



555
MISSION

Distinctive • Contemporary • Exceptional

Tenant amenities

555 Mission Street's unparalleled location offers abundant retail, dining, cultural, and entertainment opportunities. Union Square retail, the Metreon, African Diaspora museum, and the San Francisco Museum of Modern Art are all within walking distance. The building is also close to public transportation and offers stunning views of the city and bay. Tenants can further enjoy the outdoor plaza located at the building's street level entrance. Additional amenities include showers, lockers, bike parking, banking, and on-site parking.

Art

The 11,000-square-foot outdoor public space features a topiary wall, trees, benches, and a sculptures by renowned artists Jonathan Borofsky (Human Structures) and artwork by Ugo Rondinone (Moonrise Sculptures: March, October, December).

Sustainable design

555 Mission Street is San Francisco's first LEED Gold certified office tower. To enhance energy efficiency, the building has a highly reflective, cool-roof system. The mechanical system and building materials maintain high air-quality levels. In addition, water-efficient fittings and fixtures also reduce the consumption of natural resources.



Artist: **Jonathan Borofsky**

Title: Human sculpture



Artist: **Ugo Rondinone**

Title: Moonrise sculpture



- P PARKING
- D DRY CLEANERS
- R RETAIL

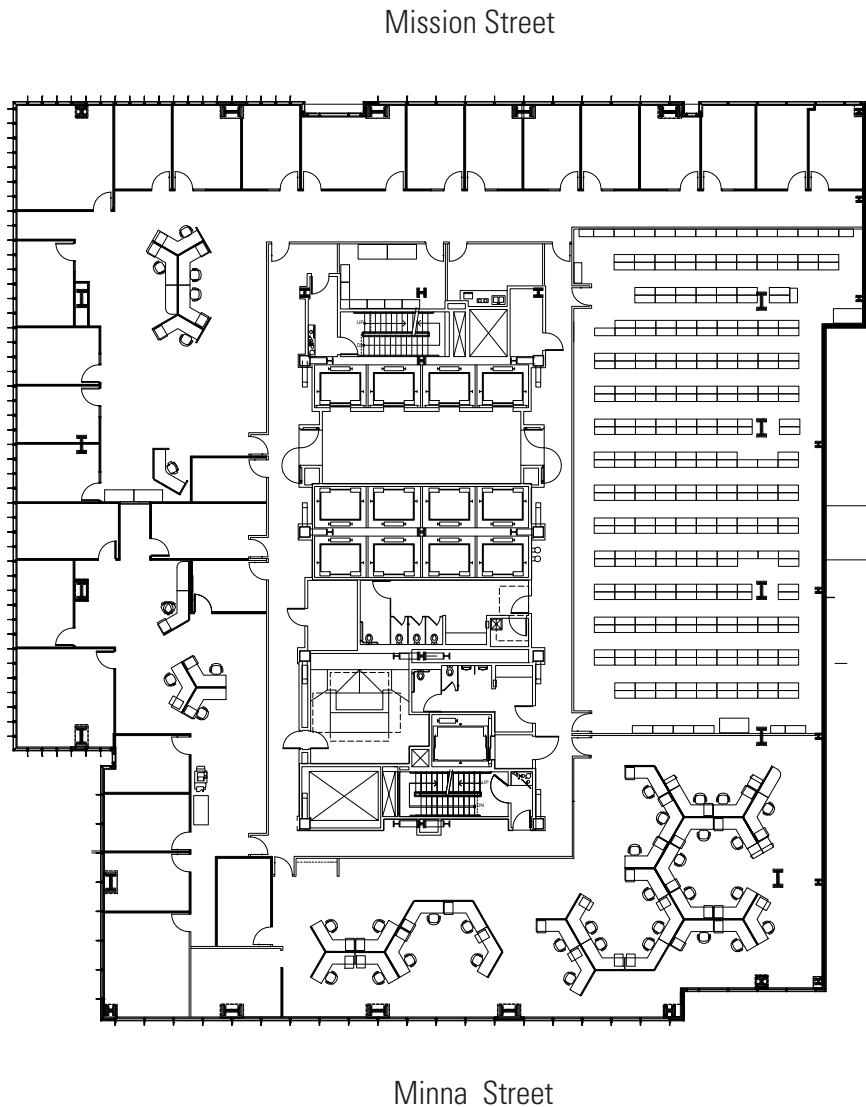
www.555missionsf.com

DINING

- | | |
|--|---|
| 1 Roy's Restaurant | 21 Seasons Bar and Lounge |
| 2 Mondo Caffe | 22 Fat Taco |
| 3 Salt House | 23 Tropisueno |
| 4 Mixt Greens | 24 Super Duper |
| 5 Osha Thai | 25 Cafe Metropol |
| 6 Anchor & Hope | 26 Town Hall |
| 7 Sammy's on Second | 27 Cafe Venue |
| 8 The Sentinel | 28 Boulevard |
| 9 Ayola | 29 Gott's Roadside |
| 10 Yak Sing | 30 Prospect |
| 11 Maxfield's Pied Piper Bar | 31 Working Girls' Cafe |
| 12 Perilla | 32 Slanted Door |
| 13 Mehfil Indian Cuisine | 33 One Market Restaurant |
| 14 Zare at Fly Trap | 34 Chez Fayala |
| 15 Tropisueno | 35 Ozumo |
| 16 Cafe Algiers | 36 Pachino Trattoria & Pizzeria |
| 17 RN 74 | 37 La Fusion |
| 18 Ame | 38 Harrington's Bar & Grill |
| 19 Portico | 39 Oasis Grill |
| | 40 |

Floor	R.S.F	Available
Suite 300	20,765	3/1/17
Suite 3400	14,710	Now

Suite 300



- 20,765 s.f.
- Available 3/1/17
- Reception area
- 2 conference rooms
- 22 private offices
- 2 open offices
- Open area
- Kitchen
- Plaza views

Contact

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Mission Street



Minna Street

Suite 3400

- 14,710 s.f.
- Available now
- Penthouse suite
- Full floor opportunity
- Trophy space
- Incredible water views
- Dramatic reception area
- 16 Private offices
- 4 Conference rooms
- 2 Kitchens

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Mission Street



Minna Street

Suite 3400

HYPOTHETICAL PLAN

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building fact sheet

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PROPERTY INFORMATION	
Owner	Union Investment Real Estate GmbH
Exclusive advisor	Metzler
Developer	Tishman Speyer
Architect:	Kohn Pederson & Fox, in collaboration with Heller Manus Architects
Property Manager	CBRE, Inc.
Year Built	2008
Stories	34
Rentable Area	557,015 s.f.
Average Rentable Floor Area	Low Rise: 20,720 to 17,637 rsf Mid Rise: 17,593 to 15,639 rsf High Rise: 15,495 to 14,718 rsf
ACCESSIBILITY	
Highways	Three I-80 on ramps within 5 blocks; 3 blocks to 280/101
BART/MUNI Access	1 block to Montgomery BART Station; Over 10 MUNI bus lines within blocks
Cal Train	8 blocks (4th and King Street)
Marin/East Bay Commuter Bus Access	Four commuter lines within a 15 minute walk; 2 blocks to Golden Gate Transit & SamTrans stops
PARKING	
On-site Parking	Two-level below-grade valet parking garage with capacity for 210 vehicles at a rate of \$500/month or \$25/day. 24/7 access for monthly parkers only.
Supplementary Parking	Abundant additional parking nearby
STRUCTURAL	
Slab/Ceiling Heights	Slab to Slab Floor Height 13'
Live Floor Load	50 lbs/s.f.
Typical Load Factor	Single-tenant floor: 14% Multi-tenant floor: 18%
HVAC	
McQuay HVAC units provide 55 - 60 tons per floor. Approximately 25 VAV's per floor and perimeter reheat coils control the climate on each floor. After-hours HVAC service available when requested. The high performance, low emittance coated insulated glass assists with the energy efficiency of the building (7.5% better than Title 24).	
Hours	6:00AM – 6:00PM weekdays except holidays
ELECTRICAL & TELECOMMUNICATIONS	
Power	The main electrical service for the building consists of two 4,000A 480/277V, 3-phase electrical switchboards for the building loads and mechanical equipment, one 400A, 480/277V, 3-phase switchboard for retail and AT&T, one 400A, 480/277V, 3-phase switchboard for emergency, and one 2,000A, 480/277V, 3-phase for the two electric fire pumps. E-Mon digital meters on each floor to meter tenants for lighting, miscellaneous power, and air-conditioning usage. This is tied into the building's BMS.
Telecom	The building features a robust telecom infrastructure with multiple service providers, enhanced fiber services, and diverse points of entry. AT&T provides a full range of copper and fiber solutions ranging from standard telephone lines, T-1, DS-3, as well as a wide range of fiber services. Reliance Globalcom has a point of presence as well with a full range of Metro Ethernet solutions. IP Networks provides fiber-based services and connectivity to multiple data centers fed from a diverse entry leveraging PG&E infrastructure. Sunstream Networks provides managed services including VOIP, Metro Ethernet, and data back-up. The Building also features High Definition Television with programming provided by DirecTV. The building is further served by a Distributed Antenna Systems (DAS) which provides superior wireless cell phone coverage throughout the Building, including in the elevators and underground parking garage.
ELEVATORS	
Passenger	12 passenger – 3,000 lb capacity each 1 parking shuttle – 3,000 lb capacity
Freight	1 freight – 4,500 lb capacity
FIRE LIFE SAFETY & SEISMIC PROTECTION	
Fully sprinklered with a NRRS-3030 Notifier fire alarm detection and signaling system. There are pressurized stairwells, vestibules, and elevator machine rooms.	
SECURITY	
The lobby security console is attended 24 hours a day, 7 days a week with digital video camera surveillance throughout all building entrances, stairwells, and the plaza. A G4S access control system allows 24 hour tenant access through lobby turnstile and elevator card readers.	