



studio

BY TISHMAN SPEYER

EXCEPTIONAL SPACES FOR
THE FUTURE OF FLEXIBLE WORK

Welcome to Studio at Mission Rock

YOURSTUDIO.COM

San Francisco's most dynamic environment

The world's leading companies choose Studio by Tishman Speyer for flexible workspace with no compromises. Operating over one million square feet of business-class coworking, event space and move-in ready office suites, Studio is a pioneer in delivering holistic real estate solutions from long-term leases to desks on demand.

Studio at Mission Rock is our 25,931 RSF location that features move-in ready office space with inspired interiors and elevated shared amenities. Enjoy access to meeting rooms and common areas to foster creativity, collaboration, productivity, and growth.

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Thoughtfully designed and programmed to meet the demands of today's modern workforce



Premium offices in
a vast range of
unit sizes



Flexible lease terms
and simple membership
agreements



Access to US
and Brazil
Studio portfolio



Daily cleaning, mail
and concierge-
type services



Coffee, breakfasts
and happy hours



A variety of
medium/large
size meeting
rooms



Transit Rich Environment

The Mission Rock neighborhood has been designed to adapt to the future transit needs of San Franciscans. It is well connected to regional transit services and offers opportunities to bolster options as transportation preferences evolve.



Robust Parking Options

Mission Rock has about 1,700 parking spaces today, plenty for employees, residents, visitors and gamegoers alike!

Mission Rock will deliver a new parking garage as part of Phase II.



Bicycle/Pedestrian Connectivity

The newest portion of the Bay Trail cuts directly through Mission Rock and provides safe and beautiful access up and down the waterfront. Bikeways throughout the area make biking a great option.

Each building in the district offers secure bike parking, showers and lockers, making a biking commute as convenient as ever.



Caltrain Right Nearby

The San Francisco Caltrain station is within a five-minute walk, making Mission Rock easily accessible to Peninsula & South Bay commuters.

A project to electrify Caltrain will be complete in 2024, making service faster, more reliable, and smoother.



Ride-Hail / Shuttle

Mission Rock was designed to accommodate convenient pick-up / drop off locations for visitors arriving using ride-hail services like Uber and Lyft.

Mission Rock also offers the potential for easy shuttle pick-up / drop off locations if desired.



Direct BART / Muni Access

The new Central Subway provides a quick, direct connection from Mission Rock Station to Market Street, BART lines connecting to the East Bay, and SoMa/FiDi.

The N Judah light rail line and buses to Chinatown and the Marina/Cow Hollow are within a five-minute walk.



Waterfront Options

Mission Rock's waterfront location creates the opportunity for water access – through the use of private boats and potential ferry service.

A planned ferry terminal at 16th Street, a 7-minute walk from Mission Rock, will bring regular ferry connections in the future.






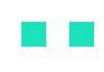
Transportation

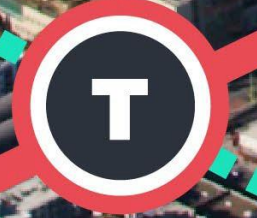


To Oakland / East Bay



MISSION ROCK

-  MUNI Lines (Multiple)
-  BART Lines (Multiple)
-  Highways / On & Off-Ramps
-  T Third Street (MUNI)
-  Caltrain
-  Quick Route to Mission Rock



Stadium-Side Commercial Hub

Mission Rock is a newly developed neighborhood strategically placed across the waterway from Oracle Park in partnership with the Giants. The neighborhood is fitted with 4 new towers in the Mission Bay area with a focus on bringing the community together.

The neighborhood will also be accompanied by some of the Bay area's favorite retailers.

- o Local coffee vendor
- o Arsicault Bakery
- o Flower & Water
- o Proper Foods
- o Quick Dog
- o Ike's Sandwiches
- o sweetgreen
- o Poke Works
- o Off the Grid daily rotating food truck in the park
- o An undisclosed Che Fico spin-off to be announced in the summer
- o LUX Fit



Studio: 2nd Floor



OFFICES

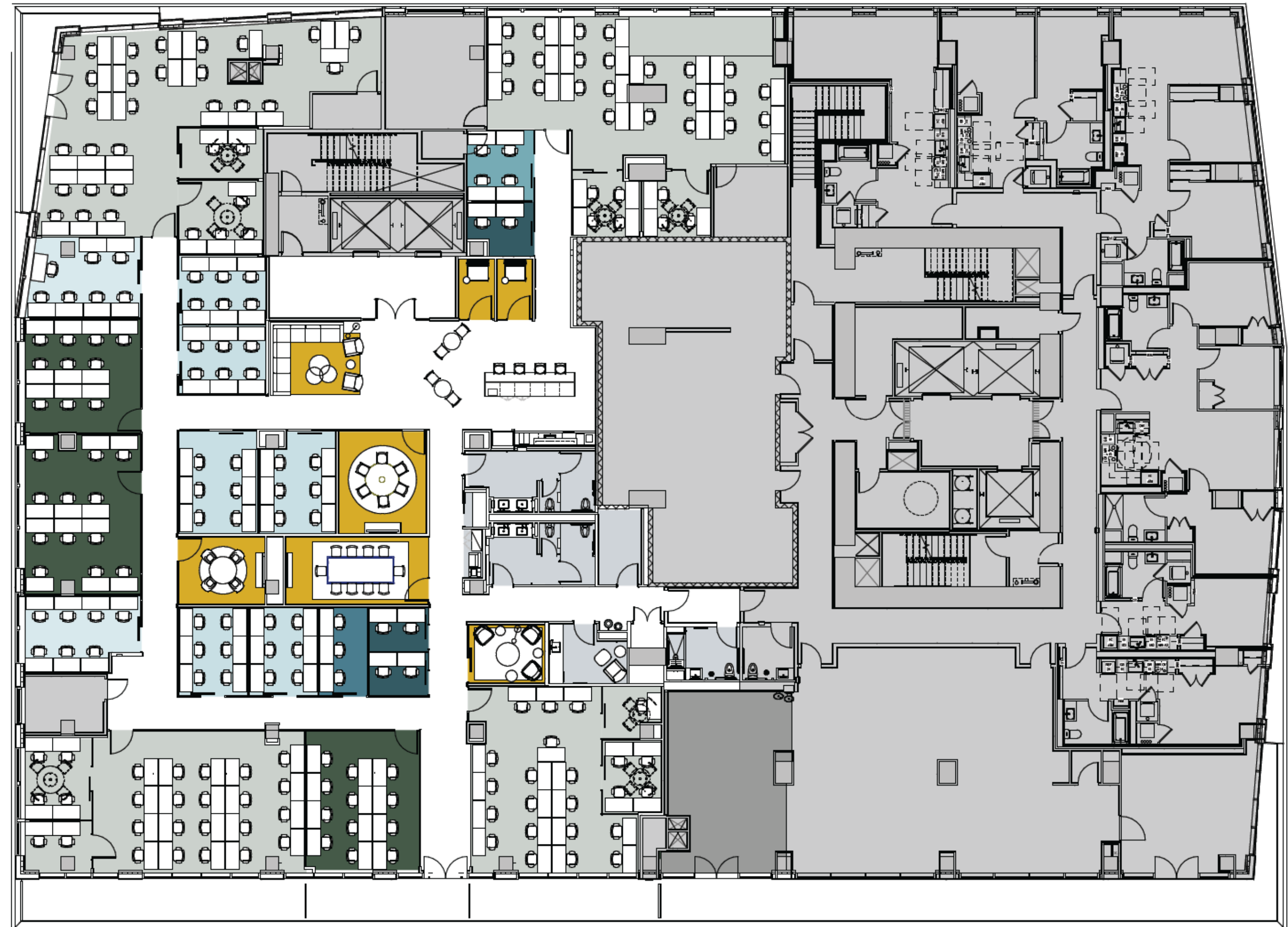
1 – 36 desks

As low as \$780/desk.

AMENITIES

Hot Desk
Virtual Office
Meeting Rooms
Phone Booths

\$400/mo.
\$98/mo.
9 total.
7 total.



Studio: 3rd Floor



Work



Meet

OFFICES

1 – 36 desks

As low as \$780/desk.

AMENITIES

Hot Desk
Virtual Office
Meeting Rooms
Phone Booths

\$400/mo.
\$98/mo.
9 total.
7 total.



Studio: 3rd Floor



Work



Meet

OFFICES

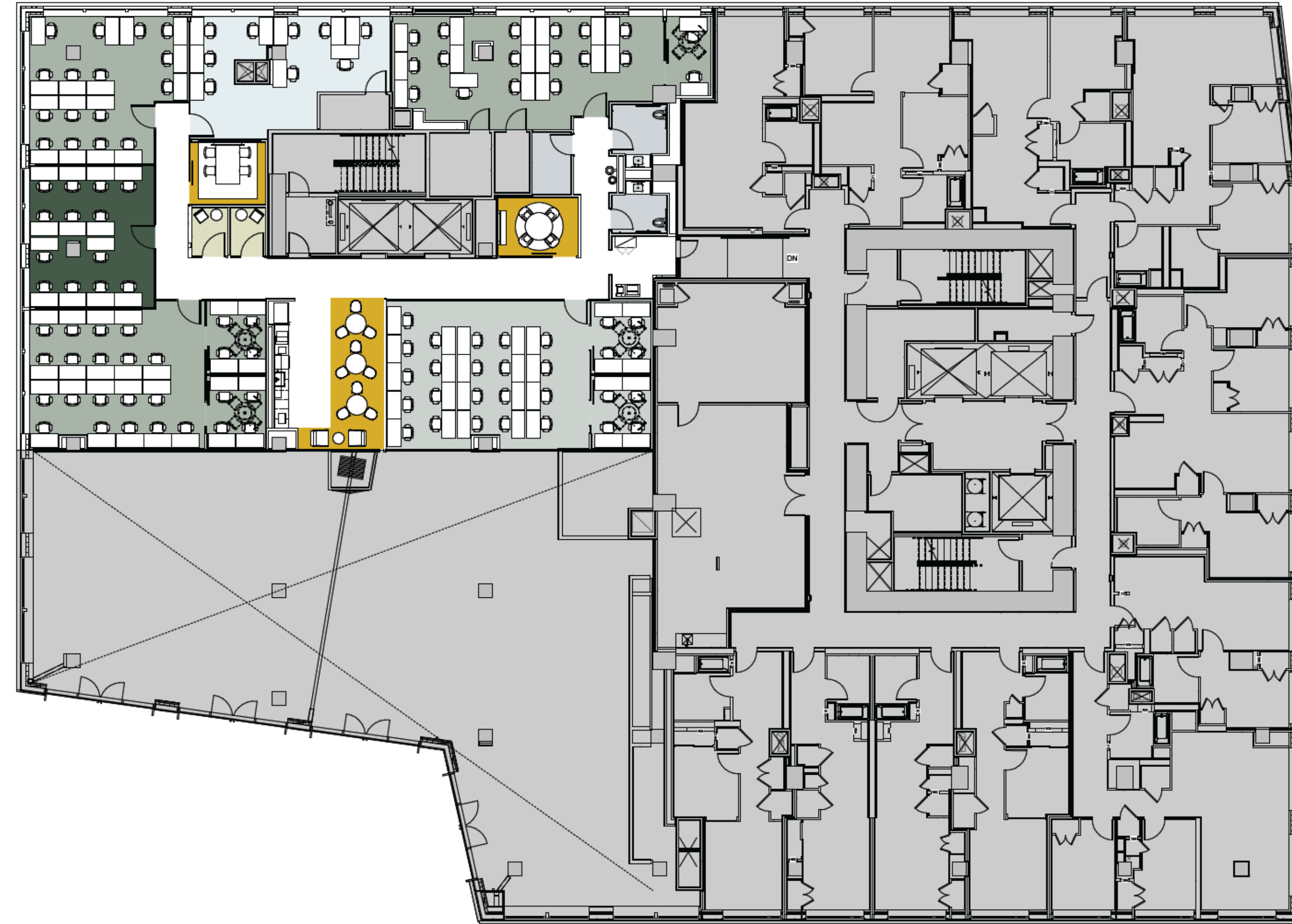
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The benefits of being a division of Tishman Speyer

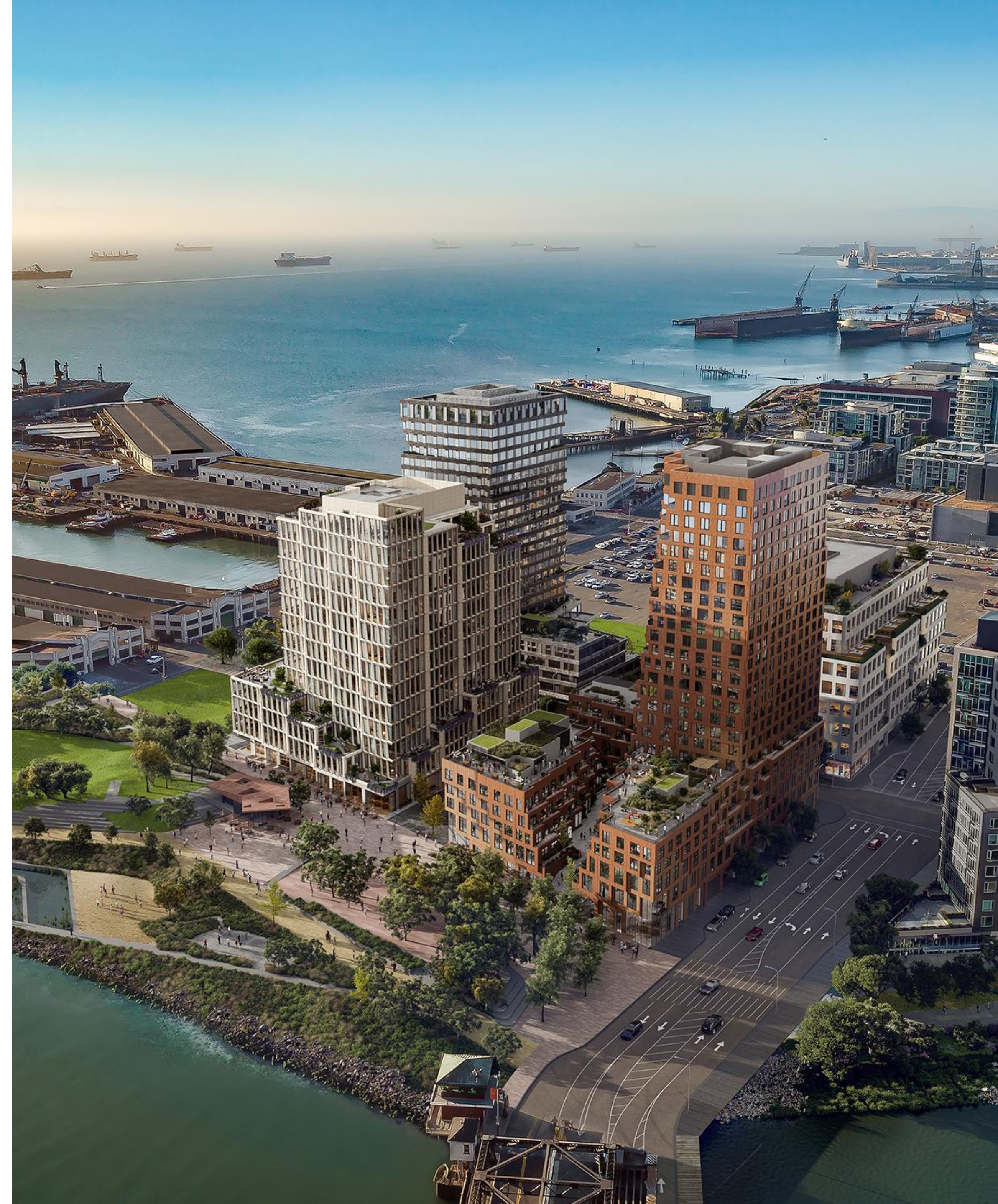
For more than 40 years, Tishman Speyer has embodied dedicated expertise and bold vision, building a culture of trust, while growing far beyond the remit of a traditional commercial real estate company.

Tishman Speyer brings industry excellence while offering best-in-class spaces in the most prestigious properties around the world. Studio members are granted access to a robust portfolio offering, with unparalleled operations excellence and unrivaled hospitality that yields partnership for the long term.

Your Studio membership places you within an integrated ecosystem of opportunity, where all your business needs are met with the utmost flexibility, security, and scalability.

We remain your partners for growth and guidance from your first day with us and into our shared futures.

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CONTACT US

Jonathan Zoucha
jzoucha@tishmanspeyer.com
415.308.8249

Michelle Ent
ment@yourstudio.com
628.230.0539

Joshua Barton
jbarton@tishmanspeyer.com
847.702.6166

Parcel F
365 Toni Stone Crossing
Floors 2-4

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