

2604 3RD STREET

FOR LEASE | GROUND FLOOR CREATIVE OFFICE SPACE IN DOGPATCH

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

2604 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

Ground Floor: +/- 1,238 Square Feet

RENTAL RATE

\$7,000 / Month / Industrial Gross

AVAILABLE

Immediately



BUILDING ATTRIBUTES

- + Open Floor Plan
- + Original Hardwood Floors Throughout
- + Patio and Concrete Basement Below
- + Full Kitchen w/ Stove & Breakroom
- + One (1) Restroom w/ Shower
- + Abundant Natural Light
- + Fantastic Dogpatch Location Directly Adjacent to I-280 on Ramp, Caltrain, Muni & Nearby Amenities



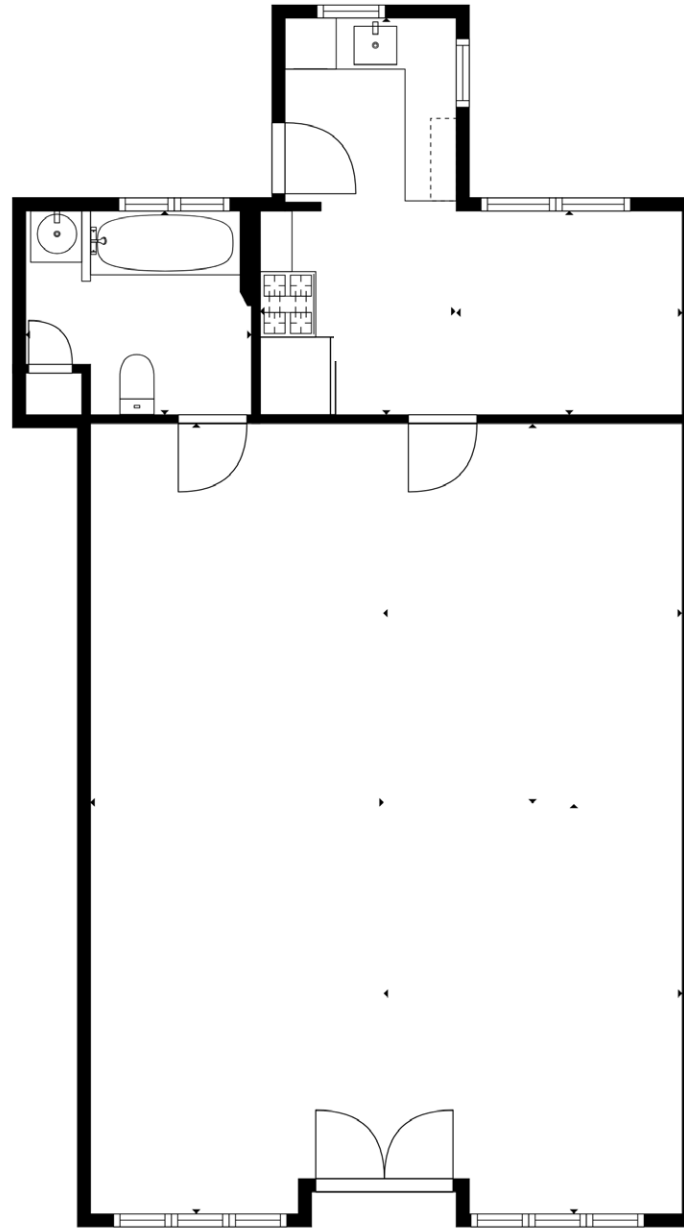
2604 THIRD STREET



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Floor Plans

Ground Floor: +/- 1,238 Square Feet



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LOCATION OVERVIEW

Desirable Dogpatch location, walkable to public transportation and to nearby amenities.



03 MIN to 3rd St Muni
13 MIN to 22nd St Caltrain
20 MIN to Chase Center



05 MIN to Potrero Hill
10 MIN to Mission District
10 MIN to SOMA



02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp
05 MIN to 80 On-Ramp



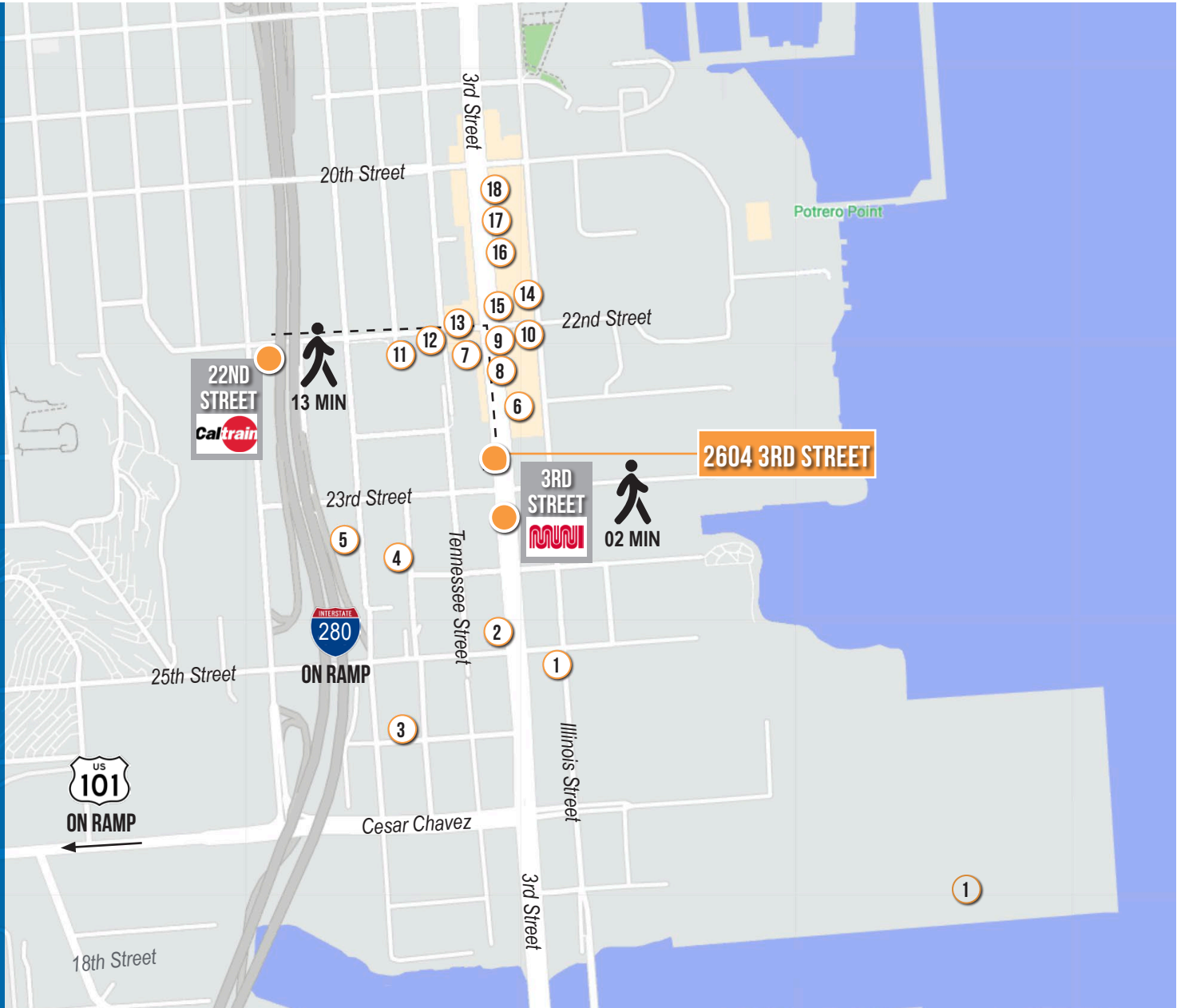
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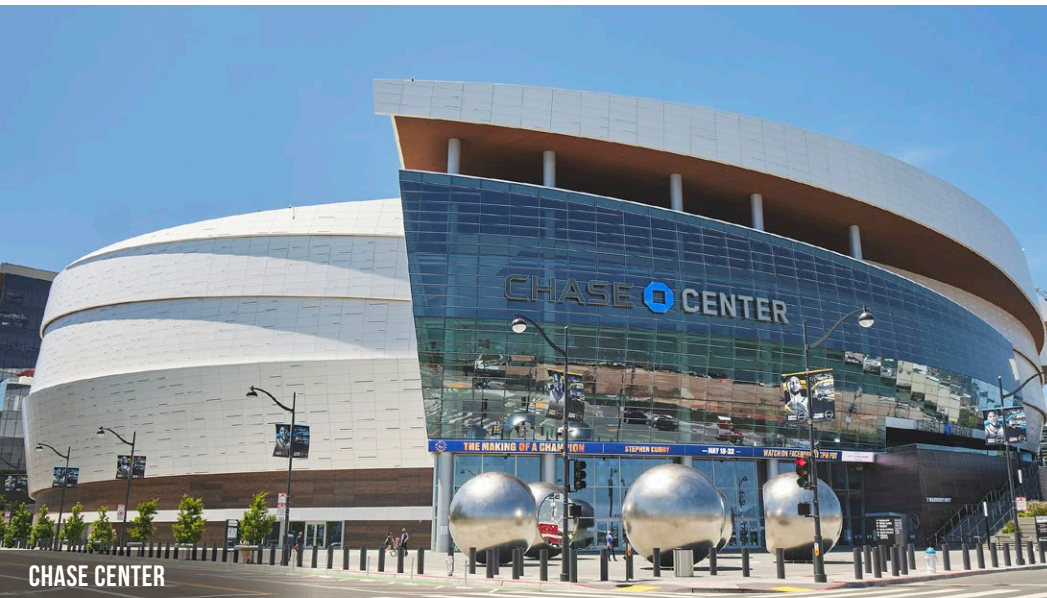
NEARBY AMENITIES

- 1.....Tacos El Flaco
- 2.....Shell
- 3.....Harmonic Brewing
- 4.....Philz Coffee
- 5.....Biscuit Bender
- 6.....Dogpatch Boulders
- 7.....Hard Knox Cafe
- 8.....Magnolia Brewing
- 9.....Mr. and Mrs. Miscellaneous
- 10.....Mainstay Markets
- 11.....Honeybear Boba
- 12.....Piccino
- 13.....Just For You Cafe
- 14.....Olivier's Butchery
- 15.....Triple Aught Design
- 16.....Long Bridge Pizza Co.
- 17.....Neighbor Bakehouse
- 18.....The Plant Cafe Organic

NEARBY TRANSPORTATION

- 1.....3rd Street Lightrail Muni
- 2.....22nd Street Caltrain Station





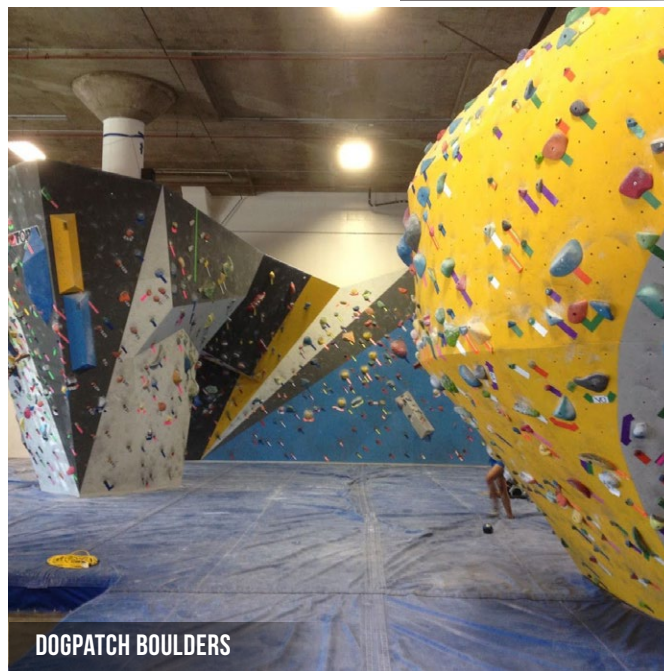
CHASE CENTER



HARMONIC BREWING



THE PLANT CAFE ORGANIC



DOGPATCH BOULDERS



MAINSTAY MARKET

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