



available restaurant and retail spaces on Third Street



residential units on Illinois Street

Restaurant + Grocery + Café Space Available Now

POTRERO LAUNCH | 2235 THIRD STREET

SPACE #1 | 2225 THIRD STREET (historic warehouse)

- **Use:** restaurant
- **Ground Floor:** 4,800sf
- **Mezzanine:** 2,200sf
- **Private Outdoor Patio:** approx. 1,100sf
- Preservation and renovation of existing historic brick warehouse
- 20' vaulted ceilings with mezzanine level
- Windows overlooking landscaped courtyard
- Staircase and elevator
- Installed hood shaft
- New bathrooms
- Heating and cooling

SPACE #2 | 2245 THIRD STREET (new construction)

- **Use:** gourmet grocery, café/wine bar, retail/service or similar use
- **Ground Floor:** 2,829sf
- 14' ceilings
- New bathrooms
- Heating and cooling

SPACE #3 | 2255 THIRD STREET (historic warehouse)

- **Use:** gourmet grocery
- **Ground Floor:** 3,909sf
- **Lower Level:** 3,859sf
- Preservation and renovation of existing historic brick warehouse
- Two full floors with linking contemporary steel and glass staircase
- 16' ceilings
- Exposed timber beams and brick walls
- Large industrial windows
- Elevator
- Kitchenette / bathrooms
- Heating and cooling

SPACE #4 | 2265 THIRD STREET (new construction)

- **Use:** café, wine bar or similar use; retail/service
- **Ground Floor:** 2,210sf
- 12' ceilings
- New bathrooms
- Heating and cooling

The Potrero Launch project at 2235 Third Street will feature 196 residential units available for lease with four commercial/restaurant/retail spaces (two existing brick warehouses and two newly constructed buildings) available on Third Street. Interiors will blend historic character with contemporary design through the artful integration of raw materials (concrete, wood) and refined finishes (steel, glass). This is an ideal opportunity for a restaurant, gourmet grocer and specialty food/café.

Potrero Launch is at the center of one of San Francisco's most flourishing (and sunniest) neighborhoods: Central Waterfront / Dogpatch. With its great sense of community, rich history, unique architecture, and a booming arts and young business scene, the neighborhood is a magnet for great restaurants and cafes, wine bars and artisan shops. Esprit Park is a short block away, and Muni's T Third Light Rail line, which runs down the Third Street corridor, conveniently stops right in front of the Potrero Launch project; AT&T Park and the USCF Mission Bay Campus and new Medical Center are just down the street.

Delivery Date

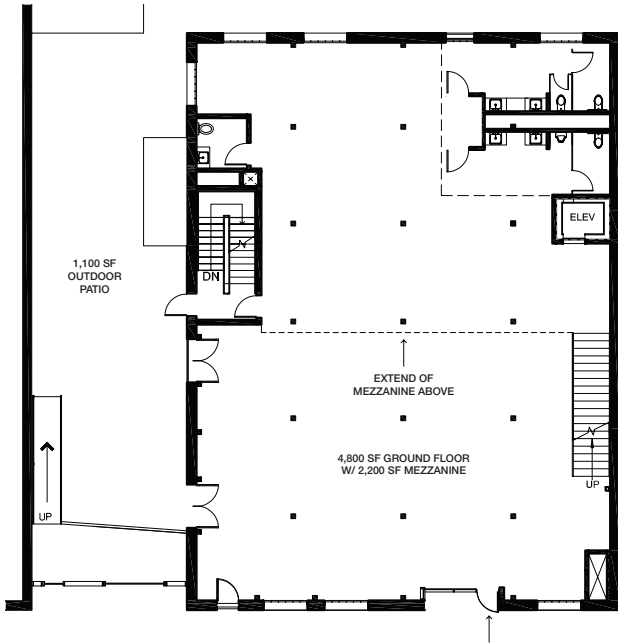
Potrero Launch will be completed in August 2012.
Restaurant and retail spaces may occupy Q2 2012.

Contact

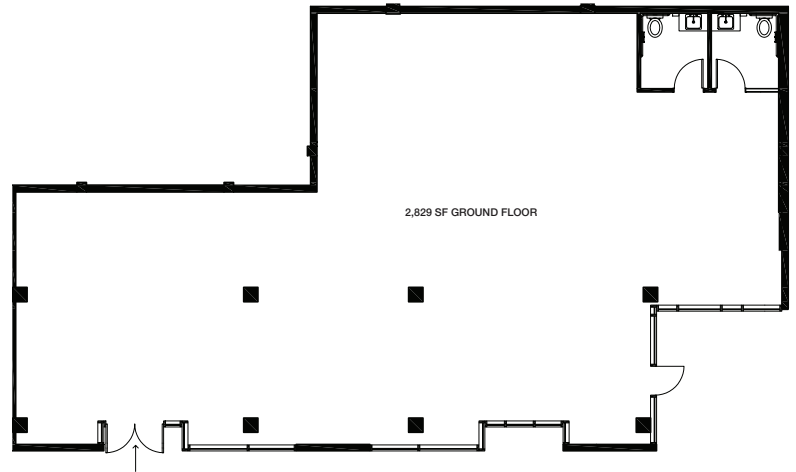
Jill Helffenstein | 415.348.4664 | jill@martinbuilding.com



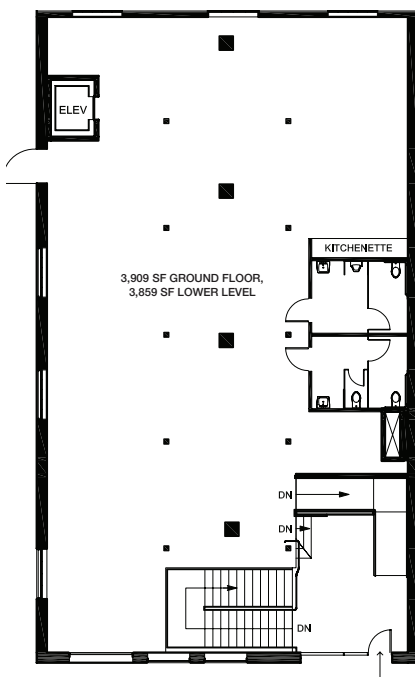
SPACE #1 2225 THIRD STREET (GROUND FLOOR WITH MEZZANINE)



SPACE #2 2245 THIRD STREET



SPACE #3 2255 THIRD STREET (TWO FULL FLOORS)



SPACE #4 2265 THIRD STREET

