



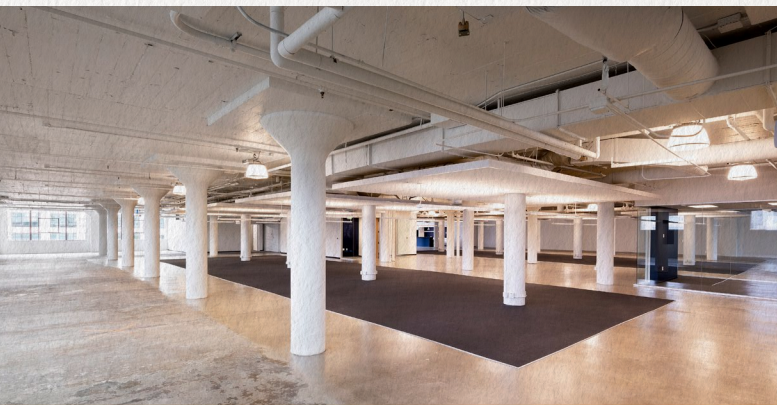
AN HQ OPPORTUNITY WITH
CLASS A FEATURES



THE BRANNAN EDGE

274 Brannan offers high-end, recently improved creative workspace. This exceptional opportunity features a rare $\pm 42,000$ RSF HQ Opportunity.

Creative Workspace. Strategic Location. Rare Opportunity.



Gorgeous Open Floor Plates
 $\pm 21,000$ RSF per floor for optimal layout flexibility



Stunning Bay Views
Panoramic views of San Francisco Bay



Private Rooftop Decks
Exclusive outdoor spaces for collaboration and relaxation



High-End Finishes
Polished concrete floors and open exposed ceilings



Exceptional Natural Light
Featuring stunning floor-to-ceiling window lines



Recently Improved
Updated creative space ready for immediate occupancy

THE OPPORTUNITY

6th Floor
21,348 RSF

5th Floor
21,566 RSF

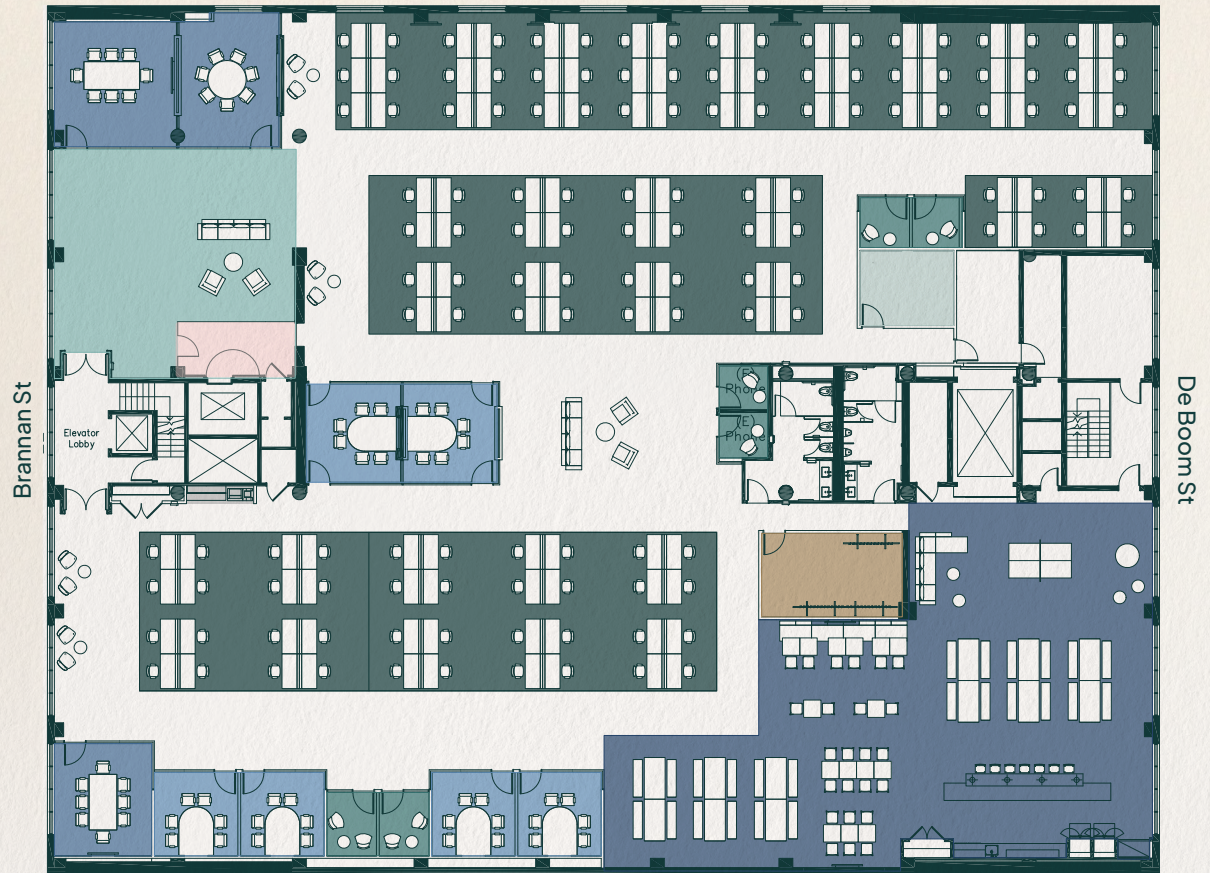
Total Block
42,914 RSF



5TH FLOOR



-  Full floor opportunity
-  Creative spec suite
-  Open exposed ceilings
-  Polished concrete floors
-  3 medium conference rooms
-  6 small conference rooms
-  6 phone rooms
-  Large Open Kitchen / All Hands Area




- Break area
- Open office
- Large Conference room
- Medium Conference room
- Small Conference room
- Copy/Print
- Phone Room
- Reception
- Storage
- Secure Suite entrance





6TH FLOOR





 Full floor opportunity


 Creative spec suite


 Open exposed ceilings

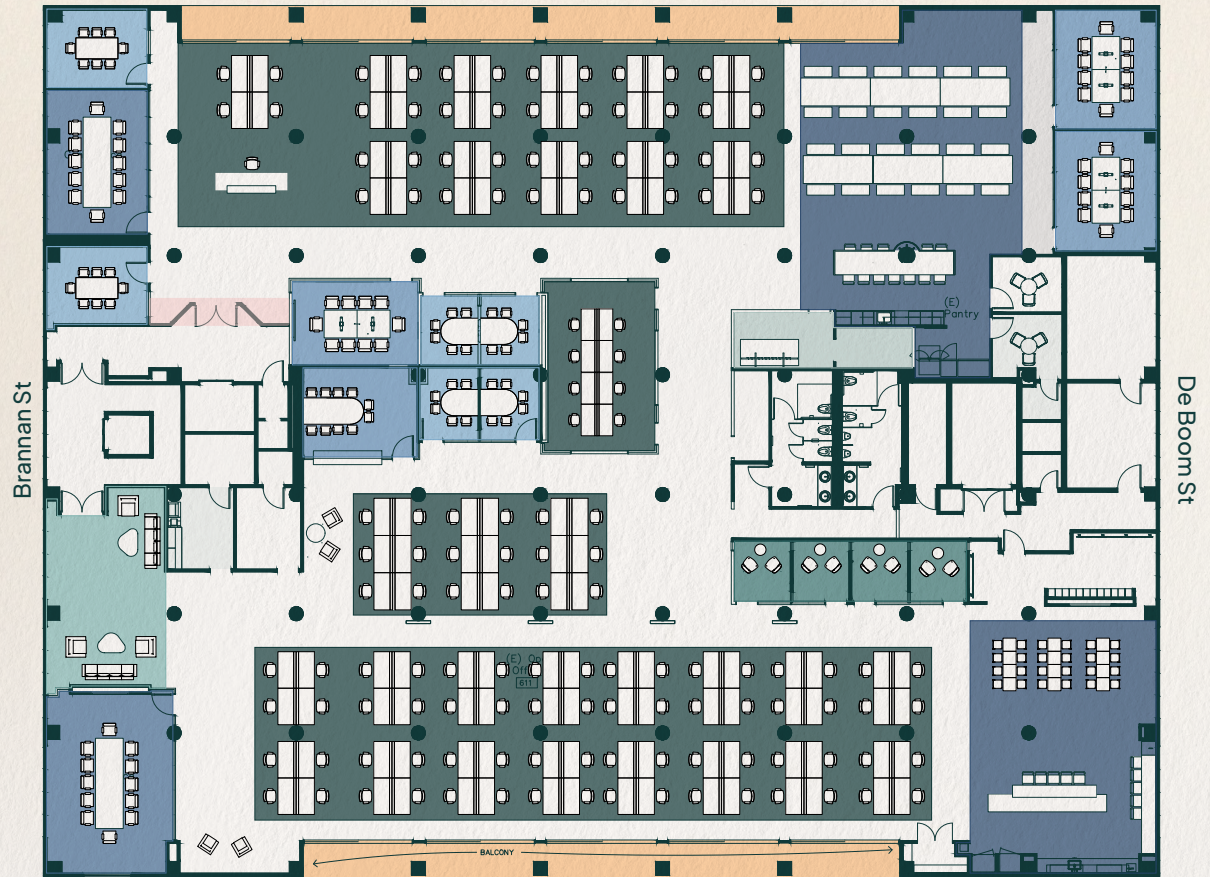
 Polished concrete floors

 2 large & 2 medium conference rooms

 6 small conference rooms

 4 phone rooms

 Open kitchen

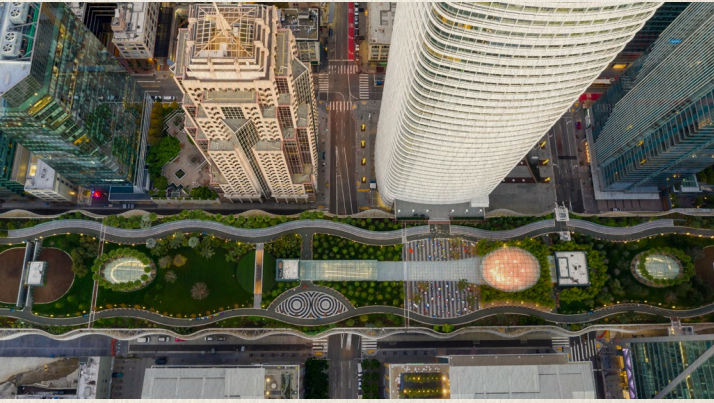


- Break area
- Open office
- Large Conference room
- Medium Conference room
- Small Conference room
- Copy/Print
- Phone Room
- Reception
- Storage
- Roof Decks
- Dedicated Secure entrance



AT YOUR DOORSTEP

274 Brannan sits in the heart of SOMA with unmatched access to BART, Muni, major freeways, and the city's top dining and business amenities.



40+ AMENITIES IN
A 4 BLOCK RADIUS

- Service and Shopping
- Restaurants



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