



531 BRYANT
SAN FRANCISCO

THE FUTURE IS YOURS

**The only new 50,000 square
foot building in SOMA**

**AVISON
YOUNG**


TRANSWESTERN

CREATE YOUR OWN EXPERIENCE



A new, sustainable one-of-a-kind bespoke office building that blends work and play in San Francisco's SOMA business district.



A **50,000 SQUARE FOOT, HANDEL ARCHITECT DESIGNED**, LEED GOLD CERTIFIED BUILDING.



ON-SITE SECURITY, BUILDING CONCIERGE SERVICE, SECURE BIKE ROOM, NEARBY PARKING.



PROMINENT, STREET-VISIBLE BUILDING **BRANDING OPPORTUNITY**.



MERV-14 FILTERS MEET THE **TOP FILTRATION STANDARDS** FOR HIGH-PERFORMANCE COMMERCIAL BUILDINGS.



THE BUILDING SYSTEM ALLOWS FOR ADDITION OF **HEPA FILTERS FOR FURTHER FILTRATION**. 531'S MECHANICAL SYSTEM IS DESIGNED TO PROVIDE **100% FRESH OUTSIDE AIR** CIRCULATION THROUGHOUT THE BUILDING.



ABUNDANT OUTDOOR SPACE WITH VIEWS, DESIGNED FOR WORK, AND ENTERTAINMENT.



TOP BUILDING SIGNAGE OPPORTUNITY WITH FREEWAY IDENTITY FROM I-80.



UNPARALLELED NATURAL LIGHT, FLOOR-TO-CEILING GLASS, BRAND NEW PLUMBING, ELECTRICAL, HVAC, HIGH-SPEED INTERNET, AND HEAVY POWER.

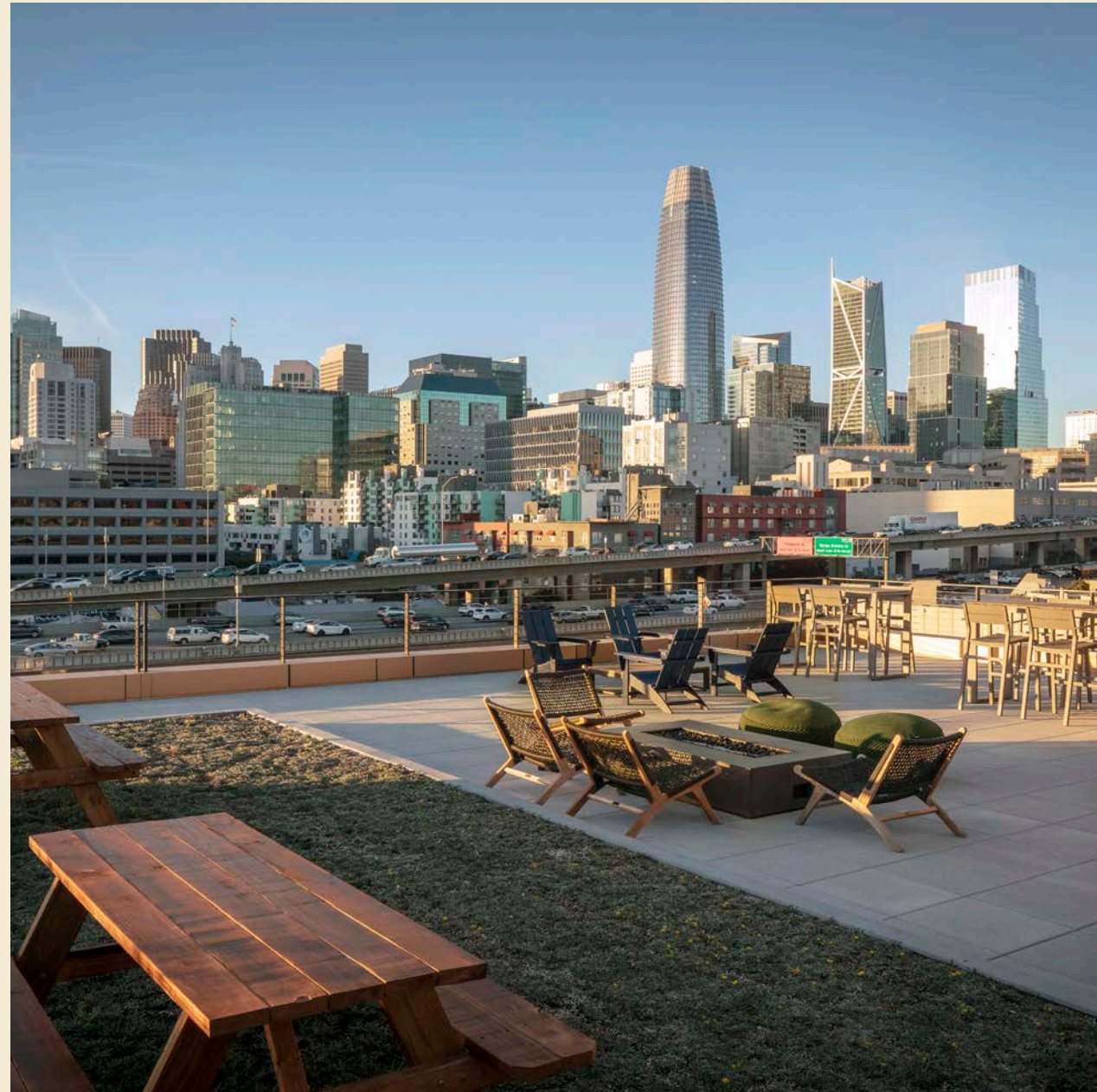


EXCELLENT ACCESS TO PUBLIC TRANSIT (T-LINE, MUNI, CALTRAIN, BART).



THE MIDWAY POINT BETWEEN DOWNTOWN AND MISSION BAY.

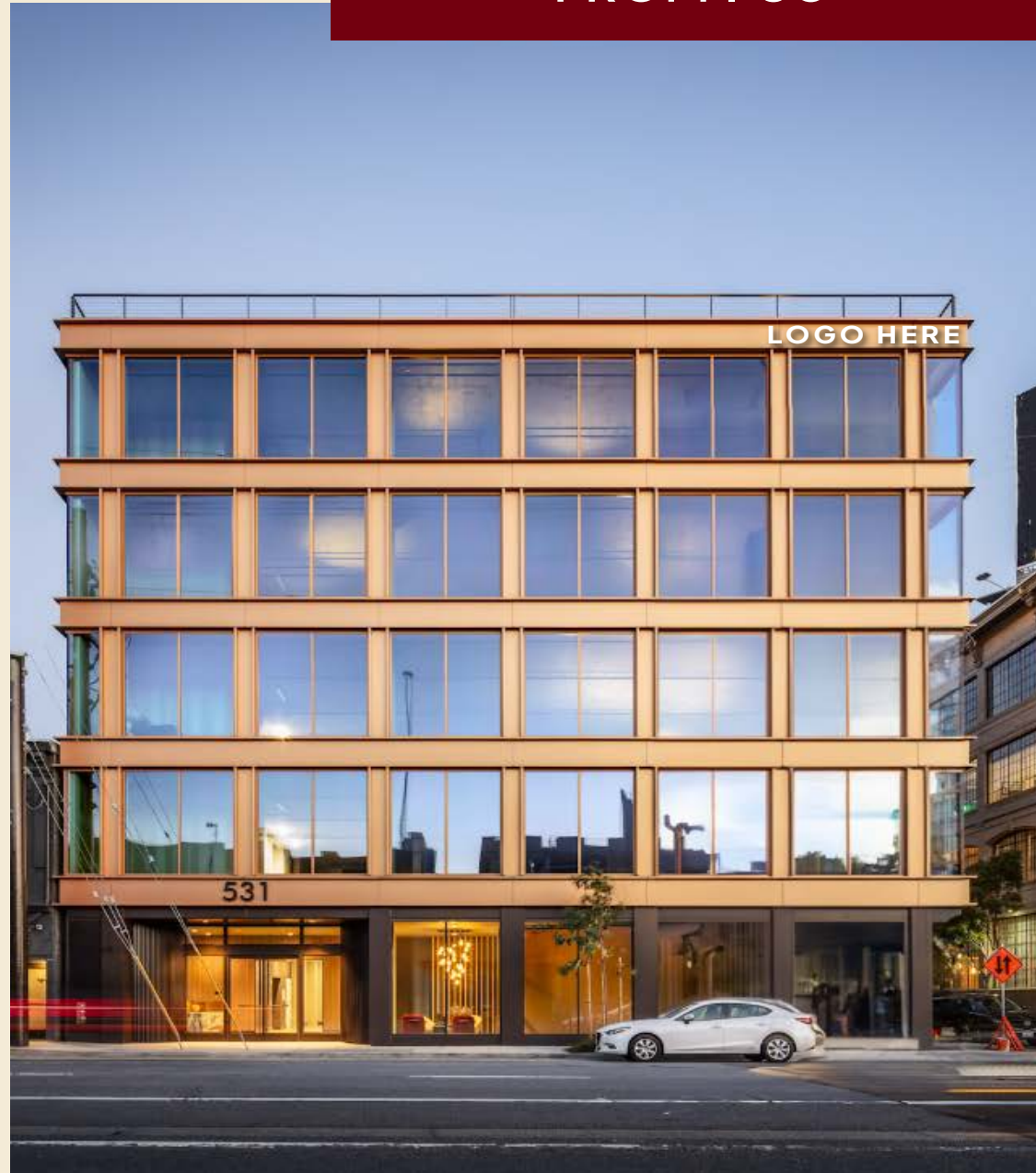
OUTDOOR SPACE



LOBBY SIGNAGE



FREEWAY IDENTITY FROM I-80



LOCATED IN THE HEART OF SOMA, BLOCKS AWAY FROM SOUTH PARK & MISSION BAY



531 BRYANT
SAN FRANCISCO

Bessemer
Venture
Partners

HONEYBOOK

Humble

Envoy
kentik



SCRIBD

crv

THOMVEST

KLEINER PERKINS

Aurora Technologies, Inc.

bootstrap
labs

Raydiant

INVENTUS LAW
The Global Technology Law Firm

WESTCOAST
CONSULTING GROUP

CaptivateIQ

mosaic
research

splunk

ancestry

HaydenAI

AIX Ventures

cruise

Battery

upfront

andreessen
horowitz

SAP

Accel

UBISOFT

Circle Capital

lyft

Costanoa Ventures

THE AMENITIES

FOOD & DINING

- 1 Garaje
- 2 Brickhouse Café
- 3 Sun and Moon
- 4 Batman Gyros & Grill
- 5 Taksim
- 6 Marlowe
- 7 Rooftop 25
- 8 Little Skillet
- 9 Kombu
- 10 Boochmania
- 11 ROOH
- 12 Saison
- 13 Yummy Plate
- 14 Mercado
- 15 Movida
- 16 Momo's
- 17 Happy King Pizza

GROCERY & SHOPPING

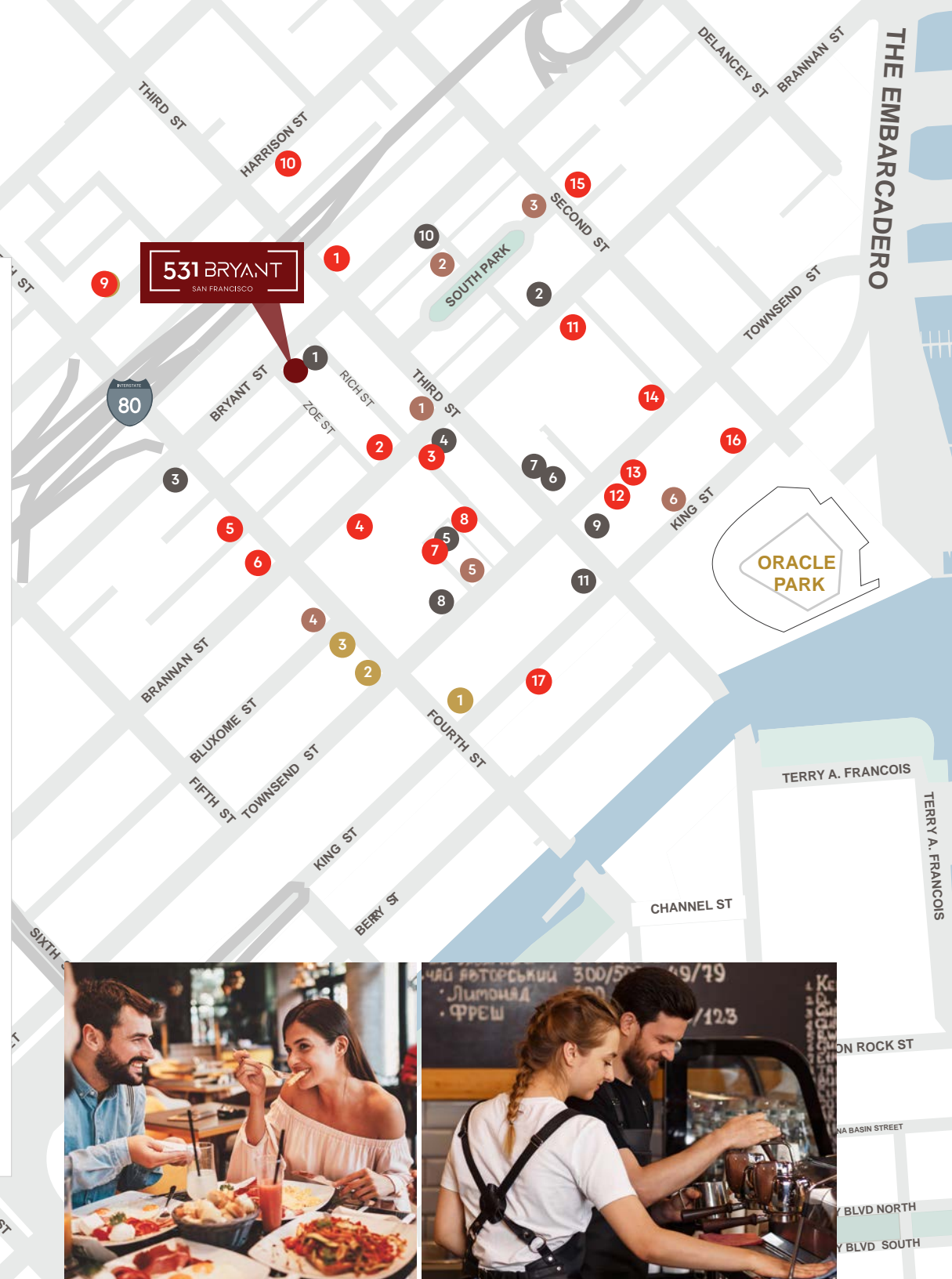
- 1 Safeway
- 2 Walgreens
- 3 The UPS Store
- 4 Whole Foods

ENTERTAINMENT

- 1 Lava Restaurant & Lounge
- 2 JAX Vineyards
- 3 Thriller Social Club
- 4 Local Tap
- 5 Victory Hall & Parlor
- 6 Woodbury
- 7 Alchemist Bar & Lounge
- 8 Saison Cellar & Wine Bar
- 9 Kaiyo Rooftop
- 10 Lamplighters Music Theater
- 11 Lucky Strike

COFFEE

- 1 Café Buenos Aires
- 2 Café Centro
- 3 Blue Bottle Coffee
- 4 6 Flavor Coffee & Donuts
- 5 Nirvana Soul Coffee
- 6 Bravado Italian Coffee



TRANSPORTATION

- █ Caltrain
- █ BART
- █ Muni | T-Line Light Rail
- █ Local Bus 31, 45, 30, 8AX
- █ I-280 Off-ramp

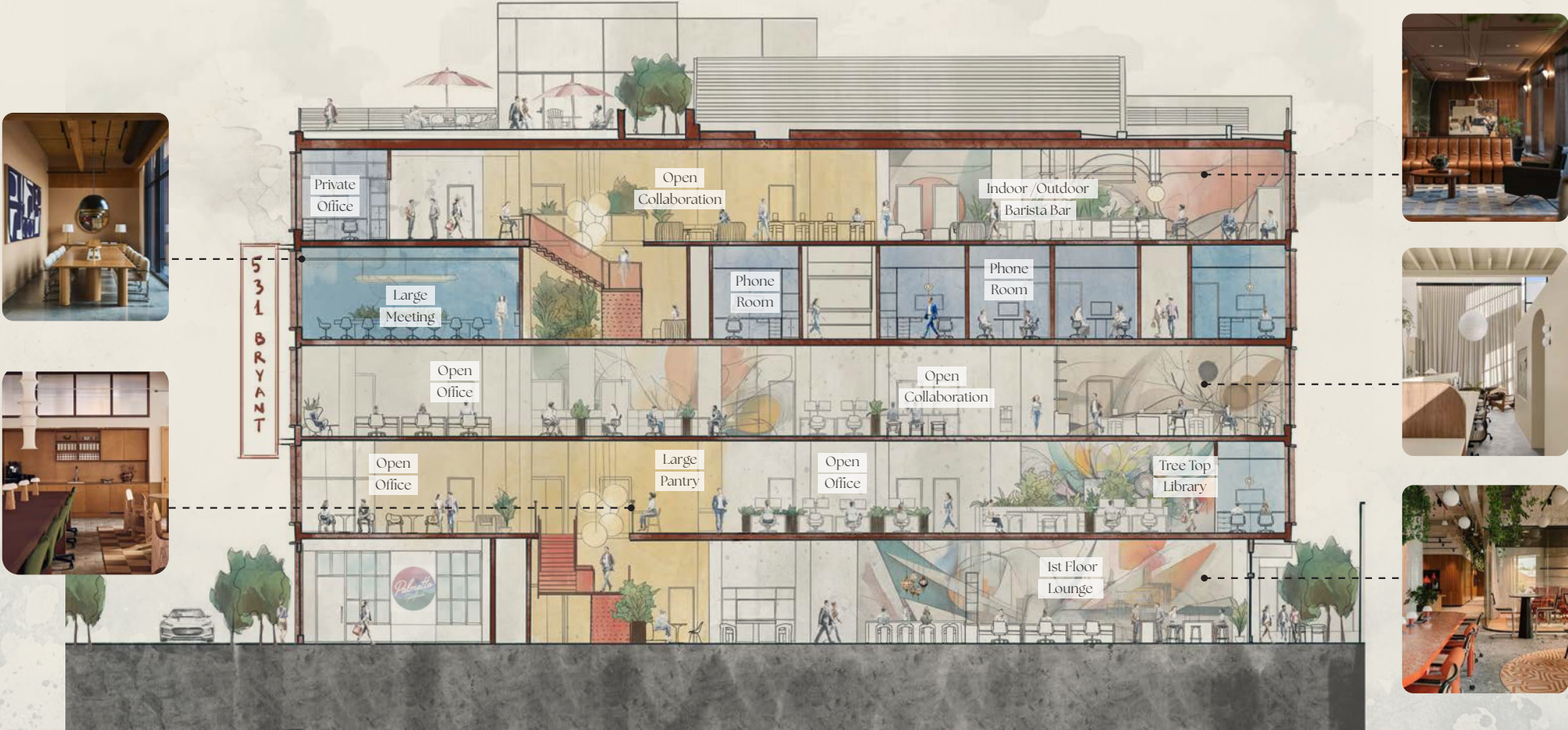
BART	12 Minutes
Muni	2 Minutes
Caltrain	5 Minutes
Salesforce Transit Center	15 Minutes



P	# OF BLOCKS	P	# OF BLOCKS
424 Brannan St.	1/2	610 Brannan St.	6
470 Brannan St.	1.5	148 Townsend St.	7
475 Brannan St.	2	136 Townsend St.	7
400 3rd St.	4	55 Stanford St.	8
395 3rd St.	4.5	69 Stanford St.	8
250 King St.	4	625 2nd St.	9
284 Brannan St.	6	350 2nd St.	9
588 Brannan St.	6		

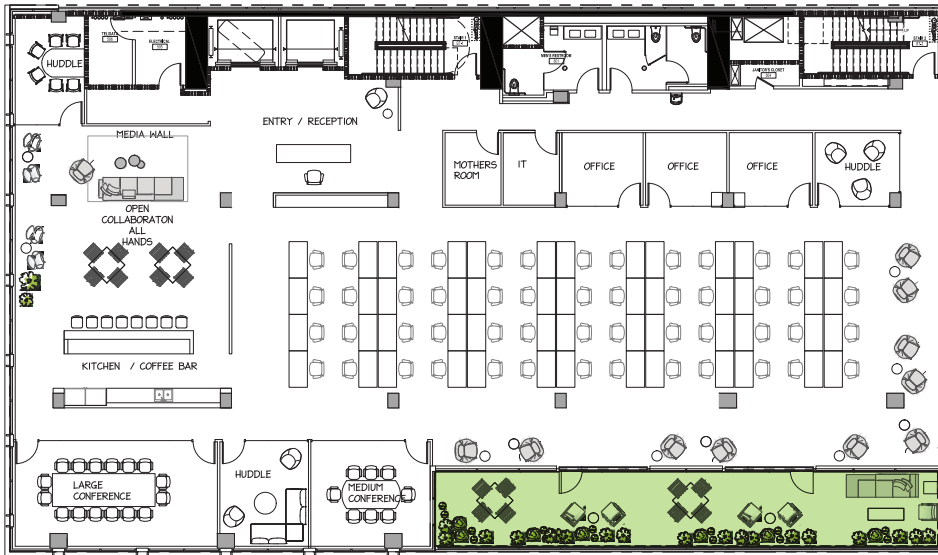


A Multi-Storied Experience

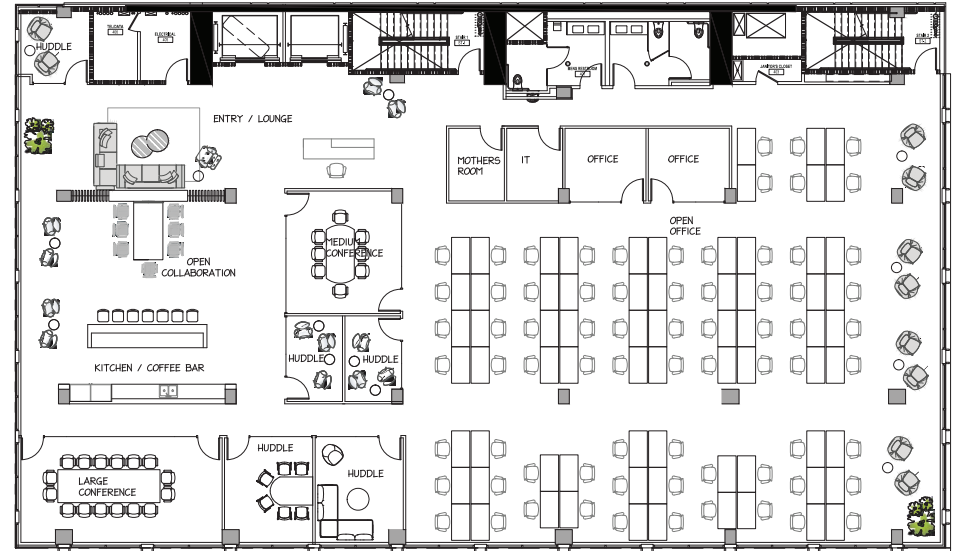


CREATIVE LAYOUT

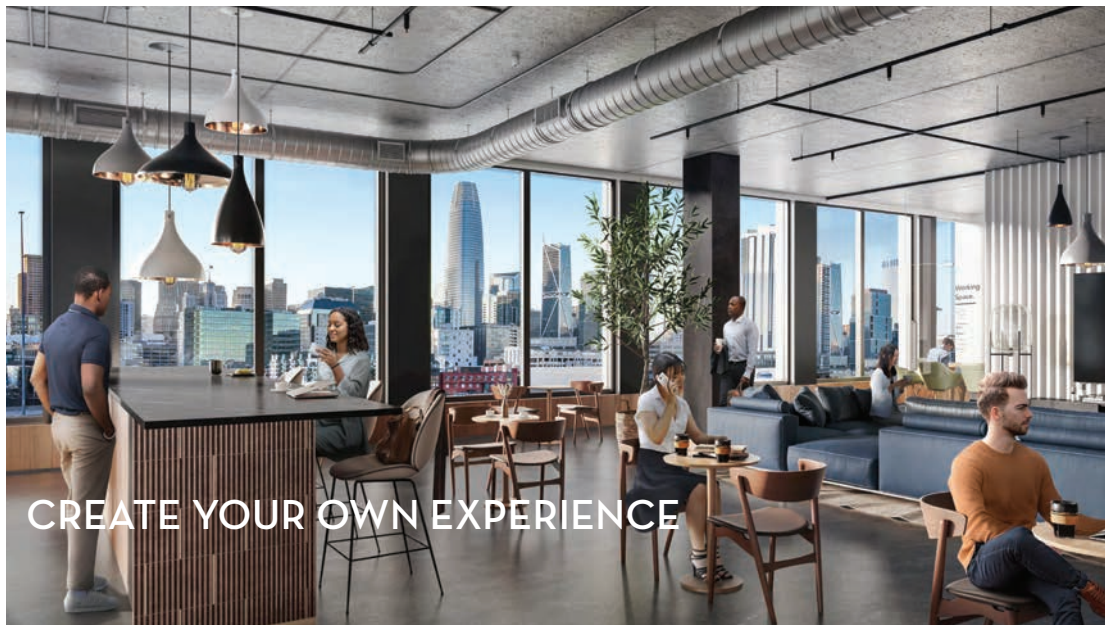
5th Floor Plan ±12,397 SF



4th Floor Plan ±12,421 SF



- 52 workstations
- 3 private offices
- Large conference room
- Medium conference room
- 4 huddle rooms
- Open collaboration / all hands
- Reception area
- Kitchen / coffee bar
- IT room
- Mother's room
- Outdoor terrace



CREATE YOUR OWN EXPERIENCE

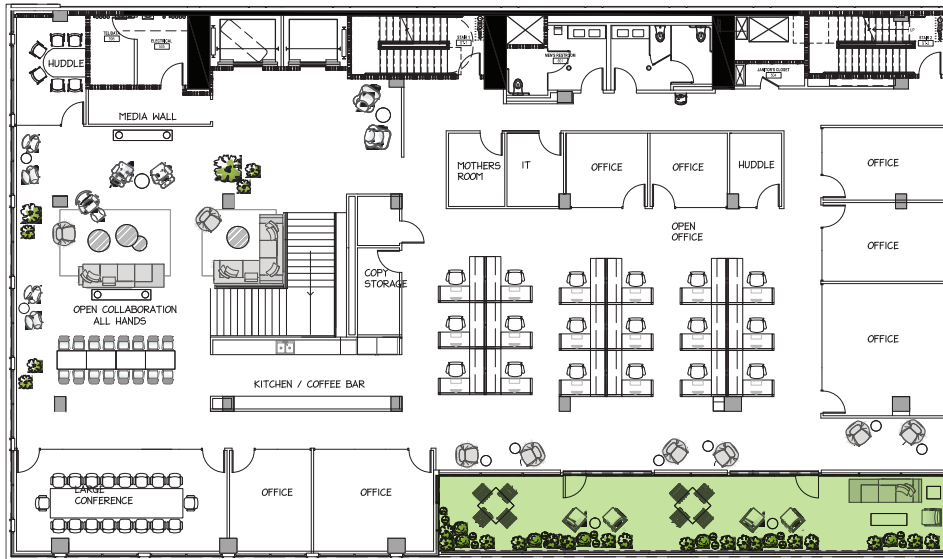
- 72 workstations
- 2 private offices
- Large conference room
- Medium conference room
- 5 huddle rooms
- Open collaboration
- Reception area
- Kitchen / coffee bar
- IT room
- Mother's room

View: Level 5 Sky Bar & Terrace

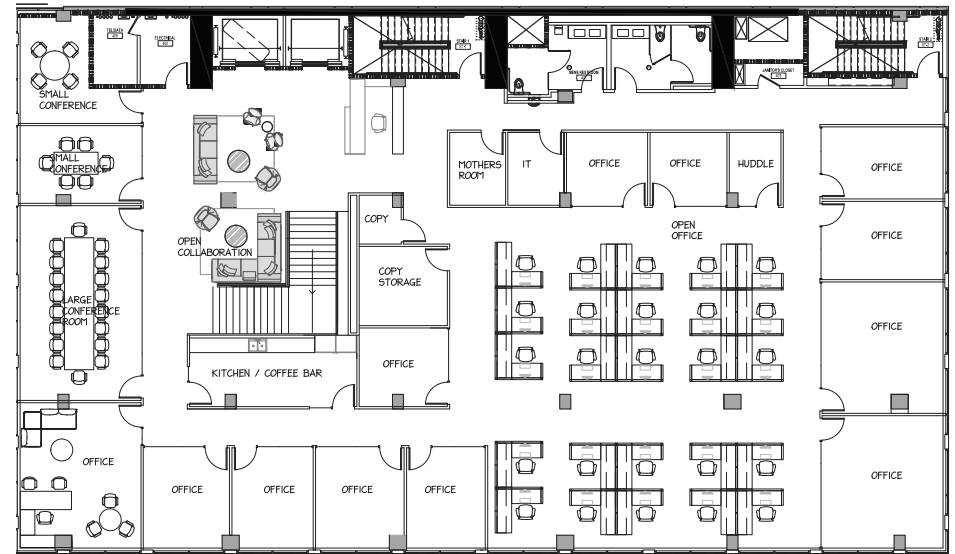


CREATIVE LAYOUT WITH STAIRCASE

5th Floor Plan ±12,397 SF



4th Floor Plan ±12,421 SF



- 18 workstations
- 7 private offices
- Large conference room
- 2 huddle rooms
- Open collaboration / all hands
- Kitchen / coffee bar
- IT room
- Mother's room
- Reception area
- Copy / supply room
- Outdoor terrace



INTERCONNECTED STAIRWELL

- 25 workstations
- 12 private offices
- Large conference room
- 2 small conference rooms
- Huddle room
- Open collaboration
- Kitchen / coffee bar
- IT room
- Mother's room
- Copy / supply room
- Storage

Open Office Floor Plan Concept: Level 3



Office Floor Plan Concept: Level 2



View: Level 1 Mela Tenant Lounge



Lobby Level Floor Plan Concept: Level 1



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