



SAN FRANCISCO, CA 94105

**FOR SUBLEASE | +/- 7.000 SF AVAILABLE**

# 118 2nd Street

**LEX - June 2027**  
High-End Creative Office w/ Amazing Natural Light

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# HIGHLIGHTS

| 118 2nd St.

## AVAILABLE SPACE

+/- 7,000 RSF

## RATE

INQUIRE WITH BROKER

## SUBLEASE TERM

THROUGH JUNE 2027

## AVAILABLE

IMMEDIATELY

## PROPERTY HIGHLIGHTS

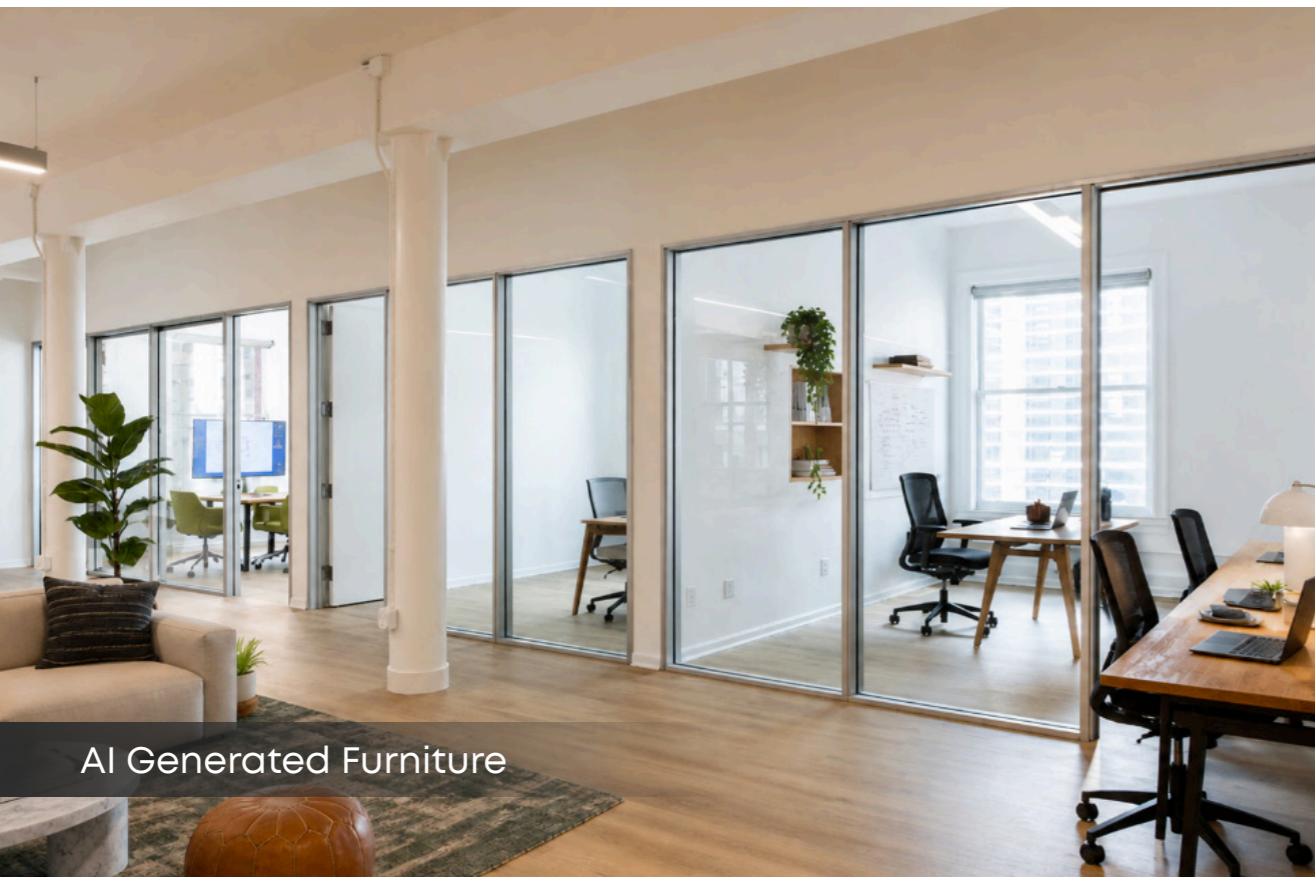
- Prime South Financial District Location
- Adjacent to Salesforce Park
- Additional Entrance at 609 Mission Street
- Creative Open Office Space
- Large Windowline w/ Amazing Natural Light
- Hardwood Floors Throughout
- Newly Renovated Kitchen
- Two (2) In-Suite Restrooms



AI Generated Furniture

# GALLERY

| 118 2nd St.



AI Generated Furniture

# LOCATION OVERVIEW

| 118 2nd St.

Prime location in the heart of San Francisco's Yerba Buena / SOMA district, surrounded by world-class hotels, cultural venues, and major tech and financial offices, with exceptional walkability and transit access.



**04 MIN** to Market Street  
**05 MIN** to Yerba Buena Gardens  
**07 MIN** to Moscone Center



**03 MIN** to Financial District  
**05 MIN** to Union Square  
**07 MIN** to Embarcadero Waterfront



**02 MIN** to I-80 On-Ramp  
**04 MIN** to US-101 Access



# NEARBY AMENITIES

| 118 2nd St.

## MOST STRATEGIC LOCATION TO SCALE IN SF

### Services & Retail

1. Shine Cleaners
2. Fanta Cleaners
3. SOMA Cleaners
4. Walgreens
5. AT&T
6. Moscone Center
7. Shell gas station
8. UPS Store
9. Equinox
10. US Post Office
11. Supercuts
12. Flagship Crossfit
13. Club One Fitness
14. VanBuren Fitness
15. 24 Hour Fitness
16. Crunch
17. Embarcadero YMCA
18. Crossfit

### Hotels

1. W Hotel
2. Four Seasons Hotel
3. St. Regis
4. Palace Hotel
5. Marriott Marquis

### Food & Drinks

1. Spice Kit
2. Town Hall
3. DragonEats
4. Chipotle
5. Foccacia
6. Starbucks
7. International Smoke
8. Yank Sing
9. Perry's
10. Boulevard
11. Rosa Mexicano
12. Osha Thai
13. Benu
14. Sweetgreen
15. Cafe Du Soleil
16. Mourad
17. Per Diem
18. Local Edition
19. Barcha
20. Philz Coffee
21. Working Girls' Cafe
22. Peet's Coffee
23. Sweetgreen
24. Blue Bottle





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**PIONEERING REAL ESTATE  
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Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.