



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



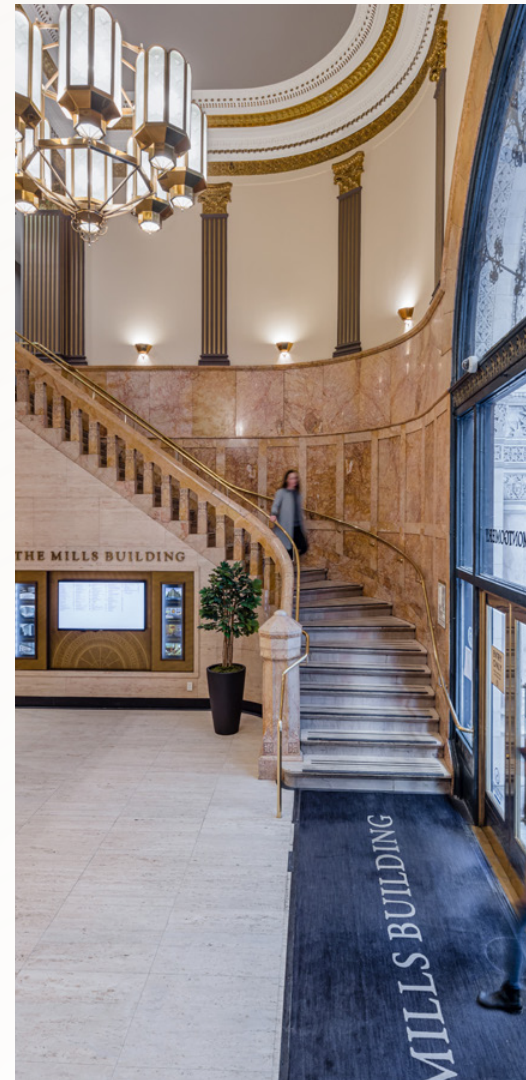
Expanded Bike Storage



On-Site Valet Parking



Convenient Dining Options On-Site



SUITE

AVAILABILITIES

New Spec Suites Under Construction!



SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
300	4,824 RSF	LEASE PENDING			
305	3,508 RSF	NEW SPEC - 3 meeting rooms/offices, 1 conference room, kitchen, open area, space for 24 work stations.	\$70.00	Now	 *
360	3,635 RSF	NEW SPEC - Furnished, 1 meeting room/office, 1 conference room, open area, space for 20+ work stations, break area.	\$68.00	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.	\$68.00	Mar 2027	 **
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	
1200	6,072 RSF	LEASE PENDING			
1700	5,928 RSF	LEASE PENDING			
333 Pine 2nd floor	3,840 RSF	NEW SPEC - 1 conference room, 4 meeting rooms/offices, open area, phone room, space for 20+ work stations.	\$68.00	Now	

*Virtual tour displays suite 400. Suite 305 is similar to Suite 400.

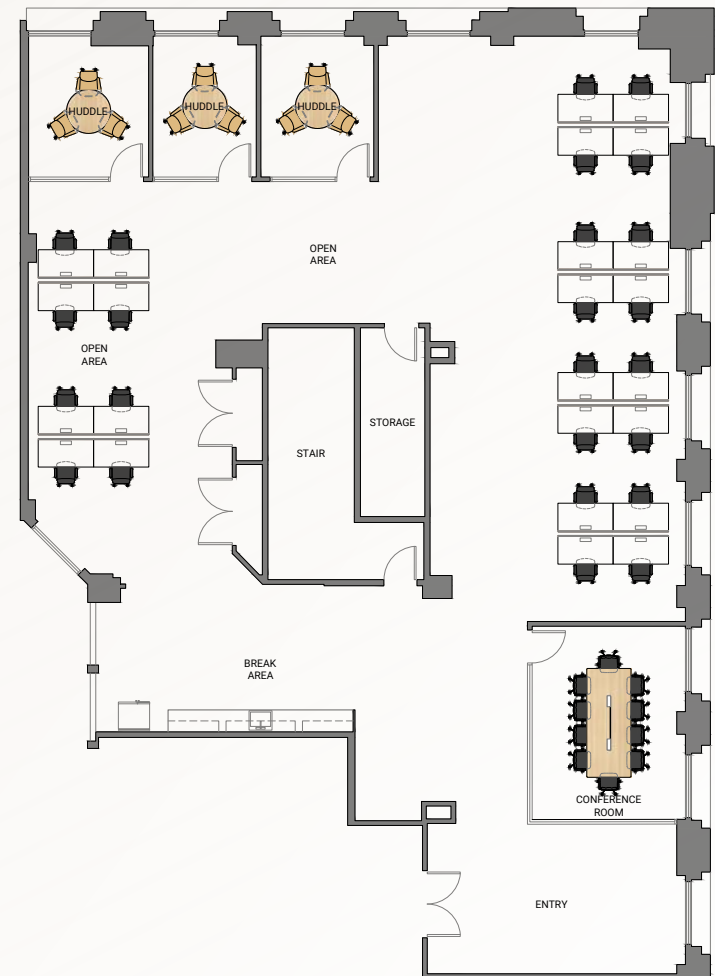
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.

SUITE 300 - SPEC SUITE

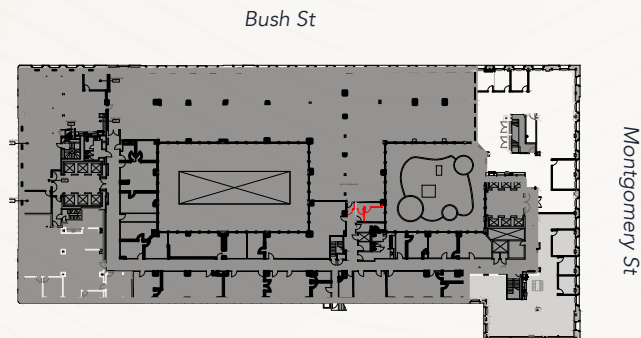
4,824 RSF | Furnished | Lease Pending



- Bright corner suite with exposed brick
- 3 Meeting rooms/offices
- 1 Conference room
- Open areas
- Kitchen
- Furnished with 24 workstations;
capacity for additional desks
- Can be combined with Suite 305 for a
total of 8,332 RSF *in light gray on the
floor legend*



Furniture is optional

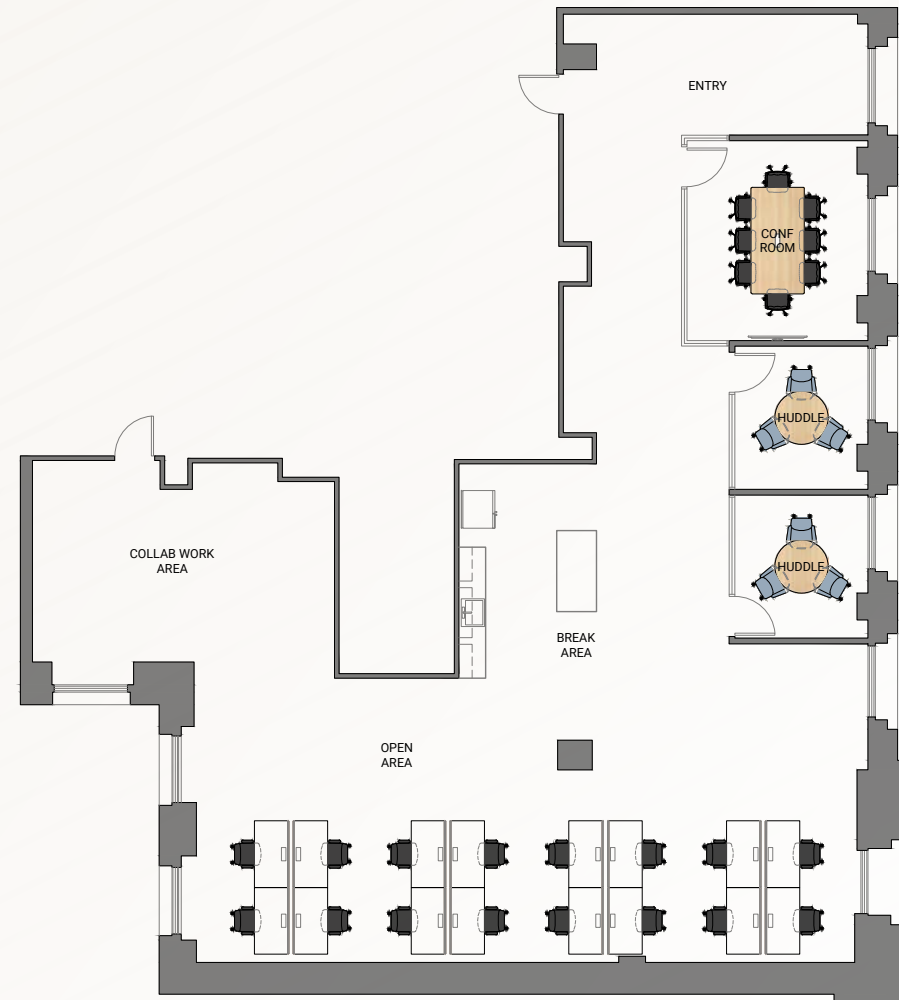


SUITE 305 - SPEC SUITE

3,508 RSF | Furnished | Available Now

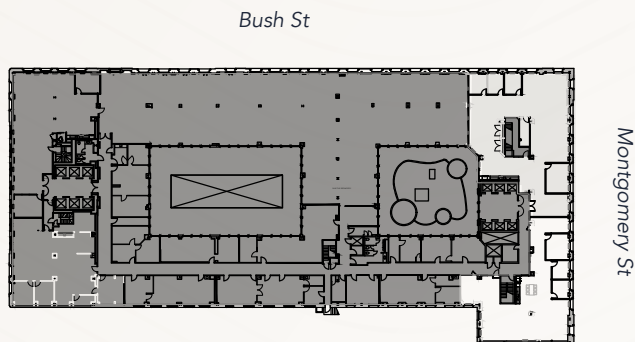


- 2 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Furnished with 16 workstations;
capacity for additional desks
- Can be combined with Suite 305 for a
total of 8,332 RSF *in light gray on the
floor legend*



*Virtual tour displays suite 400. Suite 305 is similar to Suite 400.

Furniture is optional

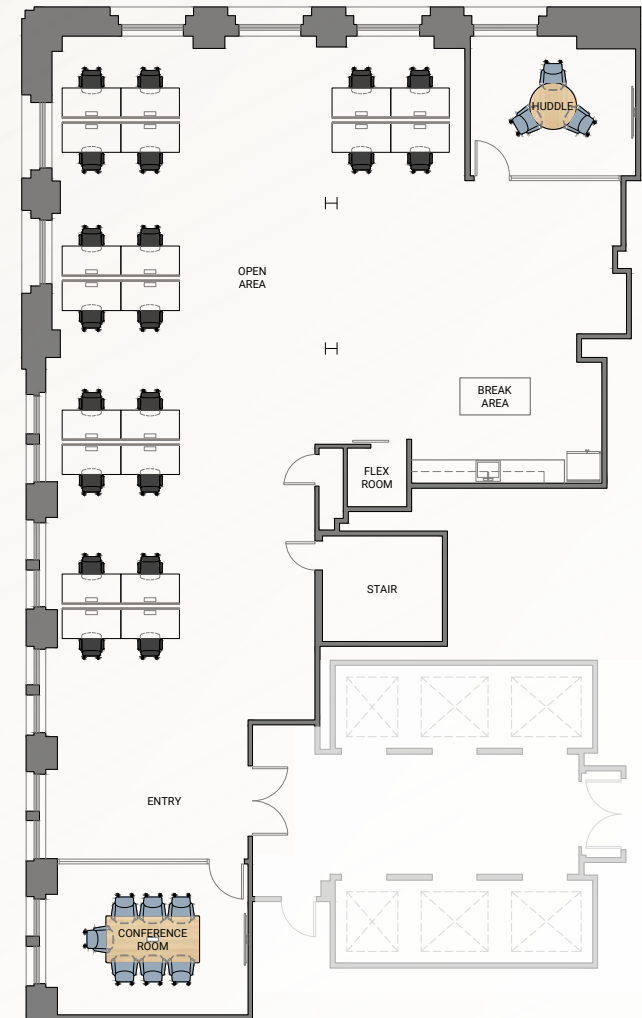
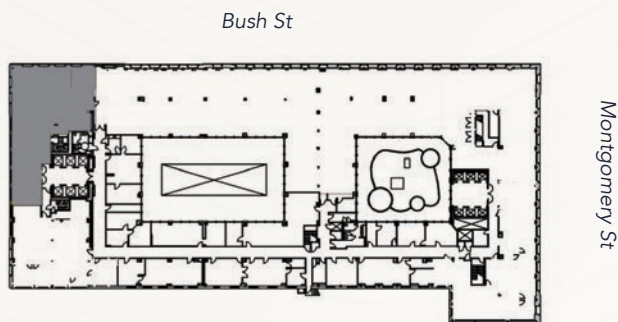


SUITE 360 - SPEC SUITE

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

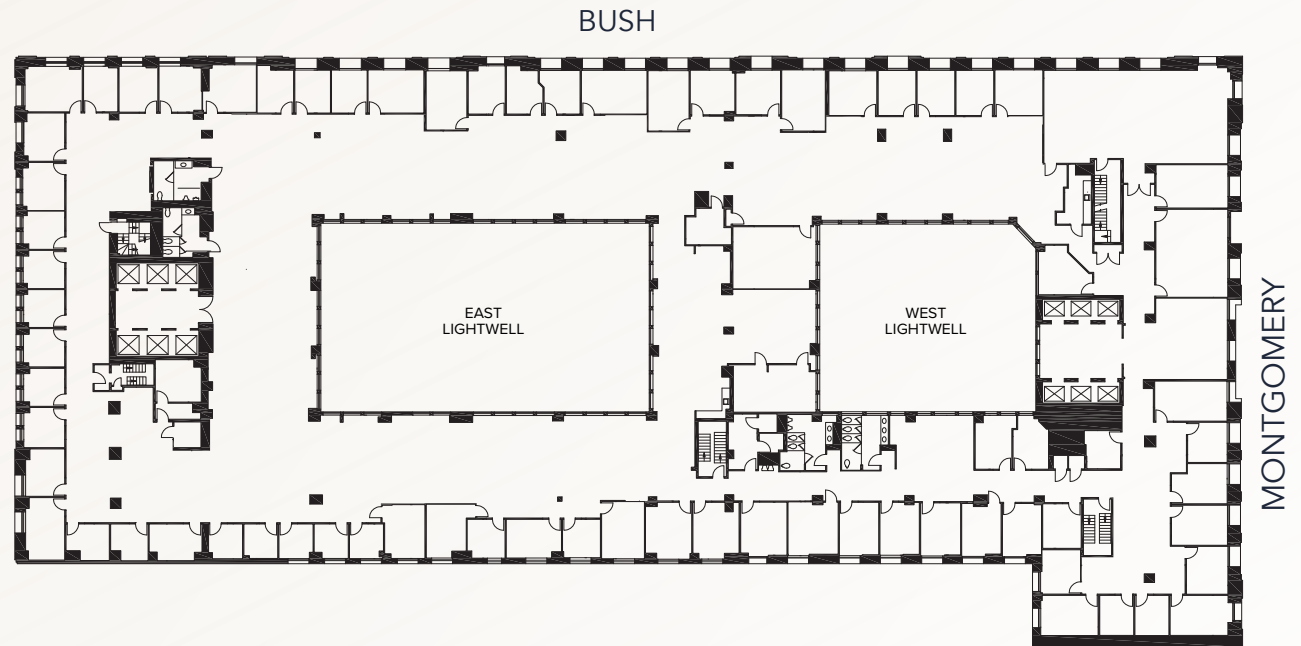
SUITE 500

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

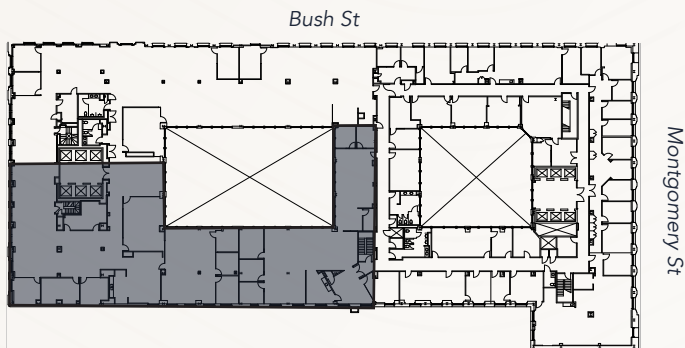


13,818 RSF | Furnished | Available Mar 2027



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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



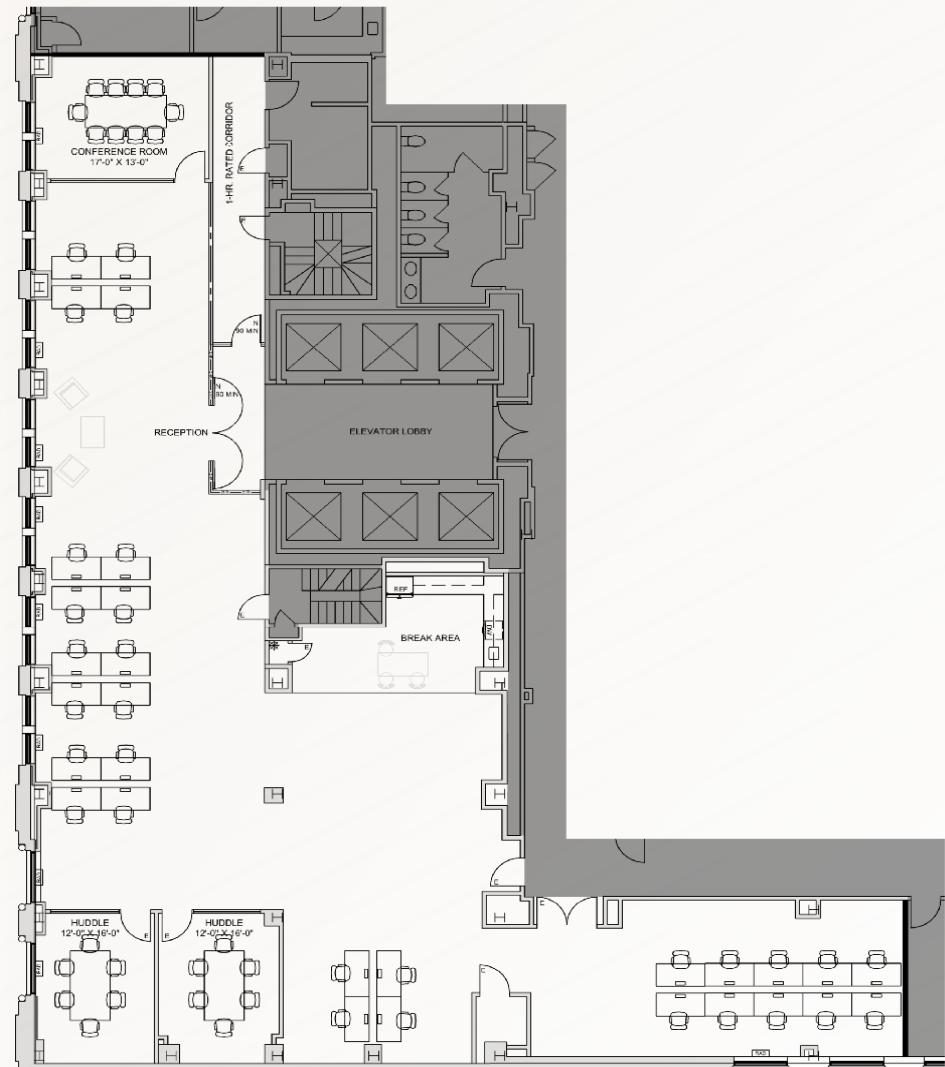
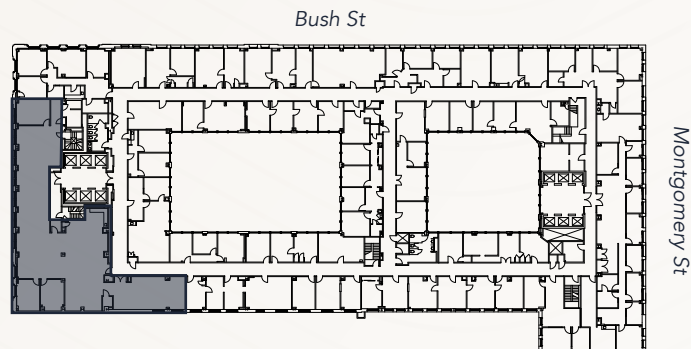
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*

SUITE 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

SUITE 1200

6,072 RSF | Furnished | Lease Pending



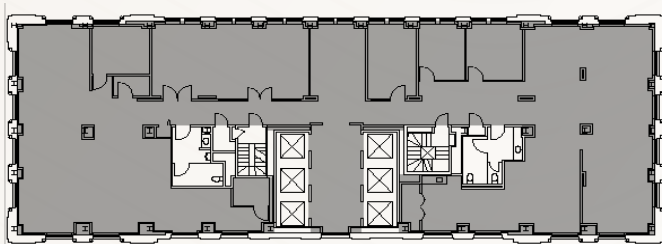
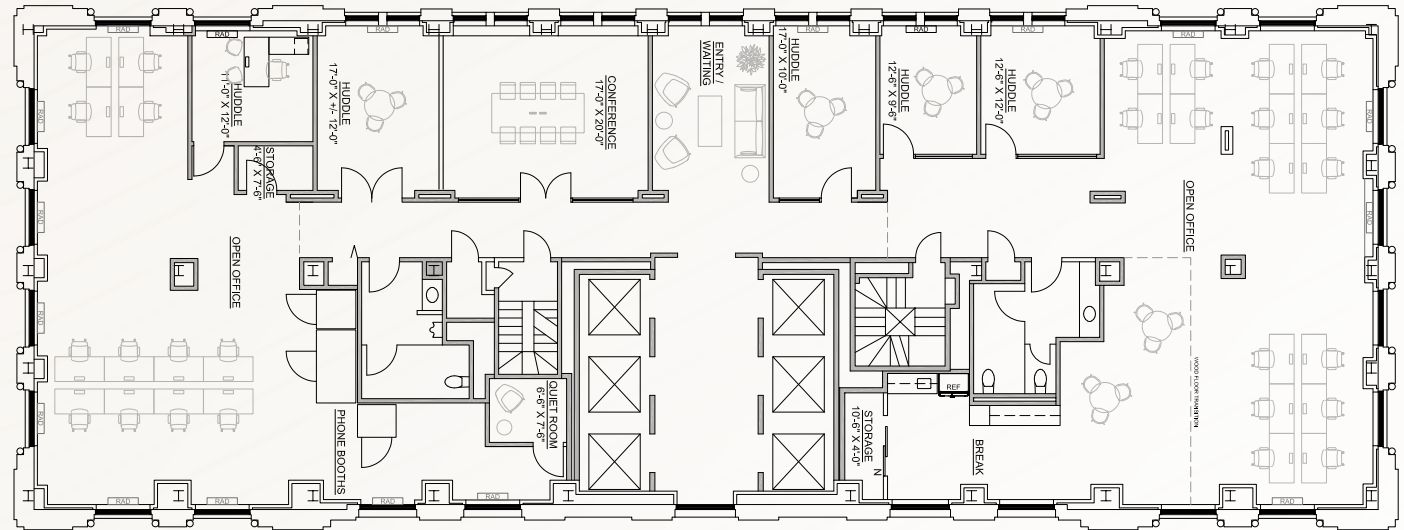
- New creative spec floor
- Boardroom
- 4 Meeting rooms/offices
- Exposed ceiling and brick
- Great natural light
- Furnished with 34 workstations;
capacity for additional desks
- Updated finishes
- Private, in suite
restrooms



Furniture is optional

**Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.*

5,928 RSF | Furnished | Lease Pending

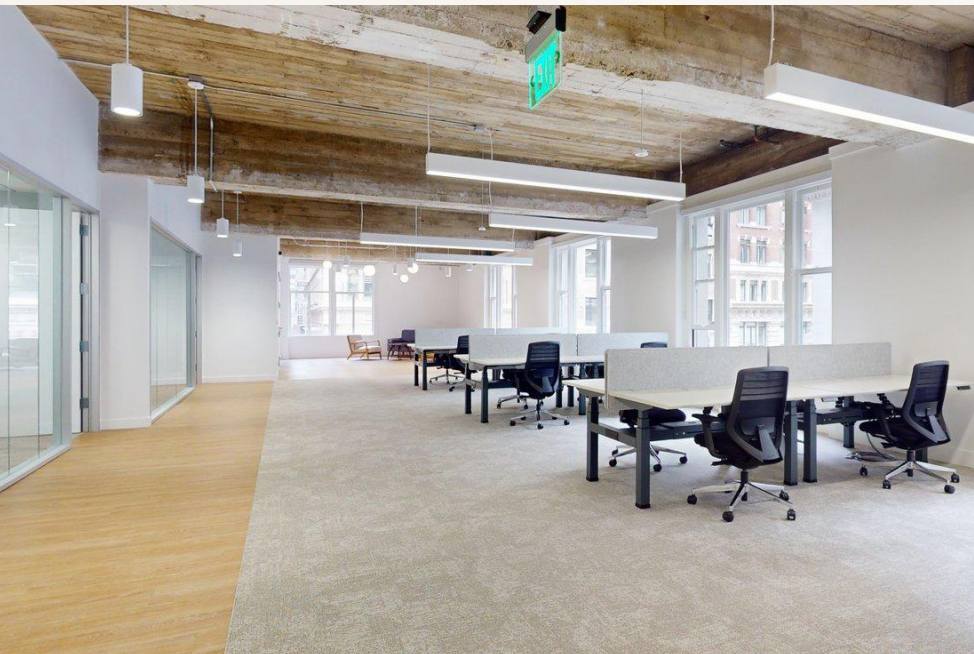
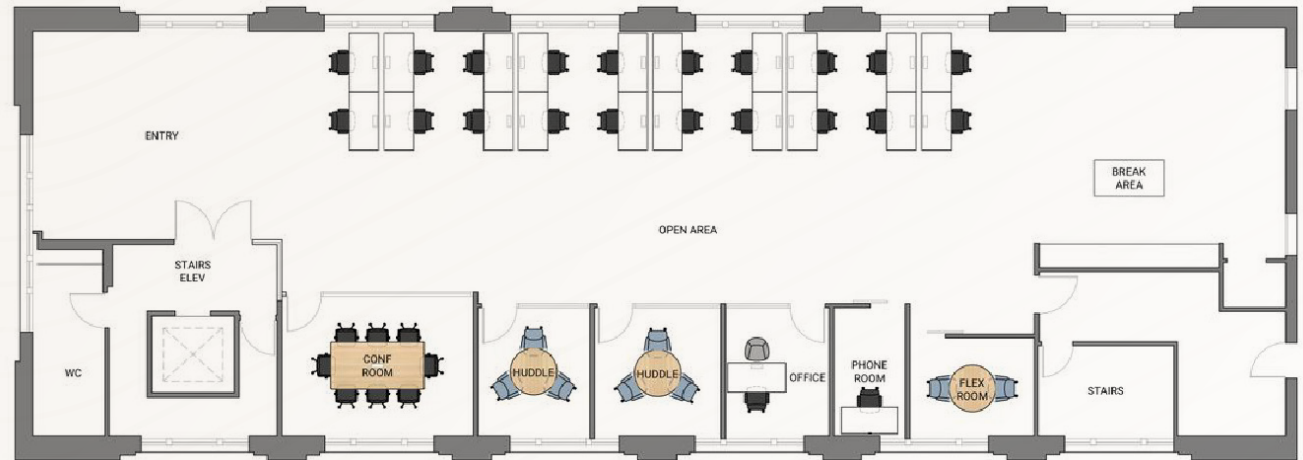


333 PINE 2ND FLOOR

3,840 RSF | Furnished | Available Now



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



PROMINENT & ACCESSIBLE LOCATION



EAT & DRINK

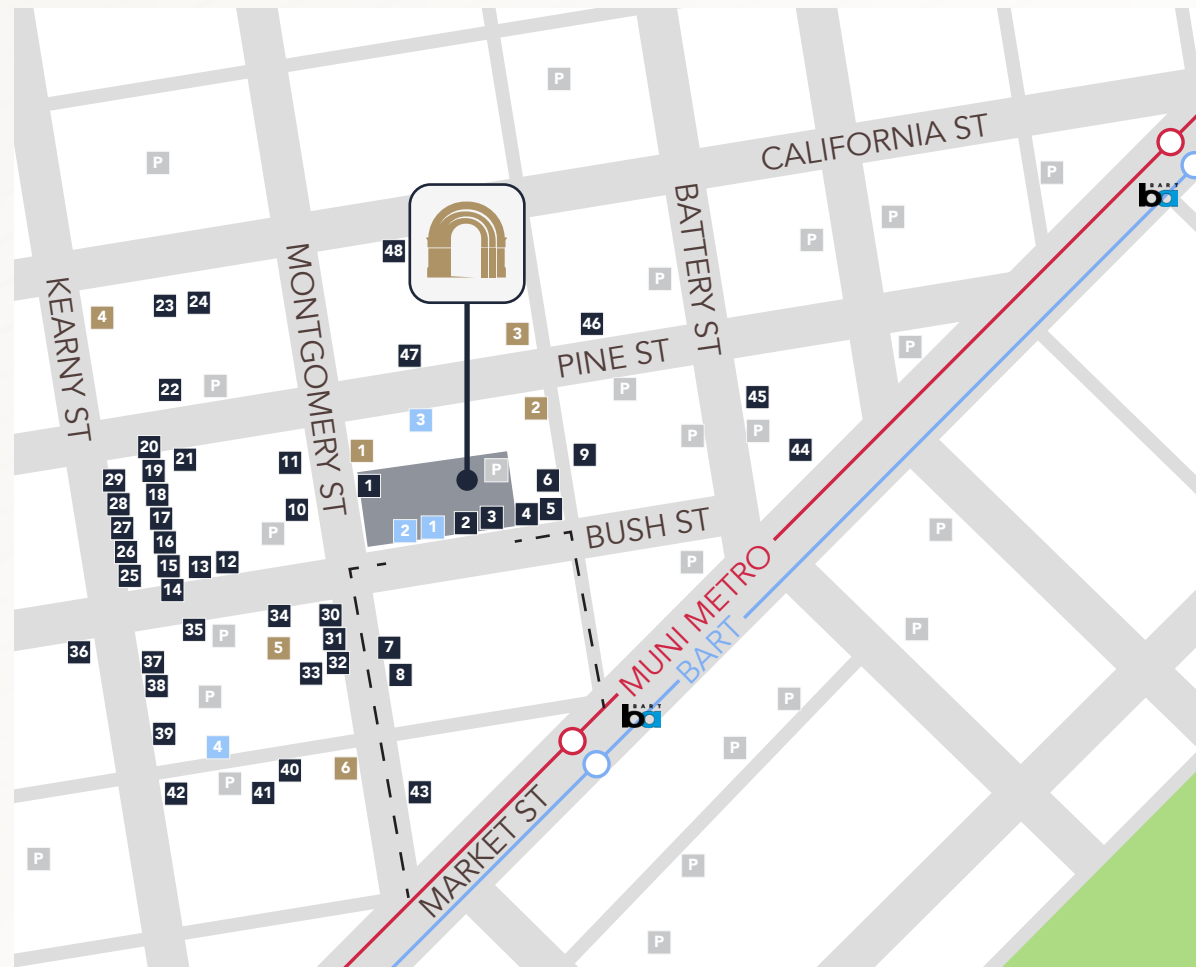
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|-----------------------|-------------------------|
| 1 Cafe Venue | 25 Ramen Hiroshi |
| 2 Freshroll | 26 Tenmatsu |
| 3 HI City | 27 Chicken g's |
| 4 The Treasury | 28 Tin on Kearny |
| 5 Blue Bottle Coffee | 29 Insomnia Cookies |
| 6 The Shota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

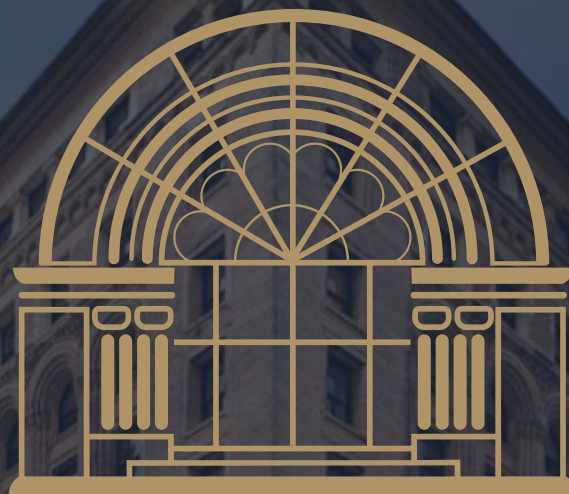
FITNESS

- 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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San Francisco, CA

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