

44

TOWNSEND



NEWMARK

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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

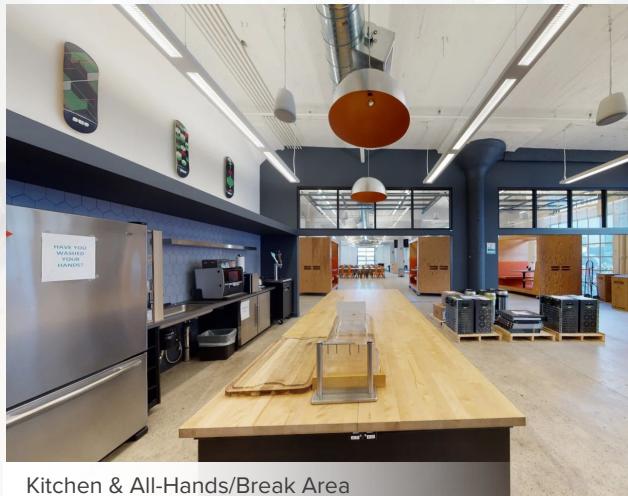


Zoning: Central SOMA Mixed Use Office

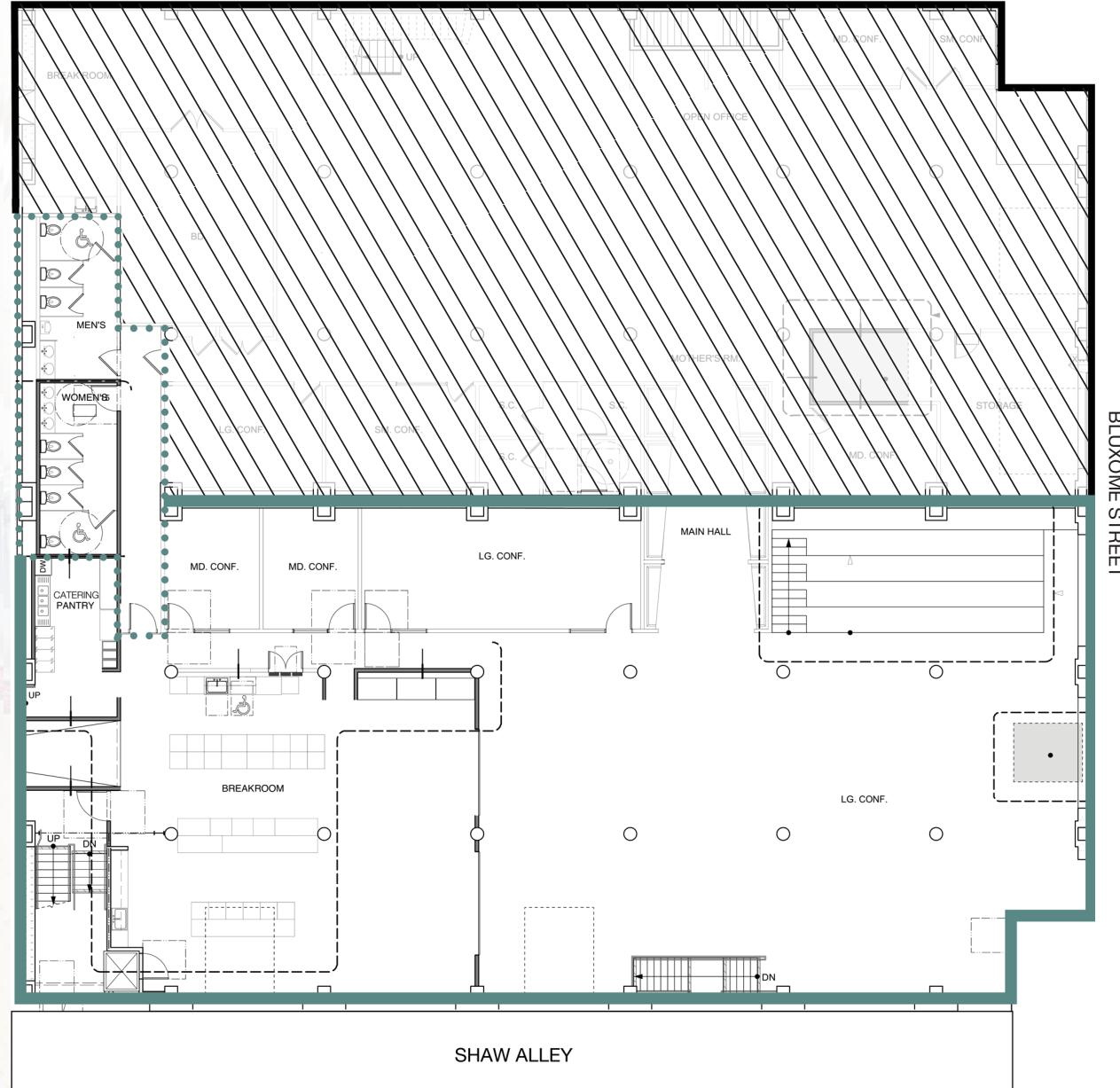


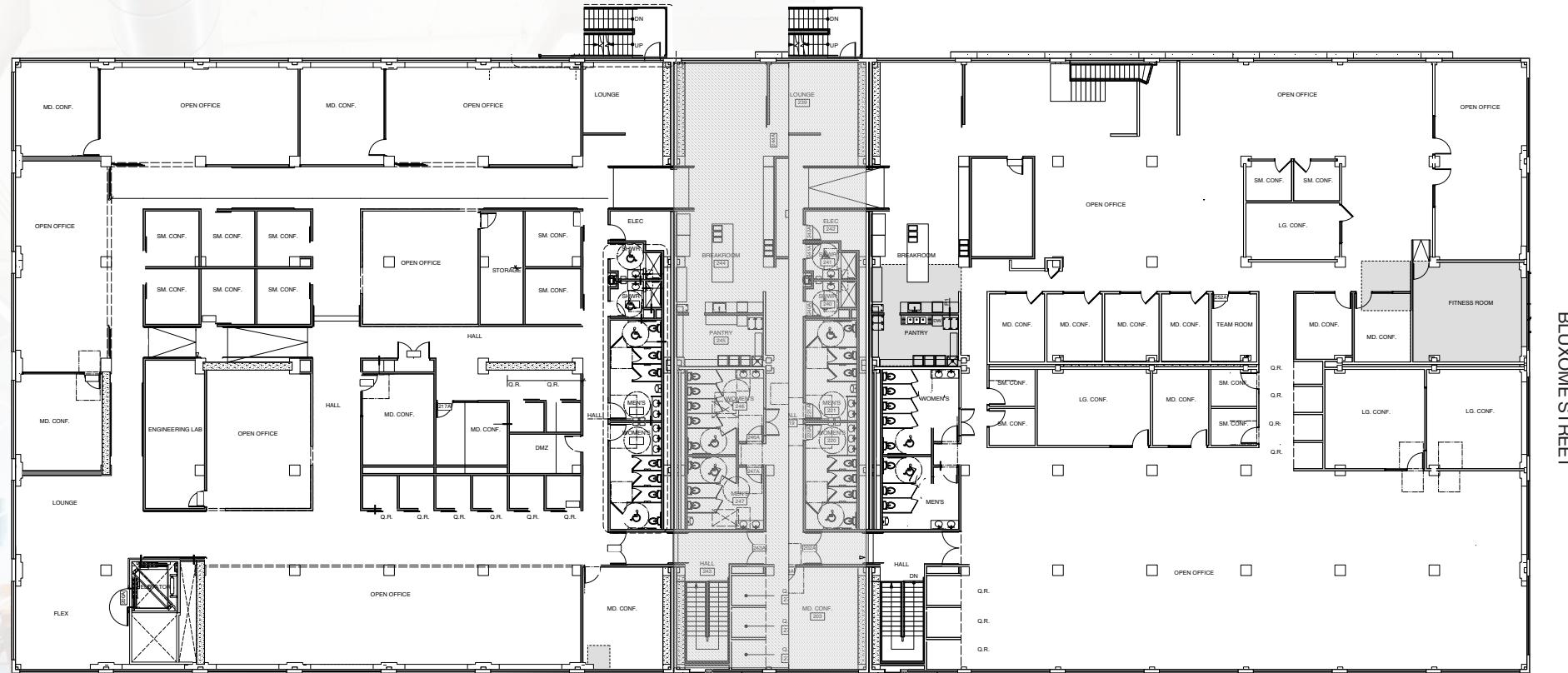
On-site parking

- 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

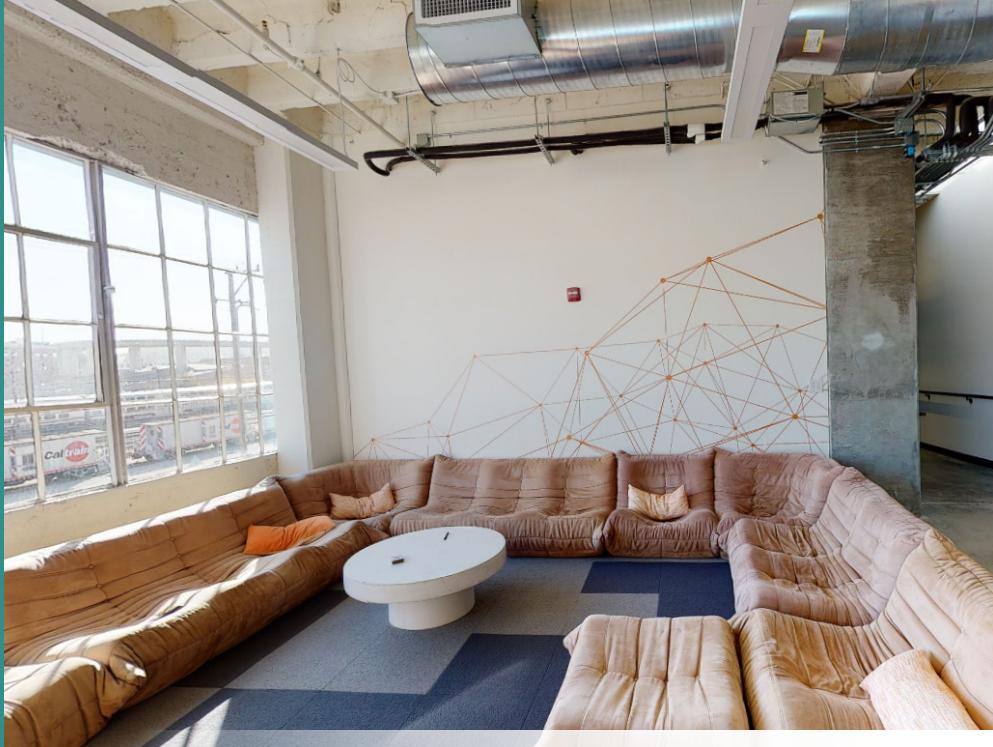


Partial First Floor

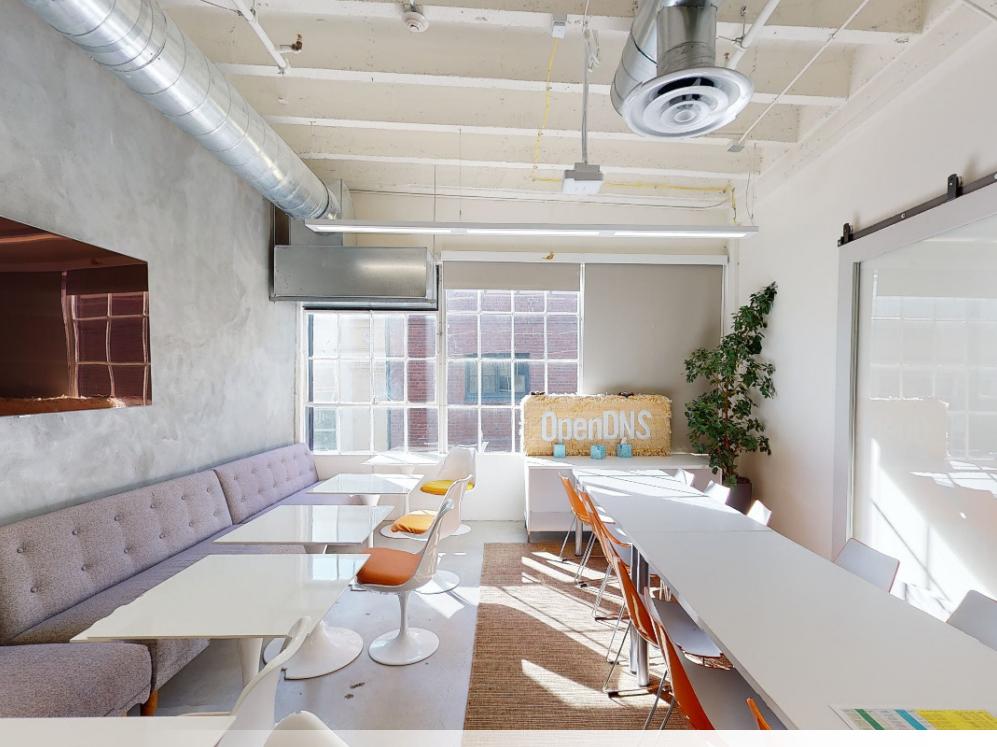




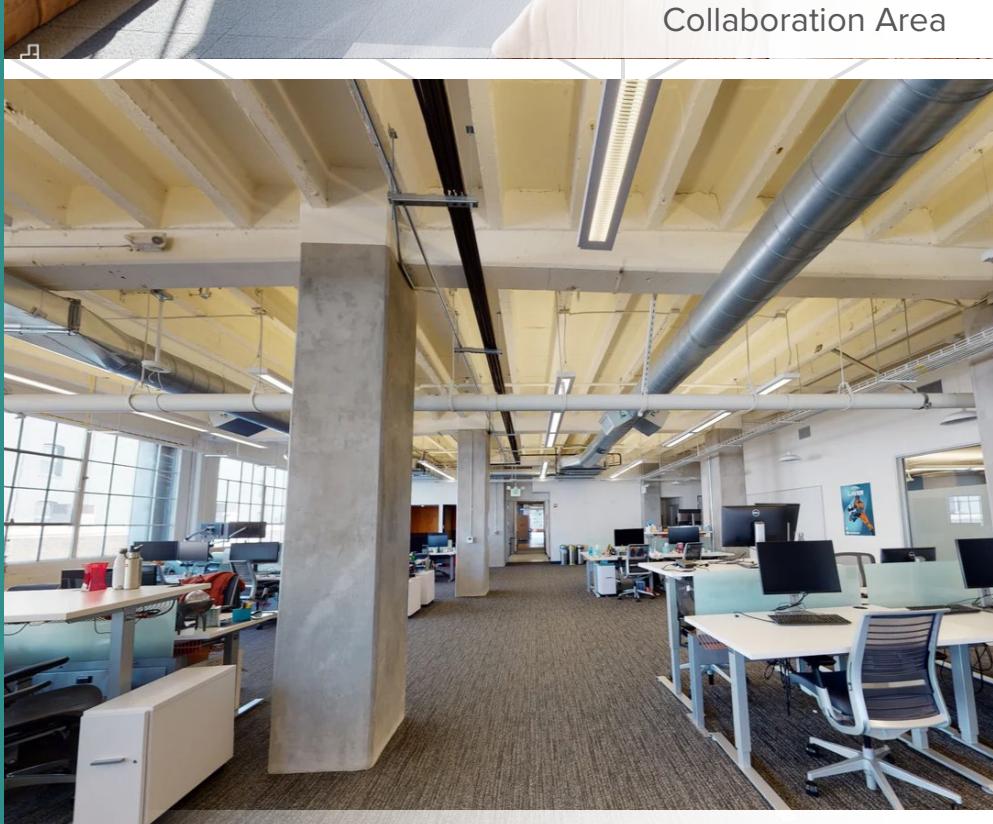
- 14,500 - 29,000 RSF available now
- All-hands/break area
- 6 large conference rooms
- 14 medium conference rooms
- 14 small conference rooms
- 15 phone rooms
- Fitness room
- Storage room
- Kitchen with catering pantry
- Private restrooms and showers



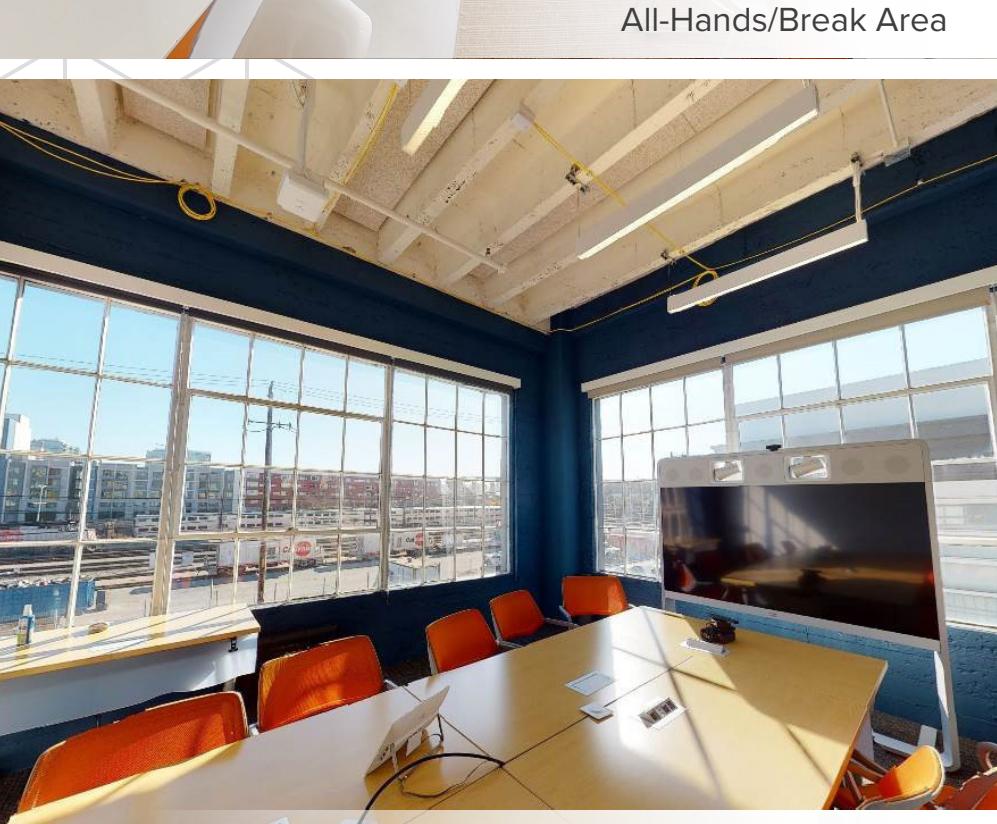
Collaboration Area



All-Hands/Break Area



Open Work Area



Medium Conference Room

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

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

ENTERTAINMENT

Chase Center
Lucky Strike
Oracle Park
Stagecoach Greens

HOTEL

Hotel VIA
Hyatt Place
Luma Hotel



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