

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



625 2ND
STREET

FOR LEASE
BEST IN CLASS BRICK & TIMBER CREATIVE BUILDING

Corp. Lic. 01112906

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625 2nd Street,
San Francisco, CA 94107

03.....**PROPERTY SUMMARY**

06.....**FOURTH FLOOR**

10.....**THIRD FLOOR**

15.....**LOCATION OVERVIEW**

16.....**NEARBY AMENITIES**

625^{2ND}
STREET

PROPERTY SUMMARY

625^{2ND} STREET

PROPERTY SUMMARY

ADDRESS

625 2nd Street, San Francisco, CA 94107
LOCATED IN SOUTH BEACH

AVAILABLE SPACE

Fourth Floor
+/- 7,014 SQUARE FEET
Third Floor
+/- 7,000 - 17,000 SQUARE FEET

RENTAL RATE

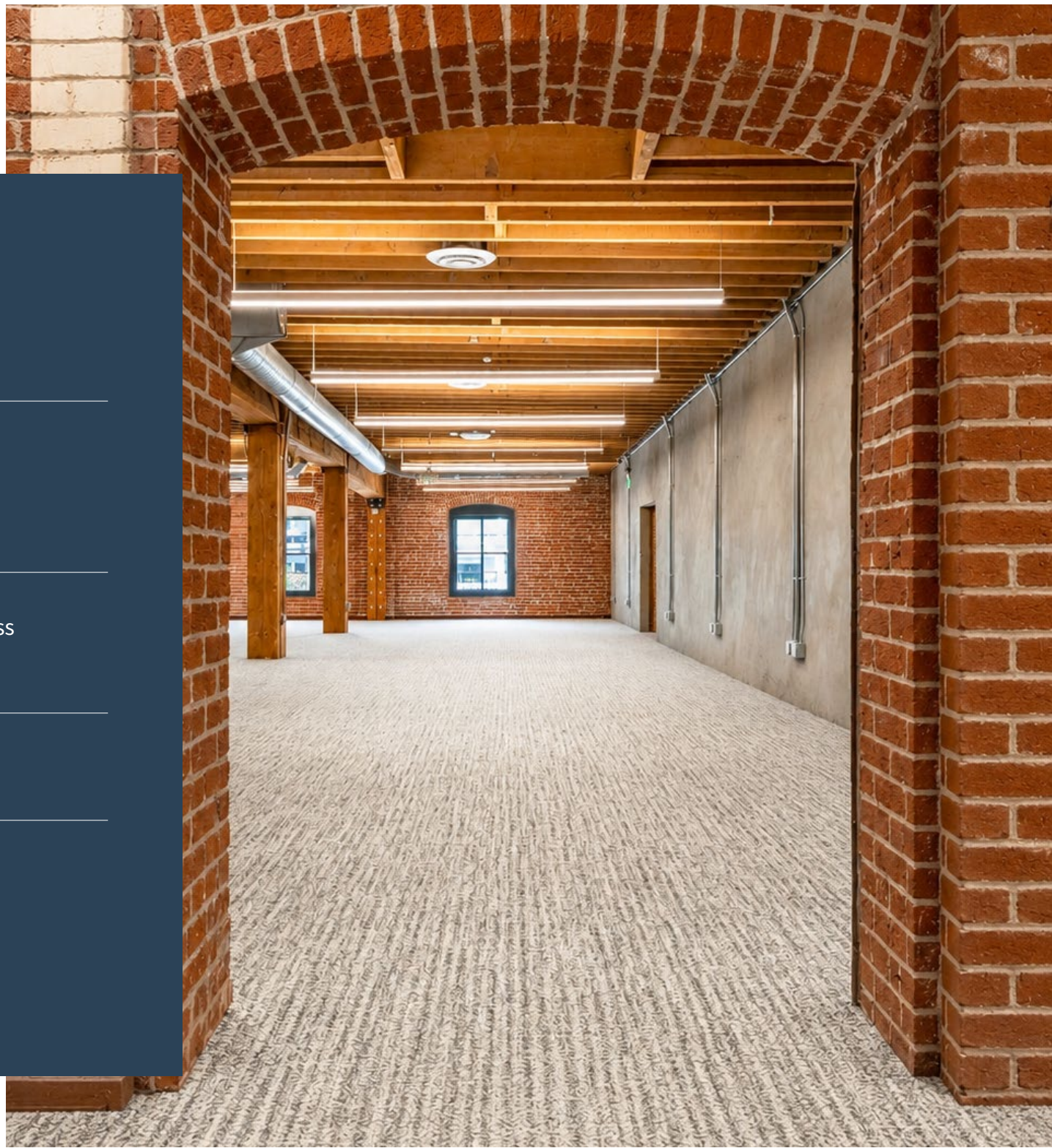
Fourth Floor: \$80 / SF / Year, Industrial Gross
Third Floor: Negotiable
SUITE AND FLOOR DEPENDENT

USE

Office - Multi-Tenant Building
LEED GOLD & ENERGY STAR RATED PROPERTY

AVAILABLE

Fourth Floor: Immediately
MOVE-IN READY CONDITION & TI'S AVAILABLE
Third Floor: Q1 2027





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^{2ND} STREET

FOURTH FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 7,014 Square Feet

RENTAL RATE

\$80 / SF / Year, Industrial Gross

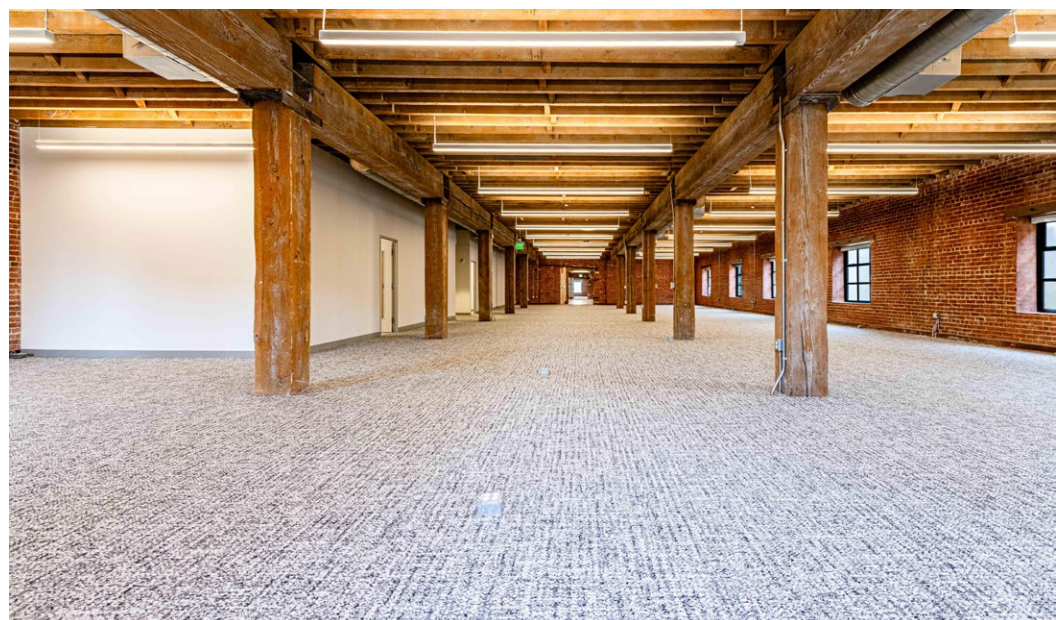
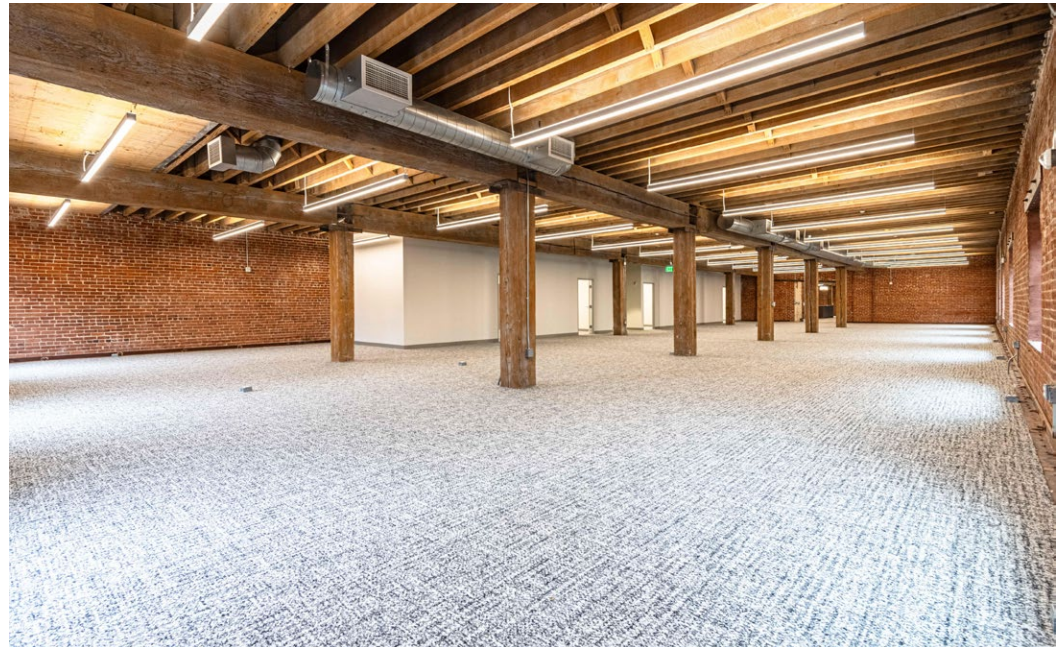
AVAILABLE

Through September 30, 2027

SUITE ATTRIBUTES

- Beautifully Renovated Brick & Timber Space
- High Ceilings w/ Skylights & Abundant Natural Light
- Spec Work In Progress
- Full HVAC Throughout





Suite 403: +/- 7,014 Square Feet



625^{2ND}
STREET

THIRD FLOOR

625^{2ND} STREET

THIRD FLOOR

ADDRESS

625 2nd Street, San Francisco, CA 94107

AVAILABLE SPACE

Suite 300: +/- 7,000 Square Feet

Suite 301: +/- 10,000 Square Feet

RENTAL RATE

Negotiable

AVAILABLE

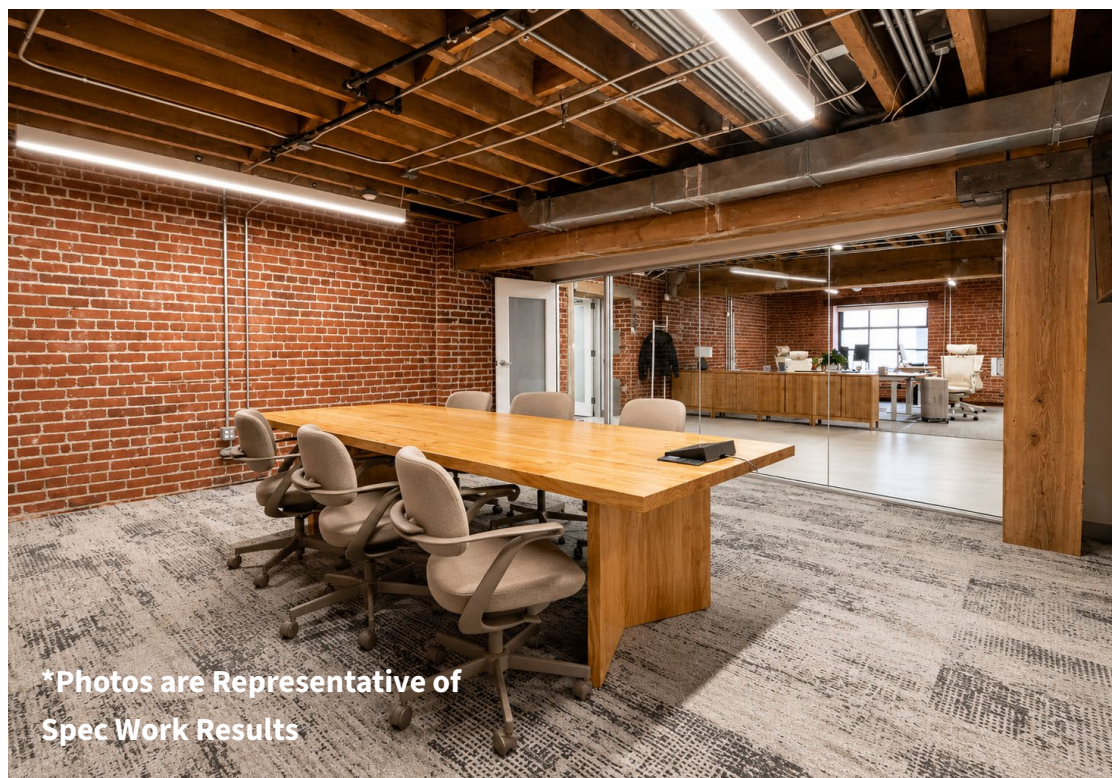
Q1 2027

FLOOR ATTRIBUTES

- Spec Work In Progress
- Glass-Lined Conference Rooms
- Full HVAC Throughout



*Photos are Representative of
Spec Work Results



*Photos are Representative of
Spec Work Results

SUITE 300 & 301 ATTRIBUTES

AVAILABLE SPACE	Suite 300: +/- 7,000 Square Feet Suite 301: +/- 10,000 Square Feet
RENTAL RATE	Negotiable
AVAILABLE	Q1 2027

SUITE NOTES

- Spec Work In Progress
- Full HVAC Throughout
- Brick & Timber w/ Window Line
- Kitchenette / Break Area

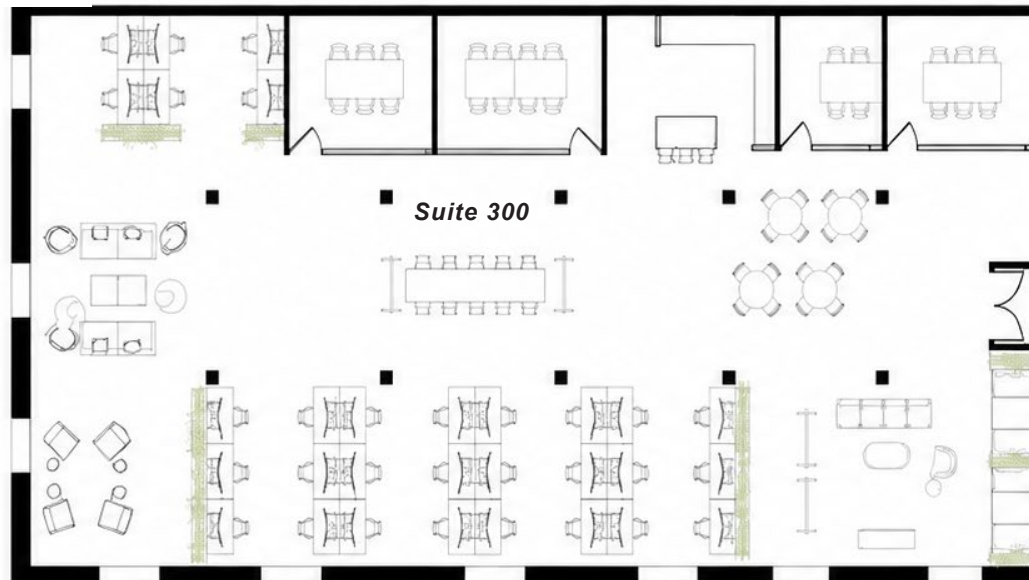


*Photos are Representative of Spec Work Results

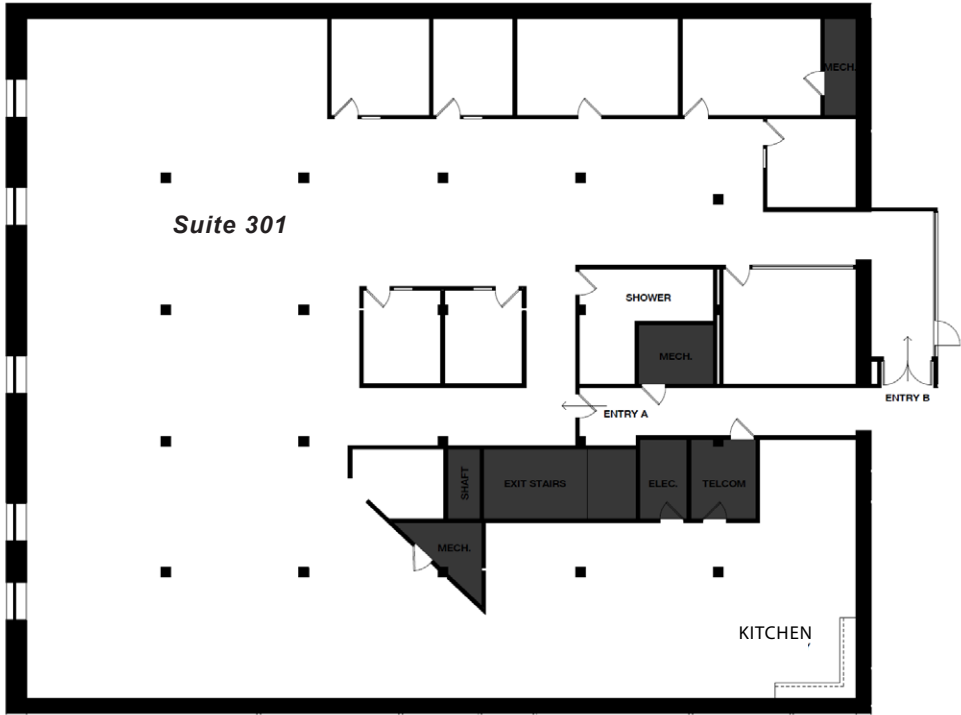


*Photos are Representative of Spec Work Results

Suite 300: +/- 7,000 Square Feet



Suite 301: +/- 10,000 Square Feet



An aerial photograph of a city skyline. In the foreground, a large, multi-story brick building with a flat roof is visible. The roof has some HVAC units and a small structure. To the left, a street with a crosswalk and a green-painted bike lane runs alongside the brick building. In the background, a dense cluster of modern high-rise buildings, including the Transamerica Pyramid, rises against a clear blue sky. The overall scene depicts a mix of historic and modern urban architecture.

625^{2ND}
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LOCATION OVERVIEW & AMENITIES

625^{2ND} STREET

LOCATION OVERVIEW

LOCATION OVERVIEW

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



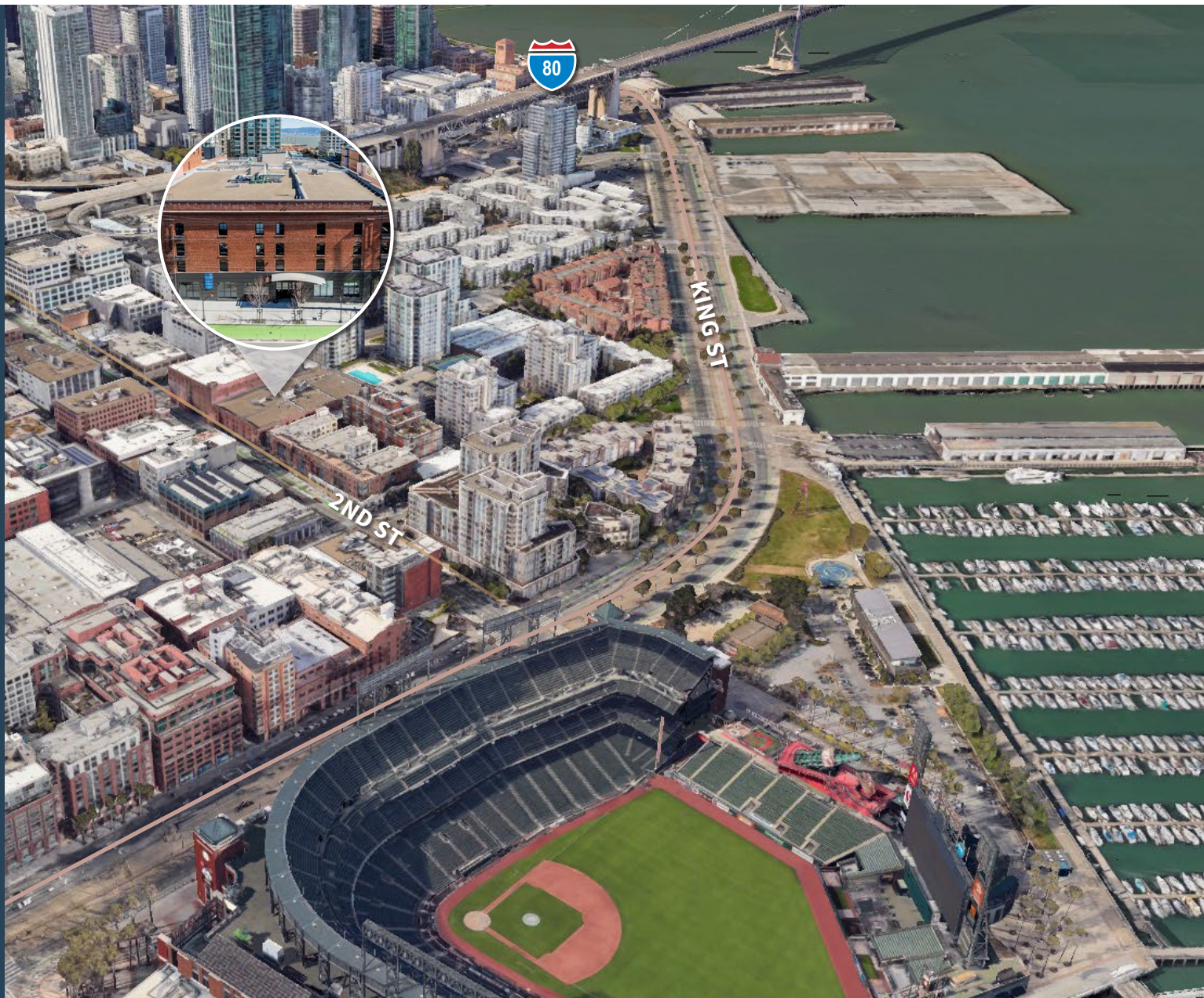
03 MIN to King St MUNI
10 MIN to 4th St Caltrain
20 MIN to Montgomery BART



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



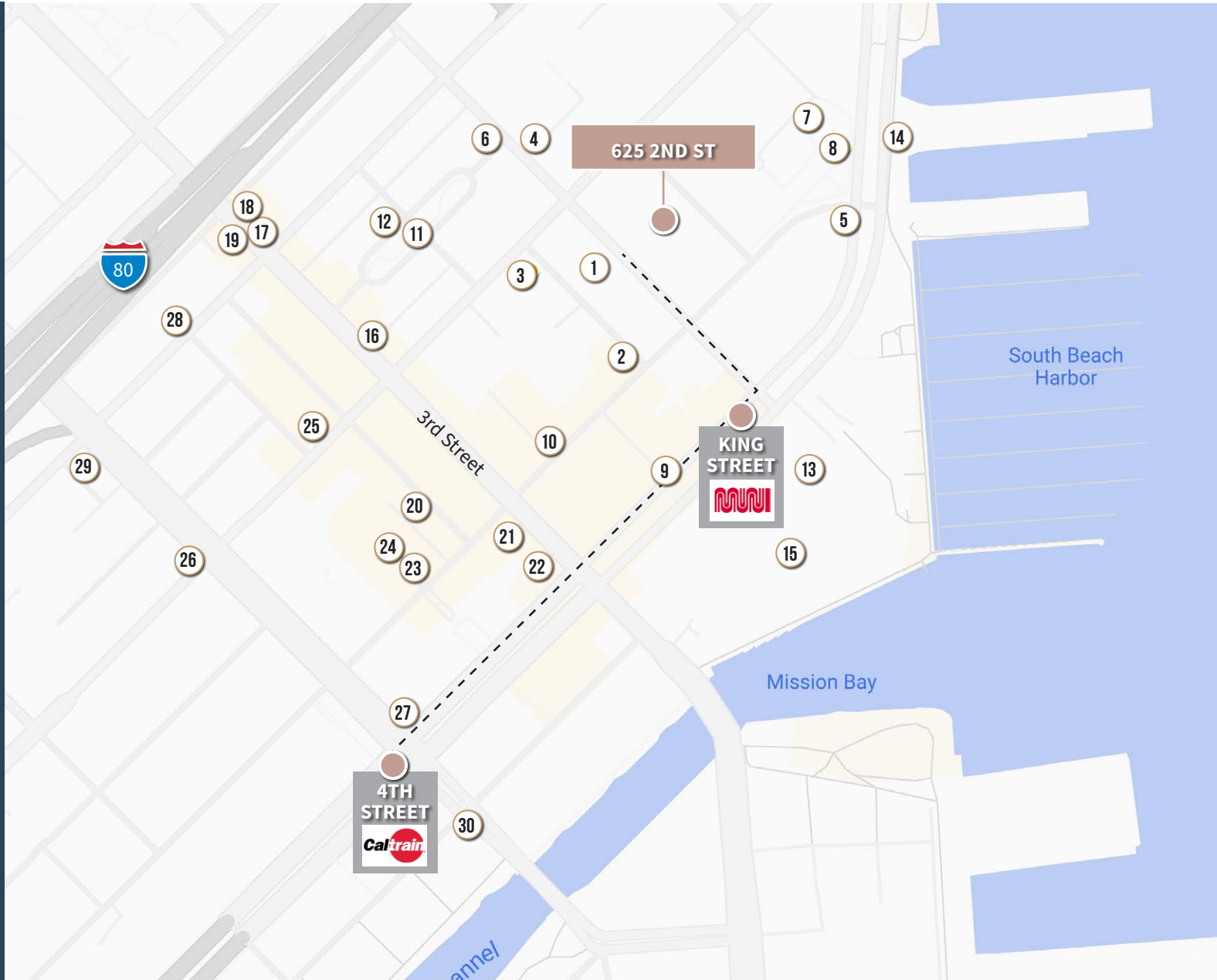
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



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



625^{2ND} STREET

NEARBY AMENITIES



ORACLE PARK



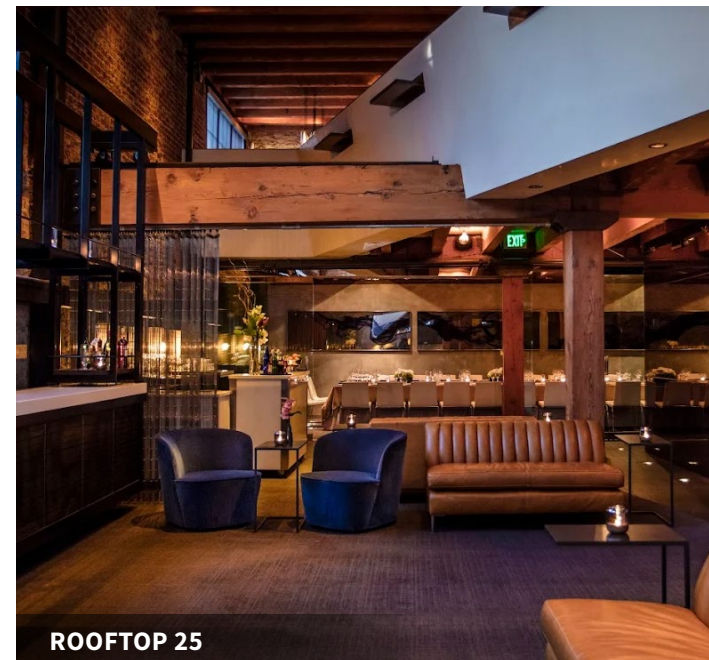
SAISON



BLUE BOTTLE COFFEE



LITTLE SKILLET



ROOFTOP 25



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