

2225

3<sup>RD</sup> STREET

SAN FRANCISCO, CA

7,190 SF AVAILABLE  
FOR LEASE



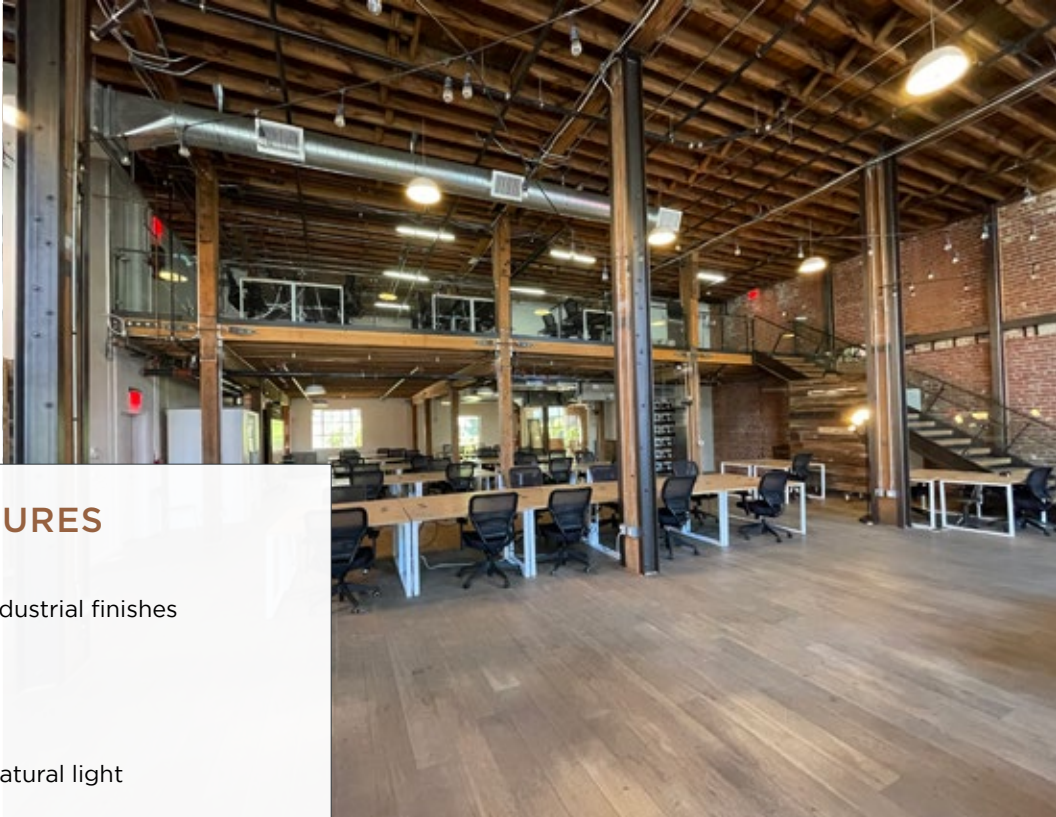
maven  
OFFICE



### About the Property

**2225 Third Street** occupies the stand-alone, historic Jos. Levin & Sons building located in the Potrero Launch complex, which underwent a full renovation in the last ten years. This attractive brick & timber, multi-level office space is bright and airy with large windows throughout and high, exposed ceilings. The space can be delivered fully furnished and equipped with cafe/kitchenette space, meeting rooms, and at least one large conference room. Excellent opportunity to lease a move-in-ready brick & timber space in one of San Francisco's trendiest neighborhoods.





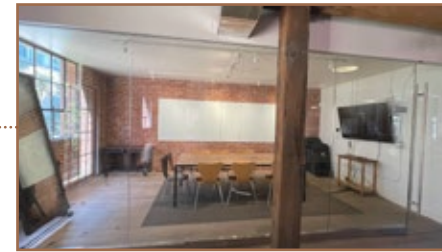
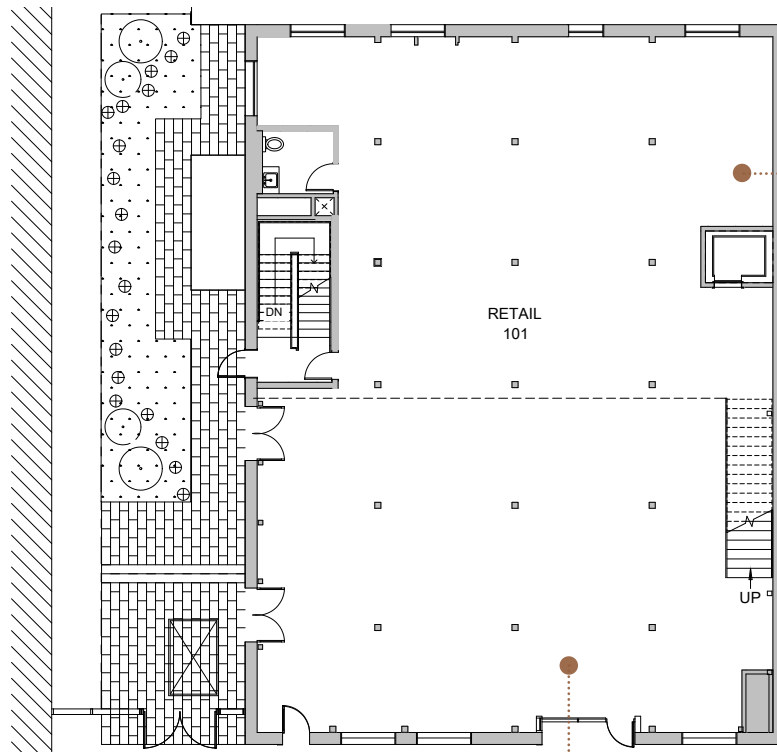
## FEATURES

- +/- 7,190 sq.ft.
- Brick & Timber with Industrial finishes
- Open floorplan
- Multi-level office
- Elevator
- High, exposed ceilings
- Ample windows and natural light
- Full kitchen
- Additional café/kitchenette space
- 2 meeting rooms & 3 call booths
- 1 large conference room
- 2 large accessible restrooms
- UMU zoning
- Outdoor space
- Parking available
- Furnished

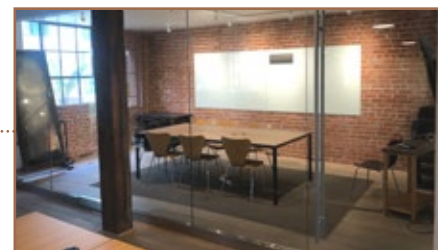
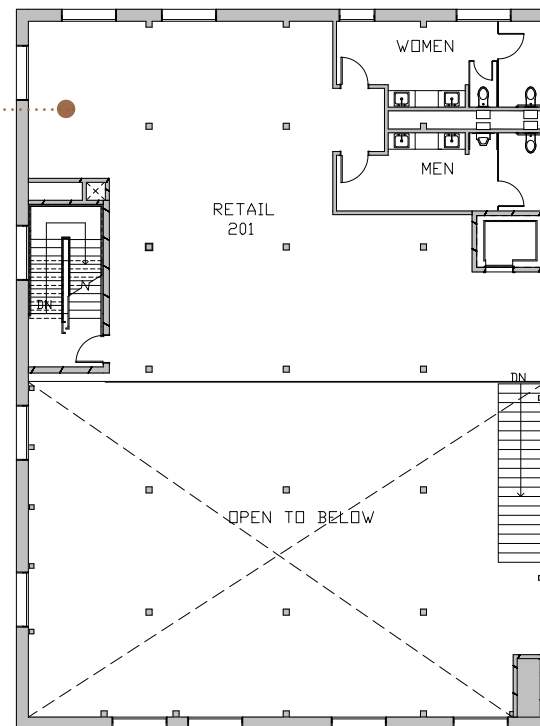




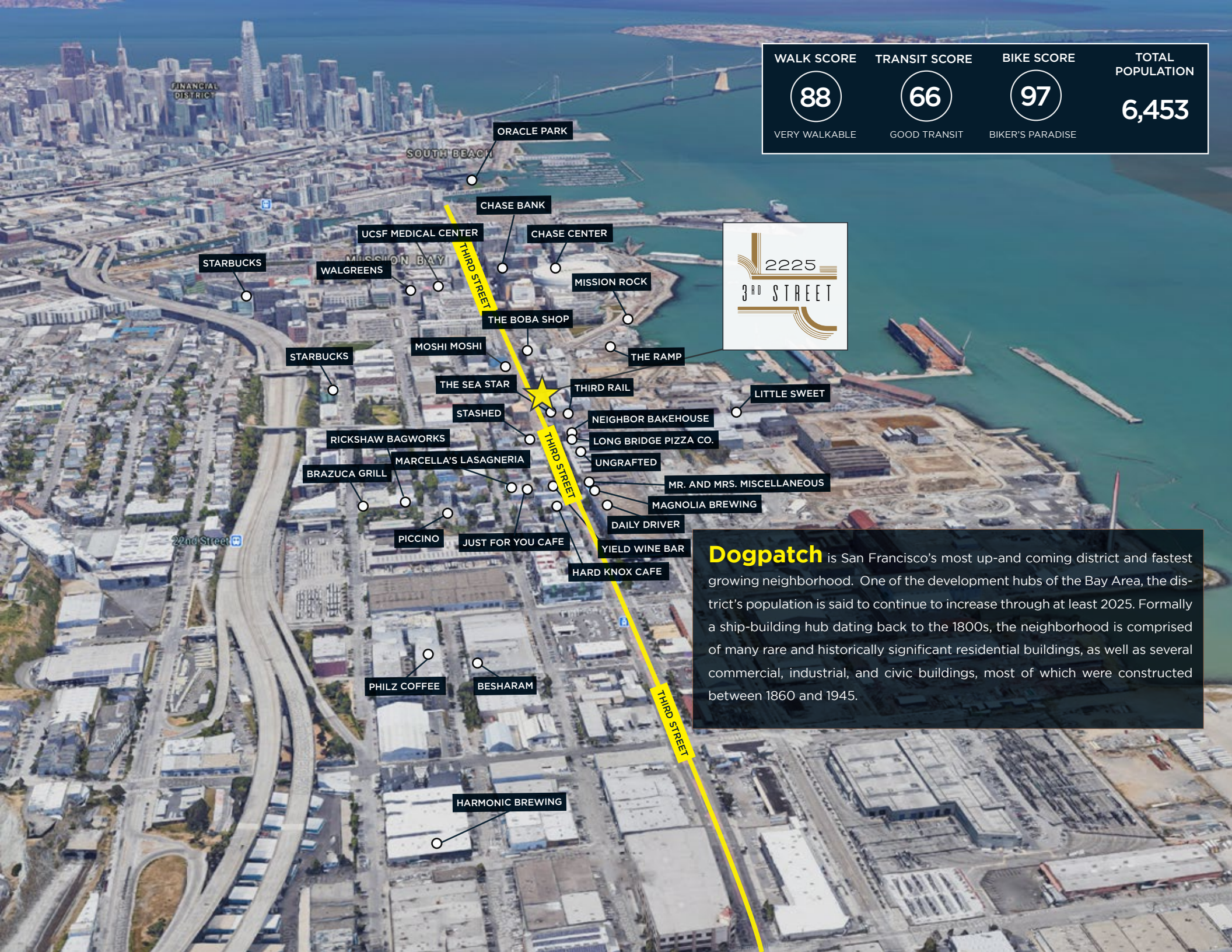
Ground Floor (L1): 4,800 SF



Second Floor / Mezzanine (L2): 2,390 SF







WALK SCORE

88

VERY WALKABLE

TRANSIT SCORE

66

GOOD TRANSIT

BIKE SCORE

97

BIKER'S PARADISE

TOTAL POPULATION

6,453



**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



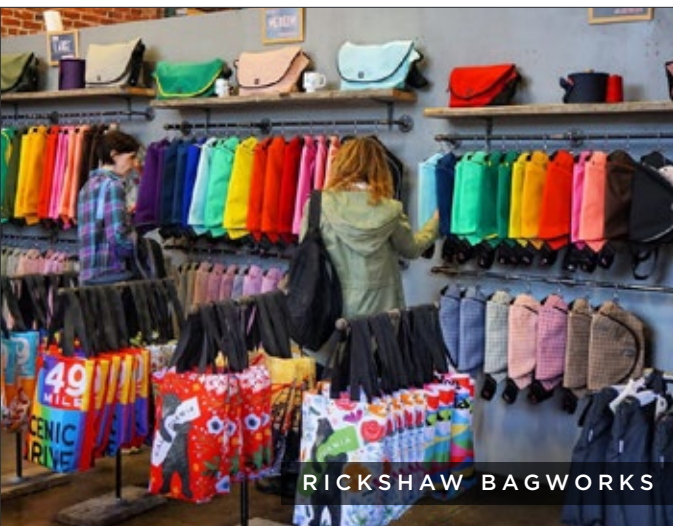
OLIVER'S BUTCHERY



THE RAMP



STASHED



RICKSHAW BAGWORKS



NEIGHBOR BAKEHOUSE



MUSEUM OF CRAFT & DESIGN





# 2225

## 3<sup>RD</sup> STREET



SAN FRANCISCO, CA

**maven**  
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