

2255

3<sup>RD</sup> STREET

SAN FRANCISCO, CA

8,282 SF AVAILABLE  
FOR LEASE

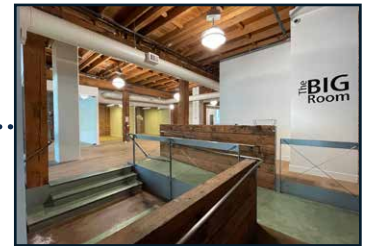
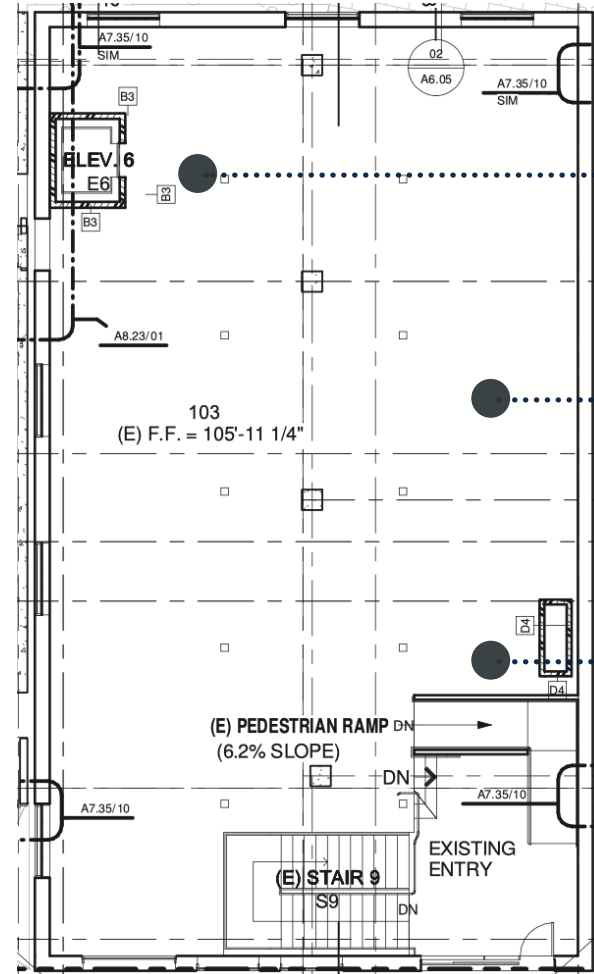
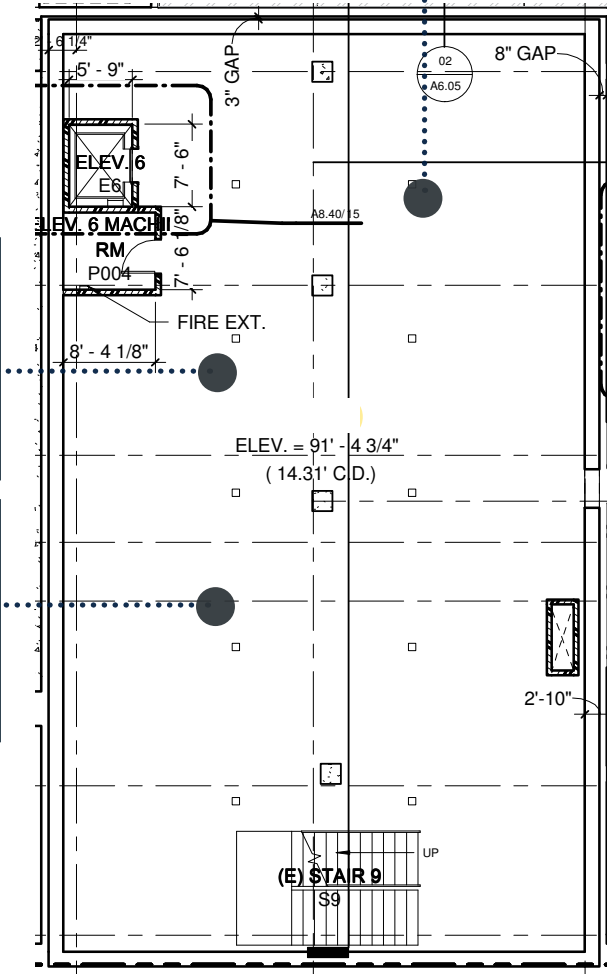


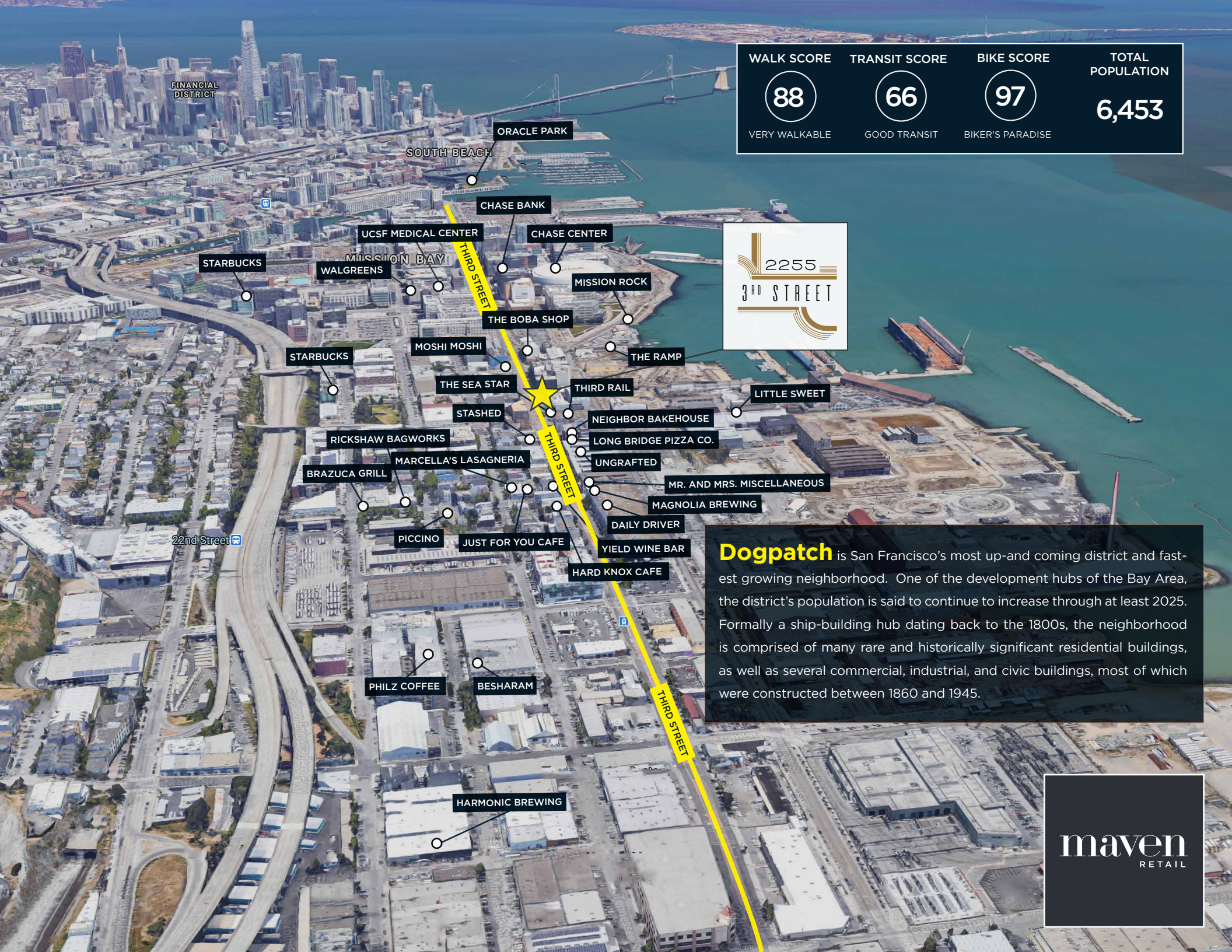


## FEATURES

- +/- 8,282 sq.ft.
- Brick & Timber with Industrial finishes
- Open floorplan
- Multi-level office/Can be demised
- Elevator
- High, exposed ceilings
- Ample windows and natural light
- Full kitchen
- Additional café/kitchenette space
- Perimeter offices
- Spacious meeting rooms
- Accessible restrooms
- UMU zoning
- Outdoor space
- Parking available

maven  
RETAIL





FINANCIAL DISTRICT

ORACLE PARK

SOUTH BEACH

CHASE BANK

UCSF MEDICAL CENTER

CHASE CENTER

STARBUCKS

WALGREENS

MISSION BAY

MISSION ROCK

THE BOBA SHOP

MOSHI MOSHI

THE RAMP

STARBUCKS

THE SEA STAR

THIRD RAIL

LITTLE SWEET

STASHED

NEIGHBOR BAKEHOUSE

LONG BRIDGE PIZZA CO.

RICKSHAW BAGWORKS

UNGRAFTED

BRAZUCA GRILL

MARCELLA'S LASAGNERIA

MR. AND MRS. MISCELLANEOUS

MAGNOLIA BREWING

22nd Street

PICCINO

JUST FOR YOU CAFE

DAILY DRIVER

YIELD WINE BAR

HARD KNOX CAFE

PHILZ COFFEE

BESHARAM

HARMONIC BREWING

|  |  |   |                                  |
|--|--|---|----------------------------------|
| WALK SCORE<br><b>88</b><br>VERY WALKABLE | TRANSIT SCORE<br><b>66</b><br>GOOD TRANSIT | BIKE SCORE<br><b>97</b><br>BIKER'S PARADISE | TOTAL POPULATION<br><b>6,453</b> |
|--|--|---|----------------------------------|



**Dogpatch** is San Francisco's most up-and-coming district and fastest growing neighborhood. One of the development hubs of the Bay Area, the district's population is said to continue to increase through at least 2025. Formally a ship-building hub dating back to the 1800s, the neighborhood is comprised of many rare and historically significant residential buildings, as well as several commercial, industrial, and civic buildings, most of which were constructed between 1860 and 1945.





PICCINO



KUSAKABE



OLIVER'S BUTCHERY



THE RAMP



STASHED



RICKSHAW BAGWORKS



NEIGHBOR BAKEHOUSE



MUSEUM OF CRAFT & DESIGN

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