

# 99 Rhode Island



EQT | EXETER NEWMARK

# Creative Space for Bold Ideas

## Space

63,780 RSF  
Available now  
Full building opportunity  
20 secured parking stalls

## Gather

Flexible outdoor social spaces to activate team collaboration.

## Agile

Generous ceiling heights (13' to 14') and ample power (3,600 Amps) allow for flexible uses (R&D, light manufacturing and creative office).

## Wellbeing

Ability to add UVGI (Ultraviolet Germicidal Irradiation) to existing HVAC units. Operable windows on all floors allow for outdoor airflow throughout the workspace.

## Access

One block from Muni bus stop 10 & 19 and one mile from Civic Center BART.

## Impact

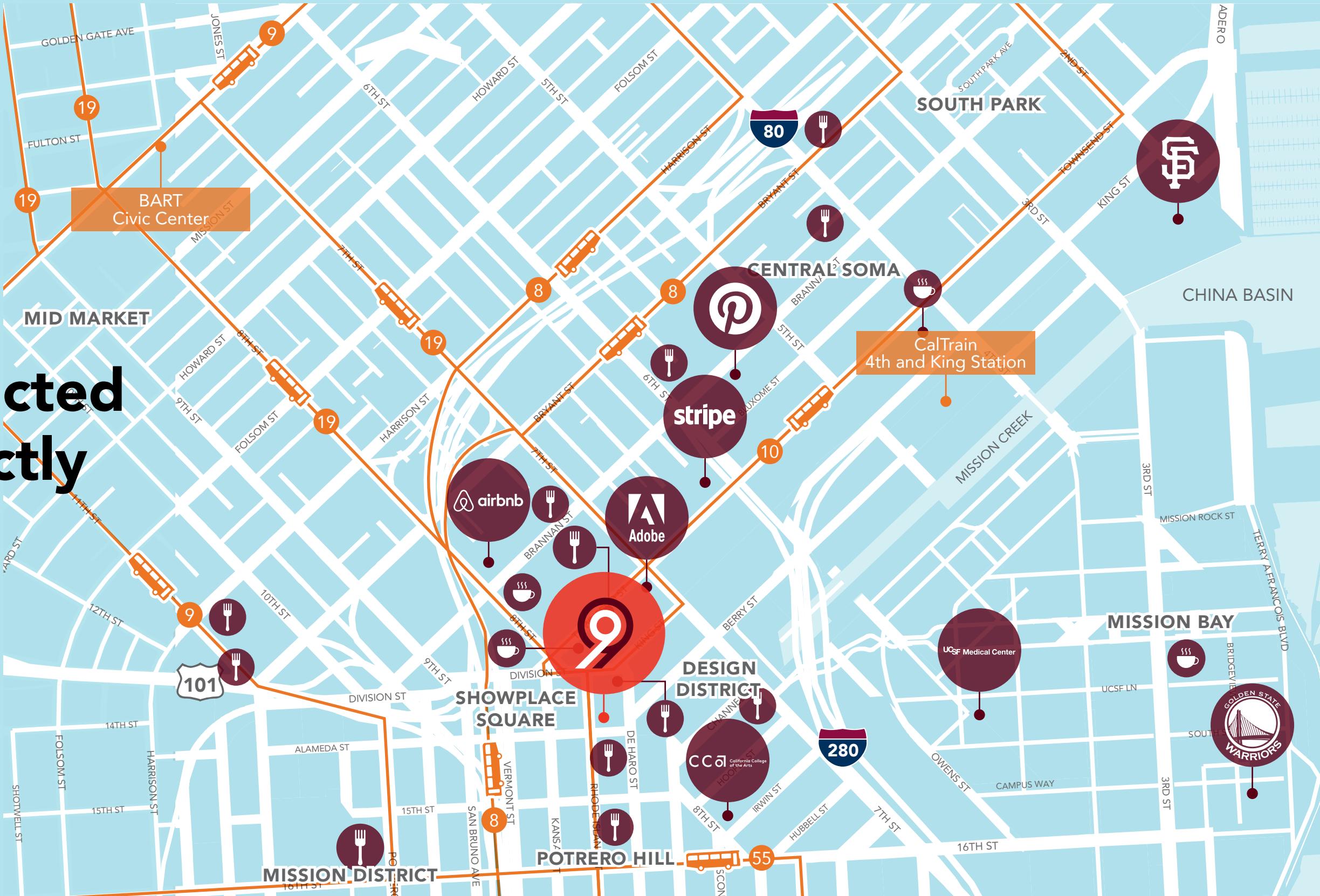
High-impact lobby entryway allows for customizable first impression.



Located in San Francisco's  
Design District Neighborhood



# Hyper-Connected with a Distinctly Local Feel





## Neighborhood in Motion

As the creative hub of the city, San Francisco's Design District is always re-inventing itself. Convenient access to major transportation options, along with recent growth in new residential housing makes this dynamic enclave an attractive place for the city's top talent to live, work and play. A home away from home.



## Foster Connection with Flexible Outdoor Space

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Flexible parklet serving dual function as reconfigurable gathering space adjacent to building entrance and extra parking

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Fenced perimeter secures parking area while maintaining friendly street presence

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20 secure parking spaces

# Relax, Engage, and Entertain with Sweeping Views



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Multipurpose roof deck plaza with collaborative outdoor workspaces for varied social gatherings and team meetings

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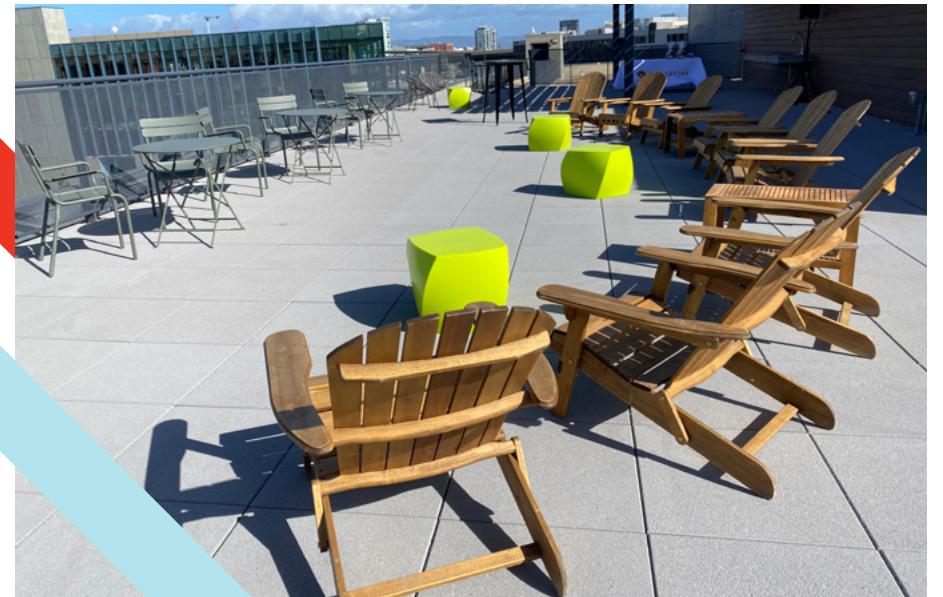
Capable of custom food and beverage programming

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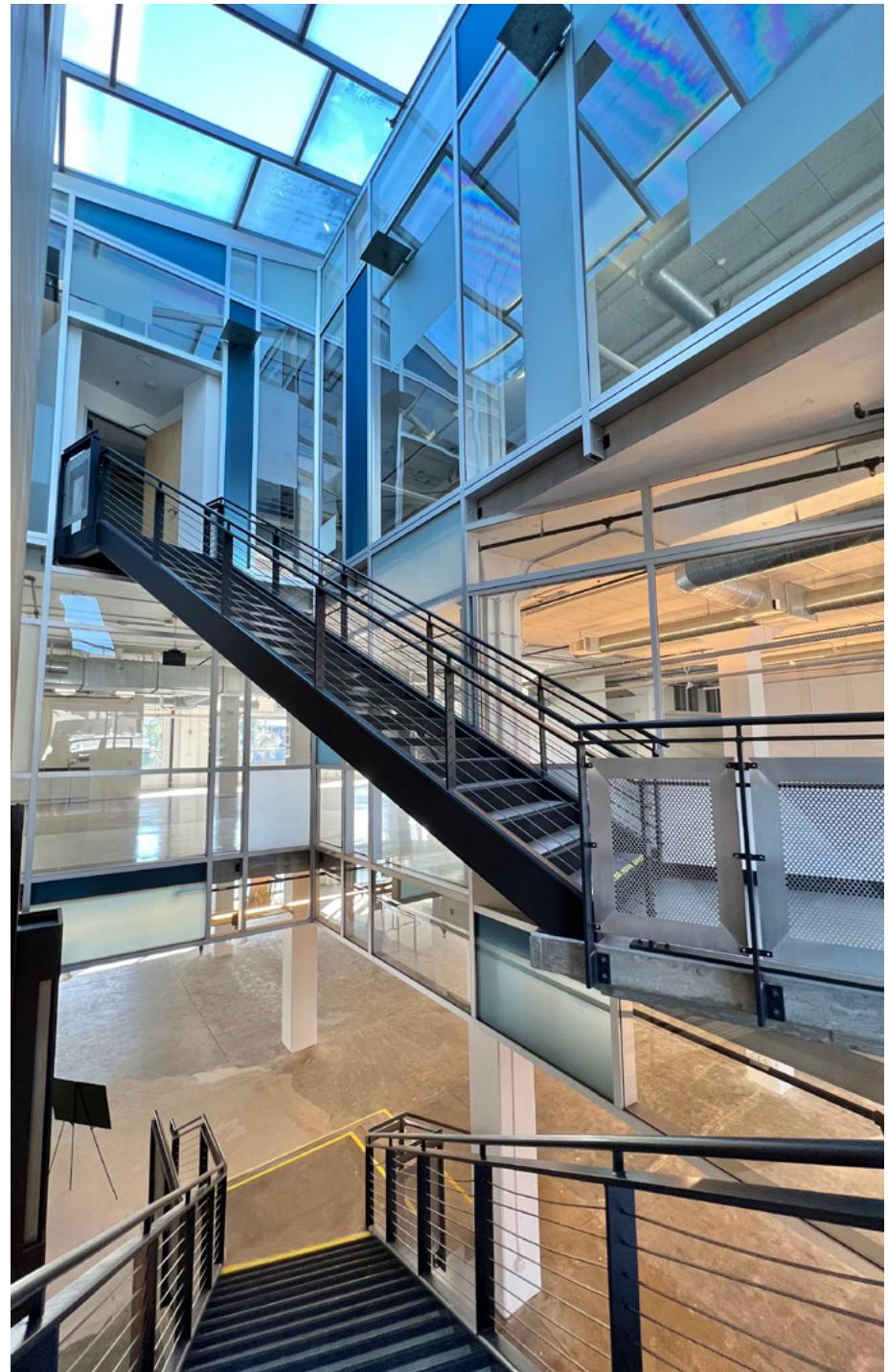
Flexible layout for multiple configurations

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Opportunities to create a fully customizable environment



# Craft Your Arrival



Customizable lobby design

Transparent views to plaza

Opportunity for bike storage

Layout conducive to controlled access points

Direct access to elevators

# Agile Workspaces Designed to Help Companies Thrive

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Bright, open flexible workspaces with outdoor air

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Interconnecting stair with overhead skylight brings natural light through the core

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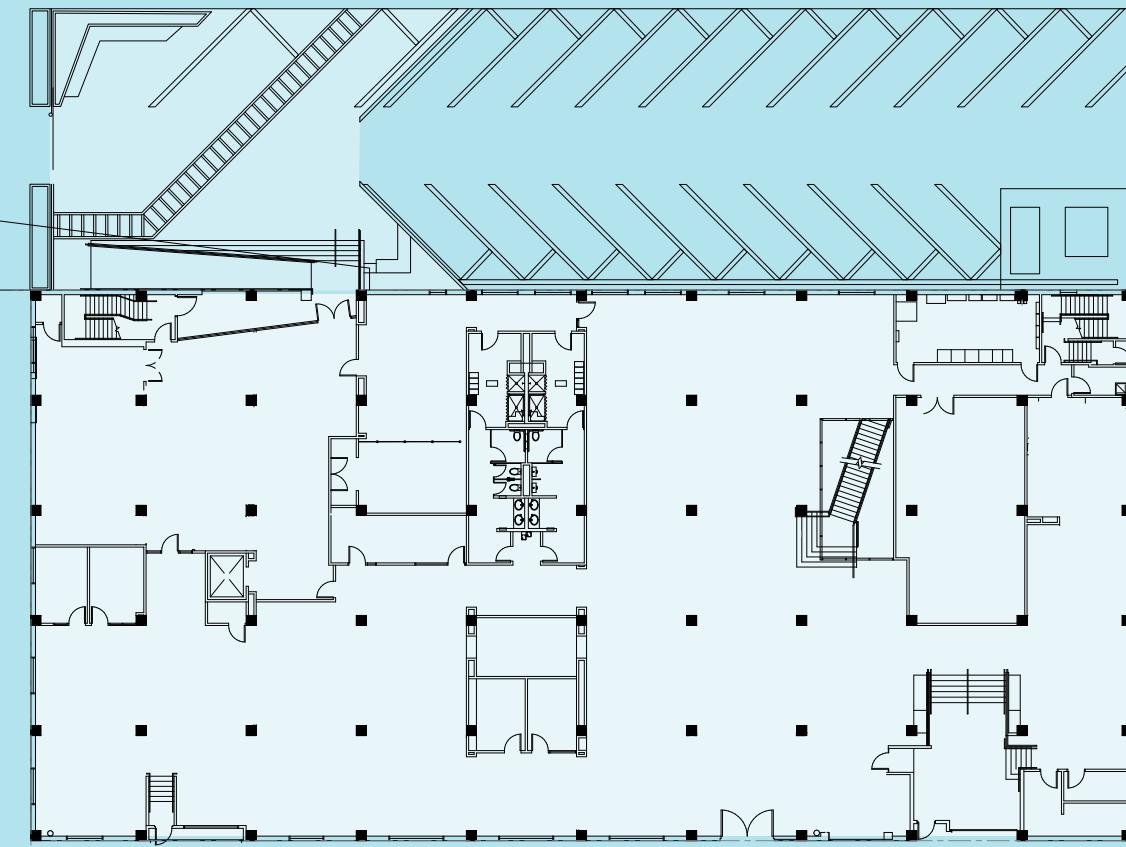
Generous 14' ceilings on the first floor;  
13' ceilings on second and third floors

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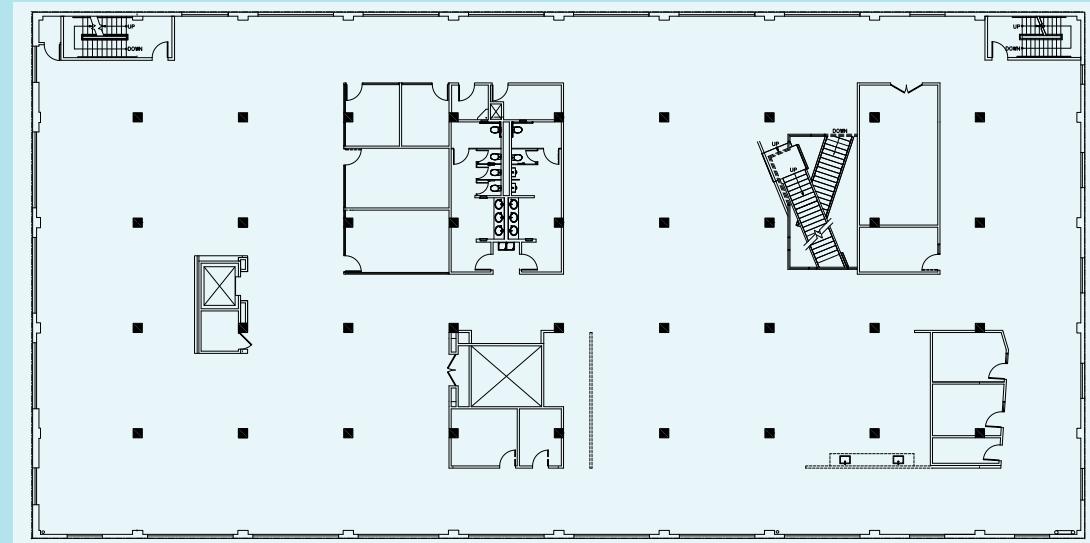
Views to historic buildings in the surrounding neighborhood



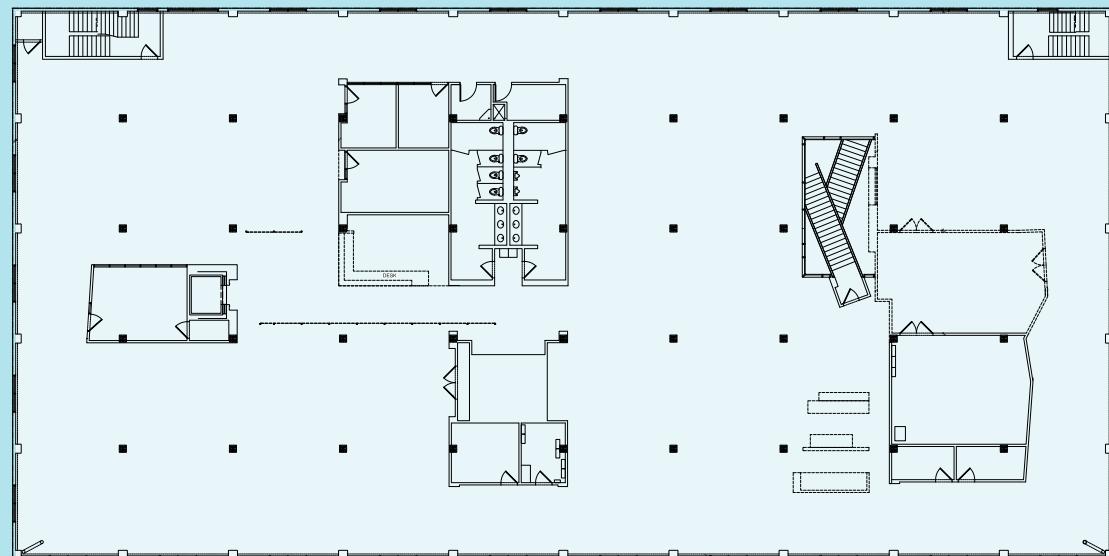
# Make it Yours



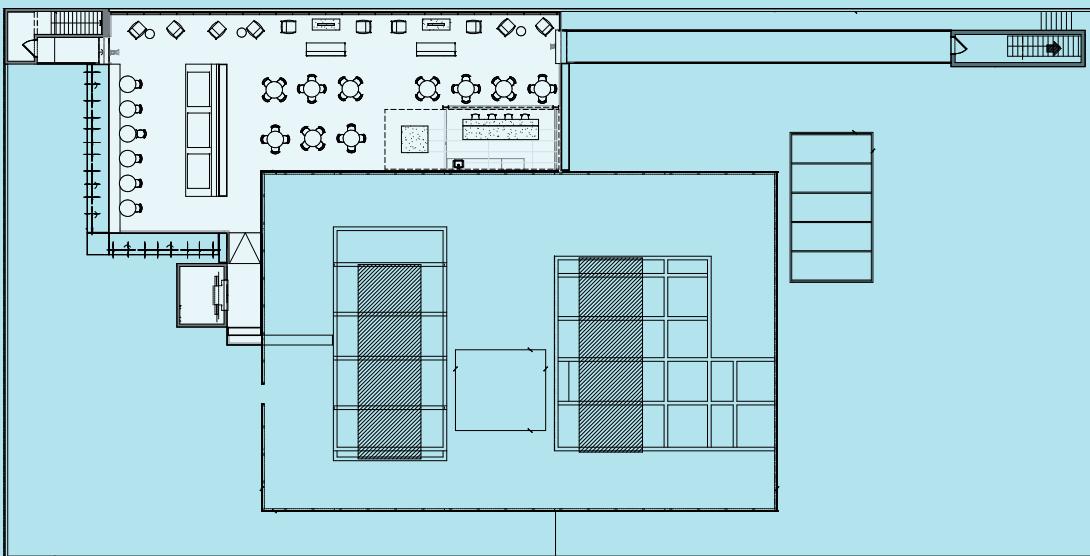
**Floor 1 / Parklet**



**Floor 2**



**Floor 3**



**Roofdeck**

±21,260 square feet per floor

±14' high ceilings Floor 1

±13' high ceilings Floors 2 & 3

For additional information on this  
unique opportunity, please contact:

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