

REF · 121-2ND-SF · 2026

KOLLMANN

• AVAILABLE — 12,153 SF

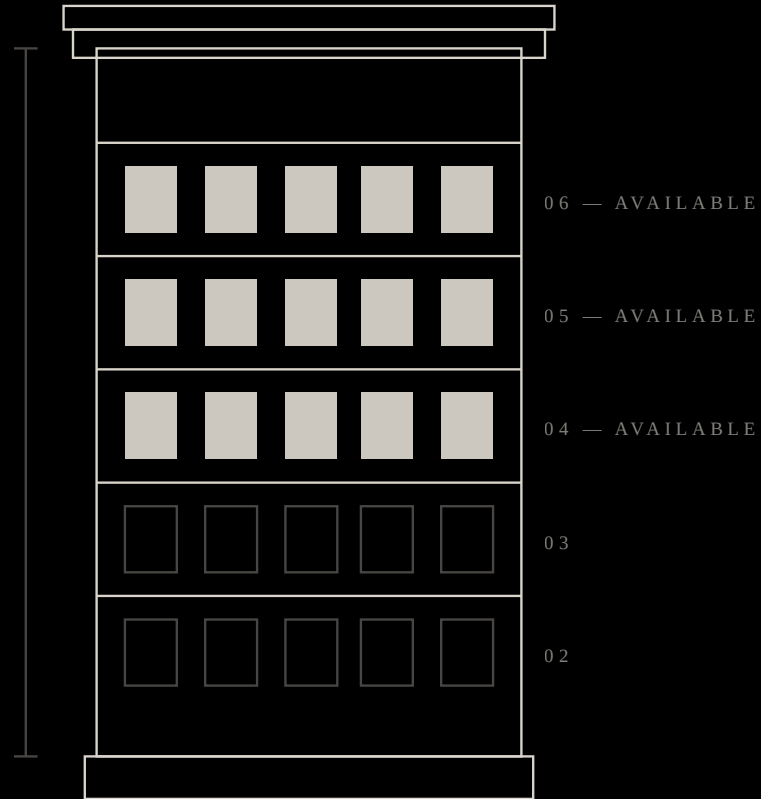
37.788° N 122.401° W

SoMa · San Francisco · 94105

One Twenty
One Secondst

*A fully furnished creative office in the Rapp Building
— six stories of early-20th-century architecture on
San Francisco's most prominent tech block.*

THE RAPP BUILDING
CREATIVE OFFICE · FOR LEASE



RAPP BUILDING
EST. 1907 · SIX STORIES

FLOORS

03

AVAILABLE

PER PLATE

4,051

SQUARE FEET

TOTAL

12,153

SQUARE FEET

CONDITION

Turn-key

FULLY FURNISHED

04^{FL}

Fully furnished, move-in ready

5 CONFERENCE ROOMS · 3 CALL ROOMS · MOTHER'S ROOM · KITCHEN · 16
DESKS

4,051
SQ FT

05^{FL}

Open plan with board room

5 CONFERENCE ROOMS · BOARD ROOM · KITCHENETTE · FURNITURE AVAILABLE
· HARDWOOD

4,051
SQ FT

06^{FL}

Top floor, natural light & city views

5 CONFERENCE ROOMS · 13 DESKS · TWO BATHROOMS · STORAGE · MIXED
FLOORING

4,051
SQ FT

Light, space, and restraint — a fully furnished floor ready for occupancy.

FLOOR 04

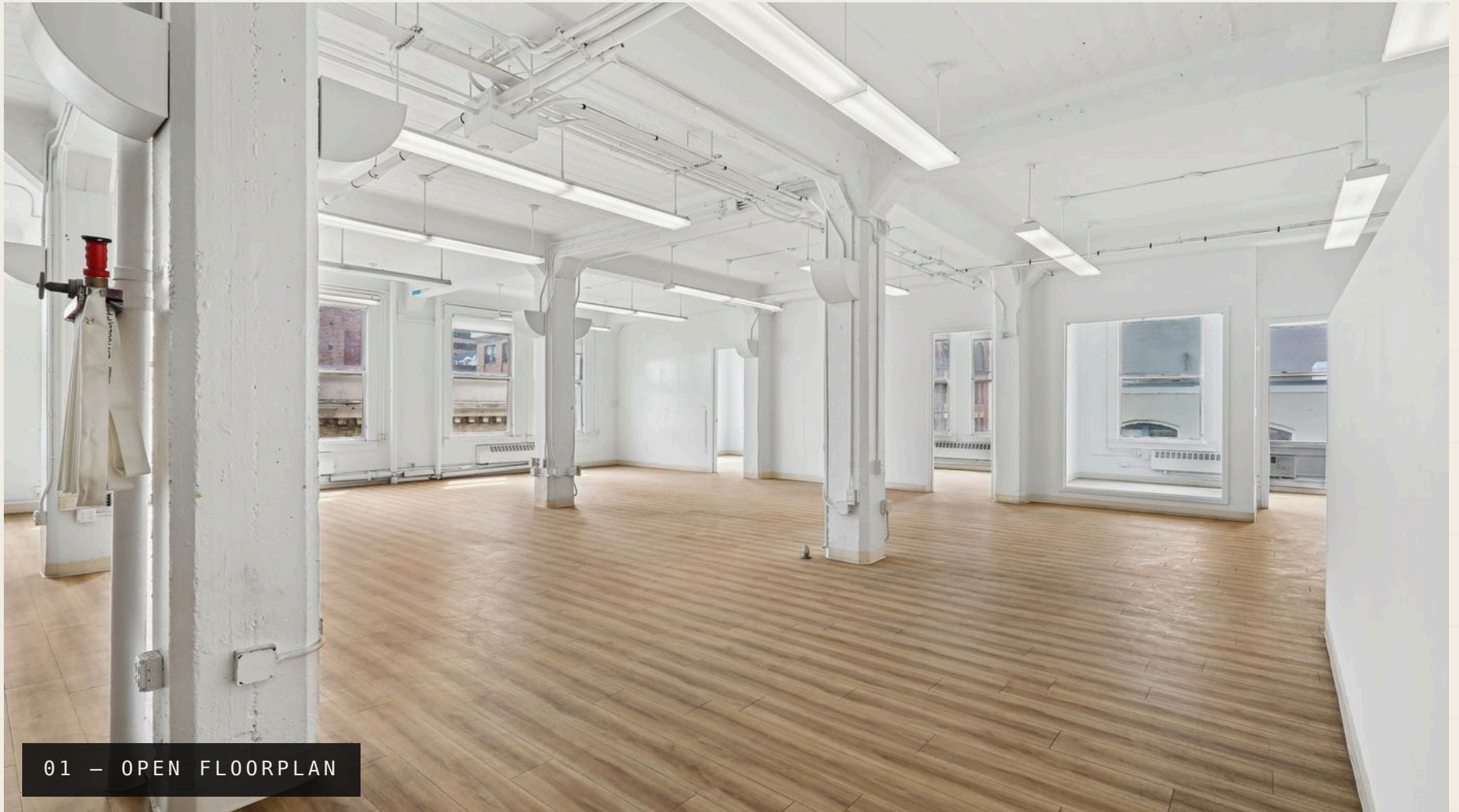
THREE REPRESENTATIVE VIEWS

4,051 SF · TURN-KEY

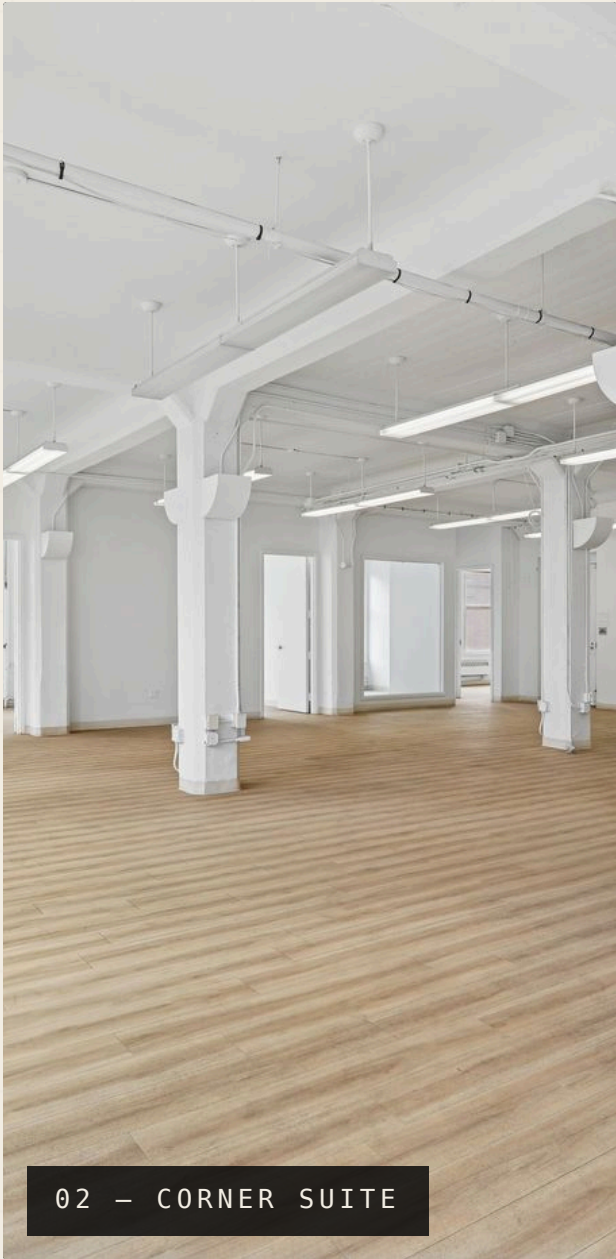


An open, light-filled floorplan — vaulted ceilings, pale wood floors, and original structure left exposed.

FLOOR 05
FOUR REPRESENTATIVE VIEWS
4,051 SF • OPEN PLAN



01 – OPEN FLOORPLAN

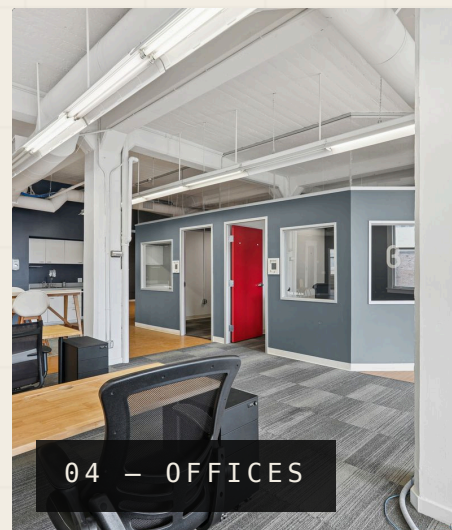
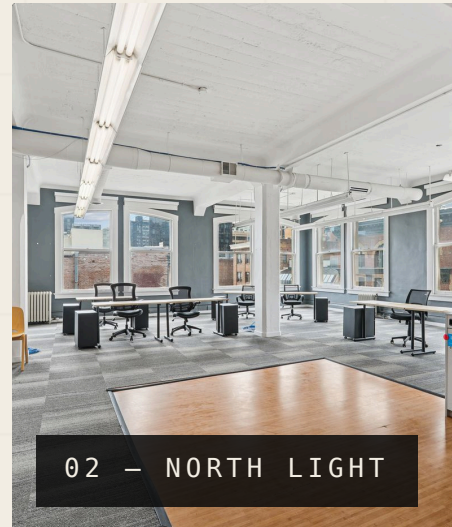
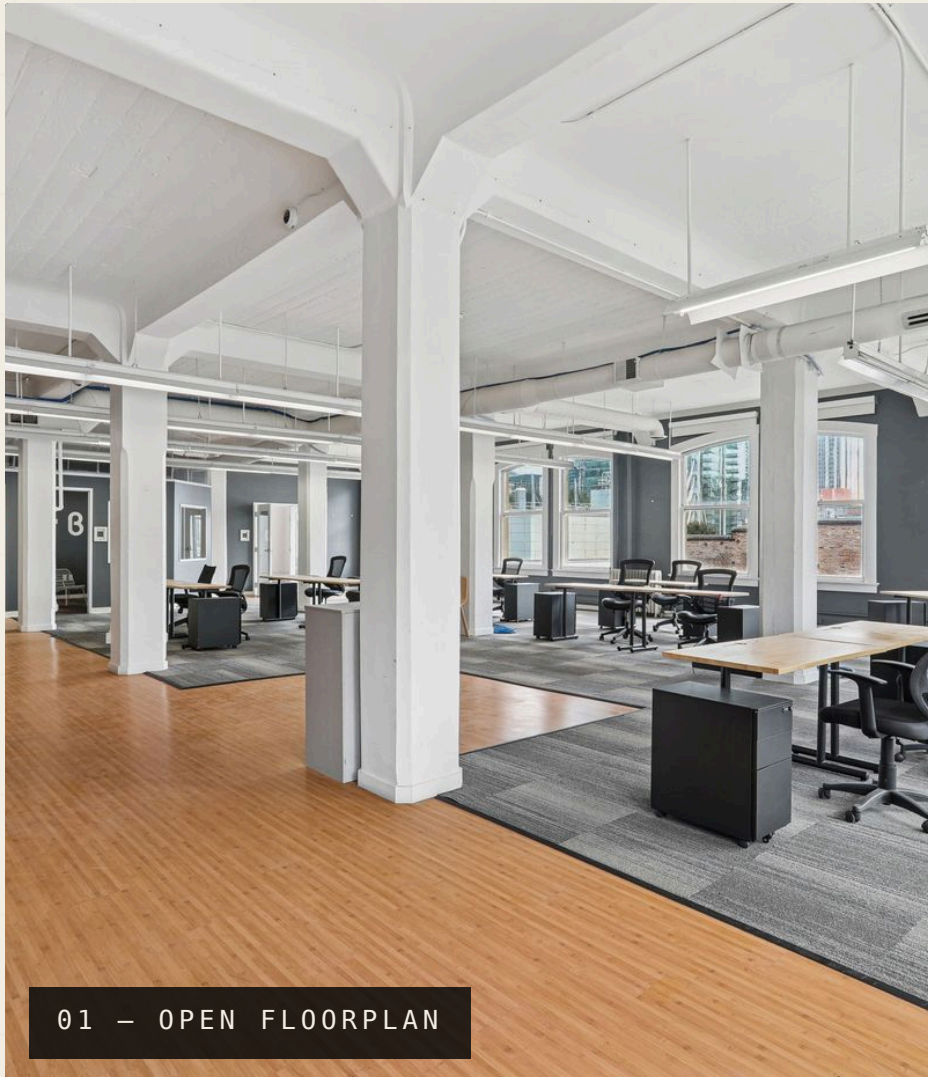


Top-floor floorplan with exposed structure, wraparound windows, and sweeping city views.

FLOOR 06

FIVE REPRESENTATIVE VIEWS

4,051 SF · NATURAL LIGHT



V. THE NEIGHBORHOOD

Dining & Coffee

Blue Bottle Coffee	2 min
Sweetgreen	3 min
North India	3 min
Kebab Baba	4 min
Uno Dos Tacos	4 min
Caramba!	5 min
Chipotle	5 min
California Pizza Kitchen	6 min

Transit

Montgomery BART	4 min
Howard & 2nd Bus	1 min
Mission & 2nd Bus	2 min
SFMTA Moscone Garage	3 min
Salesforce Transit Ctr	5 min

Culture & Wellness

SFMOMA	4 min
MoAD Museum	4 min
Fitness SF Transbay	6 min
Salesforce Park	5 min
Yerba Buena Gardens	5 min

vi. INQUIRE

For tours
and lease terms,
please get in touch.

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