



THE MILLS BUILDING

220 Montgomery Street
San Francisco, CA

NEWMARK

 **THE SWIG
COMPANY**

A SAN FRANCISCO LANDMARK

With its rich history and legacy of success, the Mills Building offers today's tenants an inviting and inspiring mix of modern amenities, historic charm, and convenient location in the heart of the Financial District. The Mills Building is San Francisco's last remaining example of the early 20th century 'Chicago School' of architecture. Continuously owned and operated by The Swig Company since 1954, the building has been meticulously renovated over the years, including upgrades to the building systems, main lobby and common areas, and tenant amenities.

BUILDING HIGHLIGHTS

- One block to Bart/Muni
- LEED Platinum/WELL Health-Safety rated
- New conference center, bike storage, fitness room, and shower/locker facilities
- On-site valet parking
- Abundant natural light with beautiful interiors
- On-site retail
- Local, long-term ownership



ELEVATE YOUR WORKDAY

Renovations have recently been completed at The Mills Building, delivering modern updates to the lobby as well as a new Amenity Center featuring expanded bike storage and a wellness area with showers and lockers.



Updated Lobby



State-of-the-Art
Conference Center



Tenant Lounge



Gym, Shower & Locker
Facilities



Mother's Room



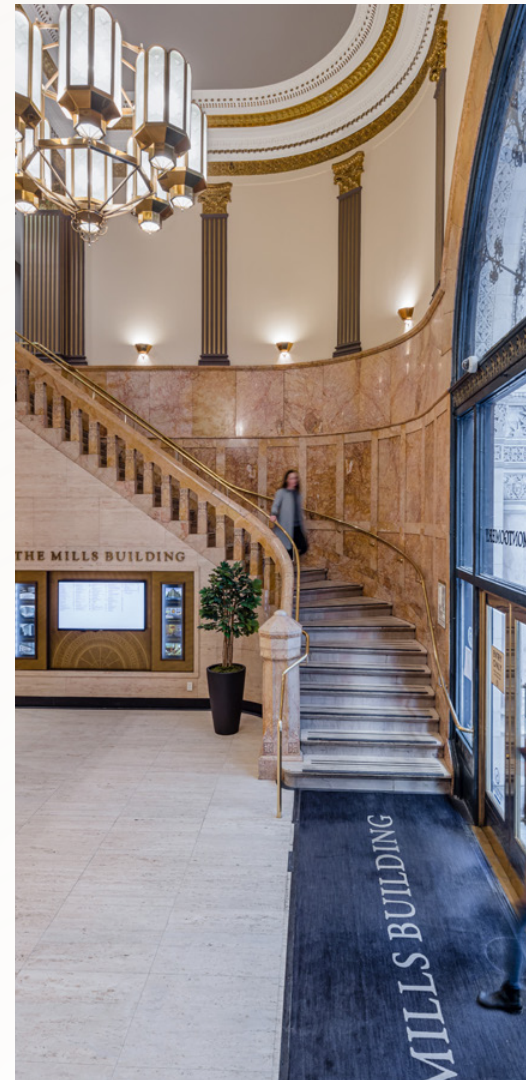
Expanded Bike Storage



On-Site Valet Parking



Convenient Dining Options On-Site



SMALL SUITE AVAILABILITIES

New Spec Suites Under Construction!



SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
300	4,821 RSF	NEW SPEC - 3 meeting rooms/offices, 1 conference room, kitchen, open areas, space for 32 work stations, storage. Can be combined with Suite 305 for a total of 8,327 RSF	\$68.00	Jun 2026	
305	3,506 RSF	NEW SPEC - 3 meeting rooms/offices, 1 conference room, kitchen, open area, space for 24 work stations.	\$68.00	Jun 2026	
346	3,544 RSF	2 private offices, kitchen, open area.	\$29.00*	Now	
360	3,635 RSF	NEW SPEC - 2 meeting rooms/offices, 1 conference room, open area, space for 28 work stations, break area.	\$68.00	Jun 2026	
400	4,579 RSF	LEASE PENDING	\$67.00	Apr 2026	
645	13,818 RSF	Creative suite with double door entry and exposed brick, high concrete ceilings and high end finishes throughout. Great light and City views on the north side of the floor. Open space with room for 70+ desks, 12 meeting rooms, kitchen.	\$68.00	Sep 2026	*
1000	4,826 RSF	LEASED - Thank you Samantha Latimer - Cushman & Wakefield	\$67.00	Now	
1060	5,543 RSF	NEW SPEC - Creative furnished spec with elevator identity, 3 meeting rooms, open kitchen, open work area with 40 desks. Adjacent to new 10th floor tenant lounge. Exposed ceilings.	\$50.00	Now	
1200	6,072 RSF	NEW SPEC - Boardroom & 4 meeting rooms/offices. Exposed ceiling and brick, great natural light. Furnished.	\$68.00	Jun 2026	**
1700	5,928 RSF	1 conference room, 4 meeting rooms/offices, kitchen, restrooms in suite, three sides of window line, full floor opportunity, nice views.	\$65.00	Jun 2026	
333 Pine 2nd floor	3,840 RSF	NEW SPEC - 1 conference room, 4 meeting rooms/offices, open area, phone room, space for 20 work stations.	\$68.00	May 2026	***
333 Pine 4th Floor	4,264 RSF	LEASE PENDING	\$68.00	Apr 2026	***
369 Pine Suite 410	2,717 RSF	LEASED - Thank you Samantha Latimer & Peter St. Geme - Cushman & Wakefield	\$63.00	Now	
369 Pine Suite 610	2,101 RSF	LEASE PENDING	\$65.00	Now	
369 Pine 8th Floor	7,971 RSF	Full-floor creative suite ready for a custom build-out. Includes a 1,071 SF penthouse accessible via private stairs, opening onto two exclusive roof decks.	\$65.00	Aug 2026	

*Virtual tour displays suite 650. Suite 645 is similar to Suite 650.

**Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.

***Virtual tour displays 3rd Floor. Floors 2 and 4 will be similar to 3rd Floor.

LARGE SUITE AVAILABILITIES



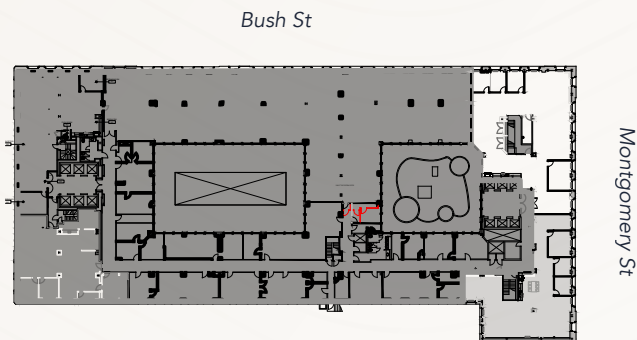
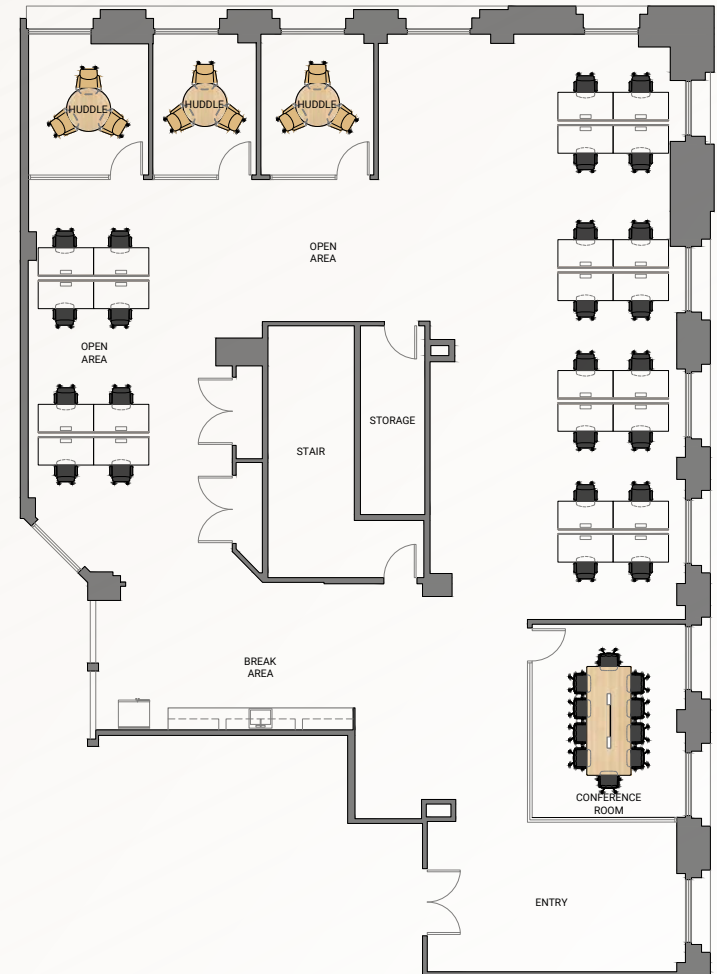
SUITE	RSF	DESCRIPTION	ASKING RATE (FS)	AVAILABLE	VIRTUAL TOUR
500	40,951 RSF	Full floor identity, professional services suite, 87 offices/meeting rooms (67 exterior), large board room, 3 conference rooms, training room, large break area, operable windows for fresh air circulation, full height windows surrounding the premises, full A/C and heating system.	Please Inquire	Now	
700	40,642 RSF	MOVE-IN READY - FF&E POSSIBLE - Full floor identity, creative suite with exposed brick and high concrete ceilings, 8 offices/meeting rooms, 21 conference rooms, 15 phone, large kitchen/all-hands area, operable windows for fresh air circulation, abundant natural light provided by 2 internal lightwells and oversized windows.	Please Inquire	Now	

SUITE 300 - SPEC SUITE

4,821 RSF | Furnished | Available Jun 2026



- Bright corner suite with exposed brick
- 3 Meeting rooms/offices
- 1 Conference room
- Open areas
- Kitchen
- Furnished with 24 workstations; capacity for additional desks
- Furnished
- Can be combined with Suite 305 for a total of 8,327 RSF

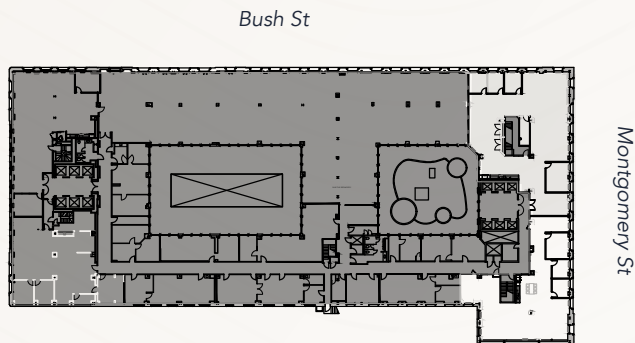
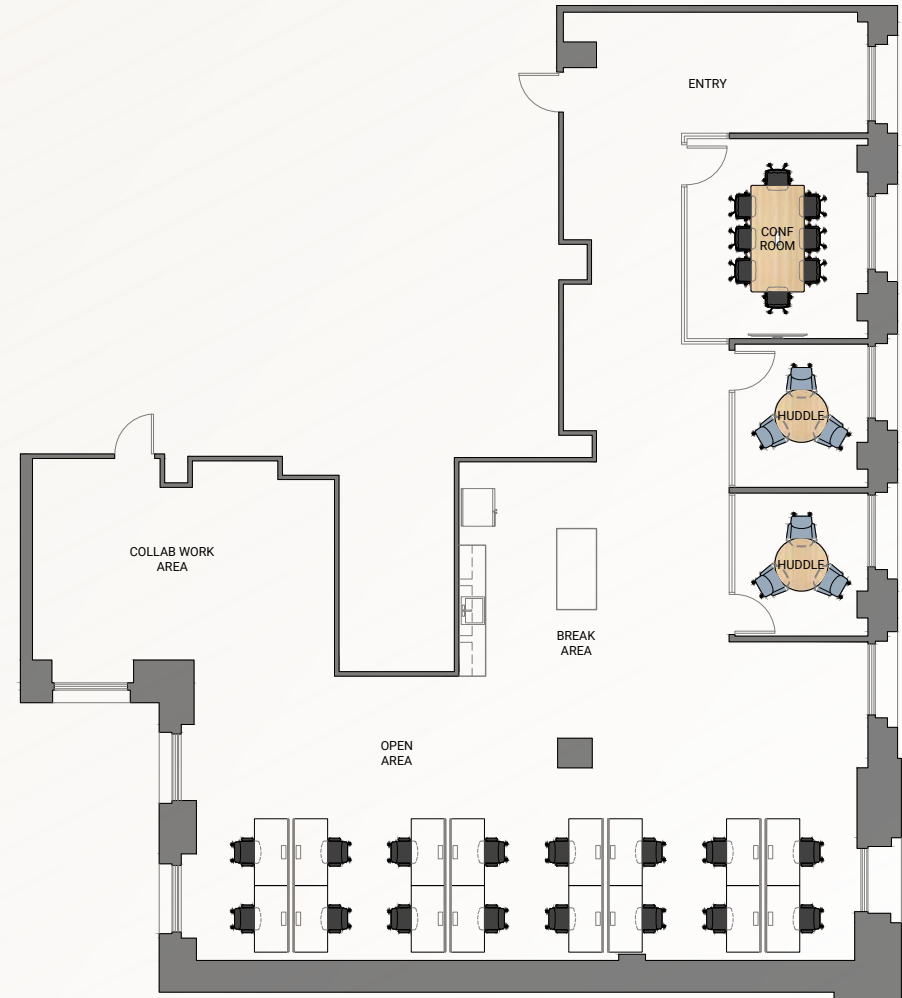


SUITE 305 - SPEC SUITE

3,506 RSF | Furnished | Available Jun 2026



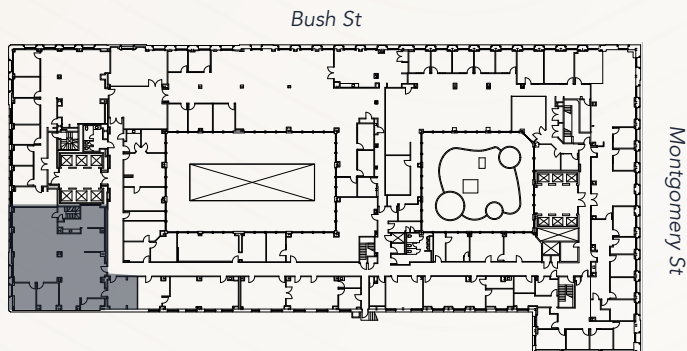
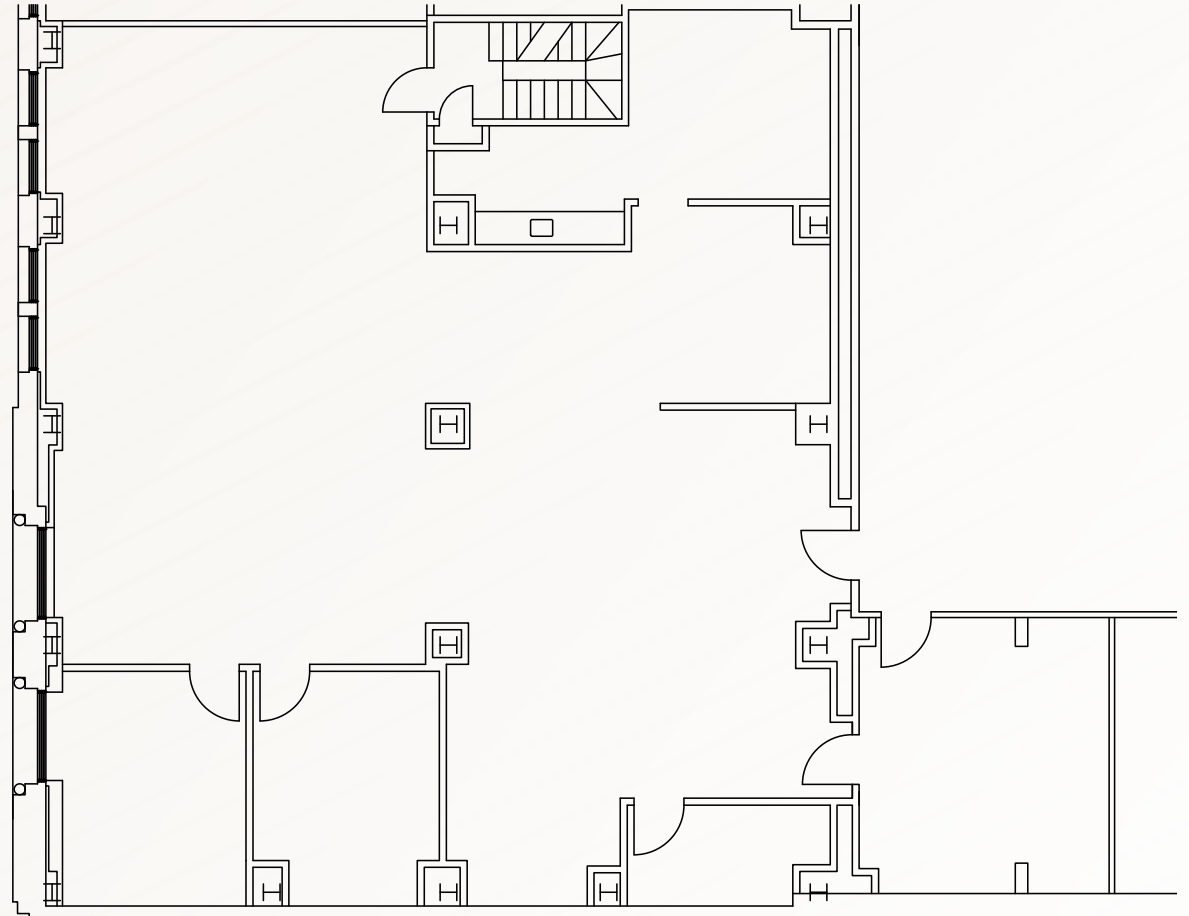
- 2 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Furnished with 16 workstations;
capacity for additional desks
- Furnished
- Can be combined with Suite 305 for a
total of 8,327 RSF



SUITE 346

~3,544 RSF | Available Now

- 2 Private offices
- Kitchen
- Open area

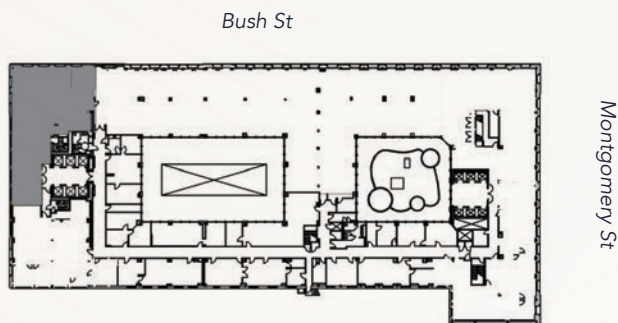
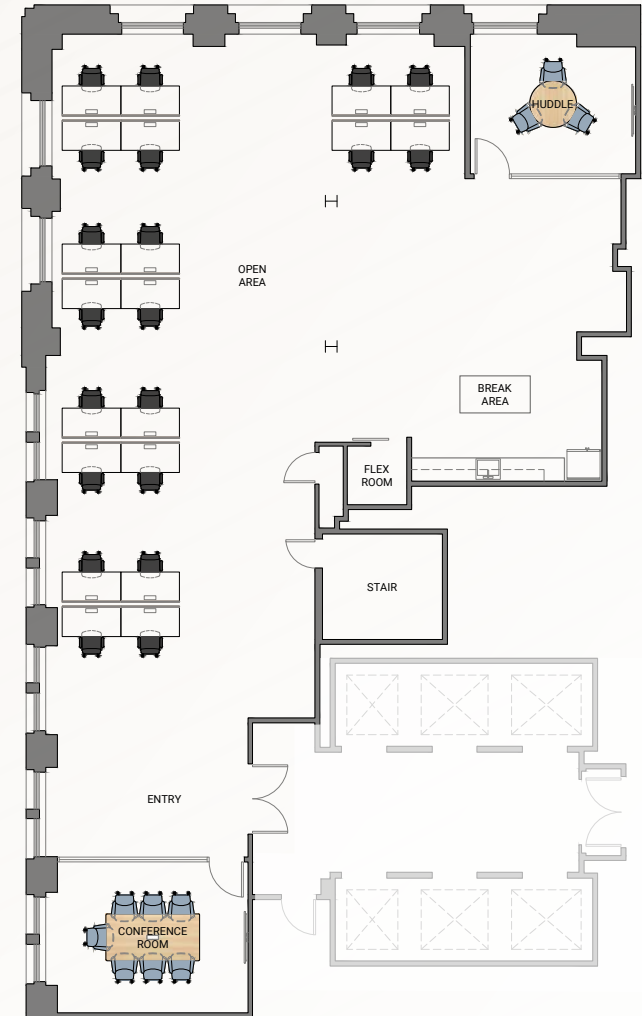


SUITE 360 - SPEC SUITE

3,635 RSF | Furnished | Available Jun 2026



- 2 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Break area
- Furnished with 20 workstations; capacity for additional desks
- Furnished

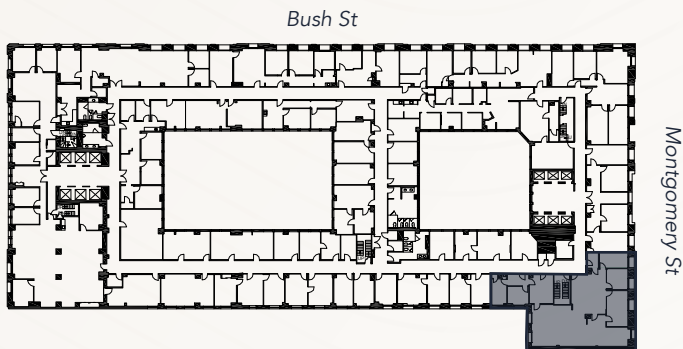
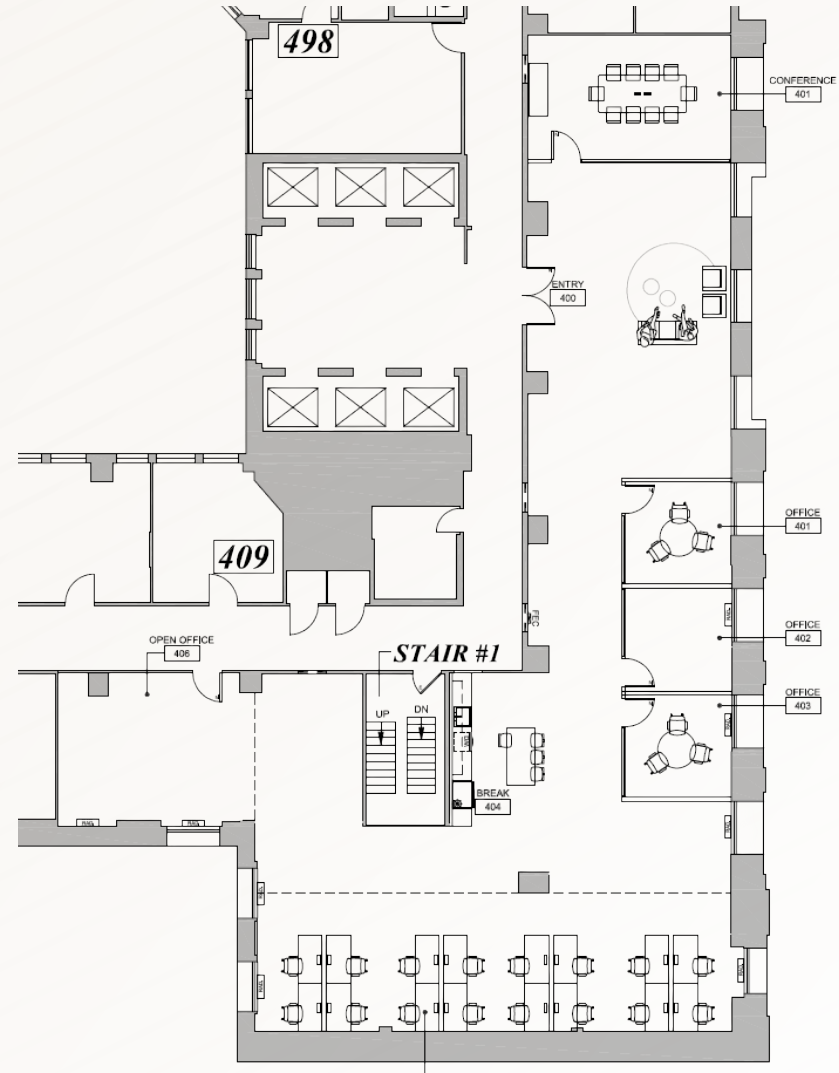


SUITE 400 - SPEC SUITE

4,579 RSF | LEASE PENDING



- 3 Meeting rooms/offices
- 1 Conference room
- Open area
- Kitchen
- Two sides of windowline
- Some exposed brick
- Montgomery Street outlooks
- Future spec suite
- Furnished with 12 workstations;
capacity for additional desks
- Furnished



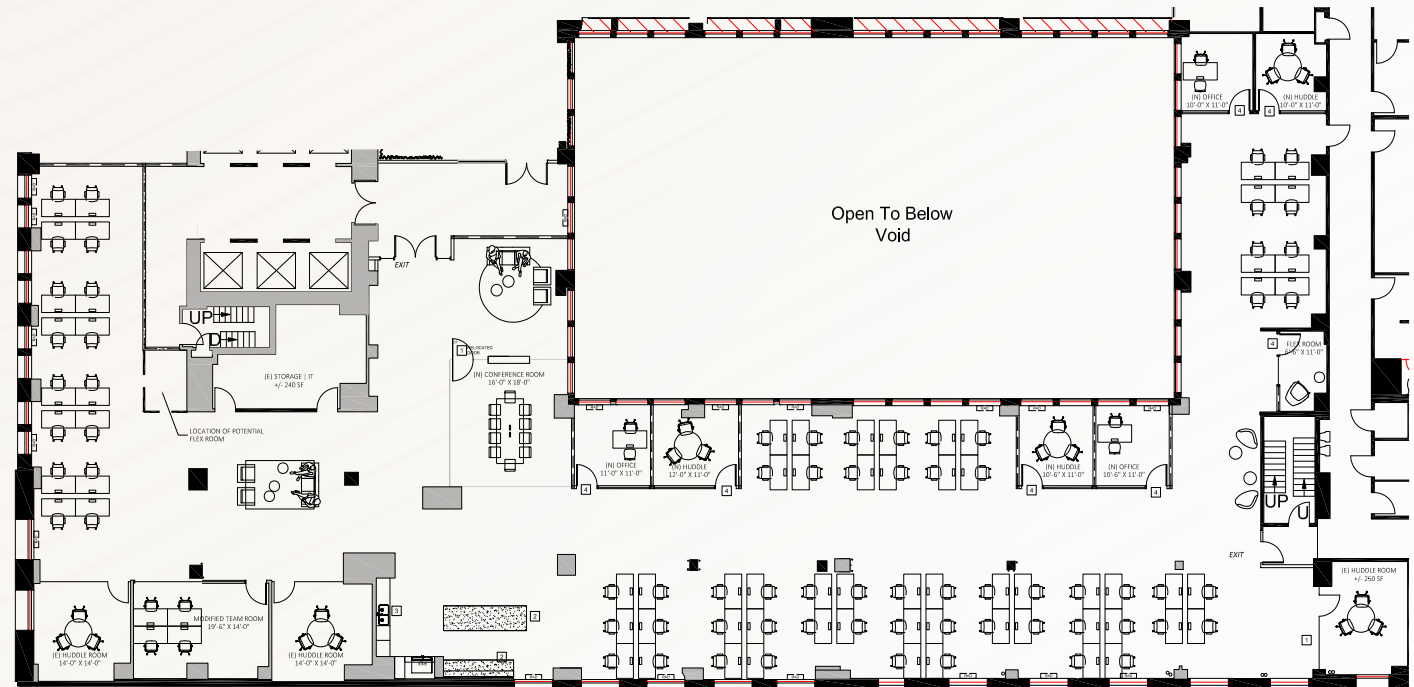
**The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*

SUITE 645

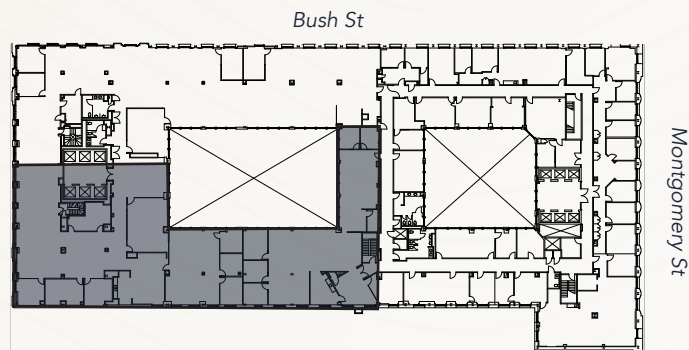
13,818 RSF | Furnished | Available Sep 2026



- Creative suite
- Double door entry
- Exposed brick and high concrete ceilings
- High end finishes throughout
- Great light
- City views on the north side of the floor
- Open space with room for 70+ desks
- 12 Meeting rooms
- Kitchen
- Furnished



**The conceptual furniture layout is for planning purposes and does not reflect the Landlord's furnished plan*
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*



SUITE 645

13,818 RSF | Furnished | Available Sep 2026



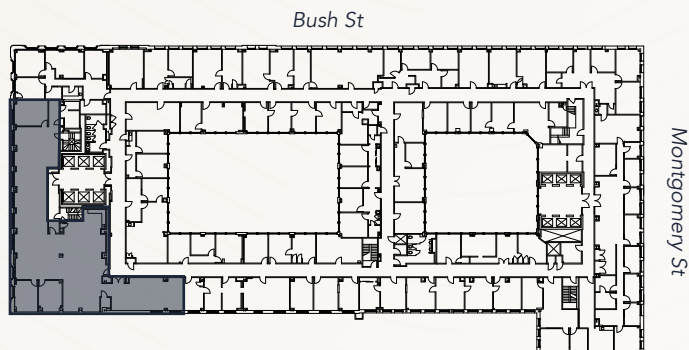
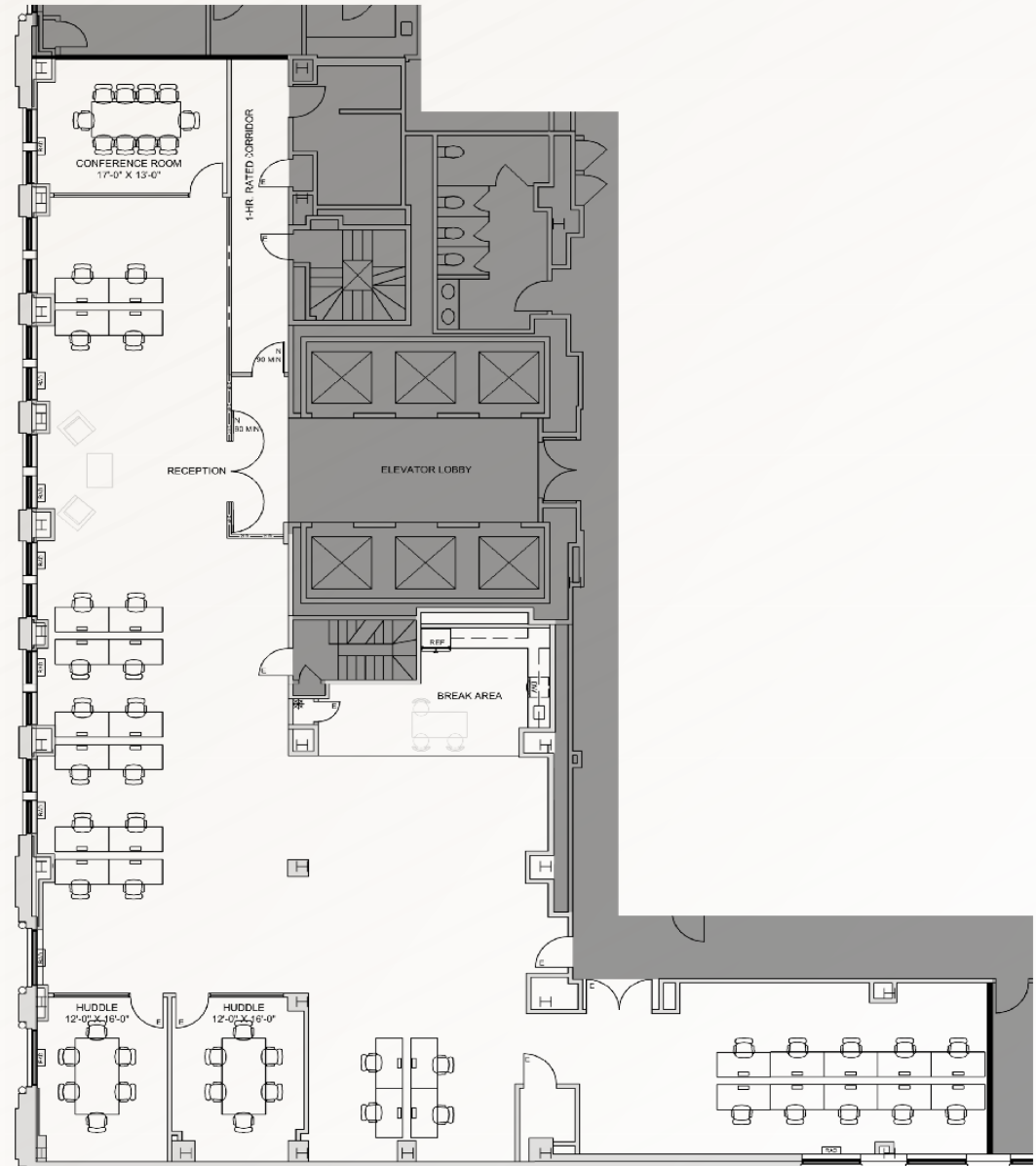
**Virtual tour displays suite 650. Suite 645 is similar to Suite 650.*

SUITE 1060

5,543 RSF | Furnished | Available Now



- Creative suite
- Elevator identity
- 3 Meeting rooms
- Open kitchen
- Open work area for 38 desks
- Adjacent to new 10th floor tenant lounge
- Open ceiling and exposed brick walls
- Furnished



SUITE 1200

6,072 RSF | Furnished | Available Jun 2026



- New creative spec floor
- Boardroom
- 4 Meeting rooms/offices
- Exposed ceiling and brick
- Great natural light
- Furnished with 34 workstations; capacity for additional desks
- Furnished
- Updated finishes
- Private, in suite restrooms



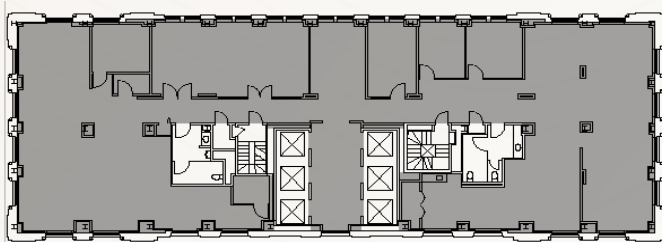
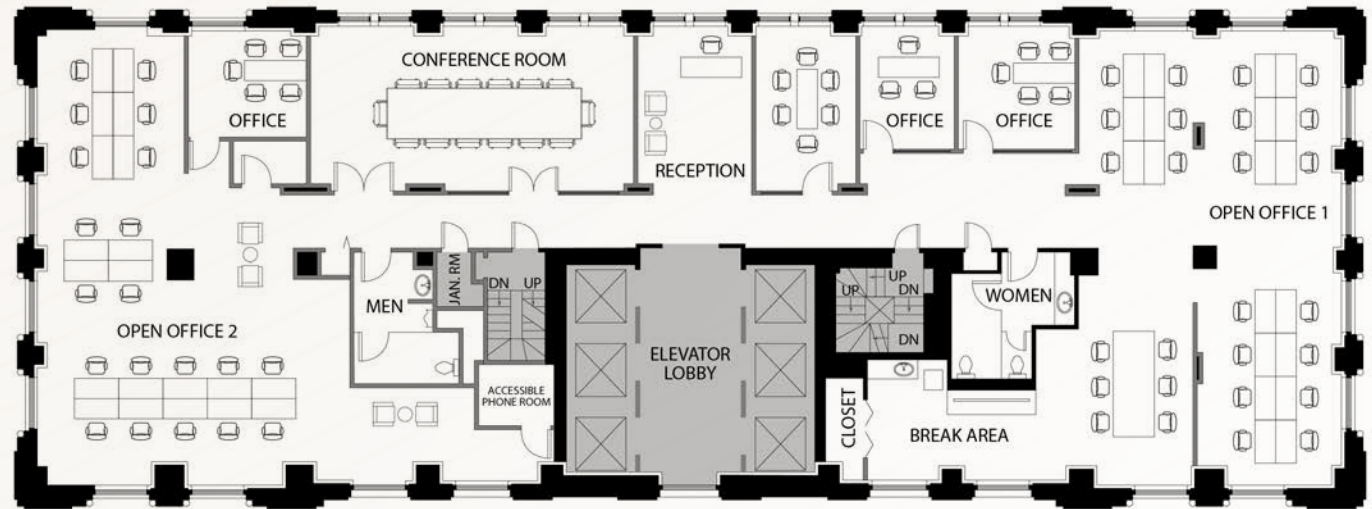
**Virtual tour displays suite 1300. Suite 1200 will be similar to Suite 1300.*

SUITE 1700

5,928 RSF | Furnished | Jun 2026



- 1 Conference room
- 4 Meeting rooms/offices
- Kitchen
- Four sides of window line
- Great light
- Full floor opportunity
- Bay views
- Private, in suite restrooms

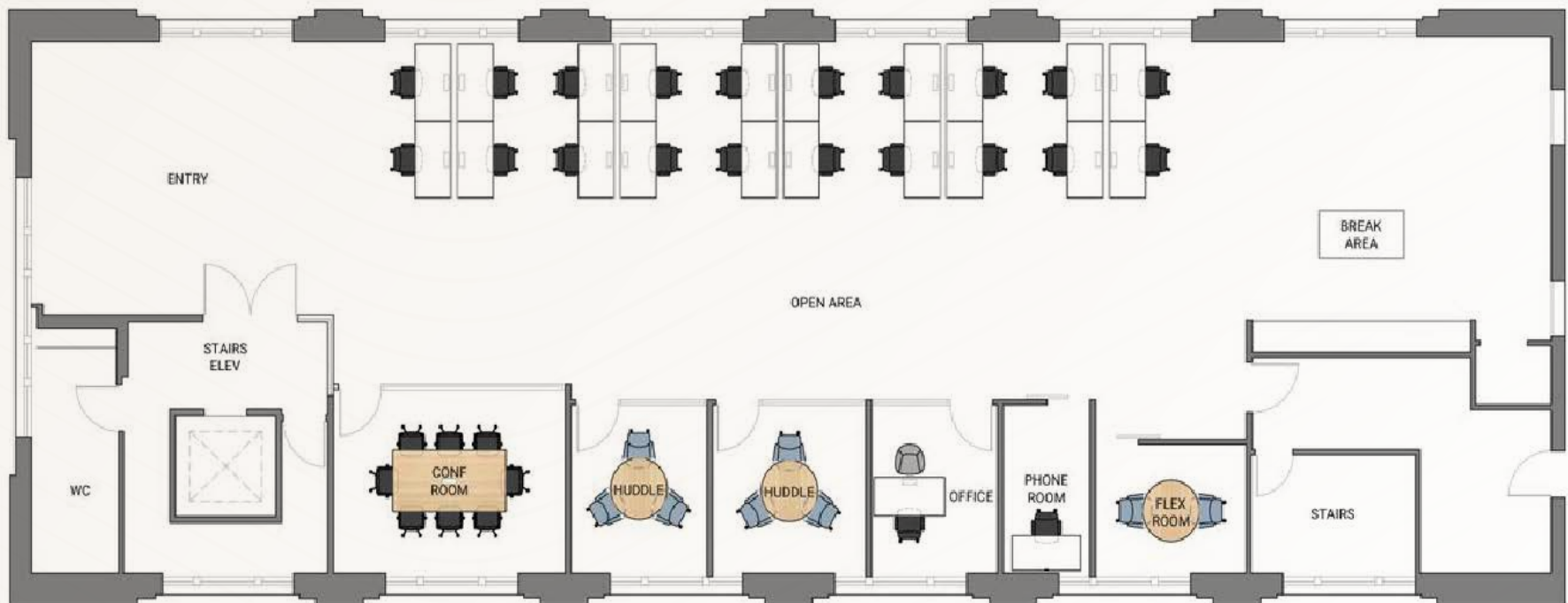


333 PINE 2ND FLOOR

3,840 RSF | Furnished | May 2026



- 1 Conference room
- 4 Meeting rooms/offices
- Open area
- Phone room
- Furnished with 20 workstations;
capacity for additional desks
- Furnished



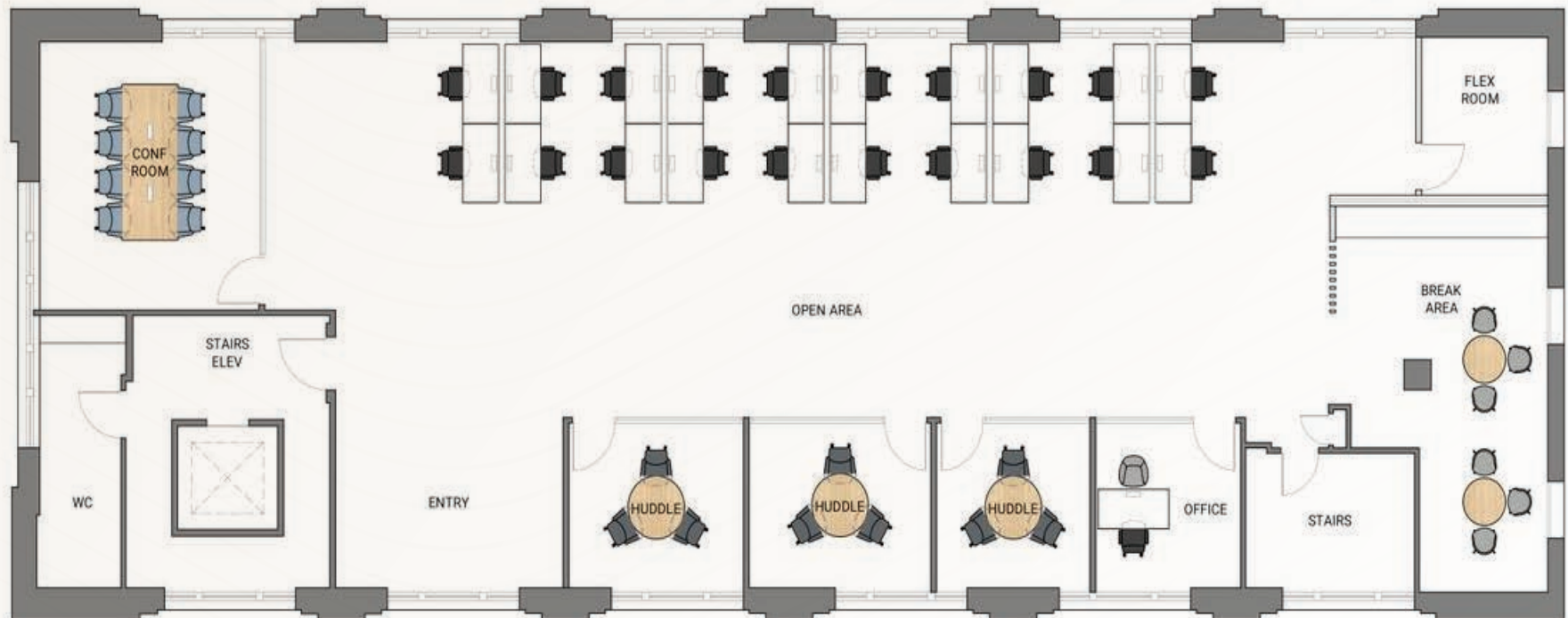
**Virtual tour displays 3rd Floor. Floor 2 will be similar to 3rd Floor.*

333 PINE 4TH FLOOR

4,264 RSF | Furnished | Apr 2026



- High ceilings
- 4 Meeting rooms/offices
- 1 Conference room
- Kitchen
- Great light
- City views
- Furnished



Montgomery St

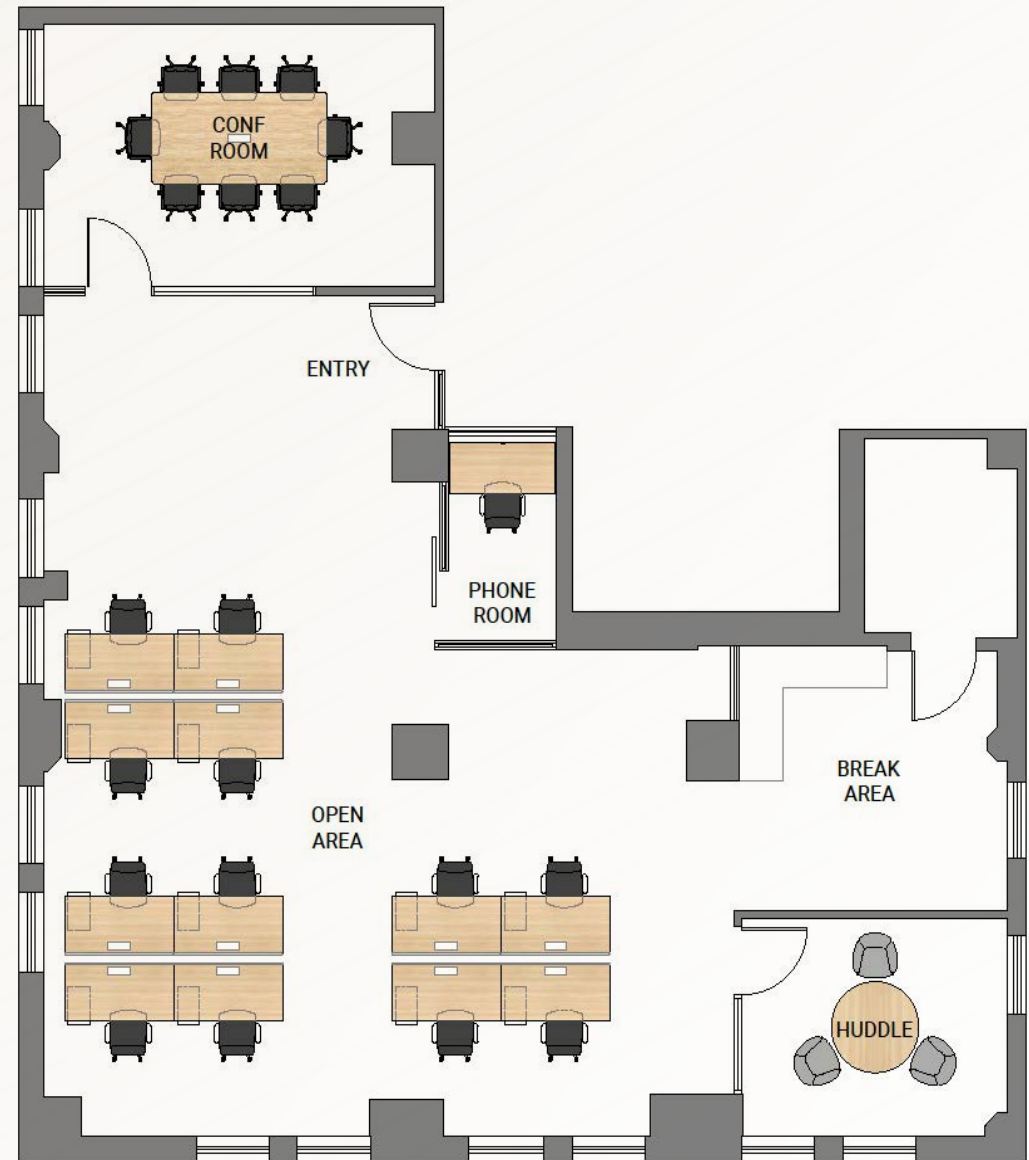
*Virtual tour displays 3rd Floor. Floor 4 will be similar to 3rd Floor.

369 PINE SUITE 610

2,101 RSF | Furnished | Available Now



- 1 Meeting room/office
- 1 Conference room
- Break area
- Open area
- Phone room
- Furnished with 12 workstations; capacity for additional desks
- Furnished



369 PINE NEW 6TH FLOOR TENANT AMENITY LOUNGE AND CONFERENCE ROOM

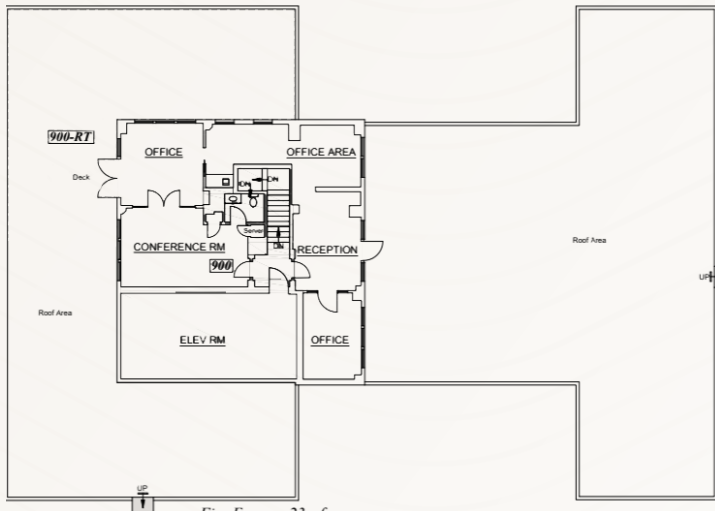
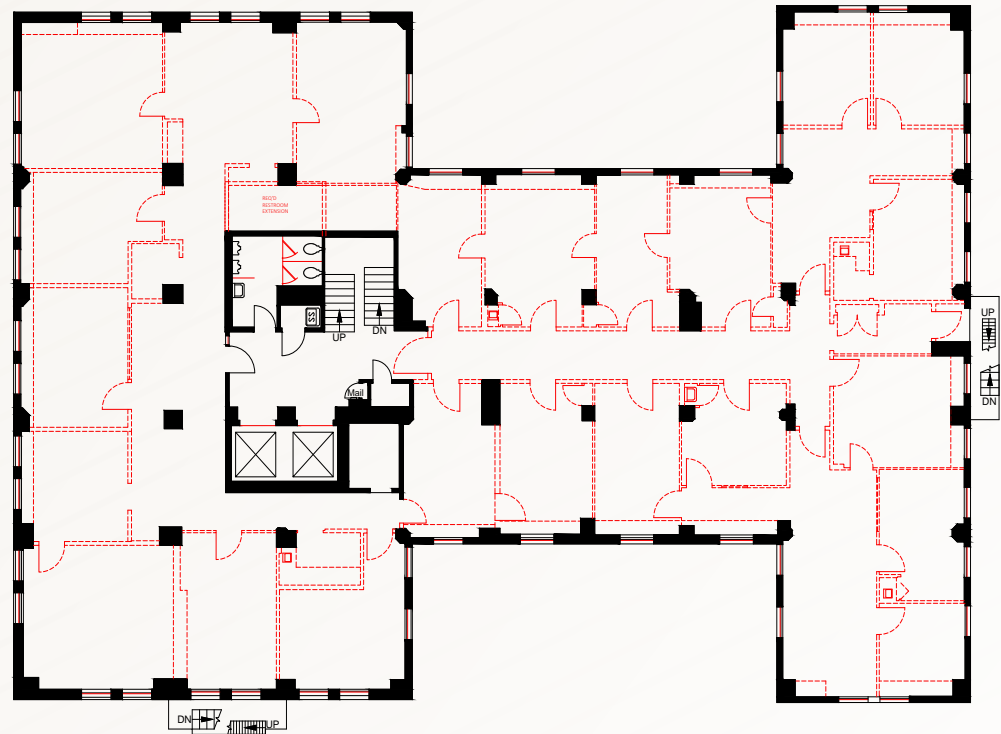


369 PINE 8TH FLOOR

7,971 RSF | Aug 2026



- Entire 8th Floor
- Ready for custom build-out
- Additional 1,071 SF penthouse space available with exclusive access to two outdoor roof deck areas



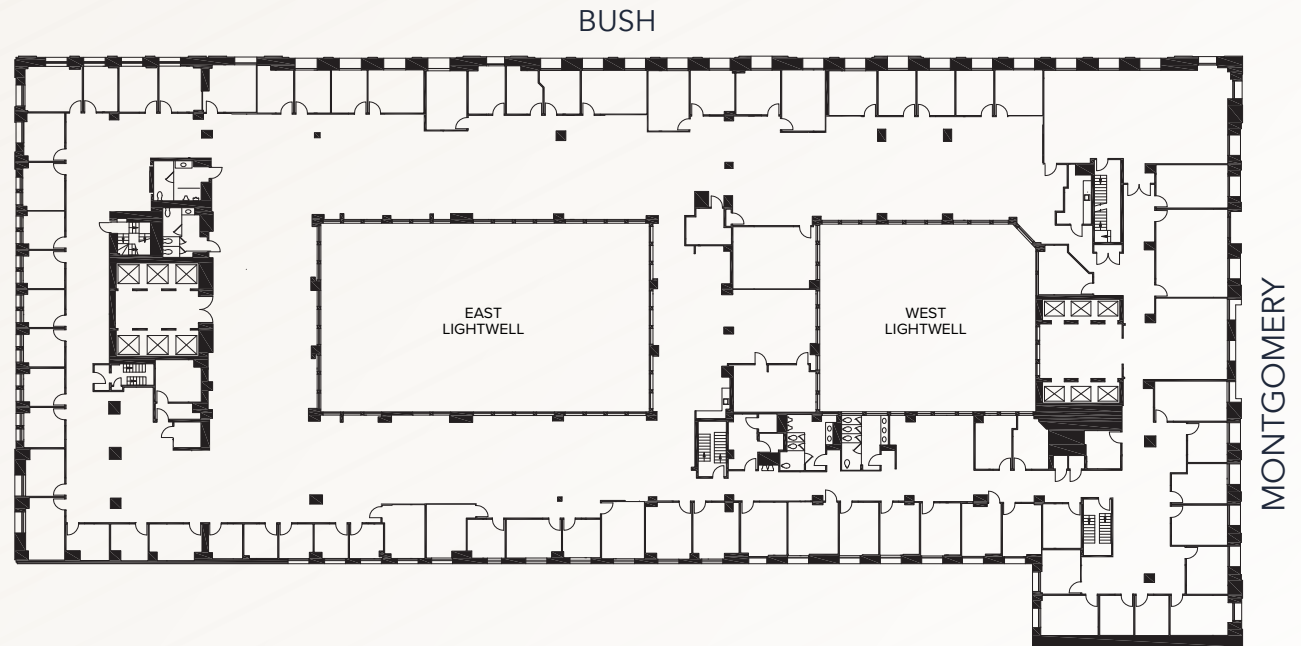
SUITE 500

40,951 RSF | Available Now

Divisible to \pm 20,000 RSF



- Full floor identity
- Professional services suite
- 87 offices/meeting rooms
- Large board room
- 3 conference rooms
- Training room
- Large break area

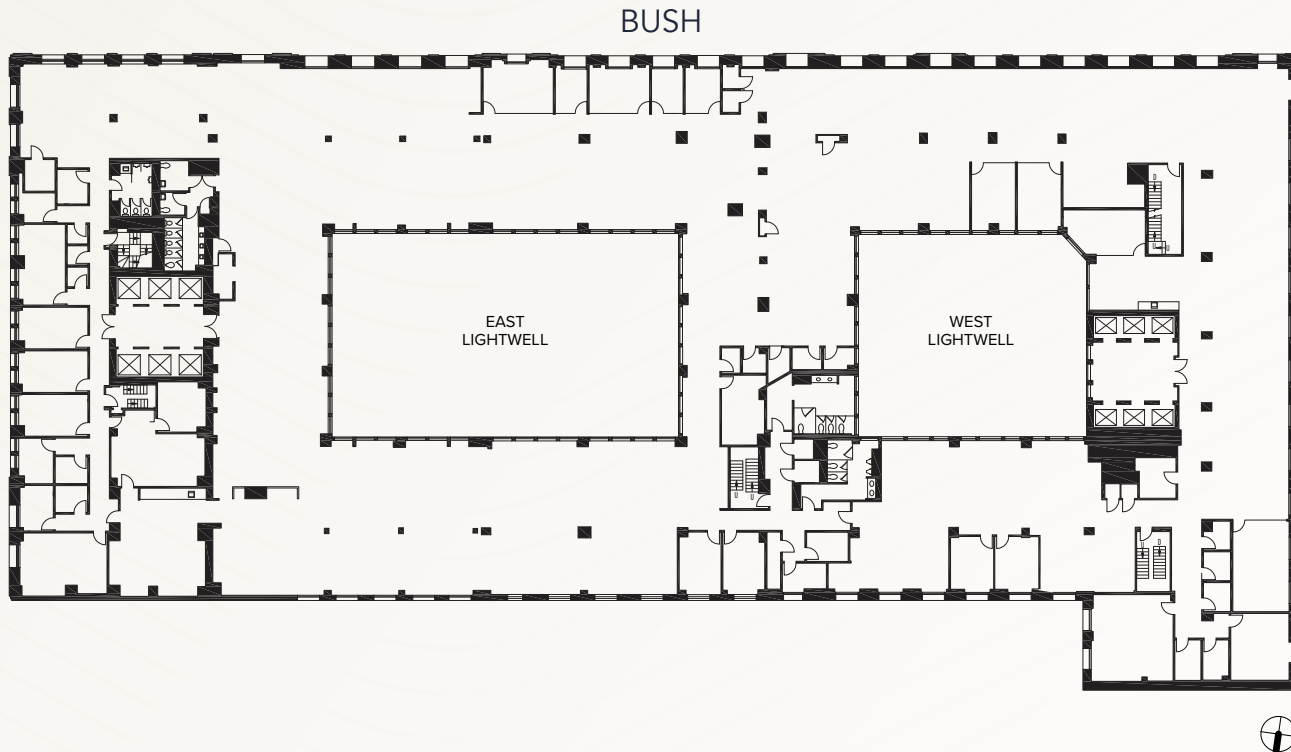


SUITE 700

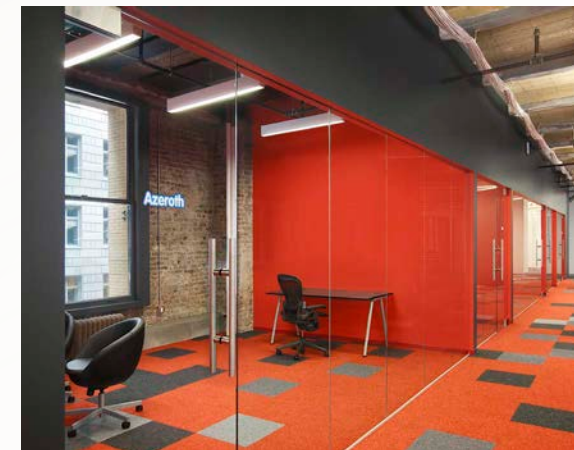
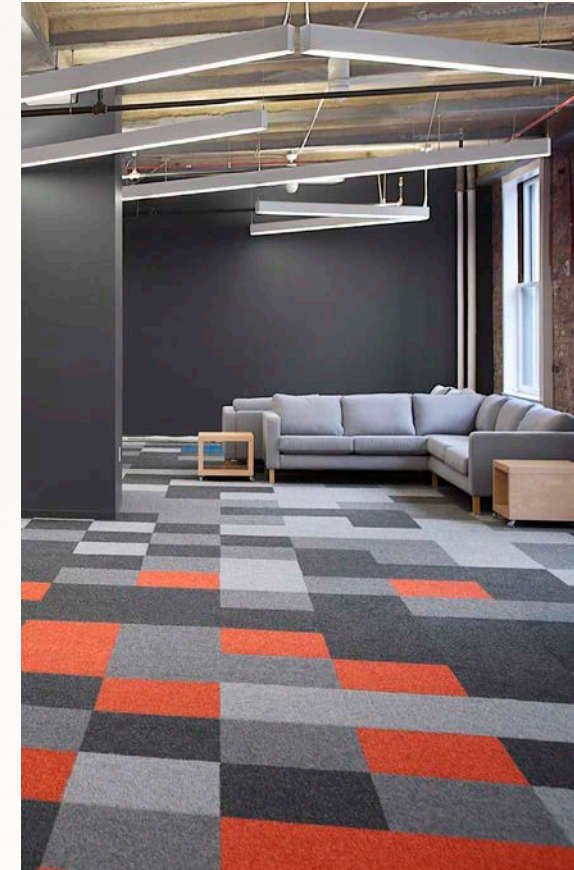
40,642 RSF | Available Now

Divisible to \pm 20,000 RSF

- Full floor identity
- Creative suite with exposed brick and high concrete ceilings
- 8 offices/meeting rooms
- 21 conference rooms
- 15 phone rooms



DOWNLOAD
BROCHURE



PROMINENT & ACCESSIBLE LOCATION



EAT & DRINK

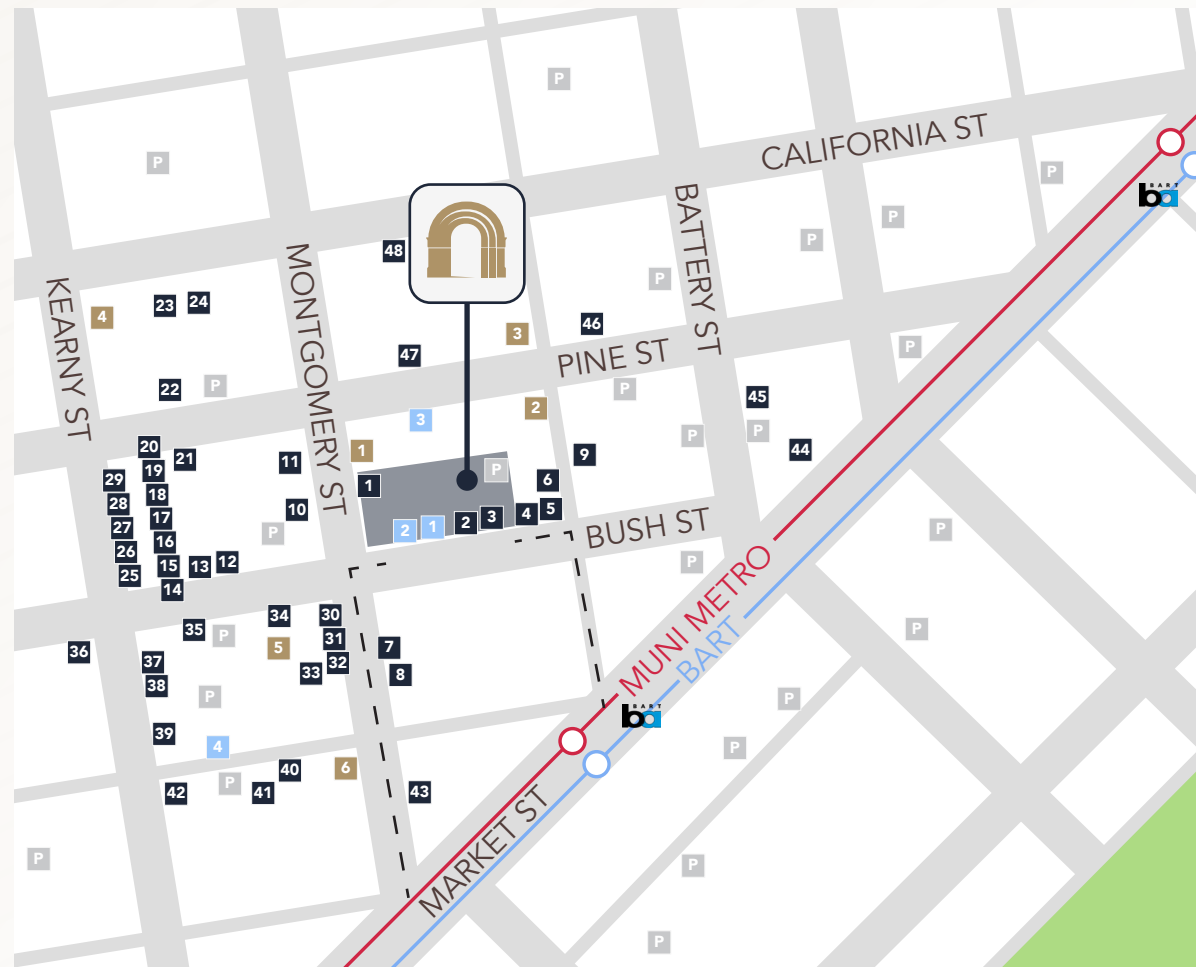
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|-----------------------|-------------------------|
| 1 Cafe Venue | 25 Ramen Hiroshi |
| 2 Freshroll | 26 Tenmatsu |
| 3 HI City | 27 Chicken g's |
| 4 The Treasury | 28 Tin on Kearny |
| 5 Blue Bottle Coffee | 29 Insomnia Cookies |
| 6 The Shota | 30 Peet's Coffee & Tea |
| 7 iKU Sushi | 31 La Fromagerie |
| 8 Proper Food | 32 Coffee Bar |
| 9 Mixt | 33 Caffe Ambrosia |
| 10 Ladle & Leaf | 34 Escape From NY Pizza |
| 11 Joe & The Juice | 35 Pagan Idol |
| 12 Sam's Tavern | 36 Working Girls' Cafe |
| 13 Sam's Grill | 37 Rickhouse |
| 14 Café Bastille | 38 Mixt |
| 15 Café Tiramisu | 39 Sushirrito |
| 16 Leleka | 40 Julie's Kitchen |
| 17 B44 | 41 La Luna Cupcakes |
| 18 Toy Soldier | 42 Blue Bottle Coffee |
| 19 Latin Steakhouse | 43 Starbucks |
| 20 SAJJ Mediterranean | 44 Philz Coffee |
| 21 La Fusion | 45 Locali Mediterranean |
| 22 The Vault | 46 Chez BeeSen |
| 23 Proper Food | 47 Credo |
| 24 Poké Bar | 48 Mendocino Farms |

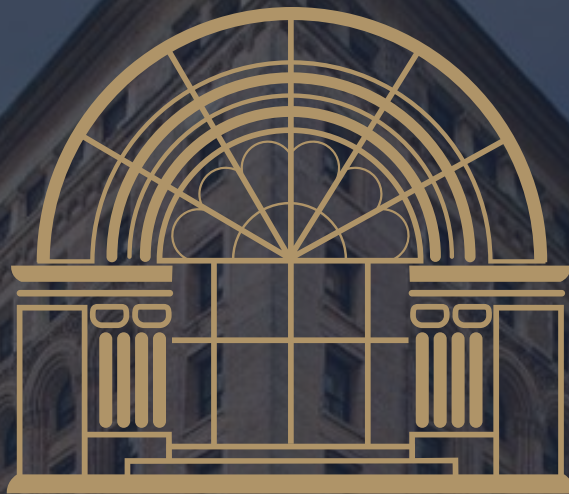
FITNESS

- 1 Flagship Crossfit
- 2 Equinox
- 3 BodyRok
- 4 Bay Club
- 5 Barry's Bootcamp
- 6 24 Hour Fitness

SERVICES

- 1 Sweet Memory
- 2 UPS Store
- 3 FedEx
- 4 US Post Office





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220 Montgomery Street
San Francisco, CA

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