



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



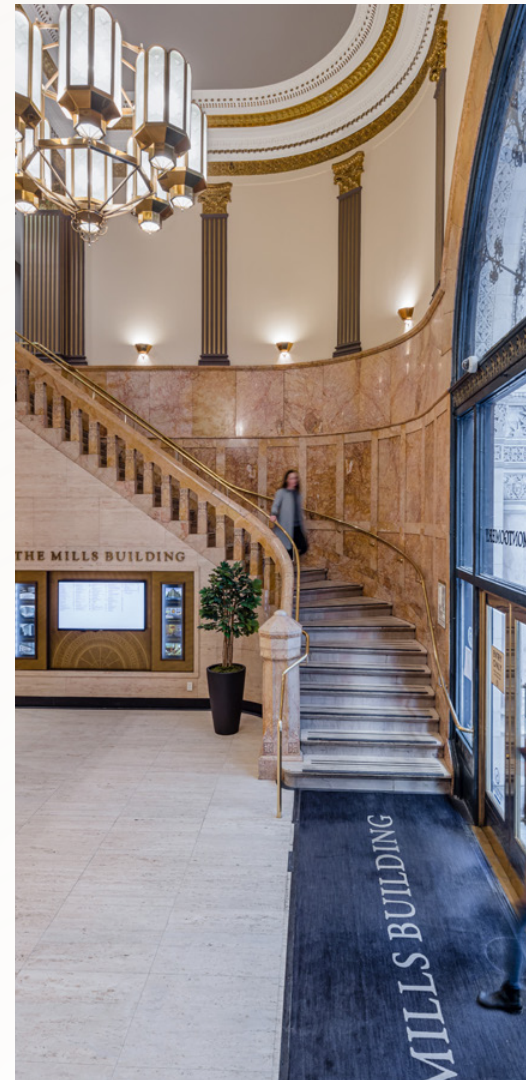
Expanded Bike Storage



On-Site Valet Parking



Convenient Dining Options On-Site



SMALL SUITE AVAILABILITIES

New Spec Suites Under Construction!



SUITE	RSF	DESCRIPTION	ASKING RATE (F\$)	AVAILABLE	VIRTUAL TOUR
300	4,824 RSF	NEW SPEC - 3 meeting rooms/office, 1 conferencer oom, kitchen, open areas, space for 32 workstations, storage.	\$68.00	Jun 2026	*
305	3,508 RSF	LEASE PENDING			
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	Jun 2026	
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	NEW SPEC - Boardroom & 4 meeting rooms/offices. Exposed ceiling and brick, great natural light. Furnished. Private, in-suite restrooms	\$68.00	Jun 2026	***
1700	5,928 RSF	1 conference room, 4 meeting rooms/offices, kitchen, restrooms in suite, three sides of window line, full floor opportunity, bay views. Private, in-suite restrooms	\$68.00	Jun 2026	
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	****
333 Pine 4th Floor	4,264 RSF	NEW SPEC - LEASED - Thank you Cameron Love & Reed Watson - Hughes Marino			
369 Pine Suite 610	2,101 RSF	NEW SPEC - LEASED - Thank you Erik Sorenson - Veracity Commercial			

*Virtual tour displays suite 400. Suite 300 is similar to Suite 400.

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

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

****Virtual tour displays 3rd Floor. Floor 2 will be similar to 3rd Floor.

LARGE SUITE AVAILABILITIES



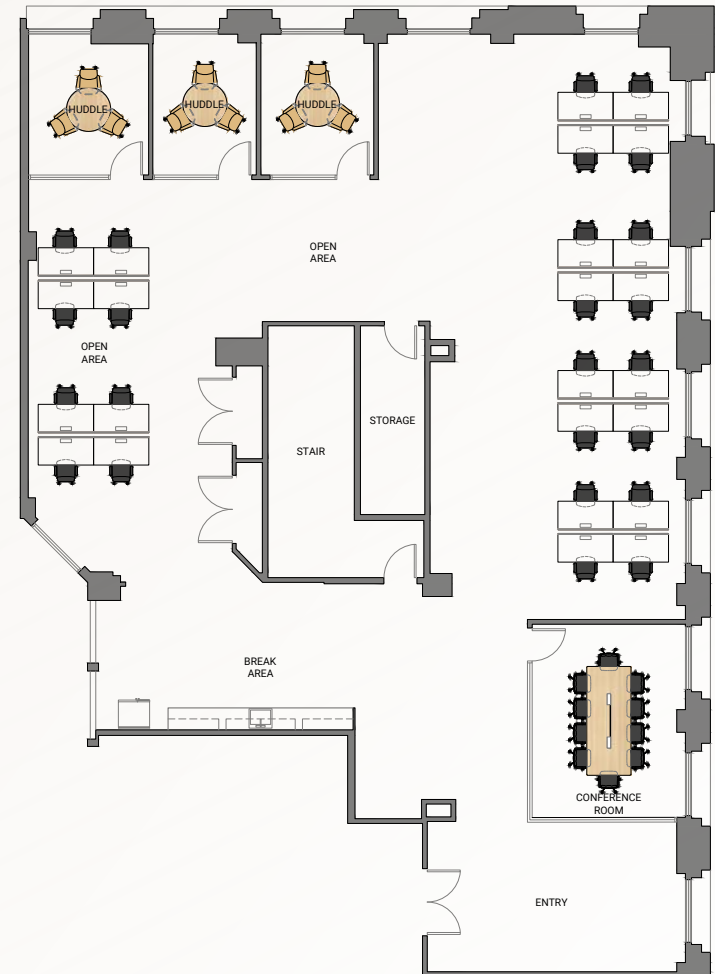
SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
500	40,951 RSF	Full floor identity, professional services suite, 87 offices/meeting rooms (67 exterior), large board room, 3 conference rooms, training room, large break area, operable windows for fresh air circulation, full height windows surrounding the premises, full A/C and heating system.	Please Inquire	Now	
700	40,642 RSF	LEASE PENDING	Please Inquire		

SUITE 300 - SPEC SUITE

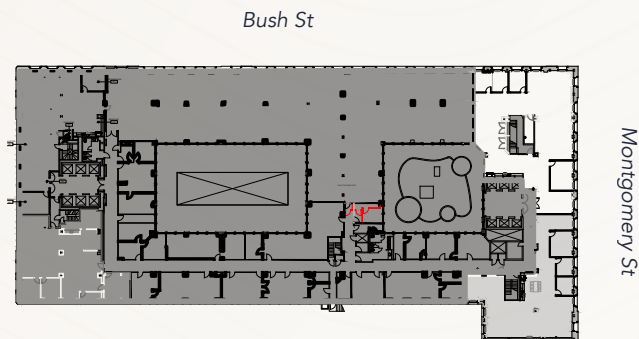
4,824 RSF | Furnished | Available Jun 2026



- 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

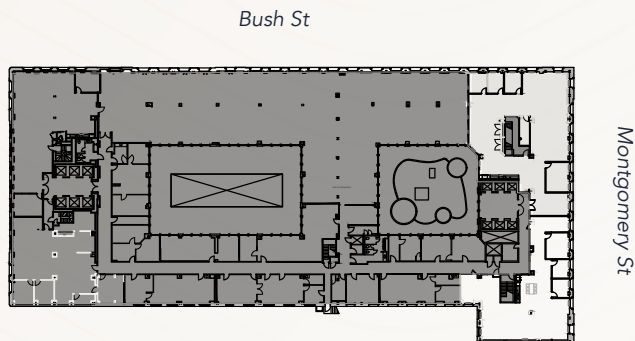


SUITE 305 - SPEC SUITE

3,508 RSF | Furnished | Lease Pending



- 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*



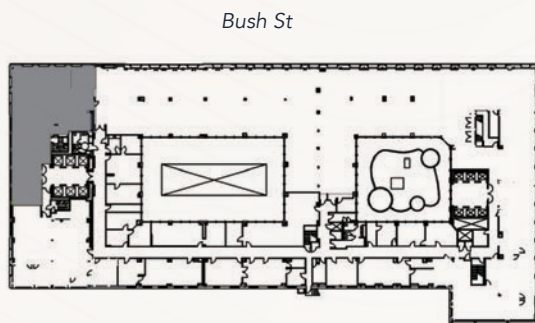
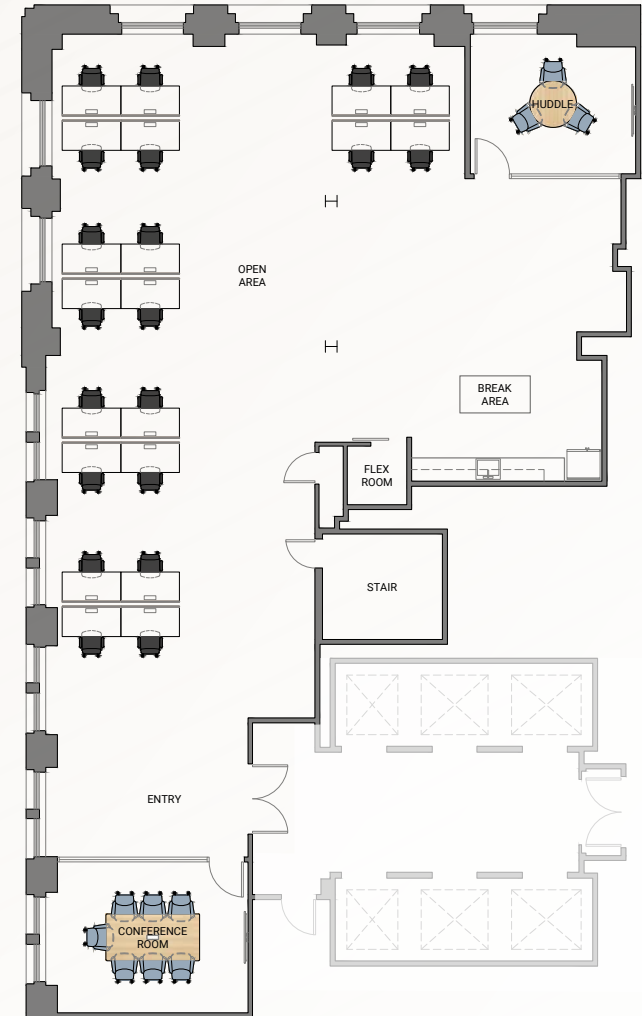
Furniture is optional

SUITE 360 - SPEC SUITE

3,635 RSF | Furnished | Available Jun 2026



- 1 Meeting room/office
- 1 Conference room
- Open area
- Kitchen
- Break area
- Furnished with 20 workstations; capacity for additional desks



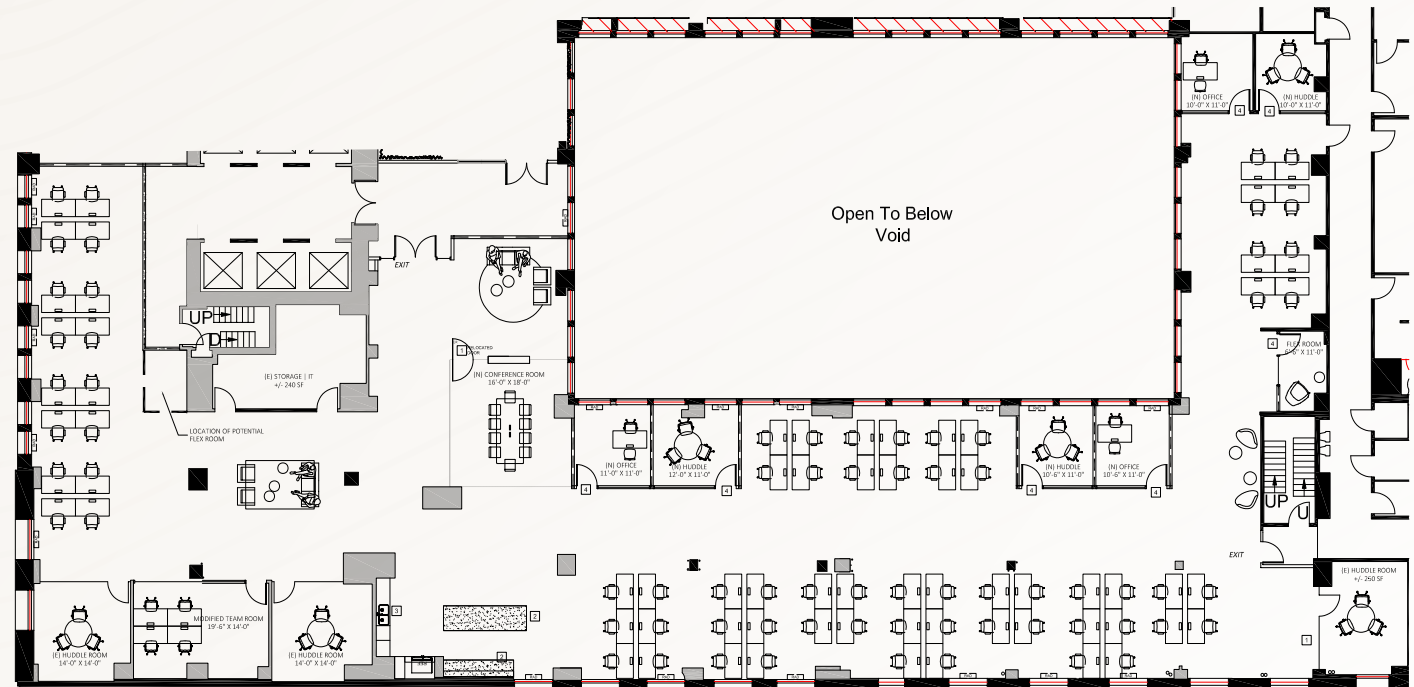
Furniture is optional

SUITE 645

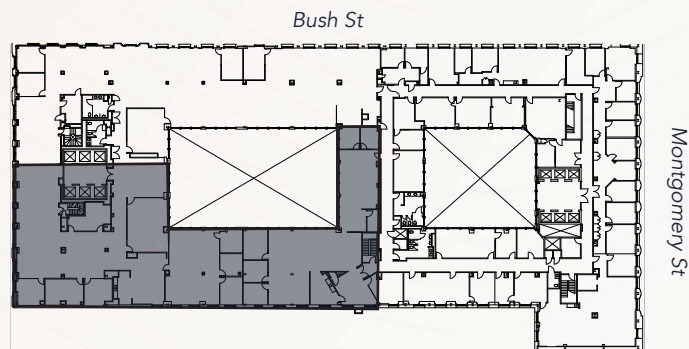
13,818 RSF | Furnished | Available Mar 2027



- Creative suite
- Double door entry
- Exposed brick and high concrete ceilings
- High end finishes throughout
- Great light
- City views on the north side of the floor
- Open space with room for 70+ desks
- 10 Meeting rooms
- Kitchen
- Furnished



**The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*



SUITE 645

13,818 RSF | Furnished | Available Mar 2027



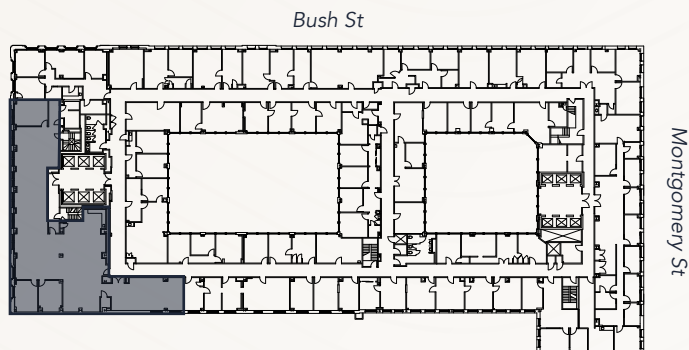
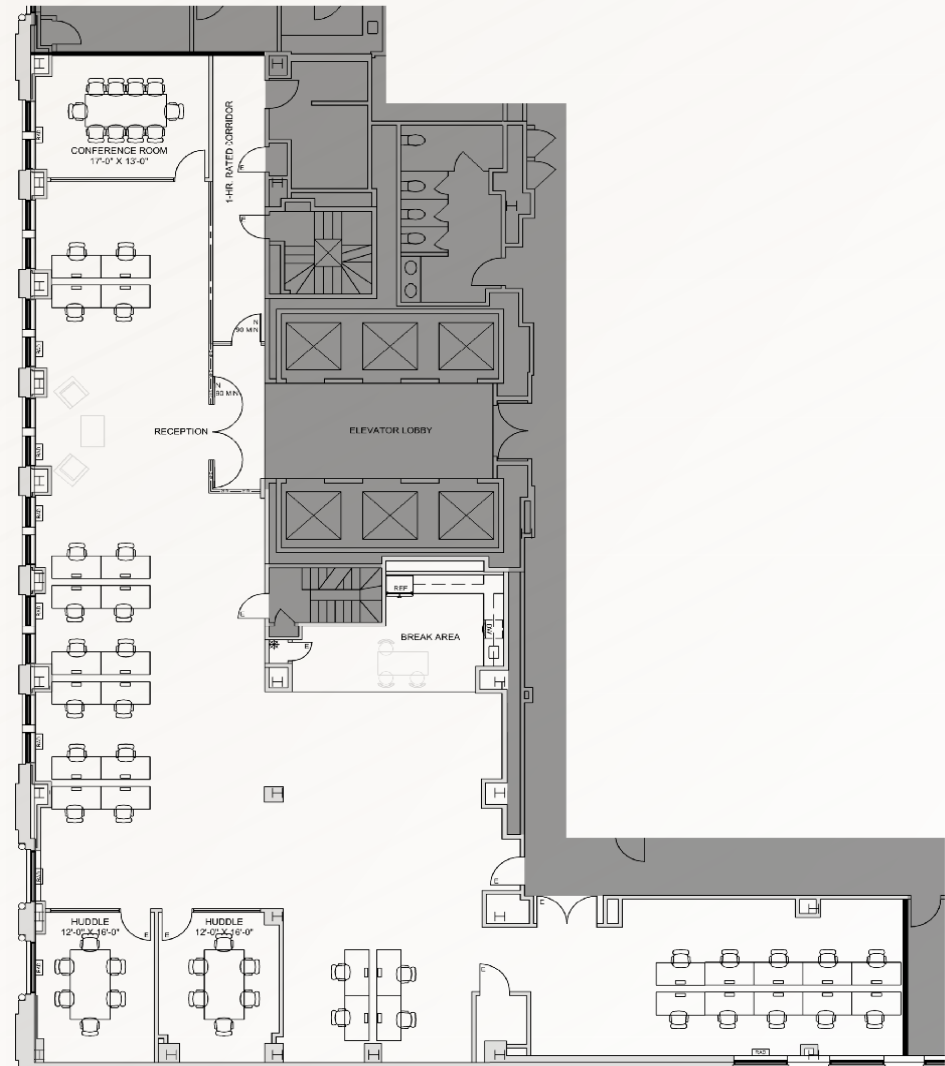
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*

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 | Available Jun 2026



- 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

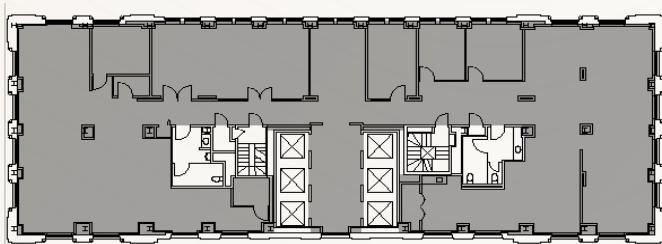
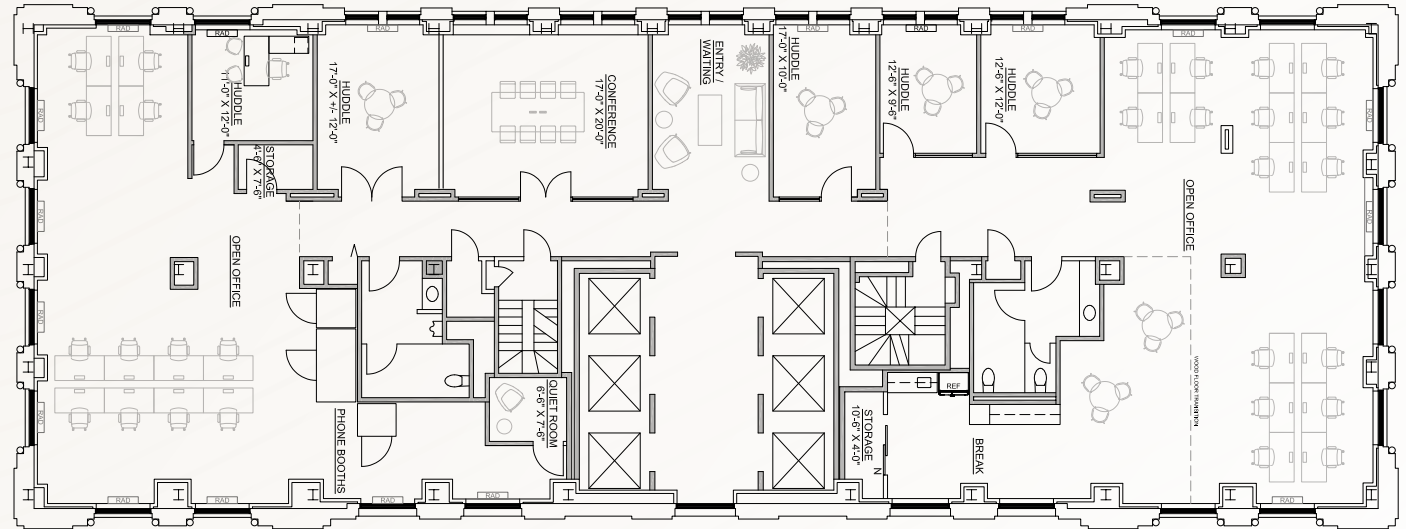
**Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.*

SUITE 1700

5,928 RSF | Furnished | Jun 2026



- 1 Conference room
- 4 Meeting rooms/offices
- Kitchen
- Four sides of window line
- Great light
- Full floor opportunity
- Bay views
- Private, in suite restrooms

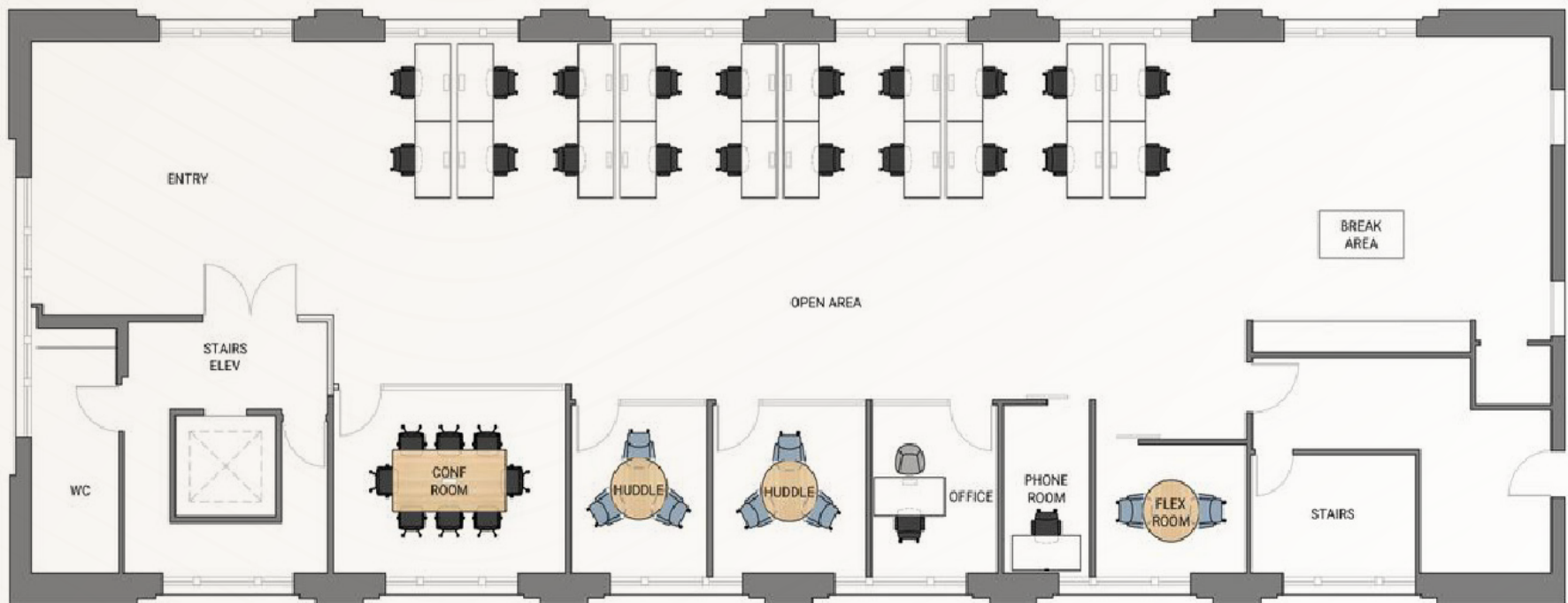


333 PINE 2ND FLOOR

3,840 RSF | Furnished | May 2026



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



**Virtual tour displays 3rd Floor. Floor 2 will be similar to 3rd Floor.*

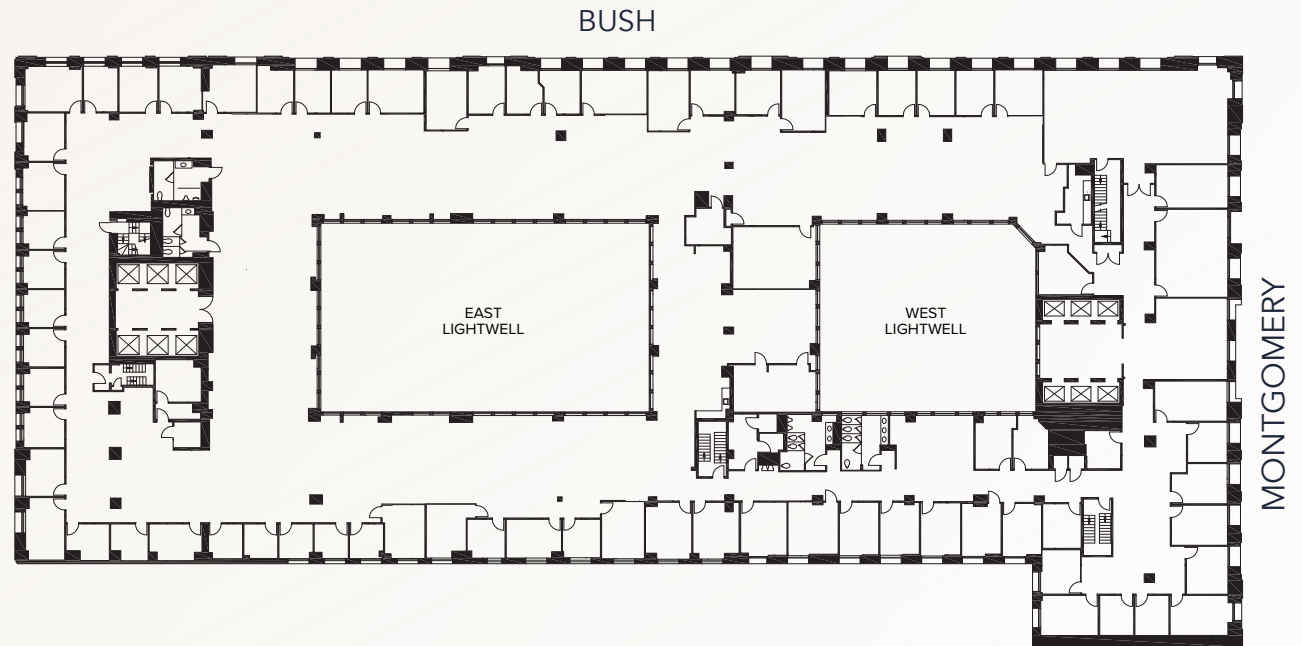
SUITE 500

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



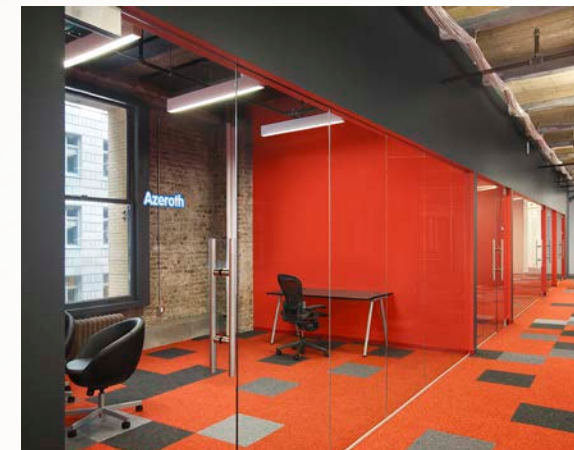
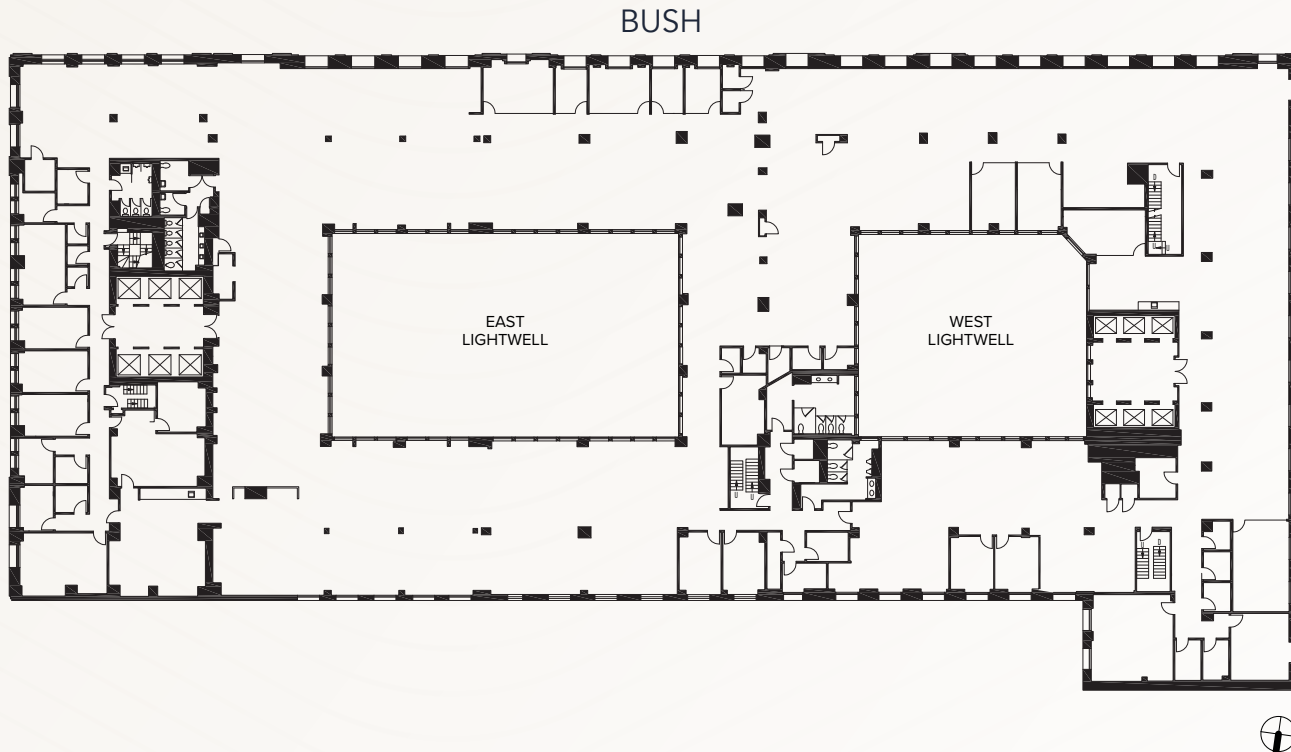


SUITE 700

40,642 RSF | Lease Pending

Divisible to \pm 20,000 RSF

- Full floor identity
- Creative suite with exposed brick and high concrete ceilings
- 8 offices/meeting rooms
- 21 conference rooms
- 15 phone rooms



PROMINENT & ACCESSIBLE LOCATION



EAT & DRINK

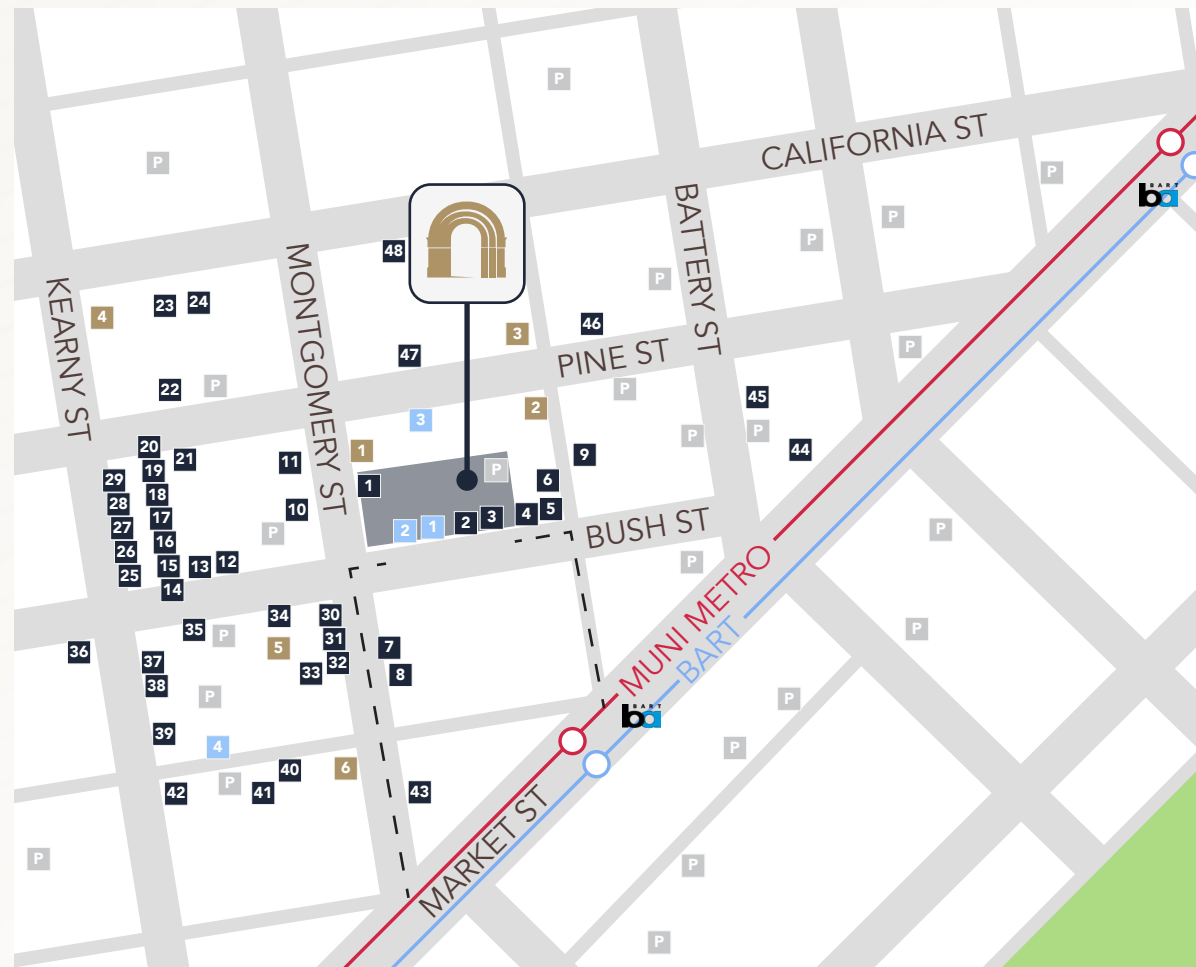
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|-----------------------|-------------------------|
| 1 Cafe Venue | 25 Ramen Hiroshi |
| 2 Freshroll | 26 Tenmatsu |
| 3 HI City | 27 Chicken g's |
| 4 The Treasury | 28 Tin on Kearny |
| 5 Blue Bottle Coffee | 29 Insomnia Cookies |
| 6 The Shota | 30 Peet's Coffee & Tea |
| 7 iKU Sushi | 31 La Fromagerie |
| 8 Proper Food | 32 Coffee Bar |
| 9 Mixt | 33 Caffe 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 |

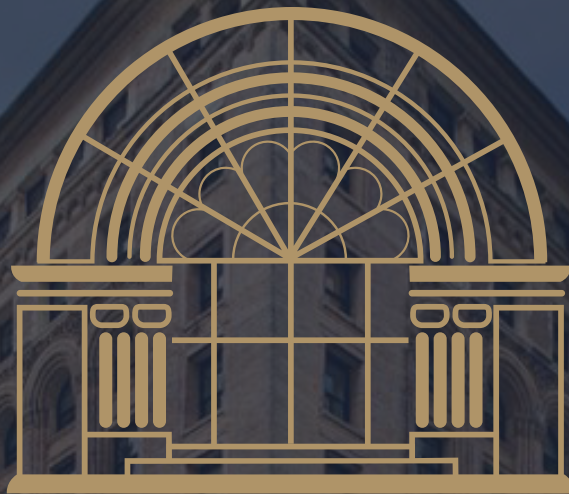
FITNESS

- 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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