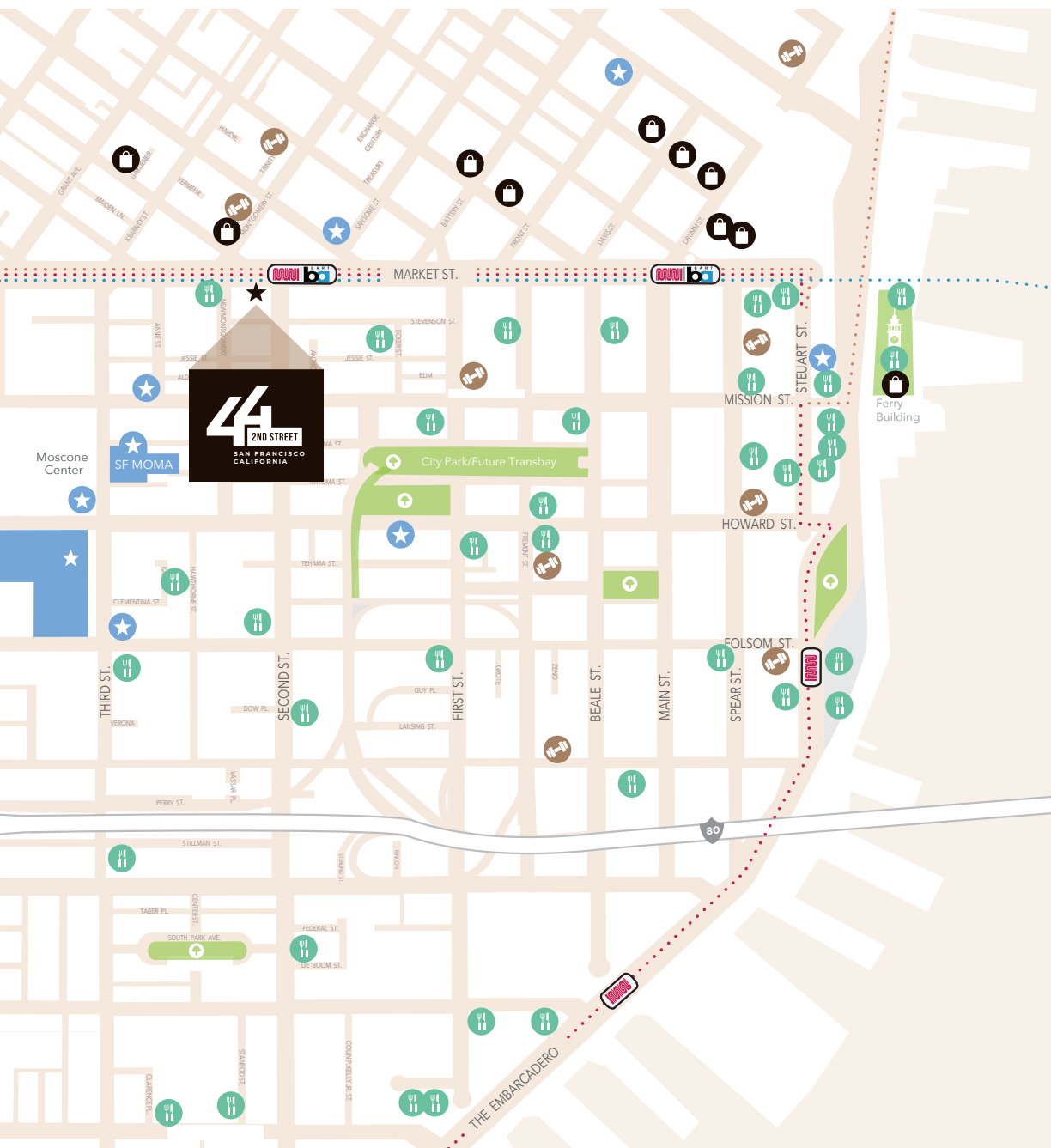


44
2ND STREET

SAN FRANCISCO
CALIFORNIA

10,000 RSF
BRAND NEW
FULL BUILDING OFFICE
RECENTLY COMPLETED SPEC WORK
AVAILABLE NOW

LOCAL AMENITIES



 **30+**
Restaurants

 **10+**
Shops

 **8+**
Entertainment
Options

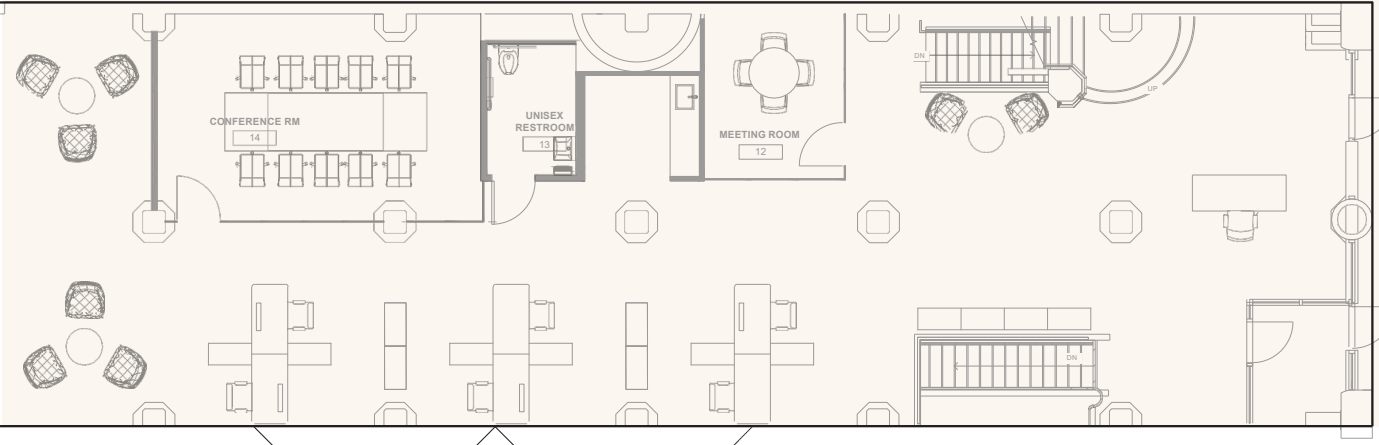
 **8+**
Fitness
Centers

BUILDING OVERVIEW

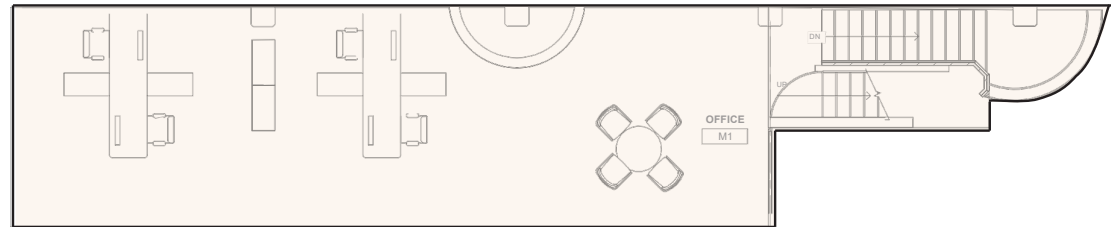
- Three (3) stories +/-10,000 RSF
- Recently completed improvements
- Spec improvements include multiple conference rooms, new restrooms, bike room, shower, two kitchenettes, upgraded stairwells and new flooring.
- Incredible 20' ceiling heights
- Multiple Skylights throughout
- Flexible Lease Term
- Mid \$50's IG asking rate
- Incredible Identity / Signage opportunities
- Brick walls
- One block from Market Street and BART Transit
- 2nd Street Corridor



Ground Floor



Mezzanine



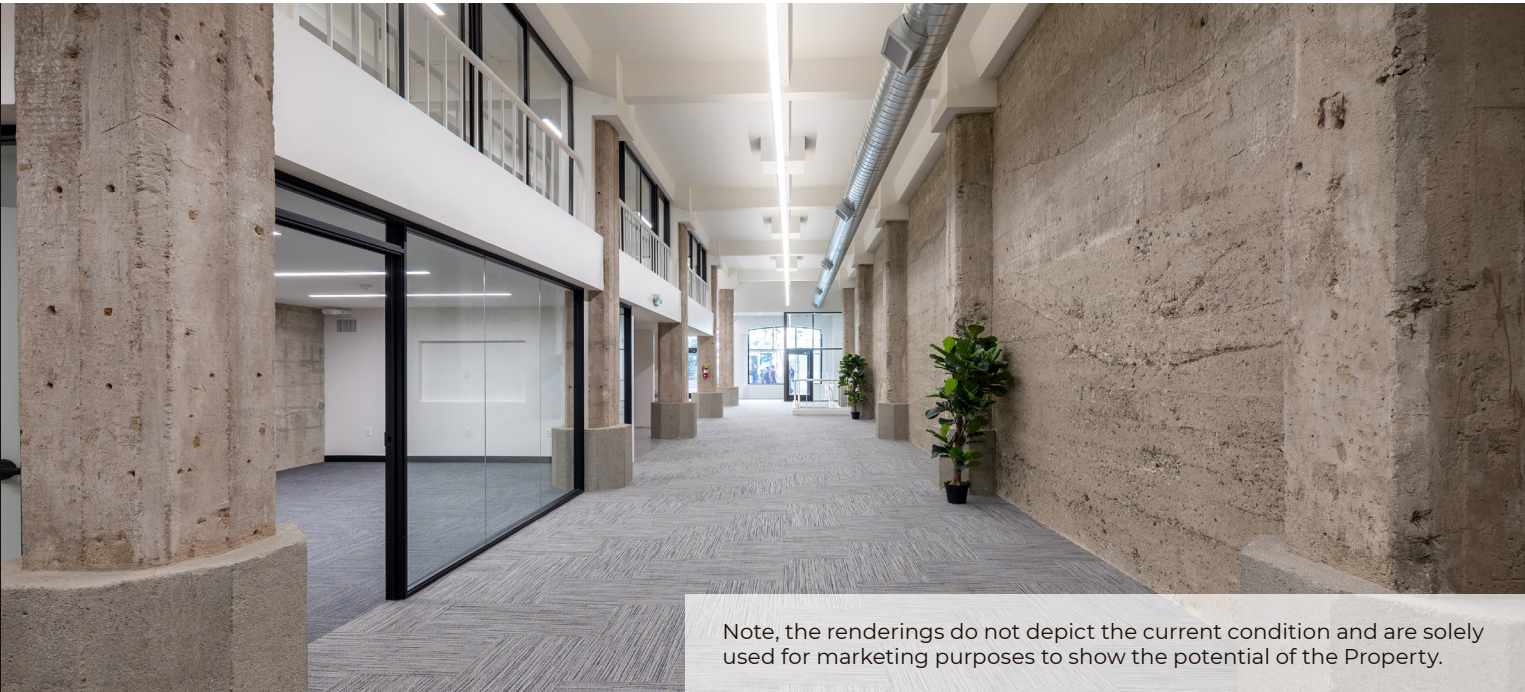
KITCHEN



CONFERENCE ROOM

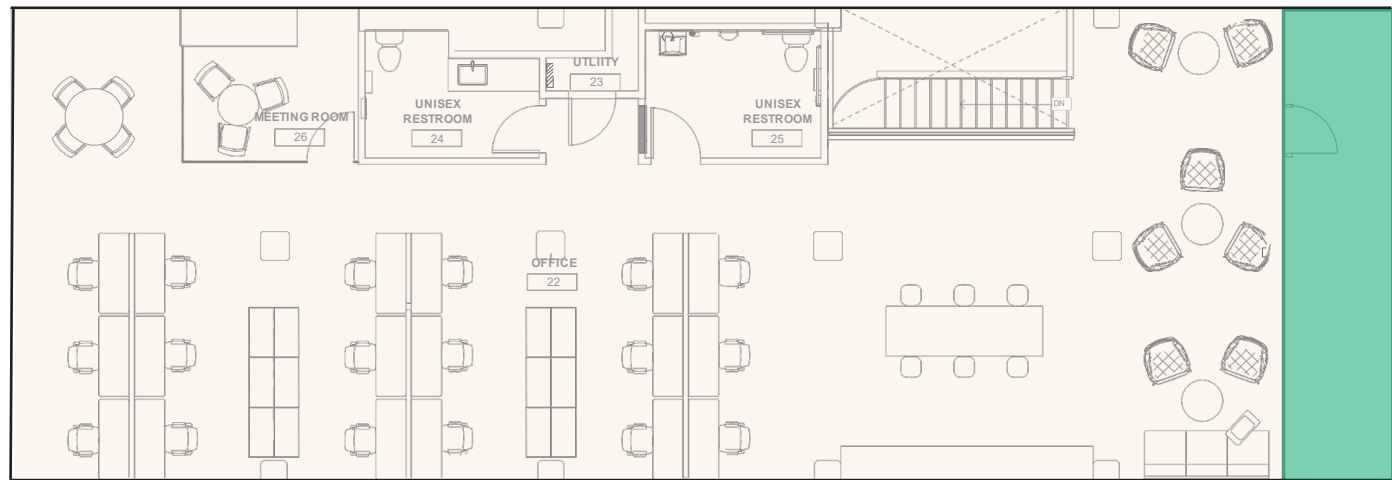


OPEN OFFICE



Note, the renderings do not depict the current condition and are solely used for marketing purposes to show the potential of the Property.

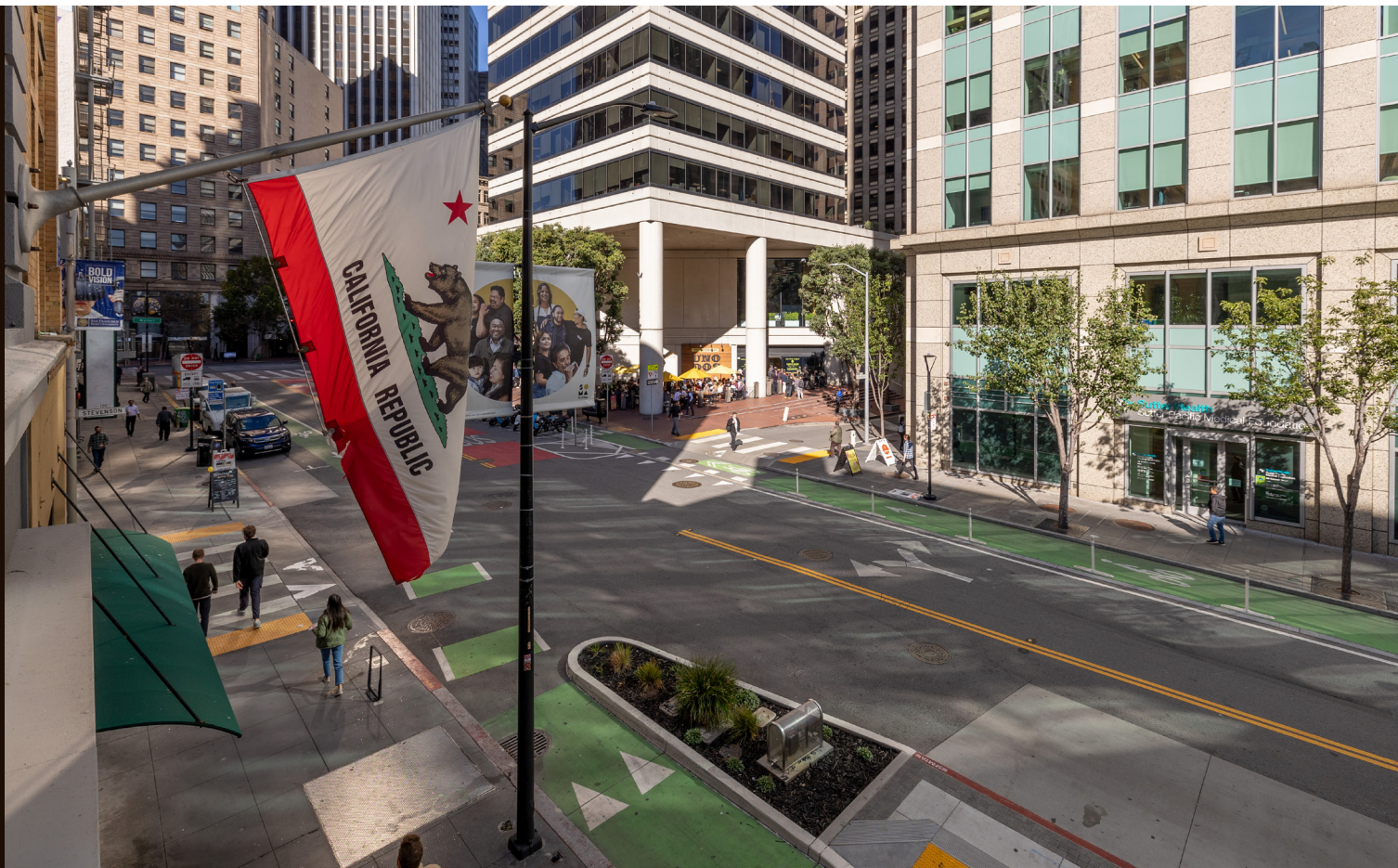
2nd Floor



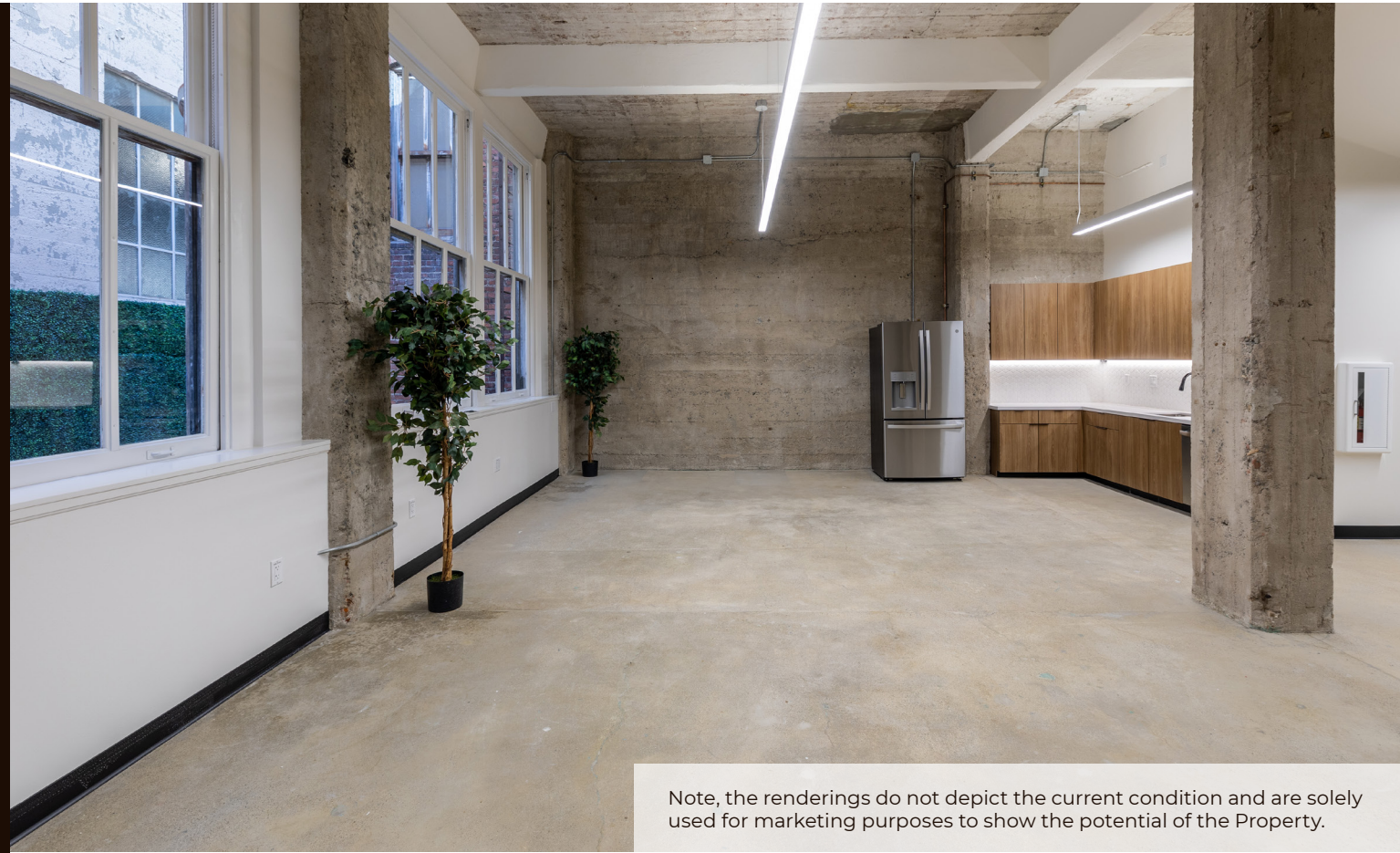
LEVEL TWO



PATIO SPACE

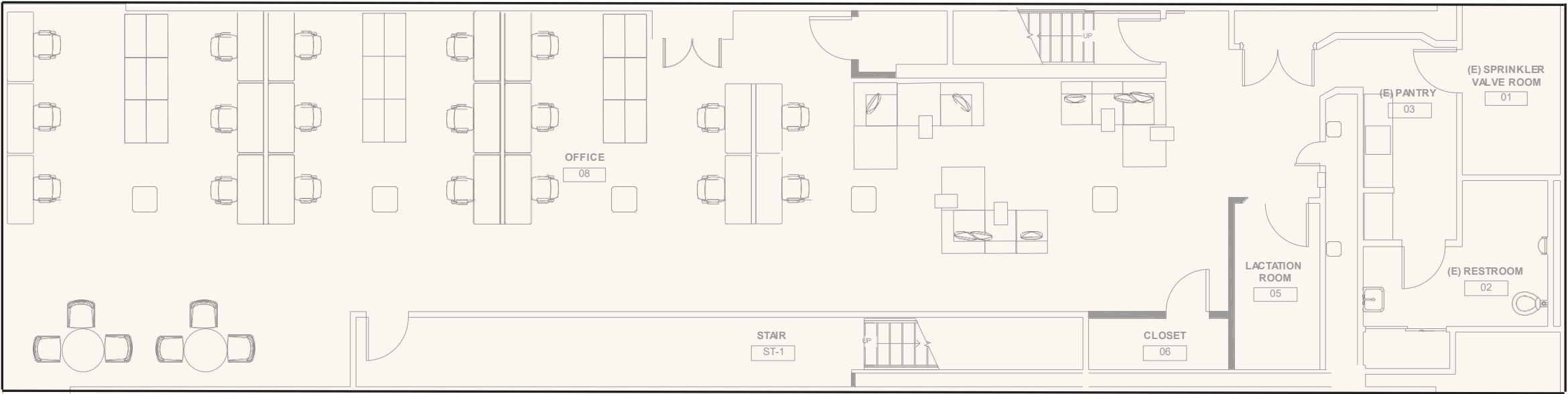


KITCHEN



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Basement



BASEMENT



BASEMENT

Note, the renderings do not depict the current condition and are solely used for marketing purposes to show the potential of the Property.



SAN FRANCISCO
CALIFORNIA

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