

# 3505 20TH STREET

FOR LEASE | SECOND FLOOR OFFICE SPACE

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



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# 3505 20TH STREET

## PROPERTY SUMMARY

### ADDRESS

3505 20th Street, 2nd Floor  
San Francisco, CA 94110

### AVAILABLE SPACE

+/- 4,200 Square Feet

### RENTAL RATE

\$30 / Square Foot / Year, Industrial Gross

### AVAILABLE

Immediately



## BUILDING ATTRIBUTES

- + Second Floor Walk-Up Office
- + Mix of Open Space and Private Offices
- + Two (2) Large Conference Rooms
- + One (1) Kitchen, Three (3) Restrooms
- + Fantastic Natural Light
- + Exclusive Rooftop Patio
- + Prime Mission District Location w/  
Close Proximity to BART



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## LOCATION OVERVIEW

Located in the heart of the Mission District in San Francisco. The subject property is well established in a rapidly changing neighborhood.



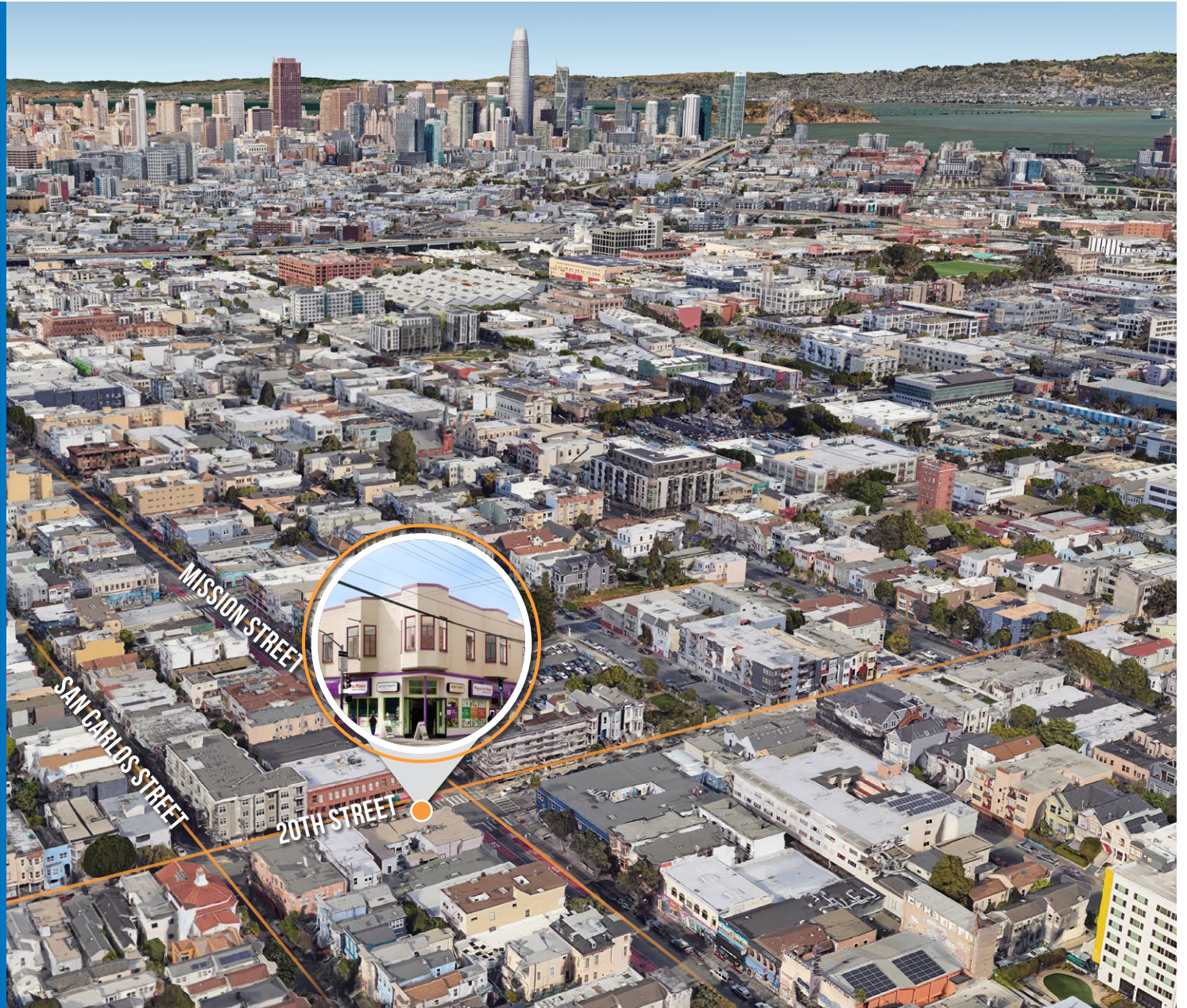
**01 MIN** to 20th Street Muni  
**10 MIN** to 16th Street BART  
**10 MIN** to Dolores Park



**08 MIN** to Civic Center  
**10 MIN** to SOMA  
**12 MIN** to Union Square



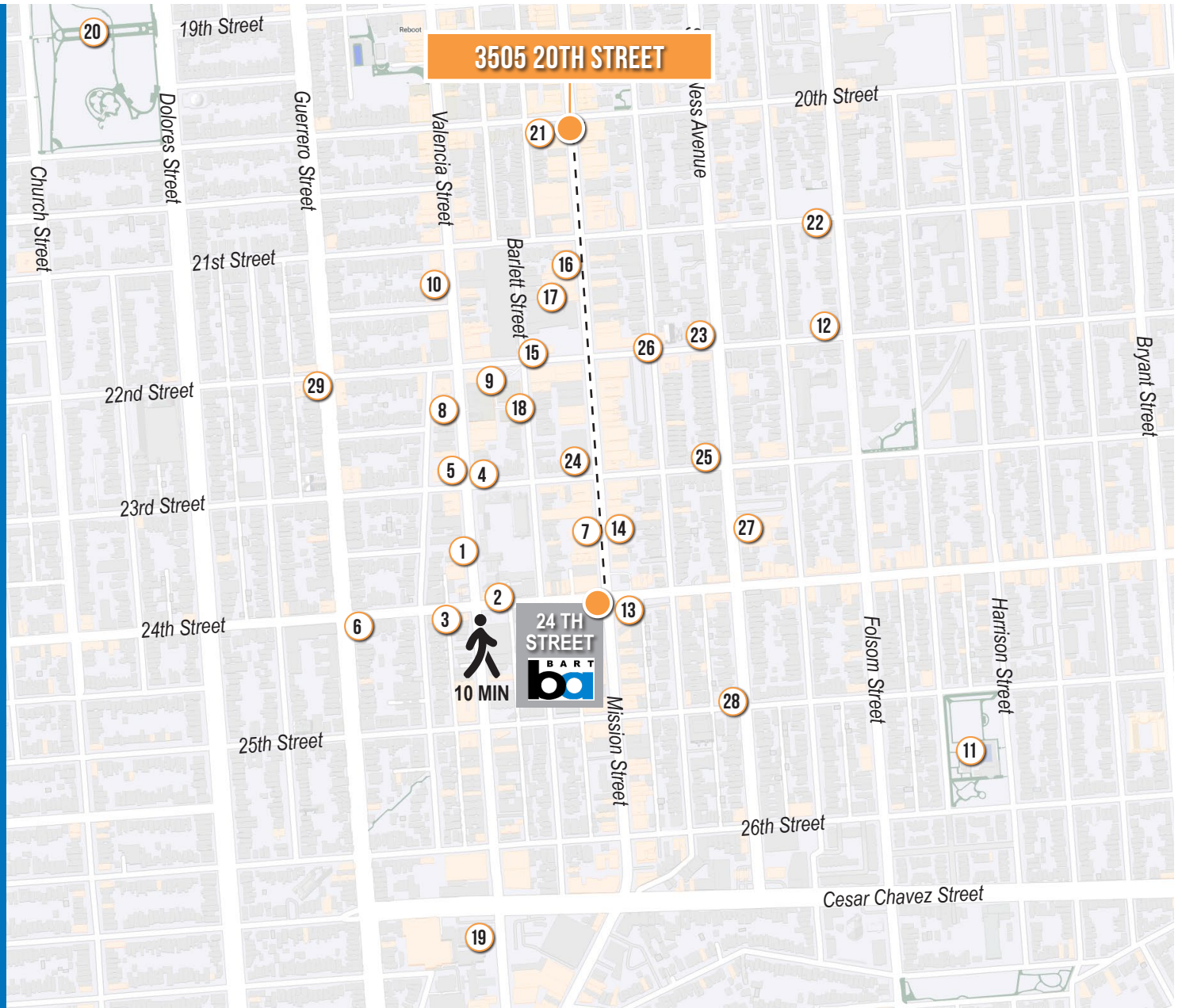
**07 MIN** to 101 On-Ramp  
**13 MIN** to 280 On-Ramp  
**14 MIN** to 80 On-Ramp



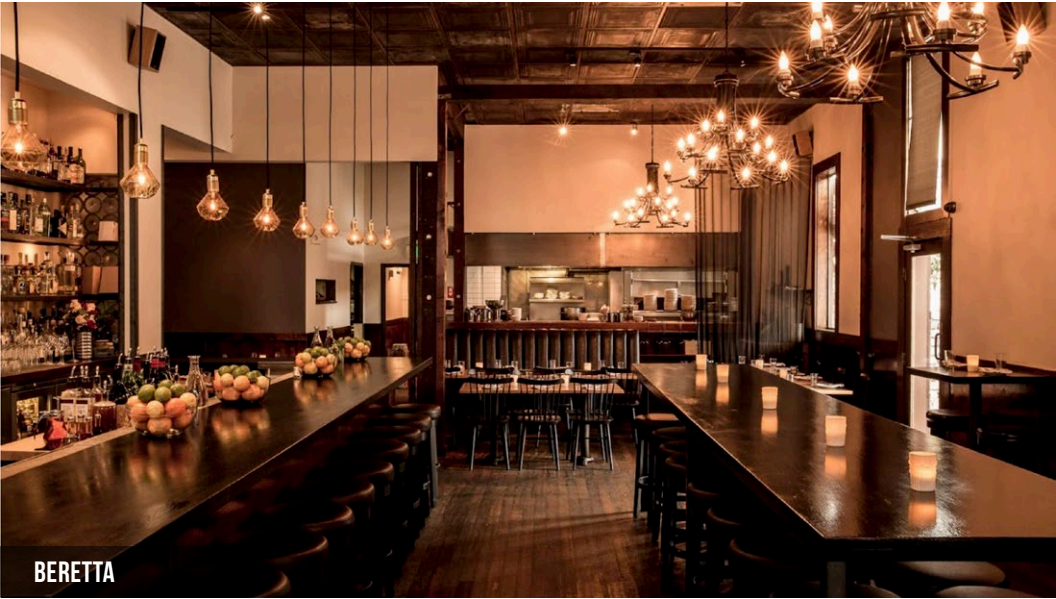
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## NEARBY AMENITIES

- 1.....The Brazilian Spot
- 2..... Big Mouth Burgers
- 3.....Papalote
- 4..... Beretta
- 5..... Upfordayz Coffee, Tea & Juice
- 6..... Fiore Caffe
- 7..... Pollo Campero
- 8.....Bottega
- 9..... Breakfast Little
- 10.....Ritual Coffee Roasters
- 11.....Garfield Square
- 12..... Rise & Grind Coffeehouse
- 13..... La Santaneca De La Mission
- 14.....Artillery AG + CeramicsI
- 15.....Wha Da Pho
- 16..... Lolinda
- 17.....Grand Coffee Too
- 18.....City College of SF
- 19... CPMC Mission Bernal Campus
- 20..... Mission Dolores Park
- 21.....Okaeri Japanese Bistro
- 22..... Heirloom Cafe
- 23.....Buddy
- 24..... Walgreens
- 25..... United States Postal Service
- 26..... La Copa Loca Gelato
- 27.....Wise Sons Jewish Deli
- 28..... Phone Booth
- 29..... Plain Jane



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BERETTA



LOLINDA



LA COPA LOCA GELATO



BUDDY



RITUAL COFFEE ROASTERS

3505 20TH STREET



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