

# Creative Full Floors Available

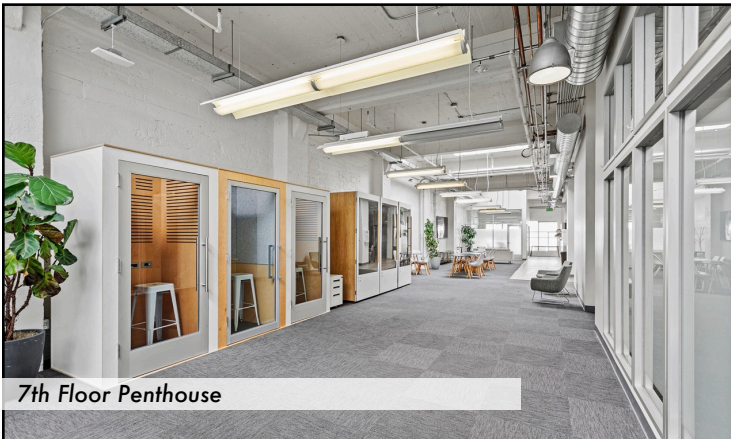
611 MISSION STREET South Financial District



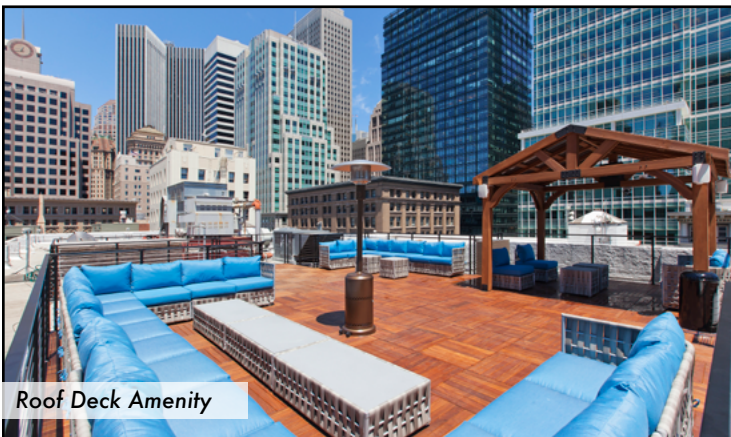
Plug & Play  
Full Floors  
Available



Newly Renovated Building Lobby



7th Floor Penthouse



Roof Deck Amenity

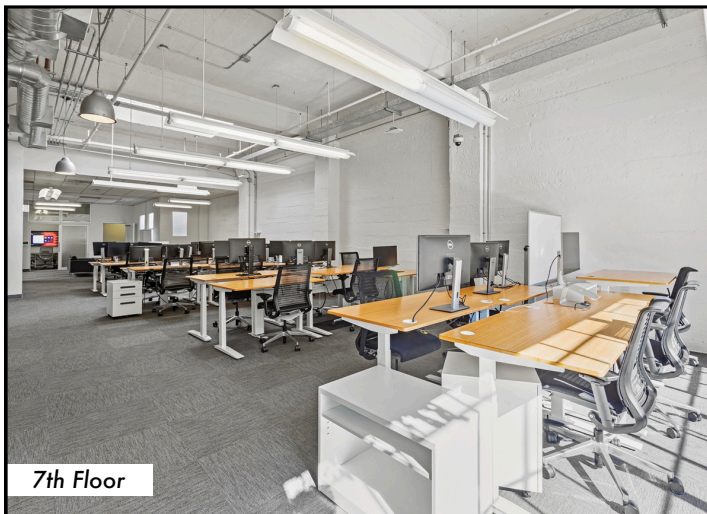


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611 MISSION STREET South Financial District



7th Floor



Roof Deck Amenity

## BUILDING HIGHLIGHTS:

- Excellent Identity
- Full HVAC
- Vicinity to Public Transportation
  - Steps to Montgomery BART
  - Steps to Muni Lines 10,12&14
- ADA Restrooms
- Creative Space
- Recently Updated Facade and Building Lobby
- Local Ownership & Property Management Quick Decision Making

| SUITE                          | SQUARE FEET              | DATE AVAILABLE | RATE per SF/Year*                                     | TERM     | COMMENTS                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------|--------------------------|----------------|-------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entire<br><del>7th Floor</del> | <del>6,116 RSF +/-</del> |                | <b>LEASED</b>                                         |          | Plug & Play opportunity. Creative space with high exposed ceilings, mostly open plan, high-end kitchenette and all-hands area, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building. |
| Entire<br>6th Floor            | 6,397 RSF +/-            | NOW            | \$48.00 per RSF/Year<br>FSG Equivalent<br>(NNN Lease) | 2+ Years | Plug & Play creative space with high exposed ceilings, mostly open plan, modern kitchen, conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), IT room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building.                                                 |
| Entire<br>3rd Floor            | 5,969 RSF +/-            | NOW            | \$42.00 per RSF/Year<br>FSG Equivalent<br>(NNN Lease) | 2+ Years | Creative space with high exposed ceilings, mostly open plan, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber and T-1 in the building.                                                                    |
| Entire<br>2nd Floor            | 5,919 RSF +/-            | NOW            | \$42.00 per RSF/Year<br>FSG Equivalent<br>(NNN Lease) | 2+ Years | Plug & Play opportunity. Creative space with high exposed ceilings, mostly open plan, glass conference rooms and more. Efficient Full Floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building.                                          |

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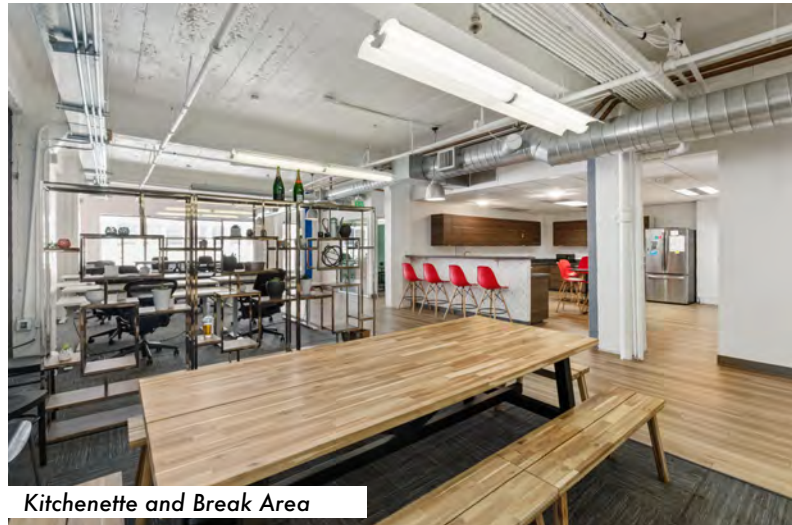
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## SAMPLE PHOTOS OF 6TH FLOOR



Lounge and All-Hands Area



Kitchenette and Break Area



Large Open Area



Conference Room

**611 MISSION STREET** *South Financial District*



## Minna Street





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611 MISSION STREET South Financial District

## NEIGHBORHOOD MAP & AMENITIES



1 Luke's Lobster SoMa

2 The Bird

3 Mourad

4 Lao Table

5 Blue Bottle Coffee sweetgreen

6 North India

7 Philz Coffee

8 Pied Piper

9 The Garden Court

10 Uno Dos Tacos

11 Bluestone Lane

12 SOMA Coffee Shop

1 San Francisco Museum of Modern Art

2 JP Morgan Securities Inc

3 Golden Gate University School of Law

4 Palace Hotel

5 111 Minna Gallery and Event Space

6 Academy of Art University

7 Salesforce Tower

8 LinkedIn

P 2nd Street Garage

P 85 Second St. Parking

P Garage SP+ Parking

P Hearst Parking Garage