- 30.....Philz Coffee



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## NEARBY AMENITIES



ORACLE PARK



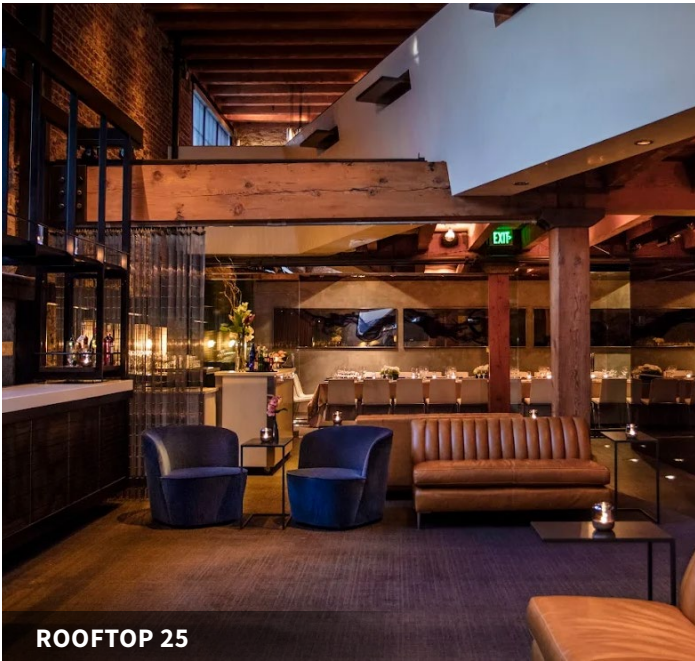
SAISON



BLUE BOTTLE COFFEE



LITTLE SKILLET



ROOFTOP 25



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