

# Creative Full Floors Available

611 MISSION STREET South Financial District



**Tenant Promotions Available**  
Call for Details



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5th Floor - Upgraded Kitchen



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 2nd Floor	5,919 RSF +/-	NOW	Negotiable* *Rate is 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.
Entire 3rd Floor	5,969 RSF +/-	NOW	Negotiable* *Rate is 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 5th Floor	6,046 RSF +/-	May 1, 2024	Negotiable* *Rate is Modified Gross	2+ Years	Potential Plug & Play opportunity. High-end creative space with high exposed ceilings, mostly open plan, high-end glass 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 in the building.

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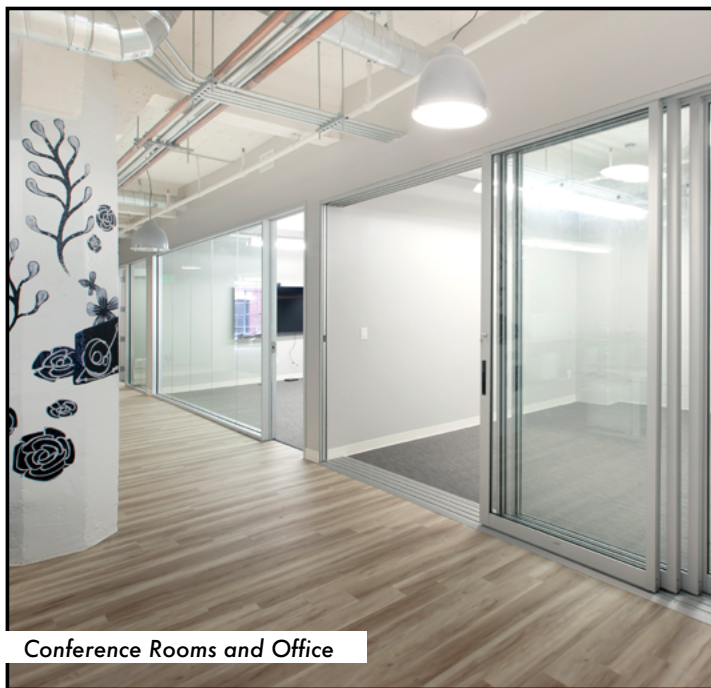
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## SAMPLE PHOTOS OF 5TH FLOOR



Open Work Area with Break Area



Conference Rooms and Office



Open Work Area



Open Work Area





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## NEIGHBORHOOD MAP & AMENITIES



- |                                 |  |                         |
|---------------------------------|--|-------------------------|
| 1 Luke's Lobster SoMa           | 1 San Francisco Museum of Modern Art   | P 2nd Street Garage     |
| 2 The Bird                      | 2 JP Morgan Securities Inc             | P 85 Second St. Parking |
| 3 Mourad                        | 3 Golden Gate University School of Law | P Garage SP+ Parking    |
| 4 Lao Table                     | 4 Palace Hotel                         | P Hearst Parking Garage |
| 5 Blue Bottle Coffee sweetgreen | 5 111 Minna Gallery and Event Space    |                         |
| 6 North India                   | 6 Academy of Art University            |                         |
| 7 Philz Coffee                  | 7 Salesforce Tower                     |                         |
| 8 Pied Piper                    | 8 LinkedIn                             |                         |
| 9 The Garden Court              |  |                         |
| 10 Uno Dos Tacos                |  |                         |
| 11 Bluestone Lane               |  |                         |
| 12 SOMA Coffee Shop             |  |                         |