

# CREATIVE SPACE FOR LEASE

DOGPATCH

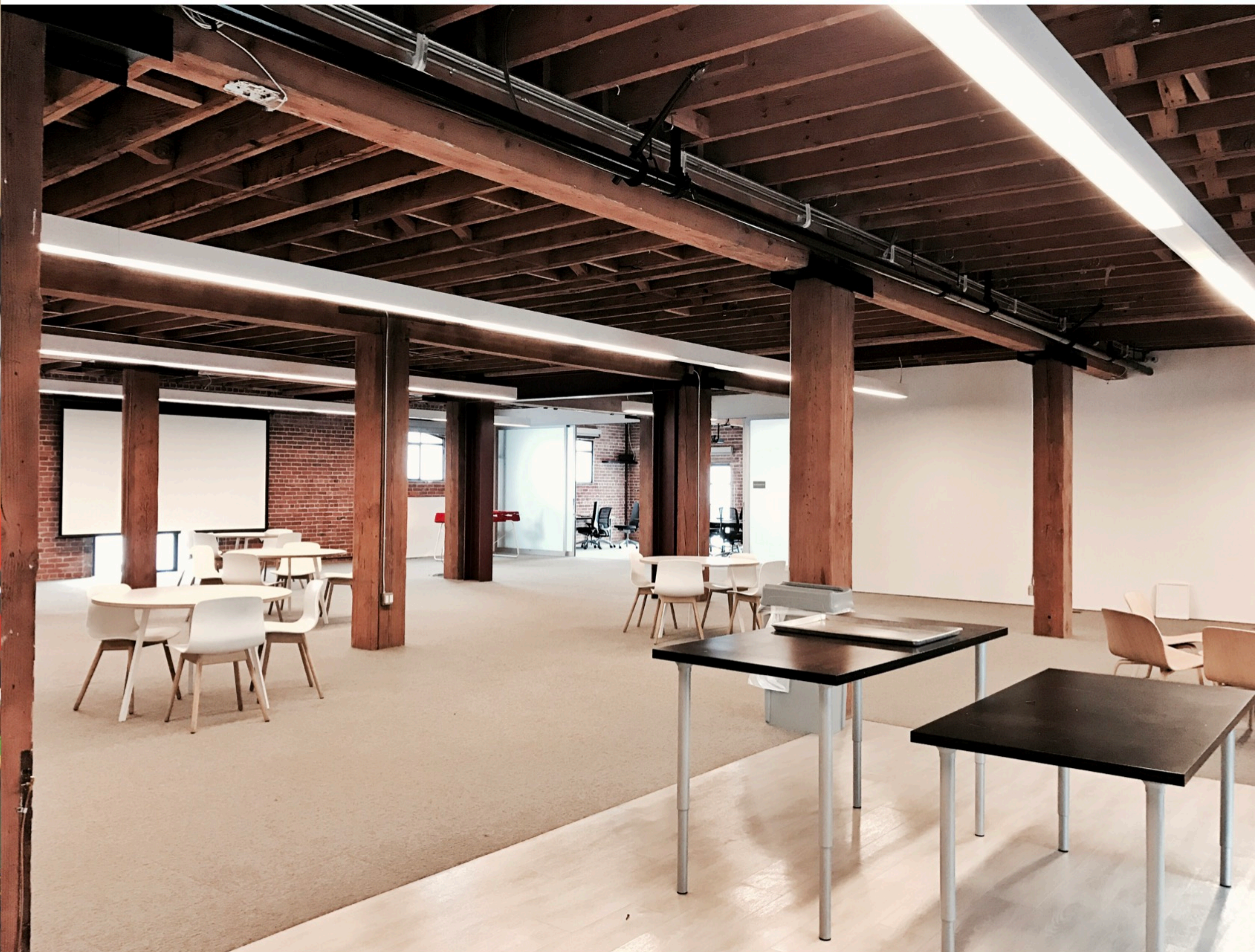
# 555

# 19TH STREET

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# 1ST FLOOR



# 2ND FLOOR

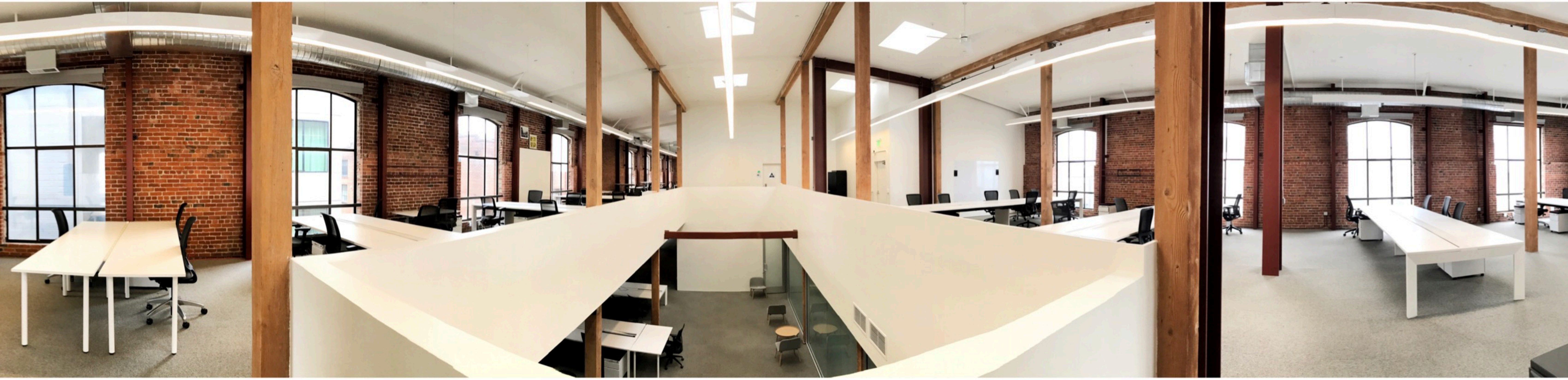
Approximately 37,500 rentable square feet ("RSF")  
27,700 rentable square feet on floor 1, 2 & 3 of the Building  
9,800 RSF of lower level / storage space in the Building



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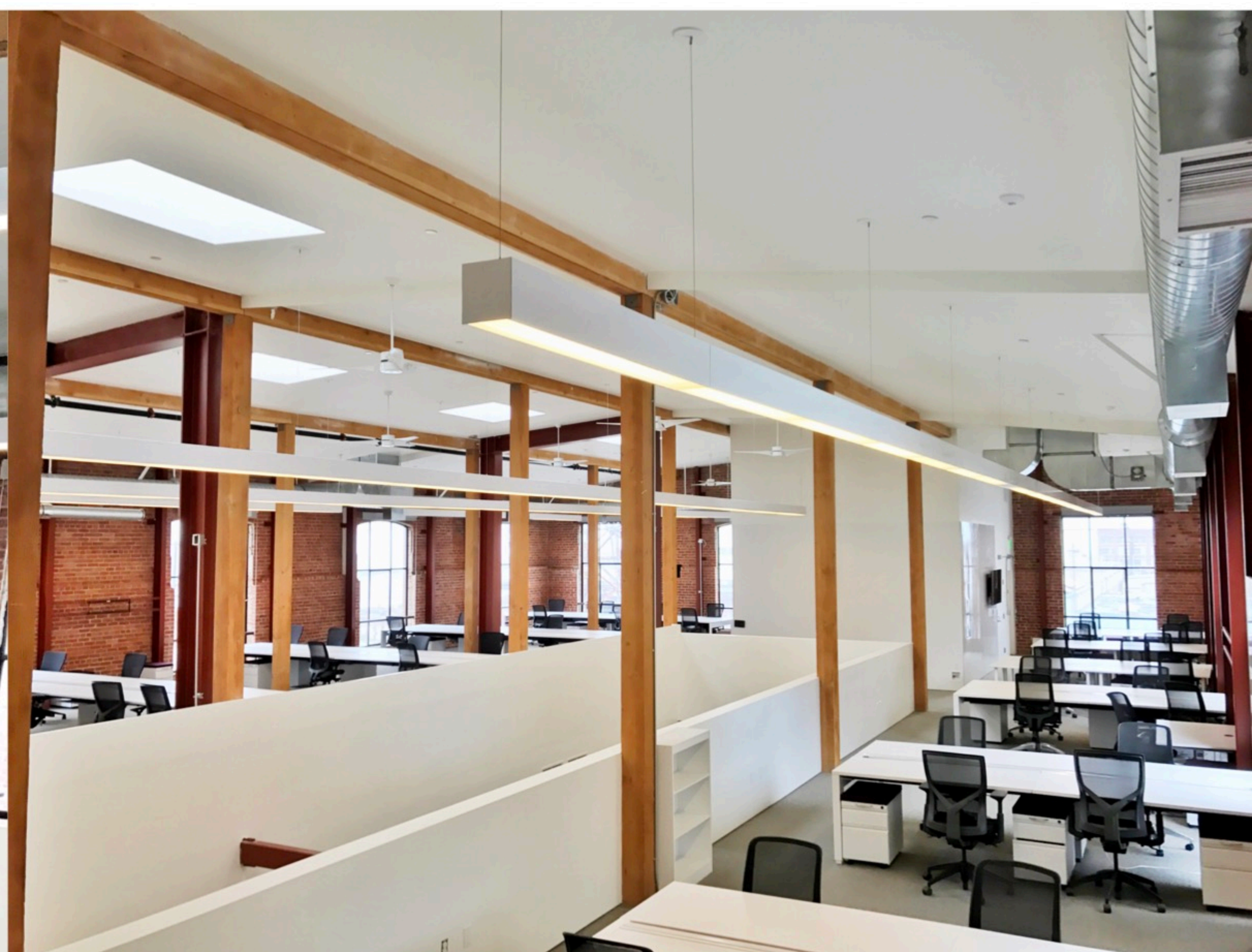
# 3RD FLOOR



## BEAUTIFUL NATURAL LIGHT



### KITCHENS ON EVERY FLOOR



## CREATIVE BRICK & TIMBER LEASE IN DOGPATCH

- Features extremely high ceilings and beautiful natural light, 4 sides of operable windows, skylights, exposed HVAC, with kitchens and restrooms on every floor
- Furniture can be made available
- Location is close proximity to Muni, Caltrain, and Bullet Train
- Convenient access to restaurants, cafes, and lounges
- Ideal for full building tenant / headquarters building
- As built floor plans available on the THG website

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# LOCATED ON THE CORNER OF 19TH & 3RD STREET



## PROPERTY SUMMARY

**Date Available** Now  
**Term** Five Year / Negotiable  
**Rent** Negotiable

### Available Square Footage

### RENTABLE SUITES

<b>Suite 100 (West)</b>	4,068 Square Feet
<b>Suite 101 (East)</b>	4,676 Square Feet
<b>Suites 200 (West) &amp; 300 (West)</b>	8,207 Square Feet
◦ Suite 200	4,296
◦ Suite 300	3,911
<b>Suites 201(East) &amp; 301 (East)</b>	10,129 Square Feet
◦ Suite 201	5,358
◦ Suite 301	4,771
<b>Total Building</b>	37,503 square feet
<b>Floors 1, 2 &amp; 3</b>	27,701 square feet
<b>Basement</b>	9,802 square feet

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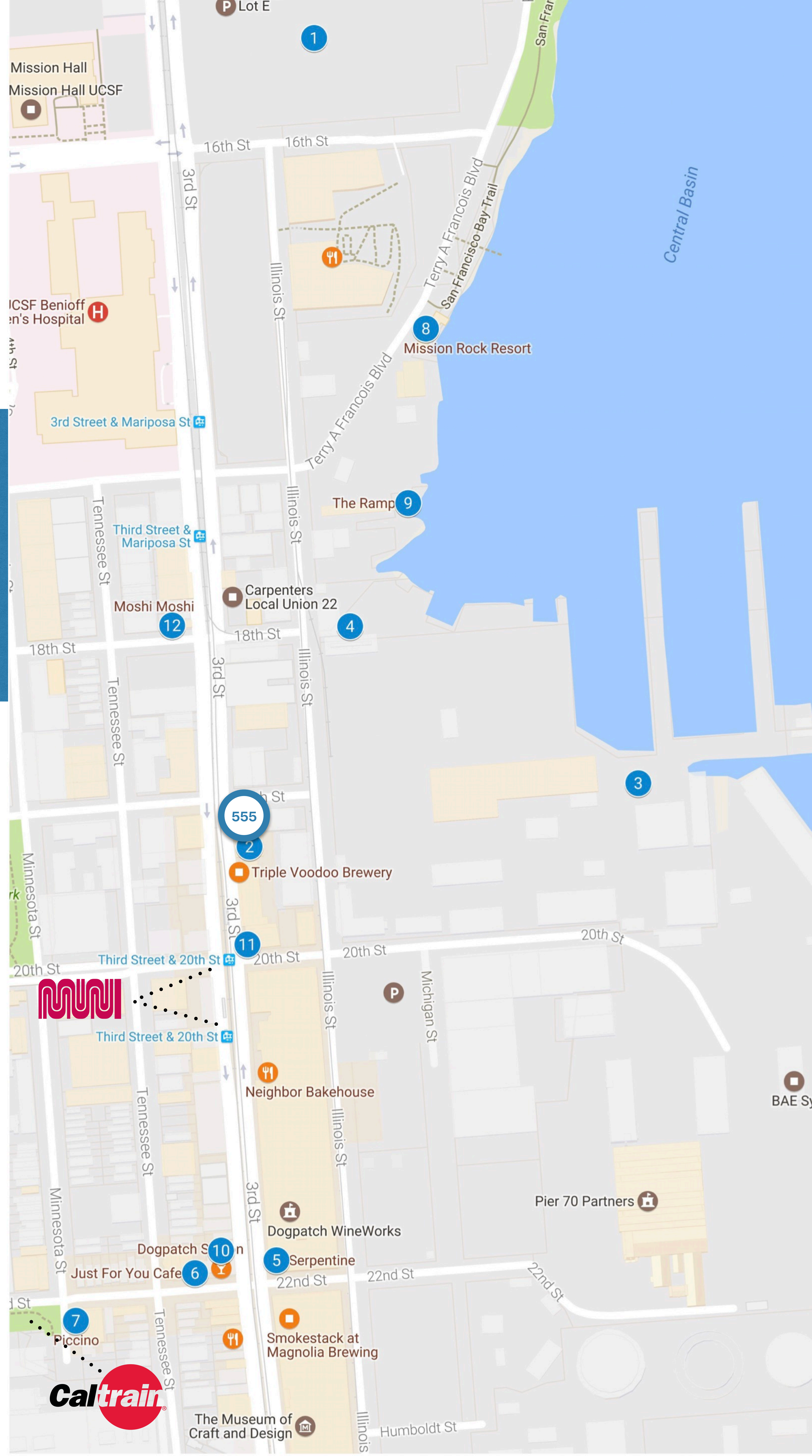
**Dogpatch** is located on the eastern side of the city, adjacent to the waterfront of the San Francisco Bay where sunny weather prevails. It is just east of its neighbor, Potrero Hill, and boasts similar demographic of upper middle-class working professionals. Mission Bay, the adjacent neighborhood is known for UCSF's research center, bio tech firms and the Golden State Warrior's Chase Center.

The Gold Rush created the once-booming industrial economy centered in the city's Central Waterfront. Dogpatch has now transformed dockside warehouses into hip shared spaces that include lofts, condos, artists' studios, wine shops, and small manufacturing businesses. It is now a hub of local makers, designers, and entrepreneurs.

# TRANSPORTATION

- Muni**  
**2 Minute walk** to Muni Station at 20th Street & 3rd Street (KT, T-Owl, 22 Filmore, 48 Quintara)
- Caltrain**  
**5 Minute walk** to 22nd Street Caltrain Station
- Bullet Train**  
**44 Minute** Bullet Train ride from Mountain View

- 1. Chase Center**  
 Mission Bay Blocks 29-32
- 2. Potrero Launch**  
 2235 Third Street
- 3. Pier 70 Forest City**  
 Between Mariposa & 22nd Street, east of Illinois Street
- 4. Crane Cove Park**  
 East of Illinois Street between 19th Street & Mariposa Streets along the Bay shoreline
- 5. Serpentine**  
 2495 3rd Street
- 6. Just For You Cafe**  
 732 22nd Street @ 3rd Street
- 7. Piccino Café**  
 1001 Minnesota Street
- 8. Kelly's Mission Rock**  
 817 Terry A Francois Boulevard
- 9. The Ramp Restaurant**  
 855 Terry Francois Street
- 10. Yield**  
 2490 3rd Street
- 11. Dogpatch Cafe**  
 2295 3rd Street
- 12. Moshi Moshi**  
 2092 3rd Street @ 18th Street



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