

CREATIVE · PLUG-N-PLAY
HQ OPPORTUNITY

185,118 RSF
TOTAL AVAILABLE

TERM THROUGH JUNE 2031

NOW DIVISIBLE
TO
11,000 - 60,000 RSF

699
EIGHTH STREET
SAN FRANCISCO, CA

YOUR LOGO HERE

YOUR
LOGO HERE

YOUR LOGO HERE

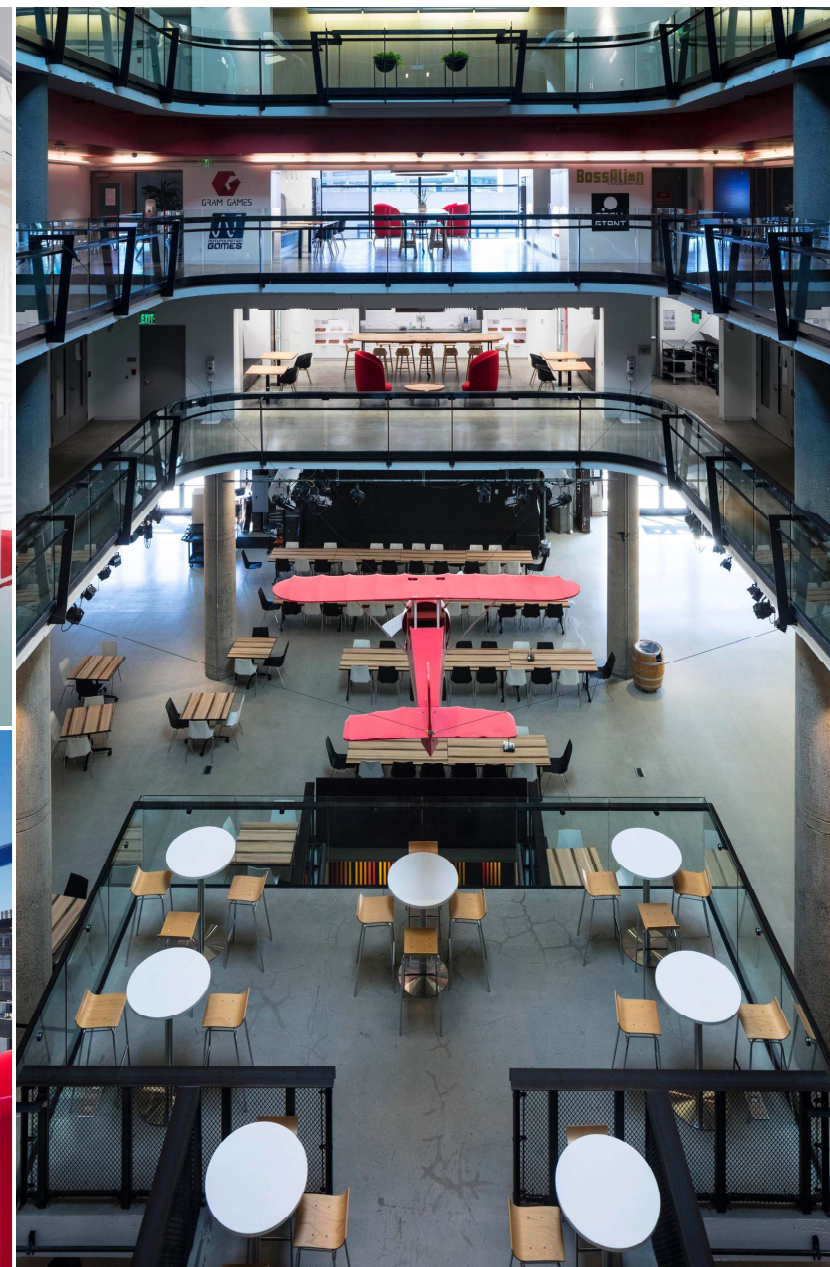
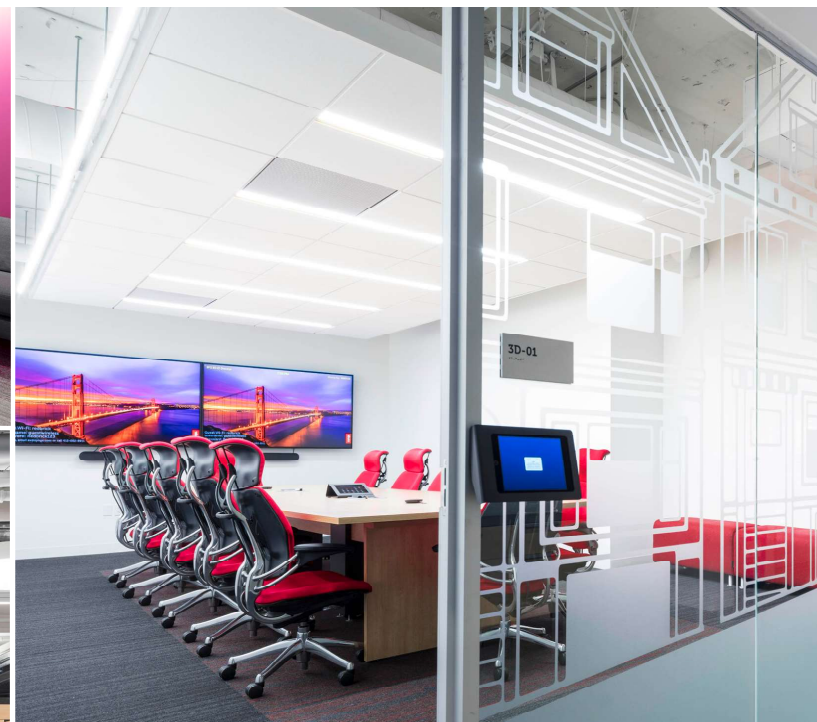
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BUILDING HIGHLIGHTS

NOW DIVISIBLE
TO
11,000 - 60,000 RSF



Unparalleled
Building Signage
Opportunities
Available



Abundant
and Secure
Onsite Parking



Stunning
5-Story
Interior Atrium



Commercial-sized
Cafeteria



Exceptional
Freeway Access



Plug + Play
Furniture Included



Large Scale
Floorplates from
57-59,000 RSF



Dual
Side-Core
Design



Extensive Window
Line with Ample
Natural Light



LEED
Gold
Certified

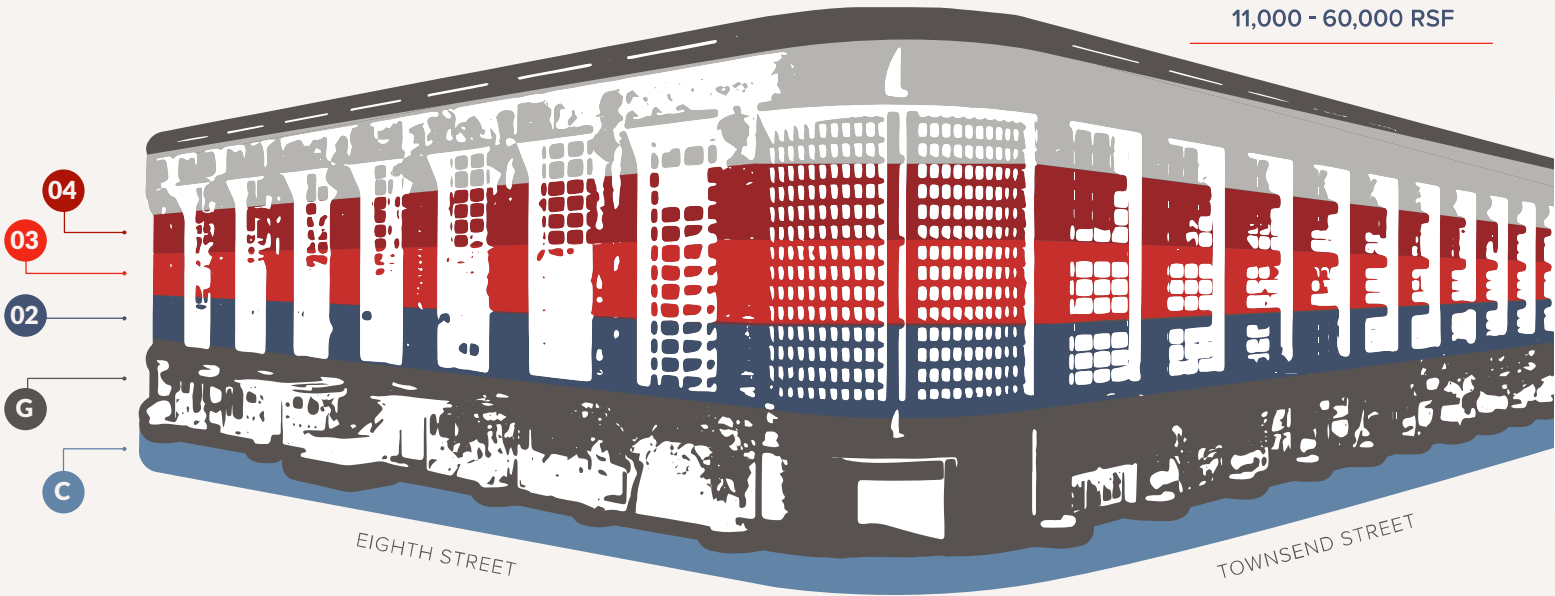


Credit
Fortune 500
Sub-Landlord



Unrivaled
Modern
Amenities

STACKING
PLAN



185,118 RSF

Total Available

NOW DIVISIBLE

TO

11,000 - 60,000 RSF

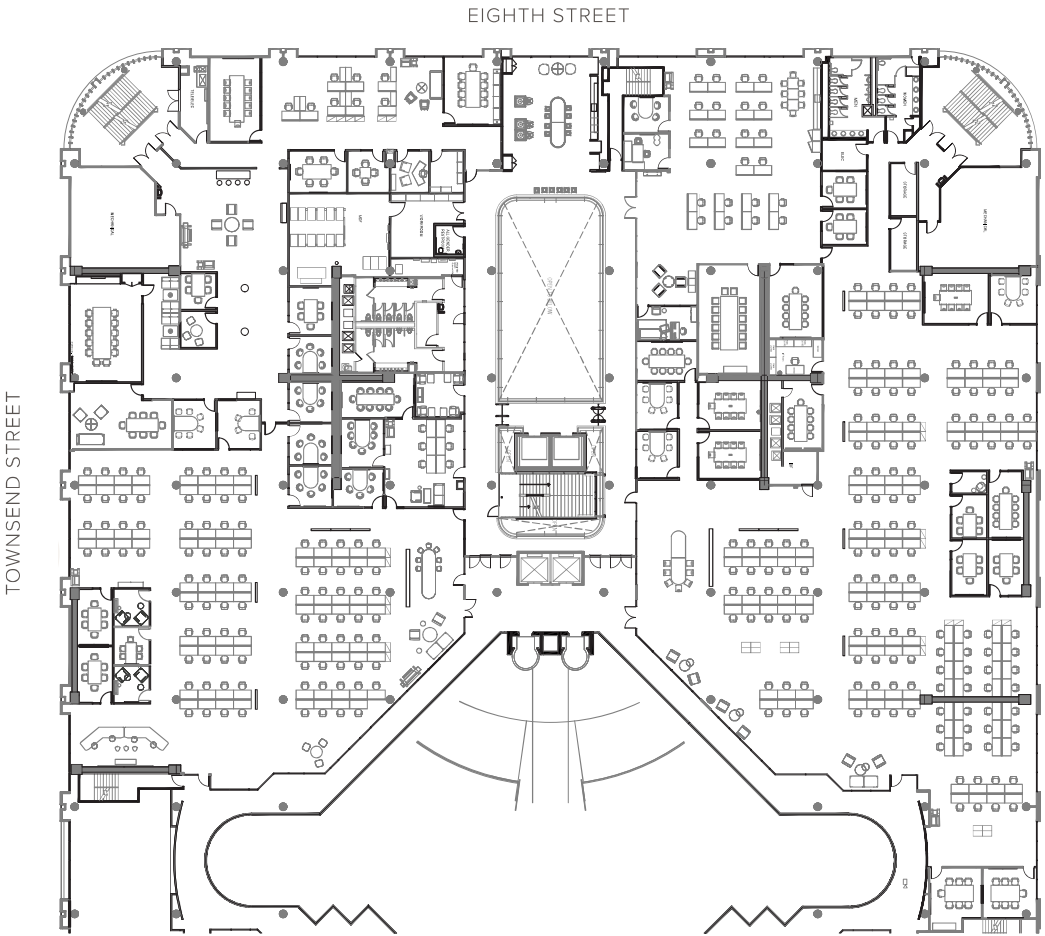
FLOOR
04
59,819 RSF

FLOOR
03
57,509 RSF

FLOOR
02
31,546 RSF

GROUND
23,257 RSF

CONCOURSE
12,987 RSF



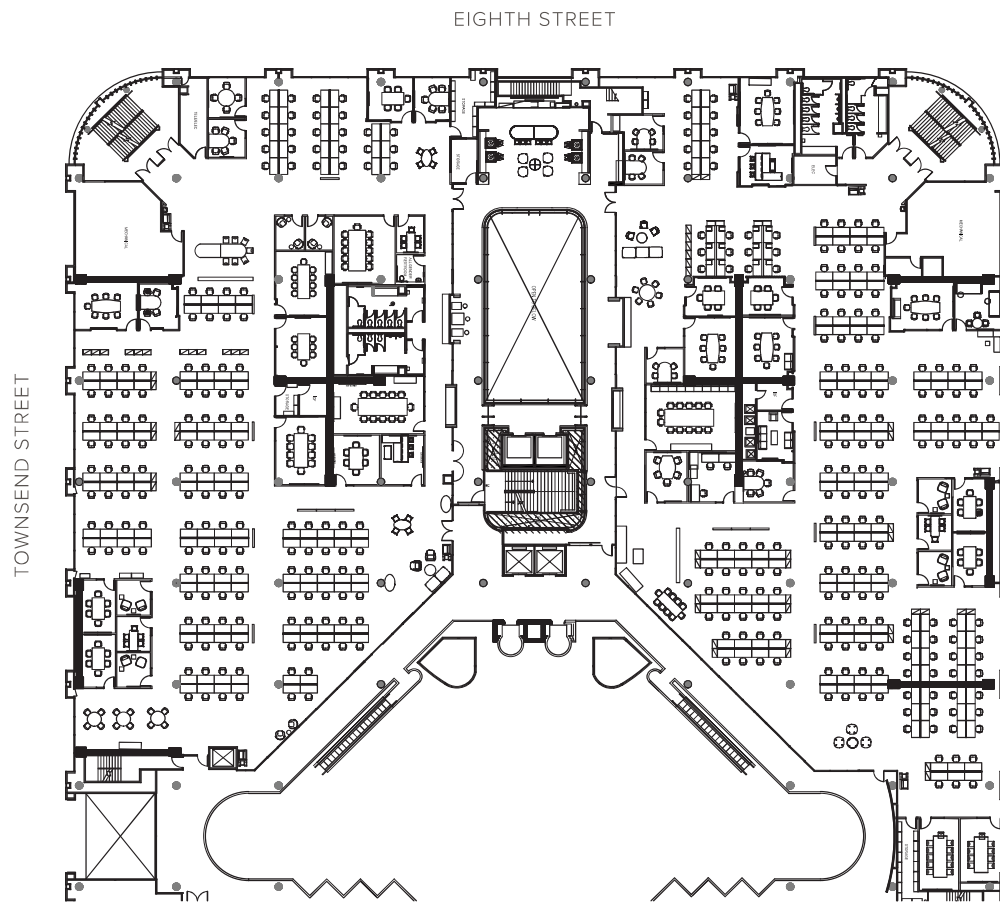
TAKE A
VIRTUAL TOUR

4TH FLOOR
59,819 RSF

FEATURES

- Space for 269 Work Stations
- 2 Storage/Equipment Rooms
- West Side: 3 Restrooms
- East Side: 2 Restrooms
- 8 Small Conference Rooms
- 20 Med Conference Rooms
- 16 Large Conference Rooms
- 1 Large Boardroom (West Side)
- 1 Large Kitchen
- Wellness/Mother's Room
- Server Room
- 9 Breakout Areas
- Medium Break Room

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EIGHTH STREET



3RD FLOOR 57,509 RSF

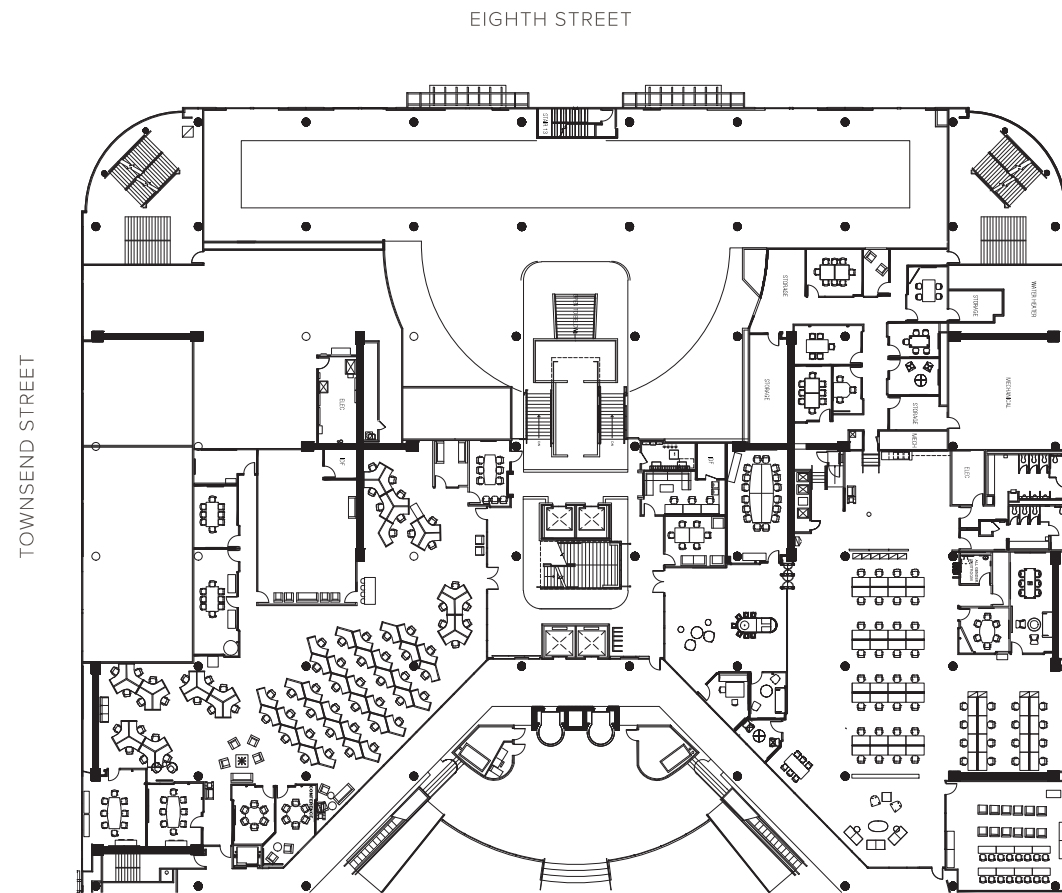
FEATURES

- Space for 338 Work Stations
- 4 Storage/Equipment Rooms
- West Side: 3 Restrooms
- East Side: 2 Restrooms
- 15 Small Conference Rooms
- 15 Med Conference Rooms
- 13 Large Conference Rooms
- 1 Large Kitchen
- 1 Breakout Area
- 2 Med/Lg Break Rooms



TAKE A
VIRTUAL TOUR

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EIGHTH STREET



2ND FLOOR 31,546 RSF

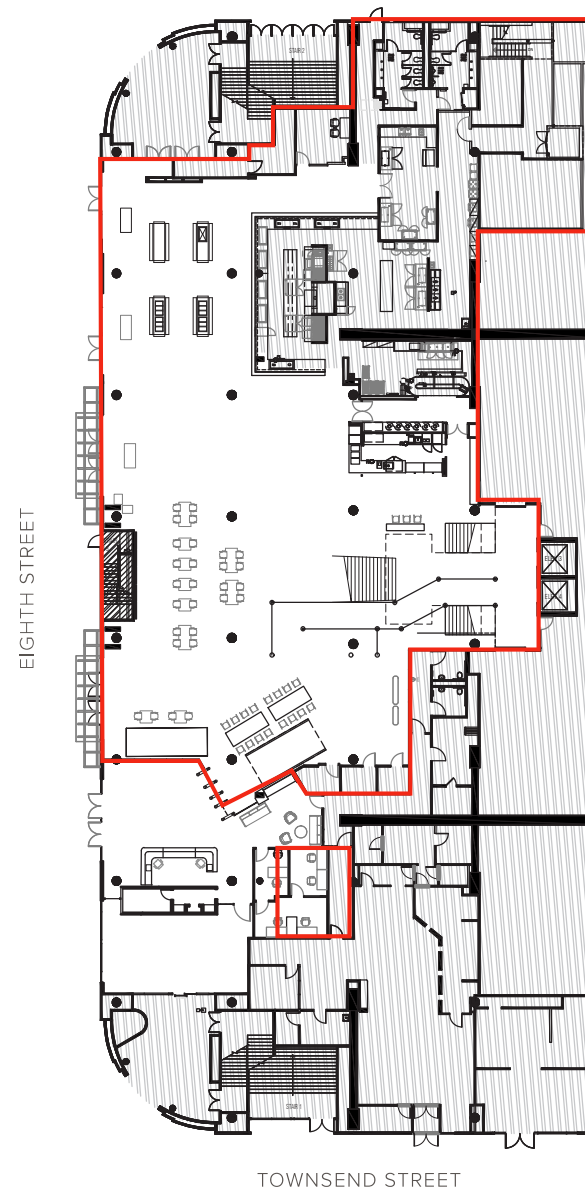
FEATURES

- Space for 133 Work Stations
- Large Training Room
- East Side: 3 Restrooms
- 2 Private Offices/
Small Meeting Rooms
- 4 Storage/Equipment Rooms
- 1 Multipurpose Room
- 7 Small Conference Rooms
- 15 Med/Lg Conference Rooms
- 1 Copy/Mail Room
- Large Kitchen
- 8 Breakout Areas
- Server Room
- Lounge Area



TAKE A
VIRTUAL TOUR

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EIGHTH STREET



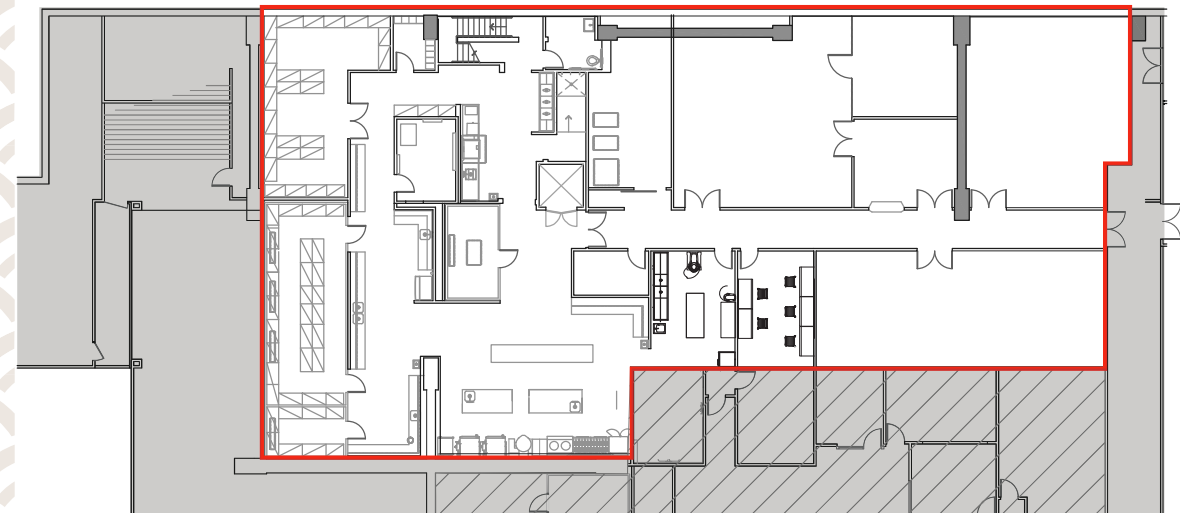
GROUND FLOOR 23,257 RSF

FEATURES

- Security Desk & Turnstiles
- Security Office
- Large All Hands Area
- Commercial Sized Cafeteria with Grease Trap & Fume Hood
- Coffee Bar
- Dish Pick-Up Station
- 2 Restrooms

 TAKE A VIRTUAL TOUR

699
EIGHTH STREET



CONCOURSE 12,987 RSF

FEATURES

- Secured Storage
- Shipping & Receiving
- Mail Room
- Chef's Office
- Secure Commercial Kitchen & Bakery
- Lift up to Café Level
- Cold Storage
- Dry Storage
- All Gender Restroom
- Server Room

 TAKE A VIRTUAL TOUR

699
EIGHTH STREET

BUILDING AMENITIES



Abundant Parking



On-Site Cafeteria



Gym



Basketball Court



Theater



Dog Friendly

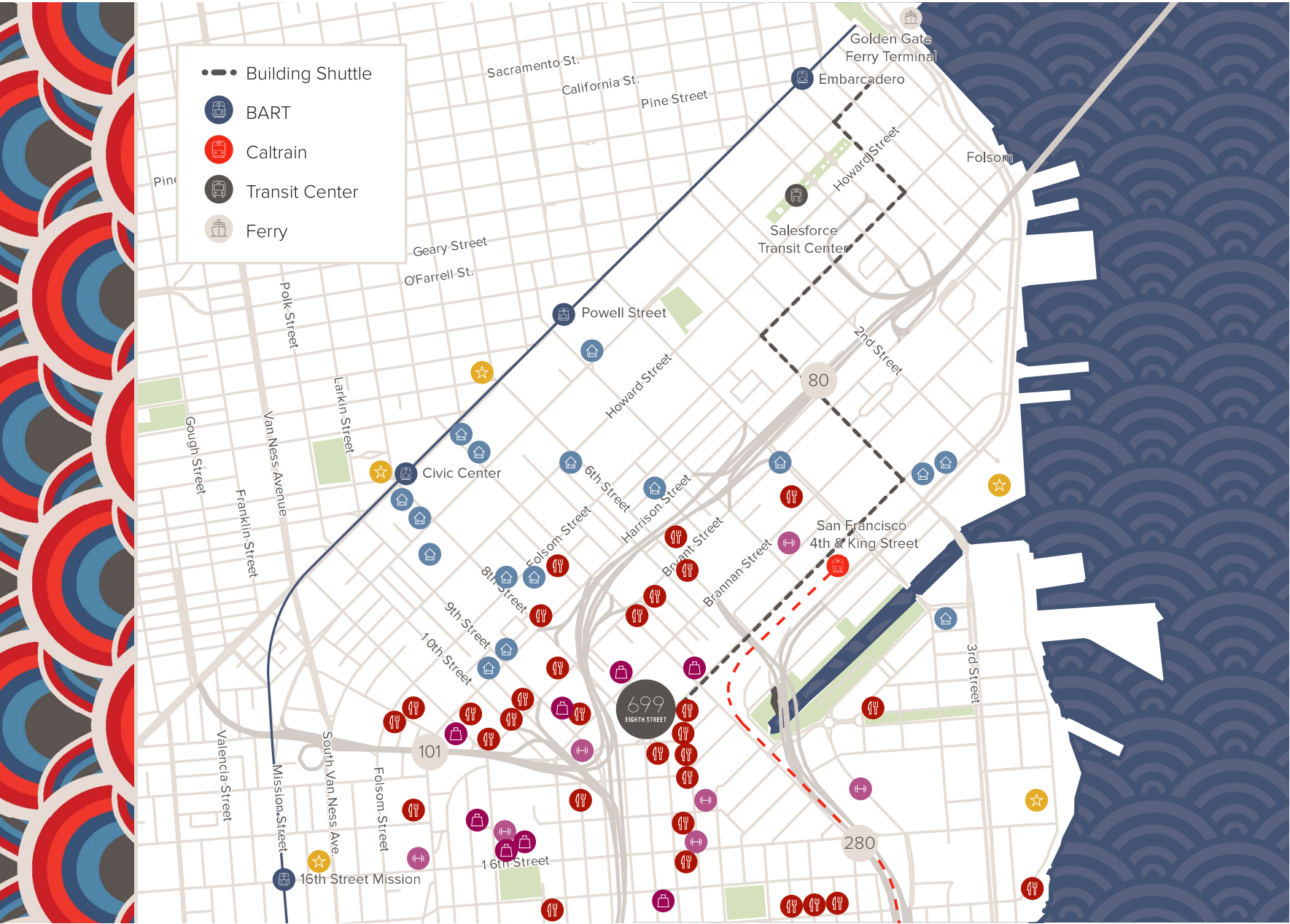


Secure
Bike Storage



Building
Shuttle System





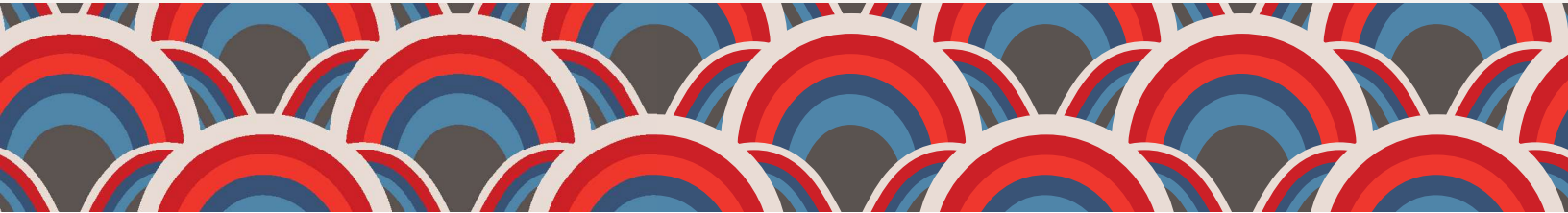
AREA AMENITIES

-  **30+**
Restaurants & Bars
-  **8+**
Retail
-  **7+**
Fitness
-  **15+**
Hotels
-  **5+**
Entertainment





CLASS A OFFICE SPACE IN THE OF SHOWPLACE SQUARE



FACT SHEET

BUILDING CONSTRUCTION
Concrete

- BUILDING FEATURES**
- + Extensive Capital Repositioning
 - + Large Scale Floorplates
 - + Dual Side-Core Design
 - + Exceptional Freeway Access
 - + Abundant & Secure Onsite Parking
 - + Two Distinct Towers within the Property
 - + Stunning 5 Story Interior Atrium
 - + Extensive Window Line with Ample Natural Light
 - + Unrivaled Modern Amenities

BUILT
1990

FULL BUILDING RENOVATION
2011 / 2018

FLOORS
7

- ZYNGA SPACE SQ. FT. - PER LEASE**
- + CC Cafeteria Area - 12,987
 - + First Floor Premises - 23,257
 - + 2nd Floor - 31,546
 - + 3rd Floor - 57,509
 - + 4th Floor - 59,819

BUILDING SIZE
670,000 RSF

BUILDING FLOOR PLATE SIZE
120,000 RSF

SLAB-TO-SLAB CEILING HEIGHTS
10' to 18' Slab-to-Slab

DEVELOPER & ARCHITECT
John Portman & Associates

OWNERSHIP
Beacon Capital Partners

PROPERTY MANAGER
Avison Young

SECURITY ACCESS
24/7 keycard access, closed circuit security cameras at exterior entrance doors, elevator lobbies and stairwells

- VERTICAL TRANSPORTATION**
- + 2 Montgomery 5-Stop Elevators Serving Floors 2-6
 - + 2 Montgomery 7-Stop Elevators Serving Concourse Level through Roof
 - + 2 Montgomery 5-Stop Elevators Serving Floors E, 2-6
 - + 2 Montgomery 5-Stop Elevators Serving Floors C, 2-5
 - + 2 Mitsubishi 7-Stop Elevators Serving Floors C, 2-6, R
 - + 1 Mitsubishi 2-Stop Elevator Serving 1-2
 - + Escalators Up & Down Serving 1-2
 - + 1 Material Lift Serving Floors 1-2
 - + 1 Wheelchair Lift Serving Street – Lobby
 - + 1 Wheelchair Lift Serving Zynga Concourse

FREIGHT ELEVATORS
Service elevator, ADA lift in 2C & dumbwaiter in kitchen

LOADING DOCK
A below-grade loading dock level at the east end of the building with (2) dock high loading docks and (2) spaces for vans or smaller city delivery-type vehicles

RESTROOMS - ZYNGA SPACE
Street 1 set
2nd floor 1 set & 1 gender neutral
3rd floor 2 sets & 1 gender neutral
4th floor 2 sets & 1 gender neutral

ZYNGA PARKING
190 spaces with 5 additional unreserved space in helix

SUSTAINABILITY
LEED Gold

- BUILDING AMENITIES**
- + Abundant Parking
 - + On-Site Cafeteria
 - + Gym
 - + Basketball Court
 - + Theater
 - + Dog Friendly
 - + Secure Bike Storage
 - + Building Shuttle System

HVAC

- + Normal hours 8:00am-6:00pm Mon-Fri
- + 8:00am-1:00pm on Saturdays

TRANSPORTATION
8 minute walk to 4th & King Caltrain station and future Central Subway line

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