

REF · 121-2ND-SF · 2026

KOLLMANN

• AVAILABLE — 16,204 SF

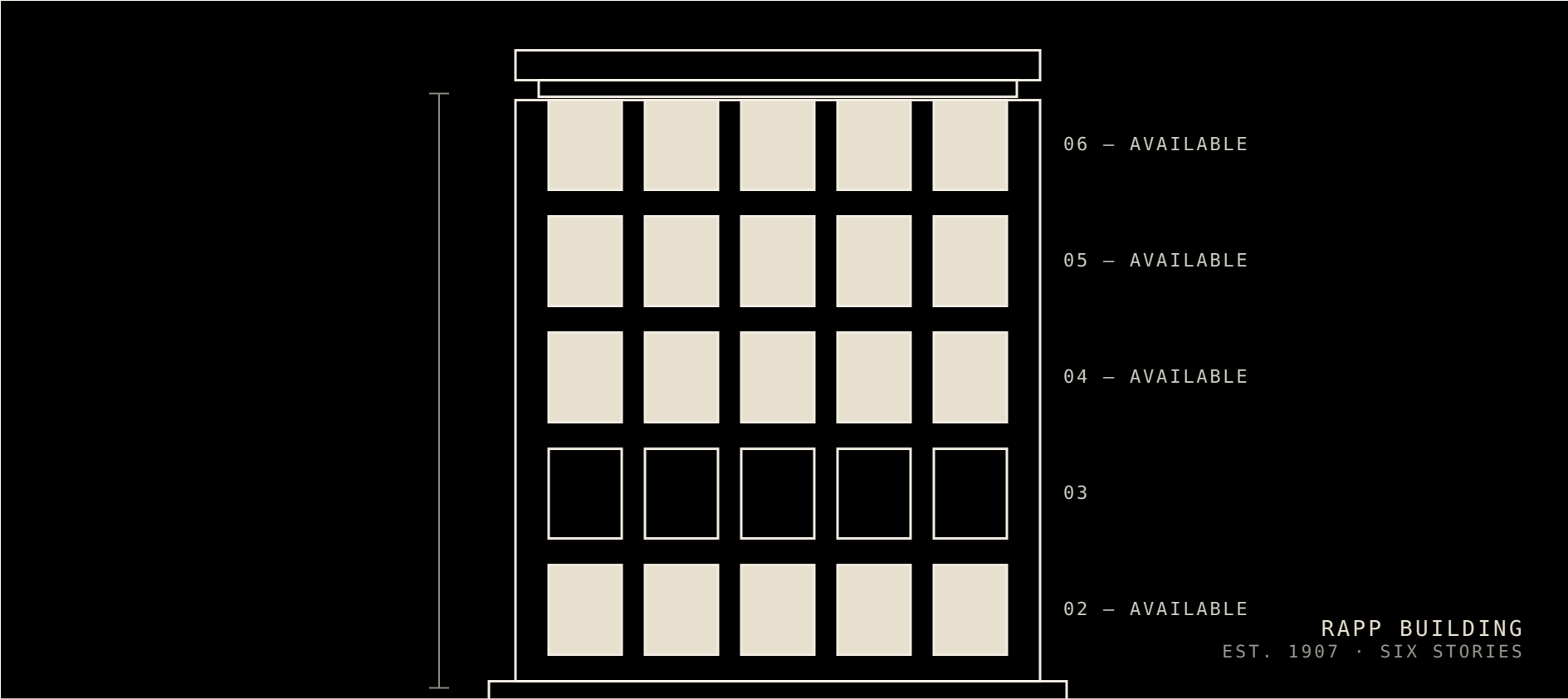
37.788° N 122.401° W

SoMa · San Francisco · 94105

One Twenty *One* Secondst

A fully furnished creative office in the Rapp Building — six stories of early-20th-century architecture on San Francisco's most prominent tech block.

THE RAPP BUILDING
CREATIVE OFFICE · FOR LEASE



FLOORS	PER PLATE	TOTAL	CONDITION
04 AVAILABLE	4,051 SQUARE FEET	16,204 SQUARE FEET	Turn-key FULLY FURNISHED

i. AVAILABLE FLOOR PLATES

02 ^{FL}	<i>Ground floor, lounge & open plan</i> 2 CONFERENCE ROOMS • LOUNGE • KITCHEN • OPEN DESKS • STREET-LEVEL	4,051 SQ FT
04 ^{FL}	<i>Fully furnished, move-in ready</i> 5 CONFERENCE ROOMS • 3 CALL ROOMS • MOTHER'S ROOM • KITCHEN • 16 DESKS	4,051 SQ FT
05 ^{FL}	<i>Open plan with board room</i> 5 CONFERENCE ROOMS • BOARD ROOM • KITCHENETTE • FURNITURE AVAILABLE • HARDWOOD	4,051 SQ FT
06 ^{FL}	<i>Top floor, natural light & city views</i> 5 CONFERENCE ROOMS • 13 DESKS • TWO BATHROOMS • STORAGE • MIXED FLOORING	4,051 SQ FT

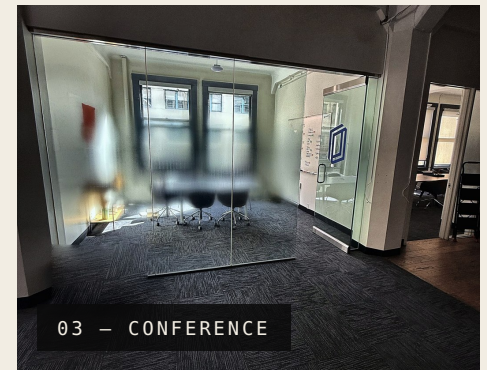
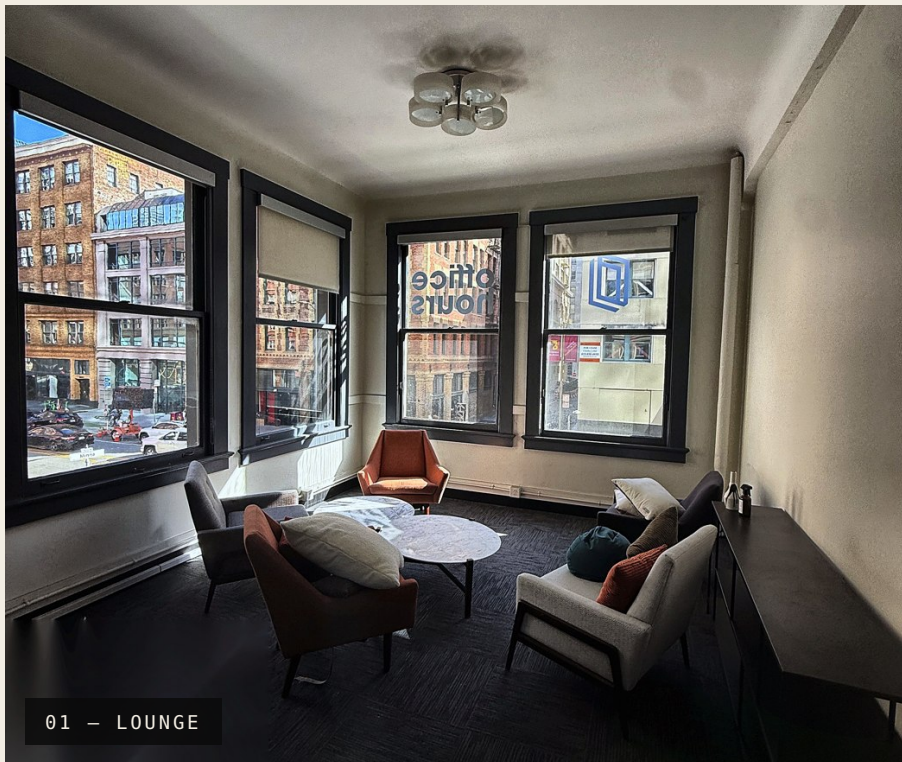
ii. INTERIOR — FLOOR 02

Street-level energy — lounge seating, open desks, and conference rooms just steps from the entrance.

FLOOR 02

FIVE REPRESENTATIVE VIEWS

4,051 SF · LOUNGE & OPEN PLAN



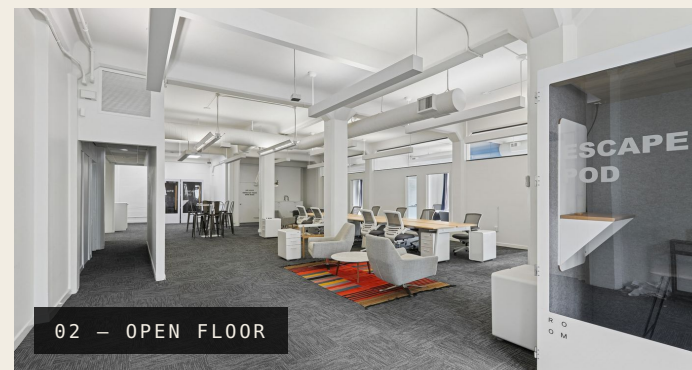
iii. INTERIOR — FLOOR 04

Light, space, and restraint — a fully furnished floor ready for occupancy.

FLOOR 04

THREE REPRESENTATIVE VIEWS

4,051 SF · TURN-KEY



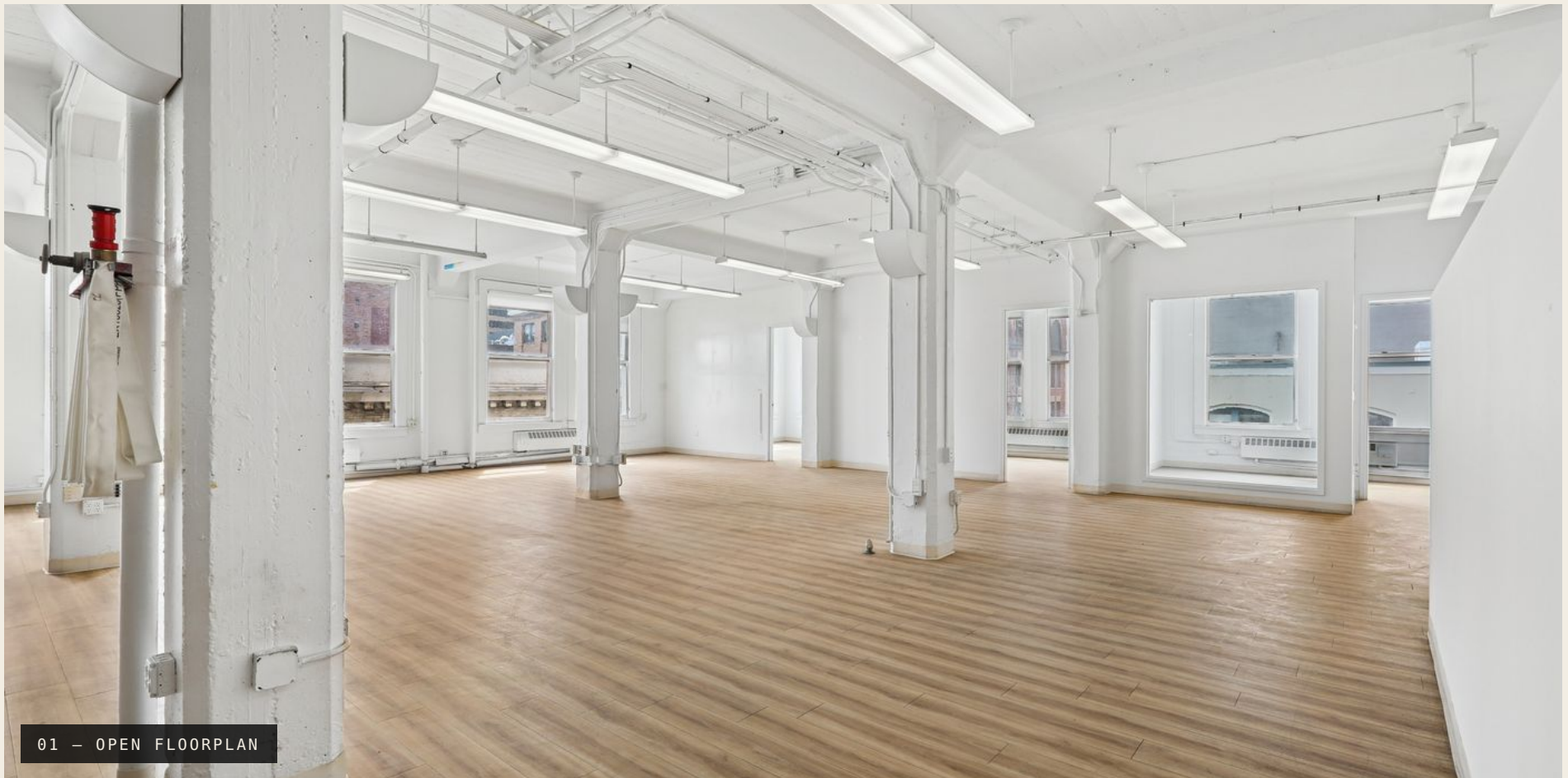
iv. INTERIOR — FLOOR 05

An open, light-filled floor plan — vaulted ceilings, pale wood floors, and original structure left exposed.

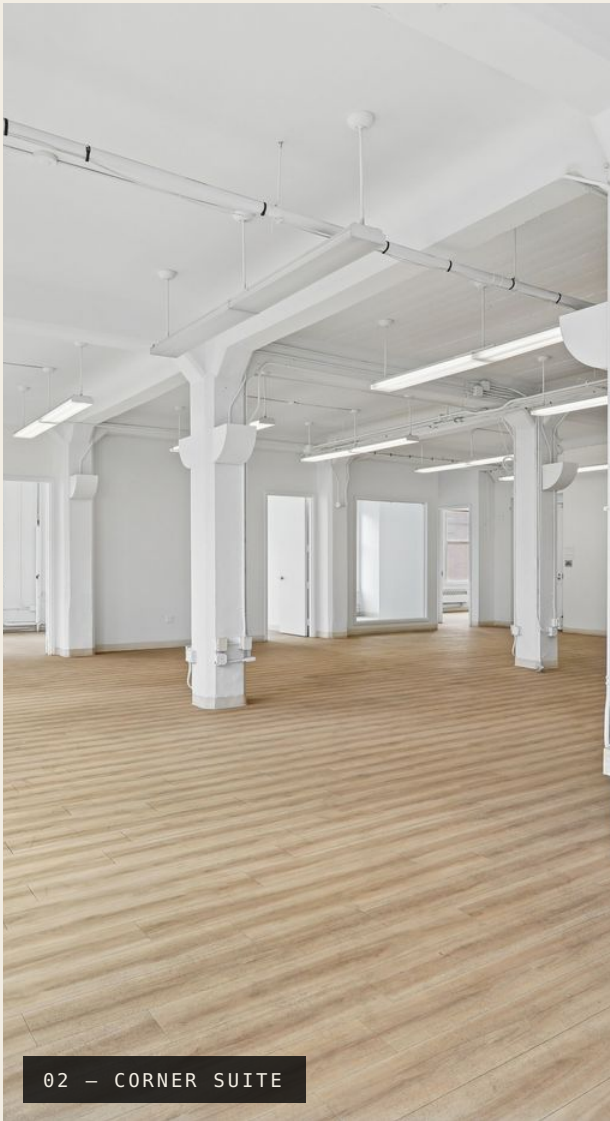
FLOOR 05

FOUR REPRESENTATIVE VIEWS

4,051 SF · OPEN PLAN



01 — OPEN FLOORPLAN



V. INTERIOR – FLOOR 06

Top-floor floor plan with exposed structure, wraparound windows, and sweeping city views.

FLOOR 06

FIVE REPRESENTATIVE VIEWS

4,051 SF · NATURAL LIGHT



Dining & Coffee

Blue Bottle Coffee	2 min
Sweetgreen	3 min
North India	3 min
Kebab Baba	4 min
Uno Dos Tacos	4 min
Caramba!	5 min
Chipotle	5 min
California Pizza Kitchen	6 min

Transit

Montgomery BART	4 min
Howard & 2nd Bus	1 min
Mission & 2nd Bus	2 min
SFMTA Moscone Garage	3 min
Salesforce Transit Ctr	5 min

Culture & Wellness

SFMOMA	4 min
MoAD Museum	4 min
Fitness SF Transbay	6 min
Salesforce Park	5 min
Yerba Buena Gardens	5 min

vii. INQUIRE

For tours
and lease terms,
please get in touch.

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