



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



Mother's Room



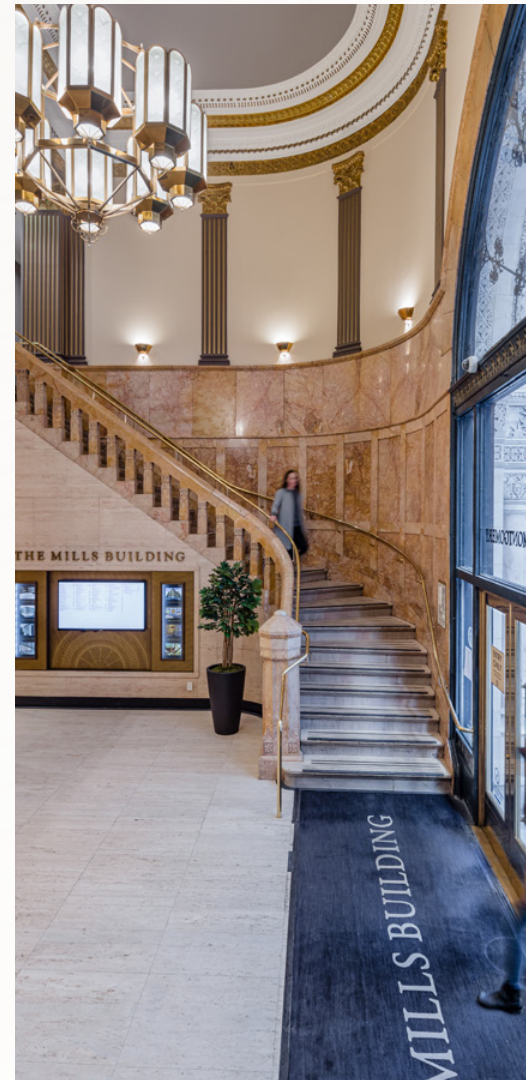
Expanded Bike Storage



On-Site Valet Parking



Convenient Dining Options On-Site



SUITE

AVAILABILITIES

New Spec Suites Under Construction!



SUITE	RSF	DESCRIPTION	ASKING RATE (F\$)	AVAILABLE	VIRTUAL TOUR
305	3,508 RSF	NEW SPEC - 3 meeting rooms/offices, 1 conference room, kitchen, open area, space for 24 work stations.	Low \$70s	Now	
360	3,635 RSF	NEW SPEC - Furnished, 1 meeting room/office, 1 conference room, open area, space for 20+ work stations, break area.	Low \$70s	Now	
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	
645	13,818 RSF	NEW SPEC -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, 10 meeting rooms, kitchen.	Low \$70s	Mar 2027	*
810	3,841 RSF	NEW SPEC -Creative suite with double door entry, furnished, 1 conference room, 3 meeting rooms/private offices, break area, kitchen, open area for 20+ workstations.	Mid \$70s	Oct 2026	
1060	5,543 RSF	SECOND GEN SPEC - 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.	\$52.00	Now	
333 Pine 2nd floor	3,840 RSF	LEASE PENDING			

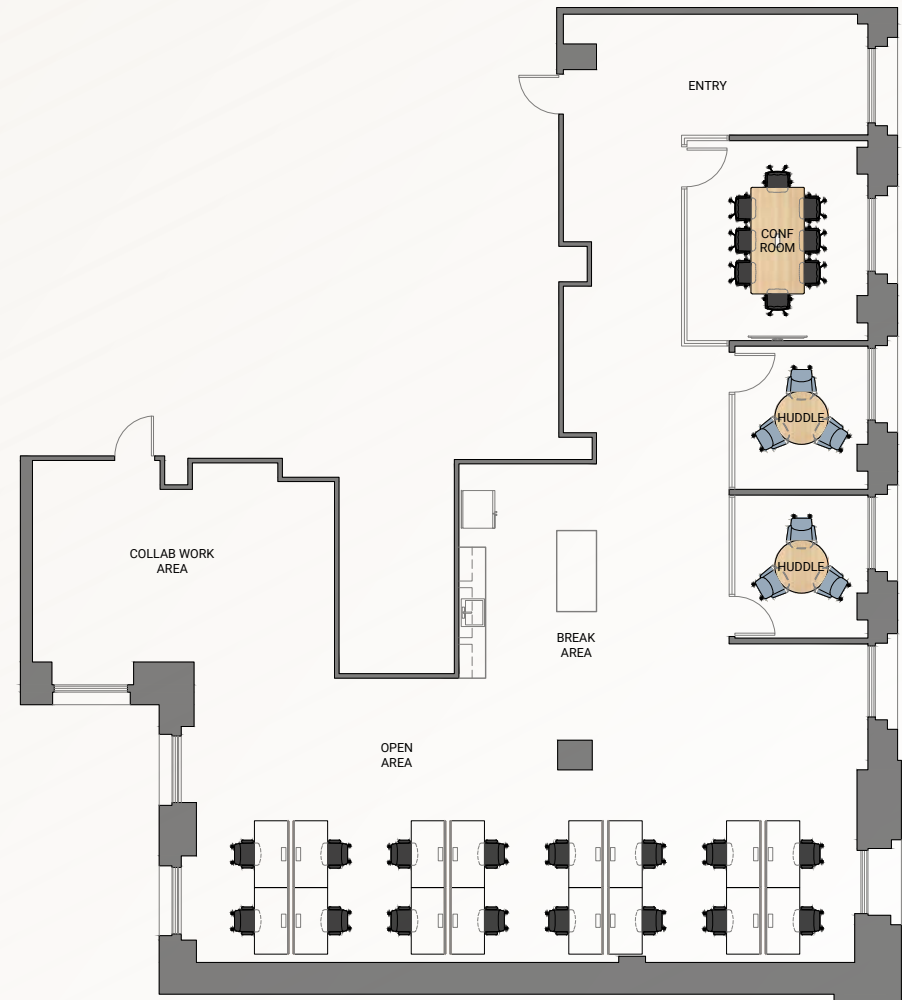
*Virtual tour displays suite 650. Suite 645 is similar to Suite 650.

SUITE 305 - SPEC SUITE

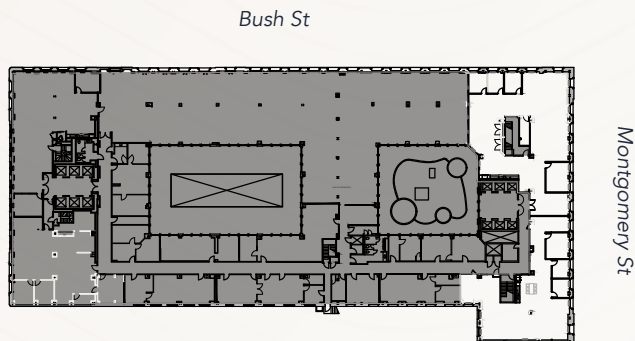
3,508 RSF | Furnished | Available Now



- 2 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Furnished with 16 workstations;
capacity for additional desks



Furniture is optional

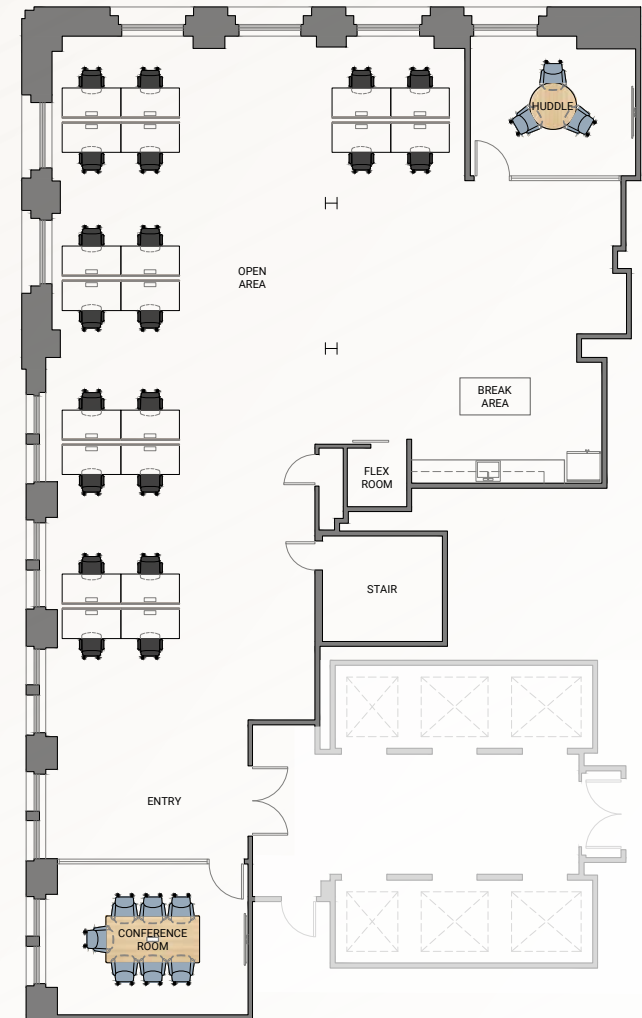
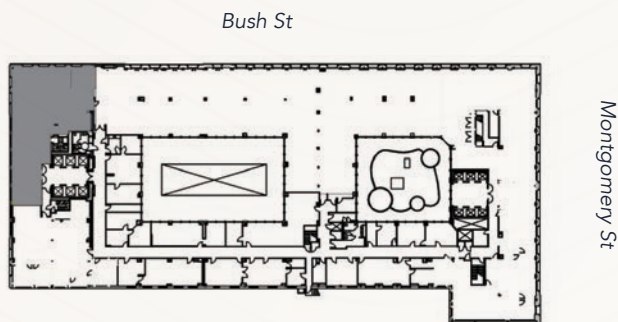


SUITE 360 - SPEC SUITE

3,635 RSF | Furnished | Available Now



- 1 Meeting room/office
- 1 Conference room
- Open area
- Kitchen
- Break area
- Furnished with 20 workstations;
capacity for additional desks



Furniture is optional

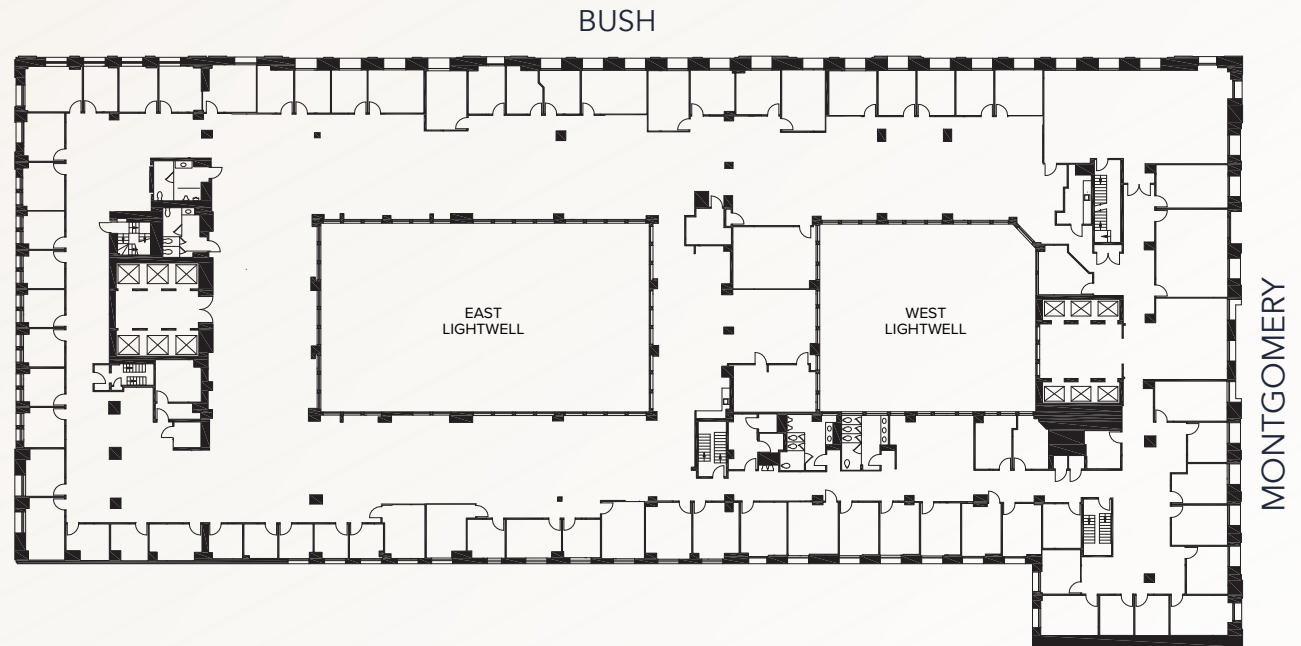
SUITE 500

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

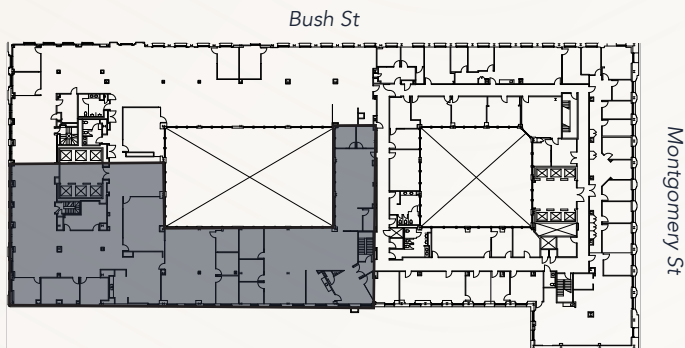


13,818 RSF | Furnished | Available Mar 2027



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



SUITE 645

13,818 RSF | Furnished | Available Mar 2027



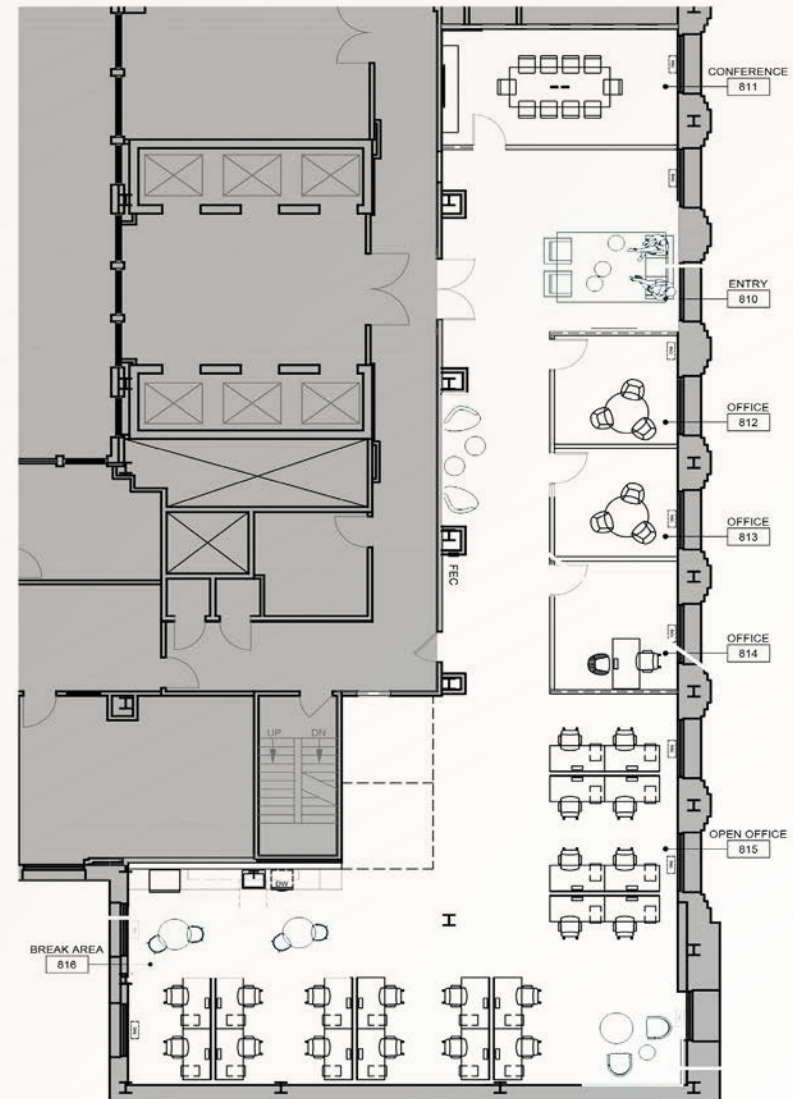
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*

SUITE 810

3,841 RSF | Furnished | Available Now



- Creative suite
- Spec suite
- Double door identity
- 1 conference room
- 3 meeting rooms/private offices
- Break area
- Kitchen
- Open area for 20+ desks
- Furnished



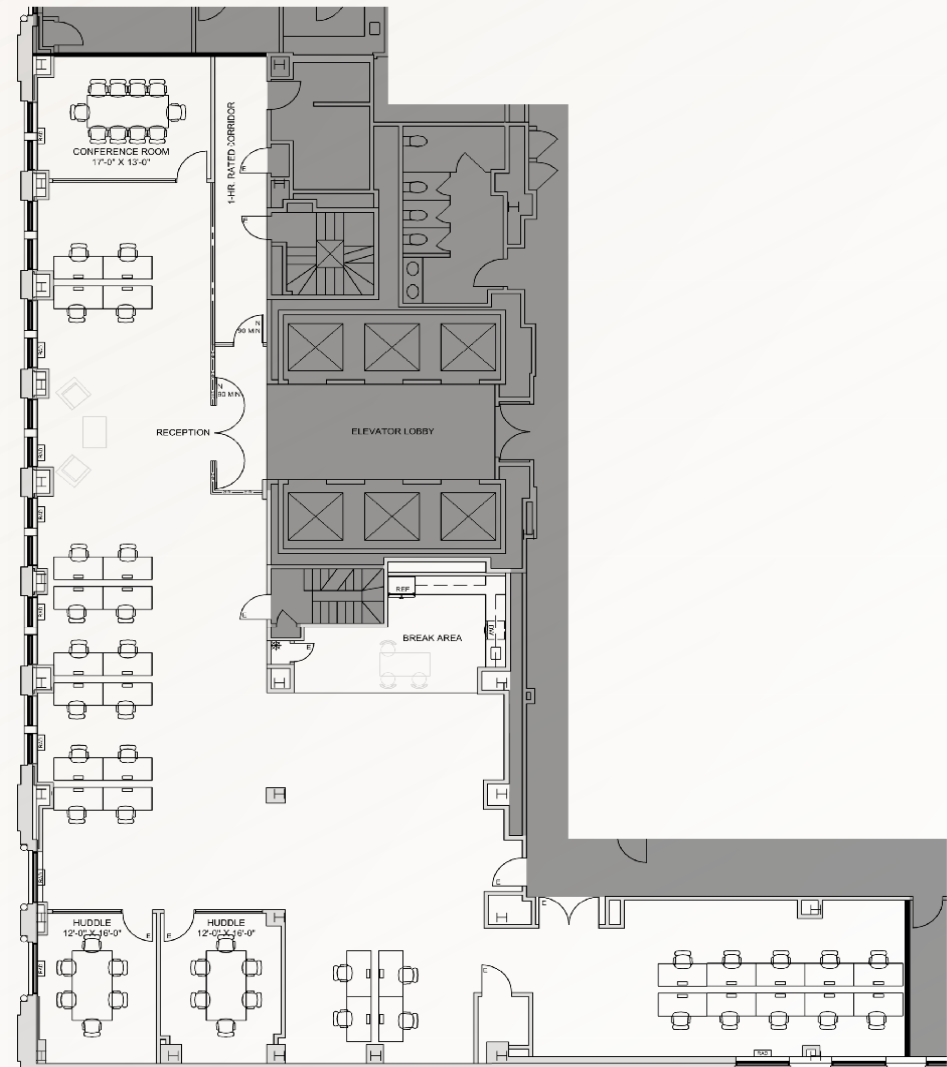
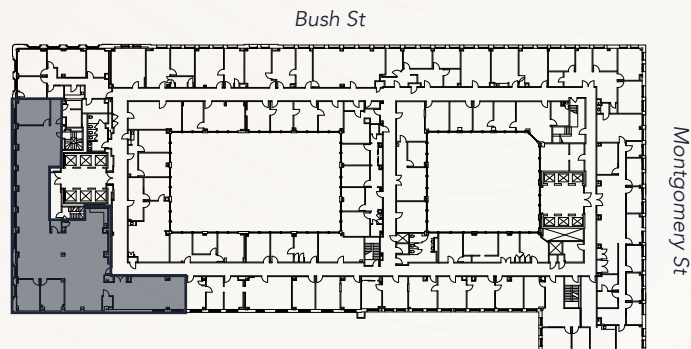
Furniture is optional

SUITE 1060

5,543 RSF | Furnished | Available Now



- Creative suite
- Second gen spec
- 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



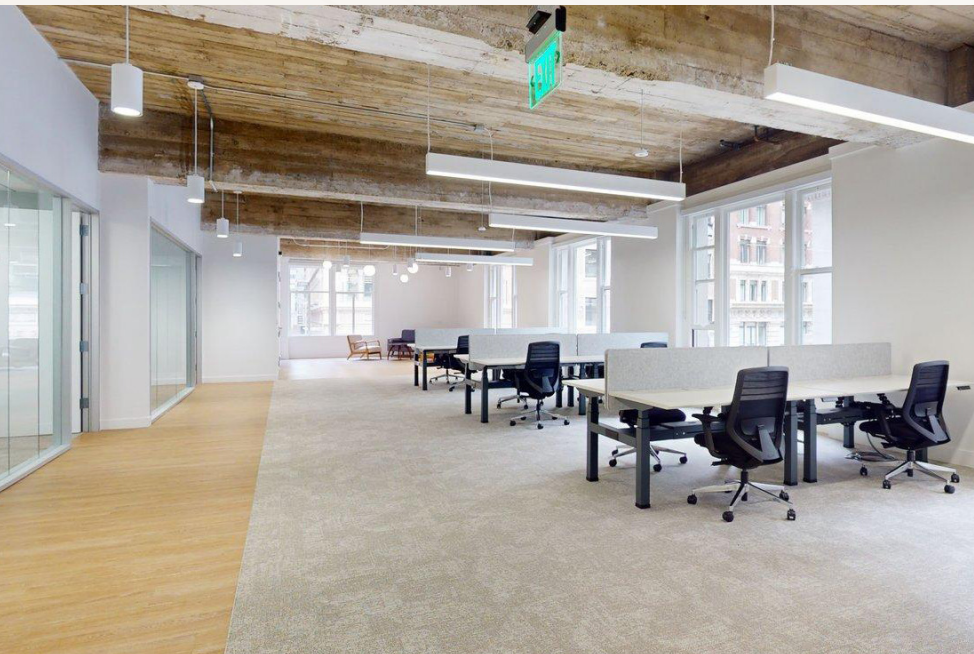
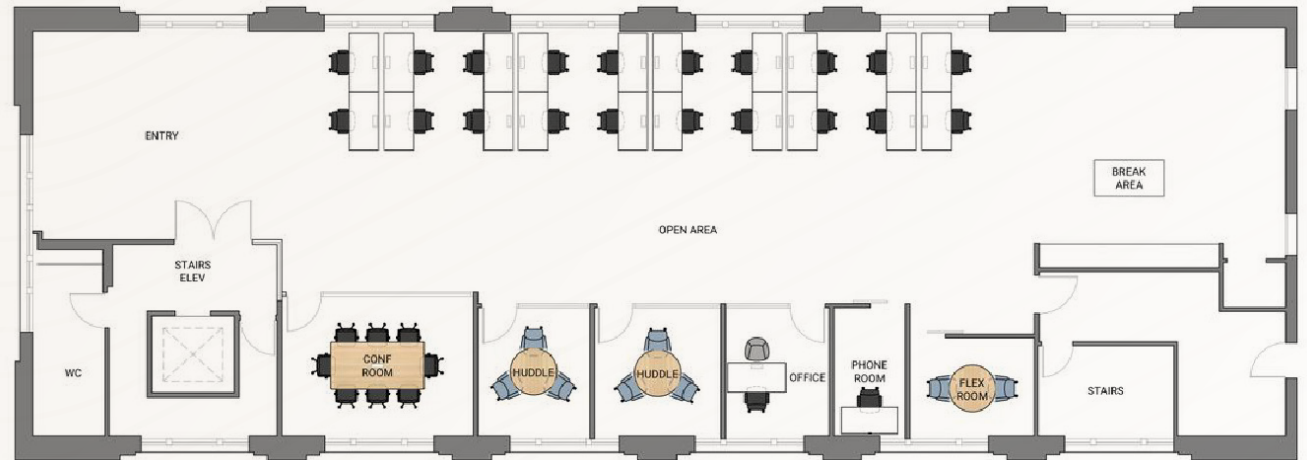
Furniture is optional

333 PINE 2ND FLOOR

3,840 RSF | Furnished | LEASE PENDING



- 1 Conference room
- 4 Meeting rooms/offices
- Open area
- Phone room
- Furnished with 20 workstations; capacity for additional desks



PROMINENT & ACCESSIBLE LOCATION



EAT & DRINK

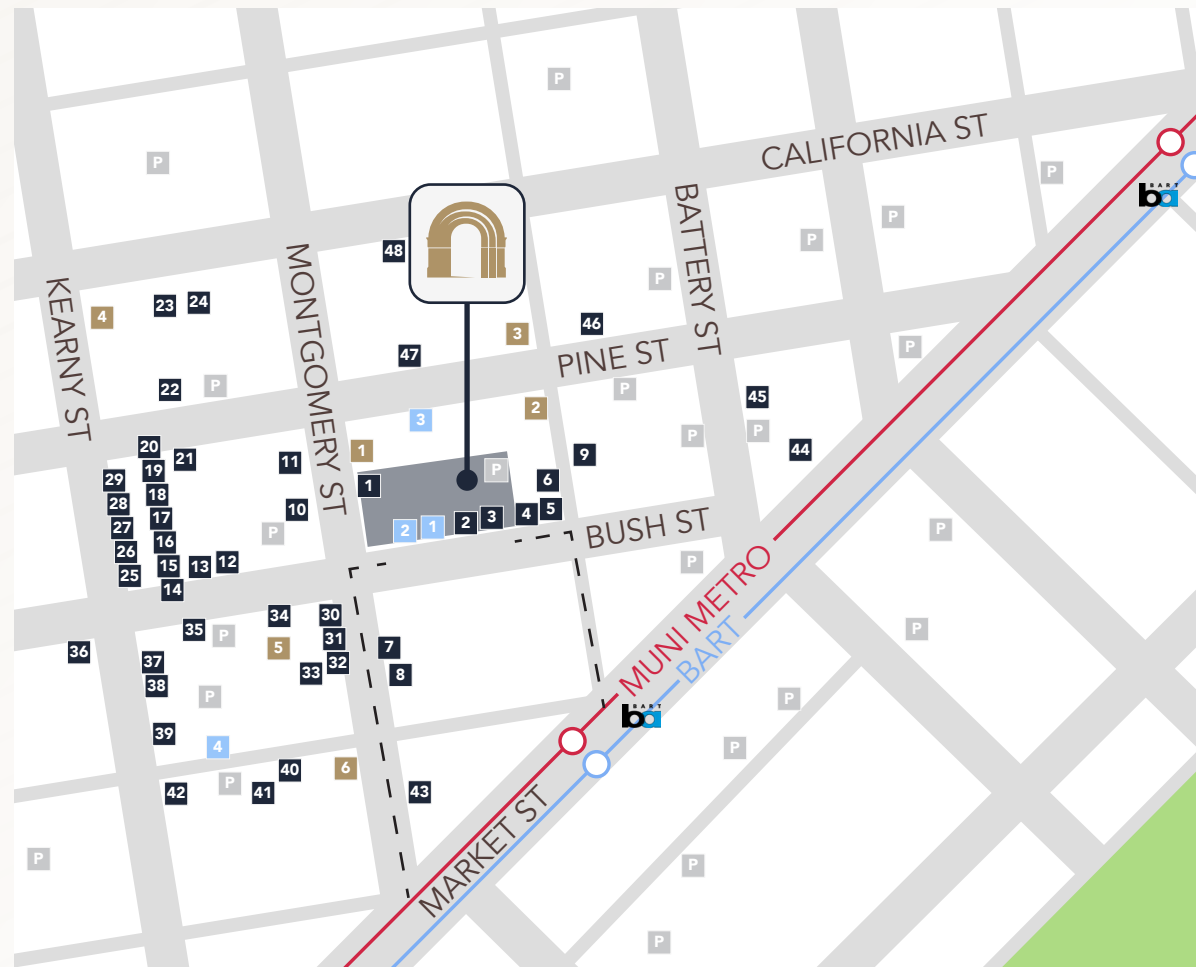
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|-----------------------|-------------------------|
| 1 Cafe Venue | 25 Ramen Hiroshi |
| 2 Freshroll | 26 Tenmatsu |
| 3 HI City | 27 Chicken g's |
| 4 The Treasury | 28 Tin on Kearny |
| 5 Blue Bottle Coffee | 29 Insomnia Cookies |
| 6 The Shota | 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 |

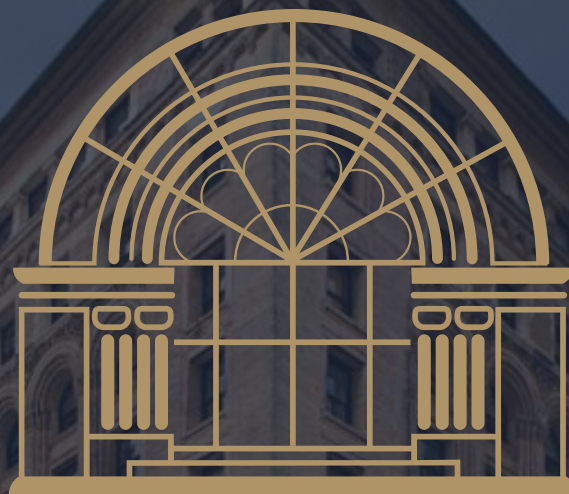
FITNESS

- 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





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220 Montgomery Street
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