

FOR LEASE | FULL OR PARTIAL BUILDING OPPORTUNITY

1161 MISSION
STREET



TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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EXECUTIVE SUMMARY

ADDRESS
1161 Mission Street, San Francisco, CA 94103

AVAILABLE SPACE

FLOOR	SUITE	SQUARE FOOT
Penthouse / 5th	500	13,915
4th	400	11,600
3rd	310	6,746
	300	4,956
2nd	210	7,130
	200	3,497
Ground	100	9,410
Lower Level	LL	8,445
	TOTAL	65,699

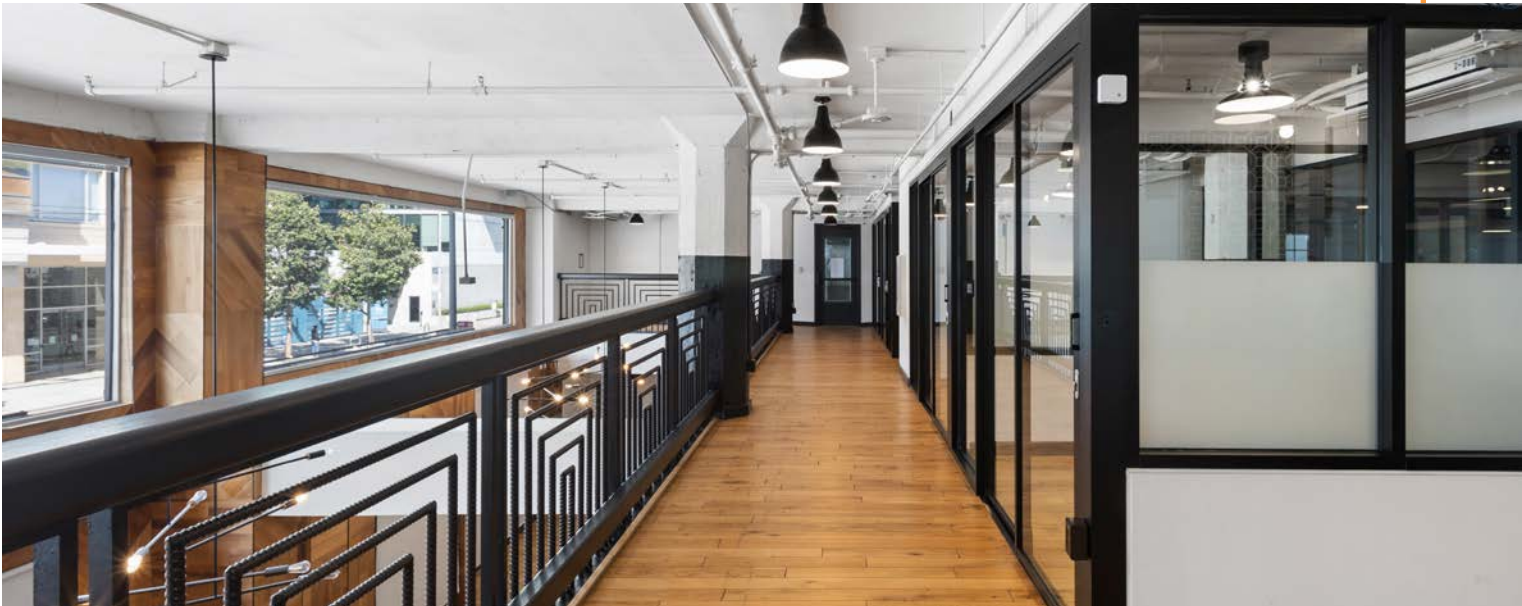
RENTAL RATE
Negotiable

AVAILABLE
Immediately

*FULL BUILDING, PARTIAL BUILDING, OR
INDIVIDUAL SUITE OPPORTUNITIES



BUILDING HIGHLIGHTS



LOCATION
*Fully Modernized Creative Office
Building at the Heart of Mid-Market*



SECURITY & ACCESS
*Highly Secure Professional Lobby w/
24/7 Key Card Access*



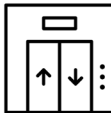
SPACE FLEXIBILITY
*Floors & Suites Can Be Leased
Separately*



FLEX USER INFRASTRUCTURE
*Heavy Power & Rear Loading
Dock Access*



MOVE-IN READY
*Move-In Ready Suites Complete w/
Glass Conference Rooms*



ACCESSIBILITY
*Two (2) Passenger Elevator Bays
One (1) Freight Elevator*

BUILDING ATTRIBUTES:

- + 1200 AMP, 3 Phase, 208/120V Power
- + Freight Elevator w/ 3,000 Pound Capacity & Access Off Minna St
- + Bike Parking
- + Fully Sprinklered & HVAC Throughout
- + Secure Lower Level Storage
- + Onsite Security and Professional Management
- + Monthly Parking Available Directly Across Street
- + BART & Muni Steps Away



PENTHOUSE 2,615 SQUARE FEET	
5TH FLOOR SUITE 500: 11,300 SQUARE FEET	
4TH FLOOR SUITE 400: 11,600 SQUARE FEET	
3RD FLOOR SUITE 310: 6,746 SQUARE FEET	3RD FLOOR SUITE 300: 4,956 SQUARE FEET
2ND FLOOR SUITE 210: 7,130 SQUARE FEET	2ND FLOOR SUITE 200: 3,497 SQUARE FEET
GROUND SUITE 100: 9,410 SQUARE FEET	
LOWER LEVEL 8,445 SQUARE FEET	

FLOOR PLAN

PENTHOUSE / 5TH LEVEL

AVAILABLE SPACE +/- 13,915 Square Feet

PENTHOUSE / 5TH LEVEL

- Former WeWork Space with 60+ Break Out Spaces
- Penthouse Has Panoramic City Views
- TI Allowance Available to Reconfigure Space to Tenant Needs
- Kitchenette/Break Area
- Ensuite Restrooms
- High Ceilings Throughout



FLOOR PLAN
FOURTH LEVEL

AVAILABLE SPACE +/- 11,600 Square Feet

SUITE 400

- Former WeWork Space with 60+ Break Out Spaces
- TI Allowance Available to Reconfigure Space to Tenant Needs
- Kitchenette / Break Area
- Ensuite Restrooms
- High Ceilings Throughout



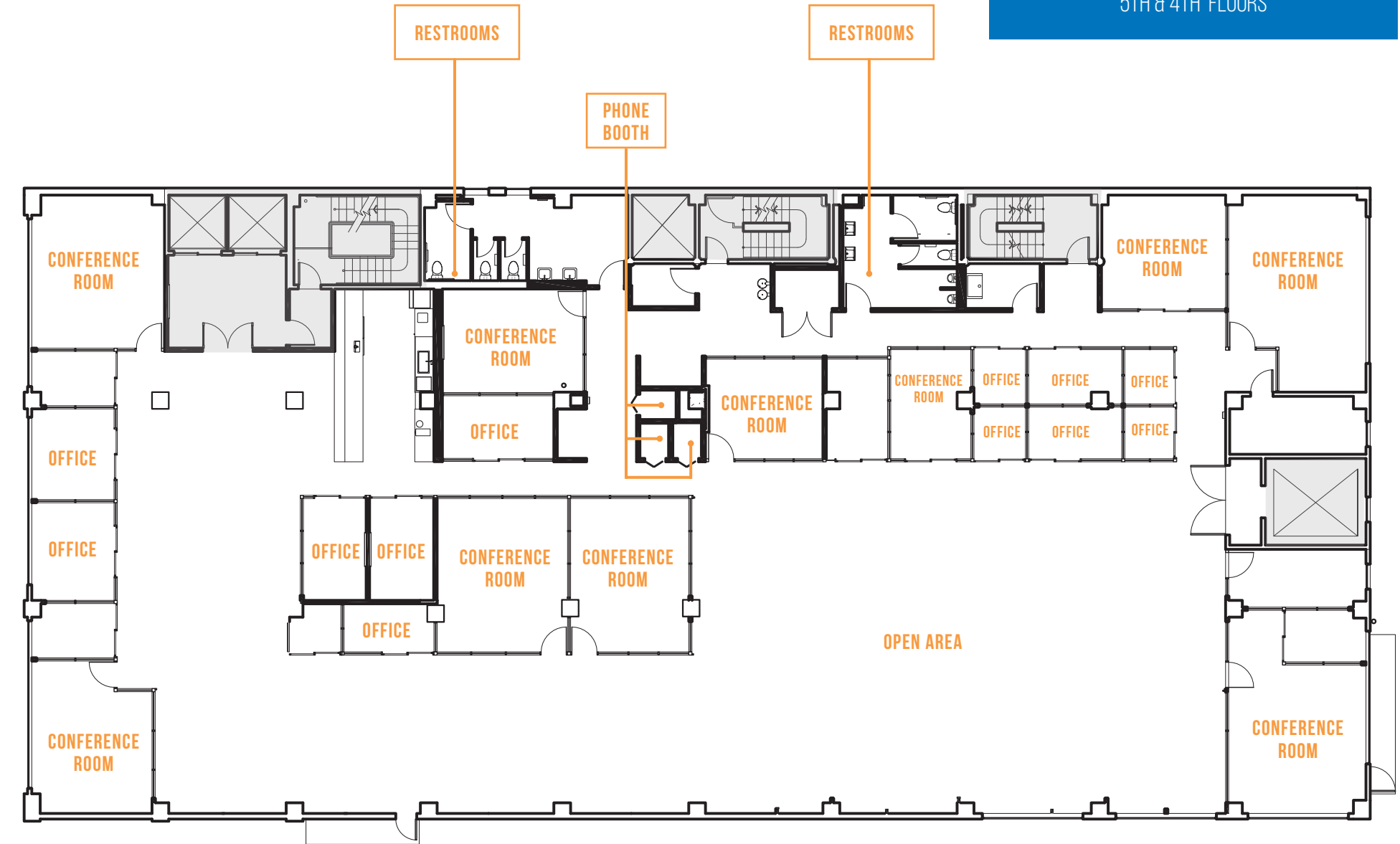


FLOOR PLAN

HYPOTHETICAL FLOOR PLAN
5TH & 4TH FLOORS

- Can be reconfigured to tenant specifications

RECONFIGURED FLOOR PLAN HYPOTHETICAL FLOOR PLAN 5TH & 4TH FLOORS



FLOOR PLAN
THIRD LEVEL

AVAILABLE SPACE +/- 4,956 SF - +/-11,702 Square Feet

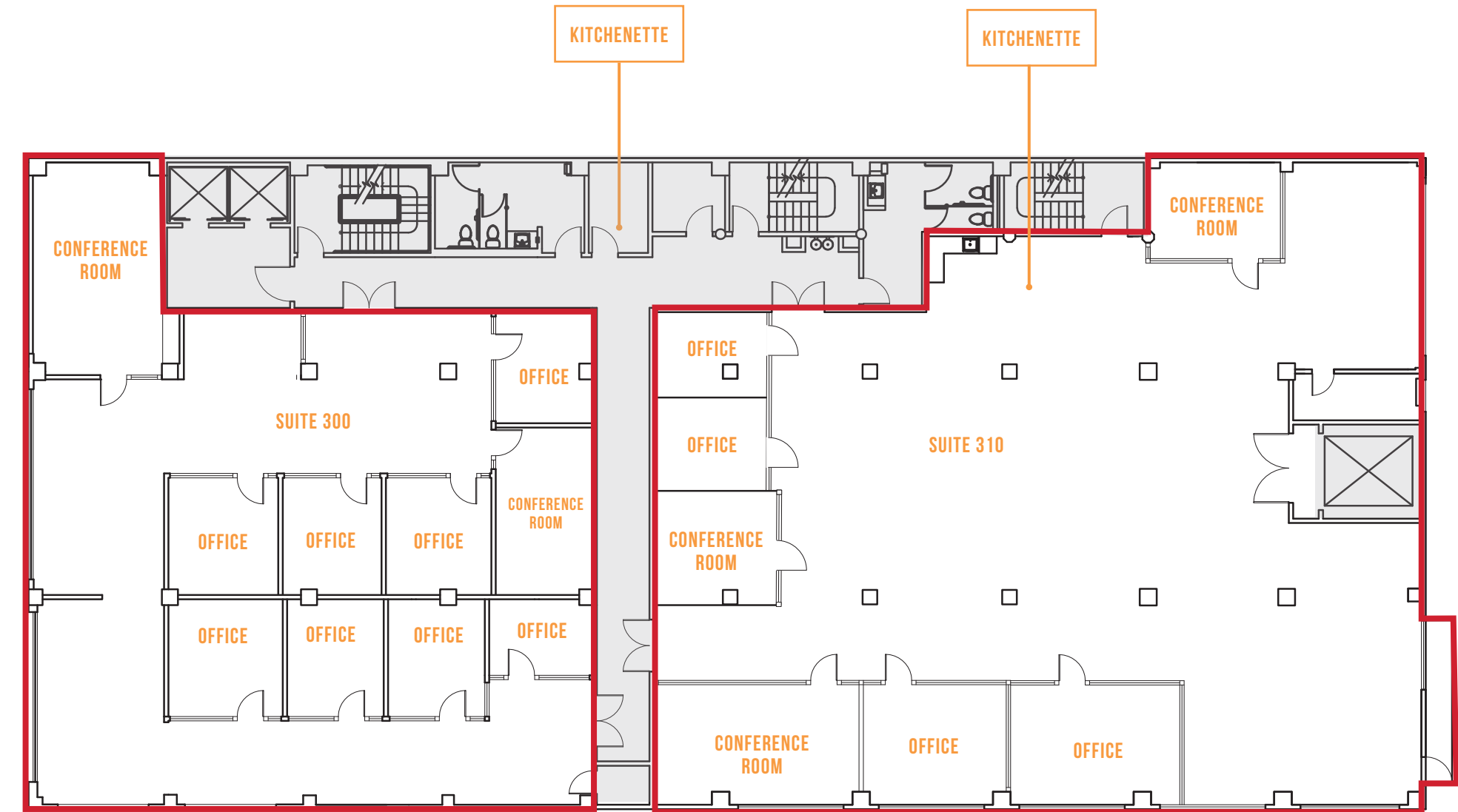
Suites Can Be Leased Together or Separately

SUITE 310 (+/- 6,746 Square Feet)

- Fully Furnished Move-In Ready Suite
- High Ceilings w/ Abundant Natural Light
- Newly Renovated
- Seven (7) Conference Rooms/Offices
- Large Kitchenette/All Hands Area
- Direct Access to Freight Elevator

SUITE 300 (+/- 4,956 Square Feet)

- Move-In Ready Former VC Space w/ City Views
- High Ceilings w/ Abundant Natural Light
- Mix of Open Office and Break Out Spaces
- Nine (9) Conference Rooms/Offices



FLOOR PLAN
SECOND LEVEL

AVAILABLE SPACE +/- 3,497-1 +/- 10,627 Square Feet

Suites Can Be Leased Together or Separately

SUITE 210 (+/- 3,497 Square Feet)

- Office Intensive Suite
- Seven (7) Conference Rooms/Offices
- Two (2) Phone Rooms
- Kitchenette
- Tenant Improvement Allowance Available

SUITE 200 (+/- 7,130 Square Feet)

- Mostly Open Plan Suite
- Eight (8) Conference Rooms/Offices
- Kitchenette
- Direct Freight Elevator Access
- Can Be Leased Together with Lower Level
- Tenant Improvement Allowance Available



FLOOR PLAN

GROUND LEVEL

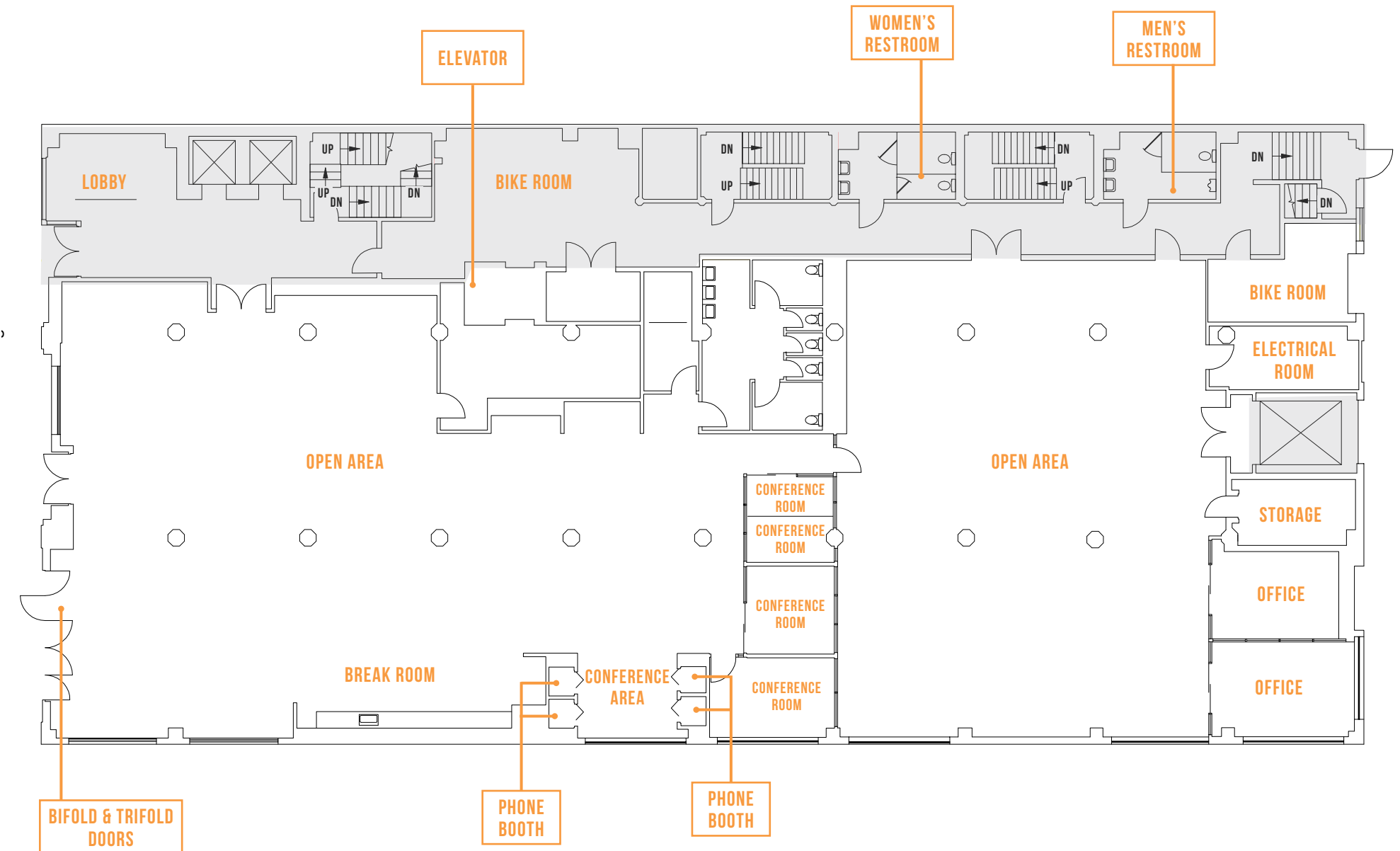
AVAILABLE SPACE +/- 9,410 Square Feet

GROUND LEVEL

- Office, Flex or Retail Uses Possible
- Direct Access to Suite From Mission Street
- Five (5) Conference Rooms/Office
- Four (4) Phone Rooms
- Break Area/Kitchenette
- Ensuite Restrooms



GROUND LEVEL



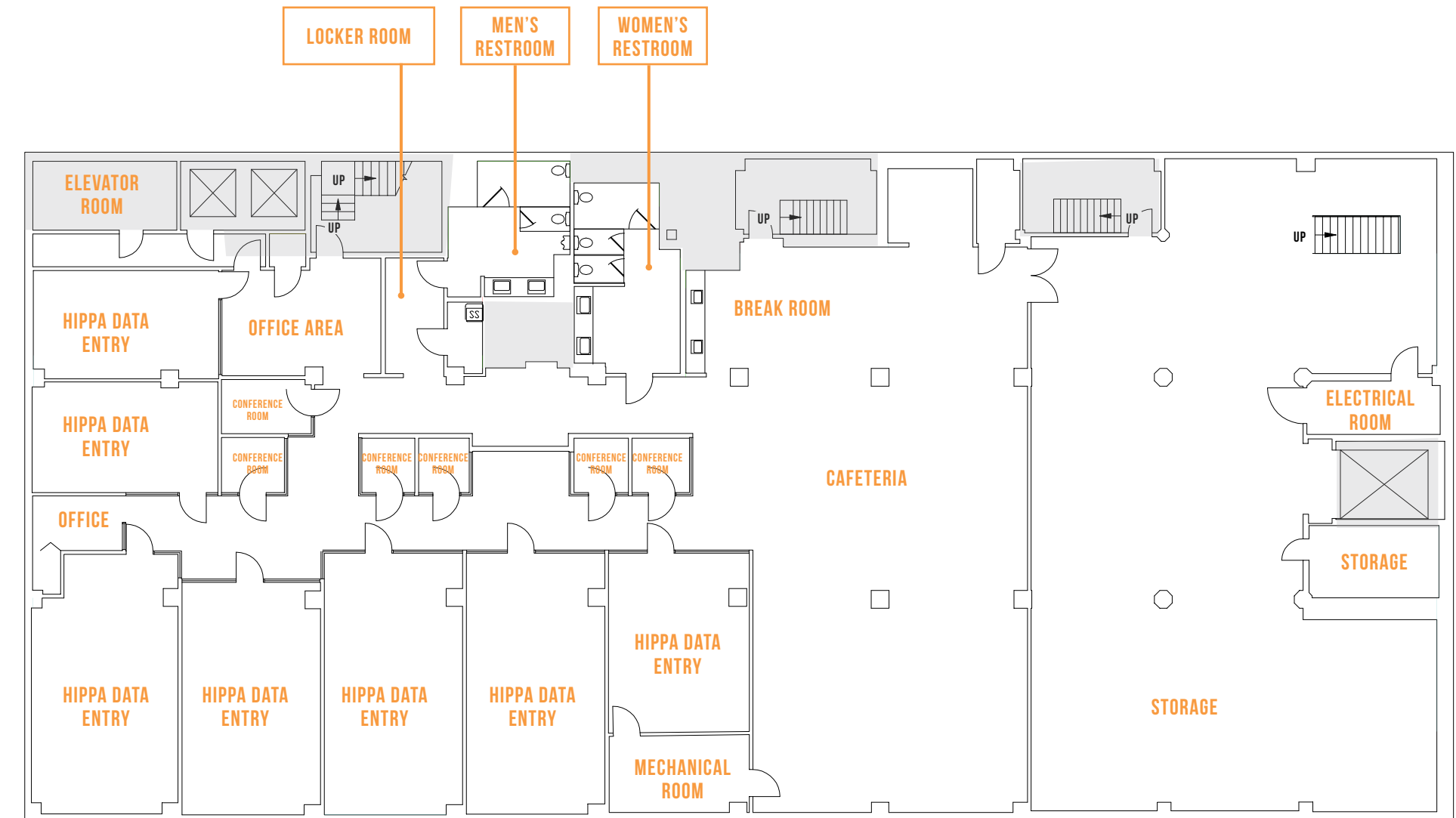
FLOOR PLAN

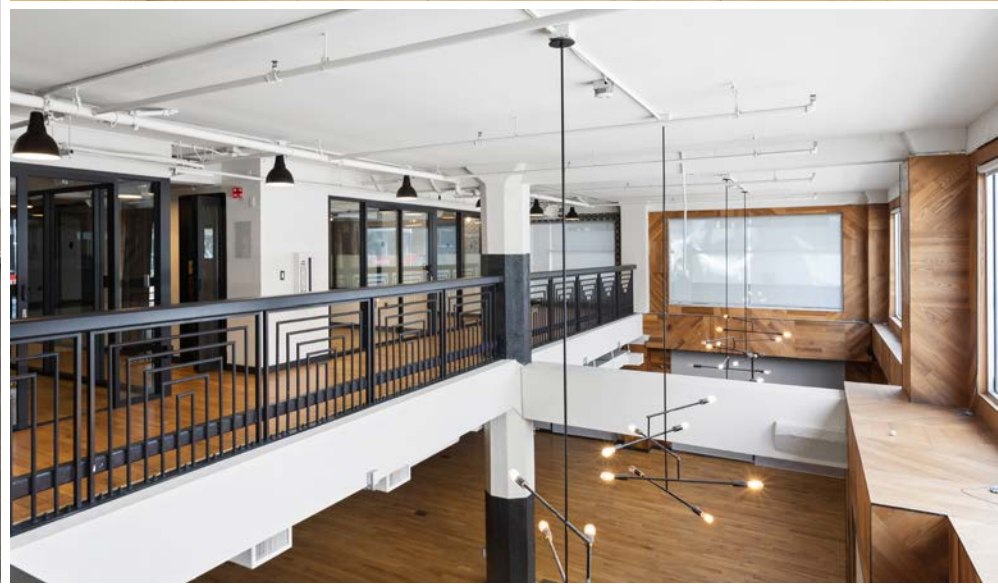
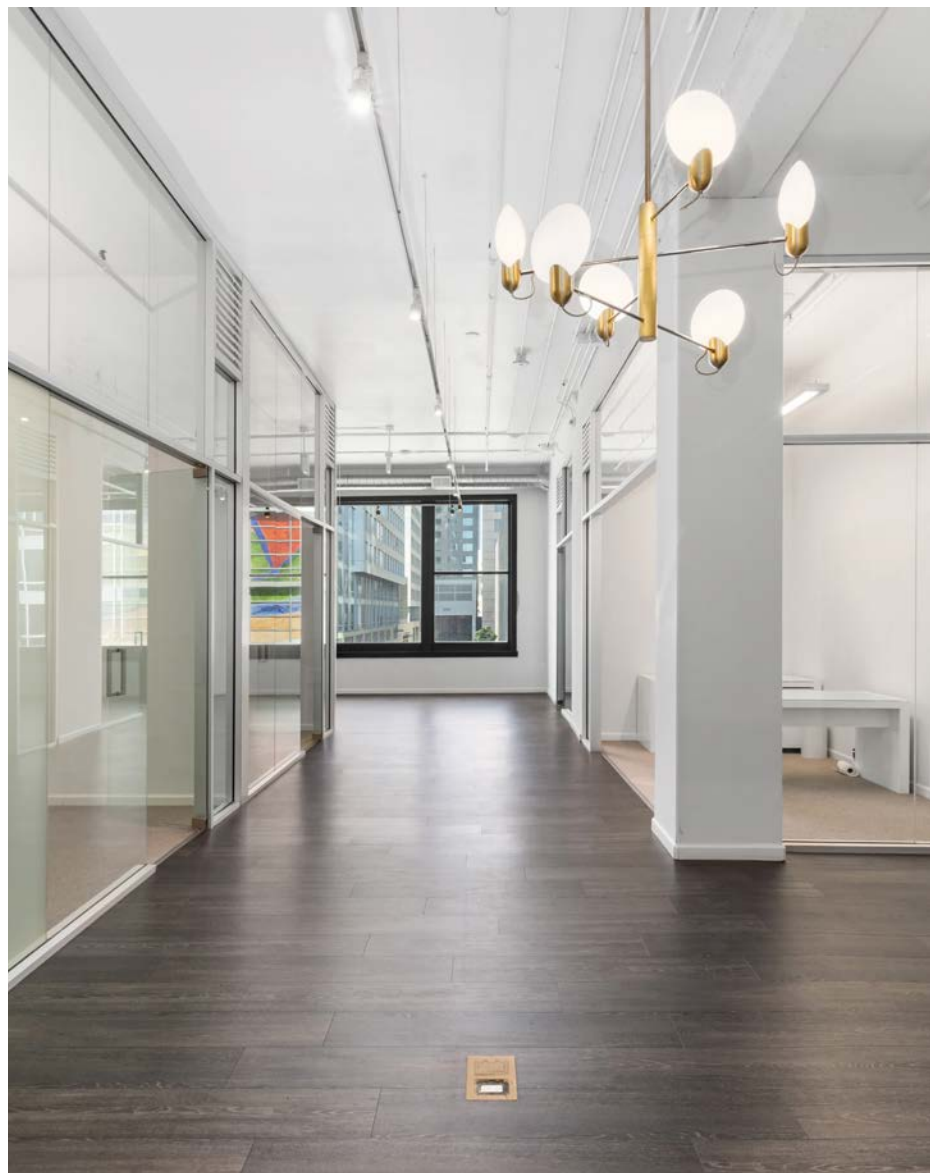
LOWER LEVEL

AVAILABLE SPACE +/- 8,445 Square Feet

LOWER LEVEL

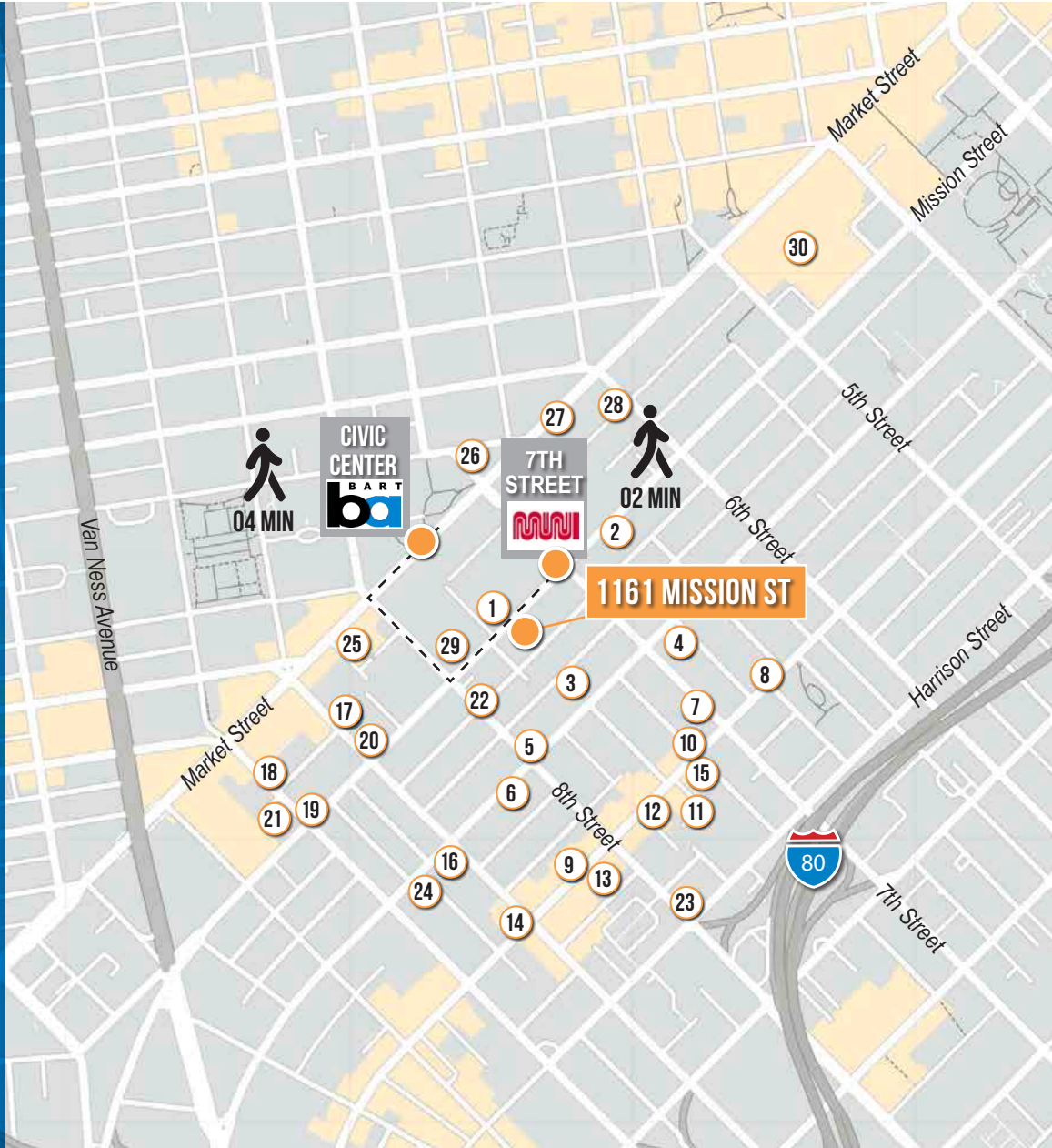
- Newly Renovated Flex/Office Space
- Seven (7) Conferences Rooms
- Six (6) Call Rooms
- Large All Hands Area
- Kitchenette
- Ensuite Restrooms
- Direct Access to Freight Elevator





NEARBY AMENITIES

- 1.....City Beer Store
- 2.....Saint Frank Coffee
- 3.....Cellarmaker Brewing Co.
- 4.....SF Champagne Society
- 5.....Harvest Urban Market
- 6.....Mike's Bikes SF
- 7.....Sightglass Coffee
- 8.....Deli Board
- 9.....Test Coffee
- 10.....Terroir
- 11.....Iza Ramen
- 12.....Basil
- 13.....Driftwood
- 14.....Kama Sushi Soma
- 15.....Trademark & Copyright
- 16.....Chantal Guillon Patisserie
- 17.....Commissary
- 18.....Fitness SF
- 19.....Cumaica Cafe
- 20.....Club 93
- 21.....Peet's Coffee
- 22.....Sizzling Pot King
- 23.....AK Subs
- 24.....Tank18 Restaurant & Winery
- 25.....Starbucks
- 26.....Charmaine's Rooftop Bar
- 27.....The Flying Falafel
- 28.....Dottie's True Blue Café
- 29.....Focaccia Market Bakery
- 30.....Westfield SF Centre



SIGHTGLASS COFFEE



WESTFIELD SF CENTRE



TRADEMARK & COPYRIGHT



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