

# 2800 3RD STREET

FOR LEASE | CREATIVE SUITES & WAREHOUSES W/ SECURE LOT

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



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# 2800 3RD STREET

## PROPERTY SUMMARY

### ADDRESS

2800 3rd Street, San Francisco, CA 94107

### AVAILABLE SPACE

#### Second Floor

|                       |                                           |               |
|-----------------------|-------------------------------------------|---------------|
| <del>Suite 201:</del> | <del>+/- 7,133 Square Feet - Office</del> | <i>Leased</i> |
| Suite 202:            | +/- 2,797 Square Feet - Office            |               |
| Suite 203:            | +/- 2,922 Square Feet - Office            |               |

Second Fl Total: +/- 12,852 Square Feet

#### Ground Floor

|            |                                     |
|------------|-------------------------------------|
| Suite 101: | +/- 9,847 Square Feet - Warehouse   |
| Suite 102: | +/- 4,736 Square Feet - Flex/Office |
| Suite 103: | +/- 1,590 Square Feet - Office      |
| Suite 104: | +/- 3,056 Square Feet - Flex        |
| Suite 105: | +/- 2,657 Square Feet - Office      |
| Suite 106: | +/- 2,019 Square Feet - Warehouse   |
| Suite 107: | +/- 1,183 Square Feet - Warehouse   |

Ground Fl Total: +/- 25,088 Square Feet

**TOTAL: +/- 37,940 Square Feet**

### RENTAL RATE

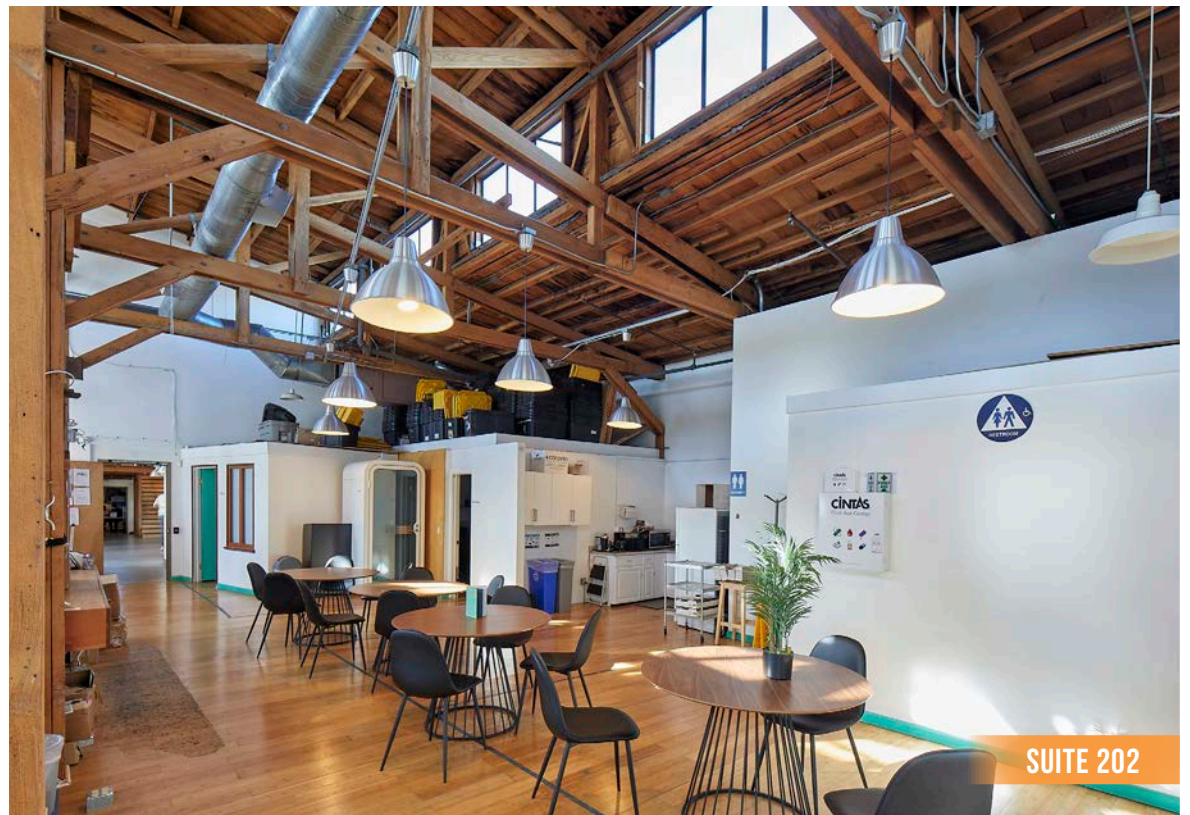
Inquire w/ Broker

### AVAILABLE

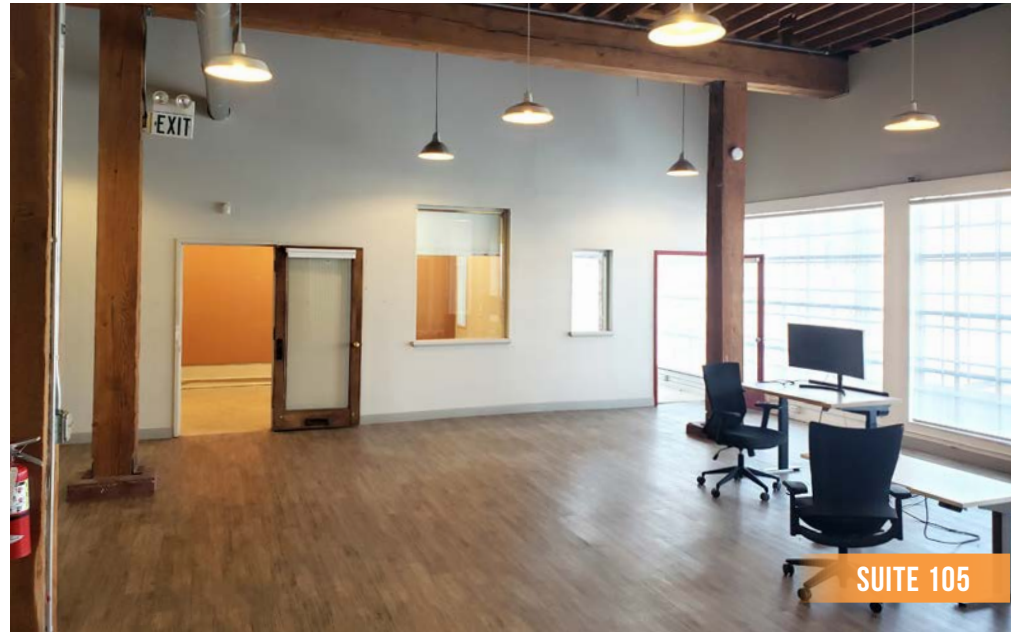
Immediately

## BUILDING ATTRIBUTES

- + Mix of Creative Office, Flex & Warehouse Space
- + Secure Parking Up to Thirty (30) Spaces +/- 14,450 SF Lot
- + Electric Capacity: 800 Amps
- + Fantastic Dogpatch Location Directly Adjacent to I-280 on Ramp, Caltrain, Muni & Nearby Amenities



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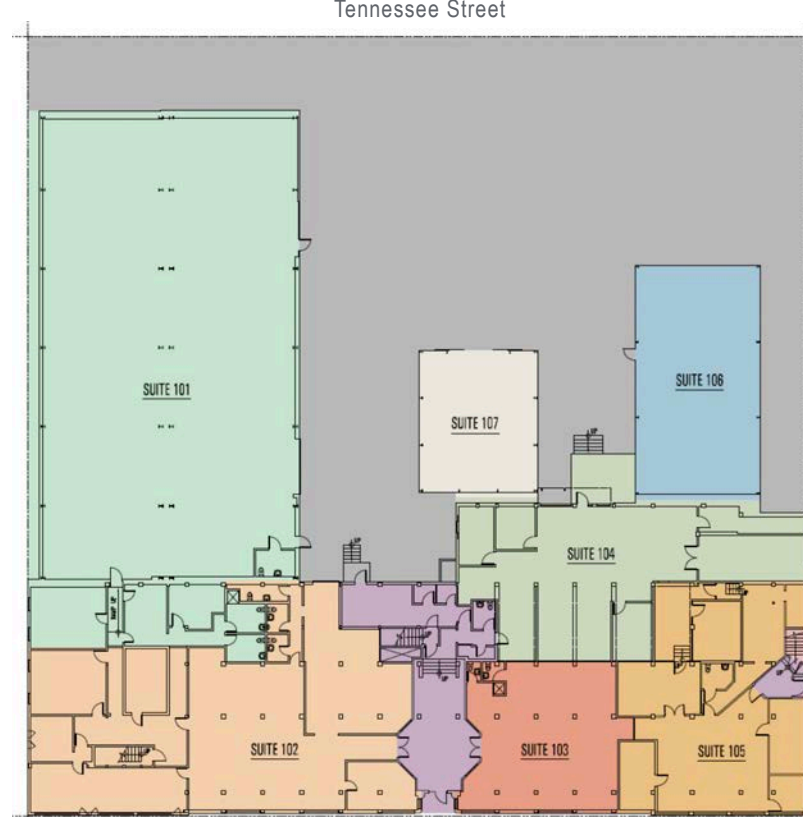
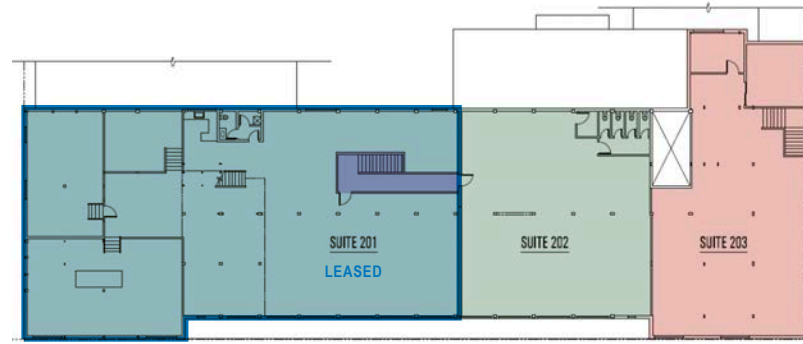
## Floor Plans

### Second Level & Mezzanine

- ~~Suite 201: +/- 7,133 Square Feet~~ Leased
- Suite 202: +/- 2,797 Square Feet
- Suite 203: +/- 2,922 Square Feet

### Ground Floor

- Suite 101: +/- 9,847 Square Feet
- Suite 102: +/- 4,736 Square Feet
- Suite 103: +/- 1,590 Square Feet
- Suite 104: +/- 3,056 Square Feet
- Suite 105: +/- 2,657 Square Feet
- Suite 106: +/- 2,019 Square Feet
- Suite 107: +/- 1,183 Square Feet



Tennessee Street

Twenty-Fourth Street

Third Street

# 2800 3RD STREET

## LOCATION OVERVIEW

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



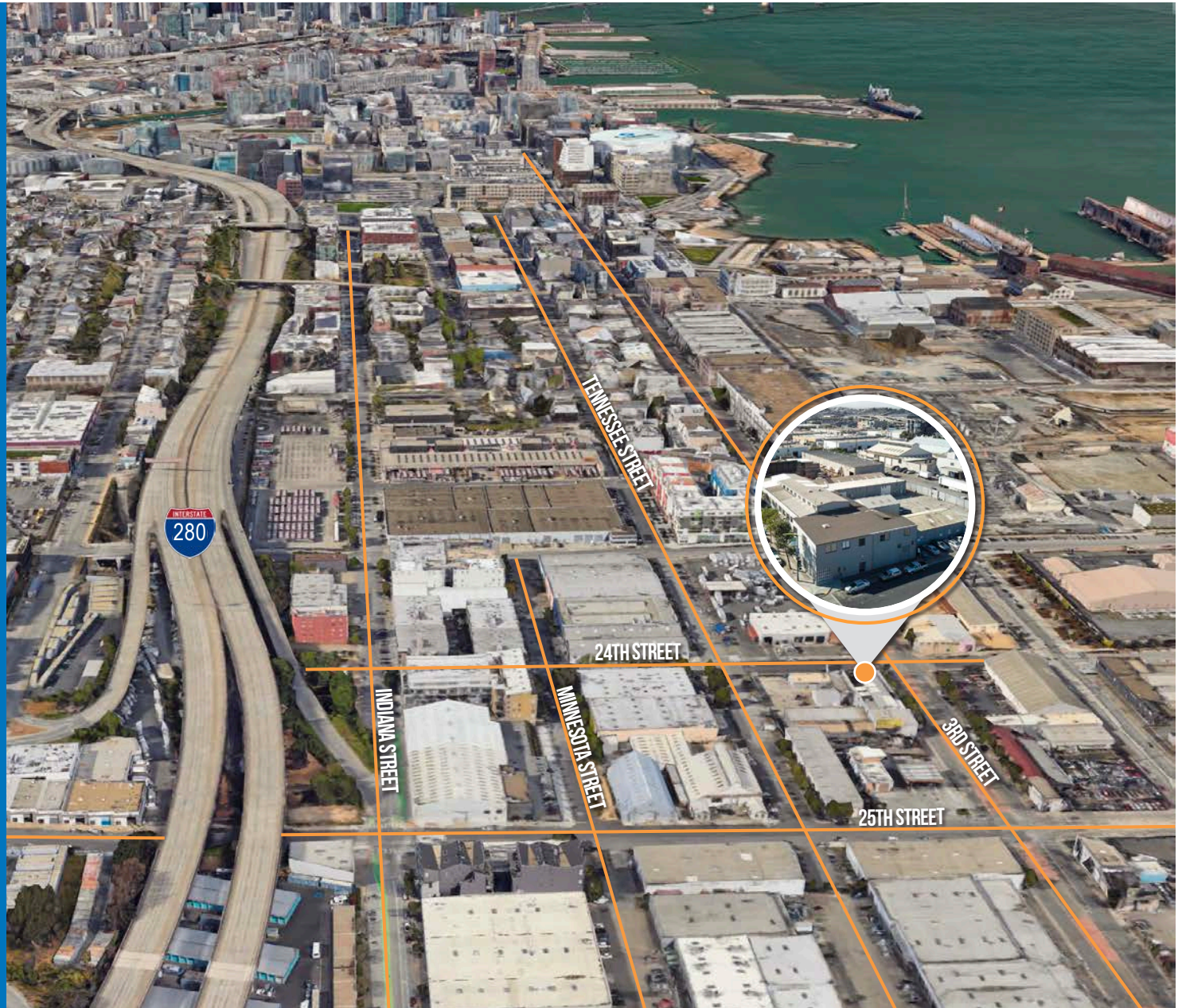
**03 MIN** to 3rd St Muni  
**13 MIN** to 22nd St Caltrain  
**20 MIN** to Chase Center



**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



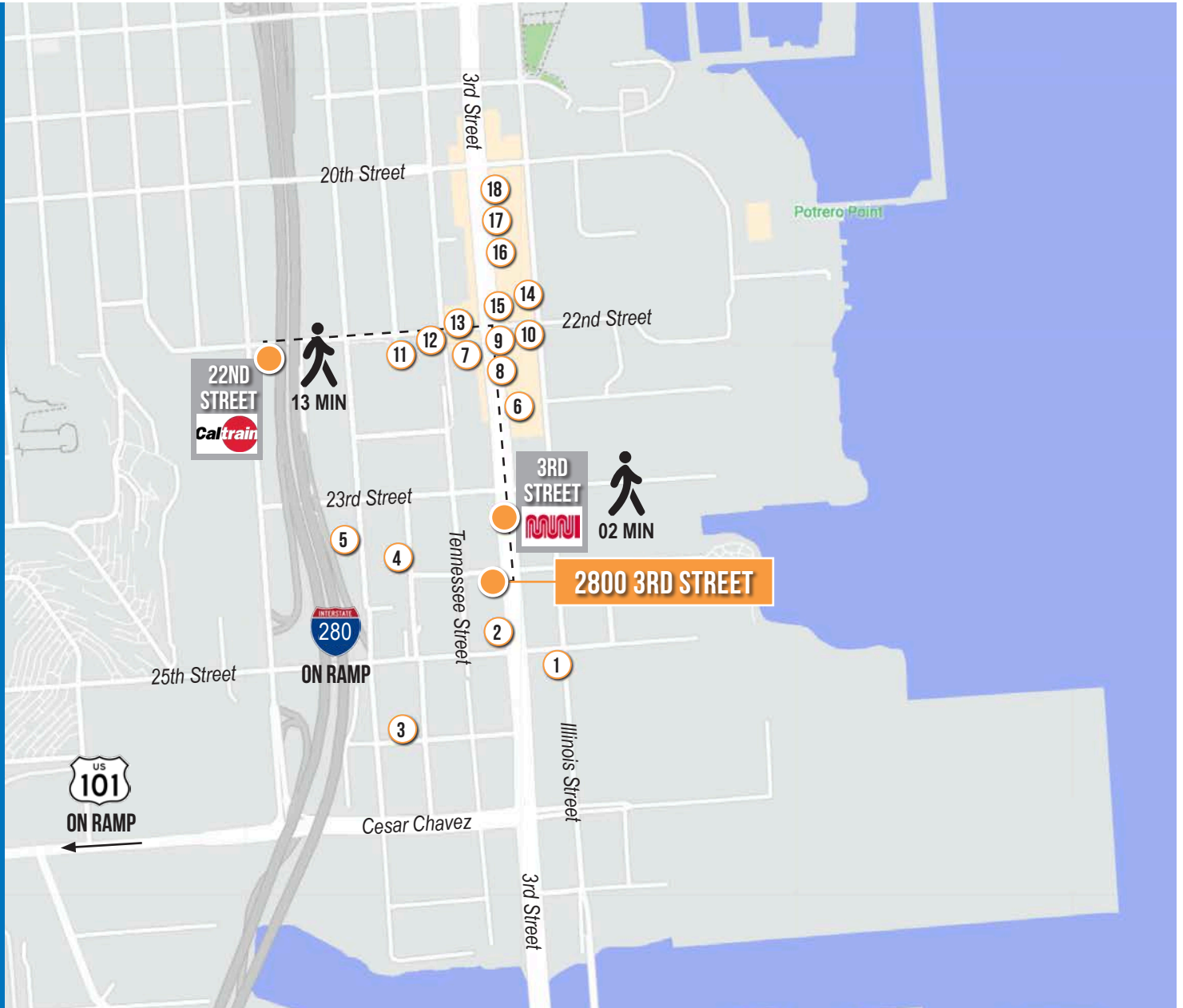
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## NEARBY AMENITIES

- 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



# 2800 3RD STREET



CHASE CENTER



HARMONIC BREWING



THE PLANT CAFE ORGANIC



DOGPATCH BOULDERS



MAINSTAY MARKET



2800 3RD STREET



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