



## THE MILLS BUILDING

220 Montgomery Street  
San Francisco, CA

**NEWMARK**

 **THE SWIG**  
COMPANY



# 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



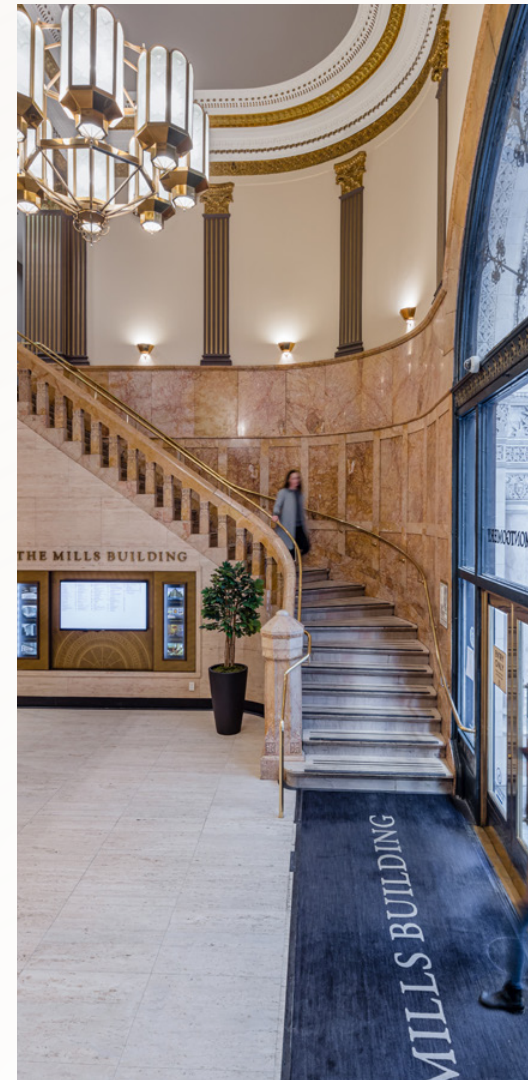
Expanded Bike Storage



On-Site Valet Parking



Convenient Dining Options On-Site



# SMALL SUITE AVAILABILITIES

**New Spec Suites Under Construction!**



SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
301	3,927 RSF	6 private offices, 1 conference room, kitchenette and open area. Great outlooks over the Montgomery/Pine corner. Can be combined with suite 390 for ±10,866 RSF.	\$40.00	Now	
346	3,544 RSF	2 private offices, kitchen, open area.	\$26.00*	Now	
390	6,959 RSF	<b>LEASE PENDING</b>	\$40.00	Now	
406	3,023 RSF	<b>NEW SPEC</b> - 3 private offices, 1 conference room, kitchenette, open area. Two sides of windowline. Some exposed brick.	\$60.00	Nov 2025	
600	3,027 RSF	<b>LEASE PENDING</b>	\$48.00	Now	
605	2,929 RSF	<b>NEW SPEC</b> - Open plan, 1 conference room, open kitchen. Good natural light.	\$60.00	Nov 2025	
905	2,836 RSF	<b>NEW SPEC</b> - 3 meeting rooms, 1 conference room, open kitchen, operable windows throughout.	\$60.00	Nov 2025	
1000	3,982 RSF	<b>NEW SPEC</b> - High ceilings, 4 meeting rooms, 1 conference room, open area, open kitchen. Montgomery Street windowline. Double door elevator identity. Access to new 10th floor tenant lounge. Furniture available.	\$55.00	Dec 2025	
1060	4,743 - 5,543 RSF	Creative suite with elevator identity, 3 meeting rooms, open kitchen, open work area with 40 desks. Adjacent to new 10th floor tenant lounge. Exposed ceilings. FURNITURE AVAILABLE.	\$50.00	Now	
1212	2,374 RSF	Former medical space. 5 treatment rooms, open space, kitchen, private restroom.	\$42.00	Now	
1700	5,928 RSF	1 conference room, 4 meeting rooms/offices, kitchen, restrooms in suite, three sides of window line, full floor opportunity, nice views.	\$62.00	Now	
333 Pine 3rd Floor	3,903 RSF	<b>NEW SPEC - LEASE PENDING</b>	\$57.00	Now	
333 Pine 4th Floor	4,264 RSF	Private office intensive, 11 private offices, 2 conference rooms. City views. Furniture available.	\$36.00*	Now	
369 Pine 3rd Floor	3,287 RSF	<b>NEW SPEC - LEASE PENDING</b>	\$55.00	Now	

\*Reduced rate for short term 2-3 years;



# LARGE SUITE AVAILABILITIES



SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
500	40,951 RSF	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.	Please Inquire	Now	
650	20,782 RSF	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.	Please Inquire	Now	
700	40,642 RSF	Full floor identity, creative suite with exposed brick and high concrete ceilings, 8 offices/meeting rooms, 21 conference rooms, 15 phone, large kitchen/all-hands area, operable windows for fresh air circulation, abundant natural light provided by 2 internal lightwells and oversized windows.	Please Inquire	Now	

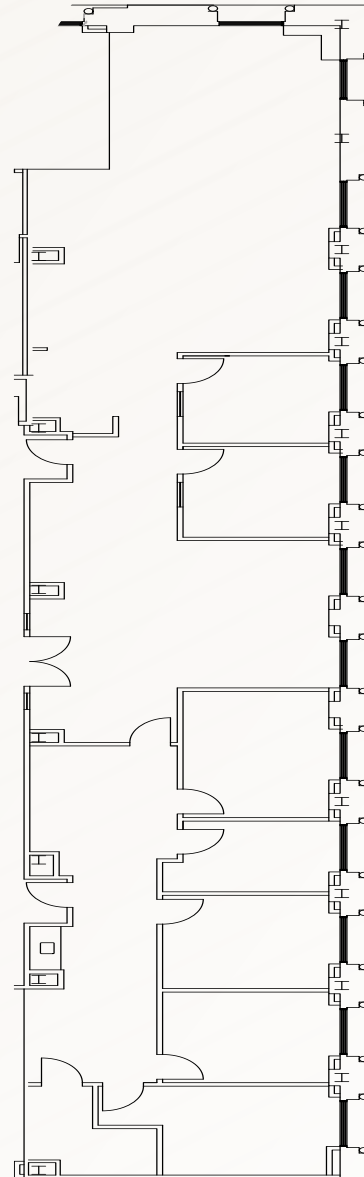
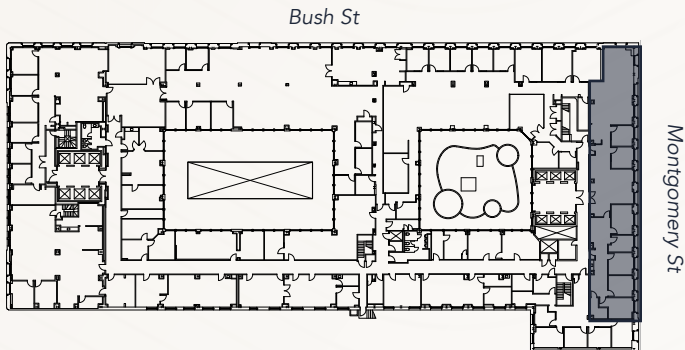
\*Reduced rate for short term 2-3 years;



# SUITE 301

3,927 RSF

- 6 Private offices
- 1 Conference room
- Kitchenette
- Open area
- Great outlooks over the Montgomery/Pine corner
- Can be combined with Suite 390 for ±9,501 RSF



VIRTUAL TOUR





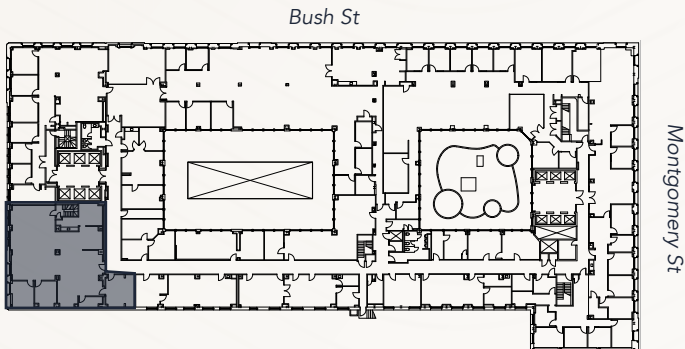
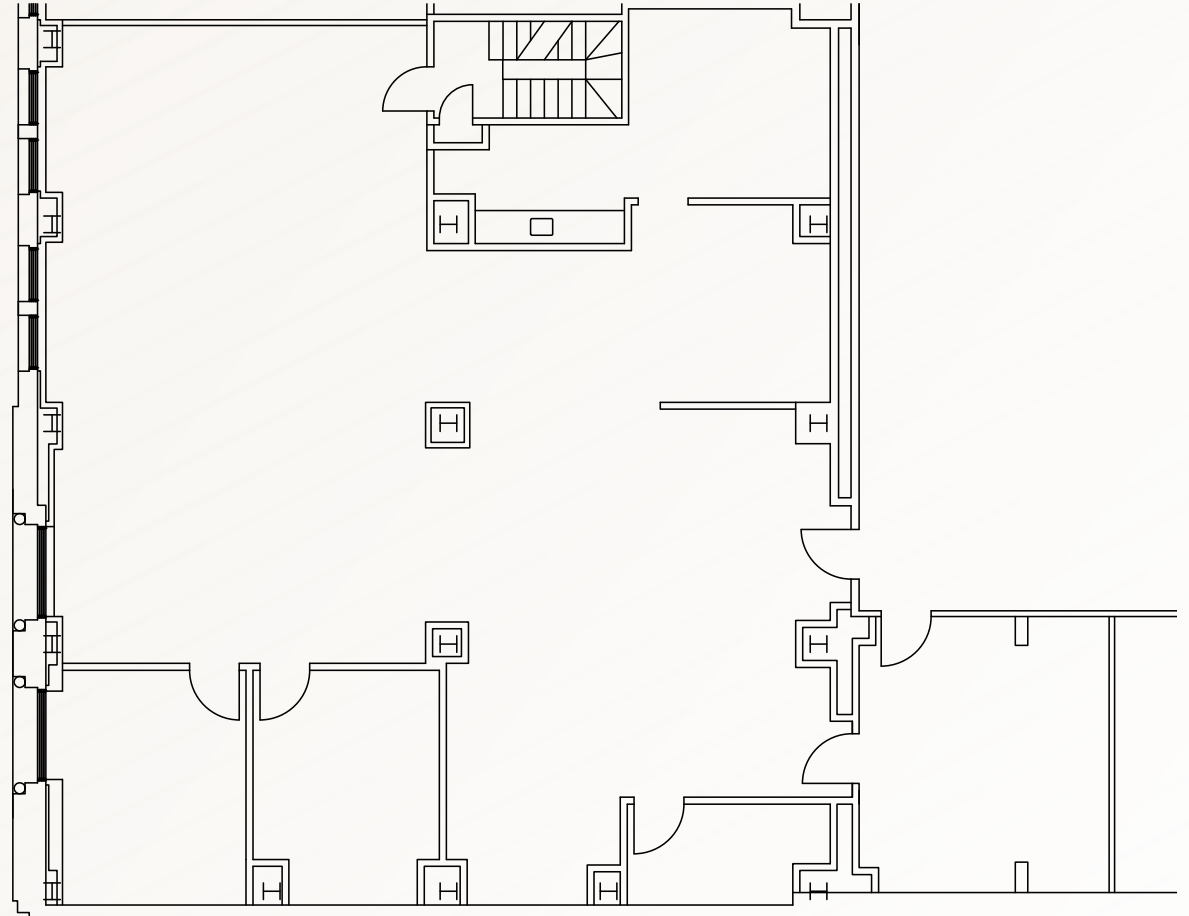
# SUITE 346

3,544 RSF

- 2 Private offices
- Kitchen
- Open area



VIRTUAL TOUR





# SUITE 390

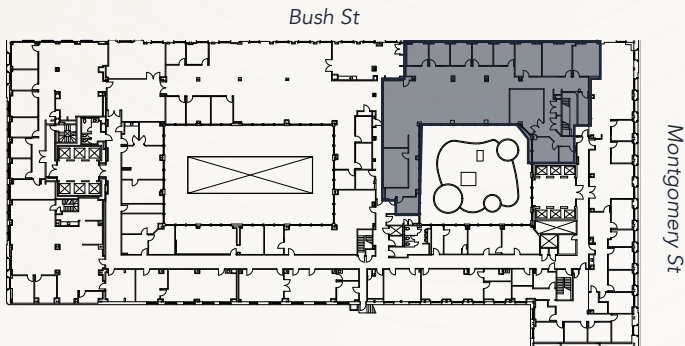
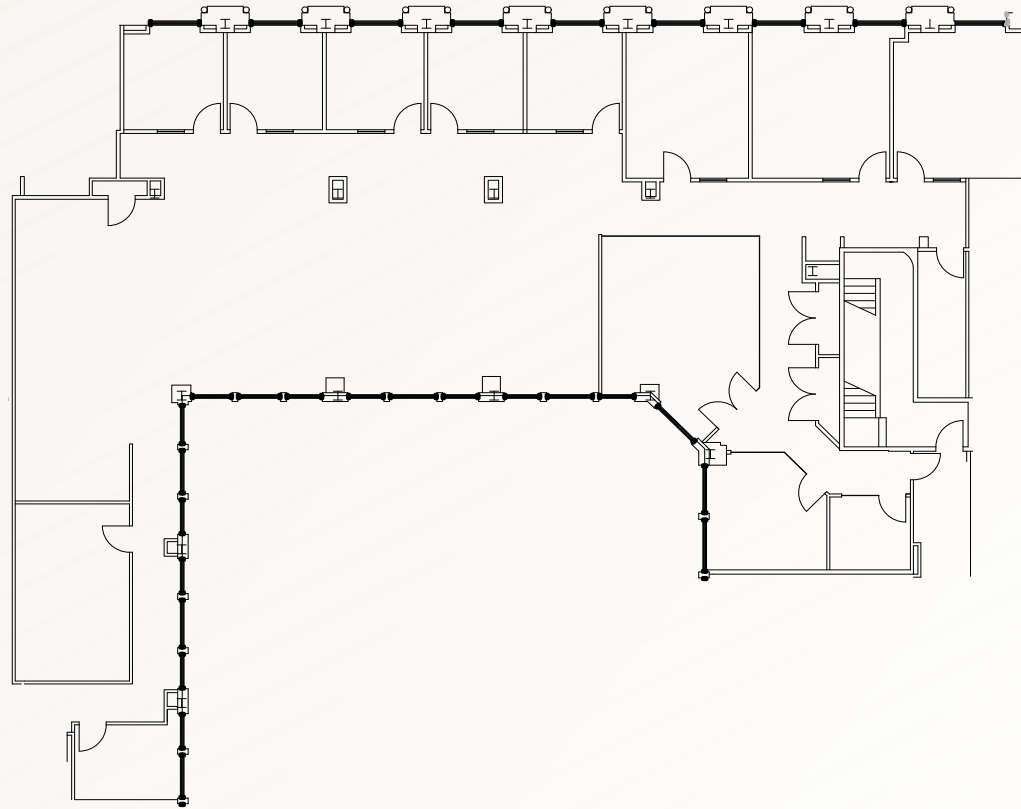
6,959 RSF



VIRTUAL TOUR



- 8 Private offices
- 2 Conference rooms
- 1 Meeting room
- Kitchen
- Open area
- Bush St. outlooks two side of windows
- Can be combined with Suite 301 for  $\pm 10,866$  RSF
- Lease pending





# SUITE 406 - SPEC SUITE

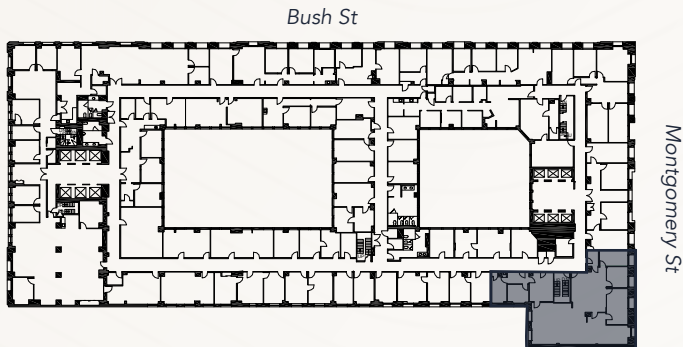
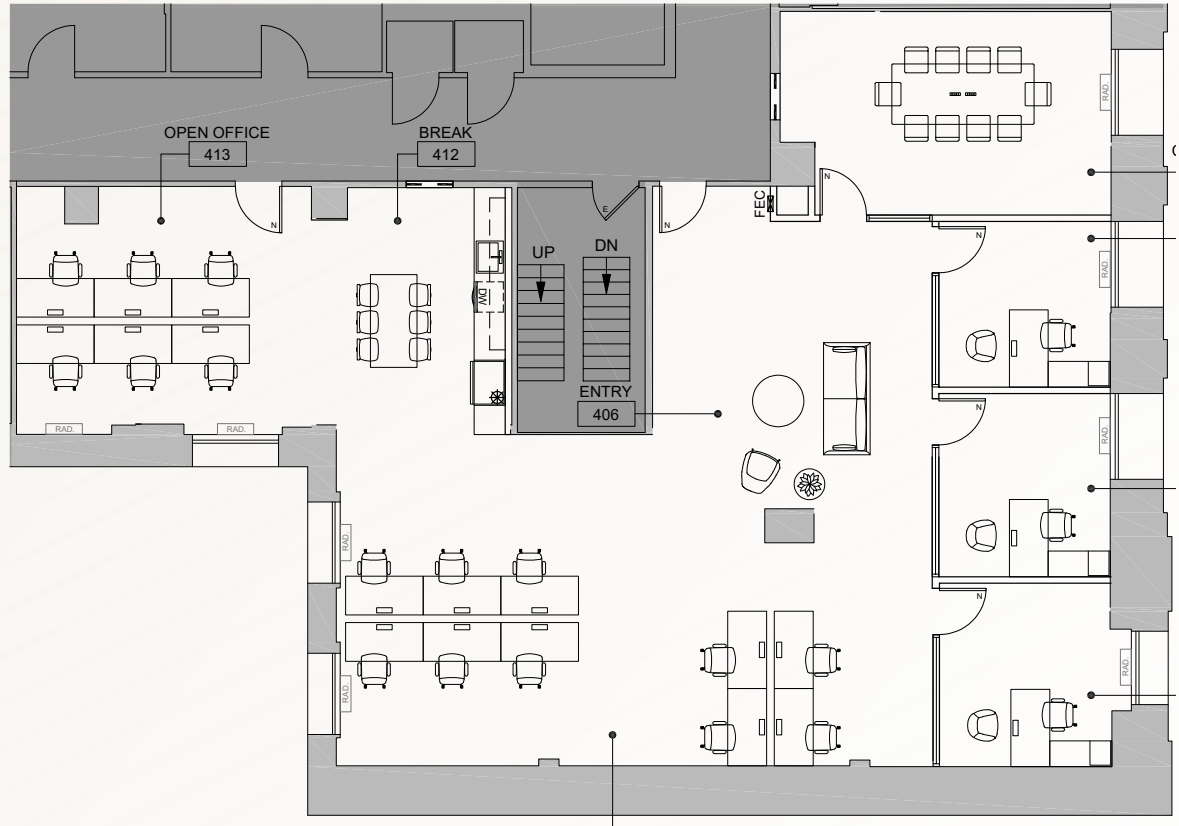
3,023 RSF



VIRTUAL TOUR



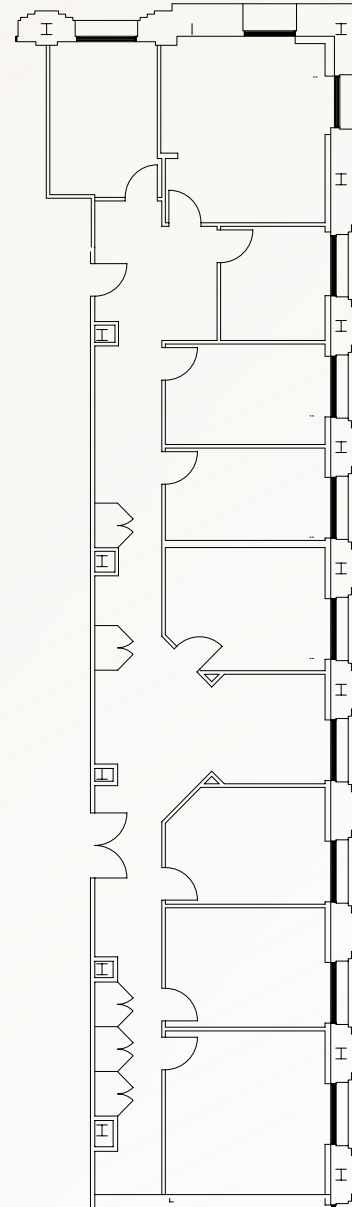
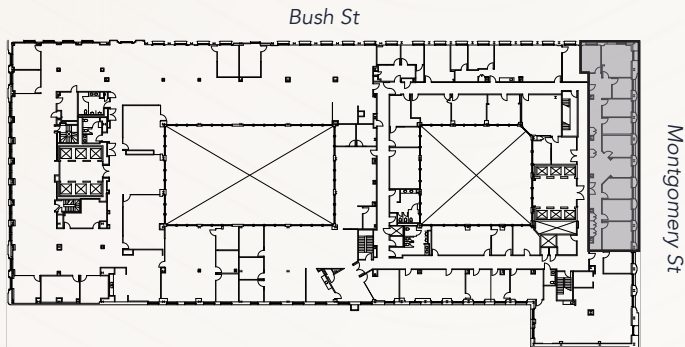
- 3 Private offices
- 1 Conference room
- Kitchenette
- Open area
- Two sides of windowline
- Some exposed brick
- Montgomery Street outlooks
- Future spec suite



# SUITE 600

3,027 RSF

- 8 Private offices
- 1 Conference room
- Excellent Montgomery Street windowline
- Can be combined with suite 605 for 5,956
- Future spec suite
- New floor plan forthcoming





# SUITE 605 - SPEC SUITE

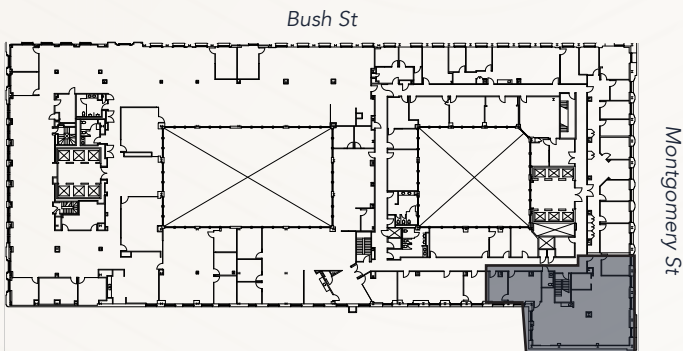
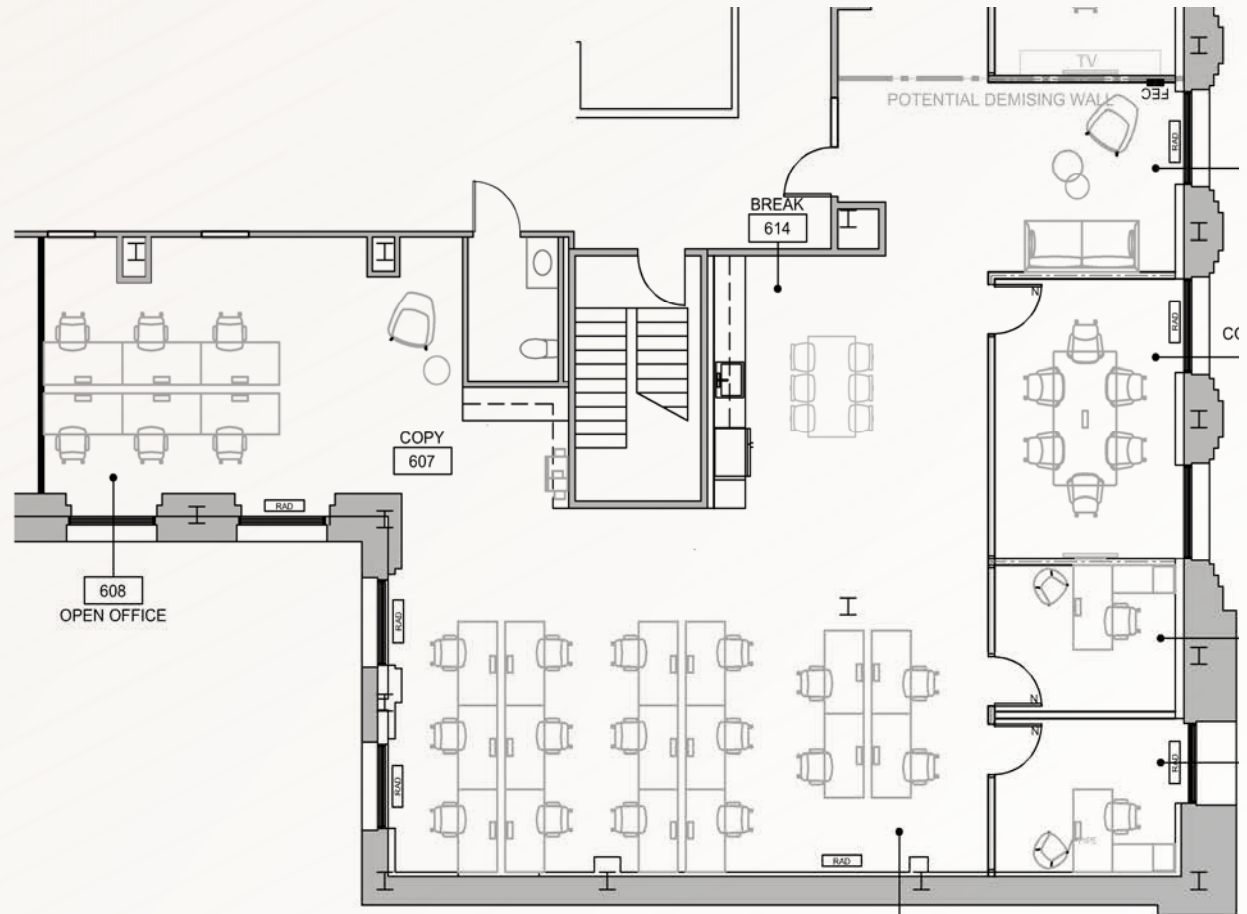
2,929 RSF



VIRTUAL TOUR



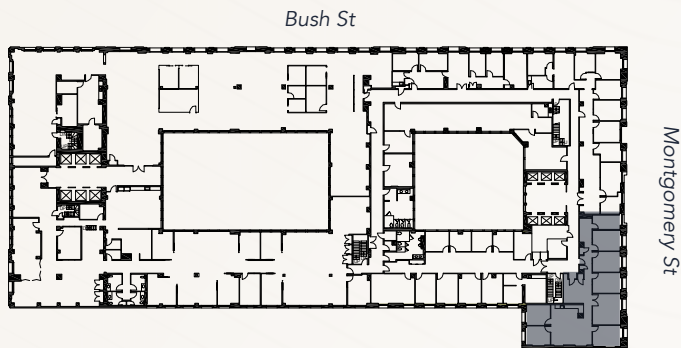
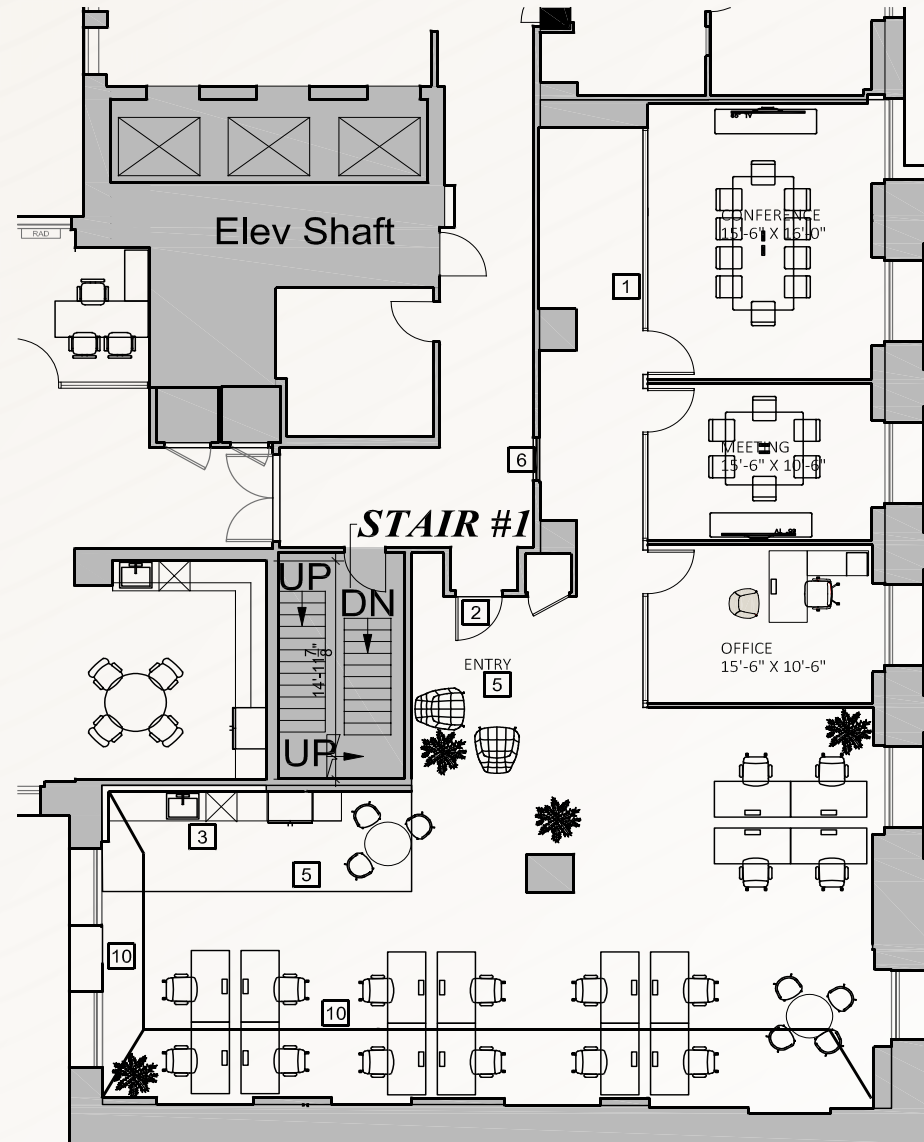
- 2 Offices/meeting rooms
- 1 Conference room
- Open kitchen
- Good natural light
- Future spec suite
- Available November, 2025



# SUITE 905 - SPEC SUITE

2,836 RSF

- 2 Private offices
- 1 Conference room
- Open kitchen
- Operable windows throughout
- Future spec suite

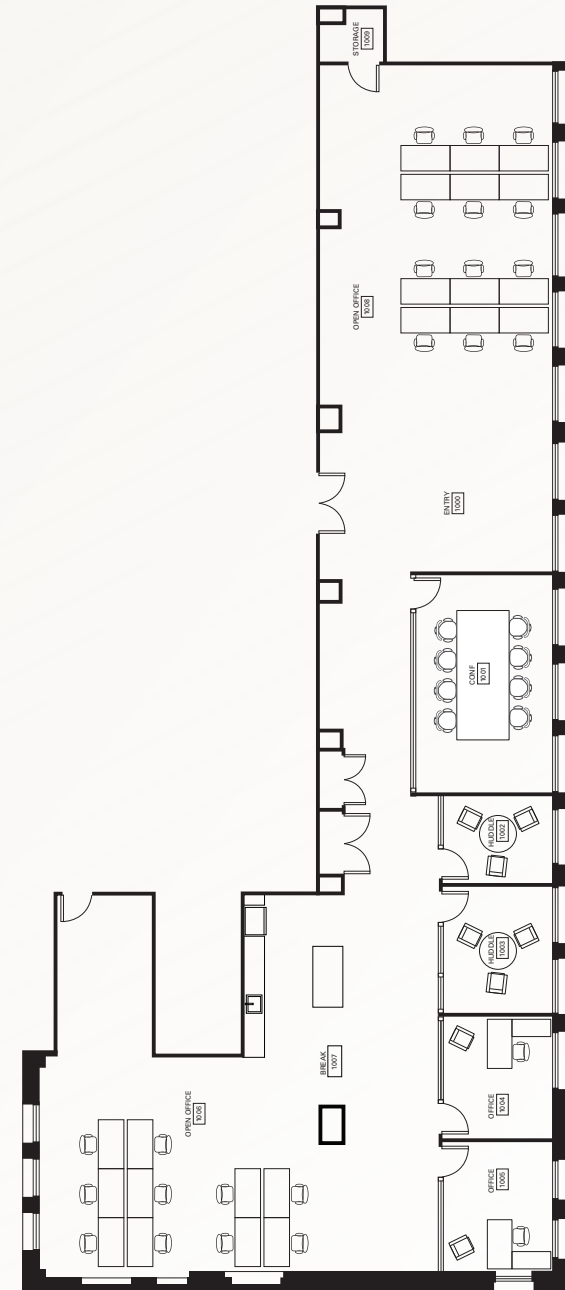
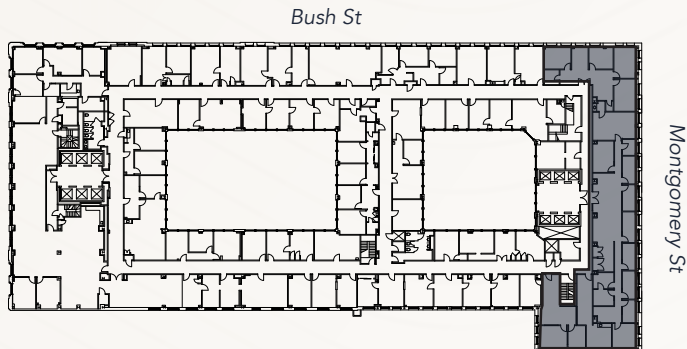




# SUITE 1000 - SPEC SUITE

3,982 RSF

- High ceilings
- 4 Meeting rooms
- 1 Conference room
- Open kitchen
- Open area
- Double door elevator identity
- Excellent Montgomery Street windowline
- Access to new 10th floor tenant lounge
- Furniture available

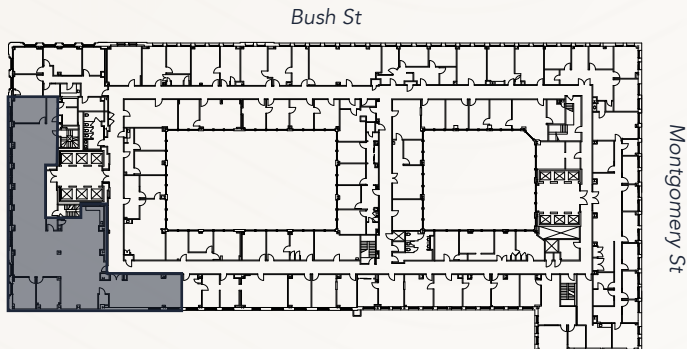


# SUITE 1060

4,743 - 5,543 RSF



- Creative suite
- Elevator identity
- 3 Meeting rooms
- Open kitchen
- Open work area for 38 desks
- Adjacent to new 10th floor tenant lounge
- Open ceiling and exposed brick walls
- Furniture available





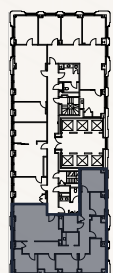
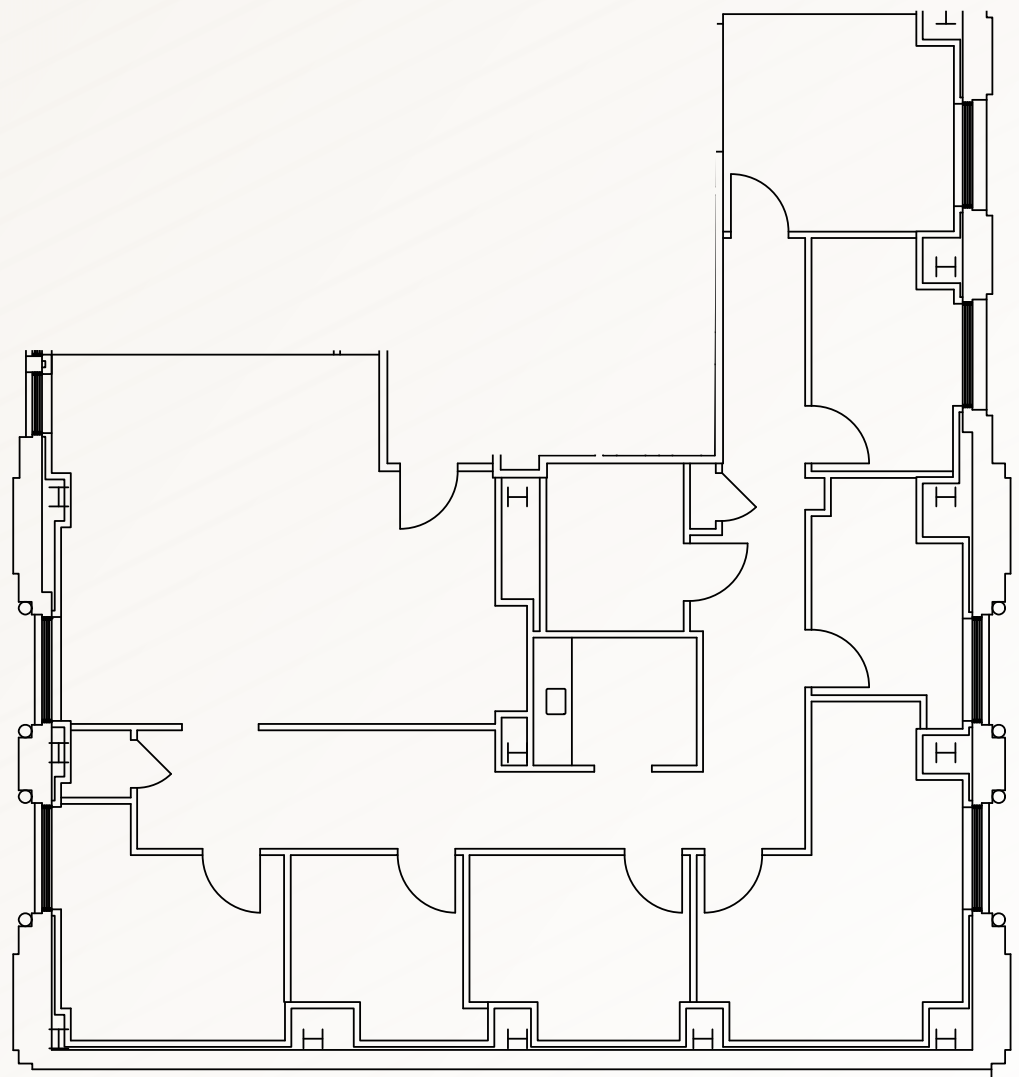
# SUITE 1212

2,374 RSF

- Former medical space
- 5 Treatment rooms
- Open space
- Kitchen
- Private restroom



VIRTUAL TOUR



Bush St

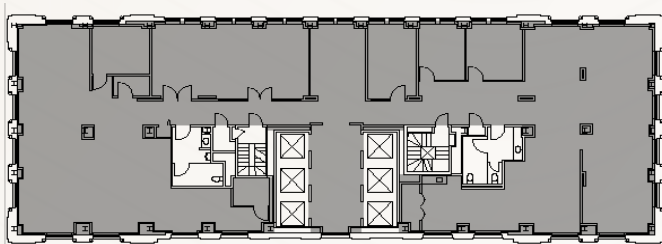
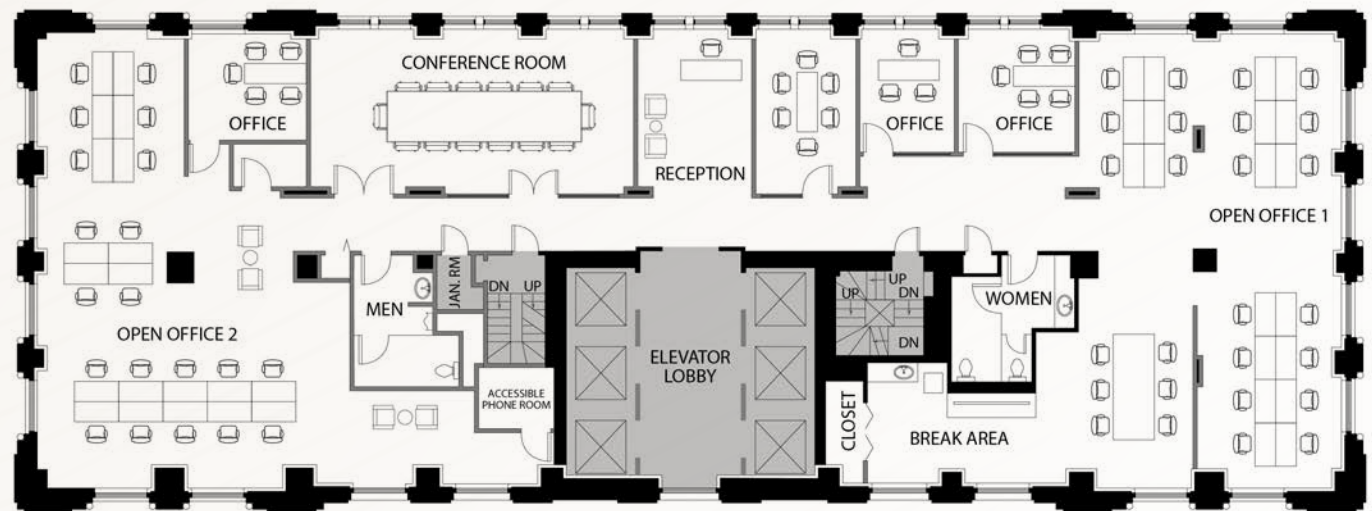
Montgomery St

# SUITE 1700

5,928 RSF | Furnished



- 1 Conference room
- 4 Meeting rooms/offices
- Kitchen
- Restrooms in suite
- Three sides of window line
- Full floor opportunity
- Nice views



# 333 PINE 3RD FLOOR - SPEC SUITE

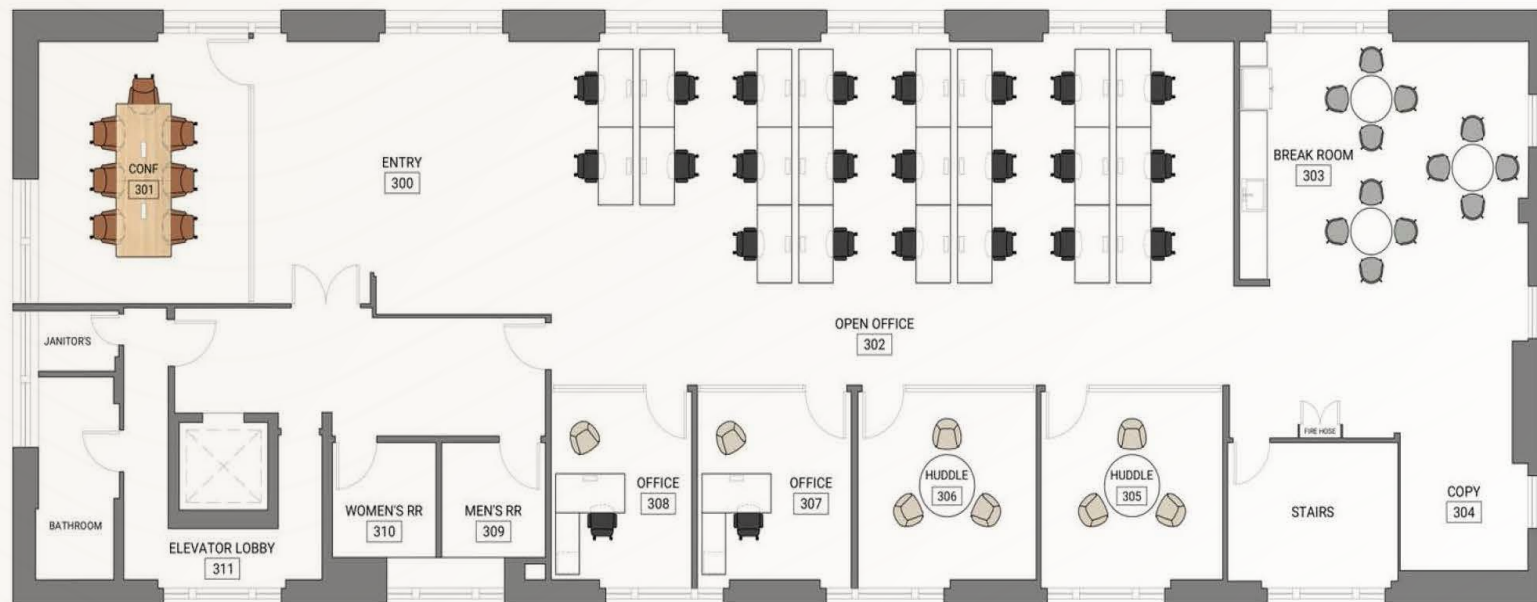
3,903 RSF | Furnished



VIRTUAL TOUR



- High ceilings
- 4 private offices
- 22 sit/stand work stations
- 1 conference room
- Kitchen
- City views
- Furniture available



Montgomery St

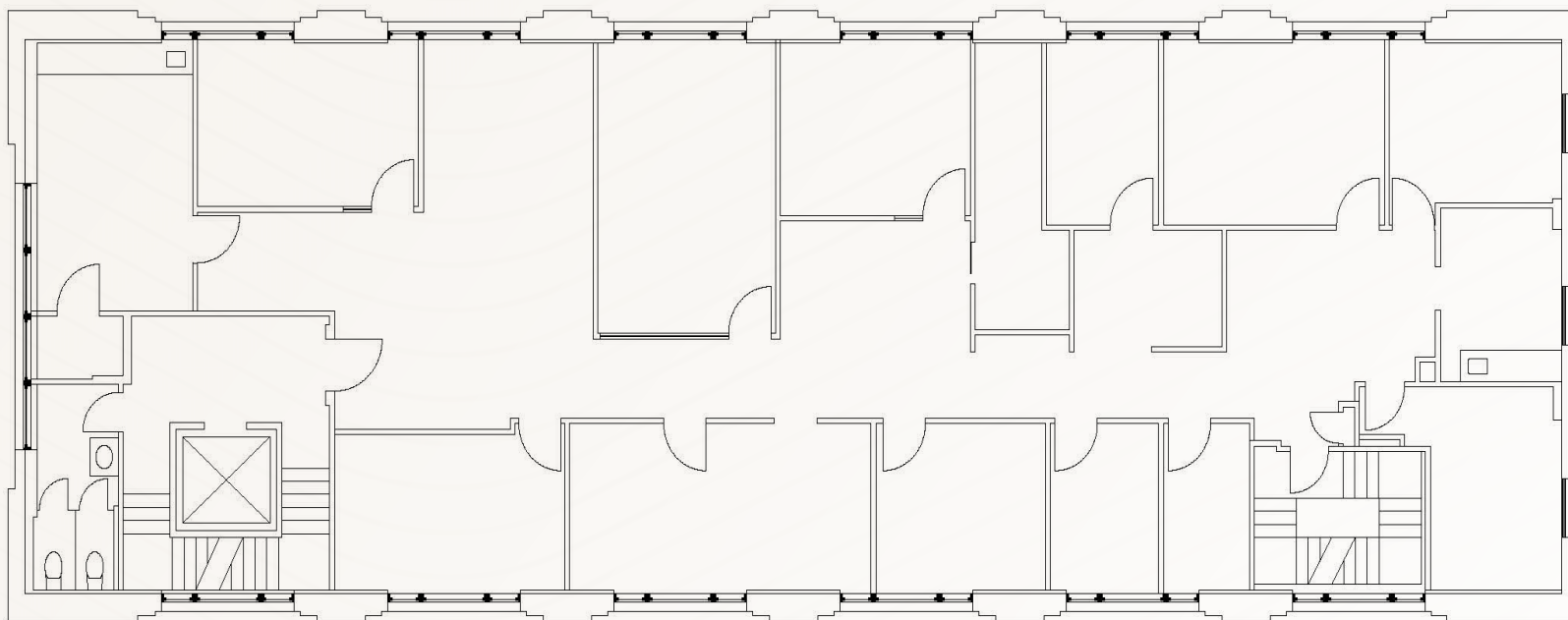


# 333 PINE 4TH FLOOR

4,264 RSF



- Private office intensive
- 11 Private offices
- 2 Conference rooms
- City views



Montgomery St

# 369 PINE 3RD FLOOR - SPEC SUITE

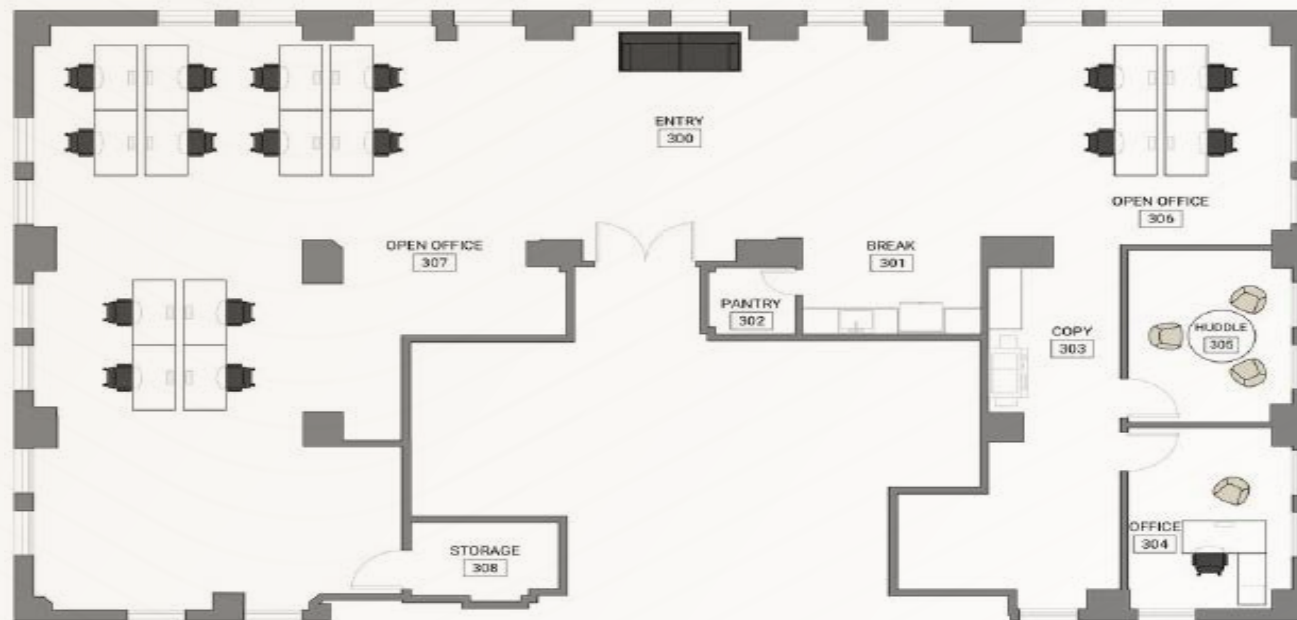
3,287 RSF



VIRTUAL TOUR



- Two offices / meeting rooms
- Open area for workstations
- Kitchen
- Three sides of windowline
- Furniture available



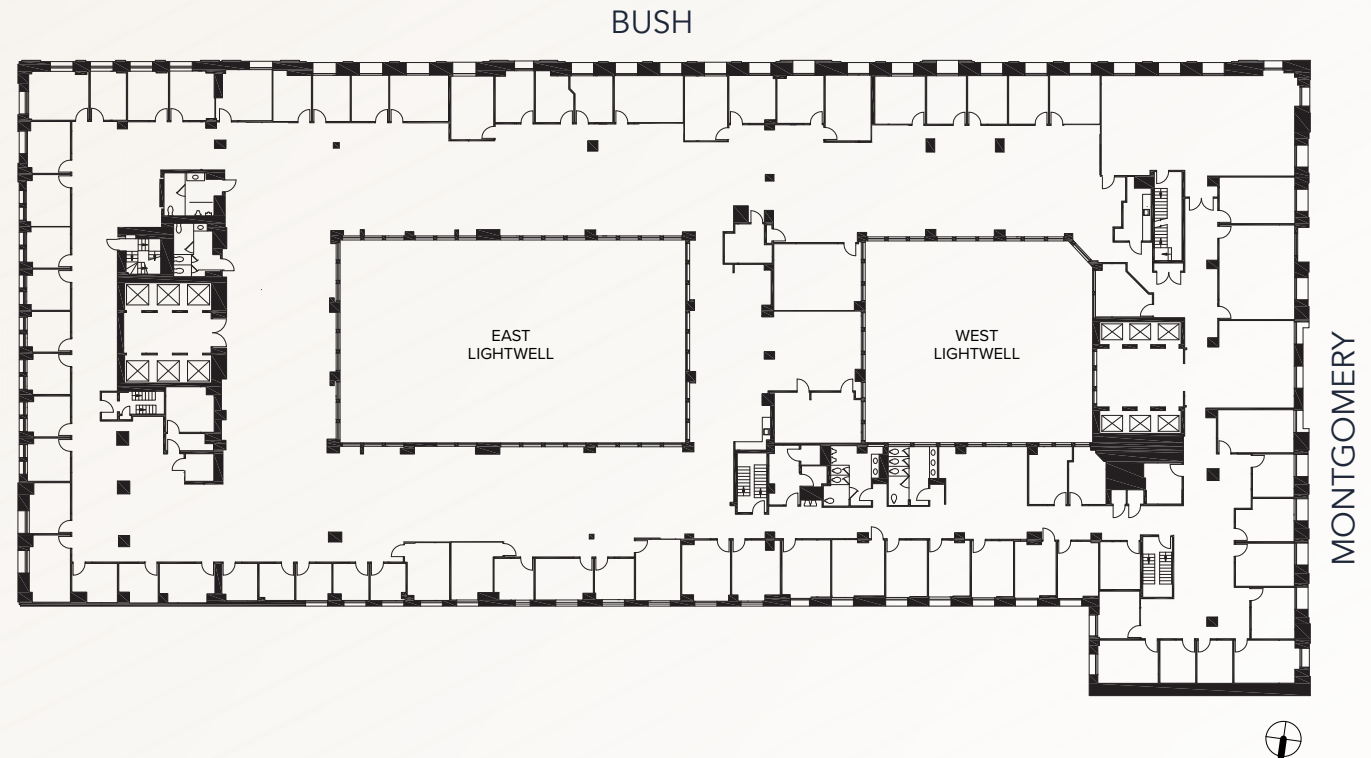
Montgomery St

# SUITE 500

40,951 RSF

Divisible to  $\pm 20,000$  RSF

- Full floor identity
- Professional services suite
- 87 offices/meeting rooms
- Large board room
- 3 conference rooms
- Training room
- Large break area



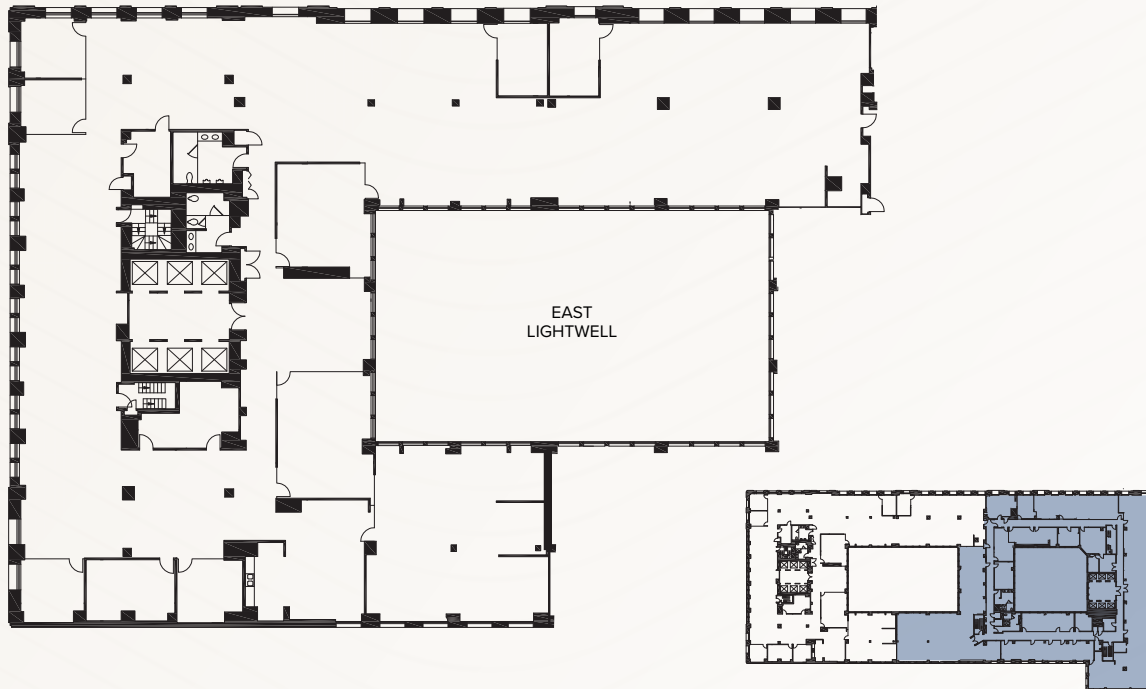


# SUITE 650

20,782 RSF

Divisible to  $\pm 10,000$  RSF

- Creative suite with exposed brick, high concrete ceilings and high end finishes
- Double-door elevator identity
- 10 offices/meeting rooms
- 2 conference rooms
- New LED lighting fixtures

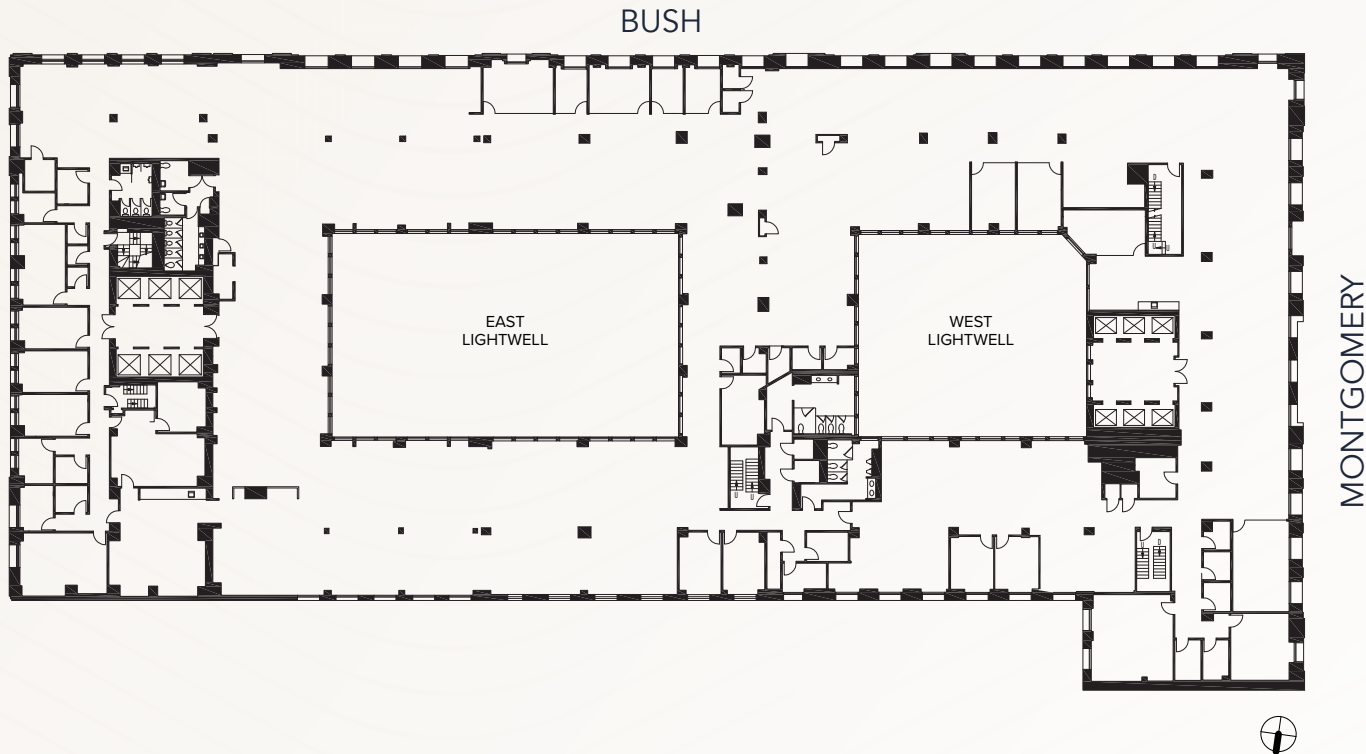


# SUITE 700

40,642 RSF

Divisible to  $\pm 20,000$  RSF

- Full floor identity
- Creative suite with exposed brick and high concrete ceilings
- 8 offices/meeting rooms
- 21 conference rooms
- 15 phone rooms



VIRTUAL TOUR



# PROMINENT & ACCESSIBLE LOCATION



## EAT & DRINK

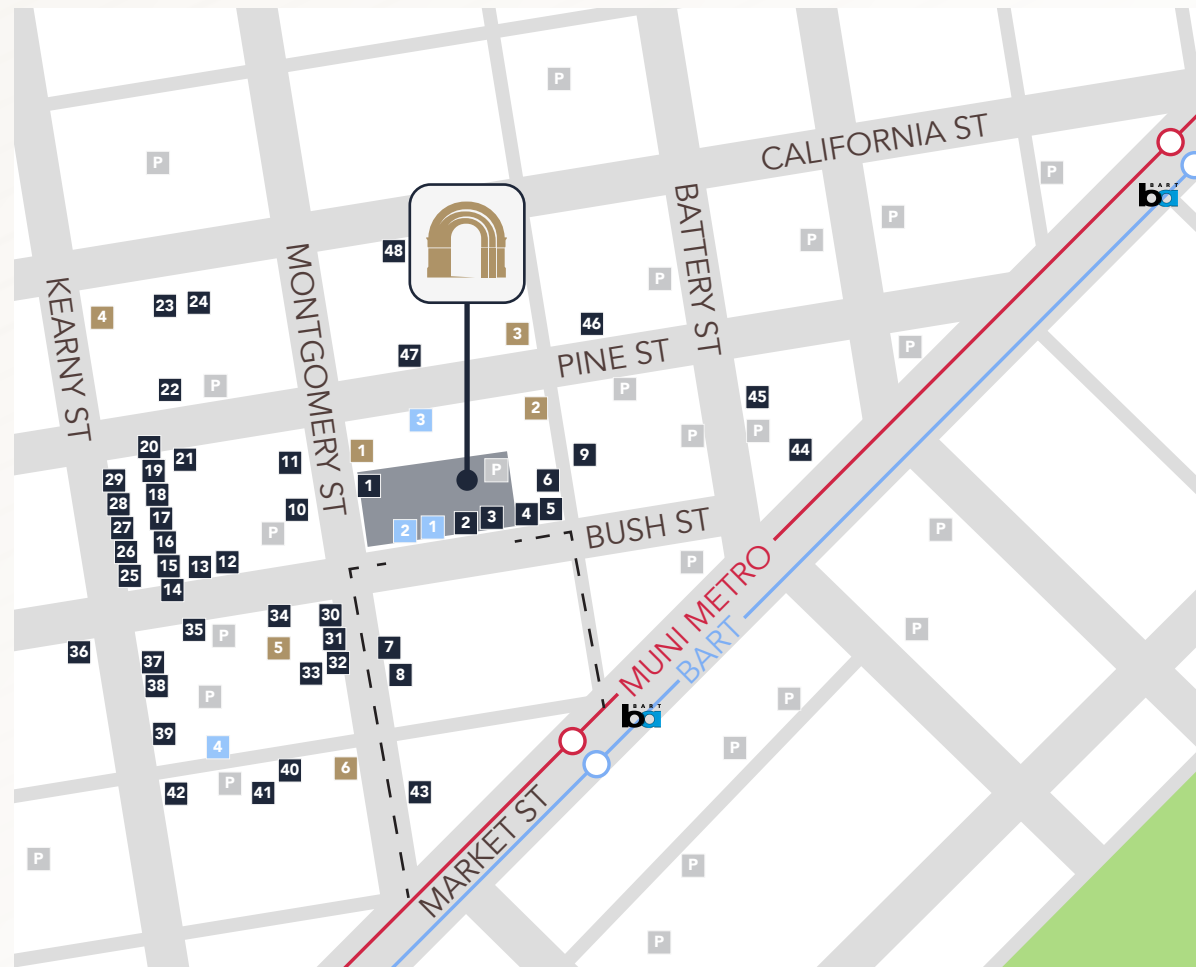
- |                       |                         |
|-----------------------|-------------------------|
| 1 Cafe Venue          | 25 Ramen Hiroshi        |
| 2 Freshroll           | 26 Tenmatsu             |
| 3 HI City             | 27 Chicken g's          |
| 4 The Treasury        | 28 Tin on Kearny        |
| 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

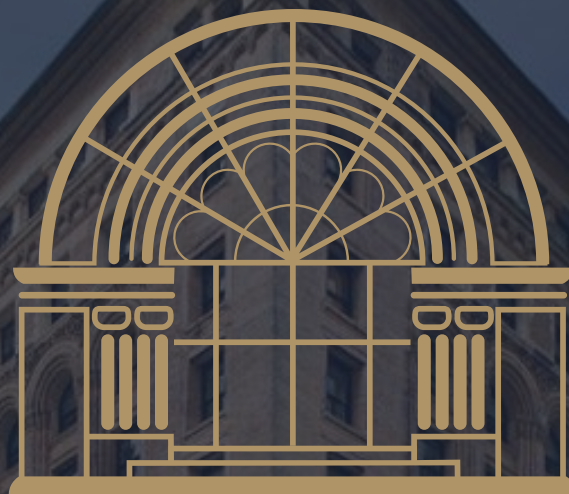
- 1 Flagship Crossfit
- 2 Equinox
- 3 BodyRok
- 4 Bay Club
- 5 Barry's Bootcamp
- 6 24 Hour Fitness

## 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**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1099 | 10/24



**NEWMARK**

**Mark Geisreiter**

Exec Managing Director  
mark.geisreiter@nmrk.com  
CA RE Lic #00889721

**Bart O'Connor**

Sr Managing Director  
bart.oconnor@nmrk.com  
CA RE Lic #01244495

**Hannah Potter**

Managing Director  
hannah.potter@nmrk.com  
CA RE Lic #01924485