

99 Rhode Island



IEQT | 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.



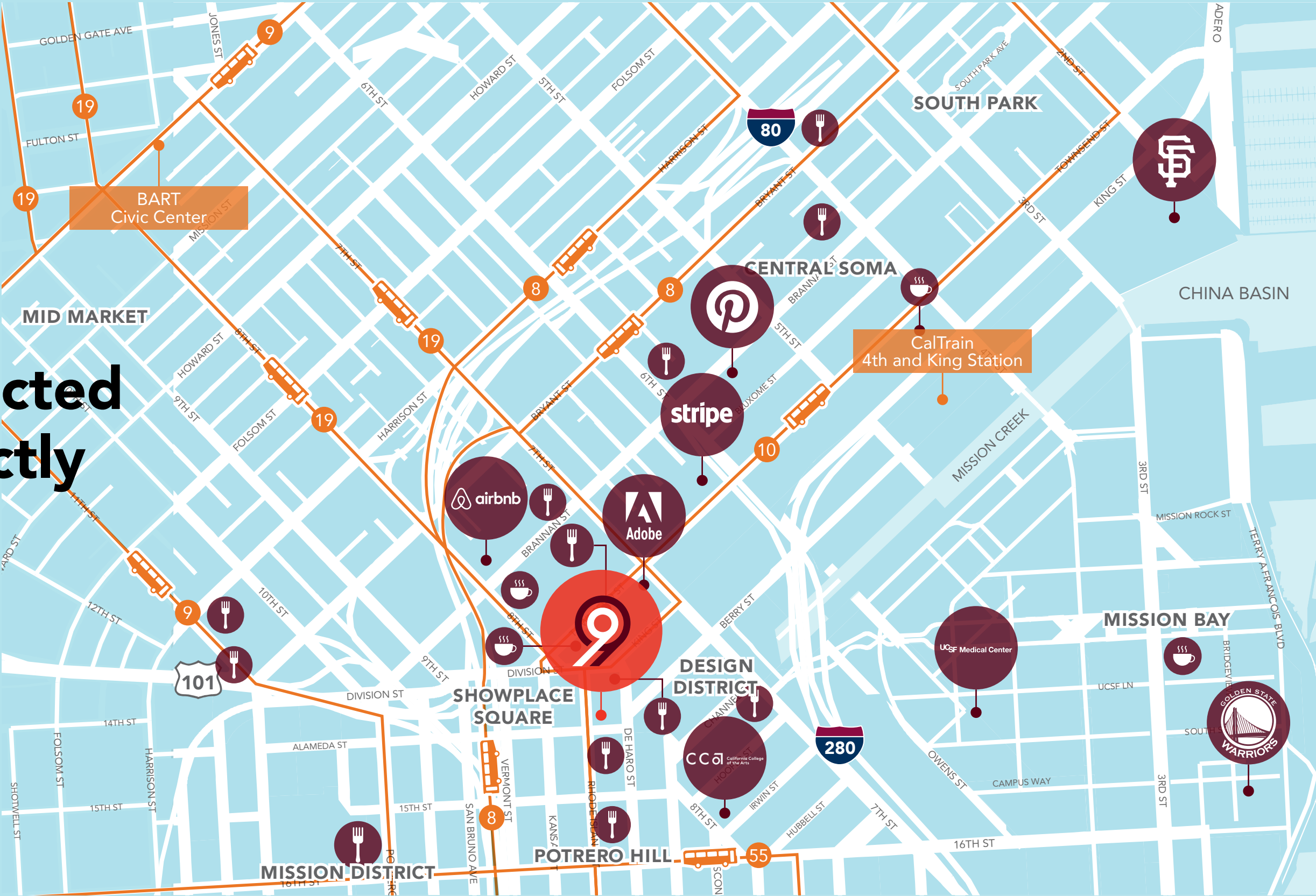
Located in San Francisco's Design District Neighborhood



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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

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

Fenced perimeter secures parking area while maintaining friendly street presence

20 secure parking spaces

Relax, Engage, and Entertain with Sweeping Views

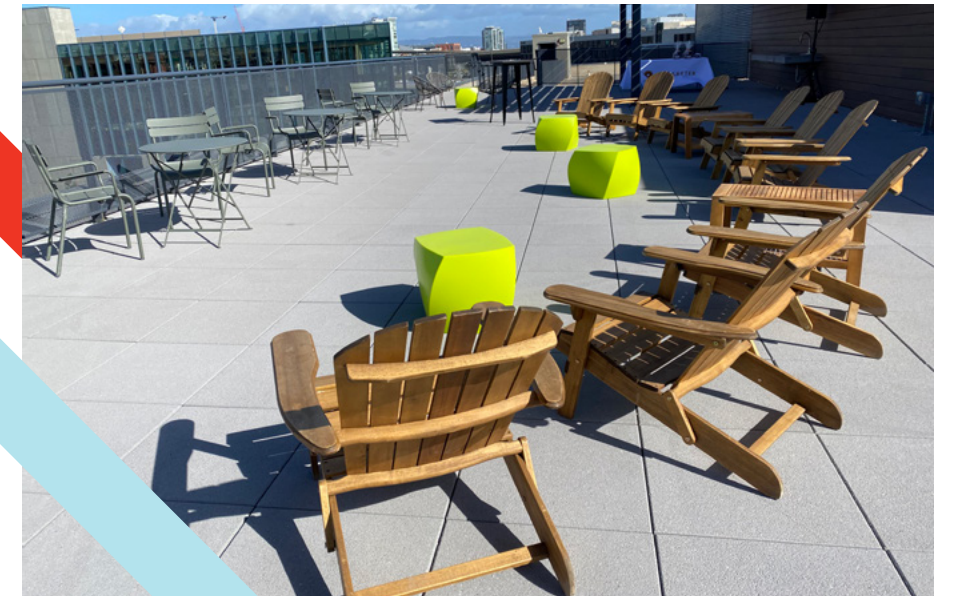


Multipurpose roof deck plaza with collaborative outdoor workspaces for varied social gatherings and team meetings

Capable of custom food and beverage programming

Flexible layout for multiple configurations

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



Bright, open flexible workspaces with outdoor air

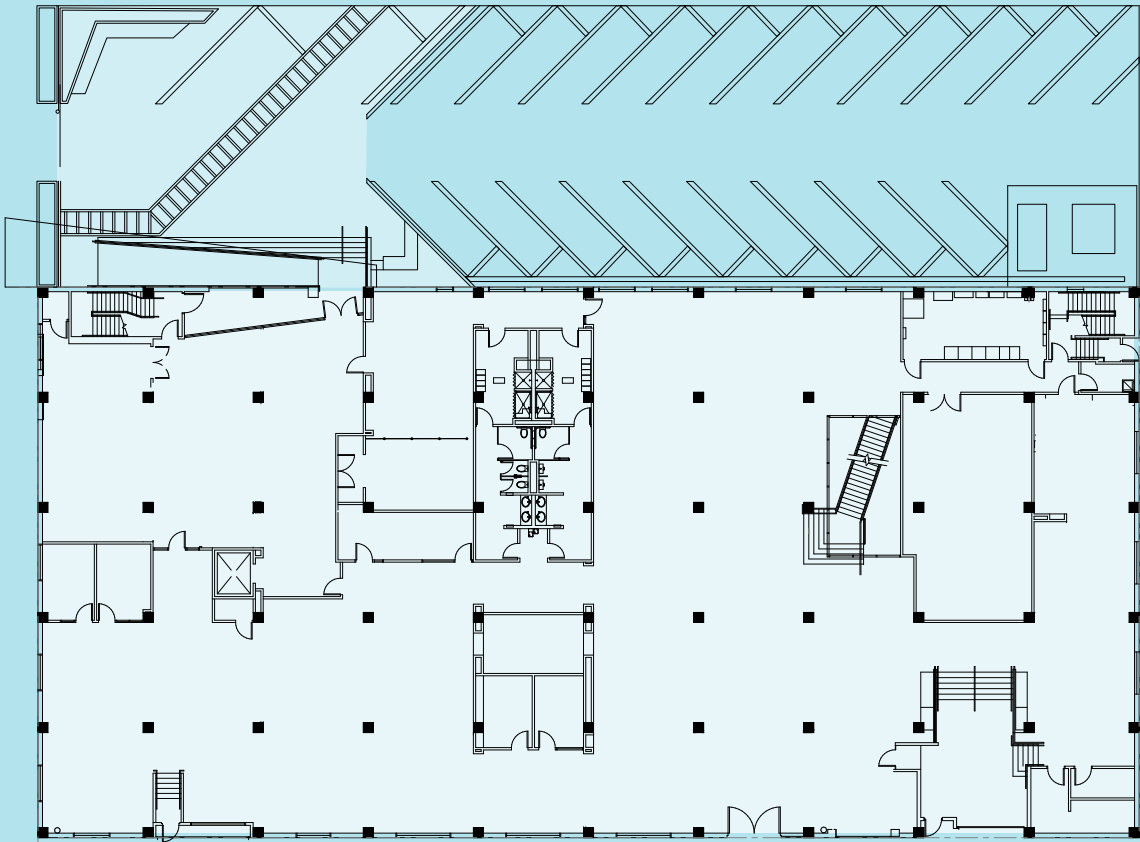
Interconnecting stair with overhead skylight brings natural light through the core

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

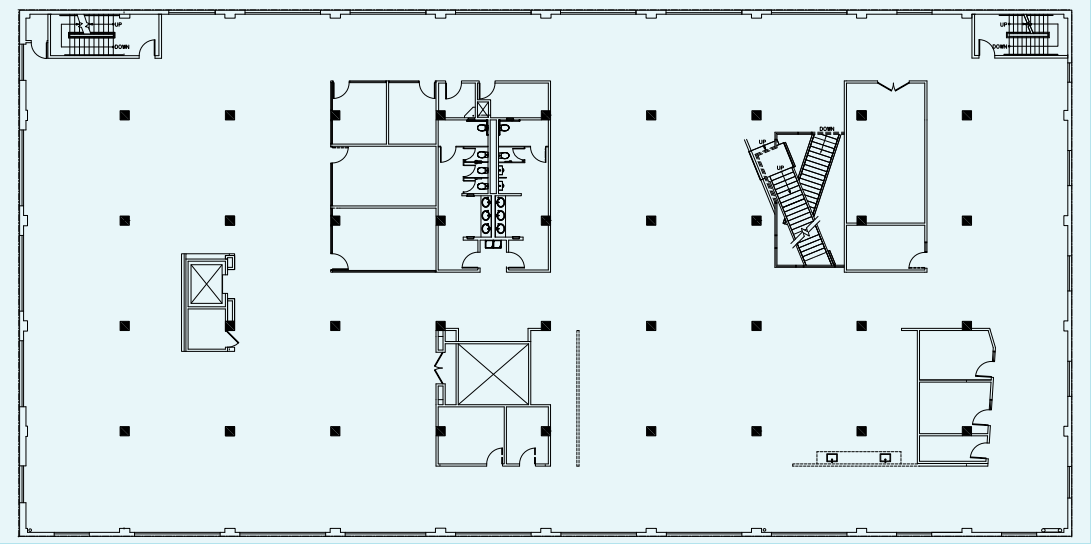
Views to historic buildings in the surrounding neighborhood



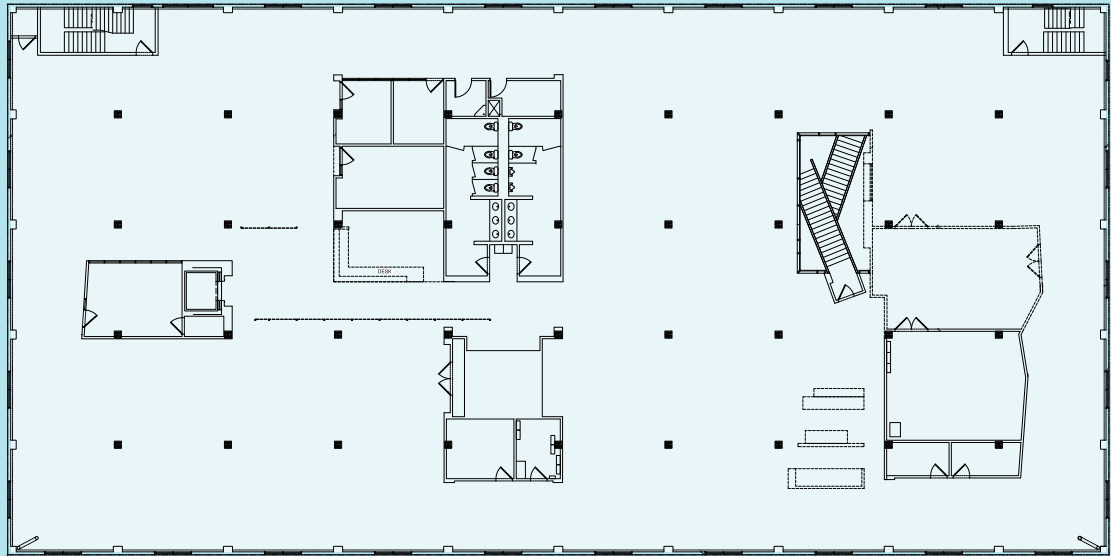
Make it Yours



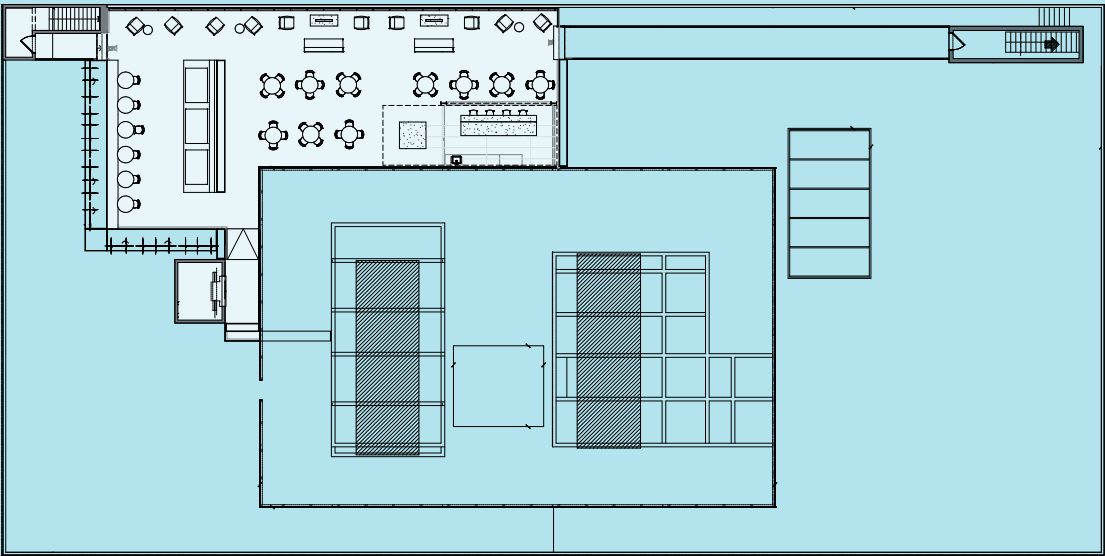
Floor 1 / Parklet



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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