

TWENTY
ONE 01
MISSION

FOR LEASE - 2101 Mission Street
Office, PDR/R&D and Retail Spaces*



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TWENTY ONE 01 MISSION

2101 Mission Street, San Francisco, CA 94110

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PROPERTY SUMMARY

2101 Mission Street, San Francisco, CA

OFFICE | PDR | R&D | RETAIL SPACE

ADDRESS

2101 Mission Street, San Francisco, CA

SECOND FLOOR

Suite 204	+/- 6,472 Square Feet
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GROUND FLOOR

Suite 104	+/- 3,952 Square Feet
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Suite 108B***	+/- 2,369 Square Feet
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AVAILABLE

Immediately

**Office is Mission Street NCT Zoning*



BUILDING ATTRIBUTES

2101 Mission Street, San Francisco, CA



OFFICE, PDR/R&D, RETAIL
Space Available



PUBLIC TRANSPORTATION
Immediate Access to BART



ON-SITE PARKING
Available



BEAUTIFUL BUILDING ATTRIBUTES
Exposed Brick and Timber



TENANT IMPROVEMENT
Allowance Available



OWNERSHIP/ MANAGEMENT
Institutional Quality



HIGHLY VISIBLE CORNER
17th and Mission



PREMIER MISSION LOCATION
Near Many Amenities



SECOND LEVEL FLOOR PLAN

2101 Mission Street, San Francisco, CA

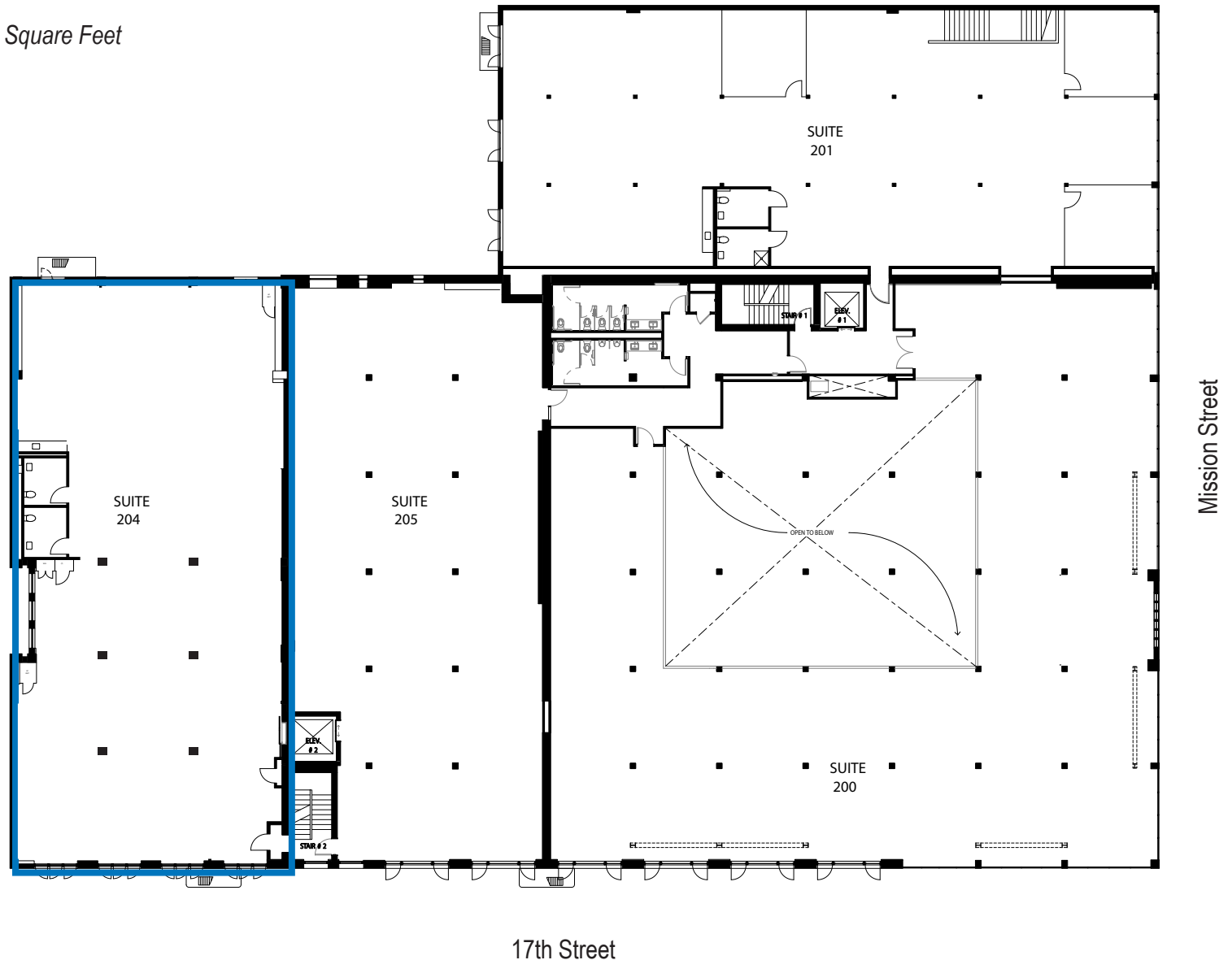
AVAILABLE SPACE



Suite 204 +/- 6,472 Square Feet

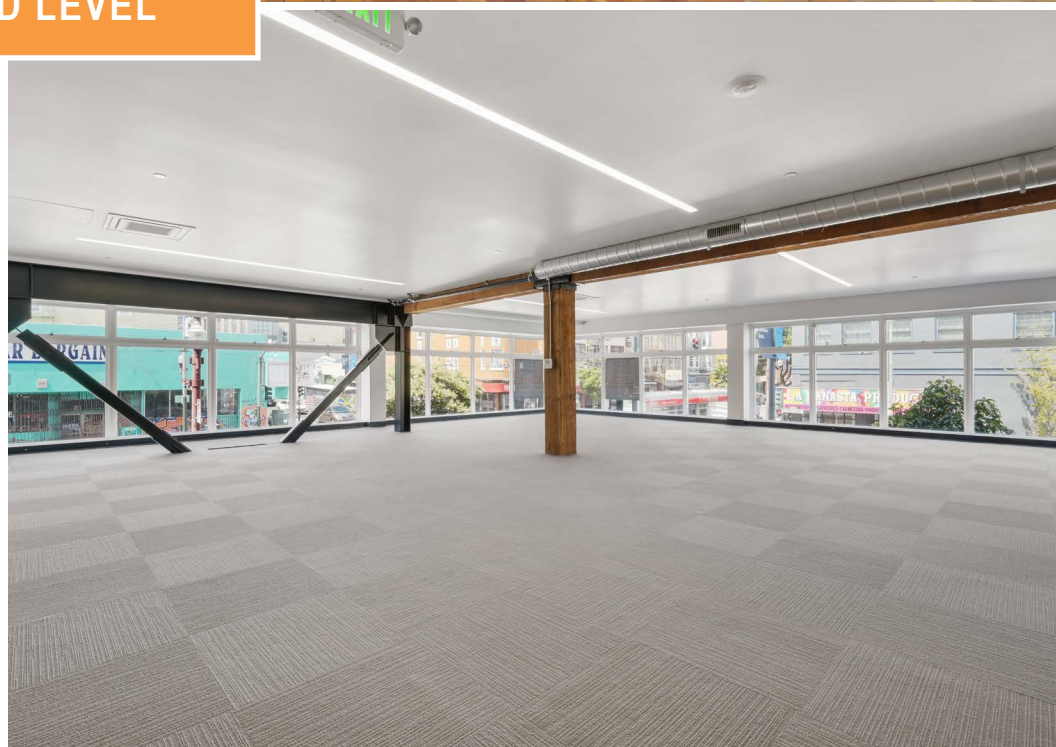
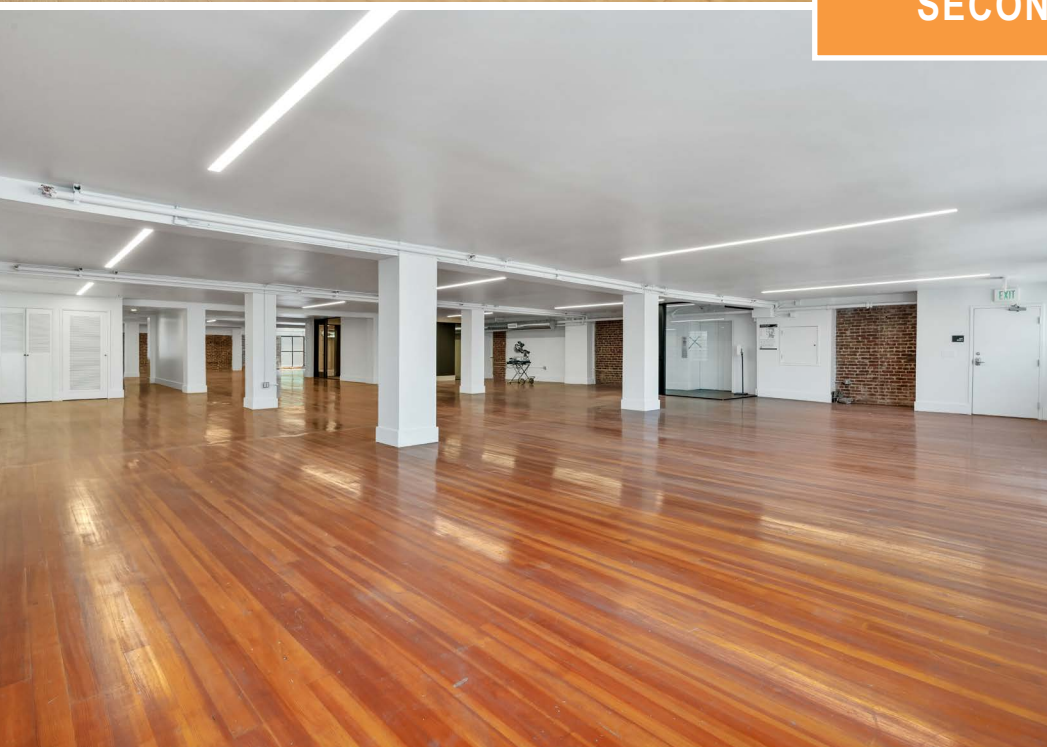
FLOOR ATTRIBUTES

- + New Spec Work Underway,
- + Including Restrooms & Lighting
- + Tenant Improvement Allowance
- + Available
- + Mix of Meeting Rooms & Open Space
- + Full HVAC
- + Beautiful Brick and Timber Building
- + Seismically Retrofitted
- + Direct Walk-Up & Elevator Access
- + On-Site Parking Available





SECOND LEVEL



GROUND LEVEL FLOOR PLAN

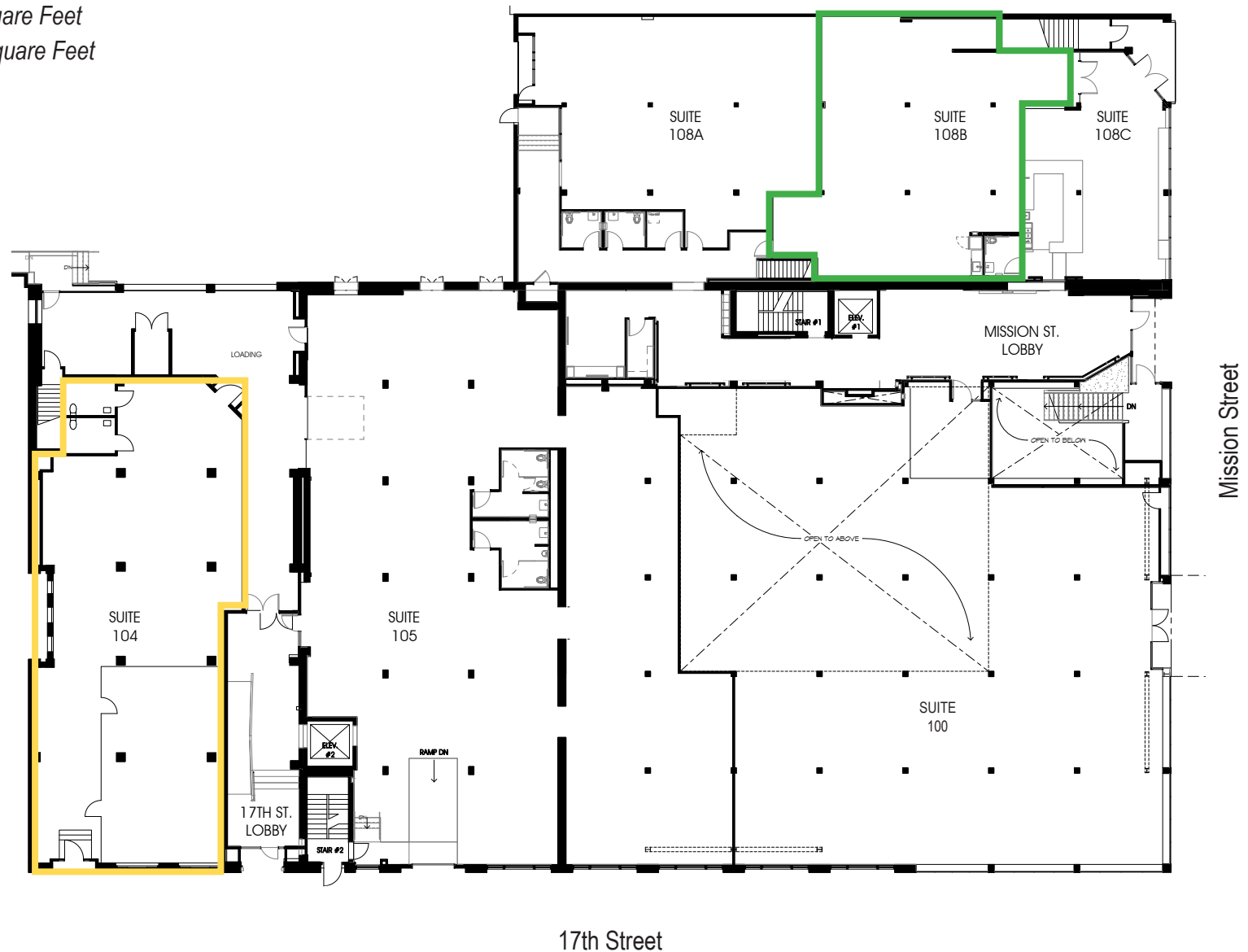
2101 Mission Street, San Francisco, CA

AVAILABLE SPACE

- Suite 104 +/- 3,952 Square Feet
- Suite 108B** +/- 2,369 Square Feet

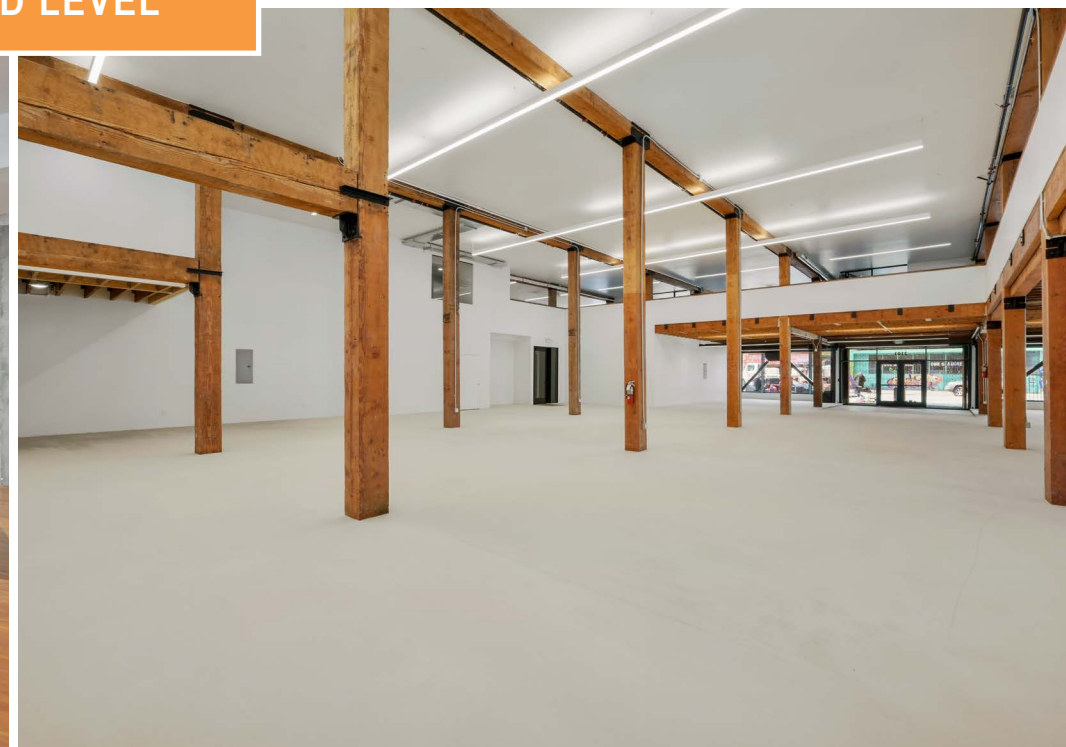
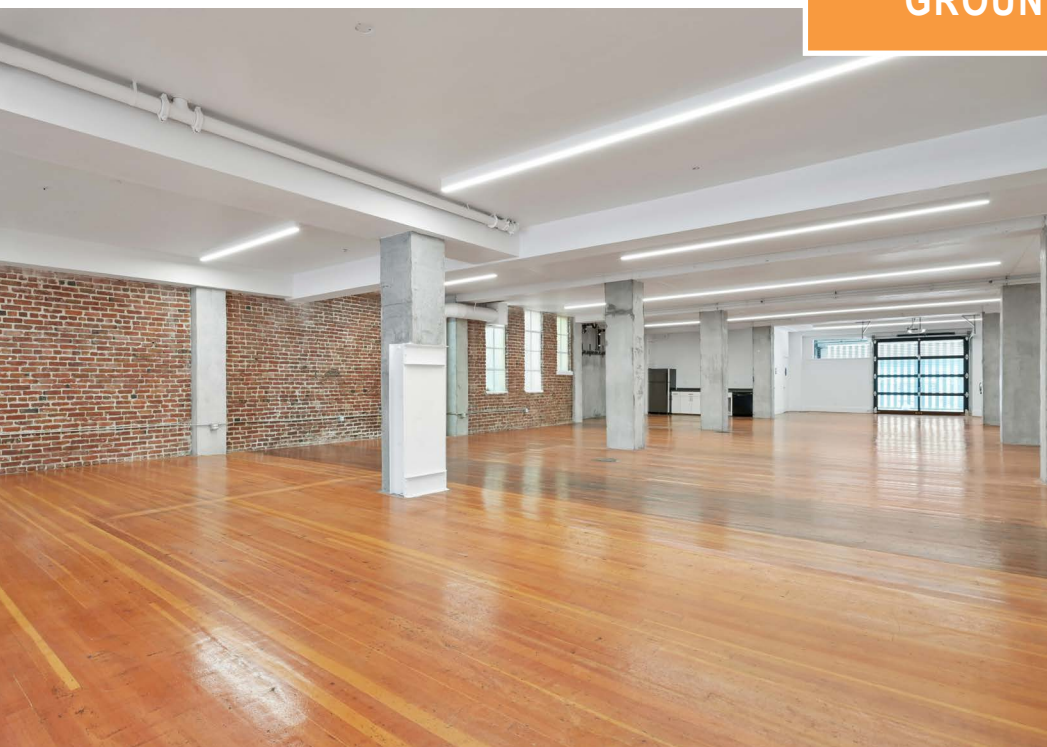
FLOOR ATTRIBUTES

- + Retail / Office / PDR Space
- + Tenant Improvement Allowance Available
- + Extremely High Ceilings
- + Prominent Marquee Sign Available
- + Dock-High Loading Access
- + On-Site Parking Available
- + Highly Visible Corner at 17th Street & Mission Street





GROUND LEVEL



OTHER AMENITIES WITHIN WALKING DISTANCE

GRACIAS MADRE (2 min)
ALBA RAY'S (3 min)
TACOLICIOUS (6 min)
TARTINE BAKERY (8 min)
SOUTHERN PACIFIC (10 Min)

EL TECHO (10 Min)
ALAMO DRAFTHOUSE (10 min)
URBAN PUTT (11 min)
DOLORES PARK (11 min)
RITUAL COFFEE (11 min)

16TH & VALENCIA AMENITIES

Wells Fargo
Bond Bar
Love Story Yoga
Casanova Lounge
The Little Chihuahua
Kilowat
ABV
The Monk's Kettle
Limon Rotisserie

16th & Hoff Garage

Marshall Elementary

Walgreens

Yoga To The People

The Sandwich Place

Mission Bowling Club

17th & Folsom
Parking Lot

Gus's Community Market

Rite Spot Cafe

Stable Cafe
ODC Theatre

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