

CREATIVE PLUG & PLAY SUBLEASE

±58,893 TOTAL SF

699 8TH STREET

San Francisco, CA

(650 Townsend West)

SUITE 500: ±28,788 SF

SUITE 550: ±30,105 SF



- CREATIVE PLUG & PLAY SUBLEASE OPPORTUNITY
- 5TH FLOOR | ±28,788 SF OR ±30,105 SF | COMBINES TO 58,893 SF
- EXPIRES SEPTEMBER 30, 2031 (PARTIAL TERM CONSIDERED)

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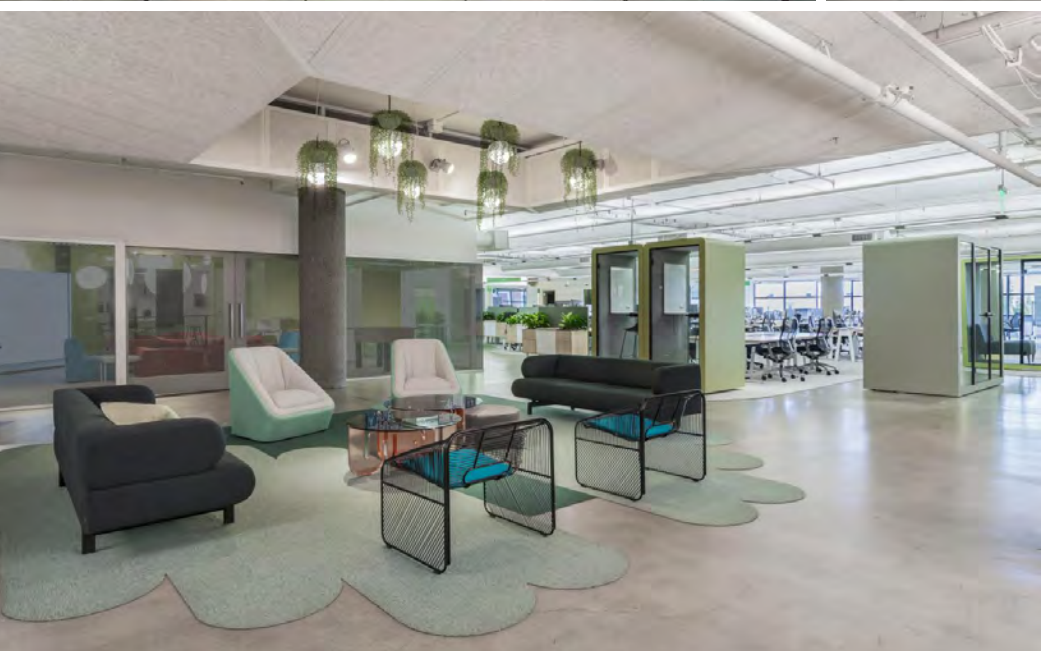
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HIGHLIGHTS



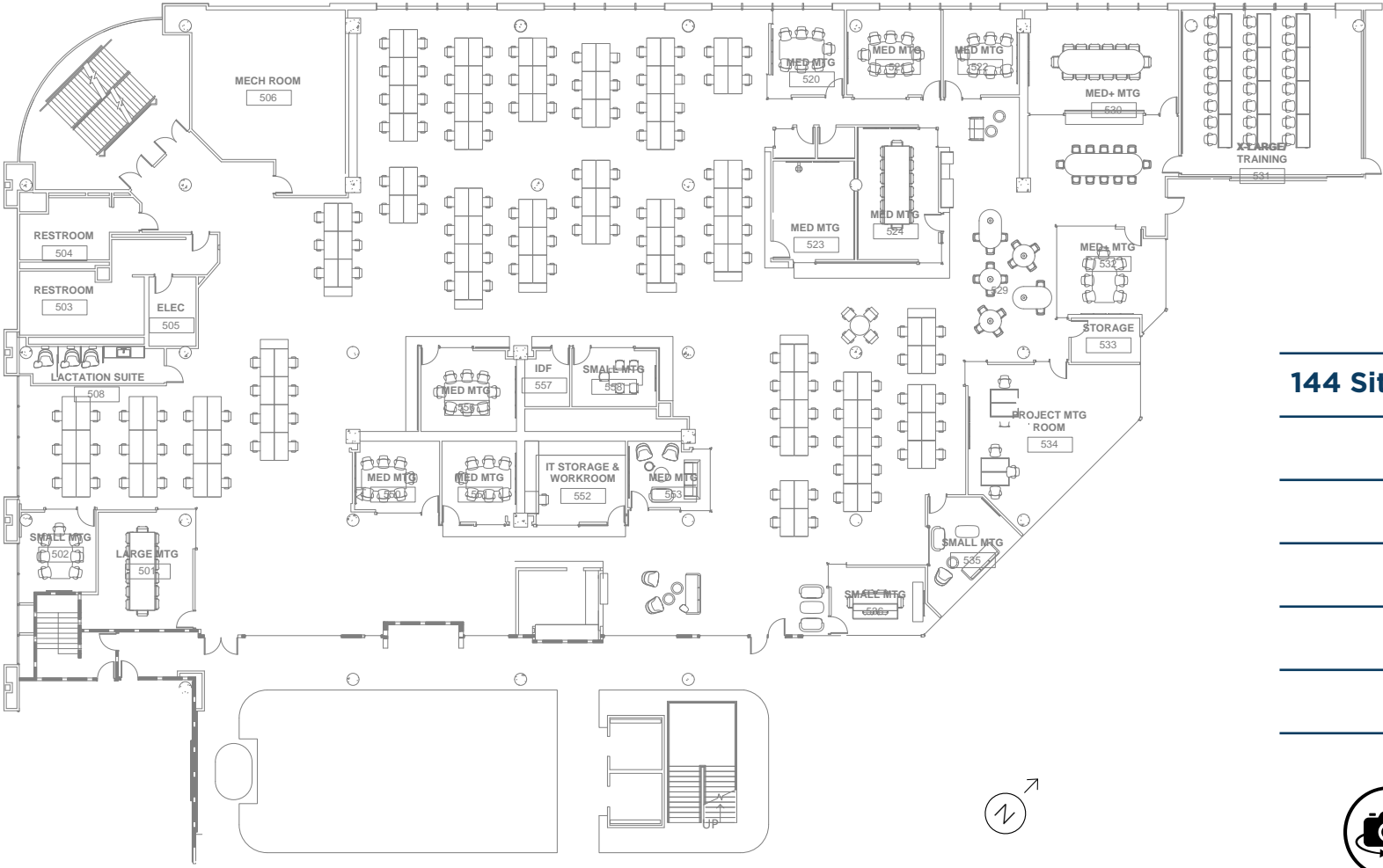
- **±58,893 RSF Creative Space for Sublease**
- **Divisible to ±28,788 RSF and ±30,105 RSF**
- **Exposed Ceilings**
- **Plug & Play with 294 Sit-Stand Workstations**
- **31 Conference Rooms**
- **18 Phone Booths**
- **Kitchen**
- **Game Room, Training Room and Wellness Room**
- **Parking Stalls Available at Additional Cost**
- **Dog Friendly Building**
- **Café Access**
- **Expires September 2031 (Partial Term Available)**





SUITE 550 | ±30,105 RSF

FURNISHED SUBLEASE



±30,105 RSF

144 Sit / Stand Workstations

16 Conference Rooms

8 Phone Booths

6 Collaboraton Areas

1 Training Room

1 Wellness Room



±58,893 RSF FOR SUBLEASE | EXPIRES SEPTEMBER 2031



SUITE 500

±28,788 RSF

150 Sit / Stand Workstations

15 Conference Rooms

10 Phone Booths

7 Collaboration

1 Kitchen

1 Game Room

SUITE 550

±30,105 RSF

150 Sit / Stand Workstations

16 Conference Rooms

8 Phone Booths

6 Collaboration

1 Training Room

1 Wellness Room

TOTAL

±58,893 RSF

294 Sit / Stand Workstations

31 Conference

18 Phone Booths

13 Collaboration

1 Kitchen

1 Game Room


1 Training Room

1 Wellness Room

BUILDING OVERVIEW

 **CONSTRUCTION TYPE**
Reinforced Concrete

 **SECURE**
Bike Storage

 **EXTERIOR BUILDING**
Facing I-80 / Hwy 101,
Visible to Over 200,000
Cars Per Day

 **FITNESS CENTER**

 **LARGE SCALE**
Floor Plates
57,000 - 59,000 RSF

 **DOG FRIENDLY**

 **PROPERTY MANAGER**
On-Site

 **BUILDING**
Shuttle System

 **SECURITY**

 **LEED**
Gold Certified

 **COMMERCIAL-SIZED**
On-Site Cafeteria

 **EXTENSIVE WINDOW-LINE**
Ample Natural Light

 **ABUNDANT**
Secure Parking Onsite



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