

625 SECOND STREET

San Francisco, California



WELCOME TO 625 SECOND STREET. AN AUTHENTIC BRICK AND BEAM BUILDING WITH UNLIMITED POTENTIAL TO CREATE ONE-OF-A-KIND WORKSPACES.

Located in the heart of San Francisco's South of Market neighborhood surrounded by abundant amenities and the world's leading technology companies, 625 Second Street affords clients an ideal setting to build out custom creative work environments.

±138,000
TOTAL RSF

90/100
WALK SCORE

100
SURFACE &
STRUCTURED
PARKING
SPACES

FEATURES + AMENITIES

BUILDING INFO

- + ±138,000 SF Class A Creative Office Building
- + Built in 1906 & Fully Renovated in 1999
- + Original Details include Exposed Timber Beams & Brick Walls
- + Abundant Natural Light
- + Ample Surface & Structured Parking Spaces
- + Walking Distance to Caltrain & MUNI Transit
- + Easy access to 280 & 80 Freeways
- + Proximity to Leading Technology & Media Companies: Twitter, Yammer, Zendesk
- + Abundant Entertainment, Restaurant & Health Club Amenities including AT&T Park
- + 100/100 Transit & 90/100 Walk Scores





HUDSON PACIFIC PROPERTIES

Grow With Us

LOS ANGELES
SAN FRANCISCO
SILICON VALLEY
SEATTLE

We get it. Your office is more than a workspace. It's a tool for growth. It should inspire exceptional talent to join your team and make them excited to come to work every day. It should provide the state-of-the-art infrastructure and excellent service necessary to execute your business strategy. It should reinforce your company culture, be it quirky, creative, collaborative or professional. And when you're ready, it should afford you the flexibility to expand, whether to another floor, building or even market.

You Will Find Our Team...

Welcoming. Responsive. Innovative. Empowered.

We embody these four words in all our client interactions, no matter what the setting or circumstances. We value our clients, and will partner with you to provide creative solutions to your company's specific needs.

More About Us

Hudson Pacific Properties is a vertically integrated real estate company focused on acquiring, repositioning, developing and operating the highest-quality office properties in the best West Coast markets. HPP is a leading provider of design-forward, next-generation workspaces for Fortune 500 and industry leading growth companies, many in the technology, media & entertainment sectors. HPP prioritizes tenant satisfaction and retention, in part by providing highly-customized build-outs and working proactively to accommodate tenants' growth.



hudsonpacificproperties.com

For More Information, Contact:
121 Spear Street, Suite 220
San Francisco, CA 94105
+1 415 777 4100



Availabilities

<u>SUITE</u>	<u>RSF</u>	<u>RATE</u>	<u>AVAILABLE</u>
• 100	• 6,113 SF	• High \$60's IG	• 10/31/2018
• 101	• 14,230 SF	• Low \$70's IG	• 11/30/2018
• 200	• <u>24,545 SF</u>		(Can be available sooner)
	• 38,775 SF		
• 102	• 5,071 SF	• High \$60's IG	• Now
			Current Tenant's Lease Expires 9/30/2018
• 230	• 10,693 SF	• High \$60's IG	• 3/1/2018



For leasing information, contact:

MIKE MCCARTHY | + 1 415 288 7855 | mike.mccathy@colliers.com

MIKE MONROE | + 1 415 288 7818 | mike.monroe@colliers.com

BRIAN MCCARTHY | + 1 415 288 7809 | brian.mccathy@colliers.com

MADDIE MEYERSIECK | + 1 415 288 7866 | maddie.meyersieck@colliers.com

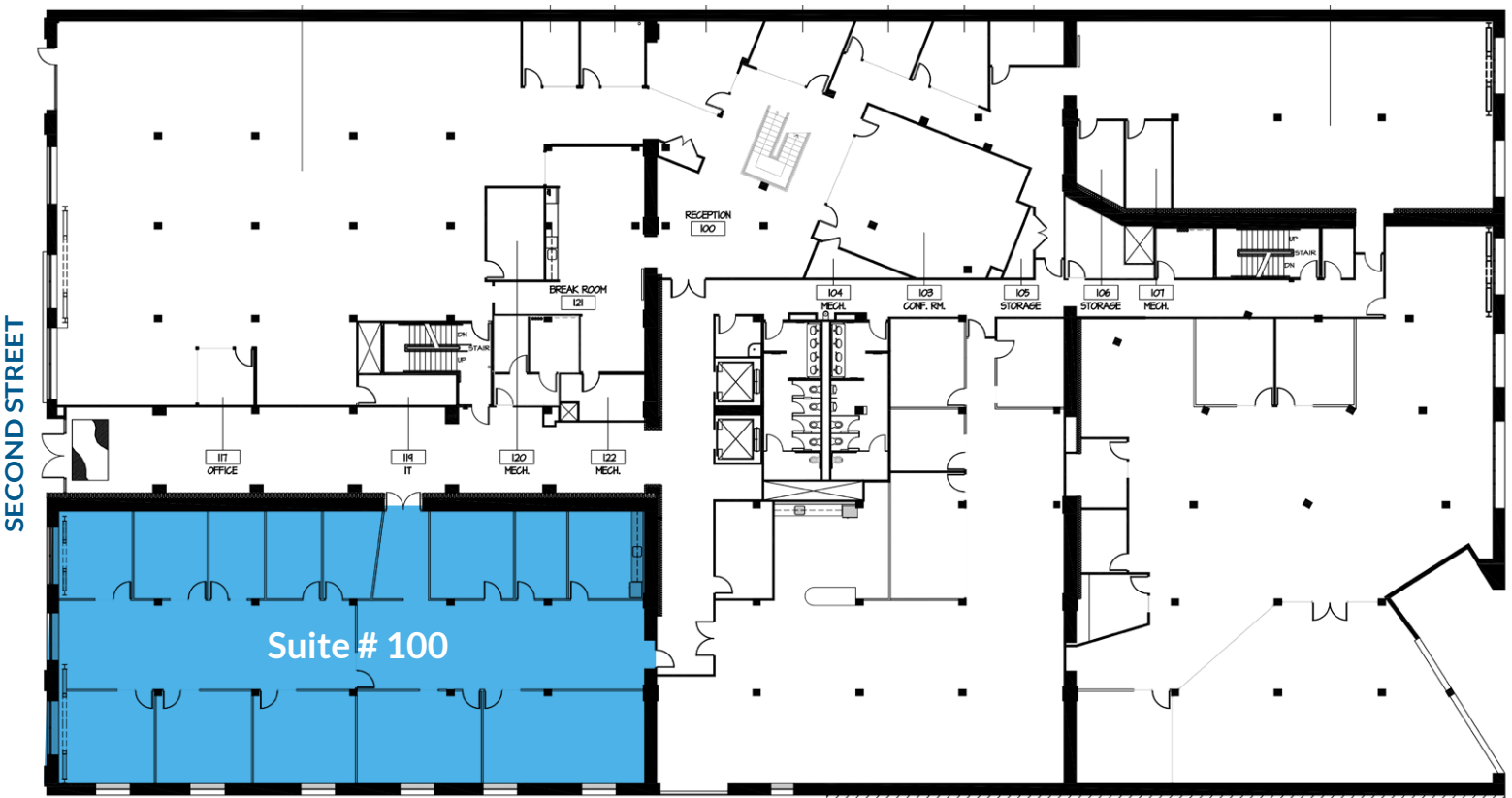


625 SECOND STREET

San Francisco, California

Suite # 100

- 6,113 SF
- Available: 10/31/2018
- Rate: High \$60's IG



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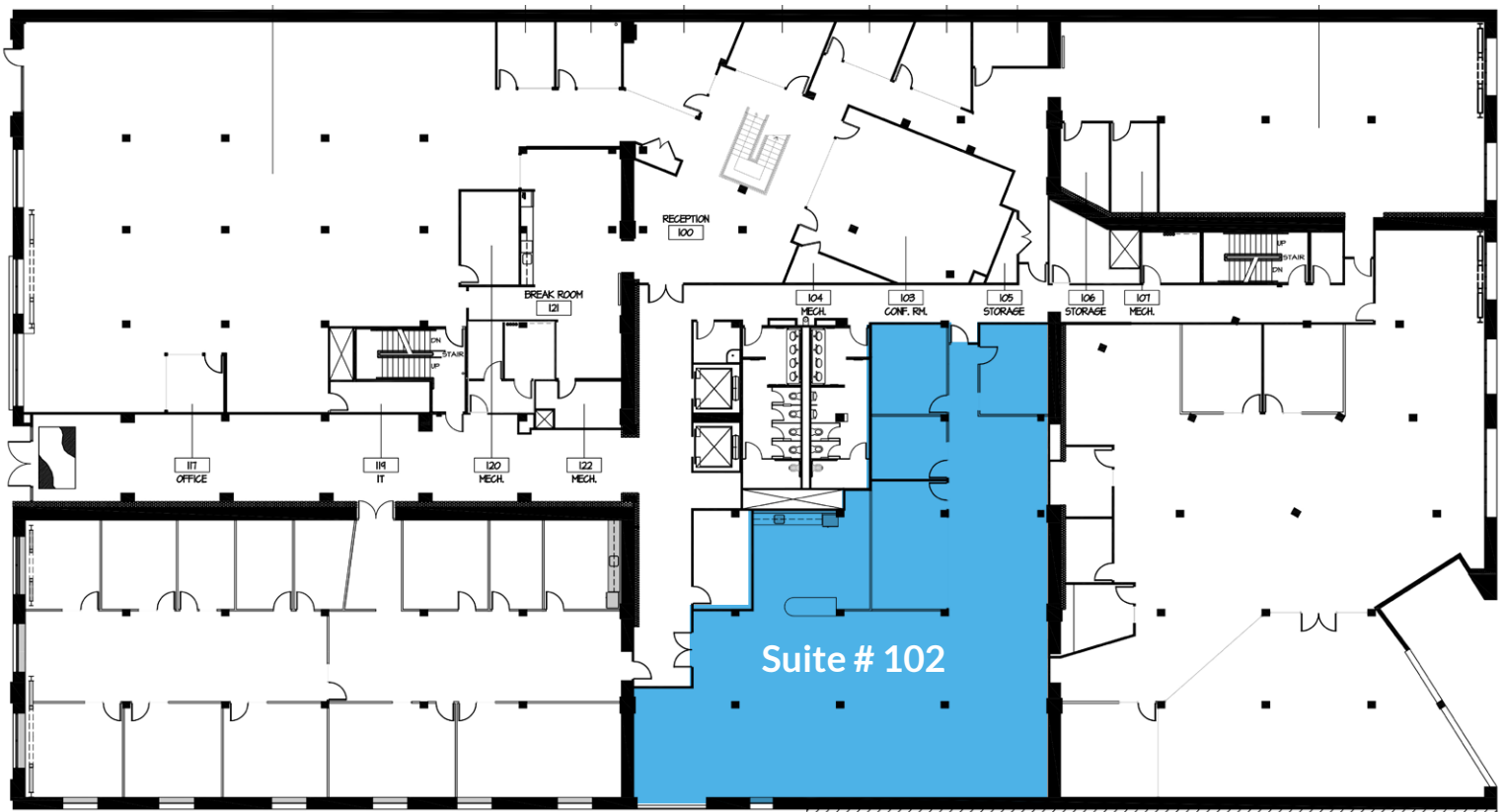
625 SECOND STREET

San Francisco, California

Suite # 102

- 5,071 SF
- Available: Now*
- Rate: High \$60's IG

* Current Tenant's Lease expires 9/30/2018



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625 SECOND STREET

San Francisco, California

Suite # 230

- 10,693 SF
- Available: 3/1/2018
- Rate: High \$60's IG



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Colliers
INTERNATIONAL

625 SECOND STREET

San Francisco, California

Combined Suites

- Suite 101: 14,230 SF
- Suite 200: 24,545 SF
- Total Combined: 38,775 SF
- Rate: Low \$70's IG
- Available: 11/30/2018*

* Can be available sooner

