

101 MISSION

WATER VIEW
SUITES
AVAILABLE



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PROPERTY OVERVIEW



22-Story
Class A building



213,210
square feet



Column-free
space



LEED Gold
certified



Energy Star
labeled



Designed by
HKS Architects, Inc.



24-Hour
manned security



On-site property
management

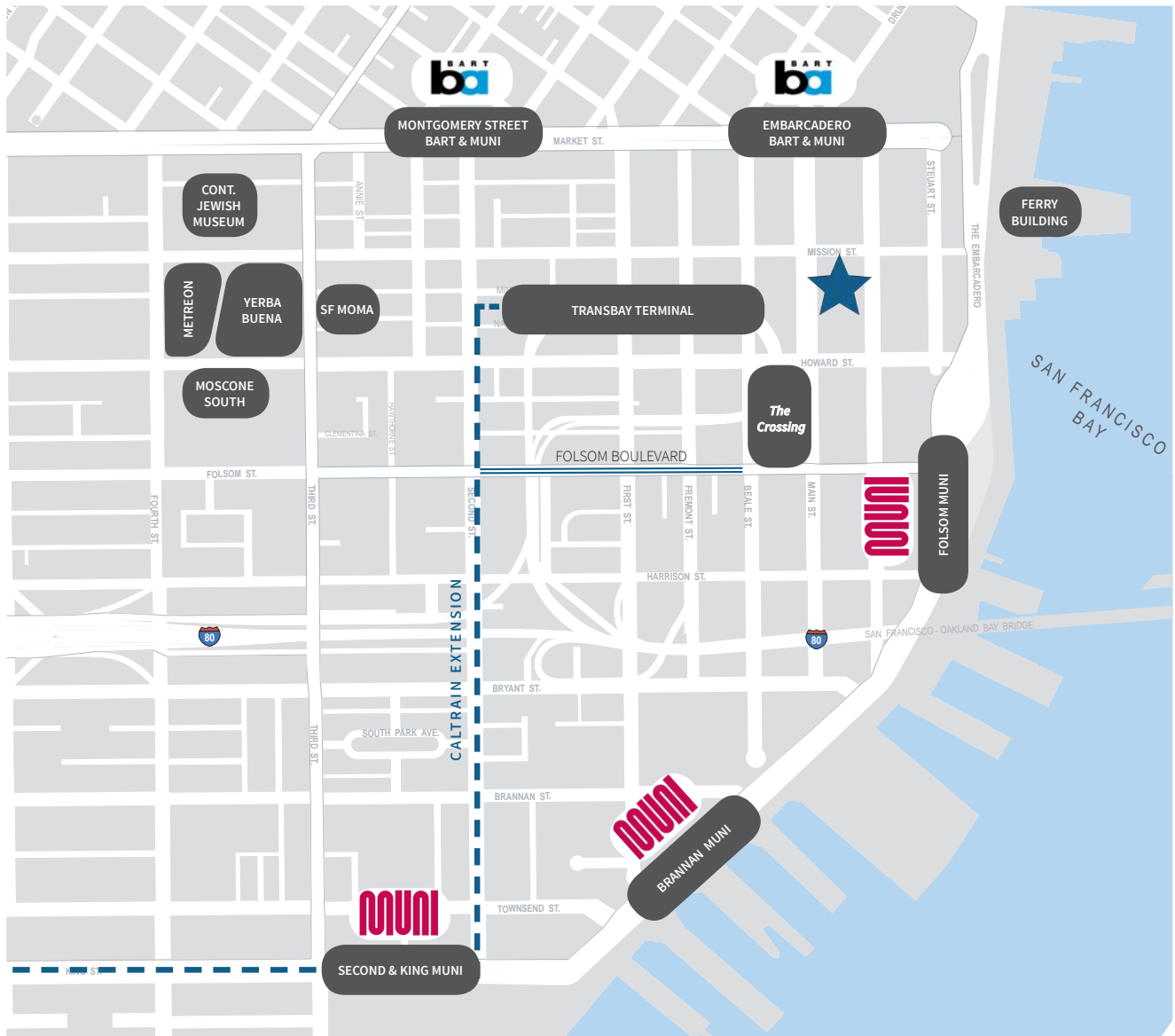


Building
shower

SERVICES & AMENITIES



LOCATION OVERVIEW



Ideal central location
in San Francisco's
hottest submarket



Outstanding
Bay Views



Situated along the highly
desirable Mission and
Spear Street corridors

AVAILABLE SPACES

SUITE	RSF	DATE	SUITE HIGHLIGHTS
200	10,668	Now	<ul style="list-style-type: none">• Creative spec suite• Exposed ceiling throughout• Primarily open plan• 1 private office• 2 large conference rooms• 2 medium conference rooms• Room for 87 30" x 60" work stations• Kitchen/breakroom• Primarily open plan
400	4,044	Now	<ul style="list-style-type: none">• Creative suite• Fully furnished• Exposed ceiling throughout• Primarily open plan• 1 large conference room• 1 medium conference room• Kitchen• Storage / IT Closet• 30 30" x 60" workstations
525	5,489	May 1st, 2026	<ul style="list-style-type: none">• Open Plan• Room for 42 Workstations• 3 Meeting Rooms• Kitchenette• Storage / IT Closet
700	3,366	Now	<ul style="list-style-type: none">• 9 private offices• 1 conference room• Storage / IT Closet• Kitchen / Break room• Open area
740	7,487	Now	<ul style="list-style-type: none">• Creative suite• 2 private offices• 1 large conference room• Kitchen/Break Area• Reception Area• 3 phone rooms• 2 storage / IT rooms• Open Area



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SUITE 200 - 10,668 RSF AVAILABLE NOW

- Creative Spec Suite
- Exposed Ceiling Throughout
- 1 Private Office
- 2 Large Conference Rooms
- 2 Medium Conference Rooms
- Room for 87 30" x 60" Work Stations
- Primarily Open Plan
- Kitchen/Breakroom



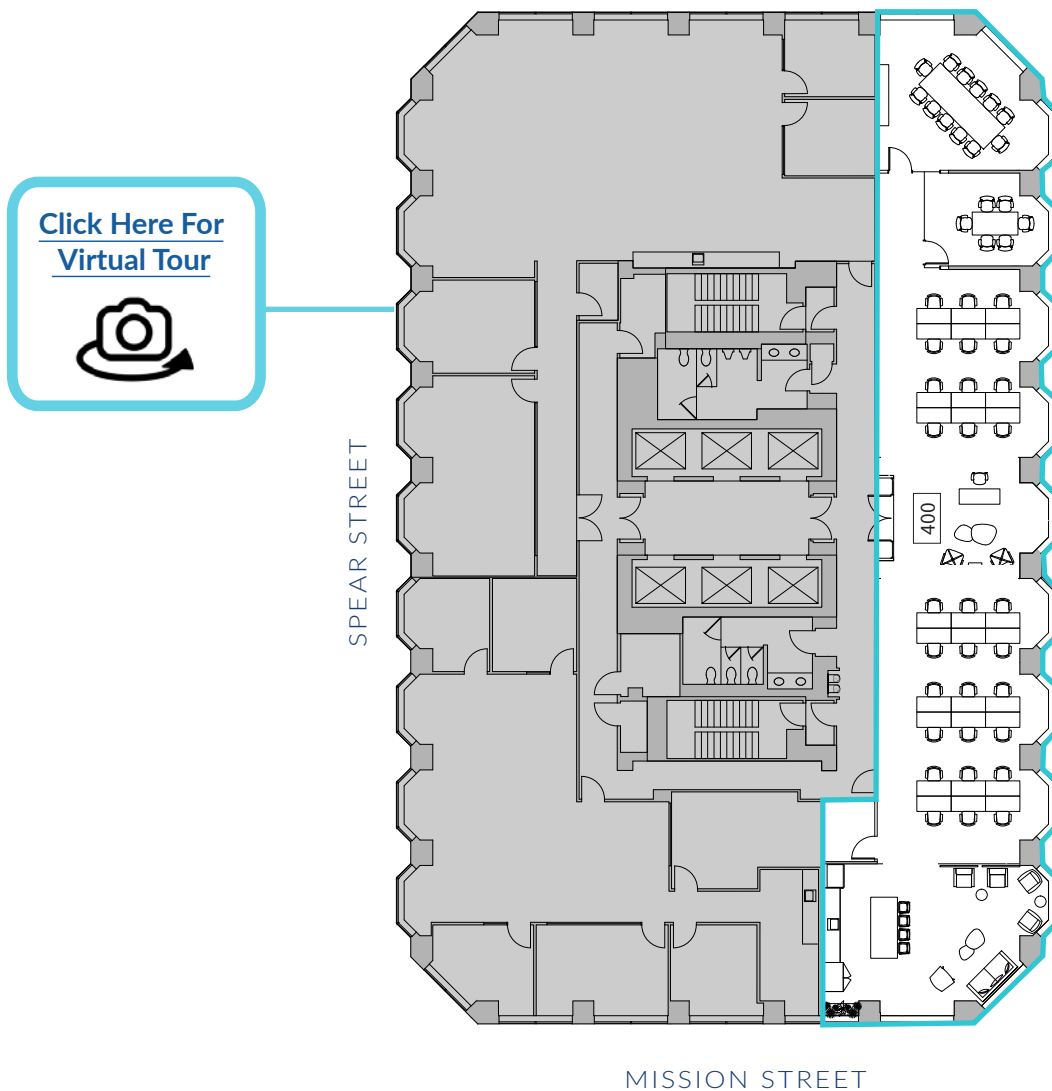
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SUITE 400 - 4,044 RSF AVAILABLE NOW

- Creative Suite
- Fully Furnished
- Exposed Ceiling Throughout
- Primarily Open Plan
- 1 Large Conference Room
- 1 Medium Conference Room
- Kitchen
- Storage / IT Closet
- Room for 30 30" x 60" Work Stations



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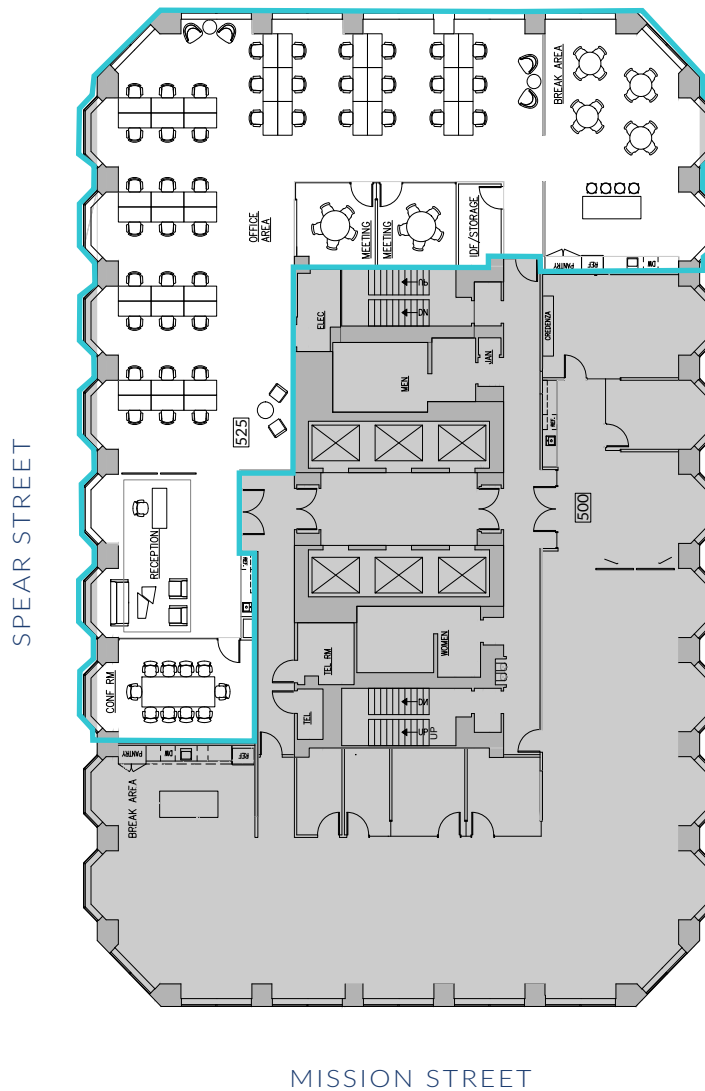


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SUITE 525 - 5,489 RSF AVAILABLE 5/1/2026

- Open Plan
- Room for 42 Workstations
- 3 Meeting Rooms
- Kitchenette
- Storage / IT Closet

*Hypothetical Floorplan



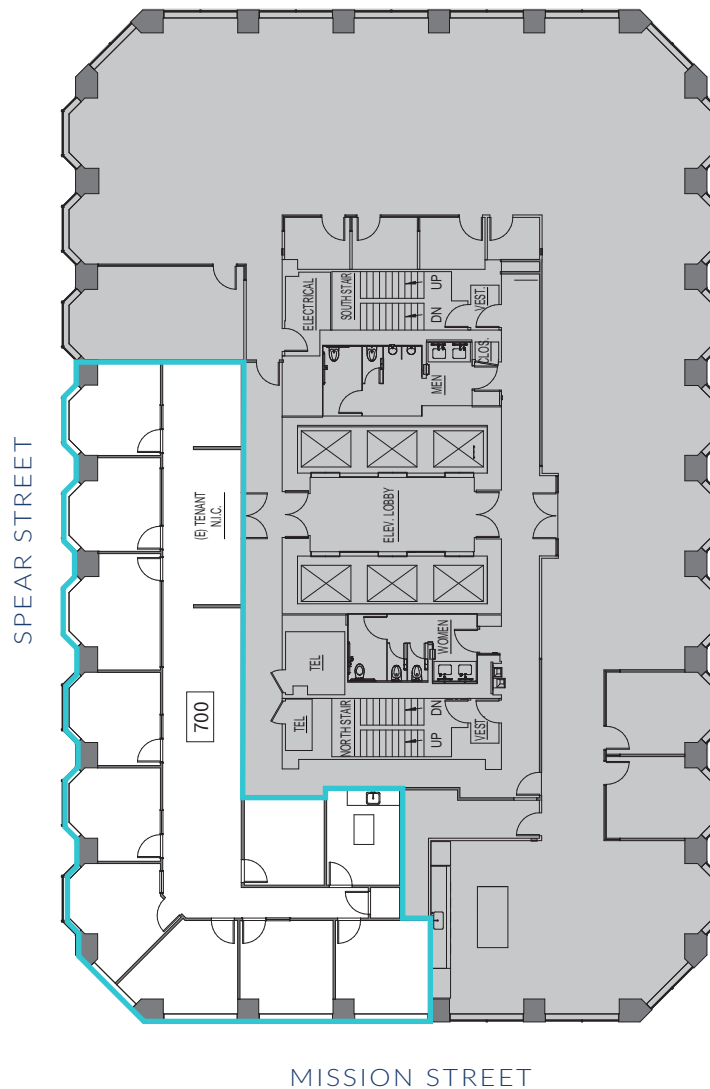
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SUITE 700 - 3,366 RSF AVAILABLE NOW

- 9 Private Offices
- 1 Conference Room
- Storage / IT Closet
- Kitchen / Break room
- Open Area



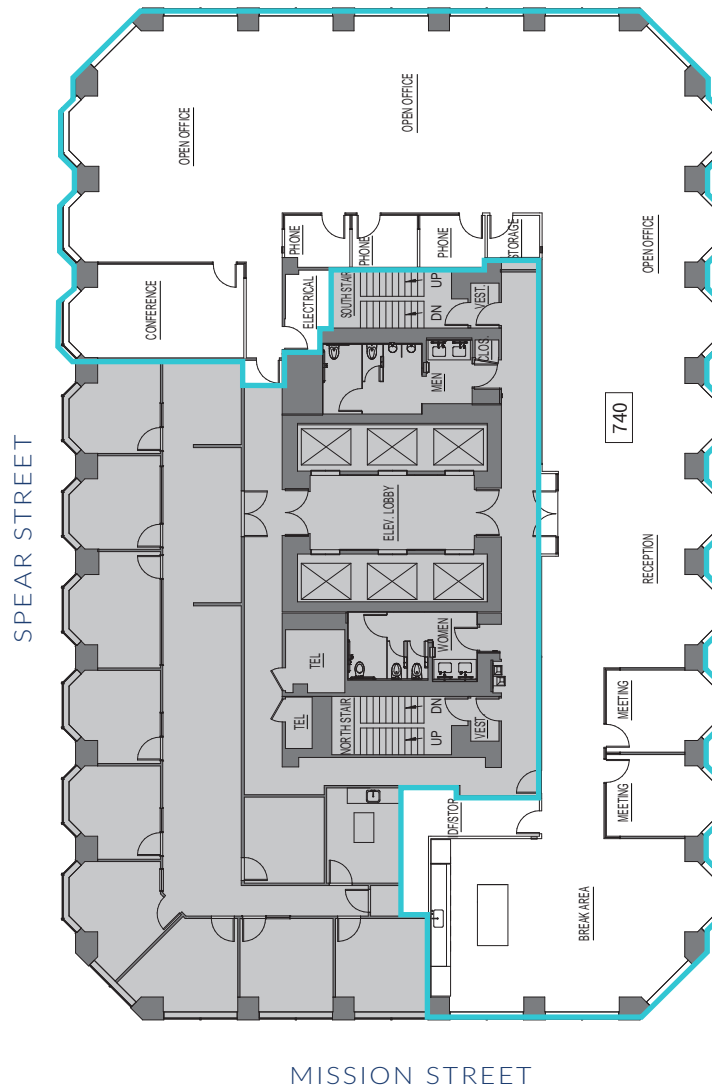
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SUITE 740 - 7,487 RSF AVAILABLE NOW

- Creative Suite
- 2 Private Offices
- 1 Large Conference Room
- Kitchen/Break Area
- Reception Area
- 3 Phone Rooms
- 2 Storage / IT Closet
- Open Area



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