

FOR LEASE!
ASK ABOUT
REDUCED RENT-1ST YEAR



MISSION ST

RIGHT LANE
BUSES
TAXIS &
TRUCKS
ONLY
NO LEFT TURNS

明 翠 閣

明 翠 閣

NEW MING'S RESTAURANT

CHINESE CUISINE • CATERING • FOOD TO GO

明 翠 閣
RESTAURANT
CATERING
TRUCKS
ONLY
NO LEFT TURNS

STEINWAY & SONS

STEINWAY & SONS
Pianos

647

649

667

BLATTEIS
REALTY CO

INCORPORATED | EST. 1922

THE VERONICA BUILDING
649 MISSION STREET | SAN FRANCISCO

PROPERTY SUMMARY

649 Mission Street offers a rare opportunity to lease a boutique, full-floor office environment in the heart of Downtown San Francisco. The building features four highly functional office floors of approximately 6,000 square feet each, offering flexible leasing opportunities from a single floor to approximately 24,000 square feet for larger users.

Combining modern functionality with the character of San Francisco's historic architecture, the building features exposed brick and timber interiors, efficient full-floor layouts, and abundant natural light.

Each Floor Features:

- Approximately 6,000 SF of office space
- Private offices
- Fiber / Wi-Fi connectivity
- Key-fob controlled elevator access
- Furniture available
- Reception area
- Conference room
- Restrooms
- Kitchenette

Ownership is willing to modify the floor plan to meet Tenant needs.

Located just steps from BART's Montgomery Street Station and within the heart of Downtown San Francisco, 649 Mission Street provides convenient transit access for employees and visitors while placing tenants within easy reach of the city's restaurants, hotels, retail, and business services.

The 5th floor offers a particularly distinctive opportunity, featuring skylights that bring additional natural light into the space. The 5th floor also has the ability to connect with the 4th floor, creating an exceptional approximately 12,000 SF contiguous office opportunity for a larger user.



AVAILABLE SPACES:

FLOOR	SF	PRICE
2nd Floor	±6,000 SF	\$34.00/PSF/YR IG
3rd Floor	±6,000 SF	\$37.00/PSF/YR IG
4th Floor	±6,000 SF	\$40.00/PSF/YR IG
5th Floor	±6,000 SF	\$45.00/PSF/YR IG



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100 Years

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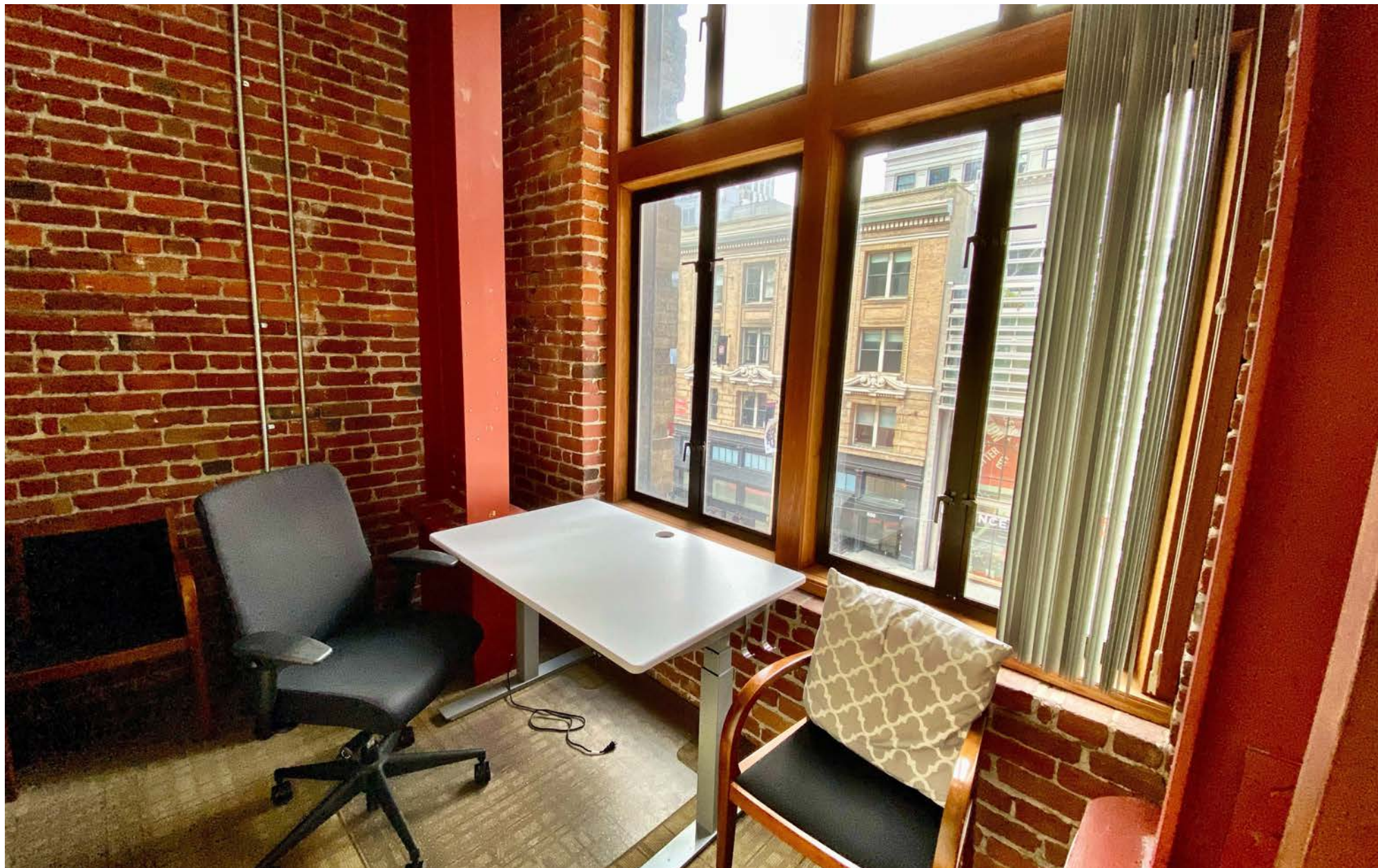
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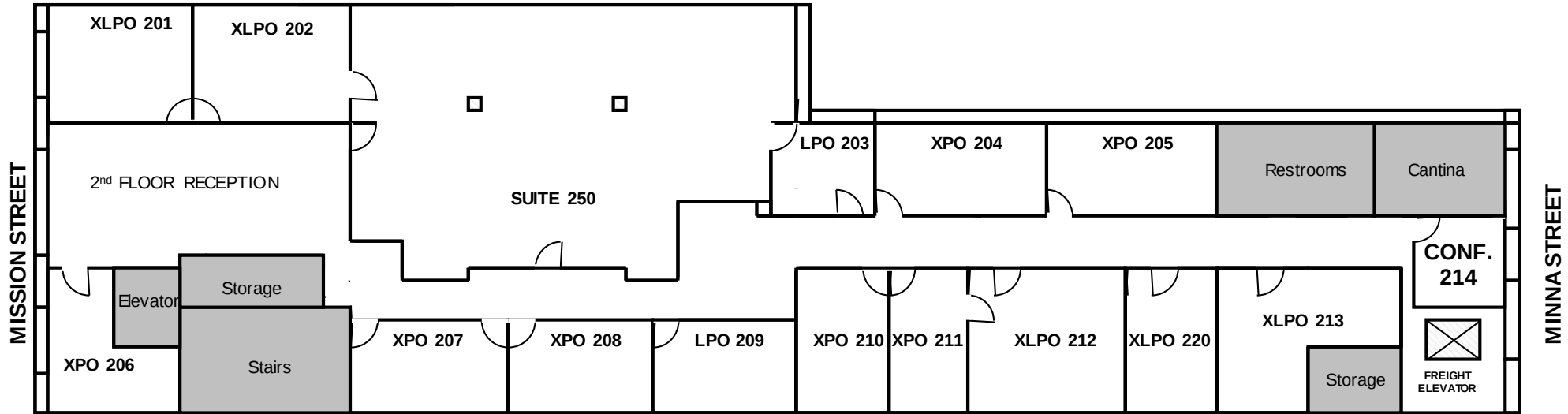
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SECOND FLOOR



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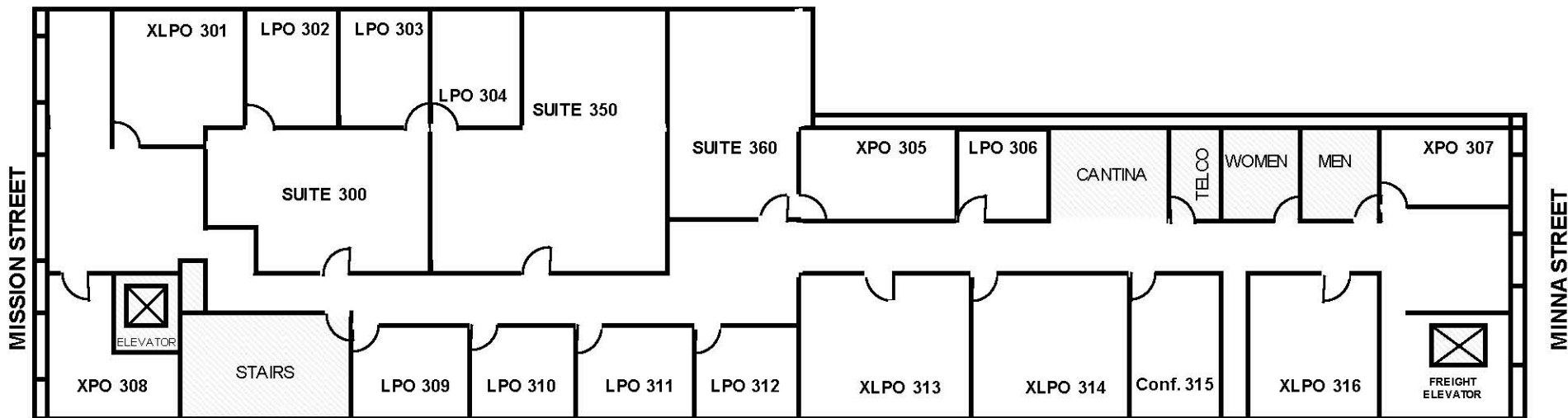
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THIRD FLOOR



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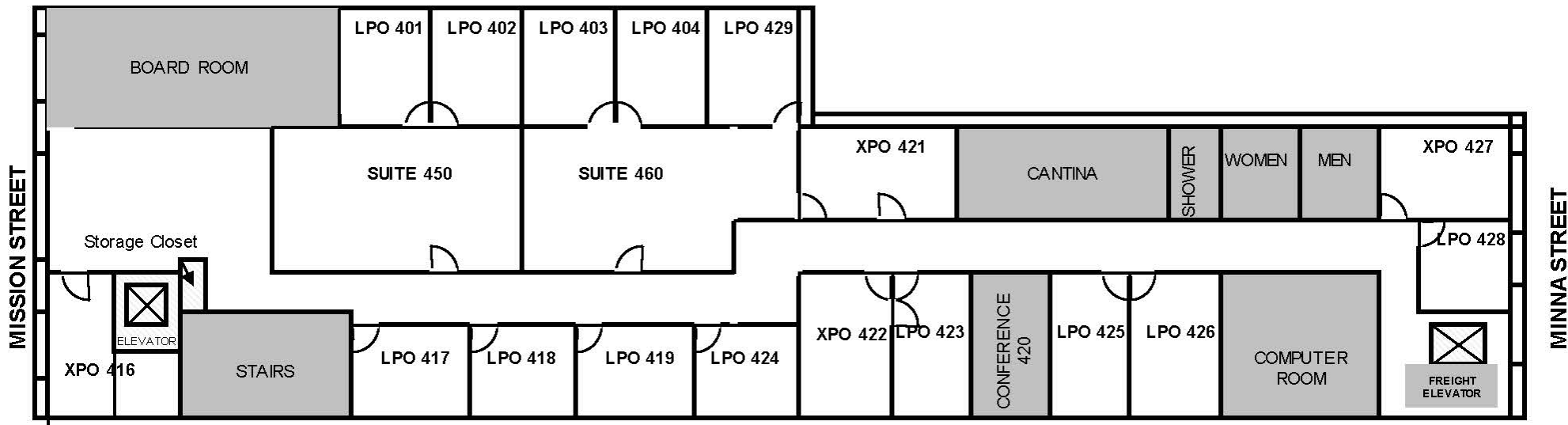
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FOURTH FLOOR



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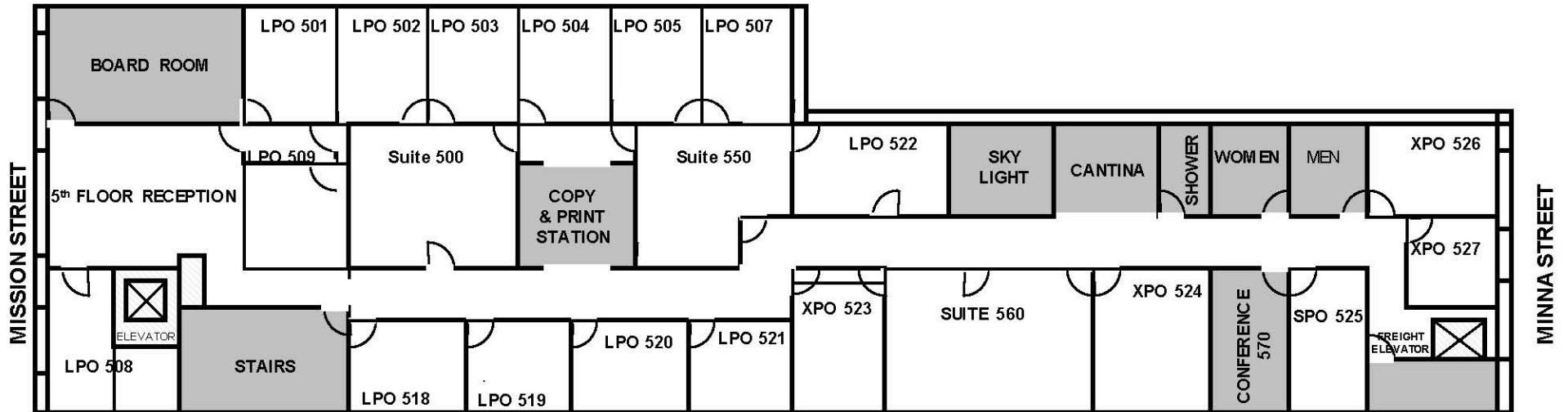
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FIFTH FLOOR



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PRIME LOCATION FOR SHOPPING, DINING, AND ATTRACTIONS!



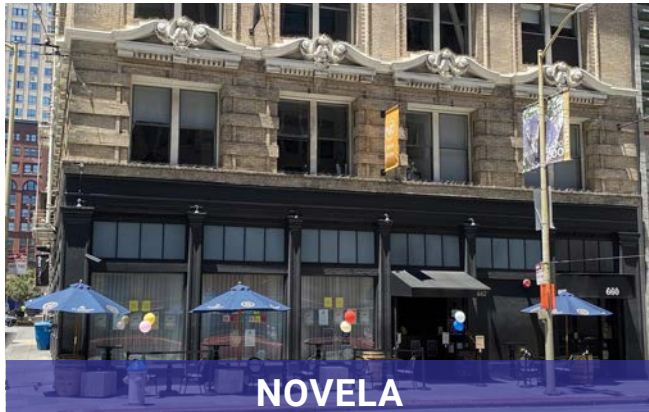
OFFSET COFFEE



MUSEUM OF MODERN ART



THE PINK ELEPHANT



NOVELA



YERBA BUENA GARDENS



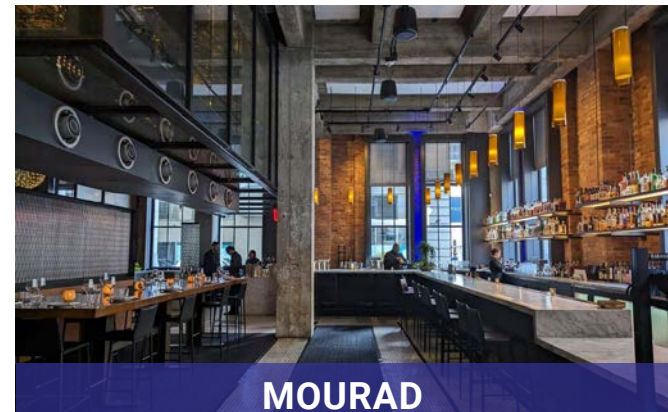
THE BIRD



WORKING GIRLS' CAFE



MOSCONE CENTER



MOURAD



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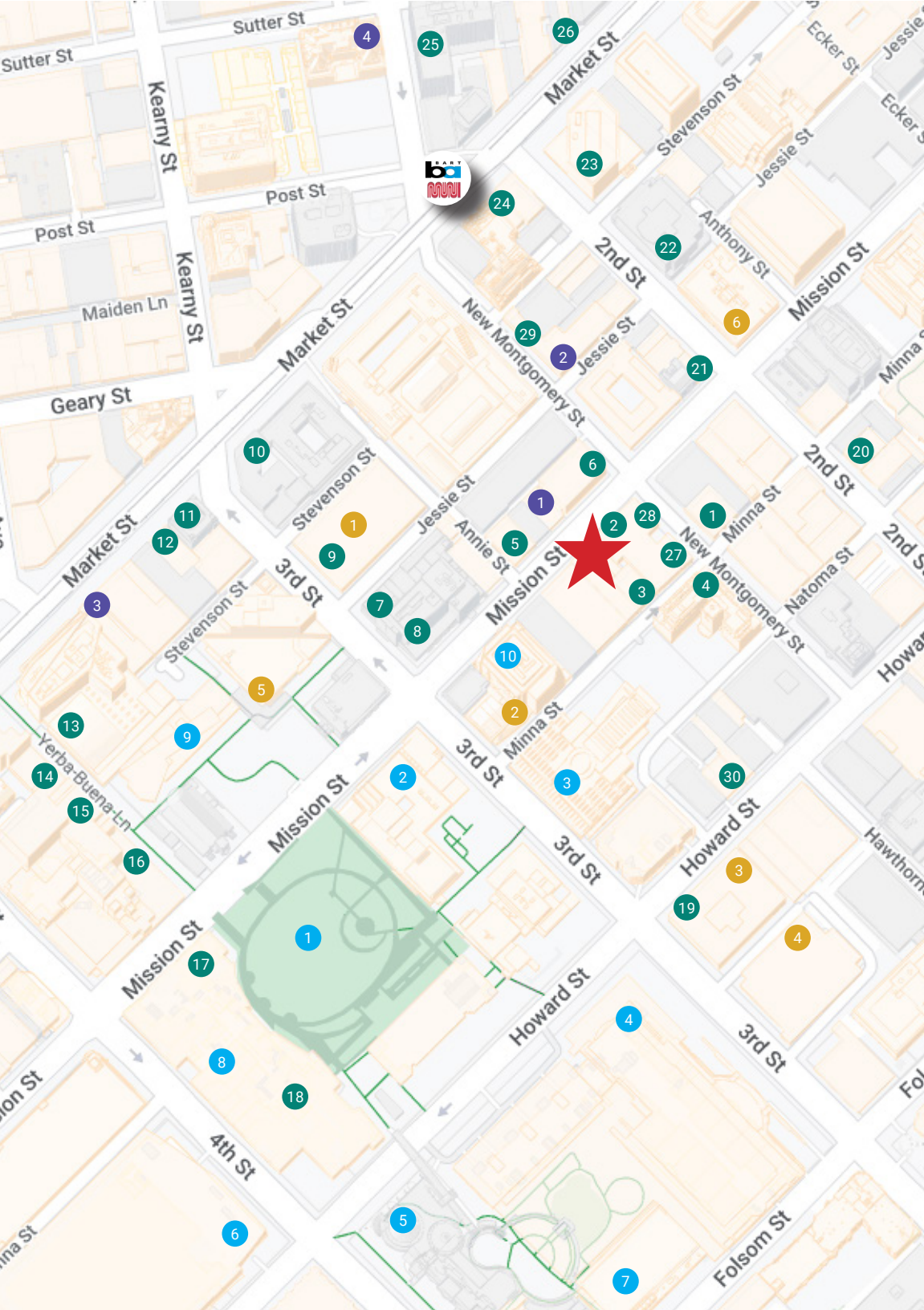
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NEIGHBORHOOD AMENITIES

RESTAURANTS

1. The Bird	16. Tropisueno
2. New Ming's	17. Super Duper Burgers
3. Pink Elephant	18. Buckhorn Grill
4. Mourad	19. Fogo de Chão Brazilian Steakhouse
5. Novela	20. Lao Table
6. Offset Coffee	21. Luke's Lobster
7. Oren's Hummus	22. Bluestone Lane Coffee
8. The Grove	23. Uno Dos Tacos
9. California Pizza Kitchen	24. McDonald's
10. Local Edition	25. Starbucks Coffee
11. Blue Bottle Coffee	26. Paris Baguette
12. Oasis Grill	27. Working Girls Cafe
13. IPPUDO	28. Aoyla
14. Amber India	29. The House of Shields
15. MIXT	30. Fang

FITNESS

1. Perform for Life	3. Equinox
2. Crunch Fitness	4. 24 Hour Fitness

PARKING

1. Hearst Parking Center
2. 125 3rd St Garage
3. SP+Parking
4. SFMTA - Moscone Center Garage
5. Jessie Sqaure Garage
6. 85 Second St Parking Garage

ATTRACTIONS

1. Yerba Buena Gardens
2. Yerba Buena Center for the Arts
3. San Francisco Museum of Modern Art
4. Moscone Center
5. Children's Creativity Museum
6. Moscone West
7. Yerba Buena Ice Skating & Bowling Center
8. Metreon Shopping Mall
9. The Contemporary Jewish Museum
10. Museum of the African Diaspora

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