

RARE HEAVY POWER R&D BUILDING

139,741 SF

Divisible by 34,649 SF

1201
BRYANT
S T R E E T



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Uber

ASTRANIS

VISA

OpenAI

UCSF

ample

Aurora

Adobe

1201
BRYANT
STREET

scale

samsara
Connected Operations Cloud

Google Cloud

airbnb

TEMPO

HIGHLIGHTS

Turn Key – Best in Class R&D Facility

- **139,741** sf
Divisible By 34,649 Sf
- Power: 4,000 Amps, 3 Phase, 480 Volts
- Lab Infrastructure
 - **CDA, HVAC, Snorkels**
- Machine Shop
 - **Multiple Cnc Machines**
 - **Vantilation**
 - **Compressed Air**
 - **HVAC**
- 3 Roll Up Doors – 1 Dock, 2 at Grade
- Floor Loads: 125 Lbs/SF
- Slab – Pour In Place
- Vibrations
- HVAC/ Mechanical Systems
- Plug & Play Fully Furnished
- Subterranean Parking & R&D Space
- Parking – #70 Spots
- UPS/Back Up Power
- Redundant Power On The Same Grid As SF General

1201
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BUILDING AMENITIES



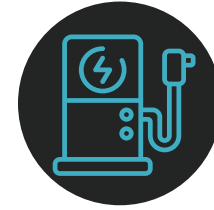
HEAVY POWER

4,000 Amps, 3 Phase,
480 volts



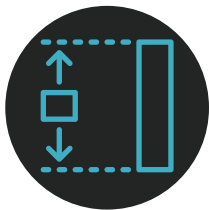
BUILTOUT R&D IN PLACE

Lab Space &
Additional Ventilation



PARKING/EV CHARGING

±70 Parking Spaces
±45 EV Charging Stations



CLEAR HEIGHTS

16' on Ground and Office Floors
9' in LL Machine Shops
Roll-up door clearance - 14'



RESTRUCTURED SLABS

Steel Reinforced To
Accomodate Heavy
Machinery
Additional 100 Lbs/Sf



ROOF DECK

City Views



SECURE ENTRANCE



MODERN LOBBY



TALL WINDOW LINES



LIVING GREEN INSTALLATIONS



OUTDOOR GATHERING SPACE



BUILDING ADDITION COMPLETED IN 2015

FLOORPLANS

Basement

1201
BRYANT
STREET



- 3D LAB
- ADMIN OFFICE
- CIRCULATION
- COMMON AREA
- CONFERENCE RM.
- DRIVER AREA
- ENGINEERING & DEVELOPMENT LAB
- MANUFACTURING LAB
- SHOWROOM
- MANUFACTURING
- VEHICLE ENGINEERING
- VEHICLE CONTROL LAB
- STORAGE
- VEHICLE PARKING

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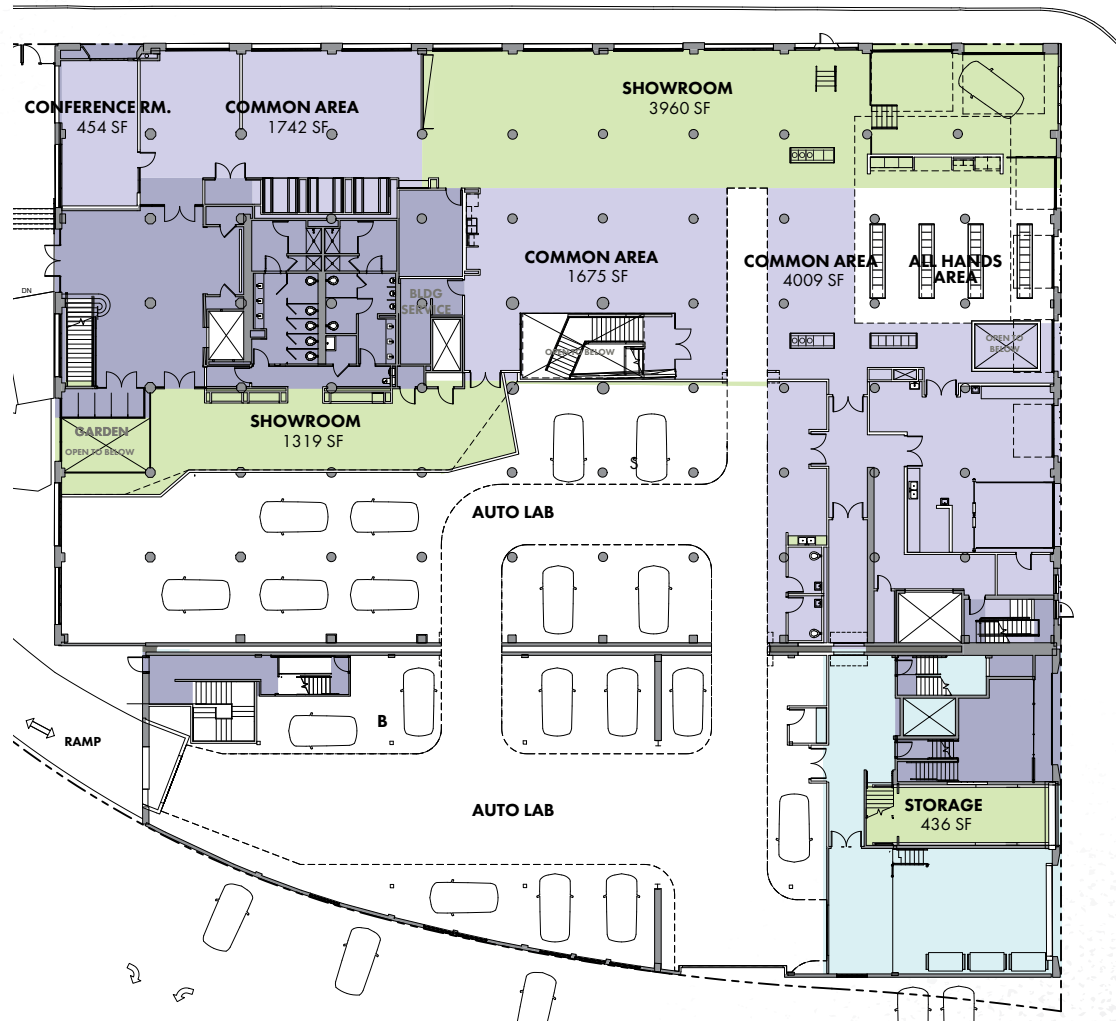
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FLOORPLANS

First Floor

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STREET



- 3D LAB
- ADMIN OFFICE
- CIRCULATION
- COMMON AREA
- CONFERENCE RM.
- DRIVER AREA
- ENGINEERING & DEVELOPMENT LAB
- MANUFACTURING LAB
- SHOWROOM
- MANUFACTURING
- VEHICLE ENGINEERING
- VEHICLE CONTROL LAB
- STORAGE
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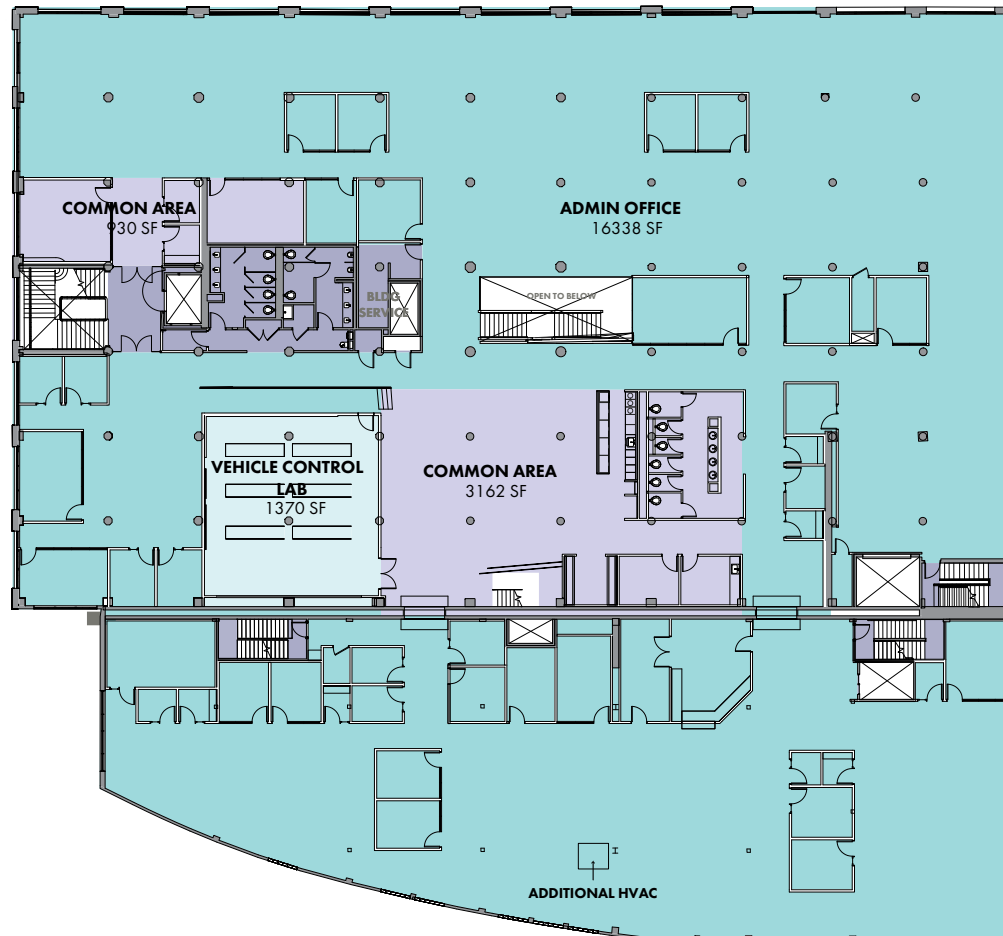
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FLOORPLANS

Second Floor

1201
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STREET



- 3D LAB
- ADMIN OFFICE
- CIRCULATION
- COMMON AREA
- CONFERENCE RM.
- DRIVER AREA
- ENGINEERING & DEVELOPMENT LAB
- MANUFACTURING LAB
- SHOWROOM
- MANUFACTURING
- VEHICLE ENGINEERING
- VEHICLE CONTROL LAB
- STORAGE
- VEHICLE PARKING

- 238 Workstations
- Kitchen
- 18 Meeting Rooms
- 6 Large Conference Rooms
- 10 Phone Rooms
- Mothers Room

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FLOORPLANS

Third Floor

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STREET



- 3D LAB
- ADMIN OFFICE
- CIRCULATION
- COMMON AREA
- CONFERENCE RM.
- DRIVER AREA
- ENGINEERING & DEVELOPMENT LAB
- MANUFACTURING LAB
- SHOWROOM
- MANUFACTURING
- VEHICLE ENGINEERING
- VEHICLE CONTROL LAB
- STORAGE
- VEHICLE PARKING

- 148 Workstation in place (room for additional)
- 14 Meeting Rooms
- 7 Large Conference Rooms
- 10 Phone Rooms, 4 Phone Booths
- Kitchen

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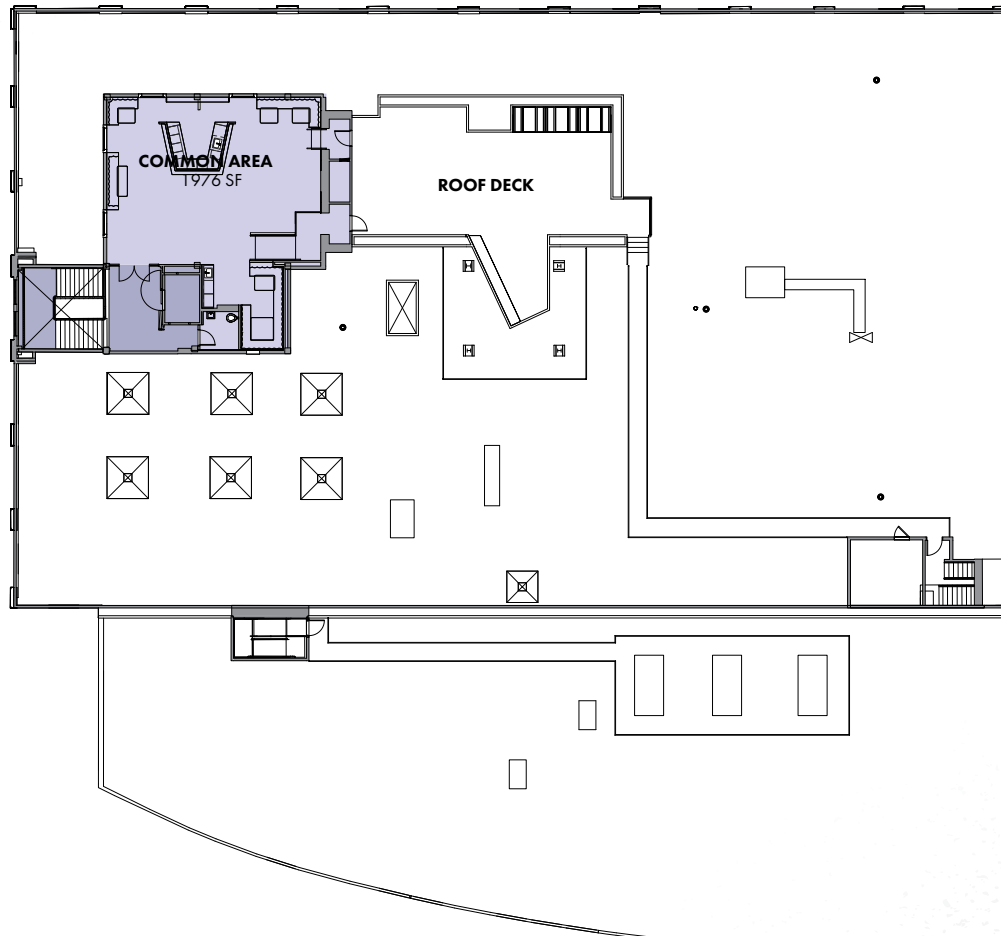
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FLOORPLANS

Fourth Floor

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S T R E E T



- 3D LAB
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- DRIVER AREA
- ENGINEERING & DEVELOPMENT LAB
- MANUFACTURING LAB
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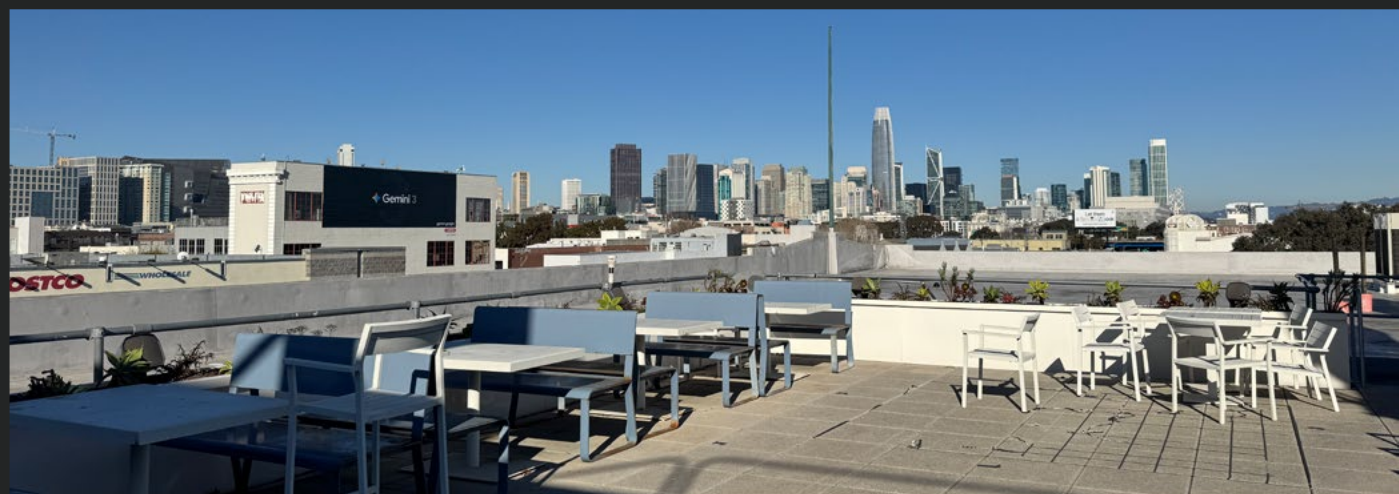
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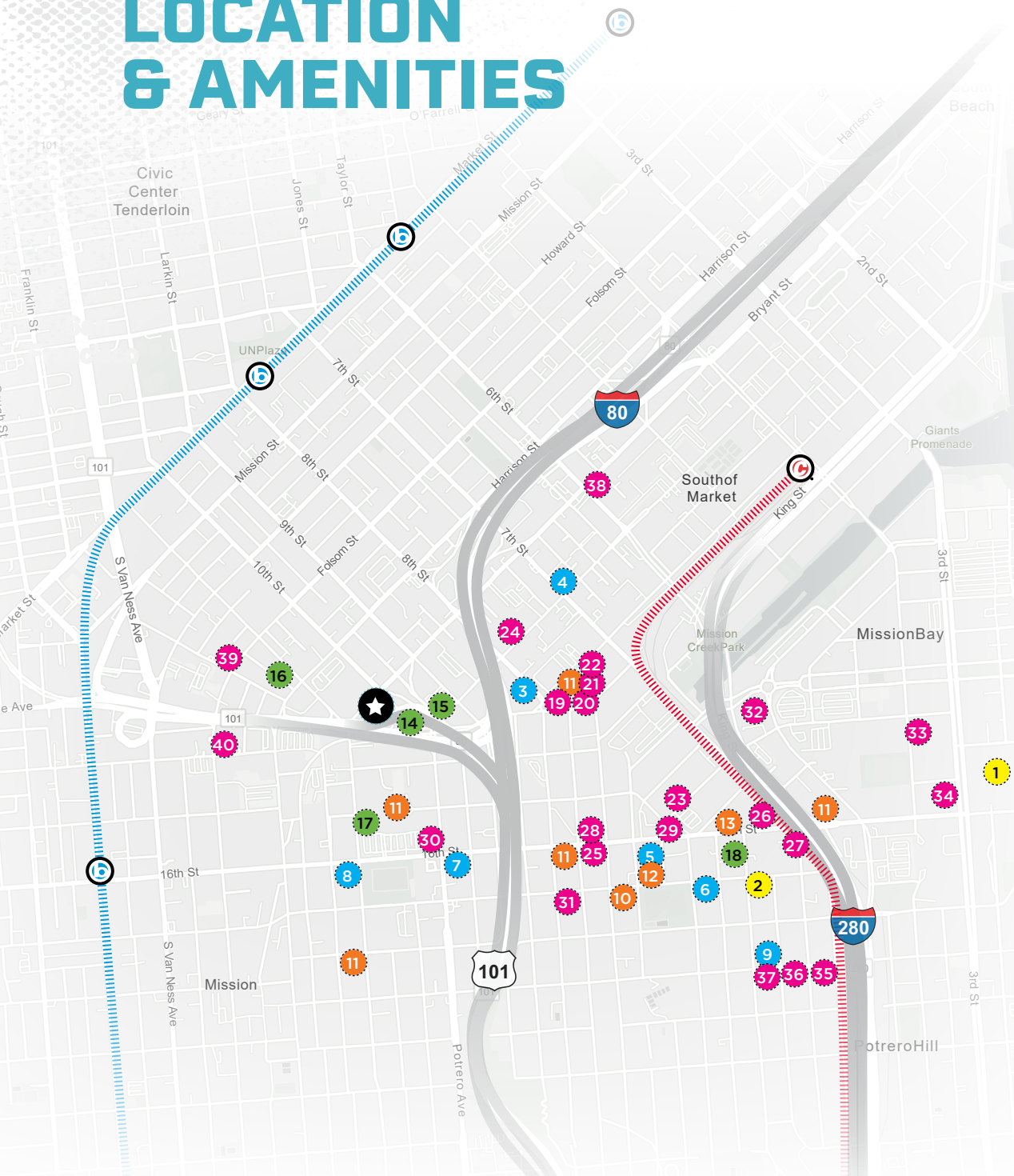
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LOCATION & AMENITIES

1201 BRYANT STREET



ARTS & ENTERTAINMENT

- Oracle Park
- Bottom of the Hill

BARS/LOUNGES

- Hardwood Bar & Smokery
- Mars Bar & Restaurant
- Thee Parkside
- Connecticut Yankee
- il Pirata
- Double Play Bar and Grill
- Blooms Saloon

CAFES

- Philz Coffee
- Starbucks
- La Lucha Coffee Bar
- Boba Guys Potrero

HEALTH CLUBS/GYMS

- DIAKADI
- FITNESS SF - SoMa
- Reason
- 24 Hour Fitness
- Fitness Urbano

RESTAURANTS

- Niku Steakhouse
- Dumpling Time
- Saap Ver Thai Food
- Omakase
- The Seven Stills Brewery
- Bellota
- Torraku Ramen
- Mediterranean Aroma
- Buenafe Taqueria
- Dos Pinas
- Wolfe's Lunch
- Smashburger
- Market Cocina
- Oda Restaurant
- Public Urban
- SF Kebab
- Ganim's
- Plow
- Chez maman east
- Turtle Tower
- The Willows
- Rintaro



1201 BRYANT STREET

- BART Stations

- Caltrain Stations

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