

TWENTY
ONE 01
MISSION

FOR LEASE
BEST IN CLASS CREATIVE BUILDING



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TWENTY ONE 01 MISSION

2101 Mission Street, San Francisco, CA 94110

03 Property Summary

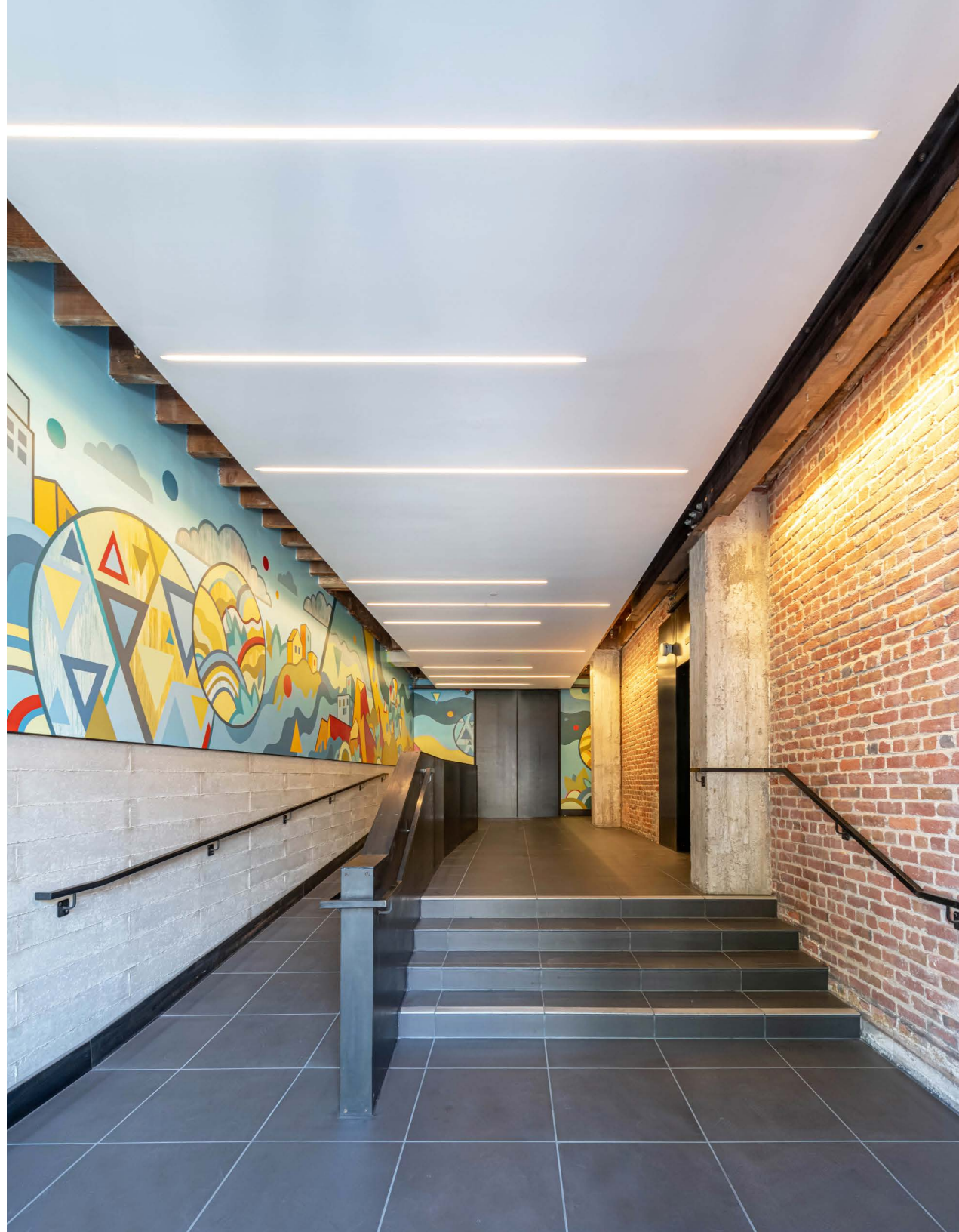
04 Building Attributes

05 Second Level Floor Plan

06 Ground Level Floor Plan

07 Photos

08 Location Overview



PROPERTY SUMMARY

2101 Mission Street, San Francisco, CA

OFFICE | PDR | R&D | FLEX

ADDRESS

2101 Mission Street, San Francisco, CA 94110

AVAILABLE SPACE

Suite 204: +/- 6,472 Square Feet

Suite 104: +/- 3,952 Square Feet

TOTAL +/- 10,694 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

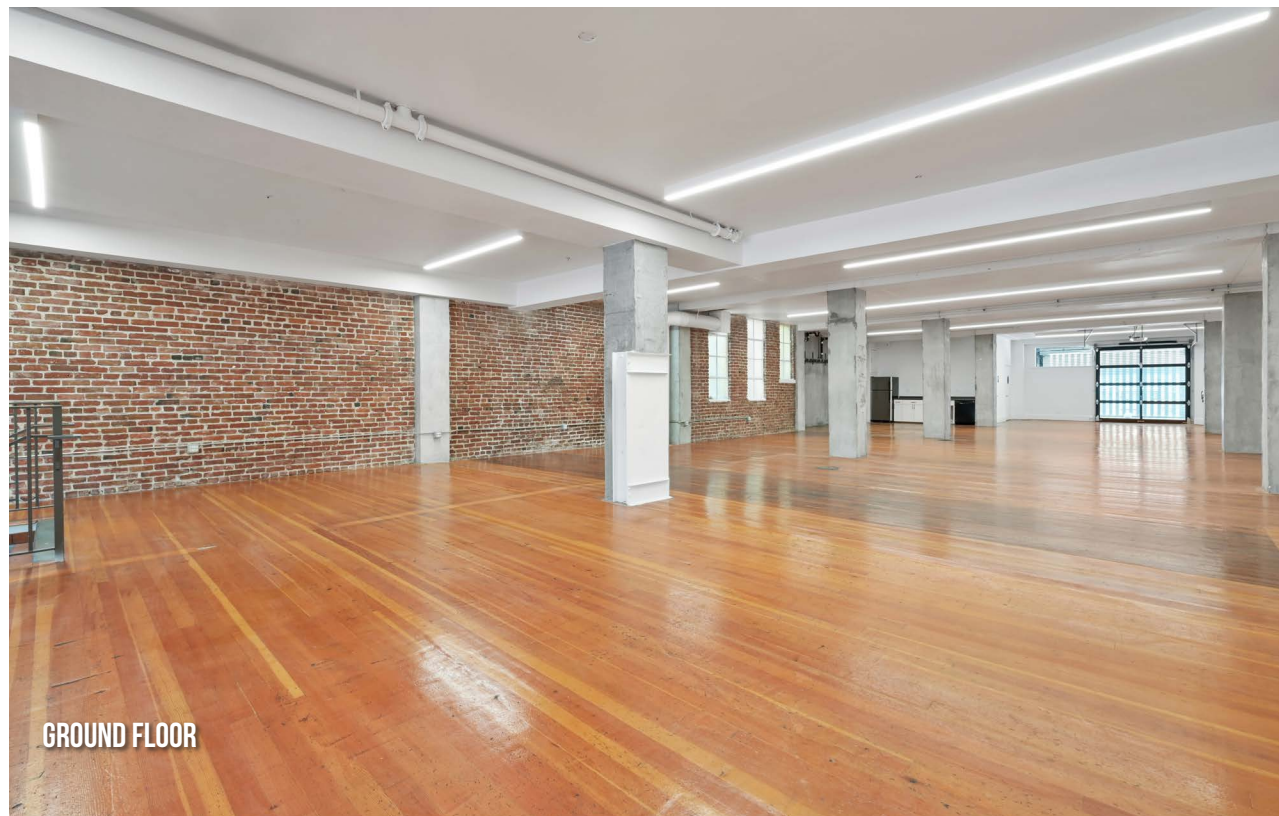
\$42 / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately



SECOND FLOOR



GROUND FLOOR

BUILDING ATTRIBUTES

2101 Mission Street, San Francisco, CA



OFFICE, PDR/R&D, FLEX
Space Available



PUBLIC TRANSPORTATION
Immediate Access to BART



ON-SITE PARKING
Available



BEAUTIFUL BUILDING ATTRIBUTES
Exposed Brick and Timber



TENANT IMPROVEMENT
Allowance Available



OWNERSHIP/ MANAGEMENT
Institutional Quality



HIGHLY VISIBLE CORNER
17th and Mission



PREMIER MISSION LOCATION
Near Many Amenities



SECOND LEVEL FLOOR PLAN

2101 Mission Street, San Francisco, CA

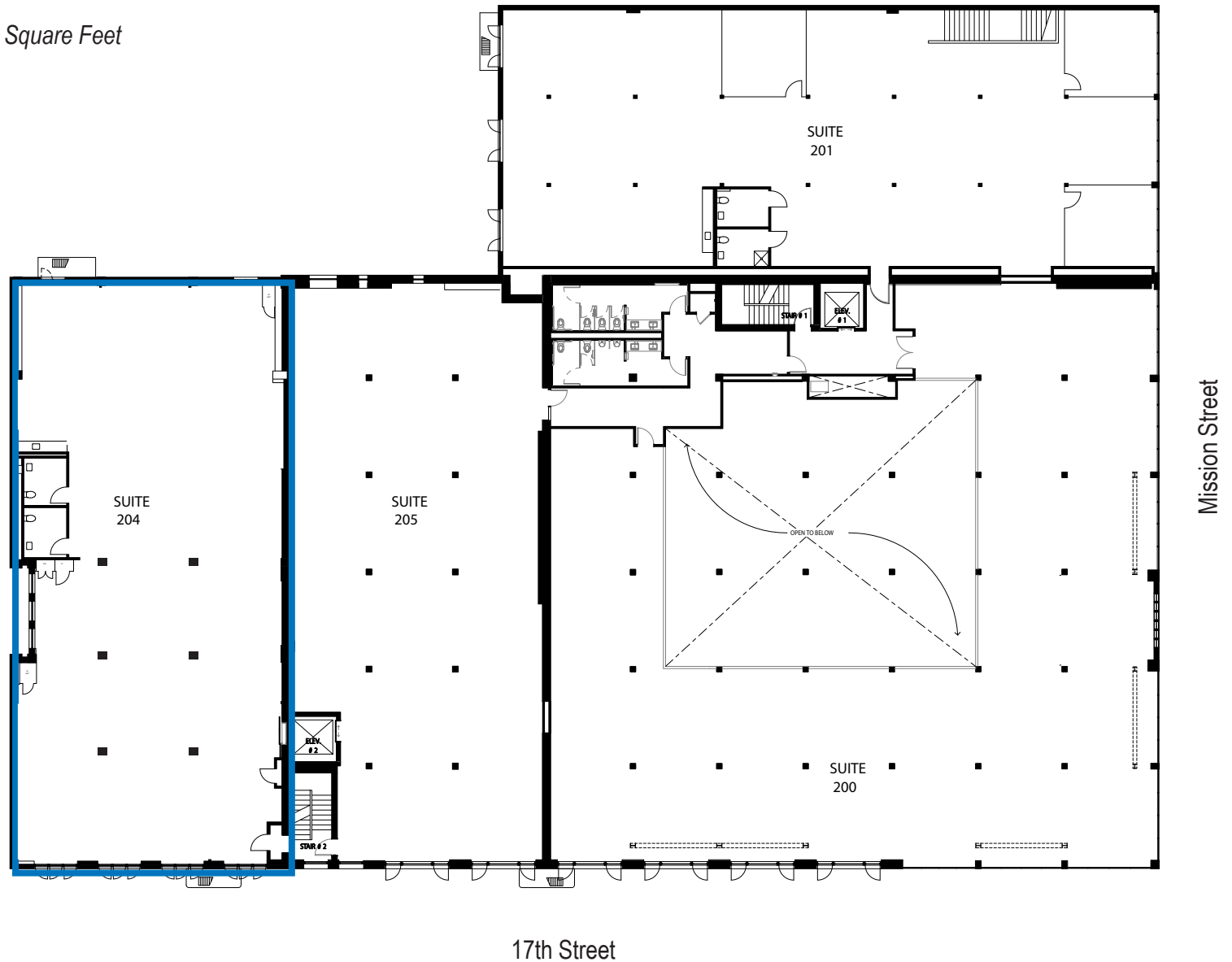
AVAILABLE SPACE



Suite 204 +/- 6,472 Square Feet

FLOOR ATTRIBUTES

- + New Spec Work Complete
- + Tenant Improvement Allowance Available
- + Mix of Meeting Rooms & Open Space
- + Full HVAC
- + Beautiful Brick and Timber Building
- + Seismically Retrofitted
- + Direct Walk-Up & Elevator Access
- + On-Site Parking Available



GROUND LEVEL FLOOR PLAN

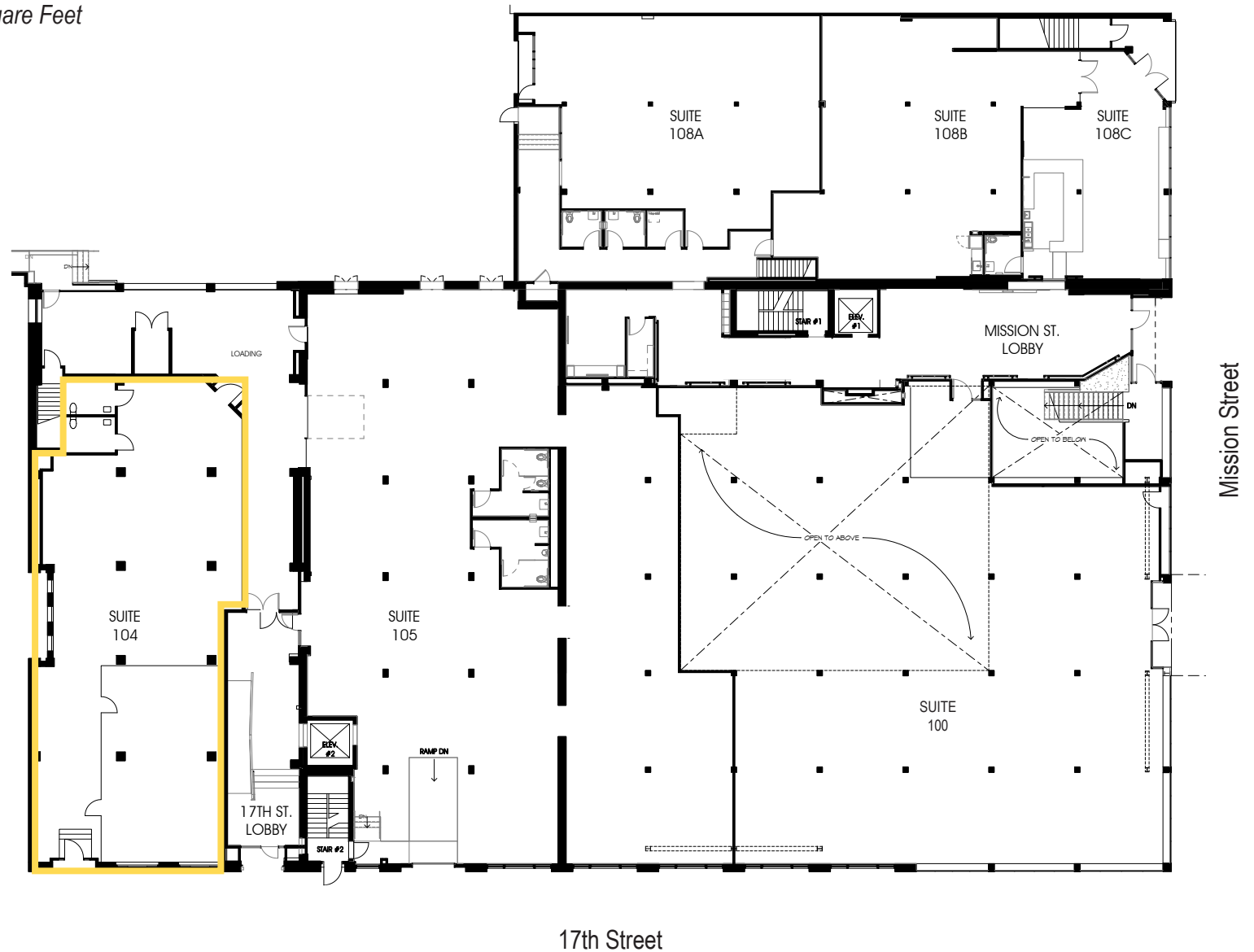
2101 Mission Street, San Francisco, CA

AVAILABLE SPACE

■ Suite 104 +/- 3,952 Square Feet

FLOOR ATTRIBUTES

- + Retail / Office / PDR Space
- + Tenant Improvement Allowance Available
- + Prominent Marquee Sign Available
- + Dock-High Loading Access
- + On-Site Parking Available
- + Highly Visible Corner at 17th Street & Mission Street





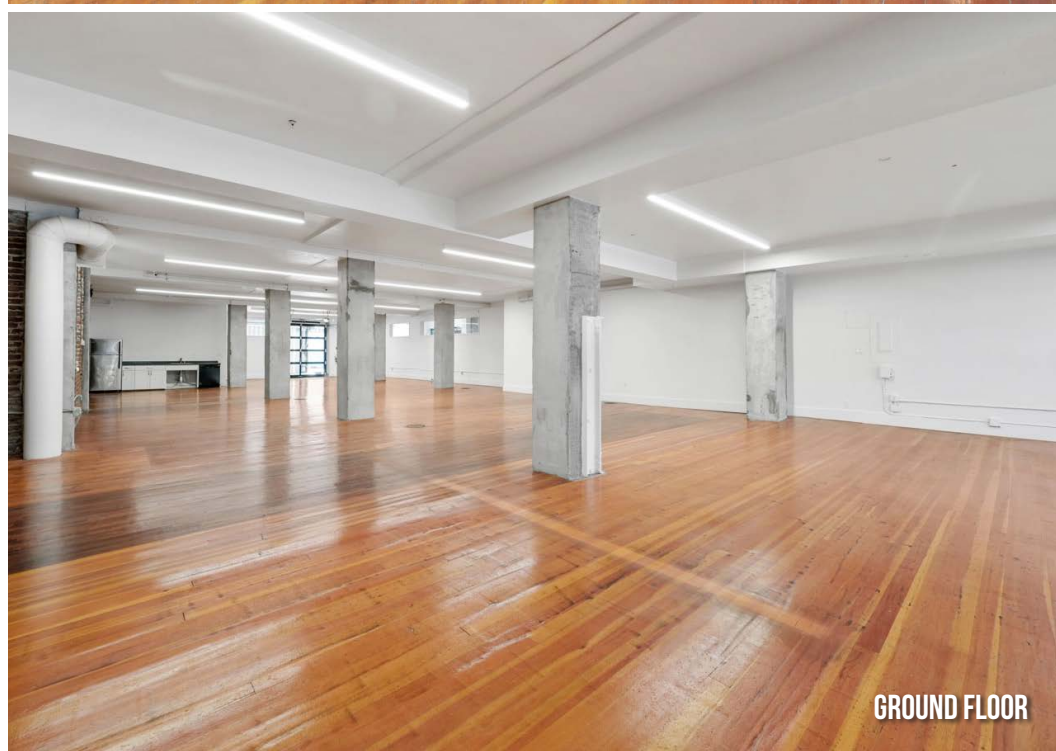
SECOND FLOOR



SECOND FLOOR



GROUND FLOOR



GROUND FLOOR

OTHER AMENITIES WITHIN WALKING DISTANCE

LA OAXAQUEÑA (2 min)
TAQUERIA CANCUN (3 min)
TACOLICIOUS (6 min)
TARTINE BAKERY (8 min)
SOUTHERN PACIFIC (10 Min)

CUBITA (10 Min)
ALAMO DRAFTHOUSE (10 min)
HOLEY MOLEY GOLF CLUB SF (11 min)
DOLORES PARK (11 min)
RITUAL COFFEE (11 min)

16TH & VALENCIA AMENITIES

Wells Fargo
Dalva
Love Story Yoga
Casanova Lounge
Panchita's Pupuseria & Restaurant
Kilowatt
ABV
Stonemill Matcha
Limon Rotisserie

16th & Hoff Garage

Marshall Elementary

Walgreens

Yoga To The People

The Sandwich Place

Mission Bowling Club

17th & Folsom
Parking Lot

Gus's Community Market

Rite Spot Cafe

Stable Cafe

ODC Theatre

17th Street

Mission Street

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

OFFICE | PDR/R&D | FLEX LEASING

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