

777 MARKET

APART OF THE
RE-EMERGING
UNION SQUARE

NEAR TERM
FLEXIBLE GROWTH
PATH FOR YOUNG
COMPANIES

±3,500 SF

±6,000 SF

±9,000 SF

LEASING
CONTACTS

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Colliers

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BUILDING HIGHLIGHTS

- ✓ New showers, lockers, renovated bike storage, lobby and elevator renovations coming soon
- ✓ On-site Event space
- ✓ Creative and flexible office space
- ✓ Easy access to transportation
- ✓ Nearby world class shopping in Union Square
- ✓ Multiple fitness centers nearby
- ✓ Walking distance to many 4 Star+ hotels
- ✓ Multiple restaurants, bars, pubs, eateries within walking distance
- ✓ Over 1,000 + garage parking spaces nearby

FINANCIAL DISTRICT

UNION SQUARE

YERBA BUENA

CURRENT AVAILABILITIES

SPACE	SF	ASKING RENT (FS)	COMMENTS
8TH FLOOR	±9,359 SF	\$40-42	15' ceiling height, boardroom, 2 conference rooms, 10 offices, kitchen, server room, hardwood floors, plug n' play
7TH FLOOR	±9,252 SF	\$40-42	Exposed ceiling, 3 conference rooms, 11 offices, kitchen, server room, landlord will furnish
SUITE 600	±5,945 SF	\$36-38	4 conference rooms, 6 private offices, kitchen, server room, exposed ceiling, room for ±24 bench seating
SUITES 650/675	±3,384 SF	\$36-38	Window line on two sides of the suite, 3 conference/team rooms, 2 private offices, room for 8-10 workstations/large bench seating area, separate kitchen/breakout room, will furnish
SUITE 450	±3,144 SF	\$36-38	Open floorplan, 4 conference rooms, kitchen, landlord will furnish

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PLACEHOLDER FOR PHOTOS OR RENDERINGS



New showers, lockers, renovated bike storage, lobby and elevator renovations coming soon

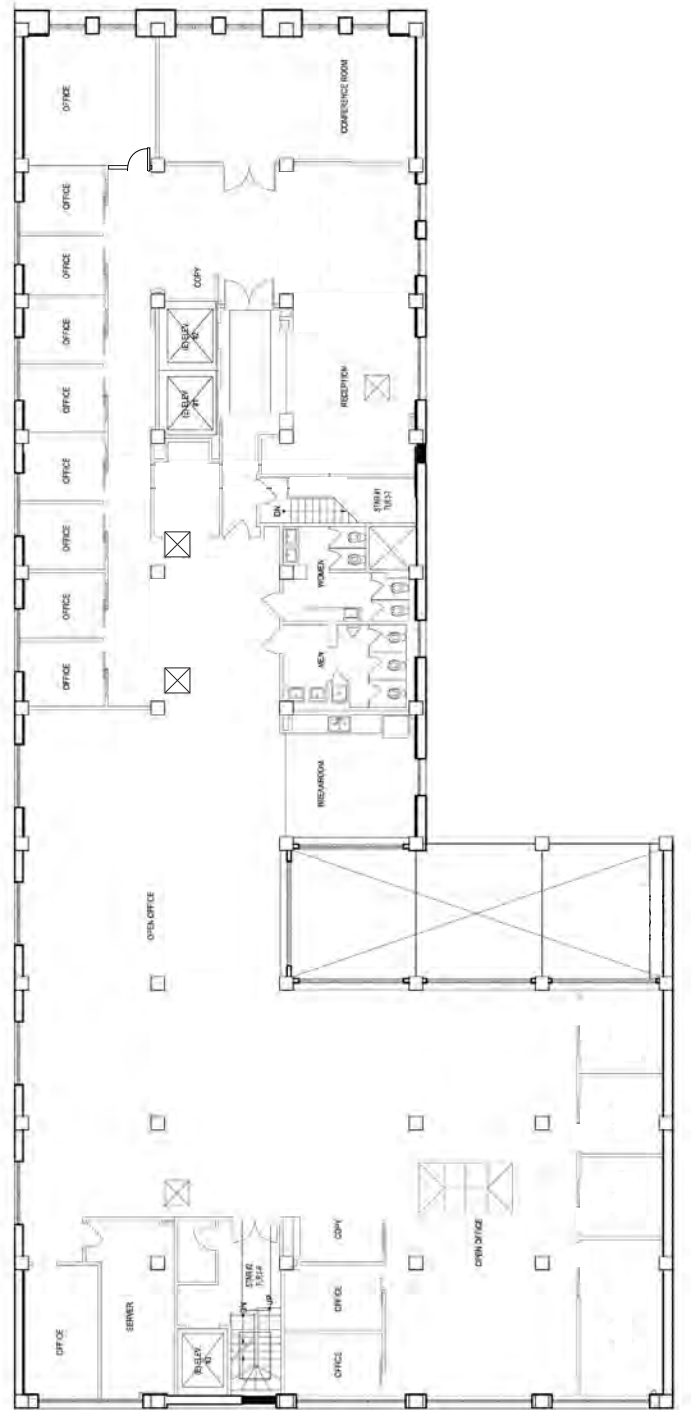
8TH FLOOR

±9,359 RSF

**CREATIVE OFFICE
AVAILABLE NOW**

- Asking Rent(FS): \$40-\$42
- 15' Ceiling Height
- Boardroom
- 2 Conference Rooms
- 10 offices
- kitchen
- Server Room
- Hardwood Floors
- Plug n' Play

 Take Virtual Tour of Space



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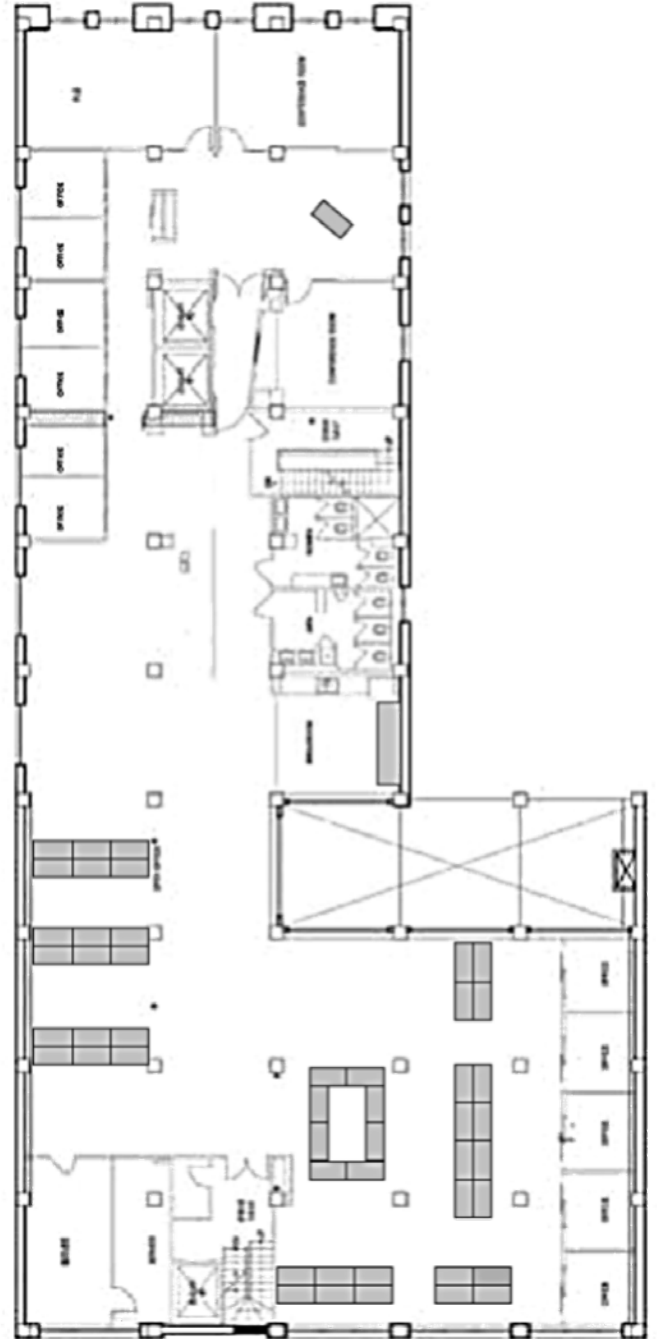
7TH FLOOR

±9,252 RSF

**CREATIVE OFFICE
AVAILABLE NOW**

- Asking Rent (FS): \$40-\$42
- Exposed Ceiling
- 3 Conference Rooms
- 11 Offices
- Kitchen
- Server room
- Landlord will furnish
- 2 blocks from Montgomery St and Powell St BART
- Easy access to Market St Muni and Bus lines

 Take Virtual Tour of Space



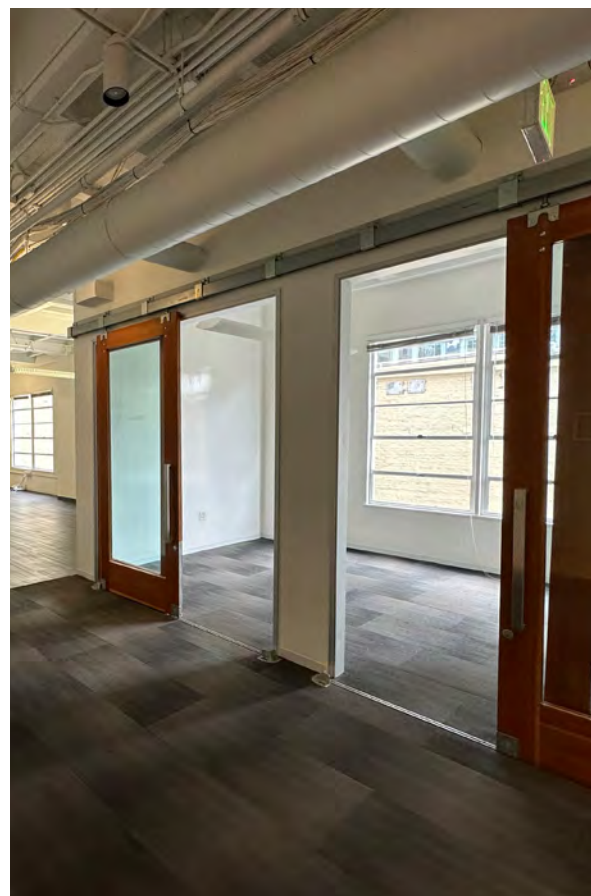
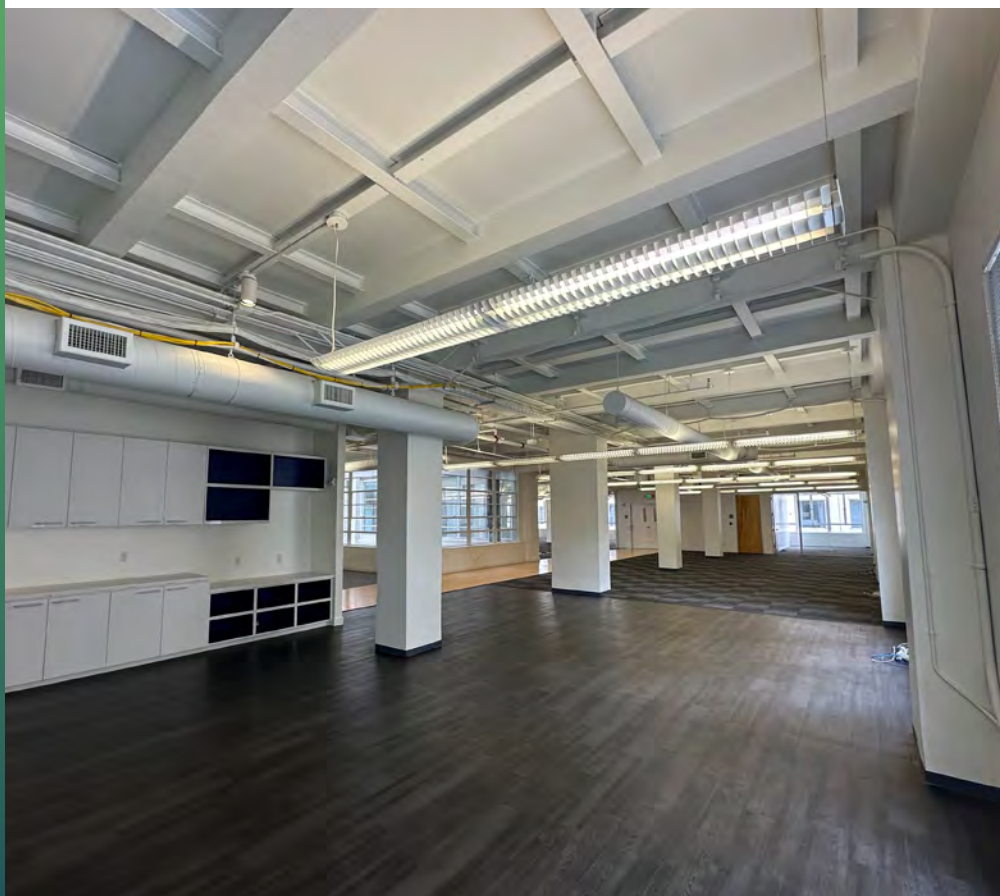
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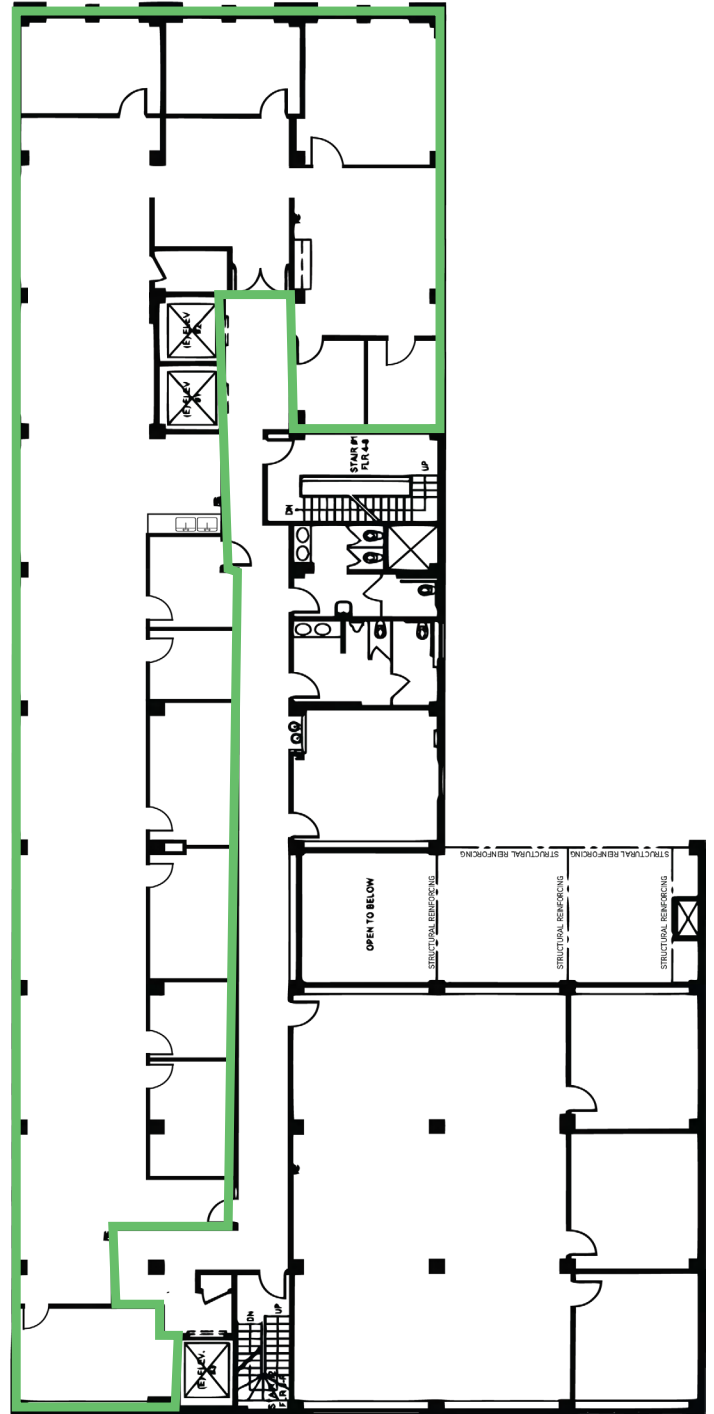
SUITE 600

±5,945 RSF

AVAILABLE NOW

- Asking Rent (FS): \$36-\$38
- 4 conference rooms
- 6 private offices
- Kitchen
- Server Room
- Exposed Ceiling
- Room for ±24 bench seating

 Take Virtual Tour of Space



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SUITE 600



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SUITE 650/675

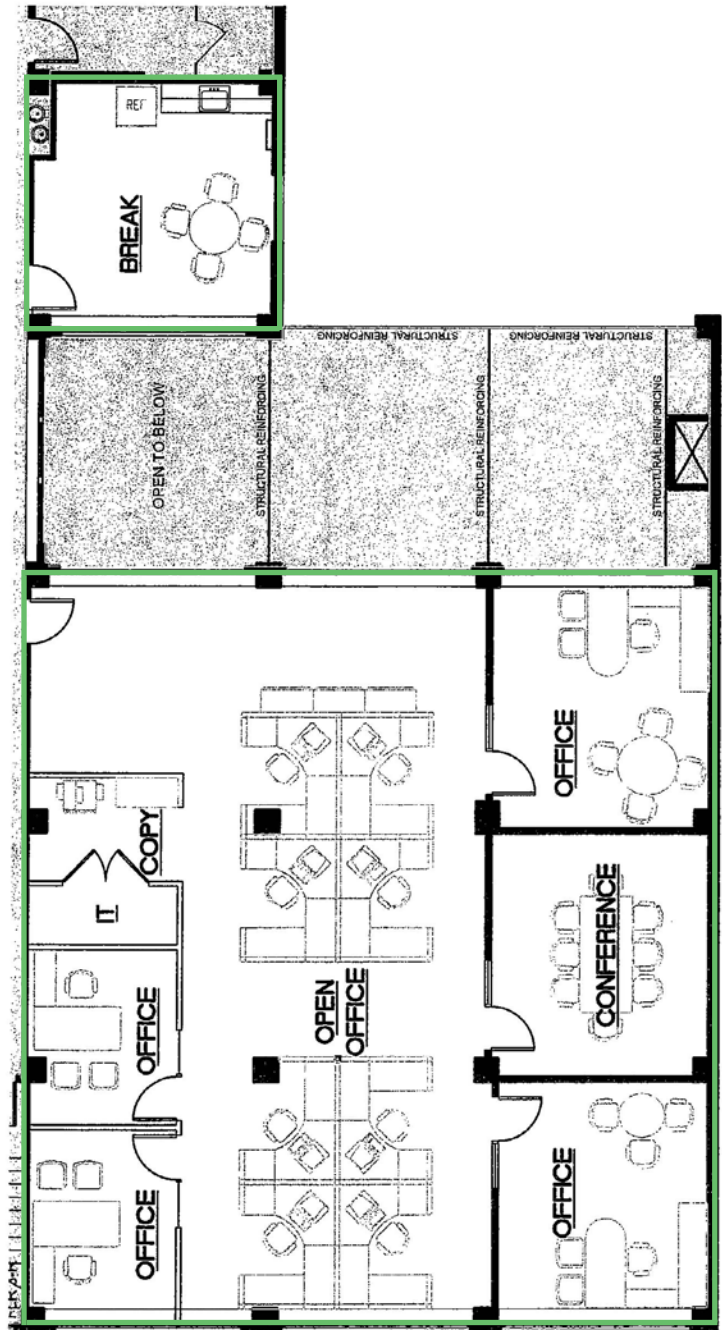
±3,384 RSF

AVAILABLE NOW

- Asking Rent (FS):\$36-\$38
- Window line on two sides of the suite
- 3 Conference/team rooms
- 2 Private Offices
- Room for 8-10 workstations/large bench seating area
- Separate Kitchen/Breakout room
- Will furnish



Take Virtual Tour of Space



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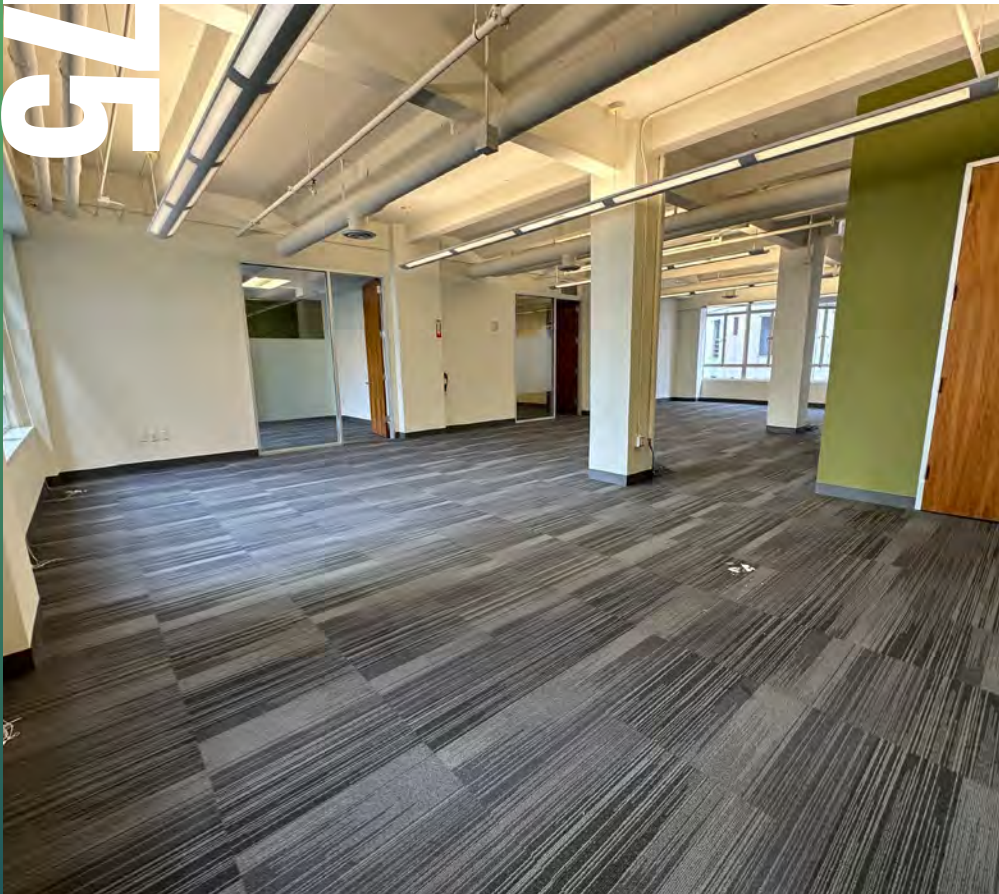
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SUITE 650/675



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SUITE 450

±3,144 RSF

AVAILABLE NOW

- Asking Rent (FS): \$36-\$38
- Open floorplan
- 4 conference rooms
- Kitchen
- Landlord will furnish



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SUITE 450

PLACEHOLDER FOR HYPOTHETICAL

±3,144 RSF

AVAILABLE NOW

- Asking Rent (FS): \$36-\$38
- Open floorplan
- 4 conference rooms
- Kitchen
- Landlord will furnish



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NEARBY AMENITIES

SUPERIOR TRANSPORTATION

- ✓ Powell & Montgomery BART stations
- ✓ 4 bus stops within 2 minute walking distance
- ✓ Highway 101, Freeways 80 & 280 all easily accessible within 1 - 2 miles of 717 Market



LOCATION HIGHLIGHTS

- ✓ World-Class Shopping
- ✓ 3 Health Clubs: Equinox, Crunch Fitness, 24-Hour Fitness
- ✓ 4-Star+ Hotels: Four Seasons, The Park Central, The Sheraton Palace, the Grand Hayatt
- ✓ 5 Bars / Pubs
- ✓ 6 Acclaimed Restaurants
- ✓ Over 30 Lunchtime Eating Spots
- ✓ Over 1,000 Garage Parking Spaces



99

Walk Score
Walker's Paradise



100

Transit Score
Rider's Paradise



87

Bike Score
Very Bikeable

Source: Walkscore.com



EVENT SPACE

First Floor Event Space can host:

- Tenant's all hands meetings
- Industry meet up event
(e.g. Healthcare, Blockchain, ESG)
- Podcast Event Space
- Future: Start-up ecosystem for networking purpose

INCUBATOR + VENTURE CAPITAL



Digital Garage bridges various business sectors by understanding technological advancements and creating systems that support continuous growth. It offers innovative solutions through the Internet by leveraging three key technologies: IT (Information Technology), MT (Marketing Technology), and FT (Financial Technology). The company's core strength lies in its ability to seamlessly integrate these diverse technologies into a unified, comprehensive solution

FINANCIAL TECHNOLOGY SEGMENT

- ✓ DG Financial Technology, Inc.
- ✓ exontext ASIA Ltd.
- ✓ NaviPlus Co., Ltd.
- ✓ TD Payment Corporation
- ✓ ANA Digital Gate, Inc.
- ✓ SCORE Co., LTD

MARKETING TECHNOLOGY SEGMENT

- ✓ Marketing Technology Company, Digital
- ✓ Garage, Inc.
- ✓ BI. Garage, Inc.
- ✓ DG COMMUNICATIONS Co., Ltd.
- ✓ CyberBuzz, Inc.

LONG-TERM INCUBATION SEGMENT

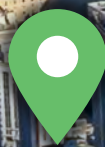
- ✓ Kakaku.com, Inc.
- ✓ Crypto Garage, Inc.
- ✓ Brainscan Technologies, Inc.
- ✓ Academie Du Vin

INCUBATION TECHNOLOGY SEGMENT

- ✓ DG Ventures Inc.
- ✓ DG Incubation, Inc.
- ✓ Open Network Lab
- ✓ DG Daiwa Ventures, Inc.
- ✓ DK Gate, Inc.
- ✓ D2 GARAGE, Inc.
- ✓ Digital Garage US, Inc.



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