

REINTRODUCING

818

— MISSION —



Positioned for the AI Era

818 Mission

offers an exceptional opportunity for AI startups to hit the ground running in a premier, centrally located building. Featuring exposed ceilings, fully furnished floors, abundant natural light, and efficient 6,000-square-foot rectangular floor plates, the property is purpose-built for today's AI-driven workforce. With the ability to secure an entire floor, tenants benefit from a strong corporate identity while enjoying a move-in-ready environment designed for rapid growth.



The Right Location The Right Opportunity

At the crossroads of 4th and Mission Streets, **818 Mission** places your business in the heart of San Francisco. Surrounded by convenient transportation, abundant parking, celebrated restaurants, premier shopping, and the vibrant Moscone Center, it offers the accessibility and amenities that today's companies and employees demand.



TRANSIT SCORE
100



MUNI BUS & TROLLEY LINES
5 min walk



POWELL BART STATION
5 min walk



CALTRAIN STATION
15 min via walk, bus or T line



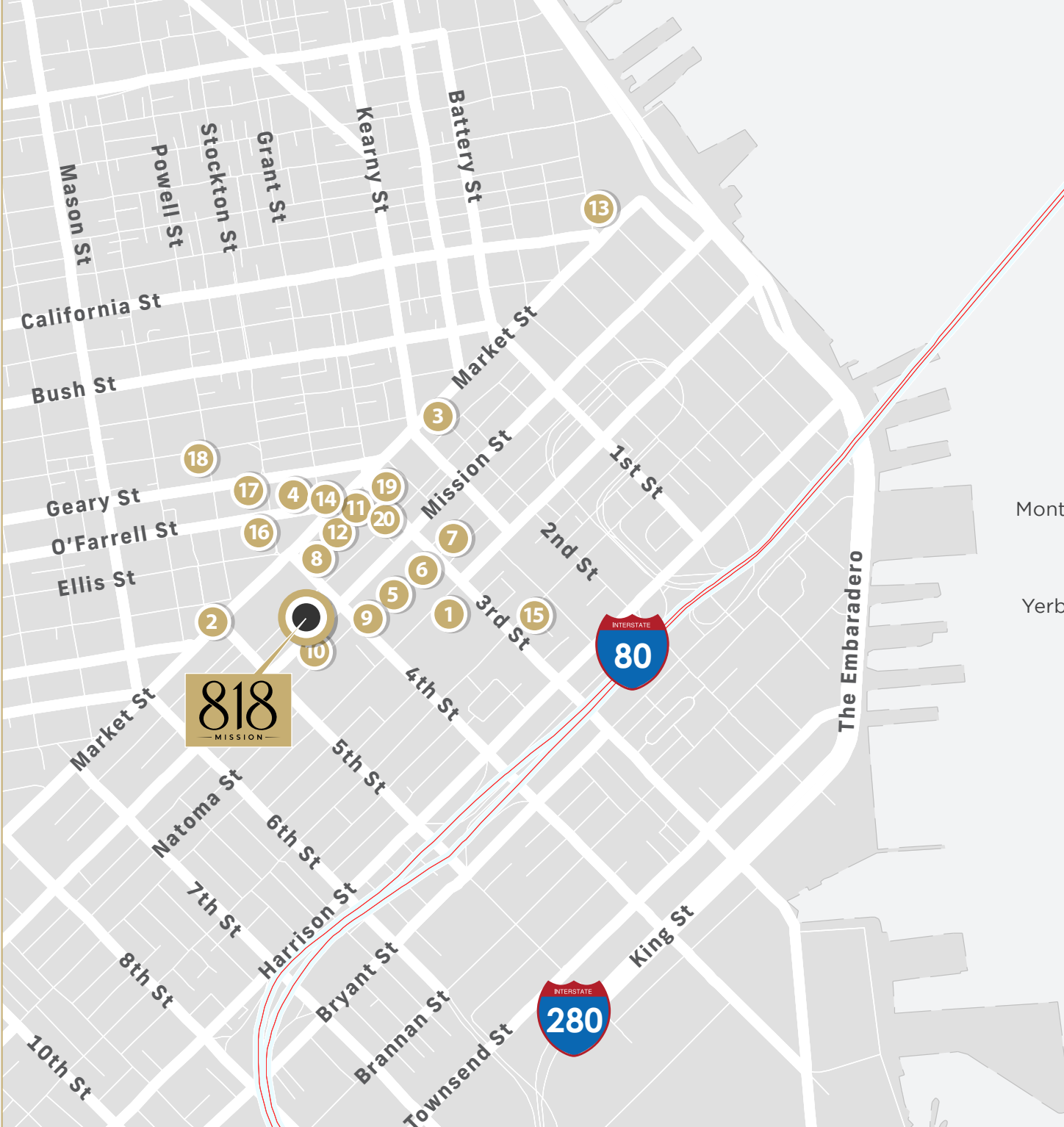
MOSCONE CENTER
5 min walk



UNION SQUARE
10 min walk



Where Everything Connects



- Moscone Center **1.**
- Powell BART/MUNI Station **2.**
- Montgomery BART/MUNI Station **3.**
- Union Square **4.**
- Yerba Buena Gardens **5.**
- Yerba Buena Center For the Arts **6.**
- SF MOMA **7.**
- Four Seasons **8.**
- Marriott **9.**
- Hyatt Regency **10.**
- Trader Joe's **11.**
- Target **12.**
- Yerba Buena Garage **13.**
- Chotto Matte **14.**
- Fofo de Chao **15.**
- Alexander's Steakhouse **16.**
- Cheesecake Factory **17.**
- Bourbon Steak **18.**
- Ippudo **19.**
- Delarosa **20.**

Space Availability

SUITE 500: 6,000 SF | Available Now

 [Click to View Virtual Tour](#)

SUITE 400: 6,000 SF | Available Now

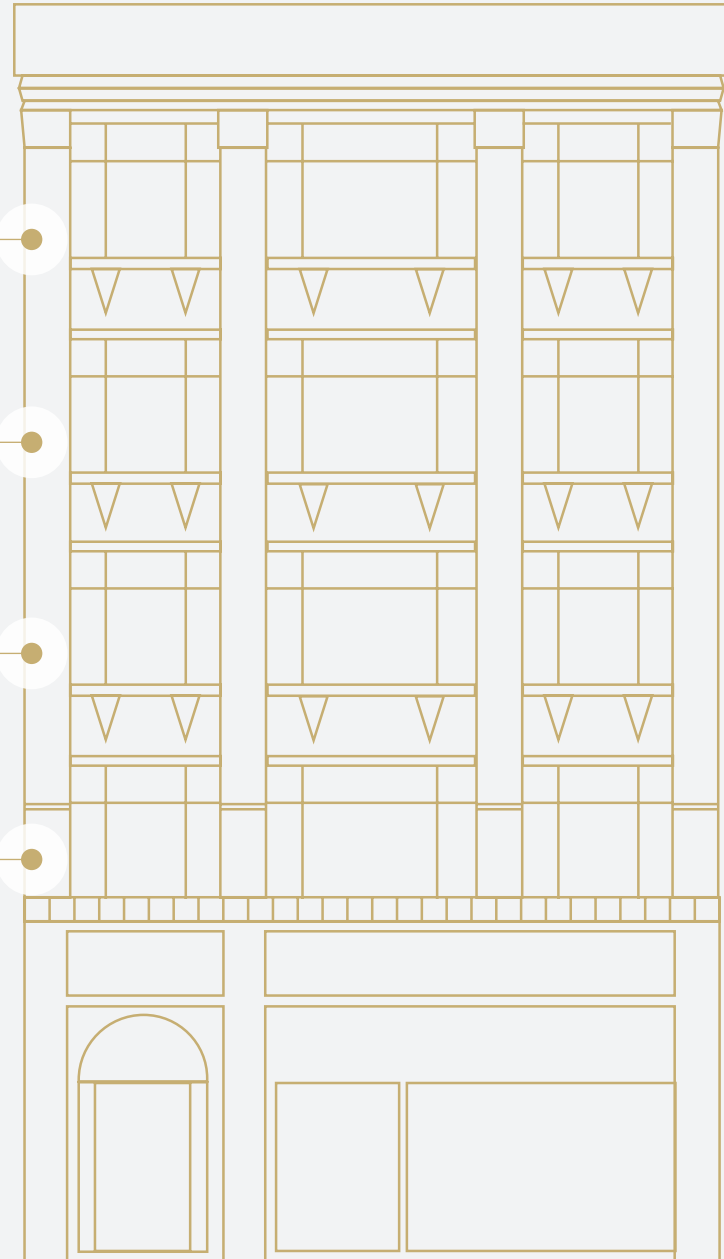
 [Click to View Virtual Tour](#)

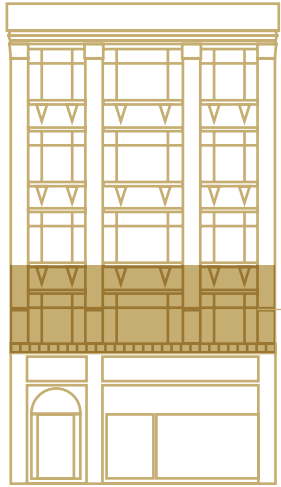
SUITE 300: 6,000 SF | Available Now

 [Click to View Virtual Tour](#)

SUITE 200: 6,000 SF | Available Now

 [Click to View Virtual Tour](#)



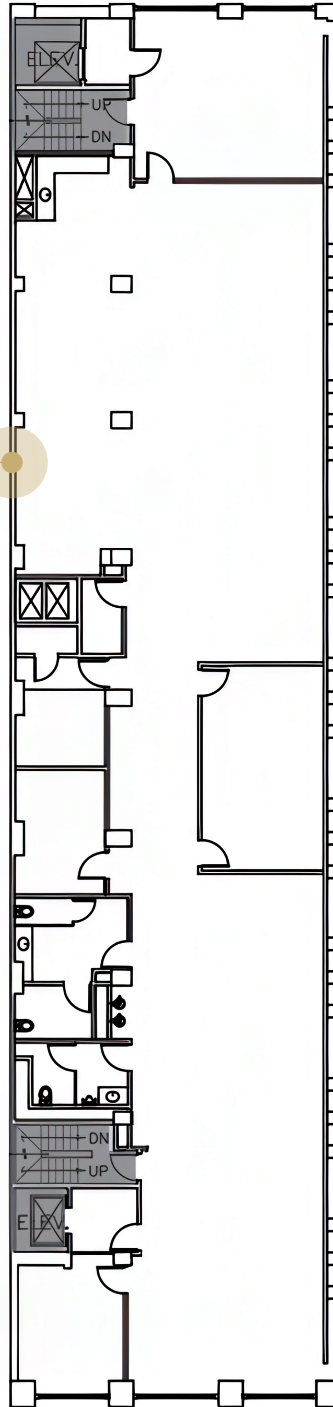


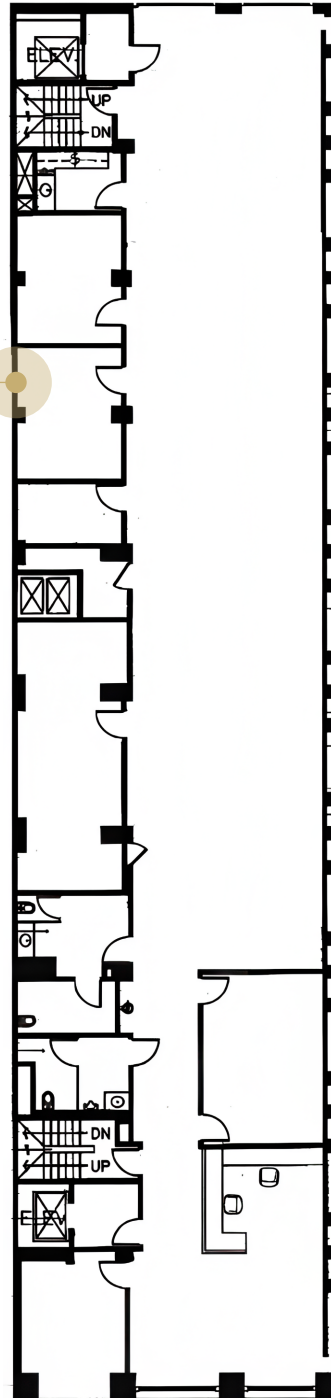
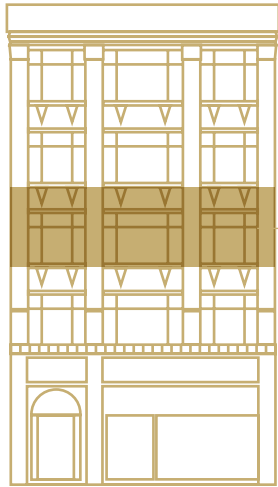
SUITE 200: 6,000 SF
Available Now

 [Click to View Virtual Tour](#)

Space Notes:

- Exposed Ceiling
- 2 Conference Rooms
- 2 Meeting Rooms
- Open Kitchen
- 2 Restrooms
- HVAC





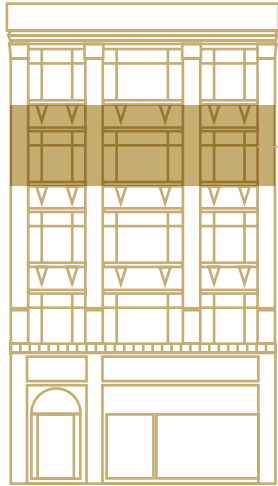
SUITE 300: 6,000 SF
Available Now

 [Click to View Virtual Tour](#)

Space Notes:

- Plug n' Play!
- Exposed Ceiling
- 2 Conference Rooms
- 4 Meeting Rooms
- 2 Phone Booths
- 32 Desks
- Open Kitchen with Tables and Chairs
- Ping Pong Table
- Lounge Furniture
- 2 Restrooms
- HVAC



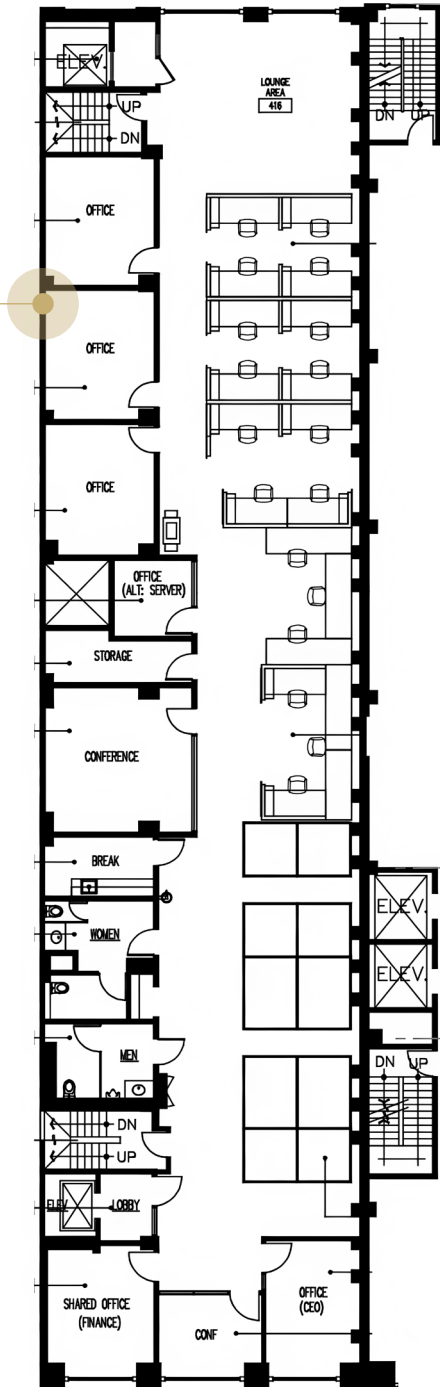


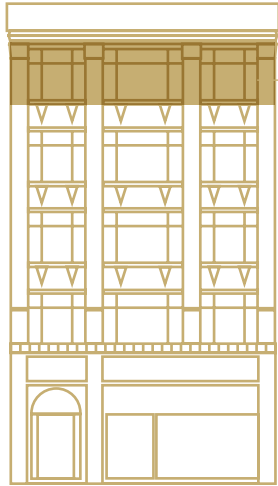
SUITE 400: 6,000 SF
Available Now

 [Click to View Virtual Tour](#)

Space Notes:

- Plug n' Play!
- Exposed Ceiling
- 1 Conference Room
- 4 Meeting Rooms
- 2 Phone Booths
- 36 Desks
- Kitchen
- Ping Pong Table
- Lounge Furniture
- 2 Restrooms
- HVAC



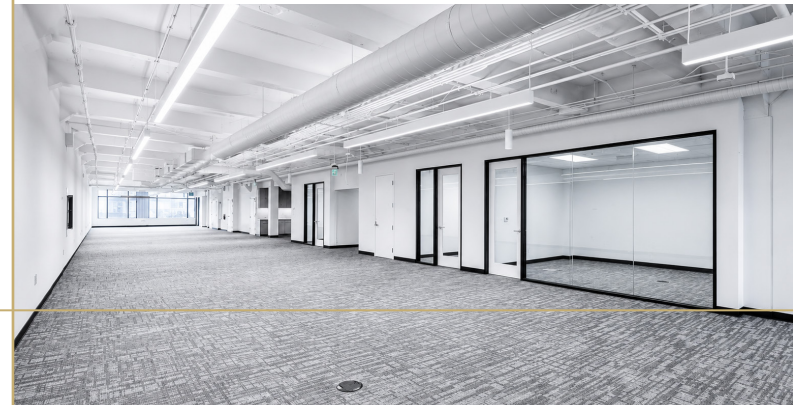
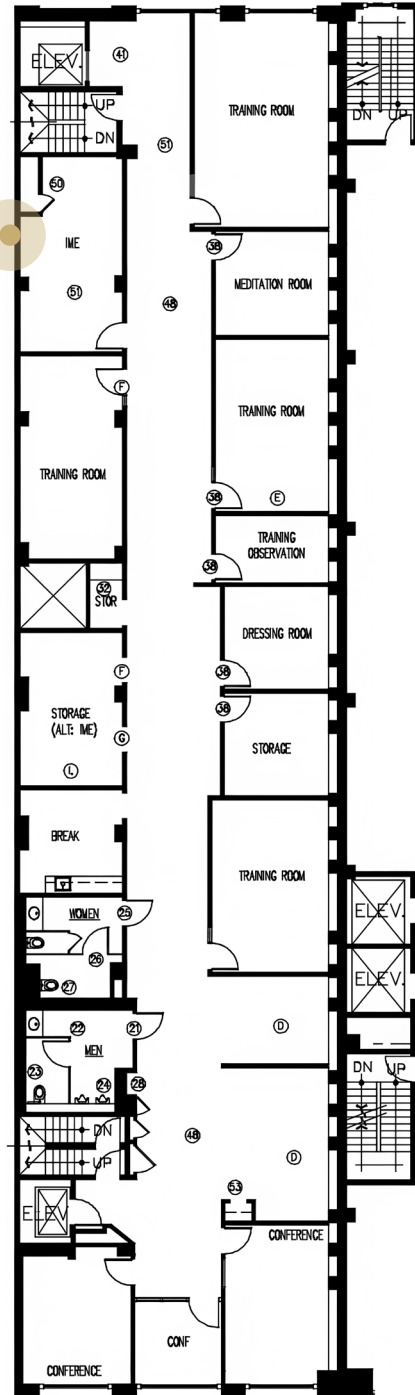


SUITE 500: 6,000 SF
Available Now

 [Click to View Virtual Tour](#)

Space Notes:

- Exposed Ceiling
- 1 Conference Room
- 2 Meeting Rooms
- Open Kitchen
- 2 Restrooms
- HVAC



818

— MISSION —

BRAD VAN BLOIS

Vice President
brad.vanblois@colliers.com
415 288 7845
CA RE License: 01208137

SCOTT HARPER

Senior Vice President
scott.harper@colliers.com
415 288 7837
CA RE License: 01143961

One Market Plaza, Steuart Tower, Ste. 1300 | San Francisco, CA 94105 | USA



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.