

Available Lease or Sale
Renovated Cool Office Space
3450 3rd Street, Unit 1-C, San Francisco
Located In Dog Patch South in the Bay Park Business Center



Premises:

The entire Space consists of 10,912 sqft on three (3) floors. Each floor has separate metering and entrance.

Ground Floor - 3700 +/- sq ft of grade level warehouse or parking.

Second Floor – 3606 +/- sq ft office space with Kitchen, restrooms and shower.

Top Floor -- 3606 +/- sq ft office space with kitchen, restrooms and shower

Features:

- Single Building Identity or Full Floor Identity
- HVAC with Exposed Ducting
- Large Windows for lots of Natural Light and water Views
- Decks and Balconies with planting
- ADA Accessible, Elevator and Restrooms and Shower on Each Floor
- Open Floor Plans with few privates and conference room
- Easy Access to New MUNI Rail Line. Highway 280 &101 and Mission Bay.
- High Ceilings with Exposed Wood Trusses

Rent:

Total Building Rent - \$14,425.00 per month, Industrial Gross (\$15.86 per sqft per year)

Top Floor - \$8415.00 per month, Industrial Gross.
Includes 6 Parking Spaces (\$28.00 per sqft per year)

Second Floor - \$7215.00 per month, Industrial Gross.
Includes 5 Parking Spaces (\$24.00 per sqft per year)

SALES PRICE: \$1,988,000

For additional information or to schedule a tour, please contact
Exclusive Agent:

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