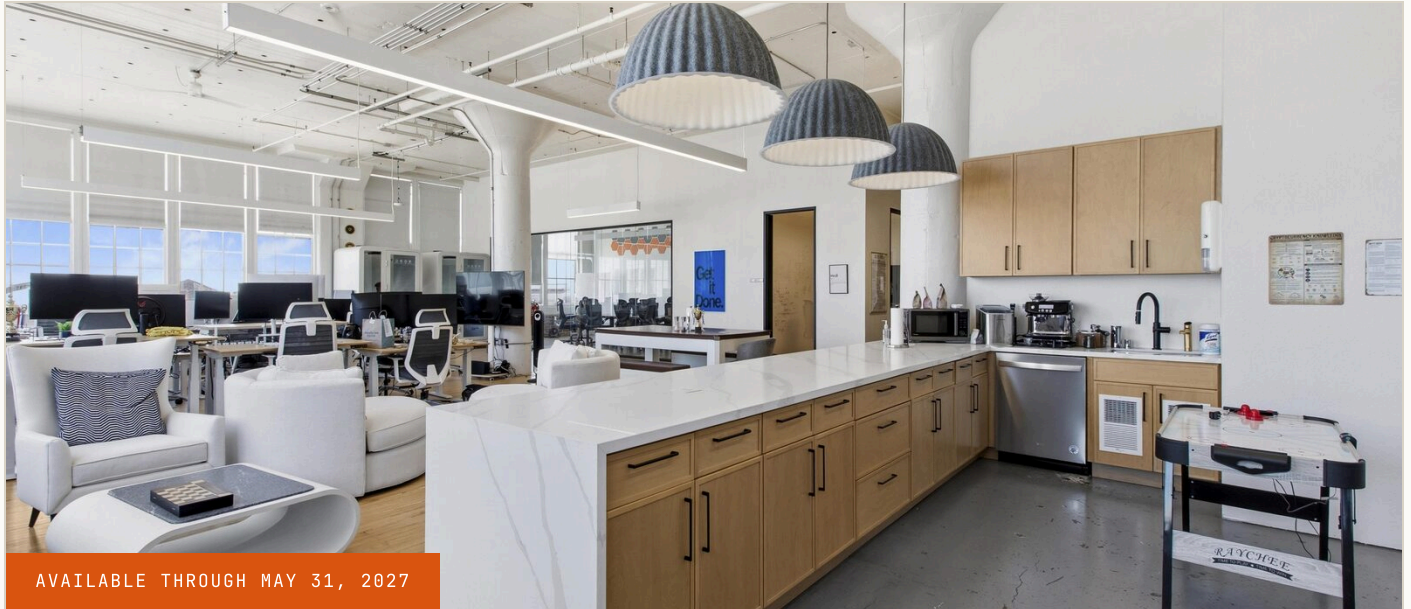


CREATIVE LOFT SUBLEASE · DOGPATCH, SAN FRANCISCO

# 2325 3rd Street, Suite 210

*A light-filled corner loft in the American Industrial Center*



AVAILABLE THROUGH MAY 31, 2027

A turnkey, plug-and-play creative office on the second floor of one of Dogpatch's most distinctive landmark buildings — steps from the 20th Street Muni Metro platform.

Soaring ceilings, oversized industrial windows and warm hardwood floors define the space. The suite pairs a wide-open collaborative floor with private offices, glass-walled meeting rooms and a conference room framing bay and rooftop views — anchored by a full chef's kitchen and lounge. Move in as-is and start working day one.

ADDRESS	2325 3rd St, Ste 210
SUBMARKET	Dogpatch / SF
SIZE	2,880 RSF
RATE	Upon request
SUBLEASE TERM	Thru 5/31/2027
CONDITION	Plug & play
AVAILABILITY	Immediate

#### SPACE HIGHLIGHTS

- Light-filled corner loft with oversized windows on two exposures
- Private offices, glass meeting rooms & open desking
- Full chef's kitchen, island seating & lounge
- Landmark American Industrial Center, 3rd & 20th
- Soaring open ceilings with exposed structure
- Conference room with bay & rooftop views
- Fully furnished & cabled — true plug-and-play
- At the 20th St Muni Metro (T-Third) platform

#### SUBLEASE CONTACT

**Erik Sorenson**

Veracity Commercial Partners · Tenant Representation

E erik@veracitycommercial.com

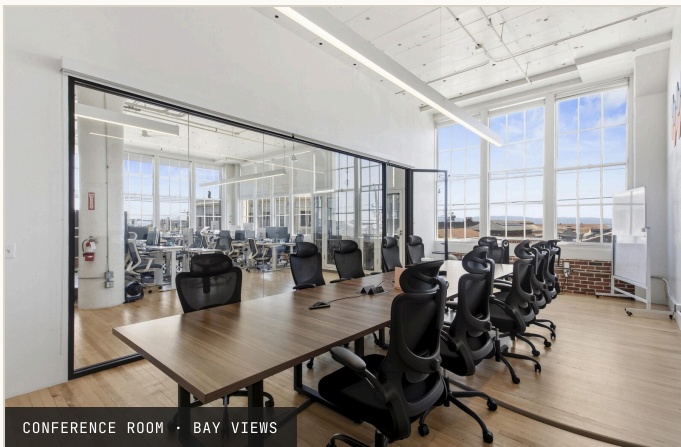
P (415) 722-5003

# Inside Suite 210

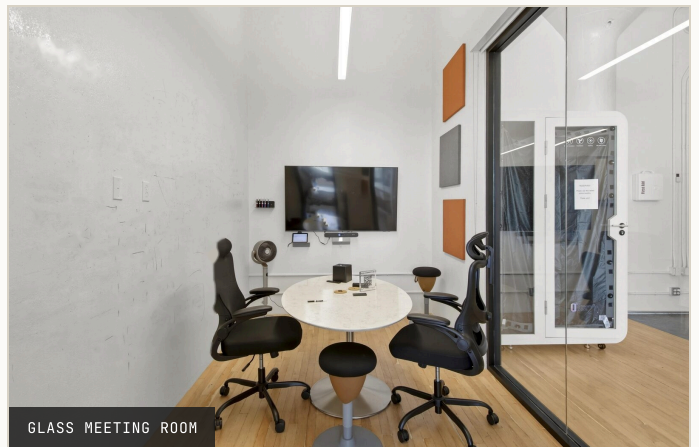
DOGPATCH • SAN FRANCISCO



COMMON LOUNGE & LOFT WINDOWS



CONFERENCE ROOM • BAY VIEWS



GLASS MEETING ROOM



STEPS TO 20TH ST MUNI METRO



AMERICAN INDUSTRIAL CENTER

