

F O L S O M

6 8 0

CREATIVE PLUG & PLAY SUBLEASE

34,487 RSF

Term Through March 30, 2024

MOVE IN READY!

AVAILABLE TO TOUR IMMEDIATELY

Pricing to Meet the Market

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3RD FLOOR

34,487 RSF

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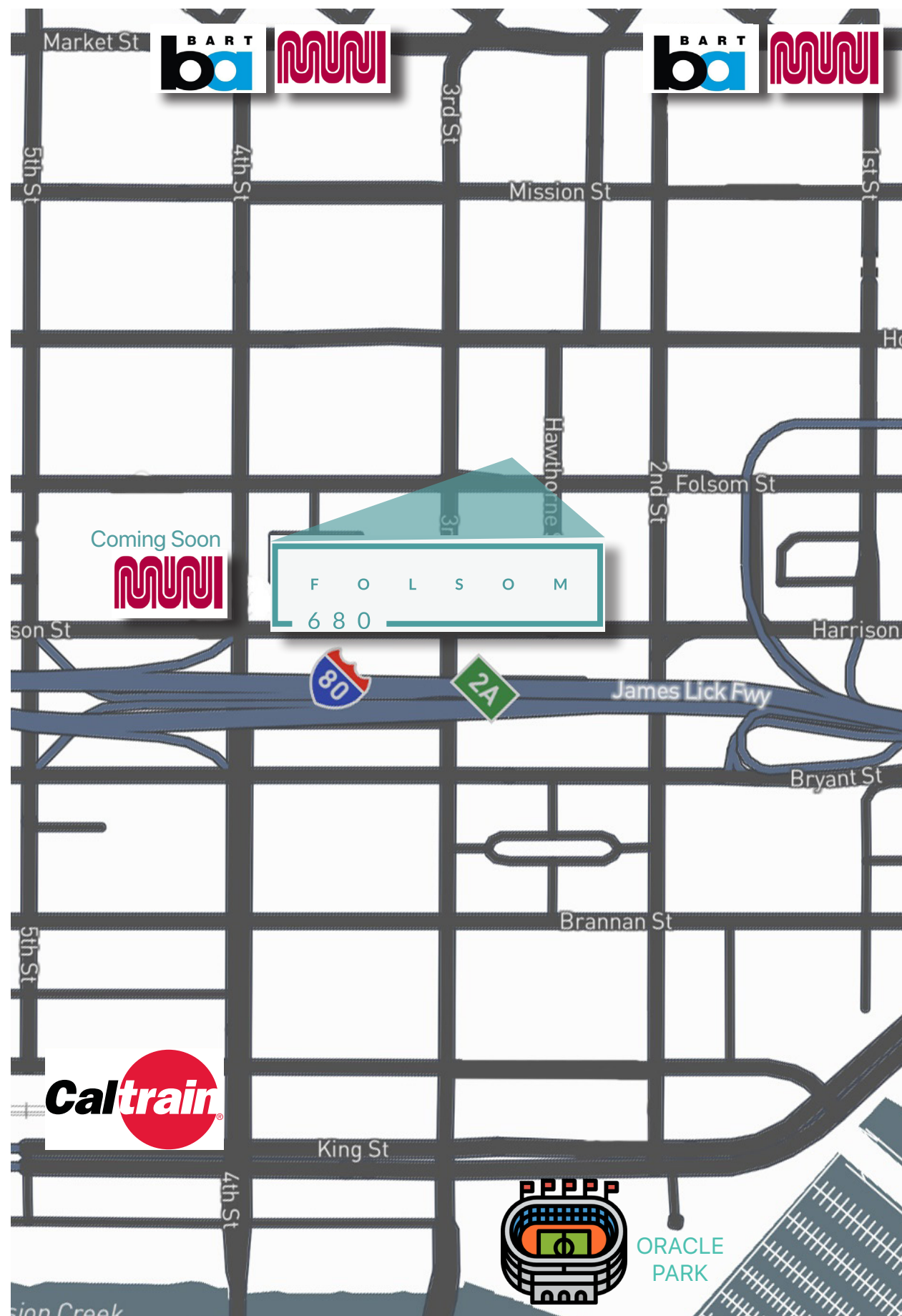
SPACE FEATURES

- Fully furnished, creative space
- Full floor opportunity
- 2 large conference rooms
- 10 medium meeting rooms
- 22 phone rooms
- Cafe/All-hands
- Tall ceilings - 11' ceiling height throughout
- 1 Copy room
- Training room
- Reception area
- Equipment/Storage room
- 180 sit & stand work stations
- Floor to ceiling glass windows
- Incredible City views and natural light

FACT SHEET

Class A Office building located in the heart of Soma

- Building Construction**
Steel Frame
- Building Features**
Exterior glass curtain wall
Glass lobby with 35 foot ceilings
Center core with maximum building efficiency
- Built**
1964
- Full Building Renovation**
2014
- Floors**
14
- Building Size**
469,067 Sq Ft
- Floor Plate Size**
34,487 Sq Ft Floor Plates
- High-Density Floor**
- Slab-To-Slab Ceiling Heights**
15' Slab-to-Slab
- Finished Ceiling Height**
11'
- Developer**
TMG Partners & Rockwood Capital
- Architect**
Skidmore Owings & Merrill, LLP
Ownership:
Boston Properties, Inc.
- Property Manager**
Boston Properties, Inc.
- Security Access**
24/7 keycard access, closed circuit security cameras at exterior entrance doors, elevator lobbies and stairwells.
- Passenger Elevators**
5 Mitsubishi 14-stop elevators with destination dispatch
1 Mitsubishi 15-stop elevator serving ground level through roof deck
1 Shuttle elevator 1 stop from lobby to garage basement
- Freight Elevator**
1 15 stop Mitsubishi freight elevator serving the basement through the 14th floor
- Electrical Capacity (WATTS/USF)**
6 watts/sf usable
- Restrooms**
2 pairs of men's and women's restrooms per floor
- Sustainability**
LEED Platinum Core & Shell Certification
- Building Amenities**
On Site Parking
Bicycle Storage
Building Showers
Building Storage
- Retail + Restaurants**
13,000 RSF Onsite
ALX by Alexander's Steakhouse
Microsoft Reactor
Creator
- HVAC**
Building hours stated in lease from 8:00 am to 6:00 pm, Monday through Friday.
We run HVAC 7:00 am to 6:00 pm Monday through Friday
Merv 13+ HVAC Filters, 100% Outside Air
- Transportation**
Easily accessible from BART, Muni and the new 4th & Brannan Central subway station (Summer 2022)



TRANSPORTATION



Conference room



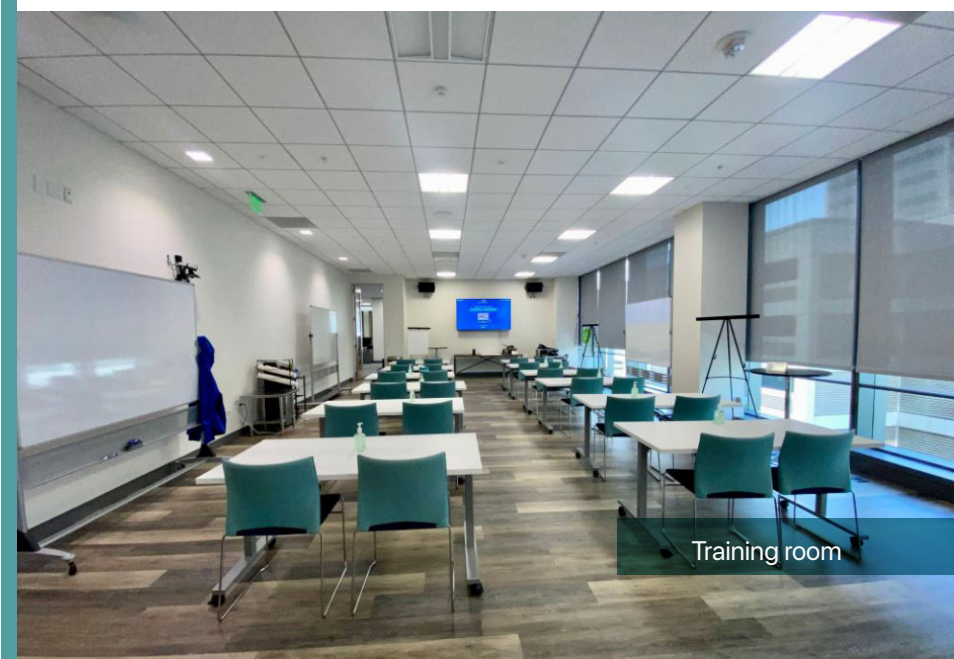
Collaboarton space



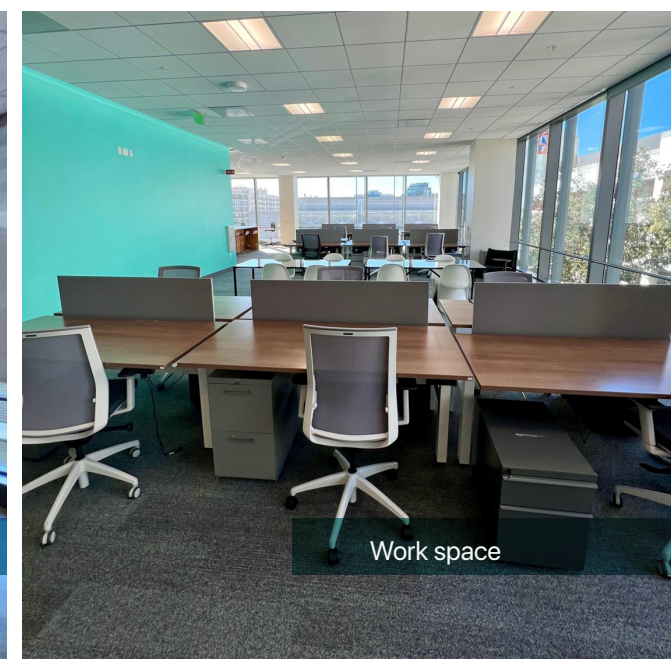
Collaboration space



Cafe



Training room





Work space

BUILDING HIGHLIGHTS

AMENITIES


- 

Plug & Play Furniture Included
- 

11' Finished Ceiling Heights
15' Slab-to-Slab
- 


Showers Available
- 

Ample Bike Parking Available
- 

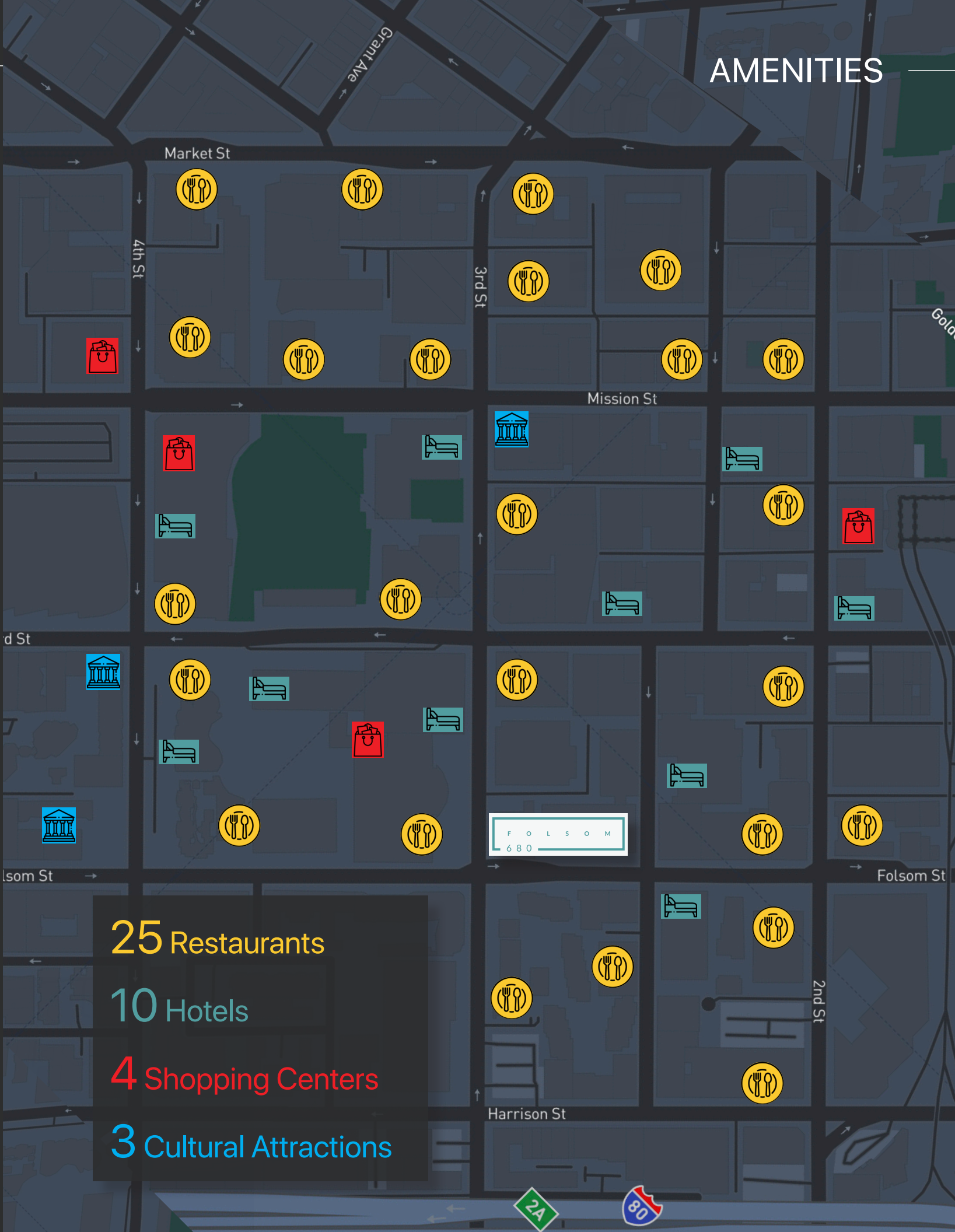
Incredible City Views
- 

Merv 13+ HVAC Filters,
100% Outside Air
- 

34,000 + RSF Floorplates.
- 

LEED Platinum Core
& Shell Certification
- 

Ample Parking Available



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