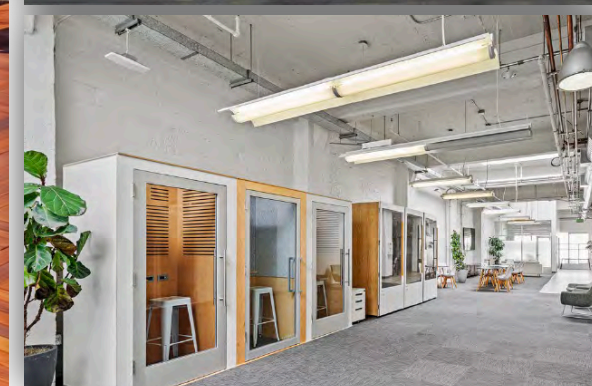




611 MISSION STREET
CREATIVE PLUG & PLAY FULL FLOORS

 COLTON
COMMERCIAL
PARTNERS

611 Mission

FAST TRACK YOUR OFFICE SET-UP & MOVE-IN

611 Mission Street provides move-in ready offices designed for your team's success. No heavy lifting required, so you can focus on what truly matters - your business. Move-in immediately!

- Creative Space & High ceilings
- Full Floor Identity
- Full HVAC
- ADA Restrooms
- Recently Updated Facade and Building Lobby
- Local Ownership & Property Management
- Quick Decision Making
- Vicinity to Public Transportation
- Steps to Montgomery BART
- Steps to Muni Lines 10, 12 & 14

AVAILABILITY

SUITE	SQUARE FEET	RATE	TERM
FULL 6TH FLOOR	6,397 RSF +/-	\$48.00 RSF/YR FSG Equivalent (NNN Lease)	2+ YEARS
FULL 3RD FLOOR	5,969 RSF +/-	\$42.00 RSF/YR FSG Equivalent (NNN Lease)	2+ YEARS
FULL 2ND FLOOR	5,919 RSF +/-	\$42.00 RSF/YR FSG Equivalent (NNN Lease)	2+ YEARS



611 Mission

6TH FLOOR



6,397 sq ft +/-



EFFICIENT FULL FLOOR



CREATIVE SPACE

- High exposed ceilings
- Mostly open plan
- Modern kitchen
- Conference rooms and more.
- Efficient Full Floor

- Full HVAC (several zones)
- IT room
- Kitchenette
- 2 ADA restrooms

- Access to passenger and another freight elevator
- upgraded key card security
- Fiber available



611 Mission

3RD FLOOR



5,969 sq ft +/-



EFFICIENT FULL FLOOR



CREATIVE SPACE

- High exposed ceilings
- Mostly open plan
- Glass conference rooms and more.
- Efficient Full Floor
- Full HVAC (several zones)

- Server room
- Kitchenette
- 2 ADA restrooms
- Access to passenger and another freight elevator

- Upgraded key card security
- Fiber available



611 Mission

2ND FLOOR



5,919 sq ft +/-



EFFICIENT FULL FLOOR



CREATIVE SPACE

- High exposed ceilings
- Mostly open plan
- Glass conference rooms and more.
- Efficient Full Floor
- Full HVAC (several zones)

- Server room
- Kitchenette
- 2 ADA restrooms
- Access to passenger and another freight elevator

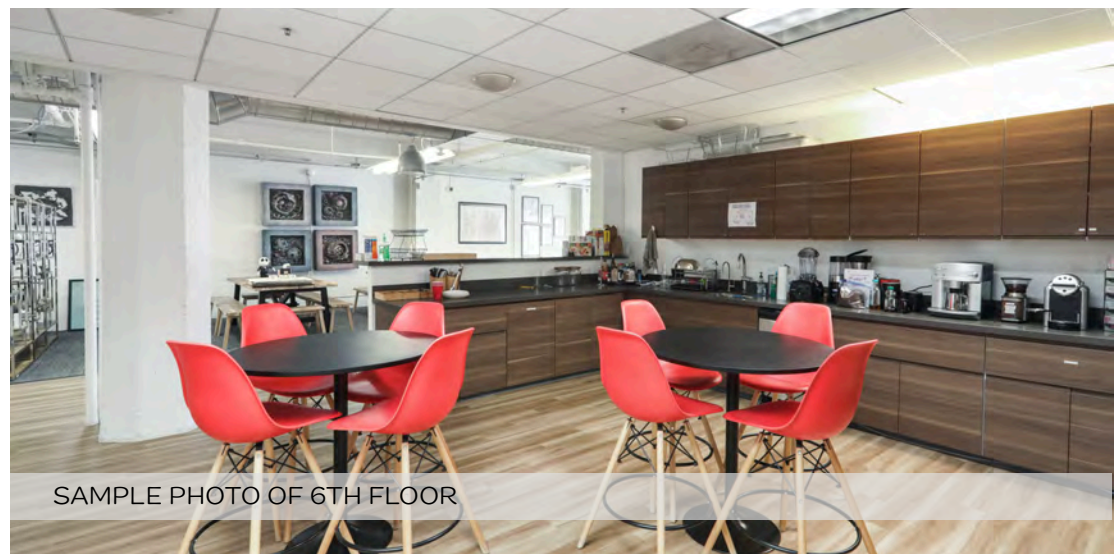
- Upgraded key card security
- Fiber available



SAMPLE PHOTO OF 6TH FLOOR



SAMPLE PHOTO OF 6TH FLOOR



SAMPLE PHOTO OF 6TH FLOOR

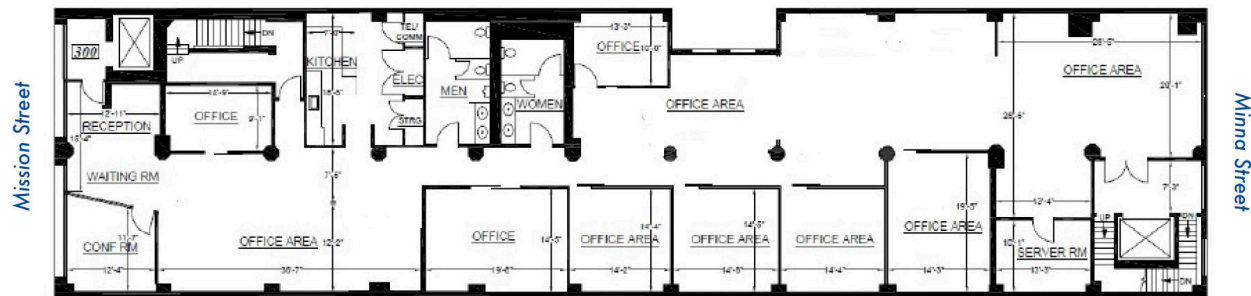
FLOOR PLANS



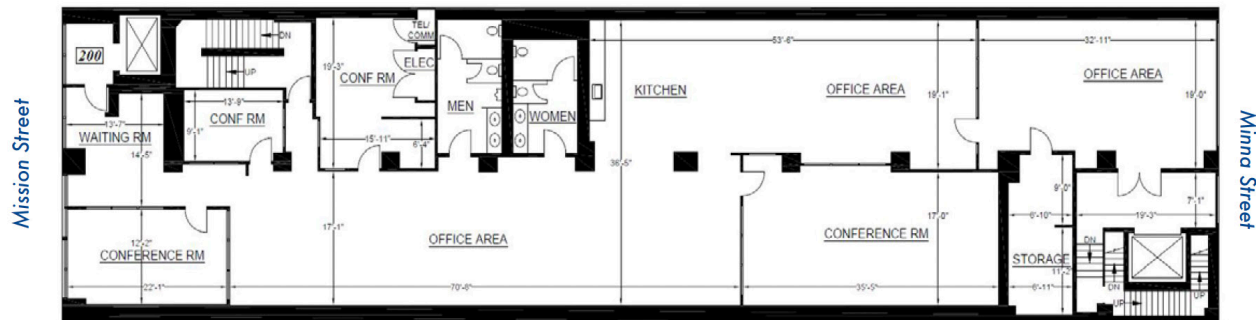
6TH FLOOR PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



FOR LEASE

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



611 Mission

NEIGHBORHOOD MAP



- 1 Luke's Lobster SoMa
 - 2 The Bird
 - 3 Mourad
 - 4 Lao Table
 - 5 Blue Bottle Coffee sweetgreen
 - 6 North India
 - 7 Philz Coffee
 - 8 Pied Piper
 - 9 The Garden Court
 - 10 Uno Dos Tacos
 - 11 Bluestone Lane
 - 12 SOMA Coffee Shop
-
- 1 San Francisco Museum of Modern Art
 - 2 JP Morgan Securities Inc
 - 3 Golden Gate University School of Law
 - 4 Palace Hotel
 - 5 111 Minna Gallery and Event Space
 - 6 Academy of Art University
 - 7 Salesforce Tower
 - 8 LinkedIn
-
- P 2nd Street Garage
 - P 85 Second St. Parking
 - P Garage SP+ Parking
 - P Hearst Parking Garage

FOR LEASE



611 MISSION STREET

Creative Plug & Play Full Floors

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