

Creative Full Floors Available

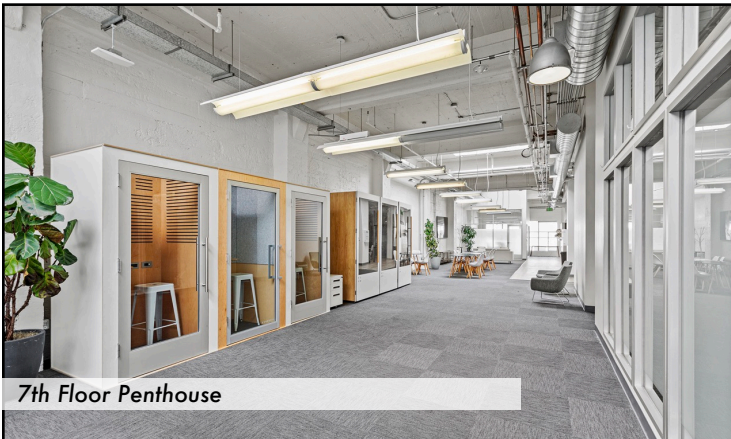
611 MISSION STREET South Financial District



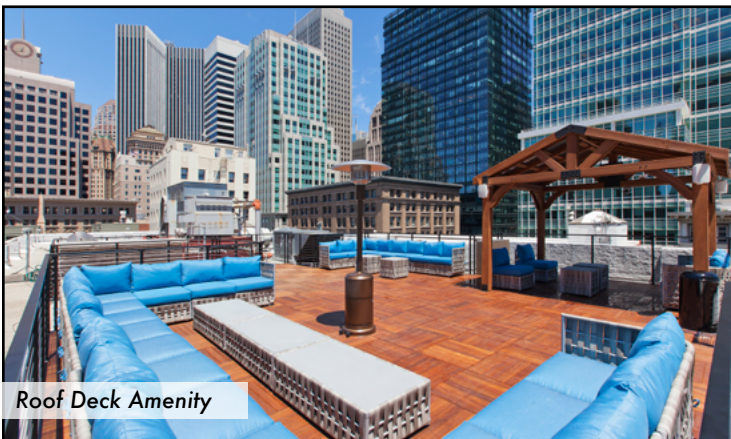
Plug & Play
Full Floors
Available



Newly Renovated Building Lobby



7th Floor Penthouse



Roof Deck Amenity

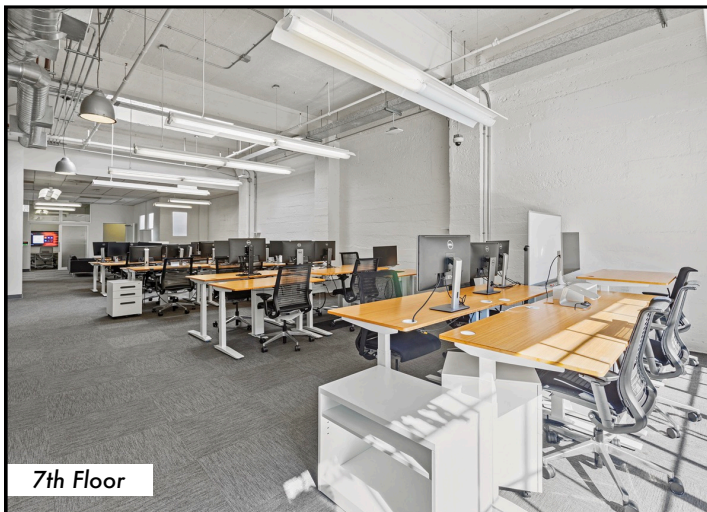


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7th Floor



Roof Deck Amenity

BUILDING HIGHLIGHTS:

- Excellent Identity
- Full HVAC
- Vicinity to Public Transportation
 - Steps to Montgomery BART
 - Steps to Muni Lines 10,12&14
- ADA Restrooms
- Creative Space
- Recently Updated Facade and Building Lobby
- Local Ownership & Property Management Quick Decision Making

SUITE	SQUARE FEET	DATE AVAILABLE	RATE per SF/Year*	TERM	COMMENTS
Entire 7th Floor	6,118 RSF +/-	NOW	\$49.00 per RSF/Year Modified Gross	3+ Years	Plug & Play opportunity. Creative space with high exposed ceilings, mostly open plan, high-end kitchenette and all-hands area, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building.
Entire 3rd Floor	5,969 RSF +/-	NOW	\$36.00 per RSF/Year Modified Gross	2+ Years	Creative space with high exposed ceilings, mostly open plan, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber and T-1 in the building.
Entire 2nd Floor	5,919 RSF +/-	NOW	\$36.00 per RSF/Year Modified Gross	2+ Years	Plug & Play opportunity. Creative space with high exposed ceilings, mostly open plan, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building.

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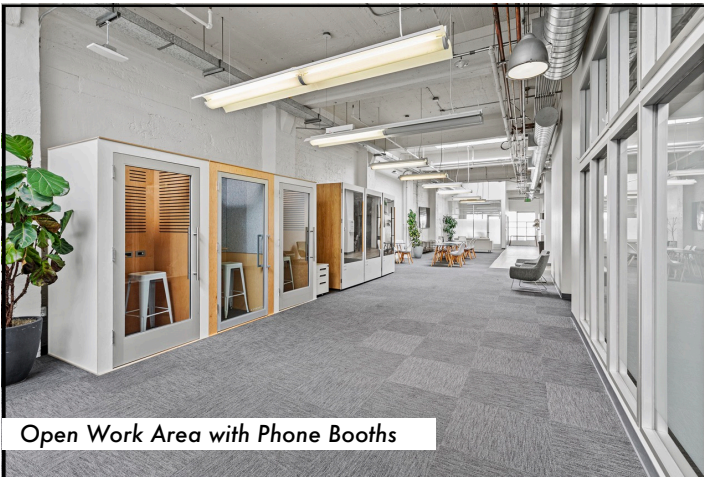


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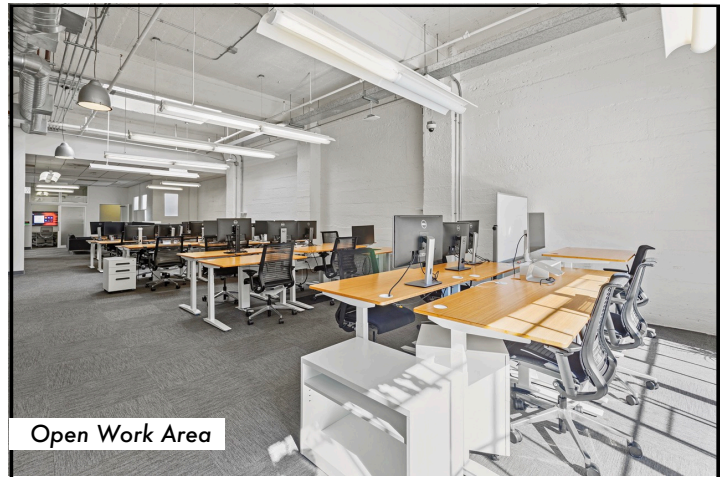
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7TH FLOOR PHOTOS



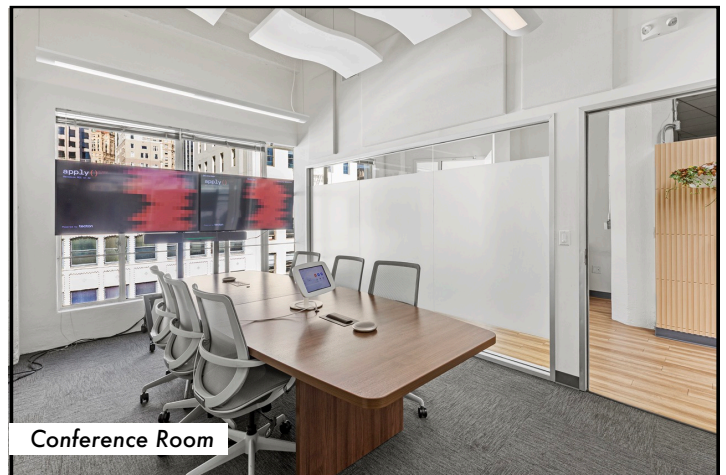
Open Work Area with Phone Booths



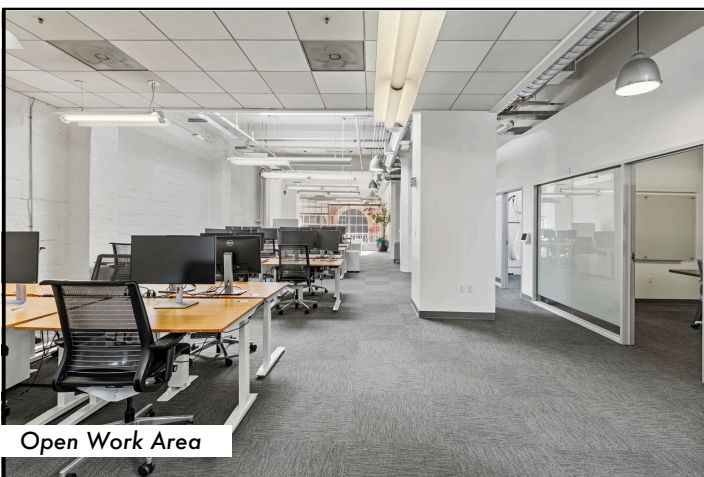
Open Work Area



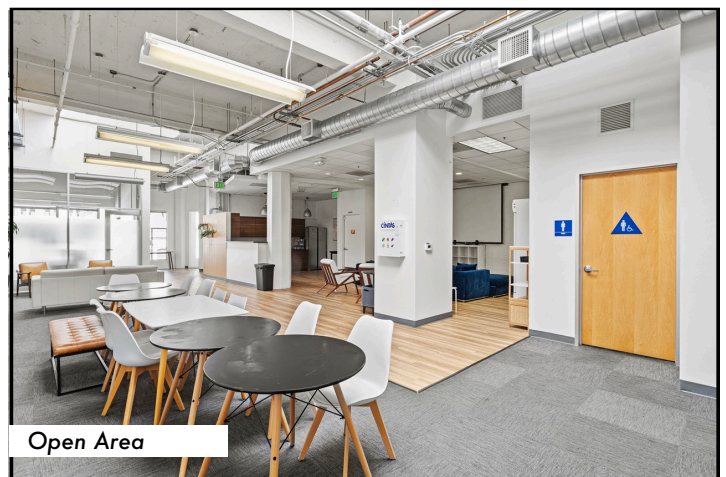
Full Kitchen



Conference Room



Open Work Area

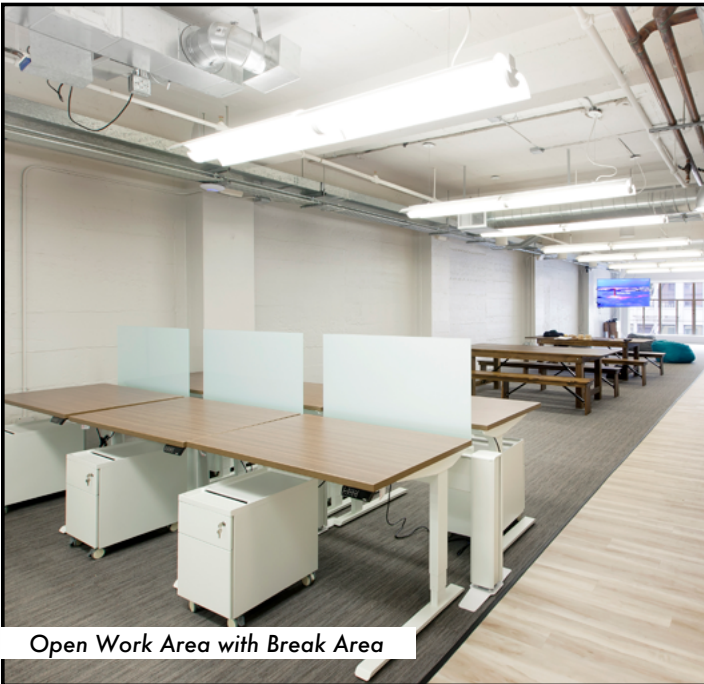


Open Area

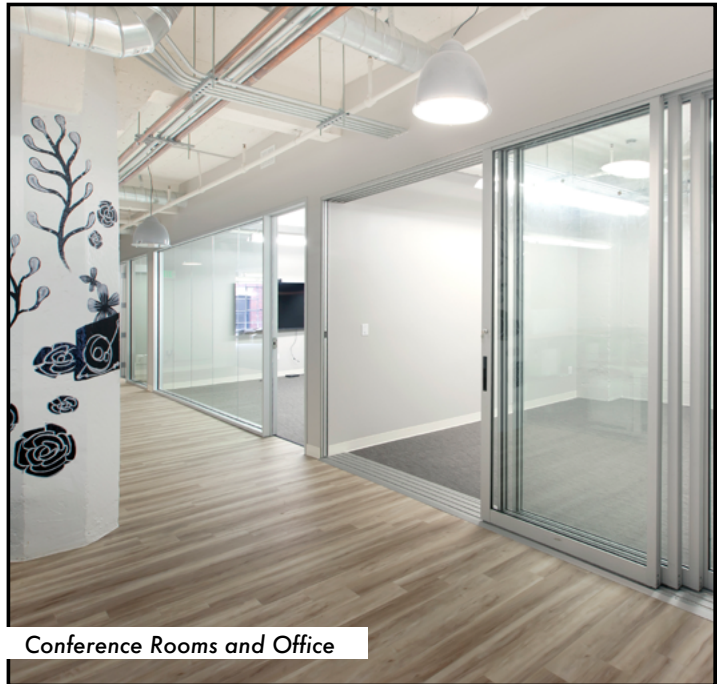
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SAMPLE PHOTOS OF 5TH FLOOR



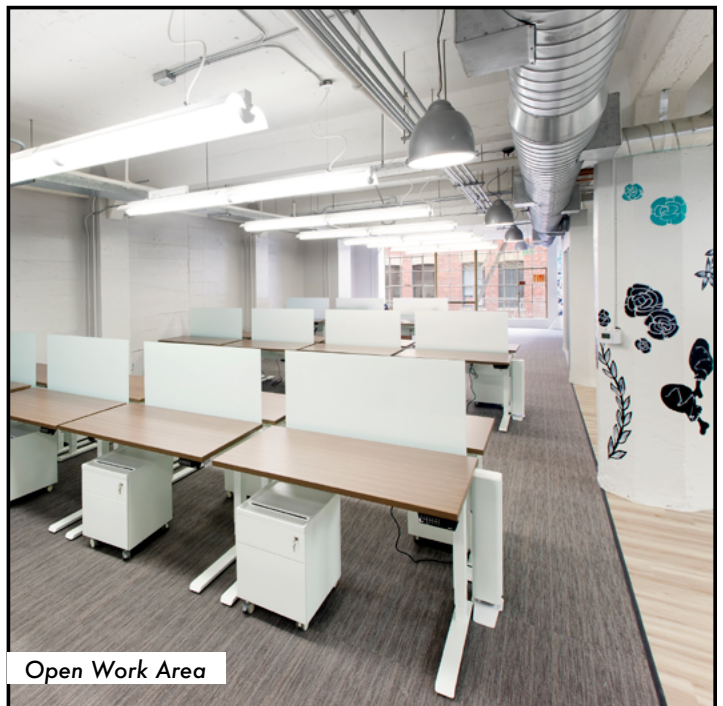
Open Work Area with Break Area



Conference Rooms and Office



Open Work Area



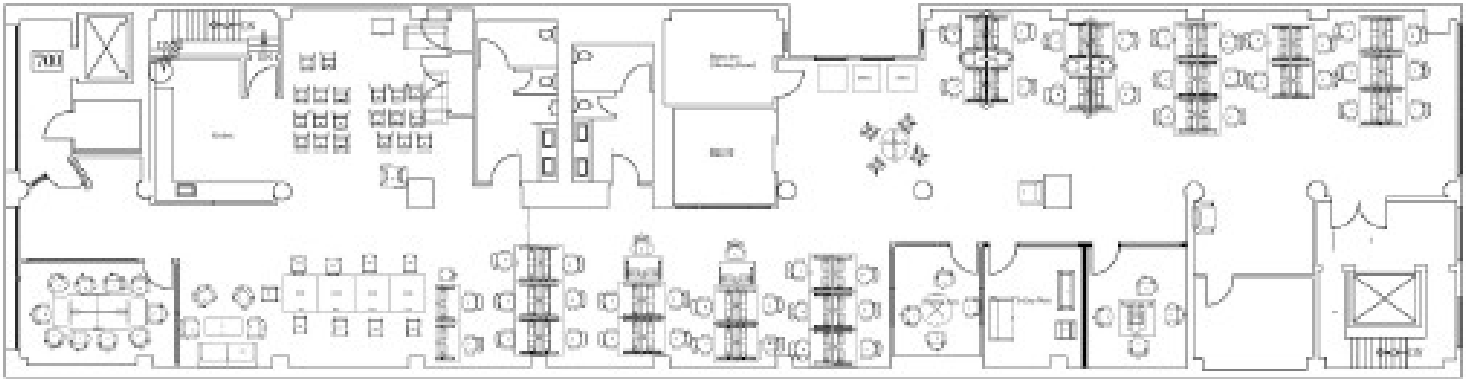
Open Work Area

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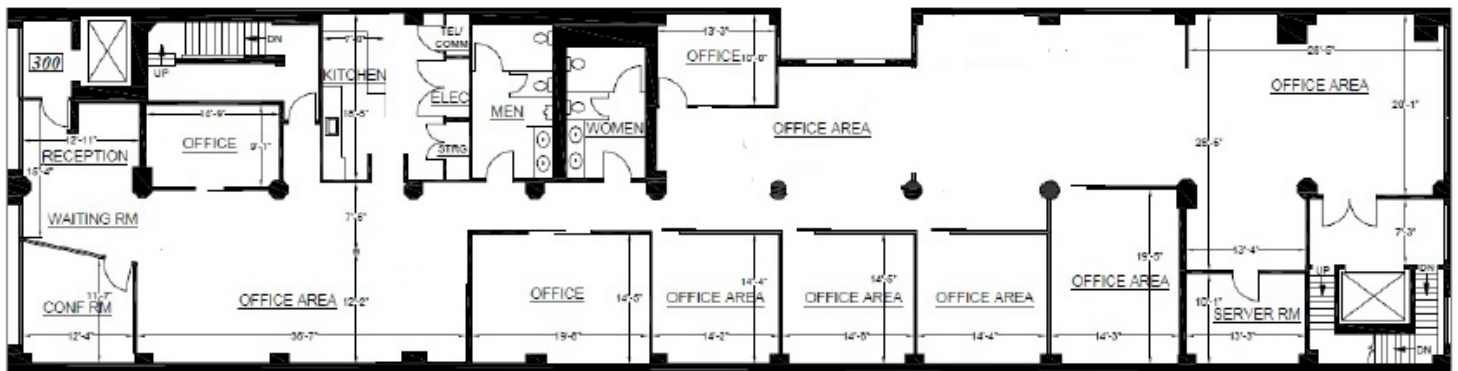
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7TH FLOOR PLAN

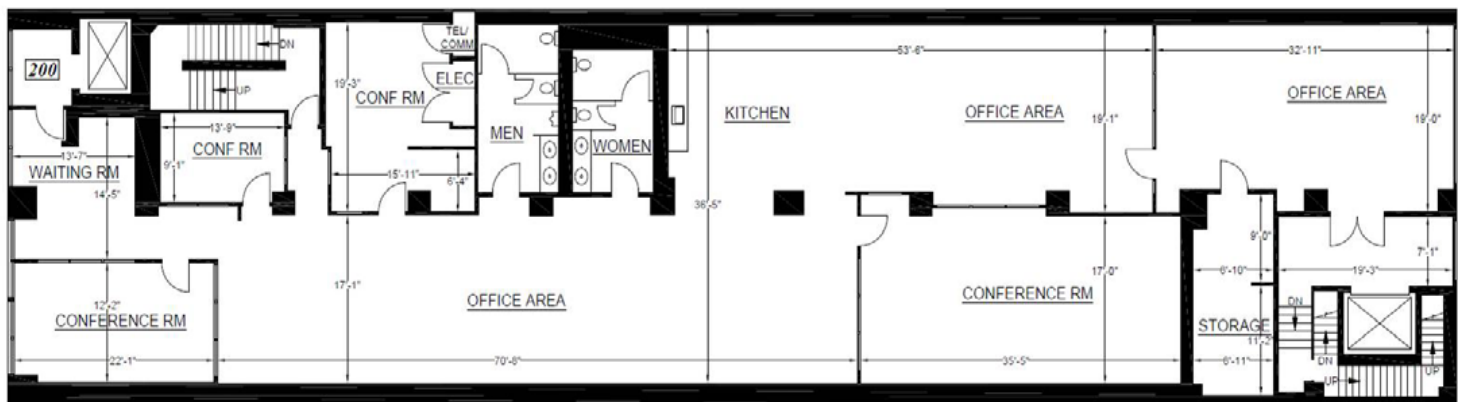
Furniture layout may have changed compared to above furniture layout. Furniture plan above is for sample purposes only.



3RD FLOOR PLAN



2ND FLOOR PLAN



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NEIGHBORHOOD MAP & AMENITIES



1 Luke's Lobster SoMa

2 The Bird

3 Mourad

4 Lao Table

5 Blue Bottle Coffee sweetgreen

6 North India

7 Philz Coffee

8 Pied Piper

9 The Garden Court

10 Uno Dos Tacos

11 Bluestone Lane

12 SOMA Coffee Shop

1 San Francisco Museum of Modern Art

2 JP Morgan Securities Inc

3 Golden Gate University School of Law

4 Palace Hotel

5 111 Minna Gallery and Event Space

6 Academy of Art University

7 Salesforce Tower

8 LinkedIn

P 2nd Street Garage

P 85 Second St. Parking

P Garage SP+ Parking

P Hearst Parking Garage