

# 44

TOWNSEND







## Building Highlights



Modernized and energy efficient building



Heavy Power: 3,000 Amps, 480V 3-Phase



Full seismic retrofit completed in 2018



4 roll-up doors with ability to add more



Signage potential



Abundant natural light with windows on all four sides of the building



Freight elevator



Ability to add a roof deck



High-end showers

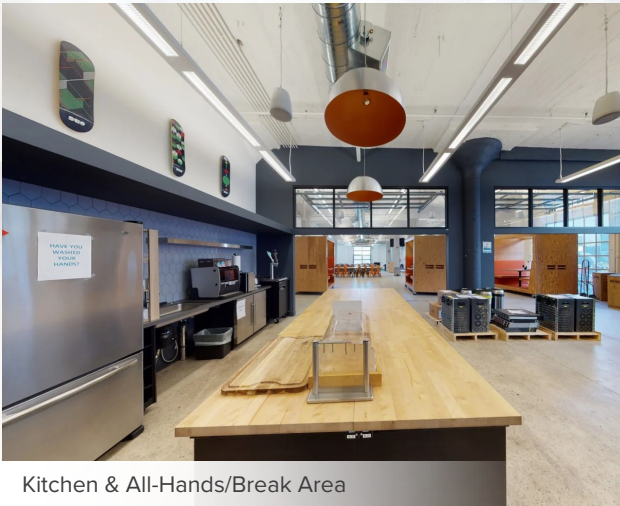


Zoning: Central SOMA Mixed Use Office

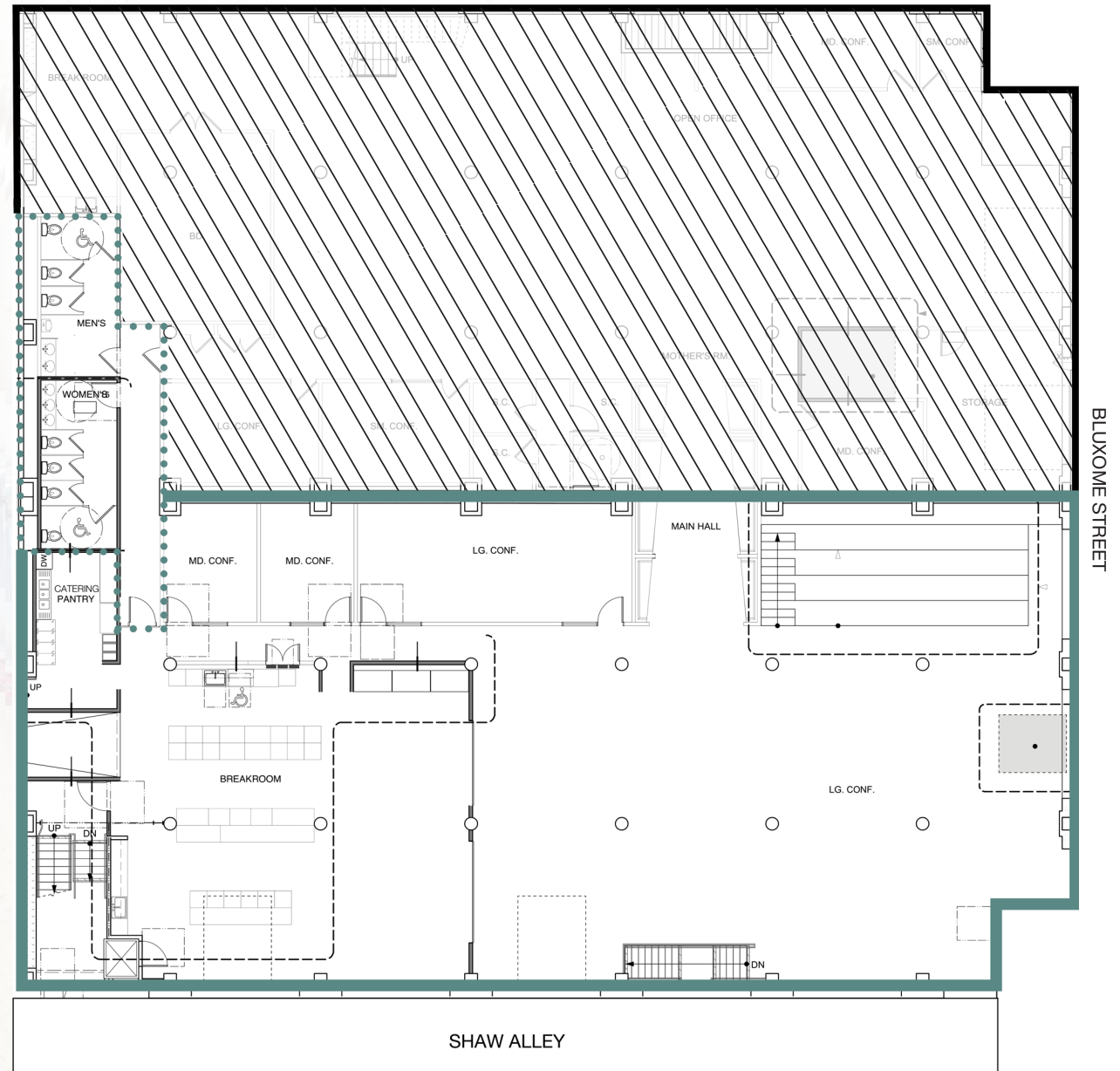


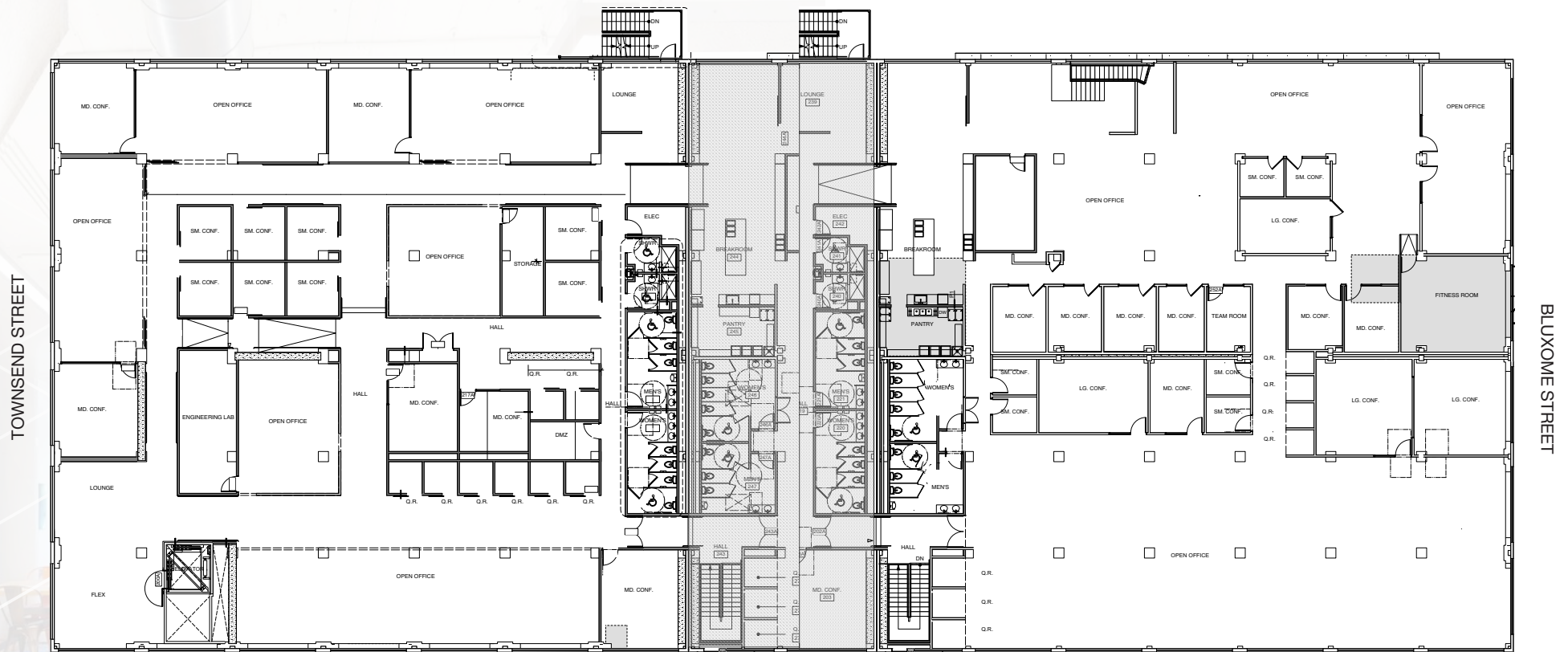
On-site parking

- 7,250 RSF
- 1 large conference room
- 2 medium conference rooms
- Large kitchen with catering pantry
- All-hands/break area
- 2 roll-up doors
- Storage room



Kitchen & All-Hands/Break Area





- 14,500 - 29,000 RSF available now
- All-hands/break area
- 6 large conference rooms
- 14 medium conference rooms
- 14 small conference rooms
- 15 phone rooms
- Fitness room
- Storage room
- Kitchen with catering pantry
- Private restrooms and showers

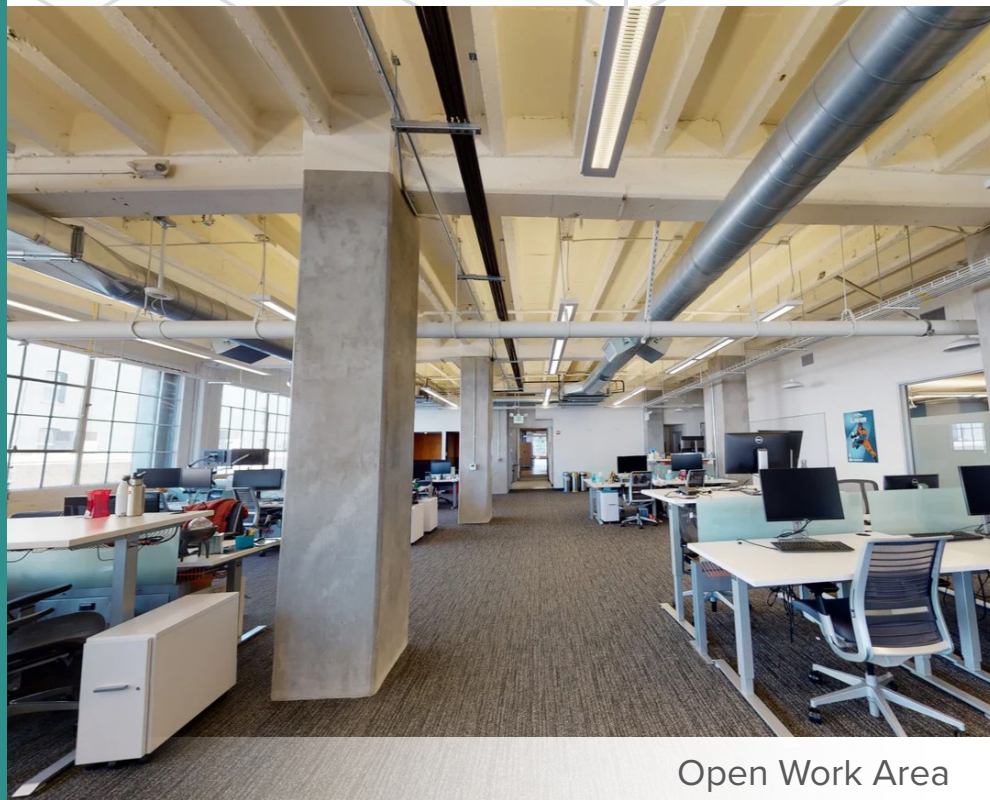




Collaboration Area



All-Hands/Break Area



Open Work Area



Medium Conference Room



44

TOWNSEND

80

# Transportation & Amenities



## DINING

Alexander's Steakhouse  
Bagel Bakery Cafe  
BirdBox  
Brixton  
Cafe Okawari  
Che Fico  
Death by Taco  
Earl of Sandwich  
Gus's Community Market Cafe  
House of Tadu  
Ike's Love & Sandwiches  
Marlowe  
Mercado  
Mission Rock Resort  
Momo's  
Nama Sushi  
Proper Food  
Public House  
ROOH SF  
Saison  
SAJJ Mediterranean  
Spark Social SF  
STEM Kitchen + Garden  
Sun and Moon  
Taco Bell  
The Ramp  
Town's End Brunch  
Underdogs Cantina

## ENTERTAINMENT

Chase Center  
Lucky Strike  
Oracle Park  
Stagecoach Greens

## BAR

ATwater Tavern  
Bar VIA  
Cavana  
District San Francisco  
Harmonic Brewing Thrive City  
Local Tap  
Mission Bay Wine Bar

## CAFE

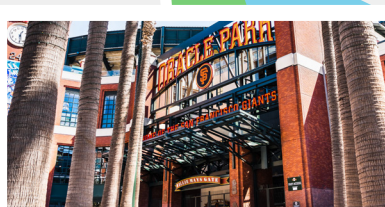
Arsicault Bakery  
Blue Bottle Coffee  
Bravado  
Cafe Reveille  
Happy Lemon  
Joe & The Juice  
Latte Express  
Philz Coffee  
South Beach Cafe  
Starbucks

## FITNESS

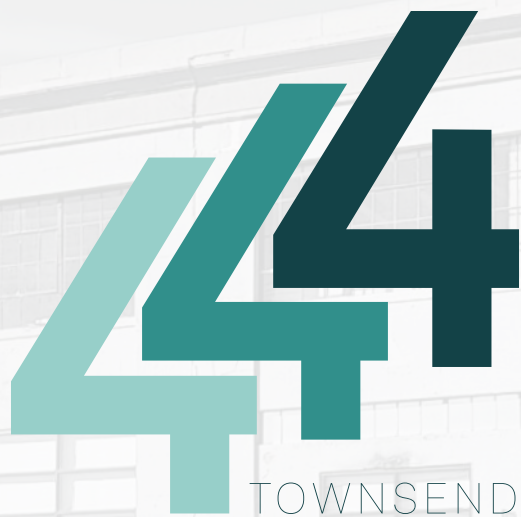
Bakar Fitness & Rec Center UCSF  
CorePower Yoga  
Crossfit  
Flagship SOMA  
Lagree Fit 415  
Lux Fit  
Orangetheory Fitness  
PowerPlay SF  
Rowhouse Fitness  
United Barcell CrossFit SOMA

## HOTEL

Hotel VIA  
Hyatt Place  
Luma Hotel







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