



# 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, fitness 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



Gym, Shower & Locker  
Facilities



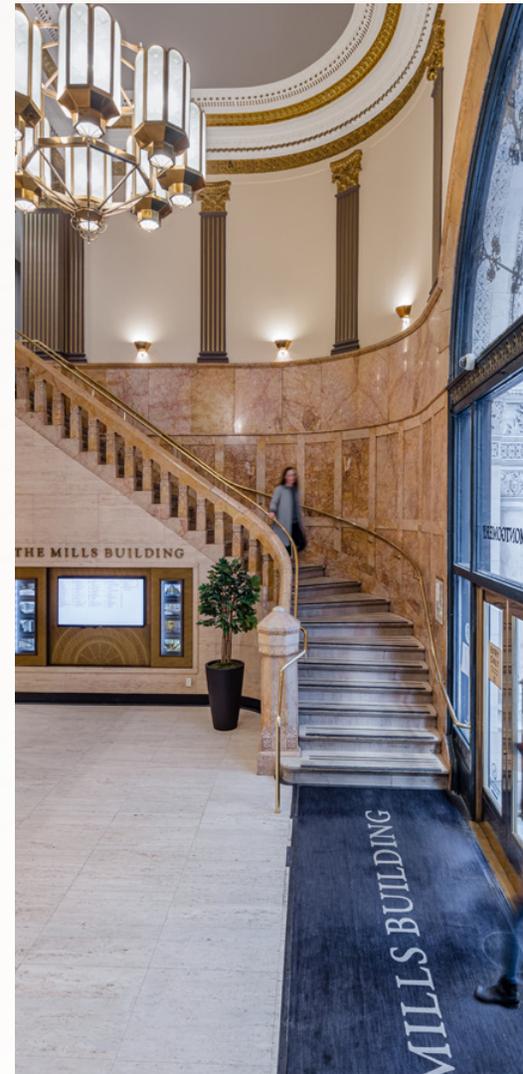
Expanded Bike Storage



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
300	4,821 RSF	<b>NEW SPEC</b> - 3 meeting rooms/offices, 1 conference room, kitchen, open areas, space for 32 work stations, storage. Can be combined with Suite 305 for a total of 8,327 RSF	\$65.00	May 2026	
305	3,506 RSF	<b>NEW SPEC</b> - 3 meeting rooms/offices, 1 conference room, kitchen, open area, space for 24 work stations.	\$65.00	May 2026	
346	3,544 RSF	2 private offices, kitchen, open area.	\$26.00*	Now	
360	3,635 RSF	<b>NEW SPEC</b> - 2 meeting rooms/offices, 1 conference room, open area, space for 28 work stations, break area.	\$65.00	May 2026	
400	4,579 RSF	<b>NEW SPEC</b> - 3 meeting rooms/offices, 1 conference room, kitchen, open area, two sides of windowline, some exposed brick, Montgomery street outlooks, space for 16 work stations, furnished.	\$64.00	Apr 2026	
645	13,818 RSF	Creative suite with double door entry and exposed brick, high concrete ceilings and high end finishes throughout. Great light and City views on the north side of the floor. Open space with room for 70+ desks, 12 meeting rooms, kitchen.	\$65.00	Aug 2026	*
1000	4,826 RSF	<b>LEASE PENDING</b>	\$64.00	Now	
1060	5,543 RSF	<b>NEW SPEC</b> - Creative furnished spec with elevator identity, 3 meeting rooms, open kitchen, open work area with 40 desks. Adjacent to new 10th floor tenant lounge. Exposed ceilings.	\$50.00	Mar 2026	
1200	6,072 RSF	<b>NEW SPEC</b> - Boardroom & 4 meeting rooms/offices. Exposed ceiling and brick, great natural light. Furnished.	\$65.00	May 2026	**
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 2nd floor	3,840 RSF	<b>NEW SPEC</b> - 1 conference room, 4 meeting rooms/offices, open area, phone room, space for 20 work stations.	\$65.00	Apr 2026	***
333 Pine 4th Floor	4,264 RSF	<b>NEW SPEC</b> - High ceilings, 4 private offices, 1 conference room, kitchen, great light, city views.	\$65.00	Apr 2026	***
369 Pine Suite 410	2,717 RSF	<b>LEASE PENDING</b>	\$60.00	Now	
369 Pine Suite 610	2,101 RSF	<b>NEW SPEC</b> - 1 meeting room/office, 1 conference room, break area, phone room, space for 12 work stations. Adjacent to new 6th floor tenant lounge	\$62.00	Now	
369 Pine 8th Floor	7,971 RSF	Full-floor creative suite ready for a custom build-out. Includes a 1,071 SF penthouse accessible via private stairs, opening onto two exclusive roof decks.	\$62.00	Aug 2026	

\*Virtual tour displays suite 650. Suite 645 is similar to Suite 650.

\*\*Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.

\*\*\*Virtual tour displays 3rd Floor. Floors 2 and 4 will be similar to 3rd Floor.

# LARGE SUITE AVAILABILITIES



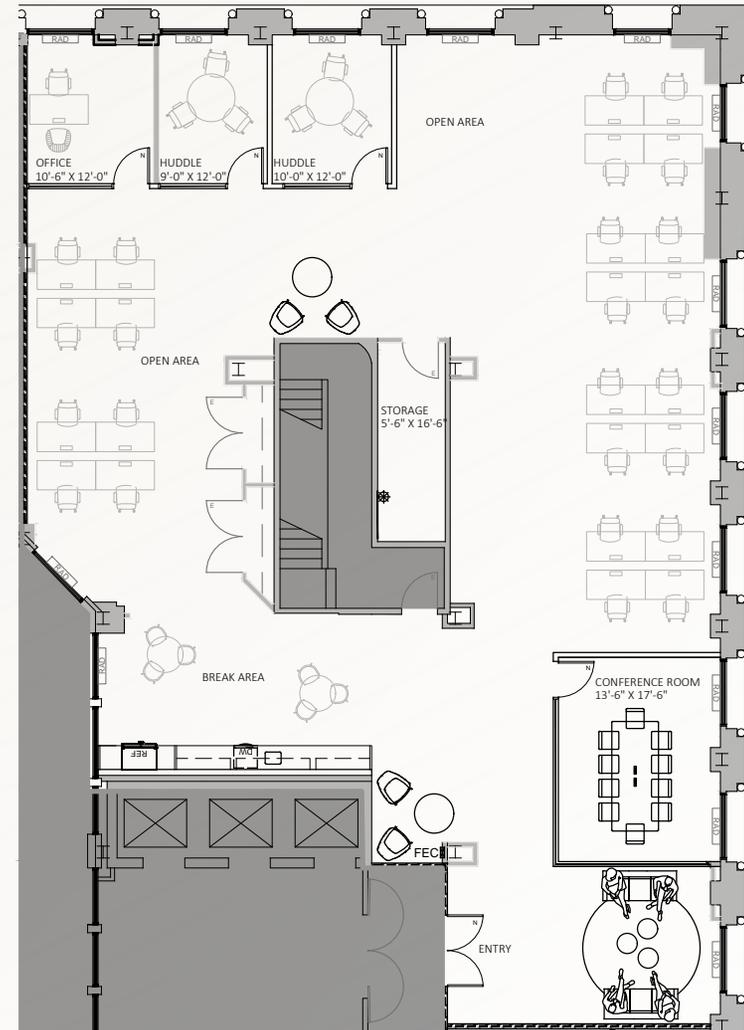
SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
500	40,951 RSF	Full floor identity, professional services suite, 87 offices/meeting rooms (67 exterior), large board room, 3 conference rooms, training room, large break area, operable windows for fresh air circulation, full height windows surrounding the premises, full A/C and heating system.	Please Inquire	Now	
700	40,642 RSF	<b>MOVE-IN READY - FF&amp;E POSSIBLE</b> - 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	

# SUITE 300 - SPEC SUITE

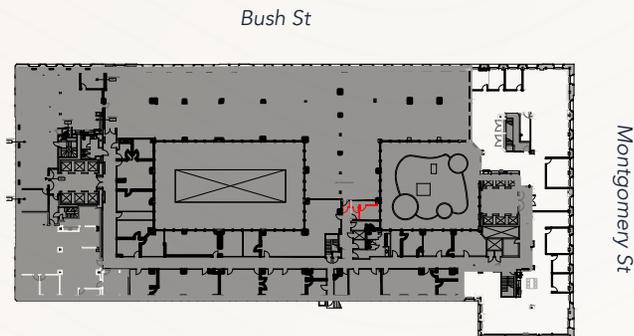
4,821 RSF | Available May 2026



- Bright corner suite with exposed brick
- 3 Meeting rooms/offices
- 1 Conference room
- Open areas
- Kitchen
- Space for 24 work stations
- Furnished
- Can be combined with Suite 305 for a total of 8,327 RSF



*\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*

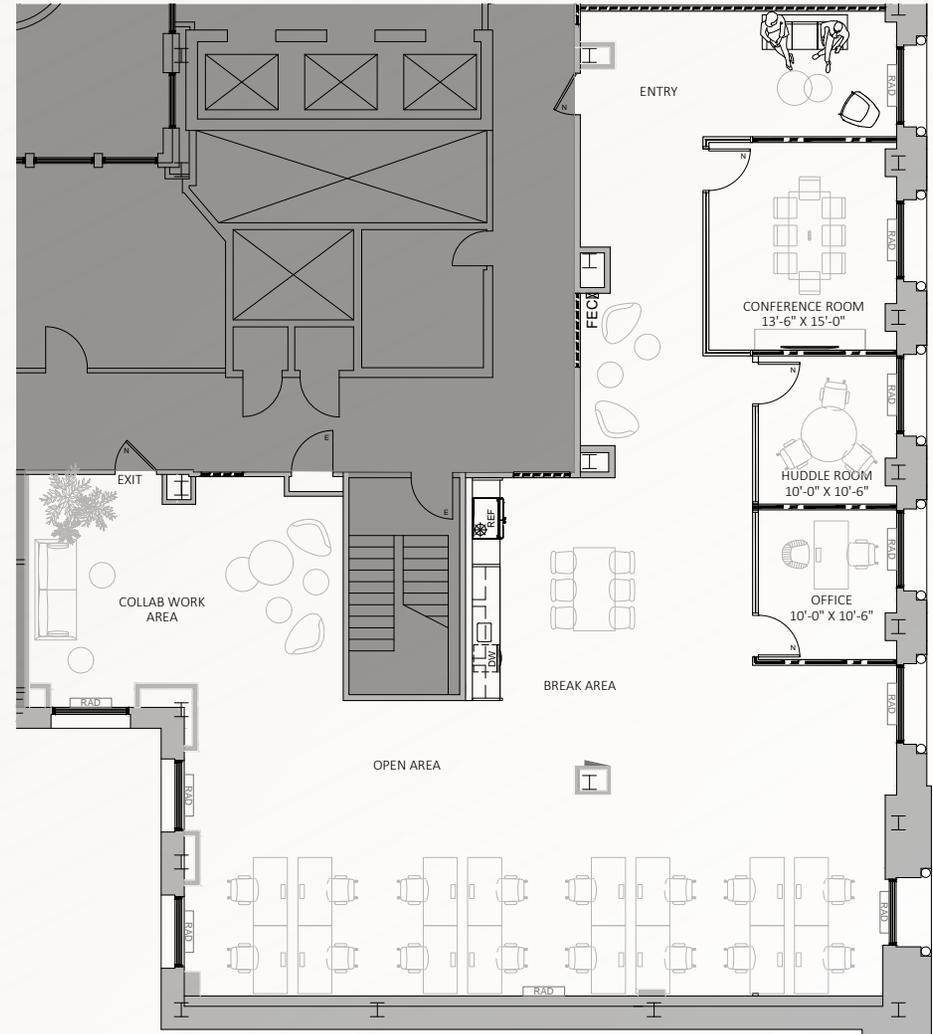


# SUITE 305 - SPEC SUITE

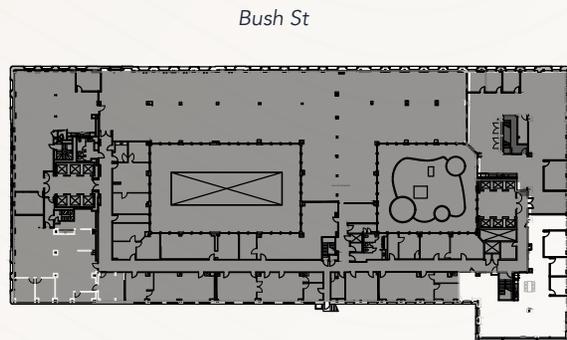
3,506 RSF | Available May 2026



- 2 Meeting rooms/offices
- 1 Conference room
- Kitchen
- Open area
- Space for 24 work stations
- Furnished
- Can be combined with Suite 305 for a total of 8,327 RSF



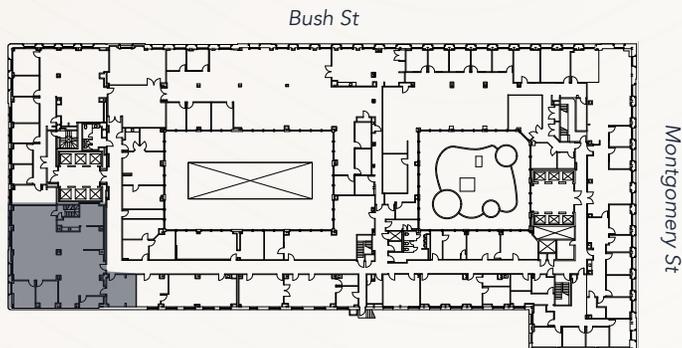
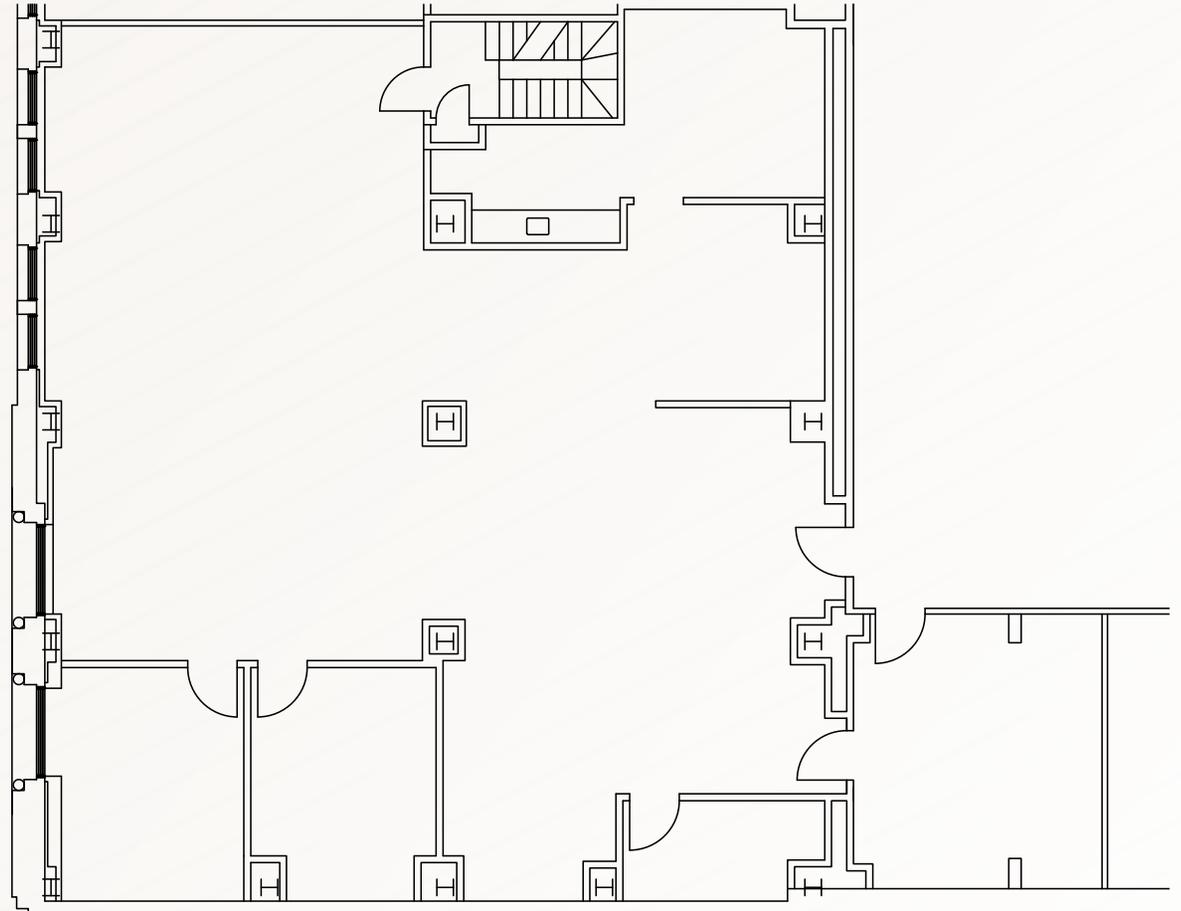
*\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*



# SUITE 346

~3,544 RSF | Available Now

- 2 Private offices
- Kitchen
- Open area

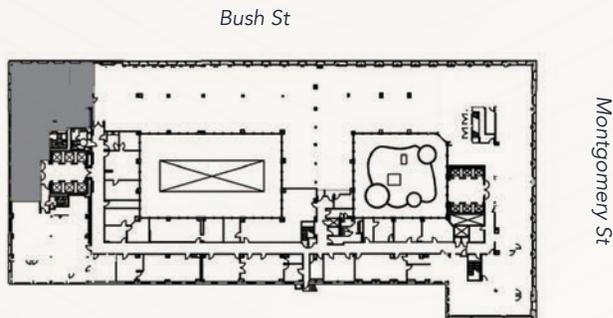
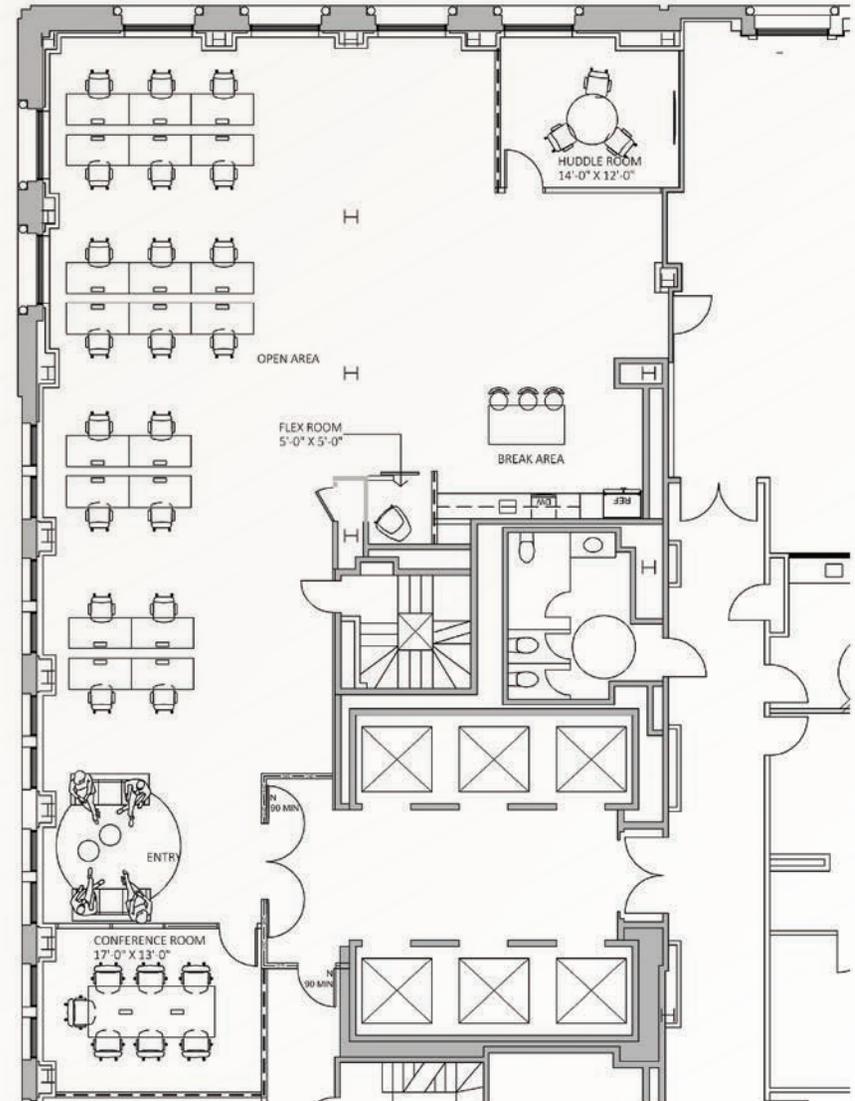


# SUITE 360 - SPEC SUITE

3,635 RSF | Available May 2026



- 2 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Space for 28 work stations
- Break area
- Furnished



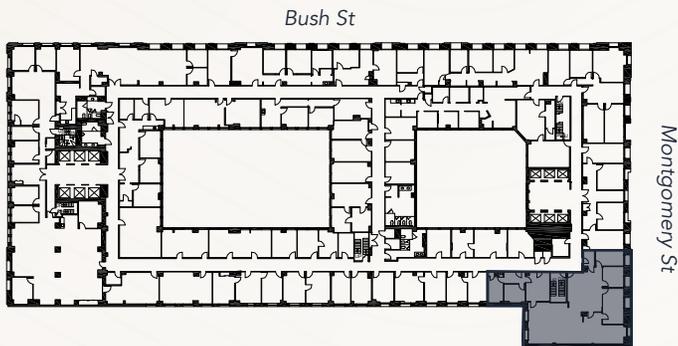
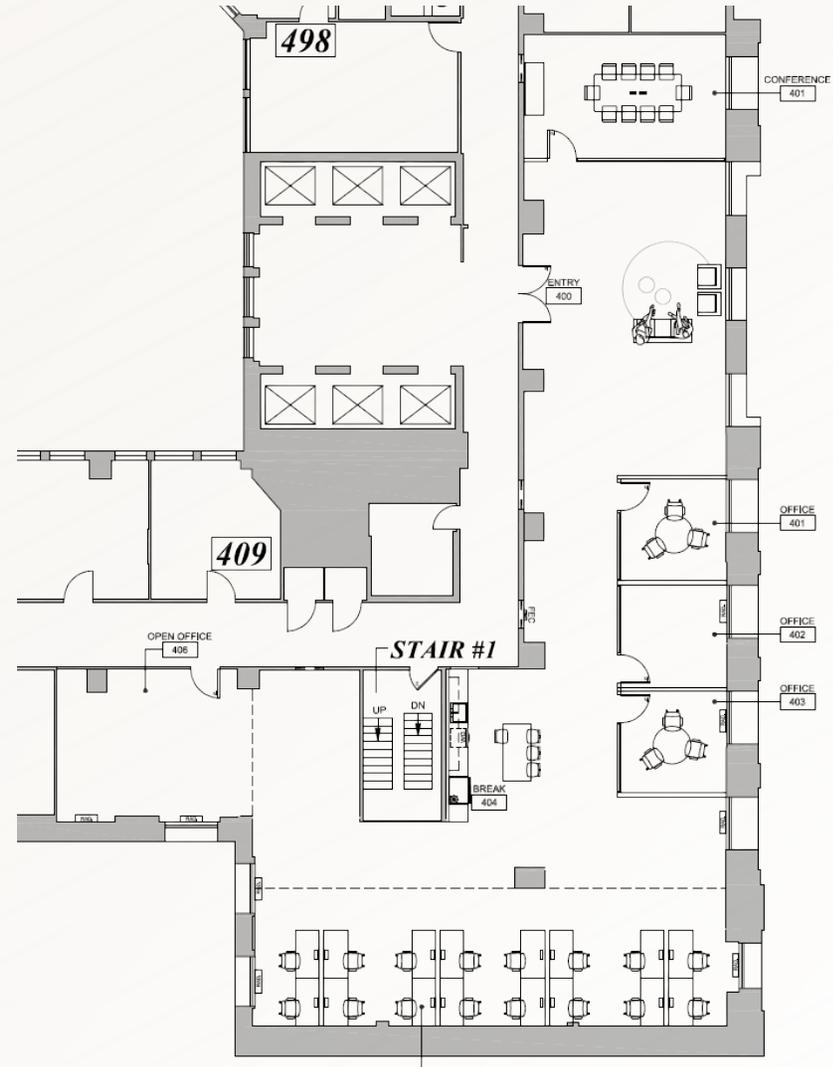
\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan

# SUITE 400 - SPEC SUITE

4,579 RSF | Available Mar 2026



- 3 Meeting rooms/offices
- 1 Conference room
- Kitchen
- Open area
- Two sides of windowline
- Some exposed brick
- Montgomery Street outlooks
- Future spec suite
- Space for 12 work stations
- Furnished



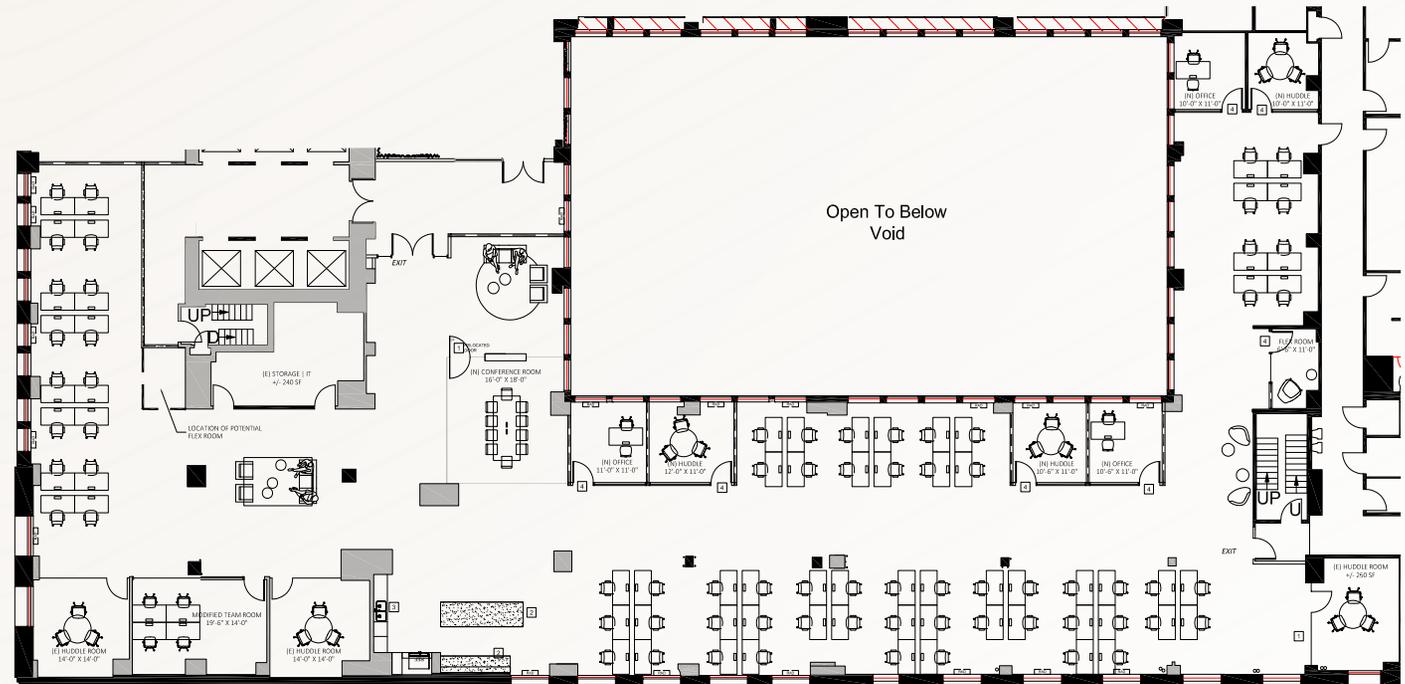
*\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*

# SUITE 645

13,818 RSF | Available Aug 2026

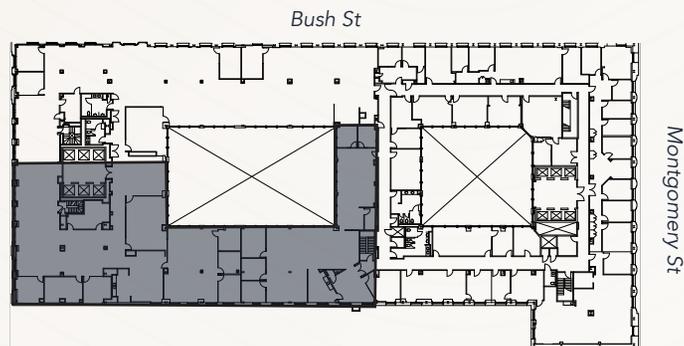


- Creative suite
- Double door entry
- Exposed brick and high concrete ceilings
- High end finishes throughout
- Great light
- City views on the north side of the floor
- Open space with room for 70+ desks
- 12 Meeting rooms
- Kitchen



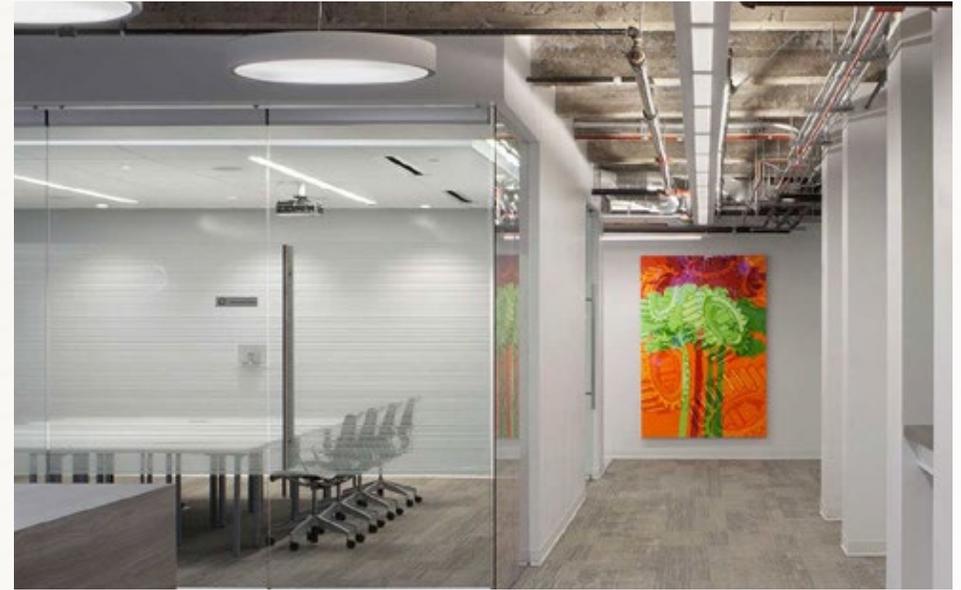
*\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*

*\*Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*



# SUITE 645

13,818 RSF | Available Aug 2026



*\*Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*

# SUITE 1000 - SPEC SUITE

4,826 RSF | LEASE PENDING

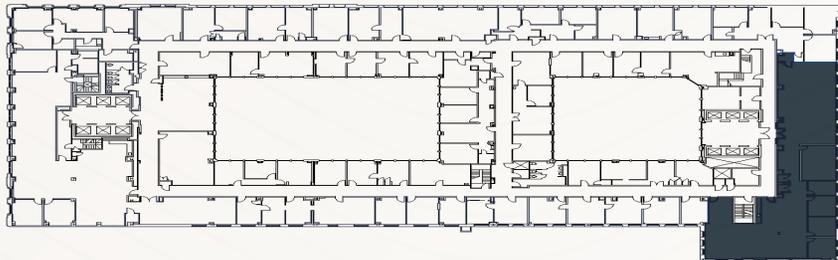
- High ceilings
- 4 Meeting rooms
- 1 Conference room
- Open kitchen
- Open area
- Double door elevator identity
- Excellent Montgomery Street windowline
- Access to new 10th floor tenant lounge
- Furnished



VIRTUAL TOUR



Bush St



Montgomery St



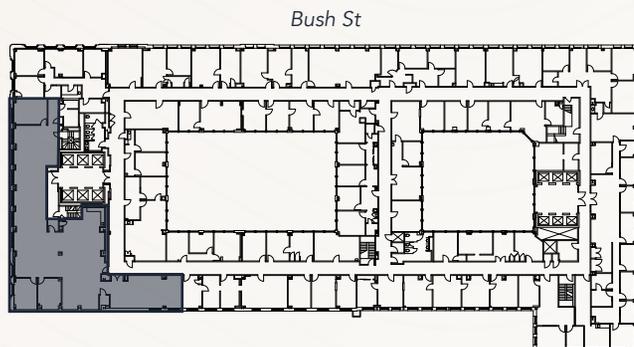
# SUITE 1060

5,543 RSF | Mar 2026

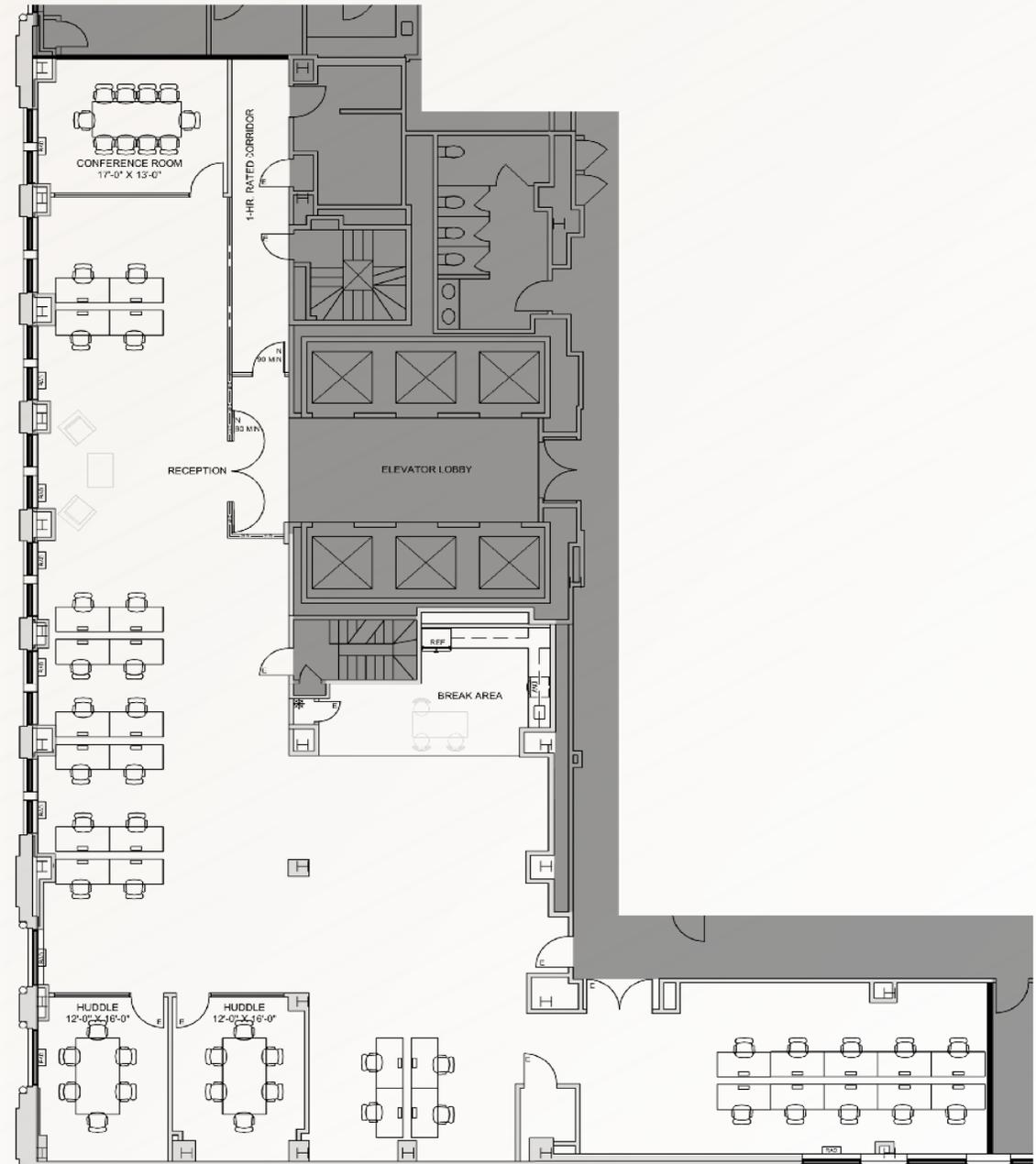
- Creative suite
- Elevator identity
- 3 Meeting rooms
- Open kitchen
- Open work area for 38 desks
- Adjacent to new 10th floor tenant lounge
- Open ceiling and exposed brick walls
- Furnished



VIRTUAL TOUR



Montgomery St

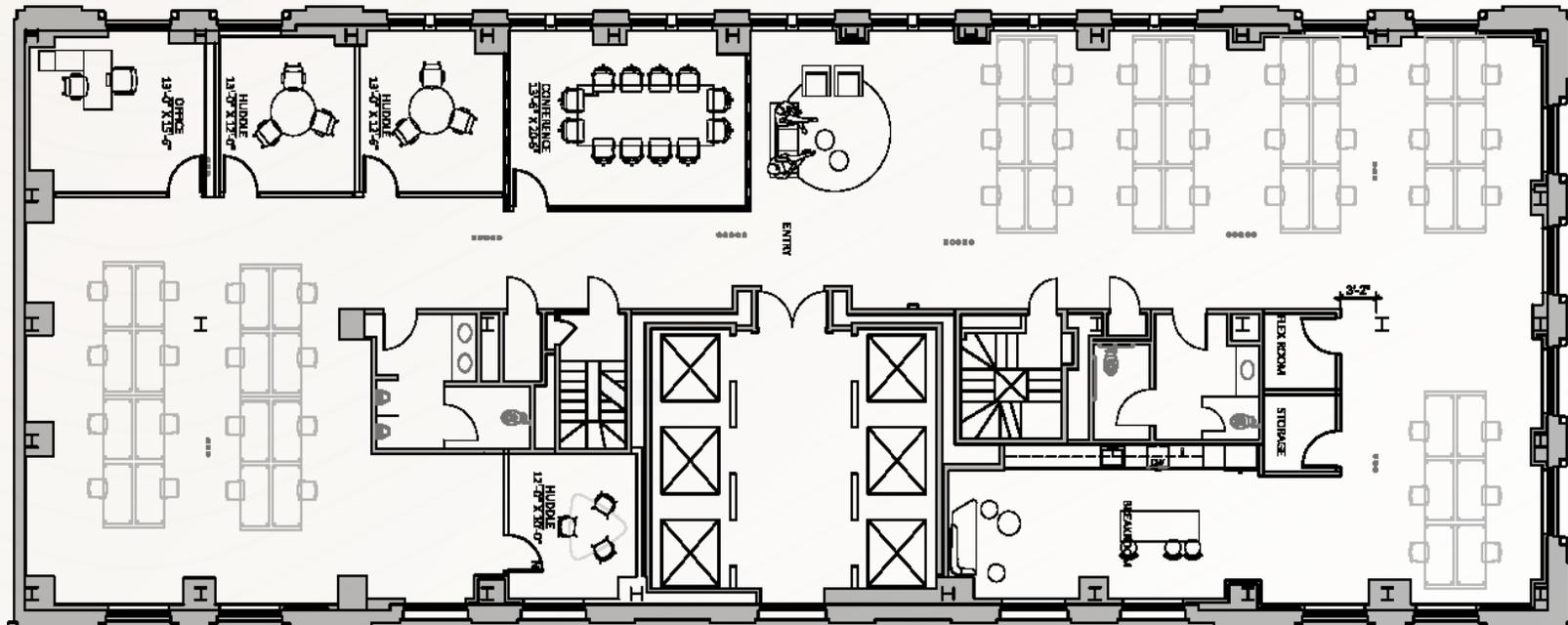


# SUITE 1200

6,072 RSF | Available May 2026



- New creative spec floor available 5/1/26
- Boardroom
- 4 Meeting rooms/offices
- Exposed ceiling and brick
- Great natural light
- Furnished



*\*The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*

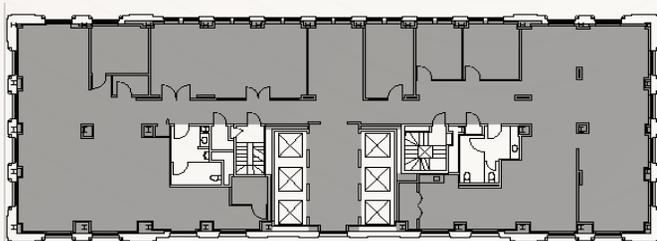
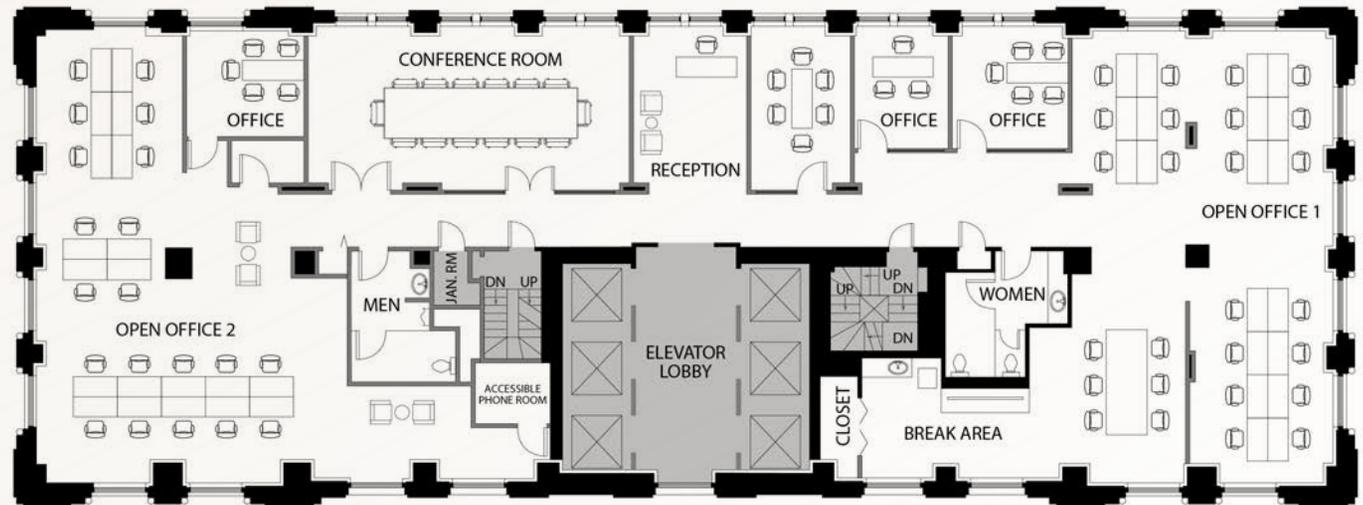
*\*Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.*

# SUITE 1700

5,928 RSF | Furnished | Available Now



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

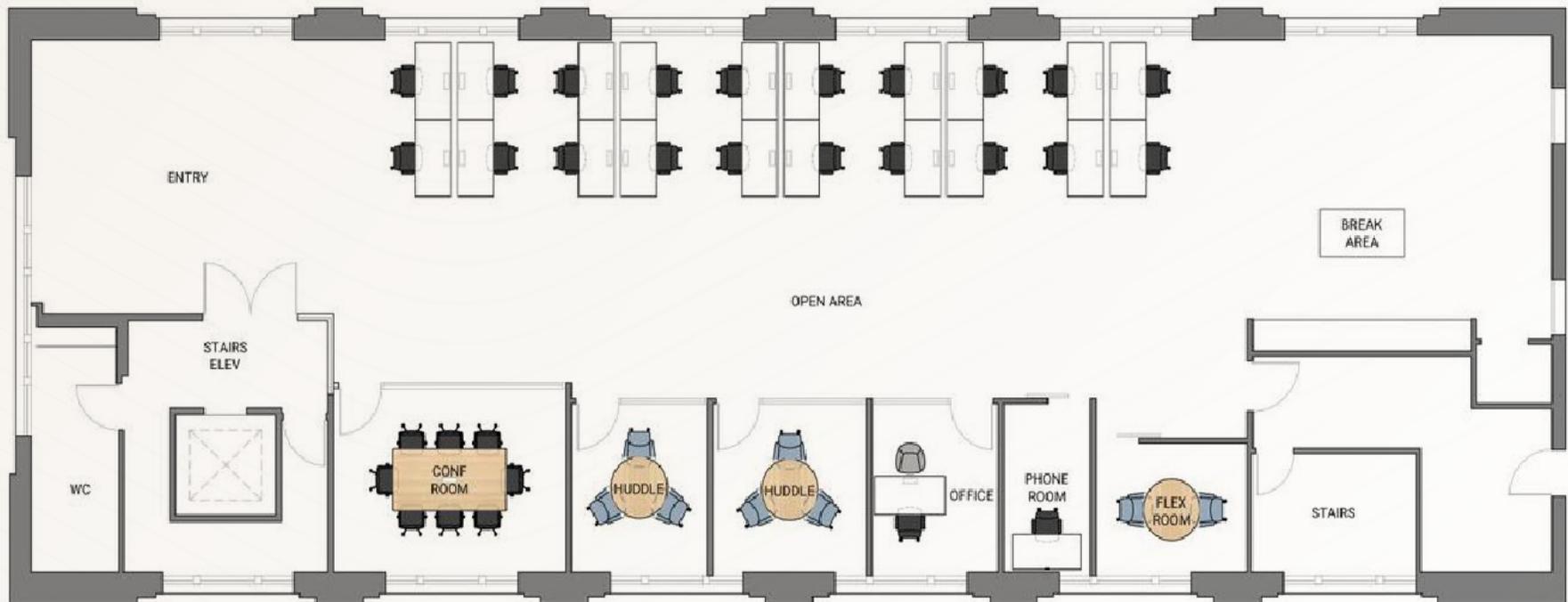


# 333 PINE 2ND FLOOR

3,840 RSF | Apr 2026



- 1 Conference room
- 4 Meeting rooms/offices
- Open area
- Phone room
- Space for 20 work stations



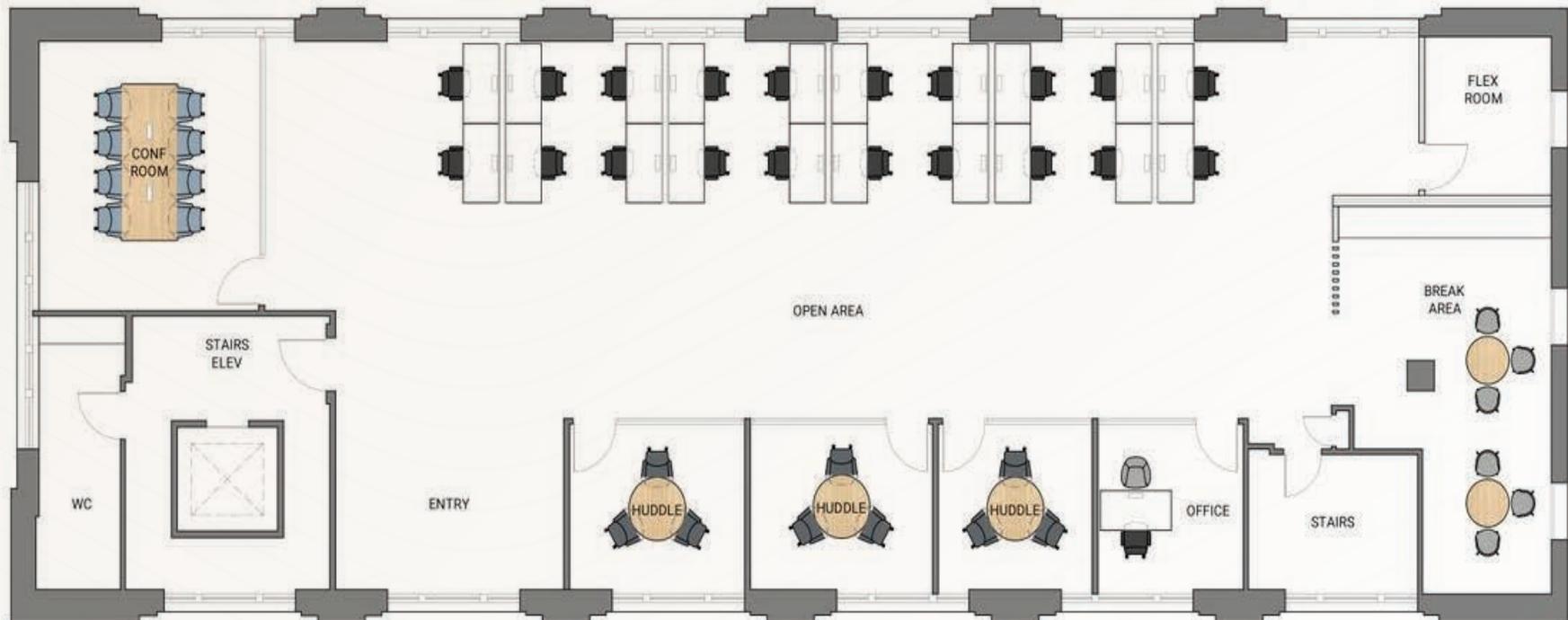
*\*Virtual tour displays 3rd Floor. Floor 2 will be similar to 3rd Floor.*

# 333 PINE 4TH FLOOR

4,264 RSF | Apr 2026



- High ceilings
- 4 Private offices
- 1 Conference room
- Kitchen
- Great light
- City views



Montgomery St

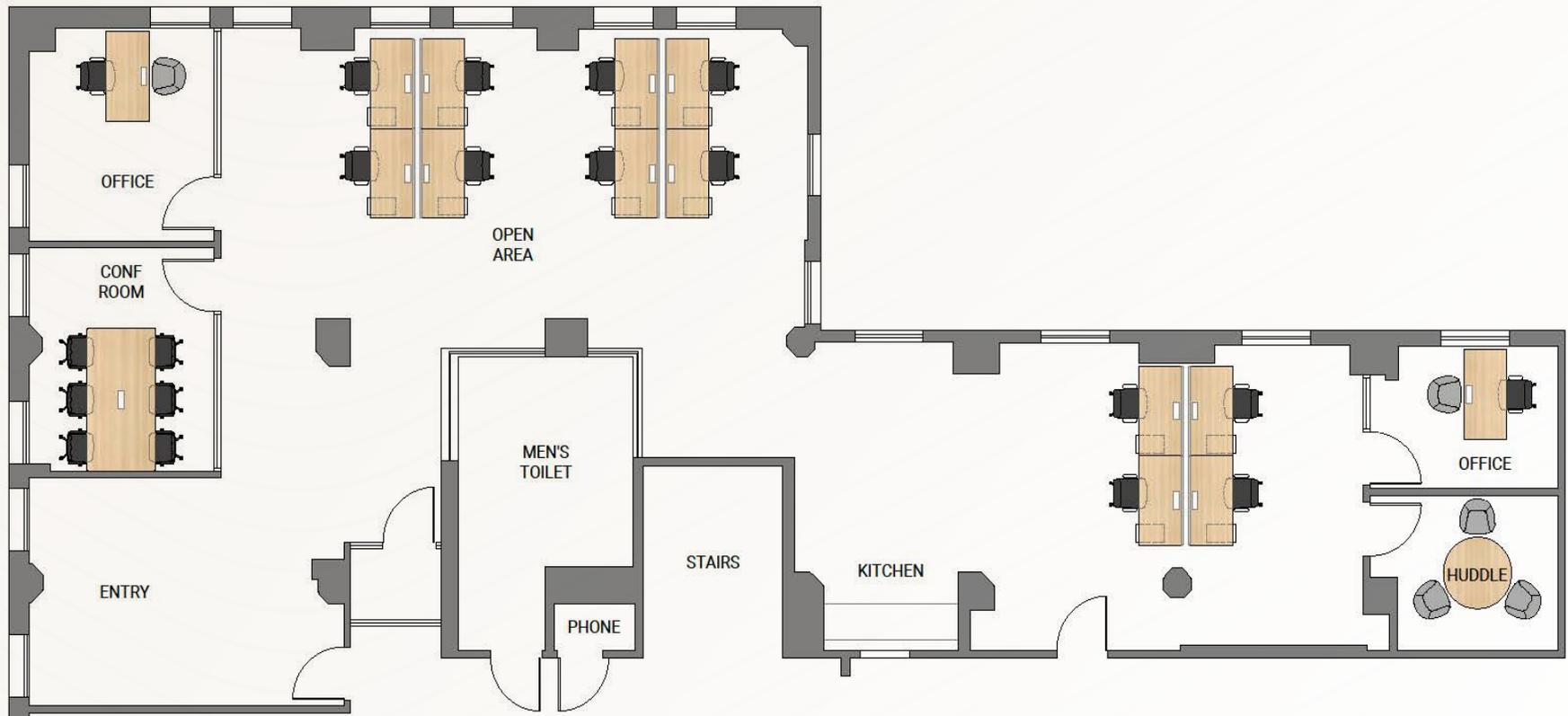
\*Virtual tour displays 3rd Floor. Floor 4 will be similar to 3rd Floor.

# 369 PINE SUITE 410

2,717 RSF | LEASE PENDING



- 3 Meeting rooms/offices
- 1 Conference room
- Kitchen
- Open area
- Space for 12 work stations

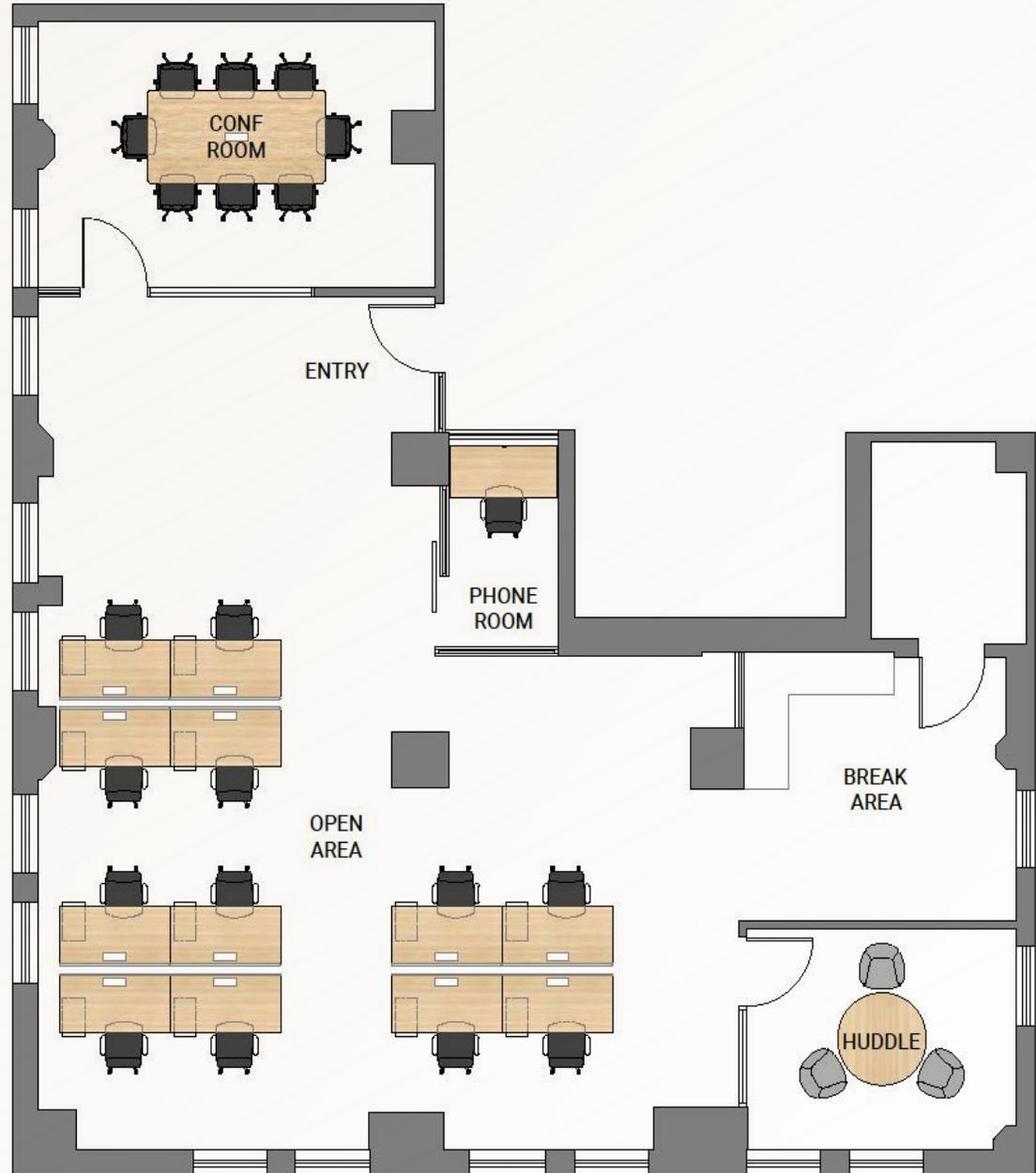


# 369 PINE SUITE 610

2,101 RSF | Available Now



- 1 Meeting room/office
- 1 Conference room
- Break area
- Open area
- Phone room
- Space for 12 work stations



# 369 PINE NEW 6TH FLOOR TENANT AMENITY LOUNGE AND CONFERENCE ROOM



Completion Mar 2026

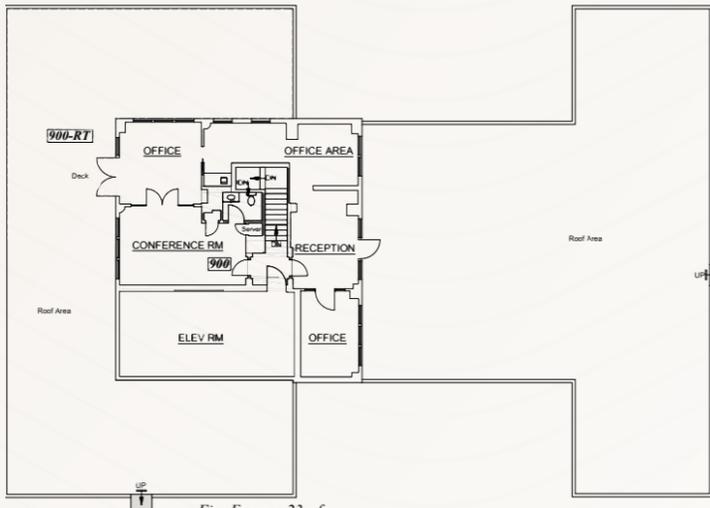
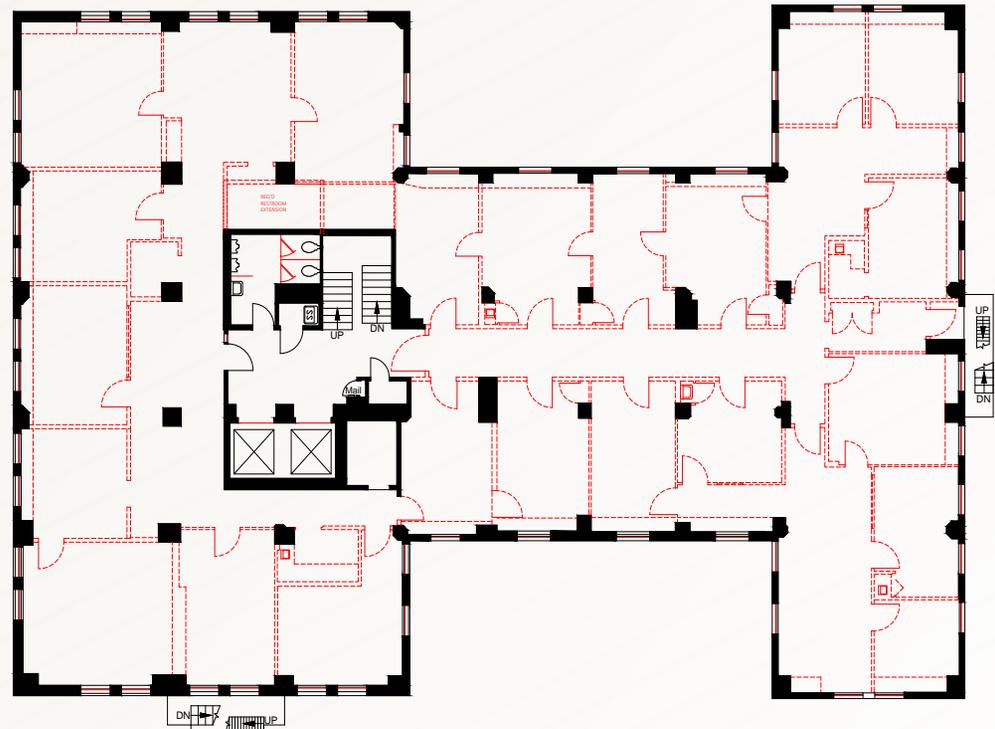


# 369 PINE 8TH FLOOR

7,971 RSF | Aug 2026



- Entire 8th Floor
- Ready for custom build-out
- Includes 1,071 SF penthouse and exclusive access to two outdoor roof deck areas



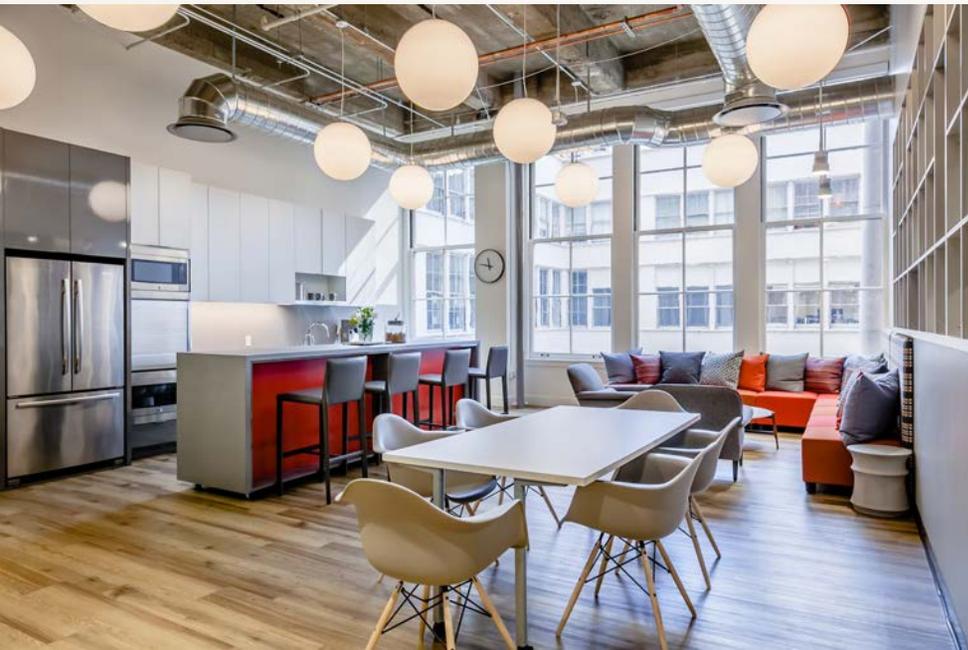
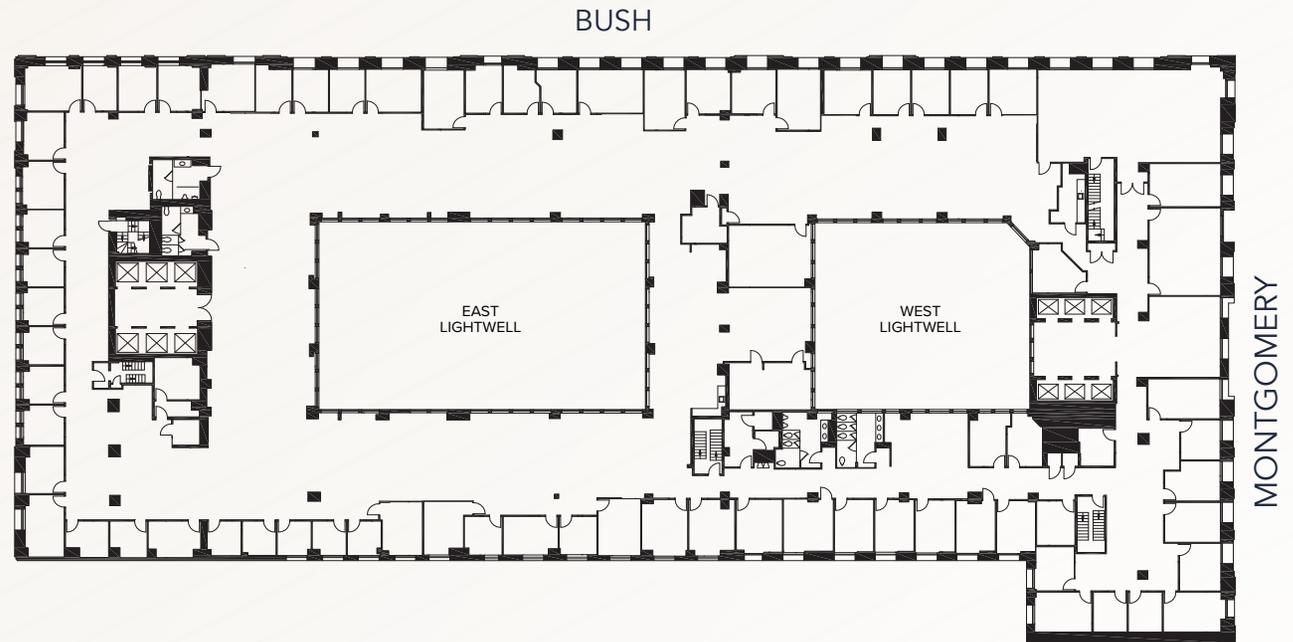
# SUITE 500

40,951 RSF | Available Now

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

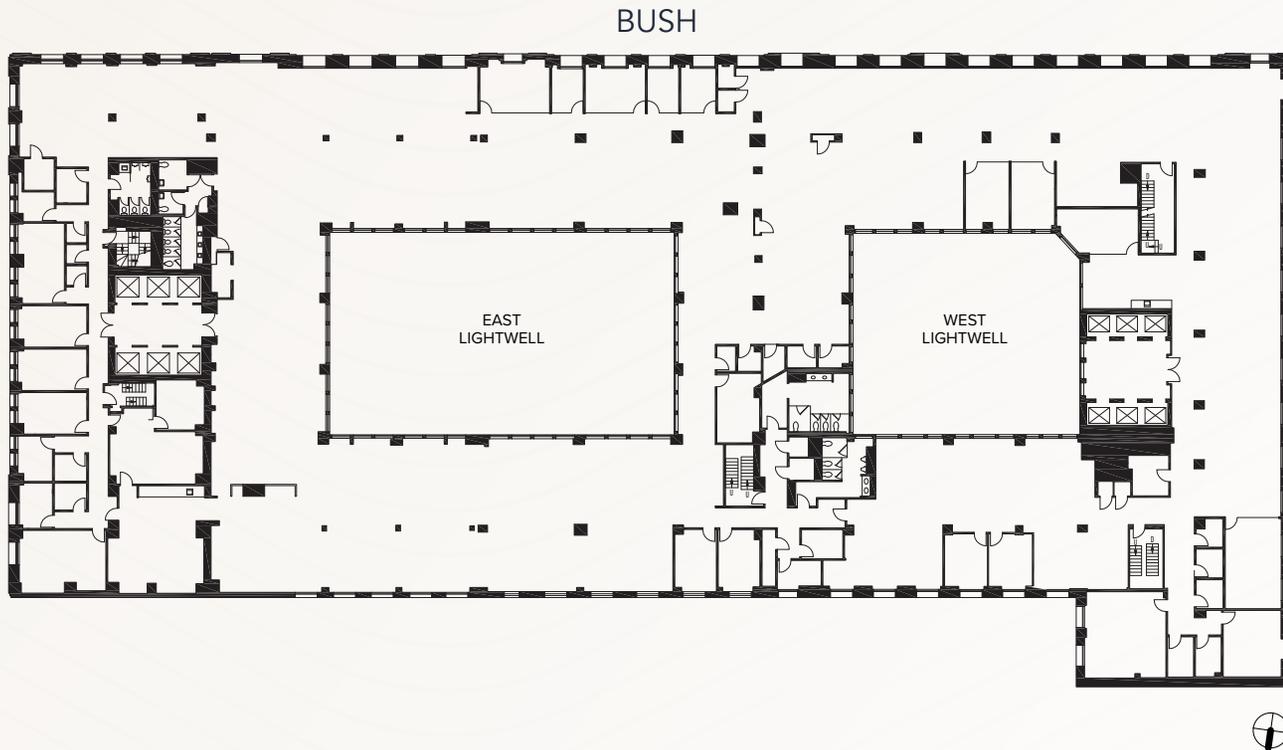


# SUITE 700

40,642 RSF | Available Now

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



DOWNLOAD  
BROCHURE



# PROMINENT & ACCESSIBLE LOCATION



## EAT & DRINK

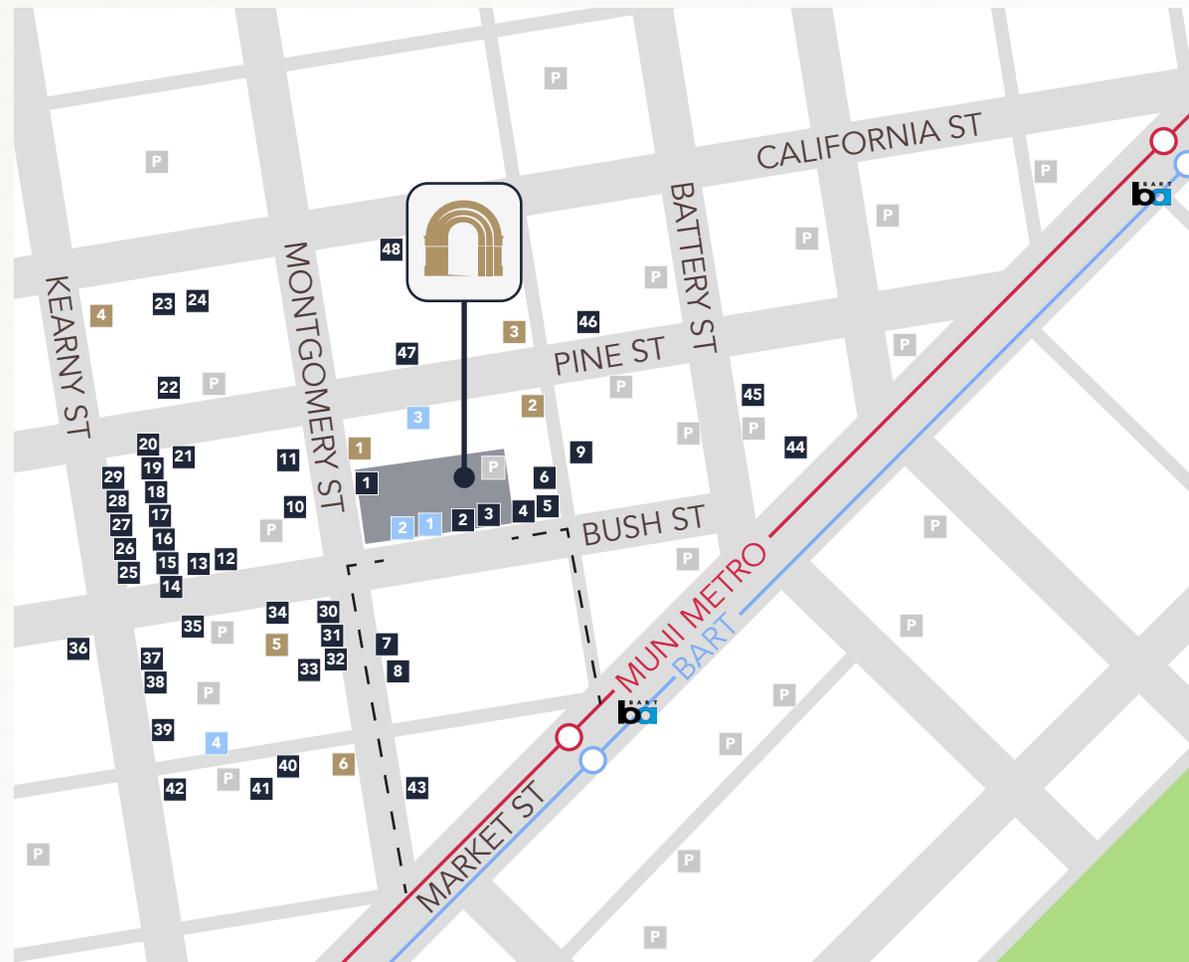
- |                       |                         |
|-----------------------|-------------------------|
| 1 Cafe Venue          | 25 Ramen Hiroshi        |
| 2 Freshroll           | 26 Tenmatsu             |
| 3 HI City             | 27 Chicken g's          |
| 4 The Treasury        | 28 Tin on Kearny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