



## THE MILLS BUILDING

220 Montgomery Street  
San Francisco, CA

**NEWMARK**





# A SAN FRANCISCO LANDMARK

With its rich history and legacy of success, the **Mills Building** offers today's tenants an inviting and inspiring mix of modern amenities, historic charm, and convenient location in the heart of the Financial District. The **Mills Building** is San Francisco's last remaining example of the early 20th century 'Chicago School' of architecture. Continuously owned and operated by The Swig Company since 1954, the building has been meticulously renovated over the years, including upgrades to the building systems, main lobby and common areas, and tenant amenities.

## BUILDING HIGHLIGHTS

- One block to Bart/Muni
- LEED Platinum/WELL Health-Safety rated
- New conference center, bike storage, wellness room, and shower/locker facilities
- On-site valet parking
- Abundant natural light with beautiful interiors
- On-site retail
- Local, long-term ownership





# ELEVATE YOUR WORKDAY

Renovations have recently been completed at **The Mills Building**, delivering modern updates to the lobby as well as a new Amenity Center featuring expanded bike storage and a wellness area with showers and lockers.



Updated Lobby



State-of-the-Art  
Conference Center



Tenant Lounge



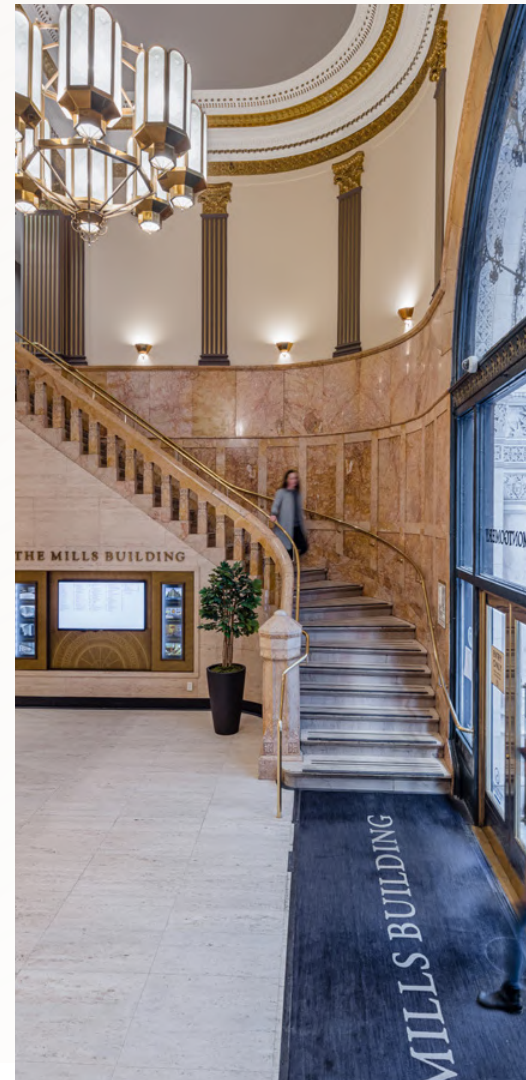
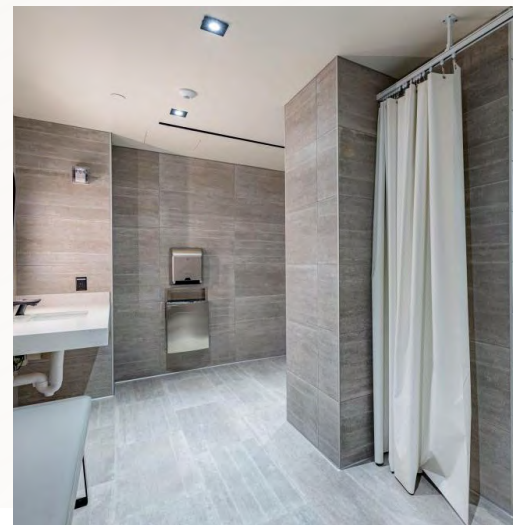
Wellness Room, Shower &  
Locker Facilities



Expanded Bike Storage



On-Site Valet Parking



# CREATING VALUE FOR OUR TENANTS



Through a commitment to environmental stewardship, positive social impact and tenant well-being

## Operating Sustainably

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ **20%**

Reduction in  
Total Energy  
Consumption\*

\* Like-for-like reductions from 2018 to 2023

↓ **26%**

Reduction in  
GHG emissions

↓ **20%**

Reduction  
in Water  
Consumption\*

↓ **50%**

Reduction in Scope 1  
and 2 GHG emissions  
by 2030

↓ **100%**

Reduction in Scope 1 and  
2 GHG emissions (net zero)  
by 2040



### Reducing Waste

- Building-level and in-suite recycling
- On-site composting
- Collection programs for e-waste



### Saving Water

- Minimizing water use for outdoor cleaning
- Choosing water-free cleaning when possible
- Using reclaimed water for landscaping



### Tracking Energy

We use ENERGY STAR Portfolio Manager to track performance



## Creating an Environment for Health and Wellness

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h<sup>3</sup>experiences® program.

Healthy building practices include:

- Proper ventilation that maximizes outside air
- Incorporating natural light
- Use of nontoxic products
- Monitoring CO<sub>2</sub>, PMs and VOCs
- LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences® offers:

- On-site meeting and conference centers
- Amenity-sharing across properties
- Fitness and wellness offerings
- Community engagement activities
- Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)





**102,375 RSF**  
**AVAILABLE**



**Suite 700**  
40,642 RSF



VIRTUAL TOUR

**Suite 650**  
20,782 RSF



VIRTUAL TOUR

**Suite 500**  
40,951 RSF



VIRTUAL TOUR  
PENDING

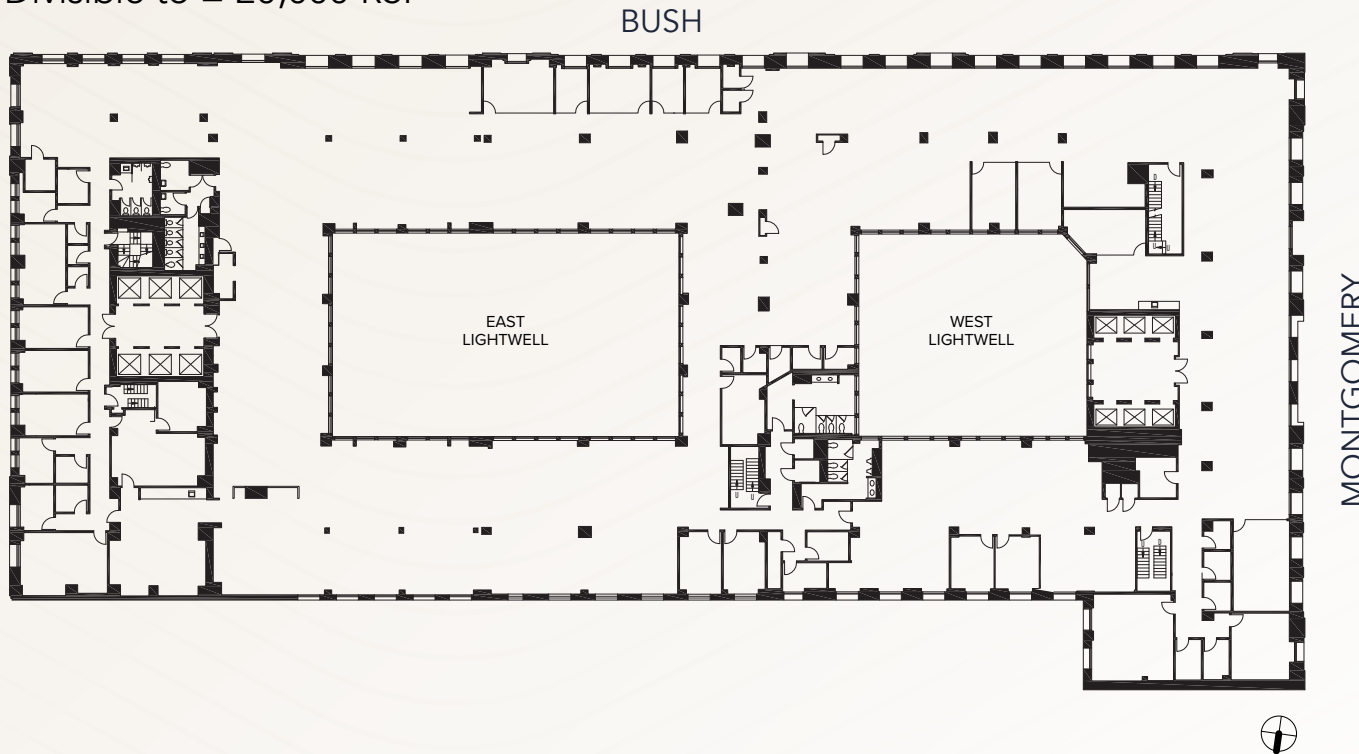
# SUITE 700

40,642 RSF

Divisible to  $\pm 20,000$  RSF



VIRTUAL TOUR



- Full floor identity
- Creative suite with exposed brick and high concrete ceilings
- 8 offices/meeting rooms
- 21 conference rooms
- 15 phone rooms
- Large kitchen/all-hands area
- Operable windows for fresh air circulation
- Abundant natural light provided by 2 internal lightwells and oversized windows





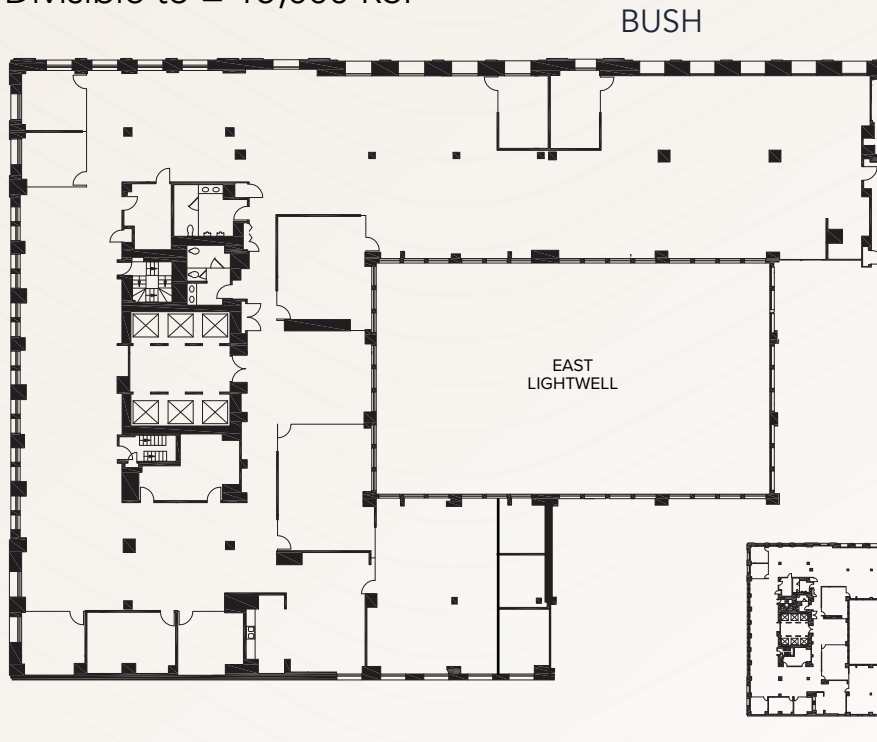
# SUITE 650

20,782 RSF

Divisible to  $\pm 15,000$  RSF



VIRTUAL TOUR



- Creative suite with exposed brick, high concrete ceilings and high-end finishes throughout
- Double-door elevator identity
- 10 offices/meeting rooms
- 2 conference rooms
- Reception
- All-hands area
- Operable windows for fresh air circulation
- HVAC to conference rooms and selected offices
- Full height windows surrounding the suite



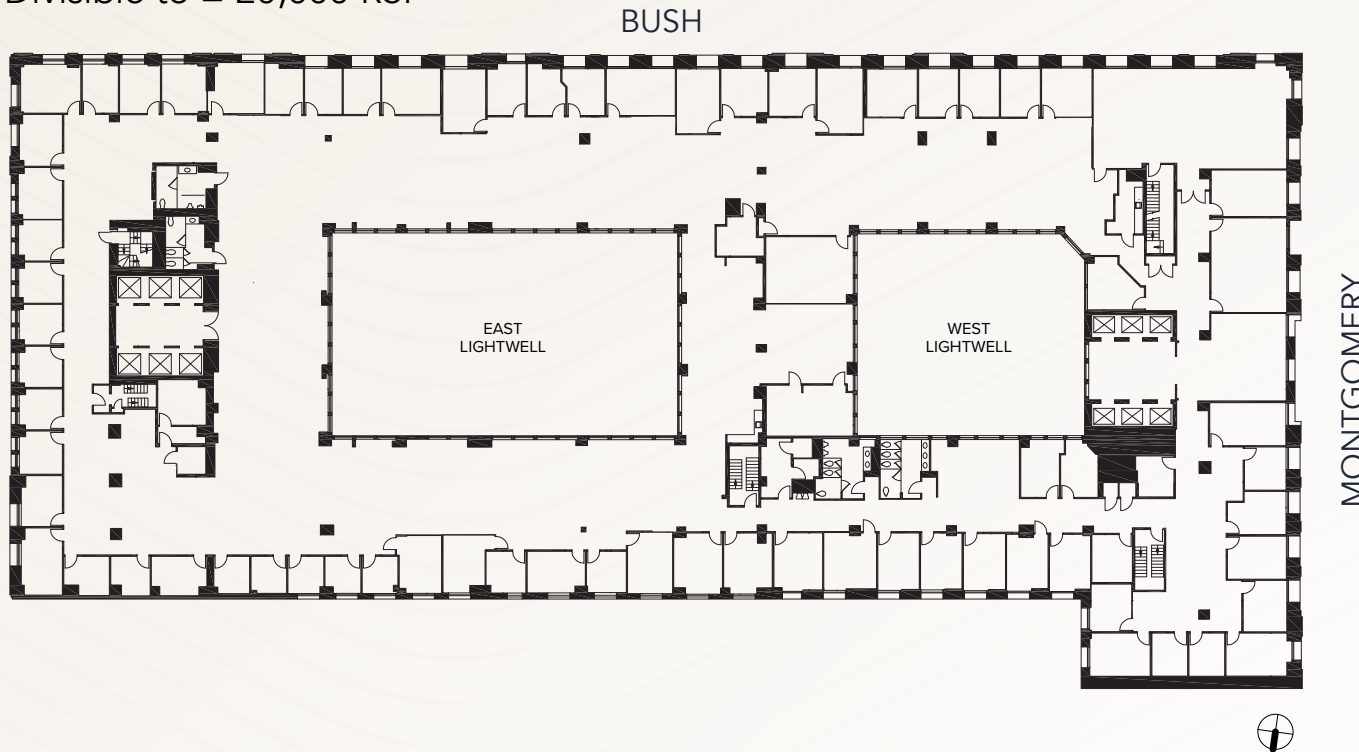
# SUITE 500

40,951 RSF

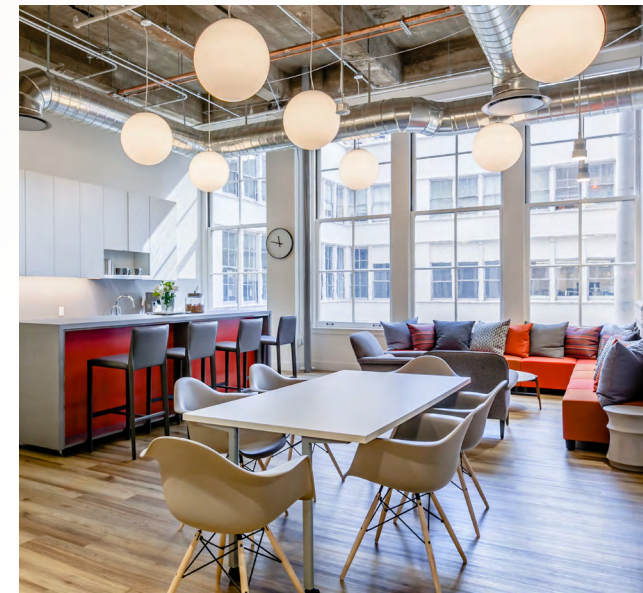
Divisible to  $\pm 20,000$  RSF



VIRTUAL TOUR  
PENDING



- Full floor identity
- Professional services suite
- 87 offices/meeting rooms (67 exterior)
- Large board room
- 3 conference rooms
- Training room
- Large break area
- Operable windows for fresh air circulation
- Full height windows surrounding the premises
- Full A/C and heating system





# PROMINENT & ACCESSIBLE LOCATION



## EAT & DRINK

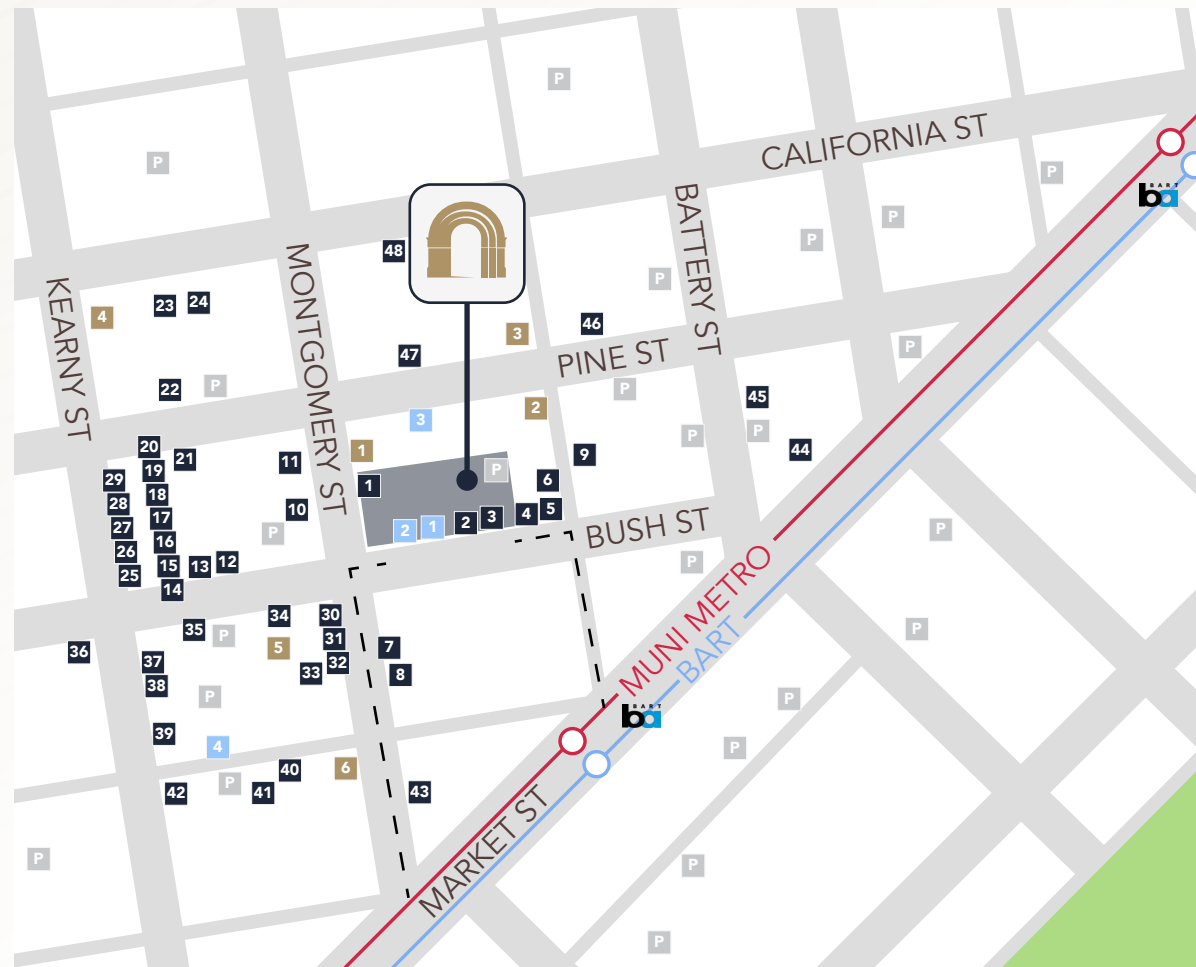
- |                       |                         |
|-----------------------|-------------------------|
| 1 Cafe Venue          | 25 Ramen Hiroshi        |
| 2 Freshroll           | 26 Tenmatsu             |
| 3 HI City             | 27 Chicken g's          |
| 4 The Treasury        | 28 Tin on Kearny        |
| 5 Blue Bottle Coffee  | 29 Insomnia Cookies     |
| 6 The Shota           | 30 Peet's Coffee & Tea  |
| 7 iKU Sushi           | 31 La Fromagerie        |
| 8 Proper Food         | 32 Coffee Bar           |
| 9 Mixt                | 33 Caffé Ambrosia       |
| 10 Ladle & Leaf       | 34 Escape From NY Pizza |
| 11 Joe & The Juice    | 35 Pagan Idol           |
| 12 Sam's Tavern       | 36 Working Girls' Cafe  |
| 13 Sam's Grill        | 37 Rickhouse            |
| 14 Café Bastille      | 38 Mixt                 |
| 15 Café Tiramisu      | 39 Sushirrito           |
| 16 Leleka             | 40 Julie's Kitchen      |
| 17 B44                | 41 La Luna Cupcakes     |
| 18 Toy Soldier        | 42 Blue Bottle Coffee   |
| 19 Latin Steakhouse   | 43 Starbucks            |
| 20 SAJJ Mediterranean | 44 Philz Coffee         |
| 21 La Fusion          | 45 Locali Mediterranean |
| 22 The Vault          | 46 Chez BeeSen          |
| 23 Proper Food        | 47 Credo                |
| 24 Poké Bar           | 48 Mendocino Farms      |

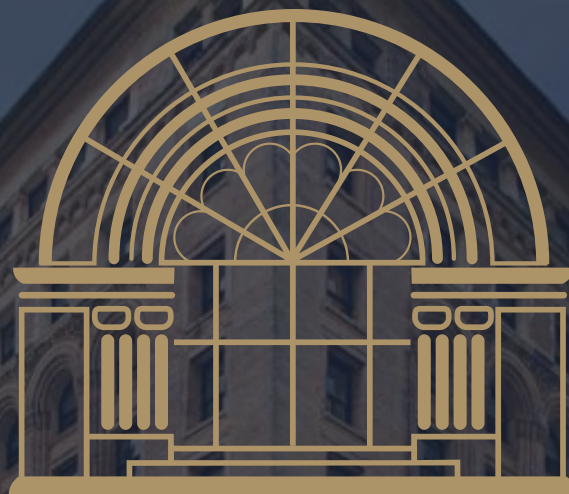
## FITNESS

- 1 Flagship Crossfit
- 2 Equinox
- 3 BodyRok
- 4 Bay Club
- 5 Barry's Bootcamp
- 6 24 Hour Fitness

## SERVICES

- 1 Sweet Memory
- 2 UPS Store
- 3 FedEx
- 4 US Post Office





## THE MILLS BUILDING

220 Montgomery Street  
San Francisco, CA

**One Sansome St, Floor 41, San Francisco, CA 94104**

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