

500 TERRY A FRANCOIS BLVD

MISSION BAY PLUG N' PLAY SUBLEASE WITH BRIDGE VIEWS

FULL 6TH FLOOR: 34,459 SF | EASILY DIVISABLE (10,750 / 23,700 SF)

maven
OFFICE





ABOUT THE **PROPERTY**

Full floor office space in San Francisco's sought-after Mission Bay neighborhood. This sun-filled top floor space enjoys captivating and unobstructed views of the San Francisco Bay and skyline. With high end finishes and furnishings throughout, the space offers a plug-and-play opportunity with a versatile layout that can also be demised into two smaller footprints. The property is located down the street from the Chase Center, and sits in close proximity to public transportation, parking, and many of the emerging food and beverage spots that have made Mission Bay one of the hottest new neighborhoods in San Francisco. Highly motivated Sublessor with lease term through February 28, 2031.

THE **PROPERTY**

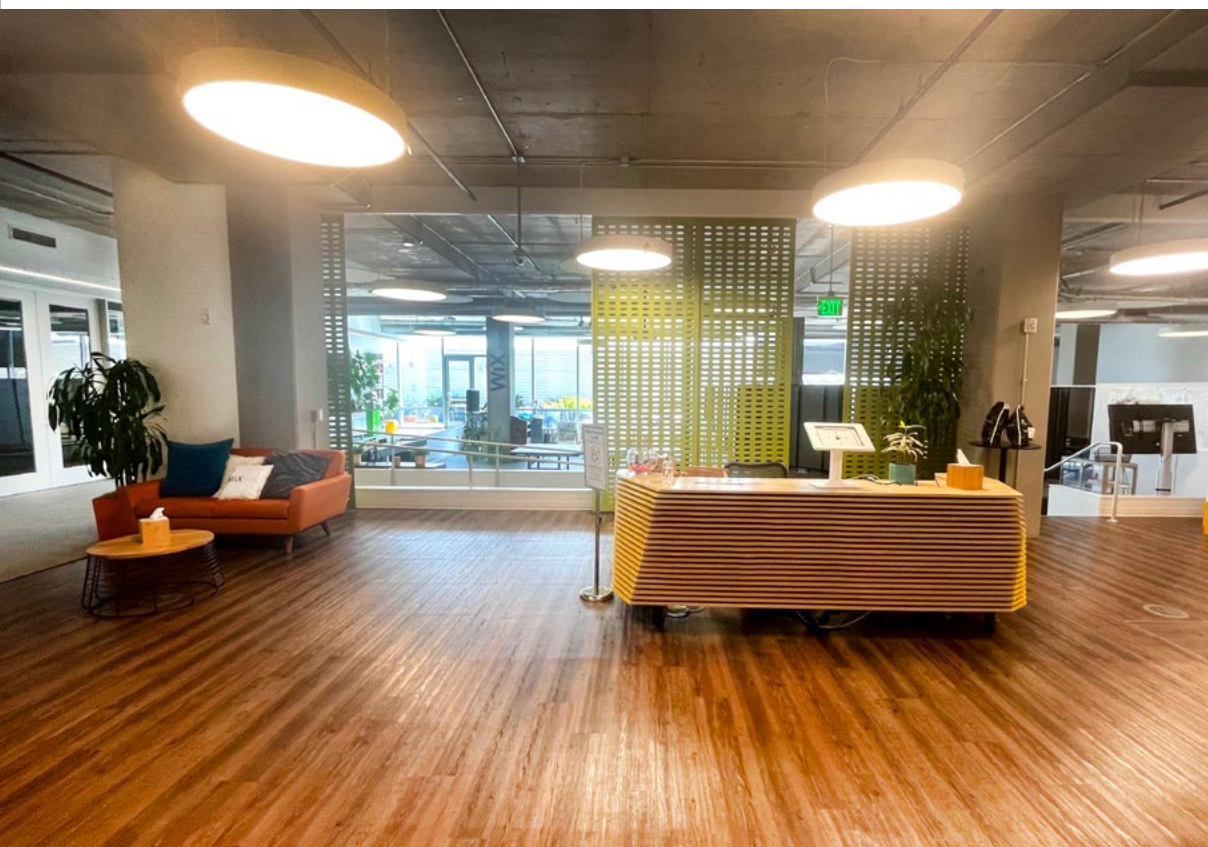


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SPACE FEATURES

- +/- 34,459 SF
- Full floor & top floor
- Can be easily demised to +/- 10,750 SF & 23,700 SF
- Panoramic views of the San Francisco Bay & Bay Bridge
- Full floor space with ample collaboration areas
- Full kitchen adjacent to a furnished and exclusive outdoor patio
- Fully furnished with high-end furniture
- LED 2/29/2028





PROPERTY **HIGHLIGHTS**

- 2008 Construction with a modern and sleek design
- Spacious building lobby with security desk
- State-of-the-art improvements & technology systems throughout
- Vehicle & bicycle parking available
- Exciting opportunity to join the vibrant and thriving Mission Bay neighborhood
- Close proximity to Chase Center, home of the Golden State Warriors, and host to over 150 events per year





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CAMPUS OVERVIEW



FURNISHED



PRIVATE
OUTDOOR
PATIO



CONFERENCE
ROOMS



NATURAL
LIGHT



TOP FLOOR
VIEWS



OPEN
COLLABORATION
AREAS



PRIVATE
PERIMETER
OFFICES



PRIVATE
PHONE
ROOMS



FULL
KITCHEN



CLOSE TO
PUBLIC
TRANSPORTATION



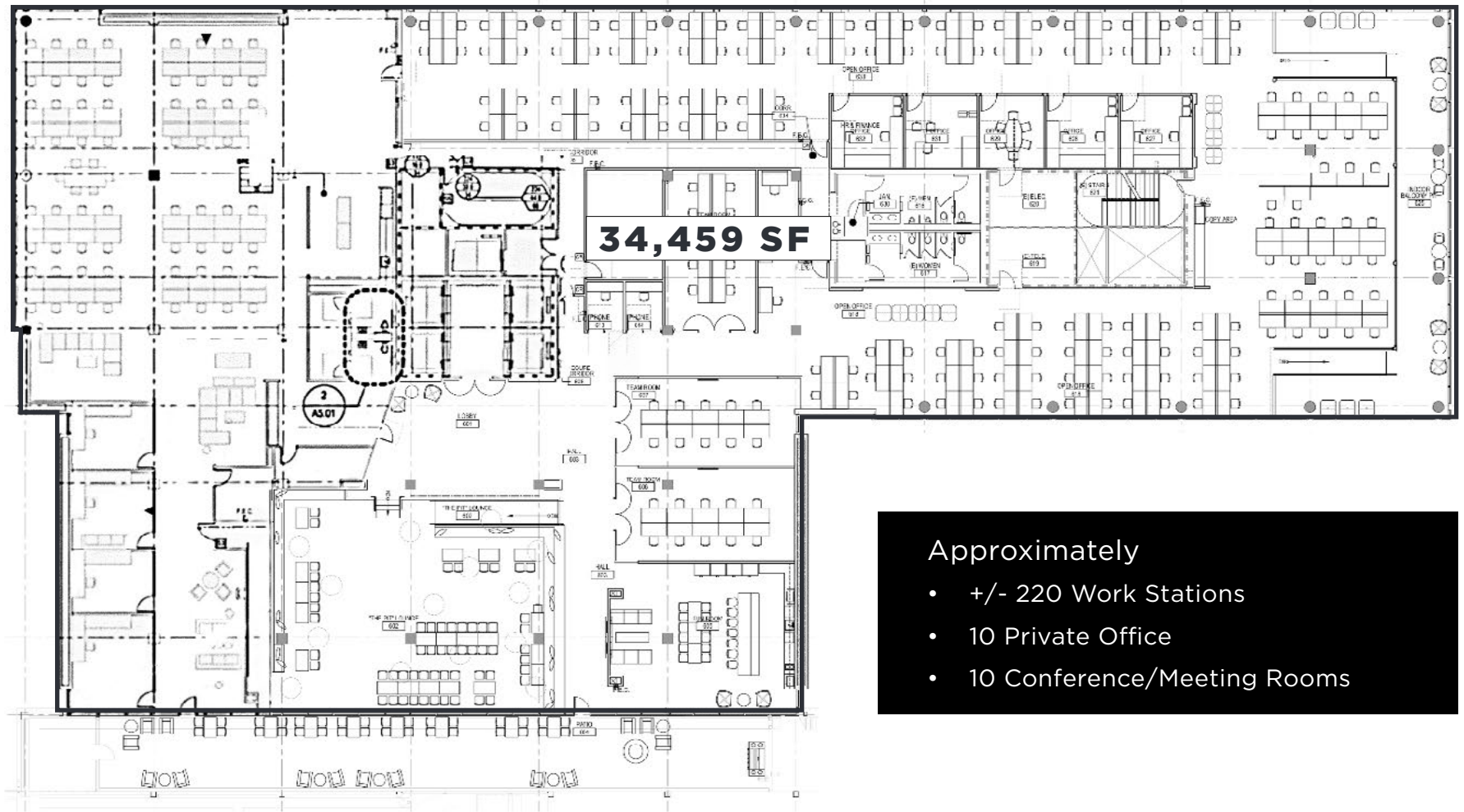
PARKING
CAR/BIKE



SECURITY
DESK



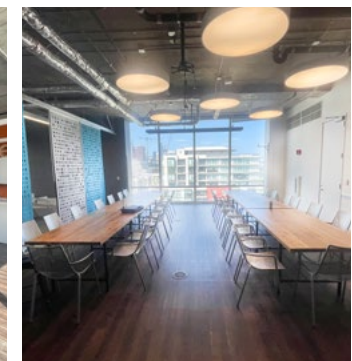
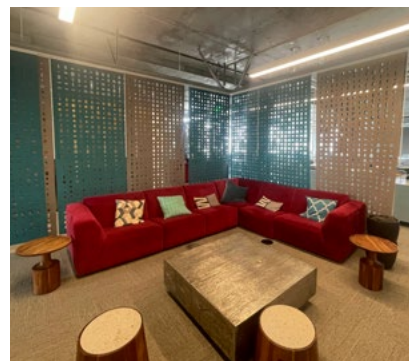
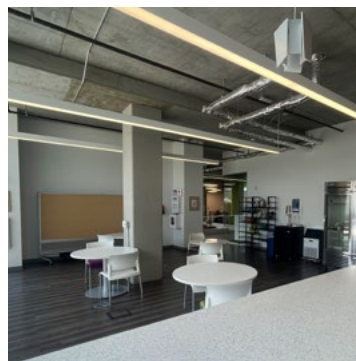
FLOOR PLANS



Approximately

- +/- 220 Work Stations
- 10 Private Office
- 10 Conference/Meeting Rooms

Floorplan does not match current layout



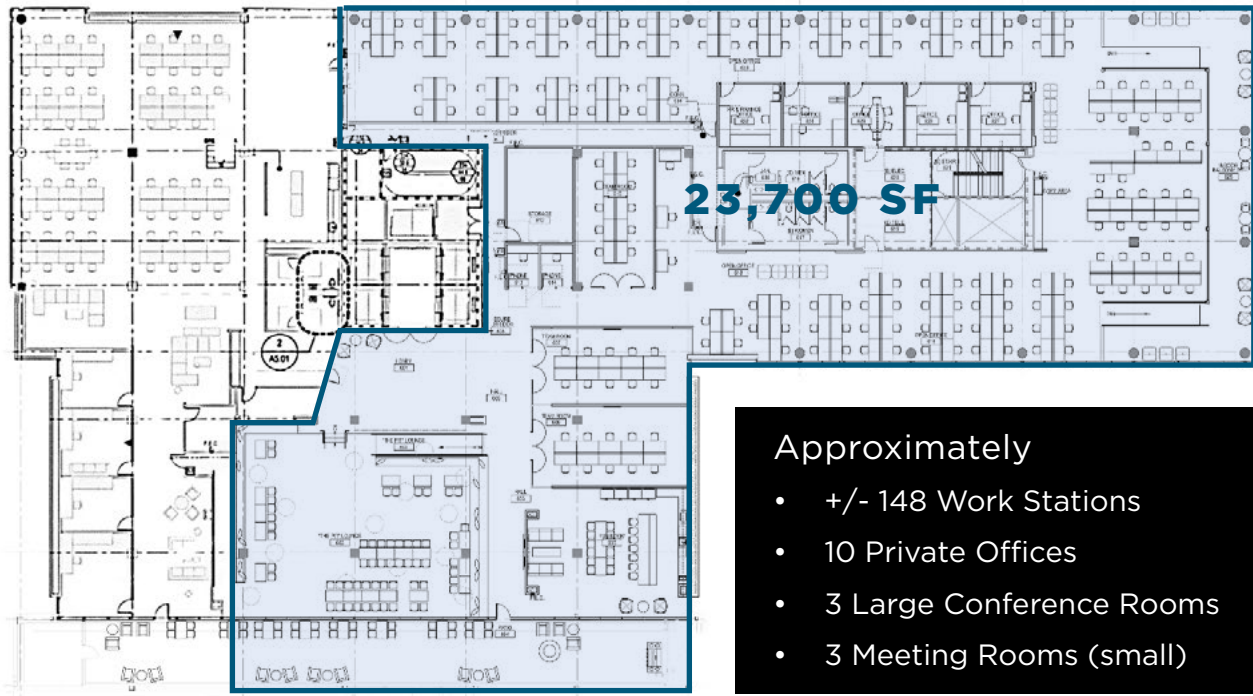
SCENARIO **ONE**



Approximately

- +/- 72 Work Stations
- 4 Meeting Rooms

SCENARIO **TWO**



Approximately

- +/- 148 Work Stations
- 10 Private Offices
- 3 Large Conference Rooms
- 3 Meeting Rooms (small)

Floorplan does not match current layout



MISSION BAY

San Francisco's Mission Bay neighborhood is quickly emerging as one of the City's most popular neighborhoods for housing, recreation, services and employment. Anchored by the UCSF Mission Bay Medical Campus and the Chase Center (home of the Golden State Warriors), Mission Bay enjoys local, regional and national visitors throughout the year.

Mission Bay is a relatively new neighborhood with modern buildings, and it continues to grow with new development projects underway and new people moving into the area. A technology and medical hub, companies such as Dropbox, Bayer, Uber, and Bristol-Myers Squibb have a home in the neighborhood. With access to MUNI, parking, and a CalTrain stop right in the neighborhood, it's an easy stop for commuters and visitors alike.

WALK SCORE

93

TRANSIT SCORE

83

BIKE SCORE

95

NEAR THE PROPERTY

SAFEWAY



ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

MoMó's

CHASE
CENTER



25 LUSK

GUS'S
COMMUNITY
MARKET

AT WATER
TAVERN
SAN FRANCISCO



MILLER & LUX

GOTT'S



STEM
KITCHEN | GARDEN



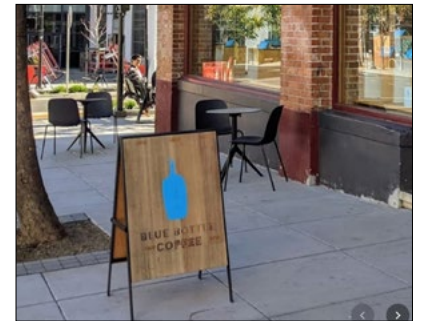
CAFE RÉVEILLE



MILLER AND LUX



CHASE CENTER



BLUE BOTTLE



NEW BELGIUM BREWING



PHILZ COFFEE

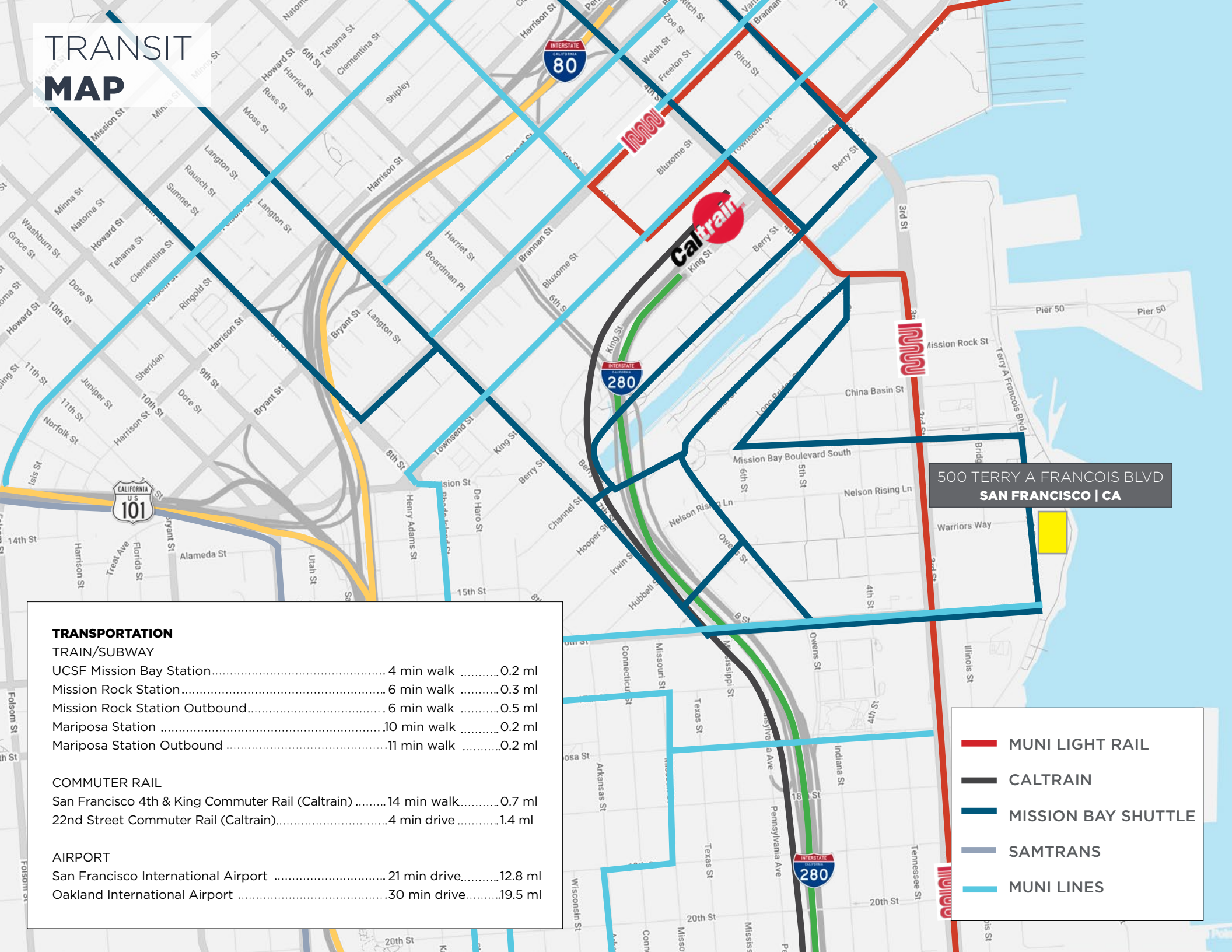


ATWATER TAVERN



ORACLE PARK

TRANSIT MAP



500 TERRY A FRANCOIS BLVD
SAN FRANCISCO | CA

TRANSPORTATION

TRAIN/SUBWAY

UCSF Mission Bay Station.....	4 min walk	0.2 ml
Mission Rock Station.....	6 min walk	0.3 ml
Mission Rock Station Outbound.....	6 min walk	0.5 ml
Mariposa Station	10 min walk	0.2 ml
Mariposa Station Outbound	11 min walk	0.2 ml

COMMUTER RAIL

San Francisco 4th & King Commuter Rail (Caltrain)	14 min walk.....	0.7 ml
22nd Street Commuter Rail (Caltrain).....	4 min drive	1.4 ml

AIRPORT

San Francisco International Airport	21 min drive.....	12.8 ml
Oakland International Airport	30 min drive.....	19.5 ml

- MUNI LIGHT RAIL
- CALTRAIN
- MISSION BAY SHUTTLE
- SAMTRANS
- MUNI LINES



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SAN FRANCISCO | CA

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OFFICE

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