

AVISON
YOUNG



77 FEDERAL

NEW CONSTRUCTION

SPEC'D INTERIORS

AVAILABLE NOW

**AVISON
YOUNG**

// BUILDING FEATURES

BUILDING TYPE / CLASS A OFFICE

BUILDING SIZE / ±89,909 SQUARE FEET
DEMISABLE TO ±17,400 SQUARE FEET

POWER / 2500 AMP, 3 PHASE SERVICE & BACKUP POWER SERVICE

ELECTRICAL / RAISED FLOORS FOR WIRE & CABLE MANAGEMENT

PARKING / 29 SECURED SPACES WITH EV INFRASTRUCTURE

INTERNET / COMCAST HIGH SPEED FIBER

FLOOR TO FLOOR HEIGHT / 1ST FLOOR 14'6"
2ND-4TH FLOOR 12'6" & 5TH FLOOR 13'4"

HVAC / SAMSUNG HEAT & COOLING SYSTEM WITH CUSTOMIZABLE
CLIMATE CONTROL (VRF)

MOVE-IN READY / STEELCASE SIT/STAND DESKS AVAILABLE





// FLOOR FEATURES

LOWER & FLOOR 1 ±26,303 SQUARE FEET

- Exclusive entrance on Federal Street
- Space that can be planned for all-hands, showroom, workshop, lab and supporting office functions
- Interconnecting stairwell to the basement level
- Private showers





MENLO
VENTURES

 **TOYOTA**
VENTURES

 **South Park
Commons**

Circle Capital


 **Lightspeed**

**77
FEDERAL**


COATUE

**DC
VC**

 **JAZZ**
VENTURE PARTNERS

Accel

 **SAPPHIRE**
VENTURES

 **KLEINER PERKINS**

 **THOMVEST**
VENTURES

// LOCAL AMENITIES

RESTAURANTS

- 01 / Movidá
- 02 / 21st Amendment
- 03 / Garaje
- 04 / Bird Box
- 05 / El Porteno
- 06 / Mercado
- 07 / Saison
- 08 / Underdog Cantina
- 09 / Thriller Social Club
- 10 / Kaiyo Rooftop
- 11 / Marlowe
- 12 / Cafe Okawari

HOTELS

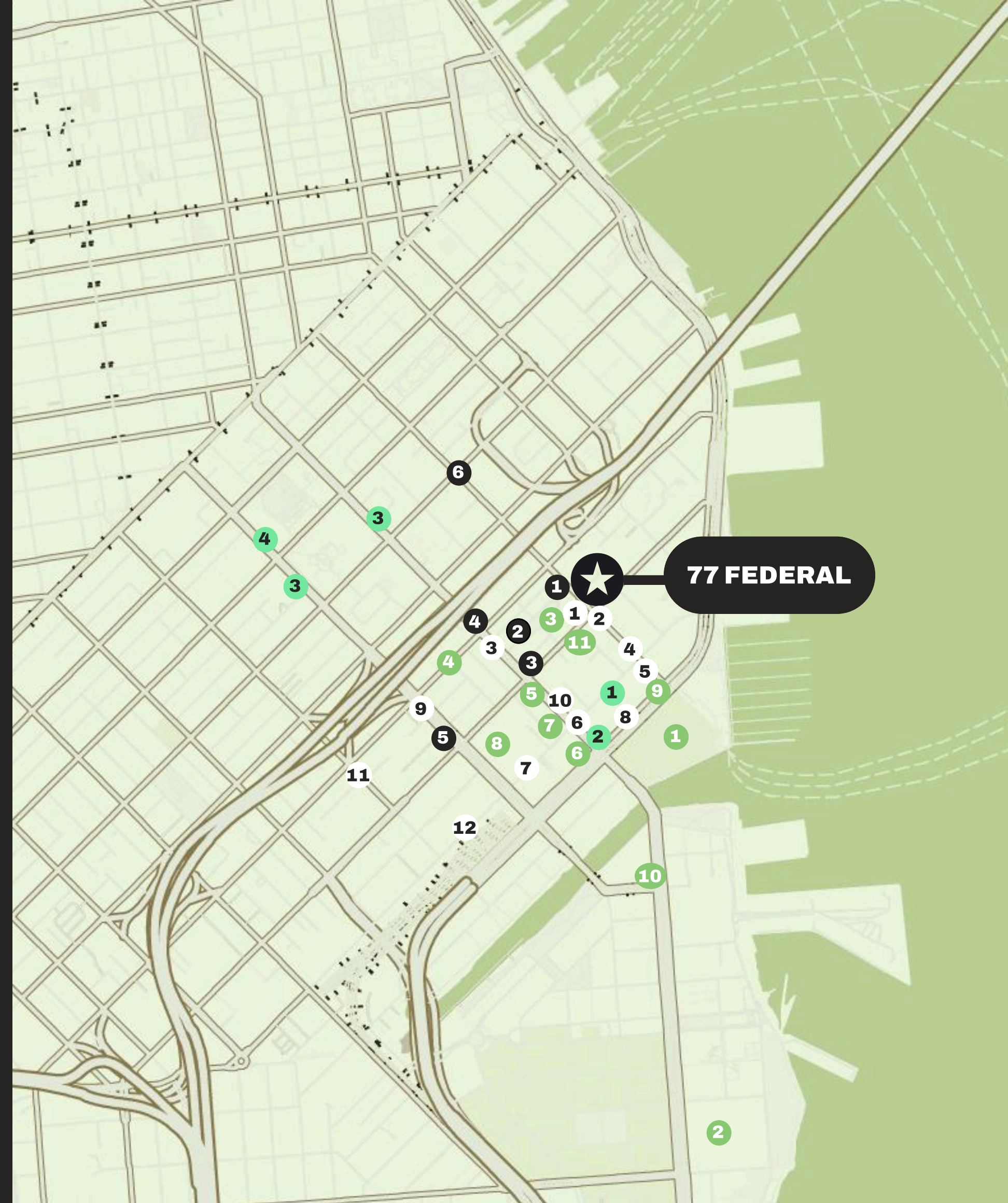
- 01 / Hotel VIA
- 02 / Hyatt Place
- 03 / The Clancy
- 04 / The W
- 05 / St. Regis

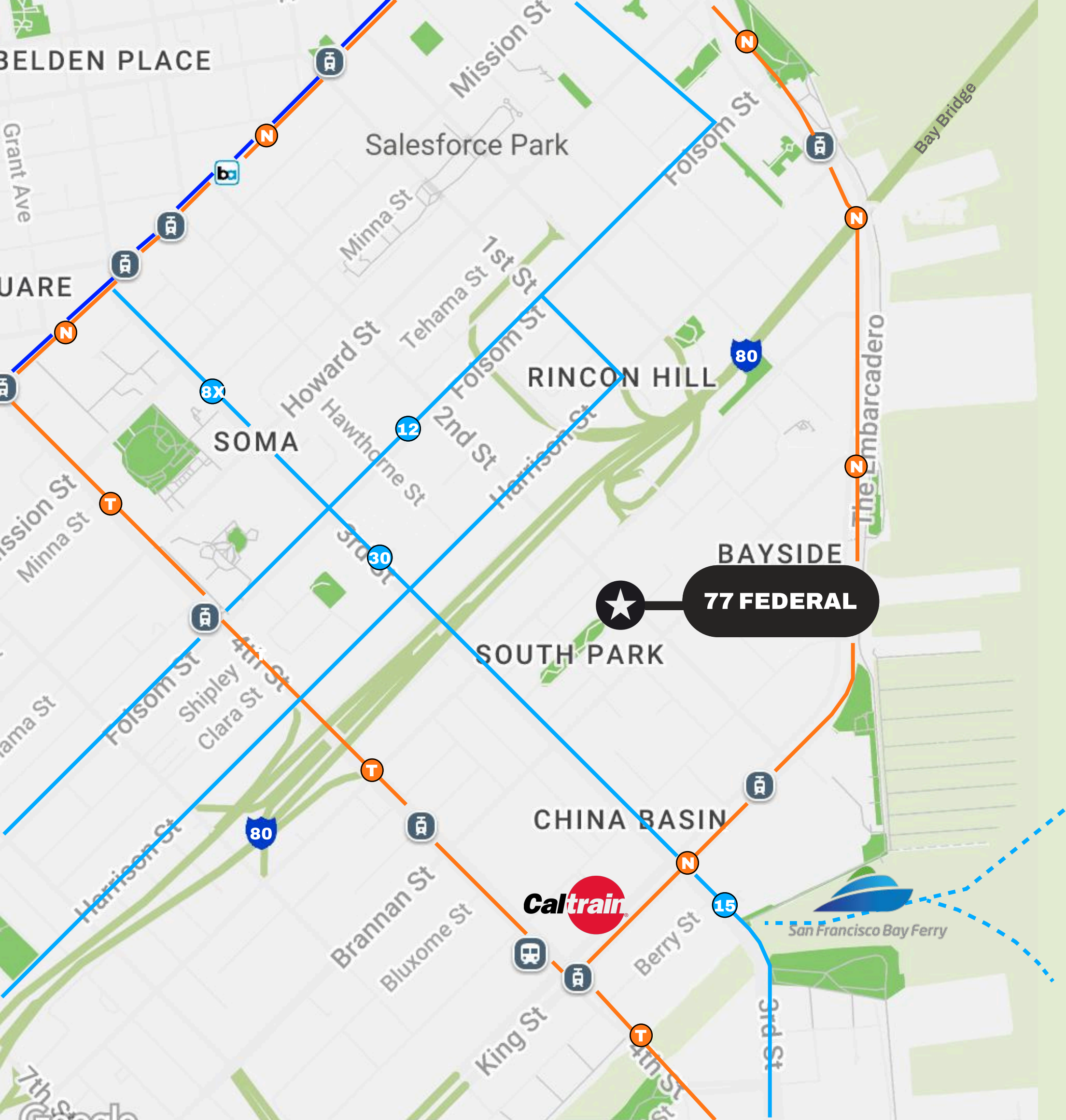
ENTERTAINMENT

- 01 / Oracle Park
- 02 / Chase Center
- 03 / JAX Vineyards
- 04 / Black Hammer Brewing
- 05 / Local Tap
- 06 / Lucky Strike
- 07 / Alchemist Bar & Lounge
- 08 / ROOFTOP 25
- 09 / MOMOs
- 10 / Cavana
- 11 / ROOH

COFFEE

- 01 / Blue Bottle
- 02 / Caffè Centro
- 03 / Golden Goat Coffee
- 04 / Flour & Branch
- 05 / Paper Son Coffee





// TRANSPORTATION



Close proximity to the I-80
and US 101



Close proximity to the 4th &
King Station



Close proximity to
Montgomery Station



Close proximity to many
MUNI bus lines



San Francisco Bay Ferry

Close proximity to Oracle
Park Ferry Terminal

// CONTACT US

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