

CREATIVE PLUG & PLAY SUBLEASE



TOWNSEND CENTER

699 8TH
STREET
San Francisco, CA

NEWLY BUILT CREATIVE PLUG & PLAY SUBLEASE OPPORTUNITY
5TH FLOOR | $\pm 58,893$ RSF - DIVISIBLE TO $\pm 28,788$ RSF
EXPIRES SEPTEMBER 30, 2031 (PARTIAL TERM CONSIDERED)

HIGHLIGHTS | 5TH FLOOR



±58,893 RSF

Highly Creative Space - Recently Built

Divisible to ±28,788 RSF

Exposed Ceilings

Plug & Play with
294 Sit-Stand Workstations

31 Conference Rooms

18 Phone Booths

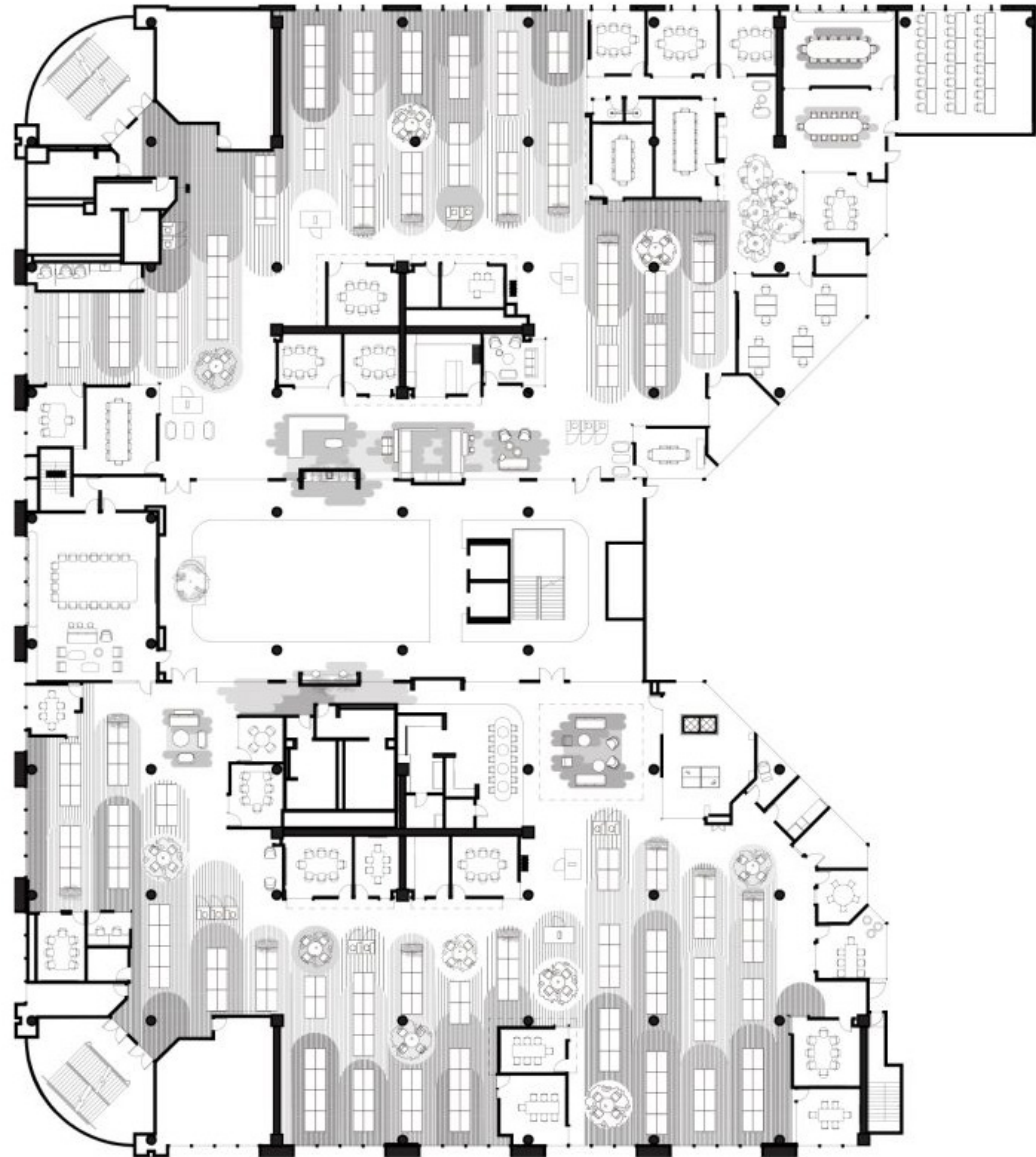
Kitchen

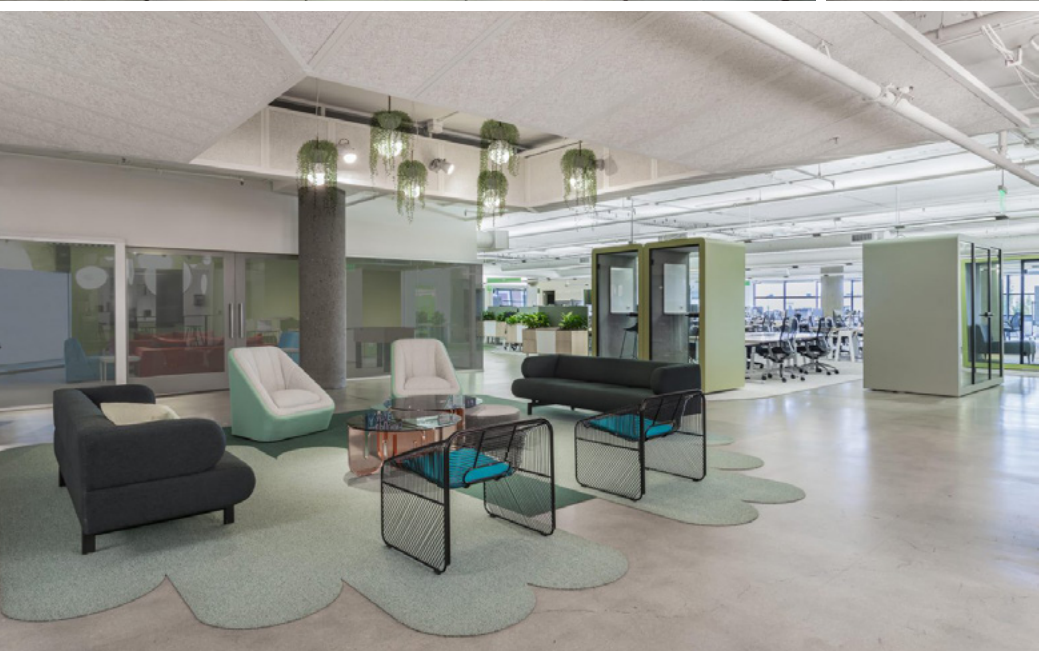
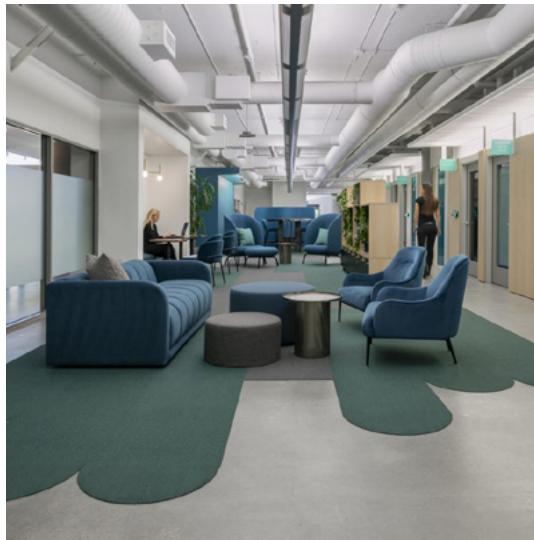
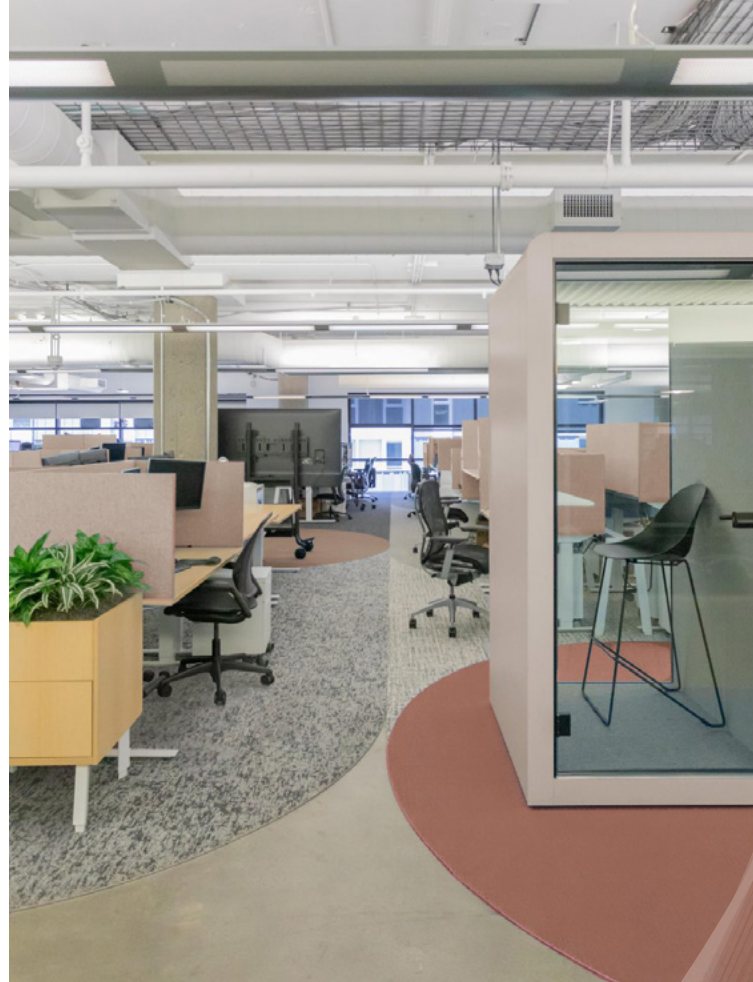
Game Room, Training Room
and Wellness Room

Parking Stalls Available at Additional Cost

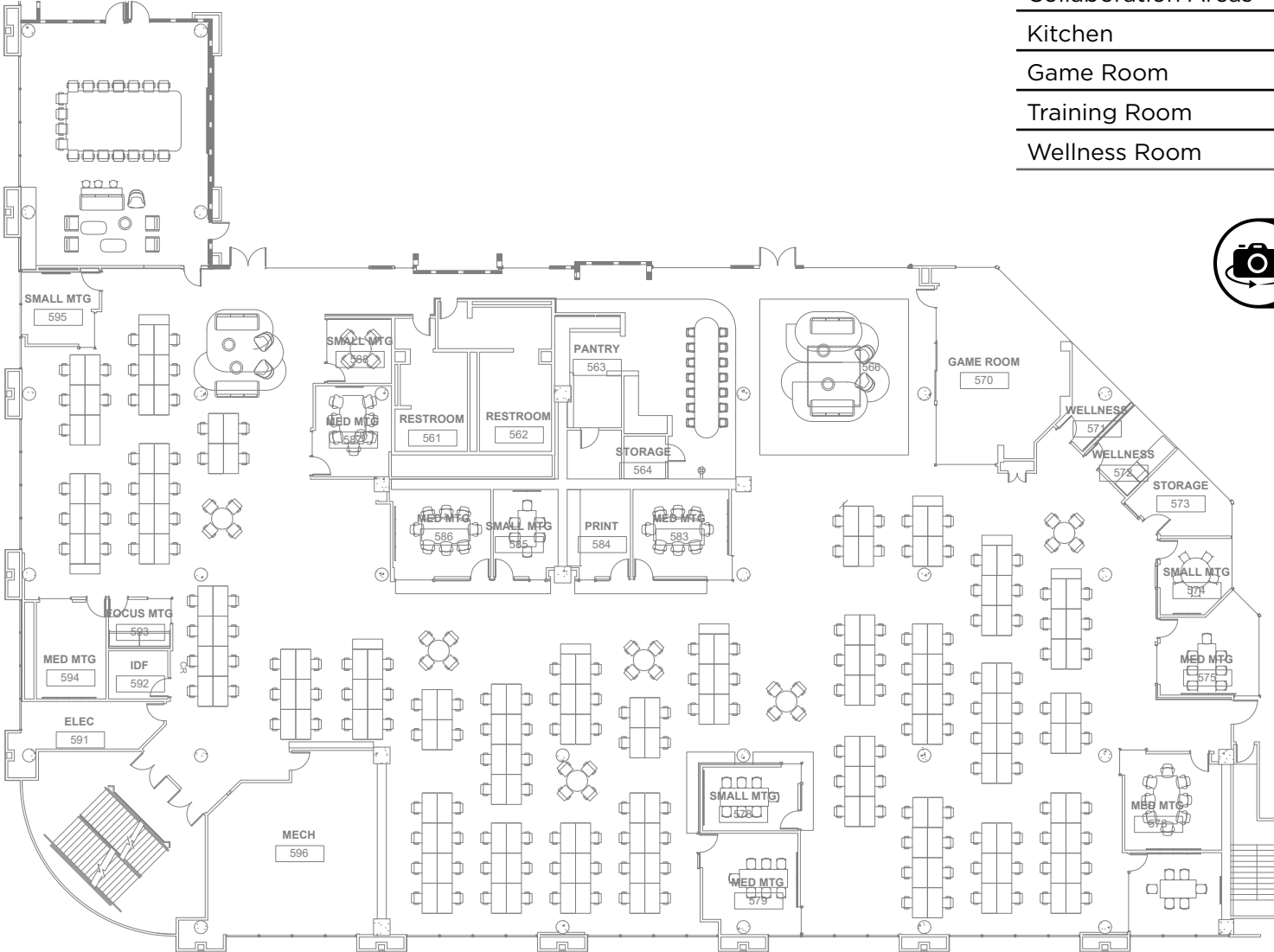
Dog Friendly Building

Café Access





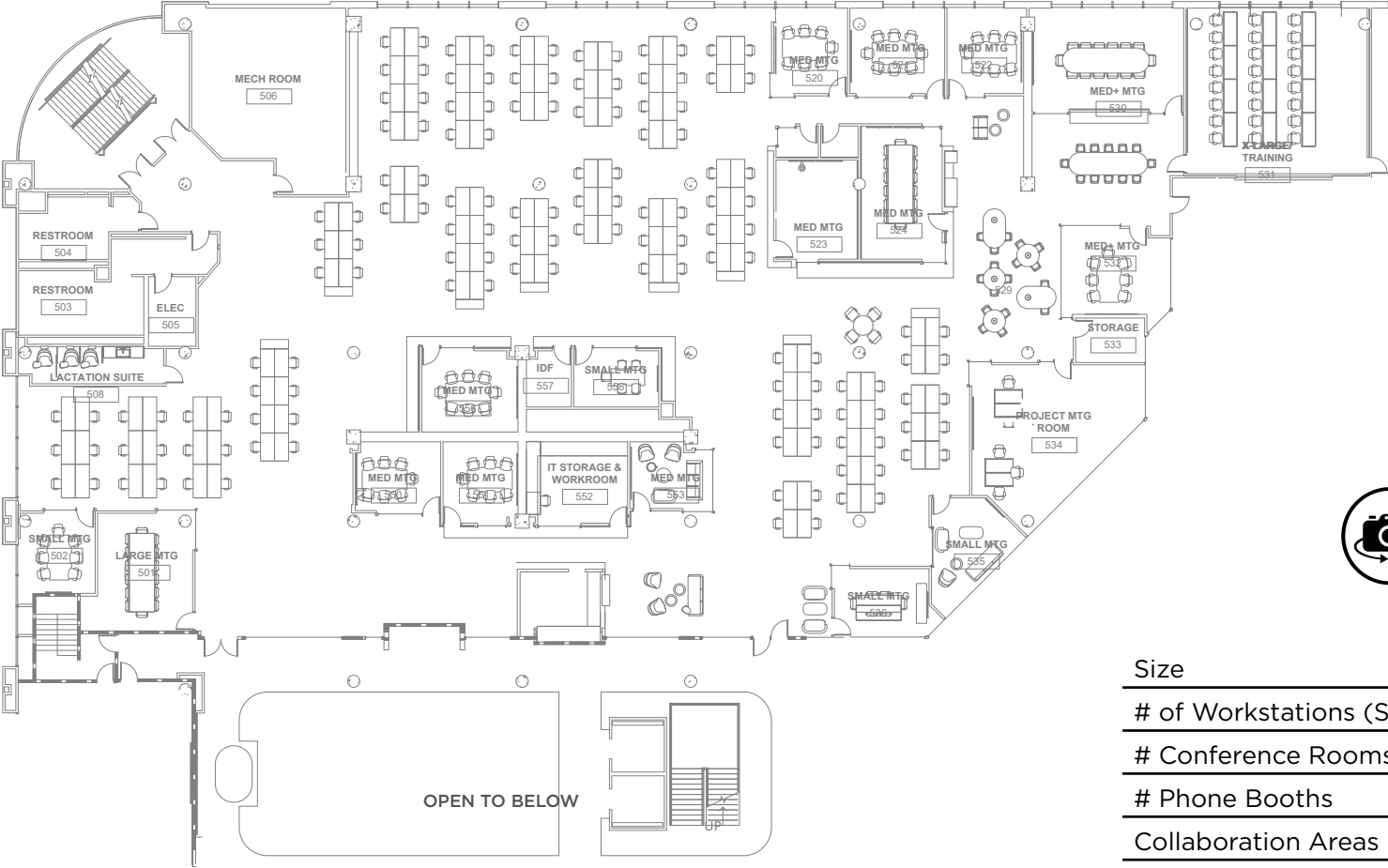
SUITE 500 | ±28,788 RSF



Size	±28,788 RSF
# of Workstations (Sit / Stand)	150
# Conference Rooms	15
# Phone Booths	10
Collaboration Areas	7
Kitchen	1
Game Room	1
Training Room	-
Wellness Room	-



SUITE 550 | ±30,105 RSF



Size	±30,105 RSF
# of Workstations (Sit / Stand)	144
# Conference Rooms	16
# Phone Booths	8
Collaboration Areas	6
Kitchen	-
Game Room	-
Training Room	1
Wellness Room	1

SUMMARY | ±58,893 RSF



5TH FLOOR

Size
of Workstations (Sit / Stand)
Conference Rooms
Phone Booths
Collaboration Areas
Kitchen
Game Room
Training Room
Wellness Room

SUITE 500

±28,788 RSF
150 Workstations
15 Conference
10 Phone Booths
7 Collaboration
1 Kitchen
1 Game Room

SUITE 550

±30,105 RSF
144 Workstations
16 Conference
8 Phone Booths
6 Collaboration
–
–
1 Training Room
1 Wellness Room

TOTAL

±58,893 RSF
294 Workstations
31 Conference
18 Phone Booths
13 Collaboration
1 Kitchen
1 Game Room
1 Training Room
1 Wellness Room

BUILDING OVERVIEW



CONSTRUCTION TYPE
Reinforced Concrete



SECURE
Bike Storage



EXTERIOR BUILDING
Facing I-80 / Hwy 101,
Visible to Over 200,000
Cars Per Day



FITNESS CENTER



LARGE SCALE
Floor Plates
57,000 - 59,000 RSF



DOG FRIENDLY



PROPERTY MANAGER
On-Site



BUILDING
Shuttle System



SECURITY



LEED
Gold Certified



COMMERCIAL-SIZED
On-Site Cafeteria



EXTENSIVE WINDOW-LINE
Ample Natural Light



ABUNDANT
Secure Parking Onsite



TOWNSEND CENTER

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