



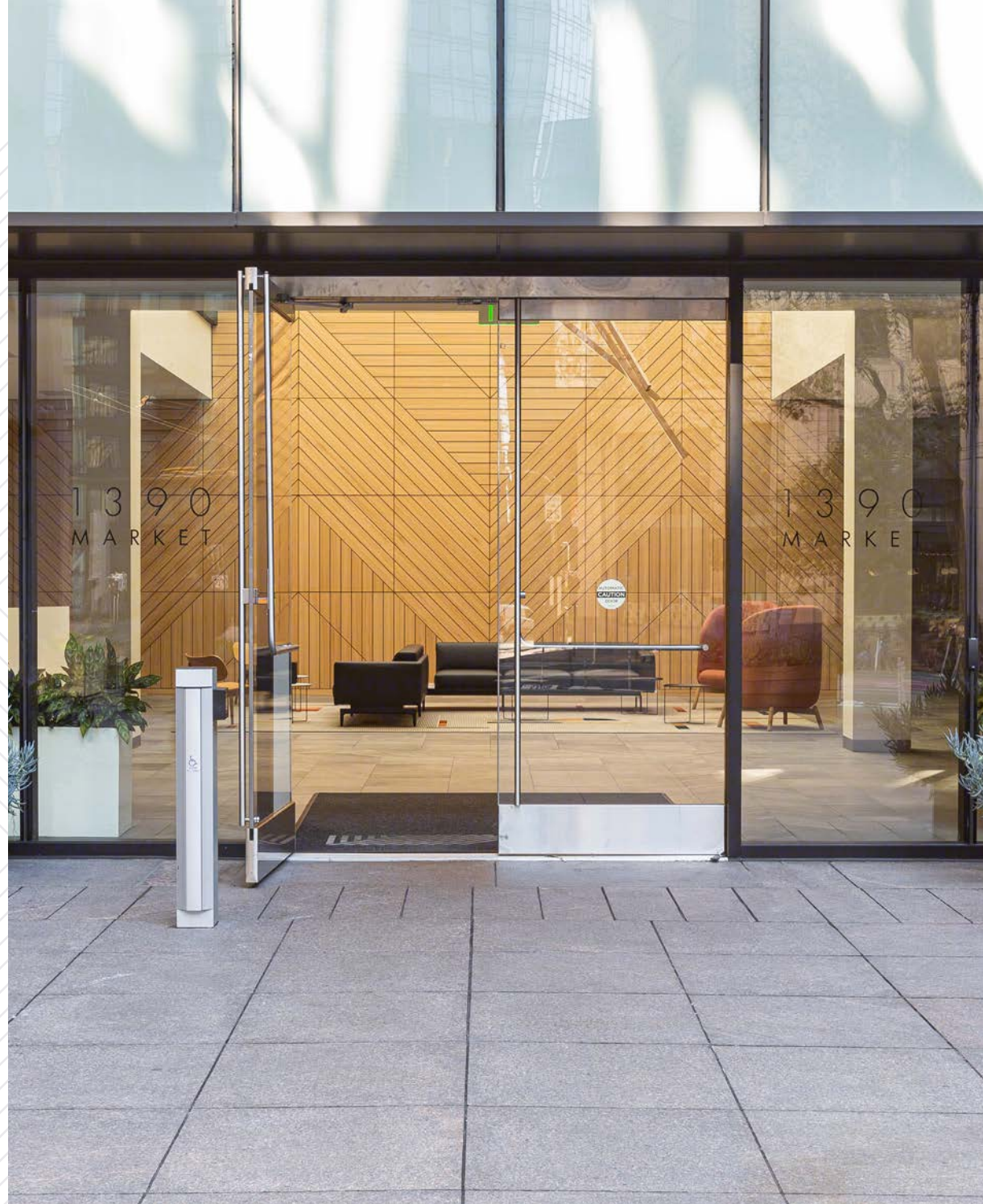
1 3 9 0
MARKET



JLL



SWIFT
REAL ESTATE PARTNERS



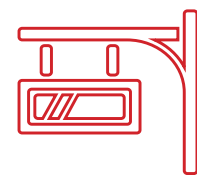
\$30 Million

lobby/amenity upgrades with
best-in-class spec suites available



LARGE BLOCK OPPORTUNITY

Up to +/- 44,000 RSF
contiguous, with access
via internal staircase
from main lobby



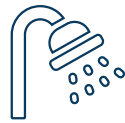
BUILDING SIGNAGE OPPORTUNITY



Amenities & Capital Improvements



FITNESS/
YOGA ROOM



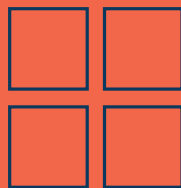
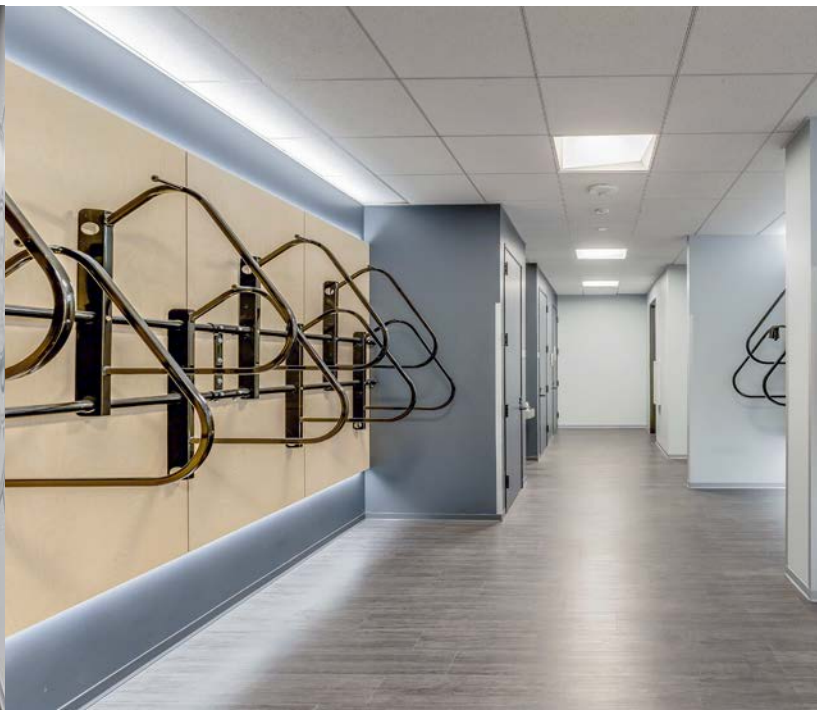
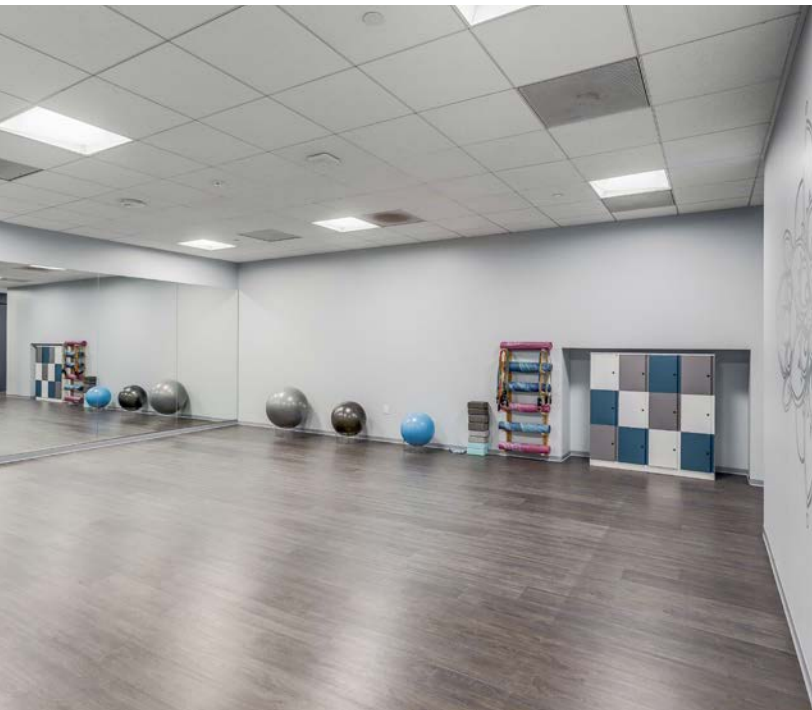
SHOWERS &
LOCKER ROOM



large underground
PARKING GARAGE



extensive
BIKE PARKING



ATRIUM LOBBY

brand new atrium-style building
lobby completed

TOUR LOBBY



LEED GOLD

certified



The Neighborhood

Completed

- 1 100 Van Ness **400 units**
- 2 101 Polk **162 units**
- 3 1321 Mission **160 units**
- 4 1400 Mission **190 units**
- 5 1415 Mission **165 units**
- 6 217 Eddy **105 units**
- 7 388 Fulton **69 units**
- 8 150 Van Ness **450 units**
- 9 30 Otis **354 units**
- 10 1028 Market **186 units**
- 11 1500 Mission **600 units**
- 12 1075 Market **99 units**
- 13 600 Van Ness **150 units**
- 14 1066 Market **304 units**
- 15 950 Market **262 units**
- 16 1036 Mission **83 units**
- 17 1550 Mission **550 units**
- 18 1177 Market **502 units**
- 19 8 10th **754 units**
- 20 361 Turk **146 units**
- 21 973 Market **67 units**
- 22 1401 Mission **121 units**

Under Construction

- 1 1125 Market **164 units**
- 2 1169 Market **541 units**
- 3 1554 Market **110 units**
- 4 1 Oak **300 units**
- 5 10 S Van ness **767 units**
- 6 1601 Mission **220 units**
- 7 30 Van Ness **560 units**
- 8 214 Van Ness **140 units**
- 9 1270 Mission **541 units**
- 10 101 Hyde **85 units**
- 11 198 McAllister **970 units**
- 12 100 McAllister **252 units**
- 13 98 Franklin **345 units**
- 14 475 Minna **270 units**

Residential & Transportation



± 210 STEPS
walk to
Muni Bus Lines



± 400 STEPS
walk to
City Hall



± 420 STEPS
walk to
Central Subway
VanNess Station



± 450 STEPS
walk to Civic Center
Bart Station



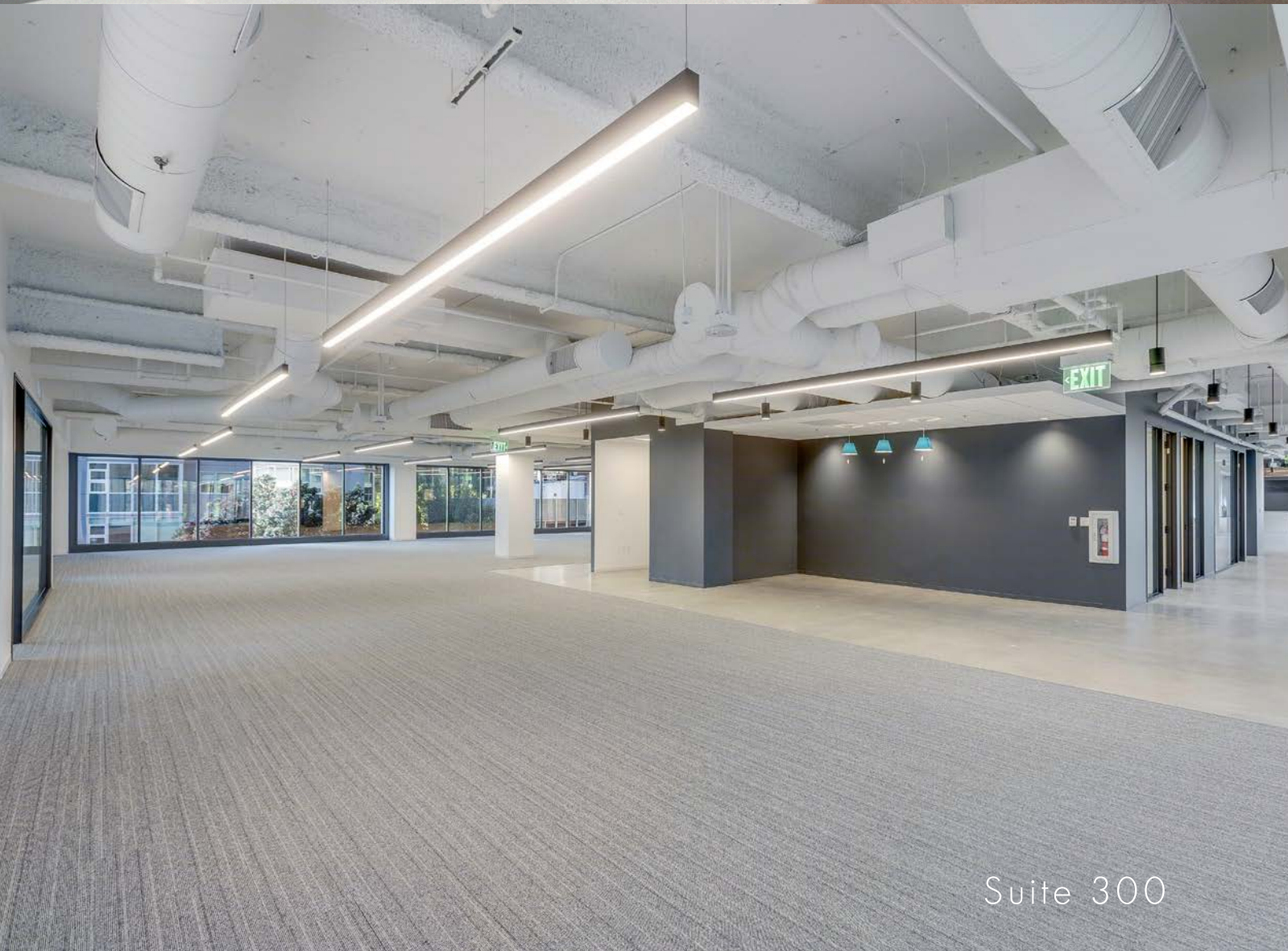
15 MIN
walk to
City Hall



Suite 1004



Suite 910



Suite 300



Suite 1004

Availabilities

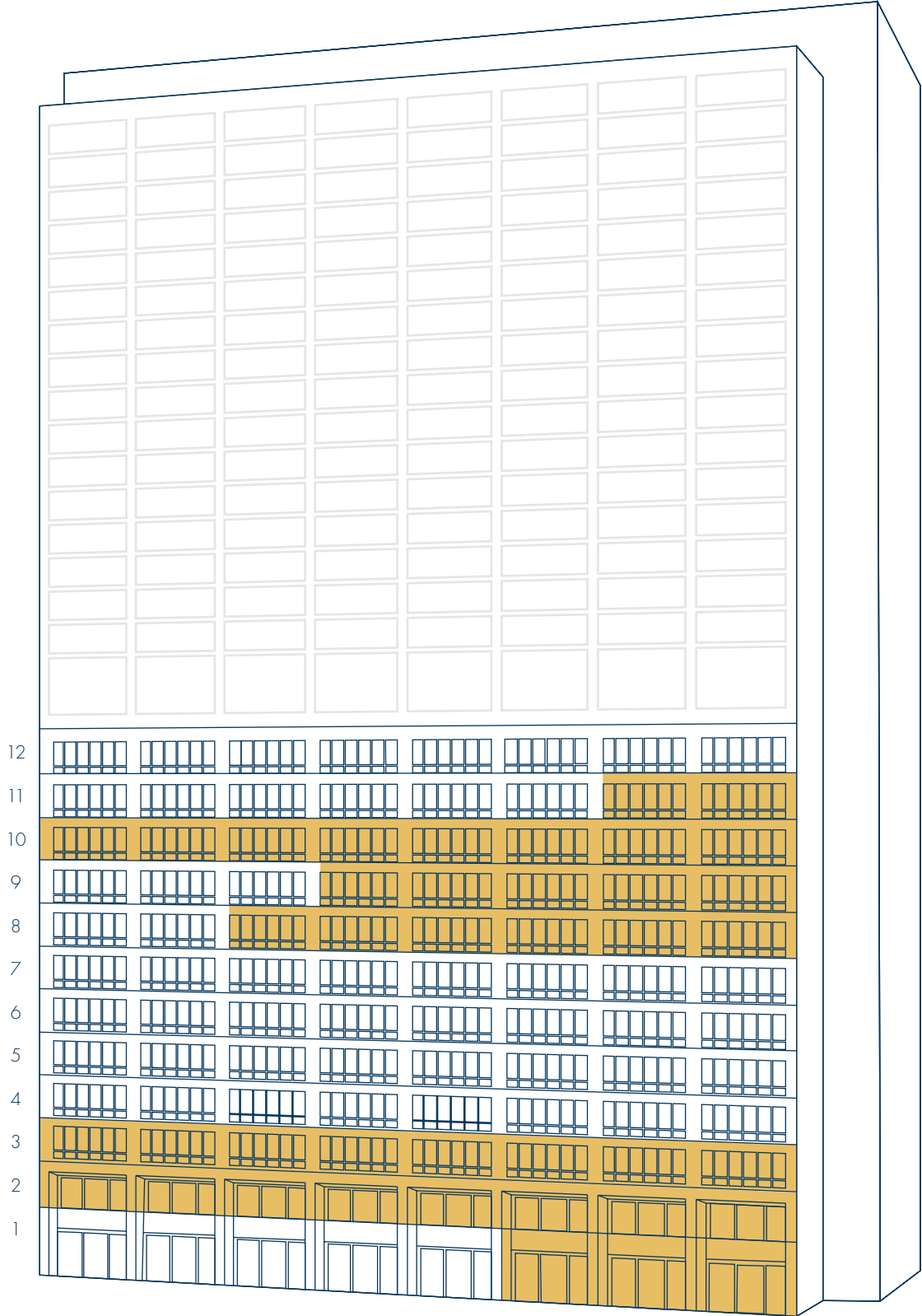
traditional and creative
market-ready suites

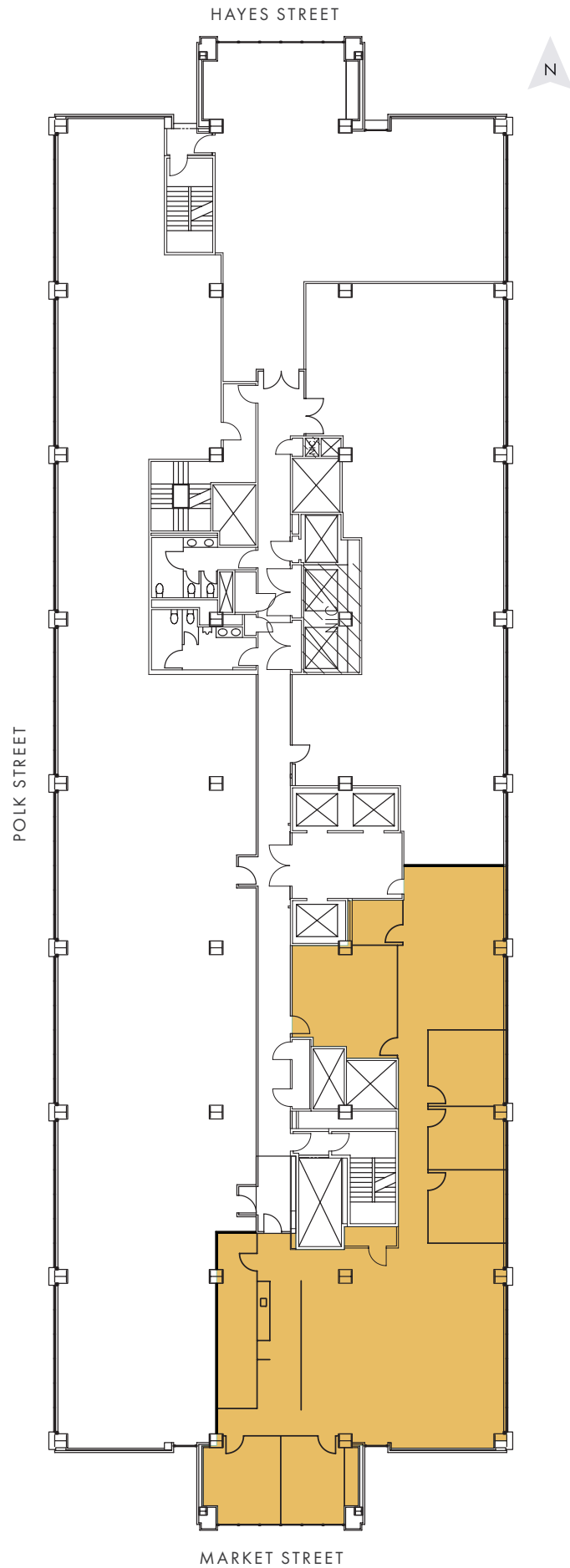
Up to 10,652
contiguous rsf

Suite 1100	4,698 rsf	market ready traditional suite
Suite 1025	3,067 rsf	traditional suite
Suite 1018	7,124 rsf	traditional suite
Suite 1010	2,295 rsf	traditional suite
Suite 1008	1,415 rsf	traditional suite
Suite 1004	5,160 rsf	creative spec suite
Suite 910	5,293 rsf	market ready creative suite
Suite 820	2,993 rsf	market ready creative suite
Suite 818	2,918 rsf	traditional suite
Suite 810	4,741 rsf	traditional suite

Up to 43,927
contiguous rsf

Suite 300	19,479 rsf	full-floor creative spec suite
Suite 226	1,512 rsf	traditional suite
Suite 210	15,112 rsf	shell condition
Suite 111	4,646 rsf	traditional suite

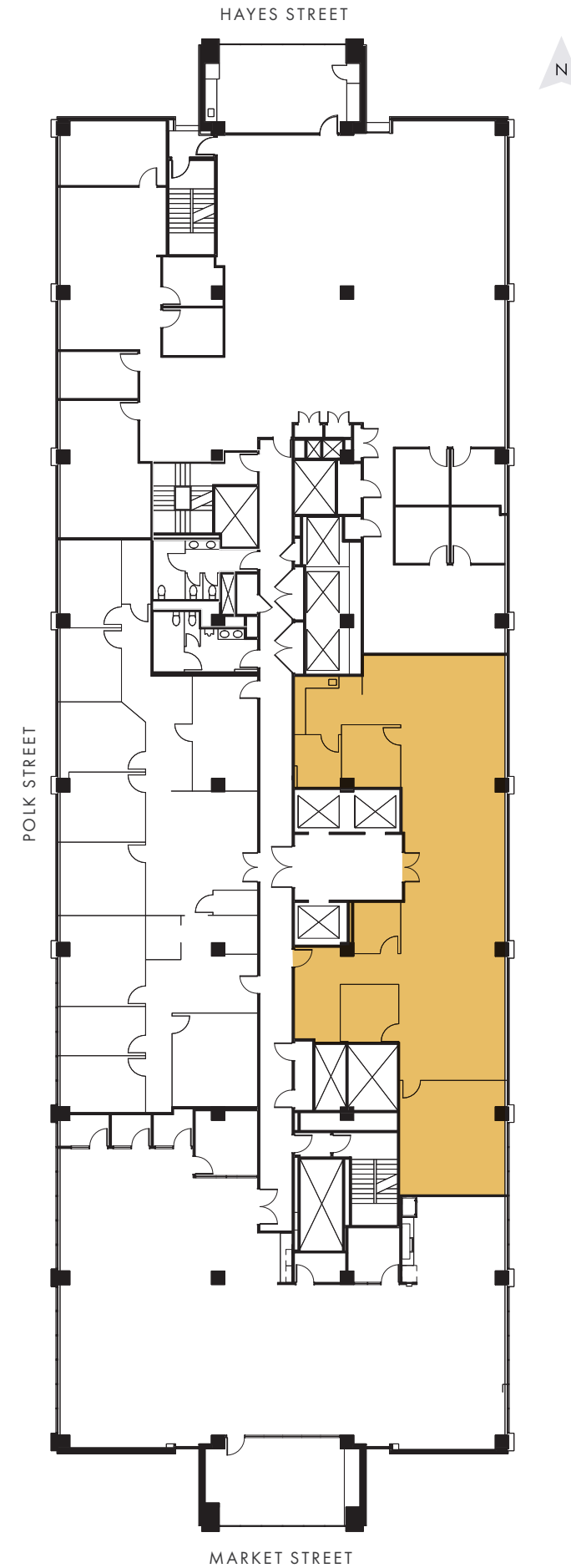




SUITE 1100

4,698 rsf

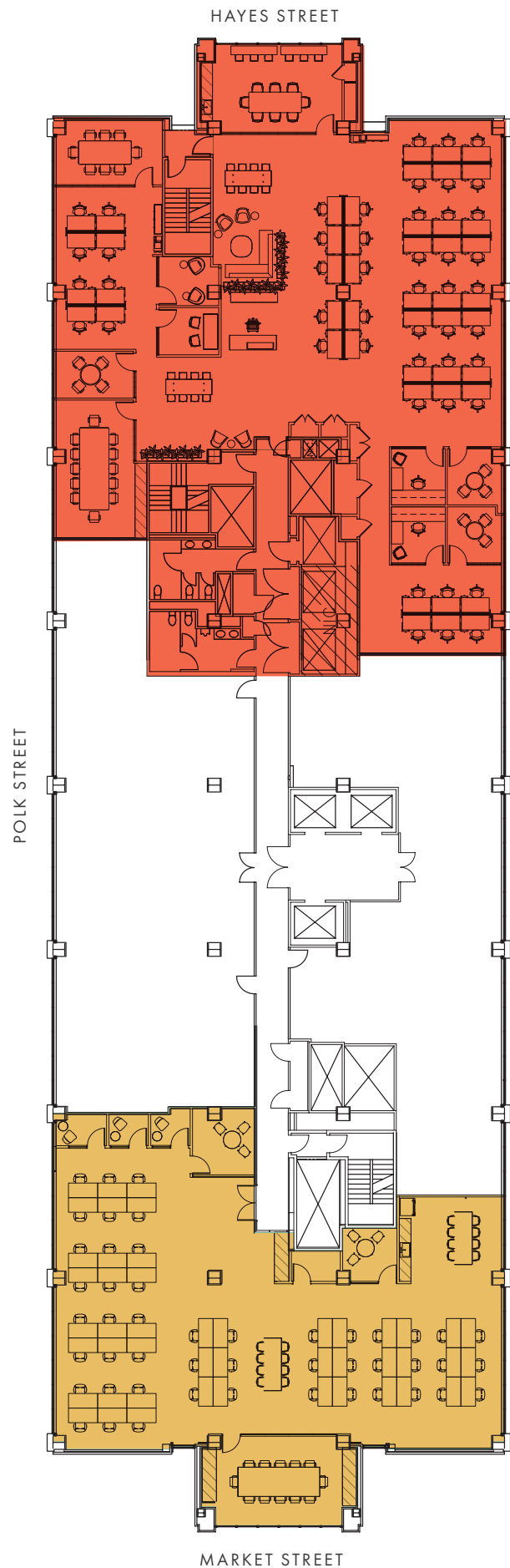
- + Market-ready traditional suite
- + 1 conference room
- + 5 private offices
- + Kitchen
- + Floor-to-ceiling window line
- + Available now



SUITE 1025

3,067 rsf

- + Traditional suite
- + 3 private offices/meeting rooms
- + 1 conference room
- + Kitchenette
- + IT/storage
- + Open area



SUITE 1018

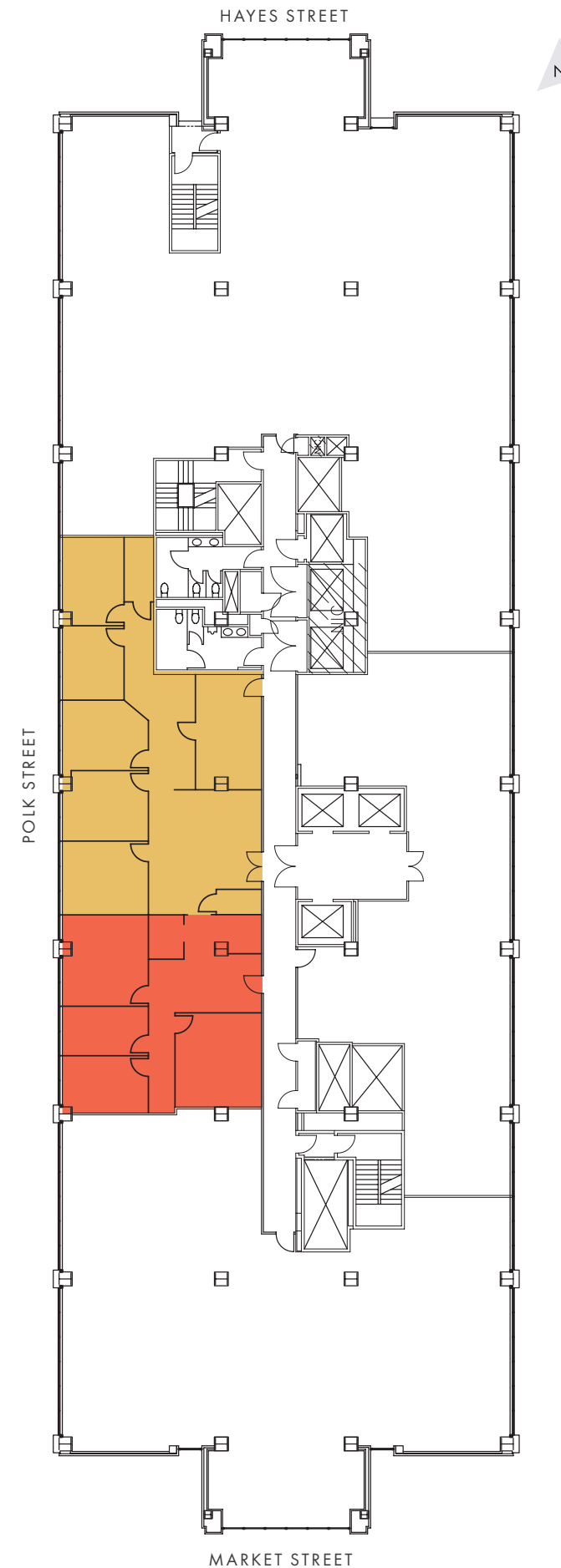
7,124 rsf

- + Market ready traditional suite
- + Fantastic views
- + 2 conference rooms
- + 2 private offices
- + 3 breakout rooms
- + 2 phone rooms
- + Kitchen/break room
- + Floor to ceiling window line

SUITE 1004

5,160 rsf

- + Brand new creative spec suite
- + Partly plug-and-play opportunity
- + Exposed ceilings
- + Boardroom
- + 2 meeting rooms
- + 3 phone rooms
- + Kitchen
- + Floor-to-ceiling window line
- + Fantastic Market Street views



SUITE 1008

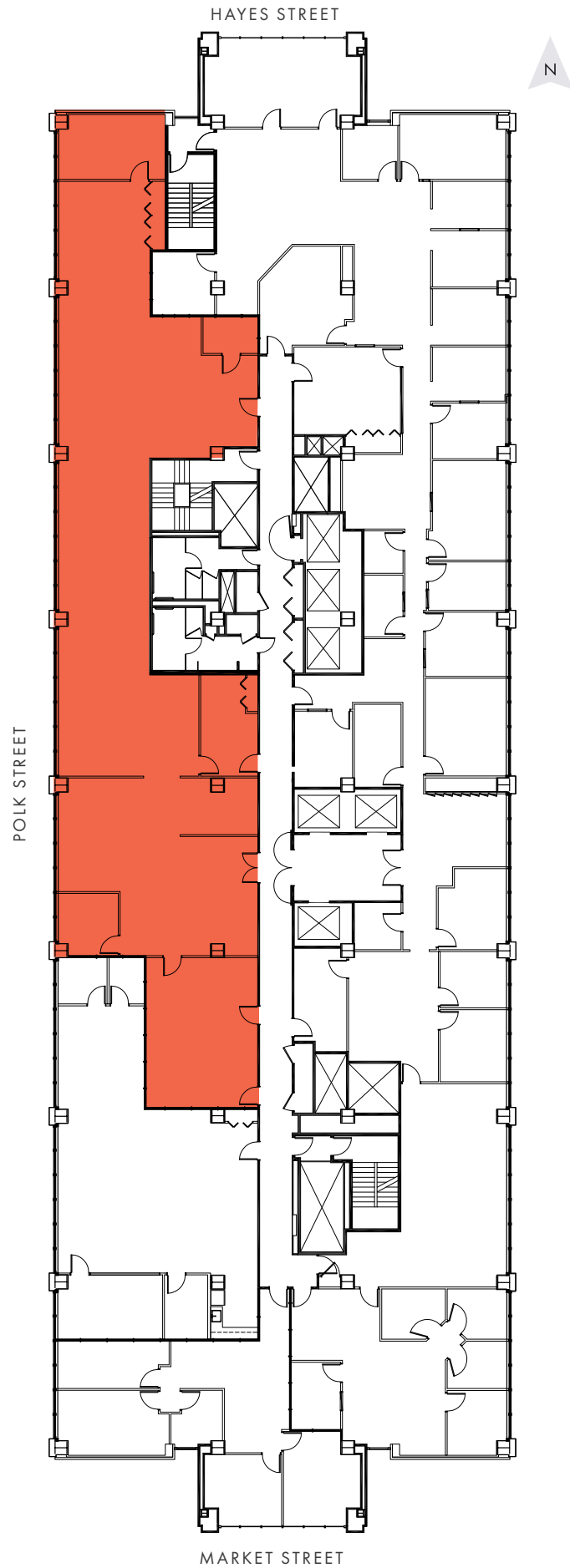
1,415 rsf

- + Traditional suite
- + 2 private offices
- + 2 conference rooms
- + IT/storage

SUITE 1010

2,295 rsf

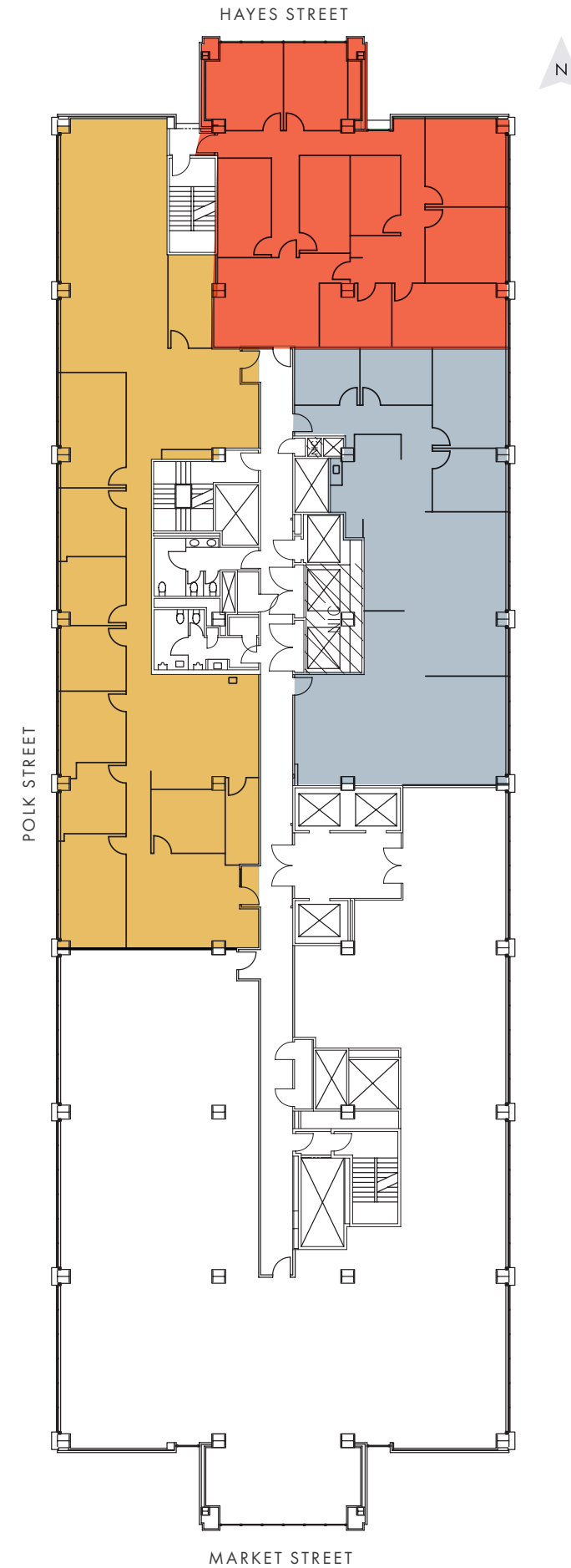
- + Traditional suite
- + 5 private offices
- + Kitchen/break room
- + IT/storage
- + Double-door identity right off elevator



SUITE 910

5,293 rsf

- + Market ready creative suite
- + 2 conference rooms
- + 2 private offices
- + Views of City Hall
- + Mostly open plan
- + Kitchen
- + Floor-to-ceiling window line
- + Available now



SUITE 810

4,741 rsf

- + Traditional suite
- + 2 large conference rooms
- + 6 private offices
- + Views of City Hall
- + Floor-to-ceiling window line
- + Available now
- + Can consolidate up to 10,652 rsf
- + IT/storage closet

SUITE 818

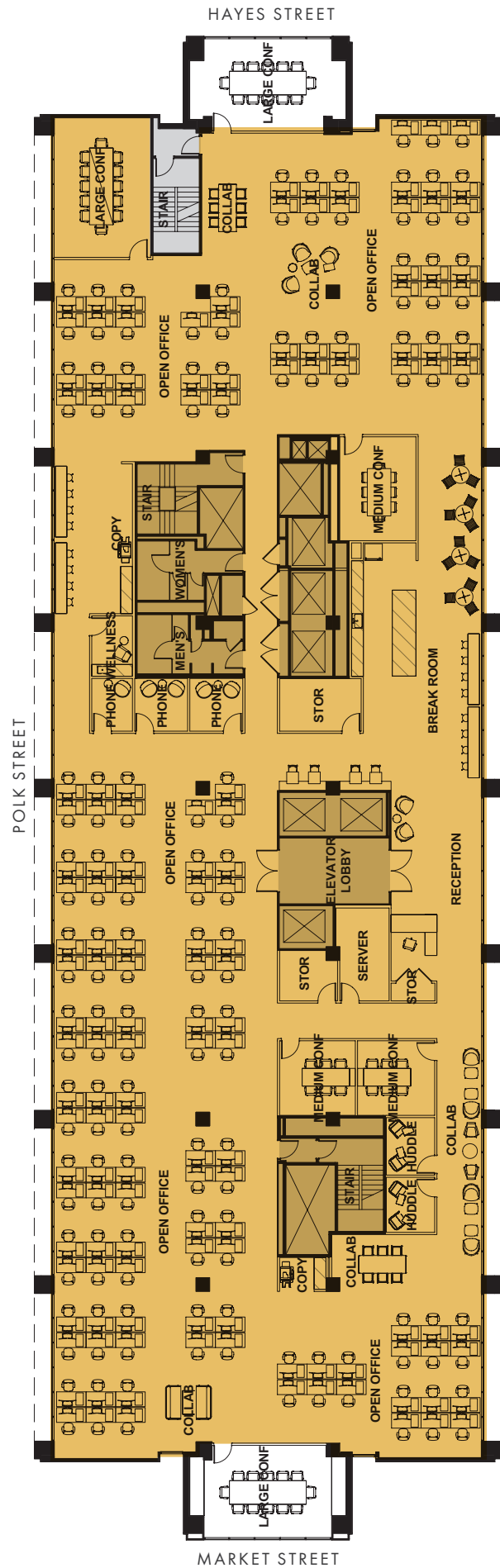
2,918 rsf

- + Traditional suite
- + 4 various sized conference rooms
- + 5 private offices
- + Views of City Hall
- + Floor to ceiling window line
- + Available now
- + Can consolidate up to 10,652 rsf

SUITE 820

2,993 rsf

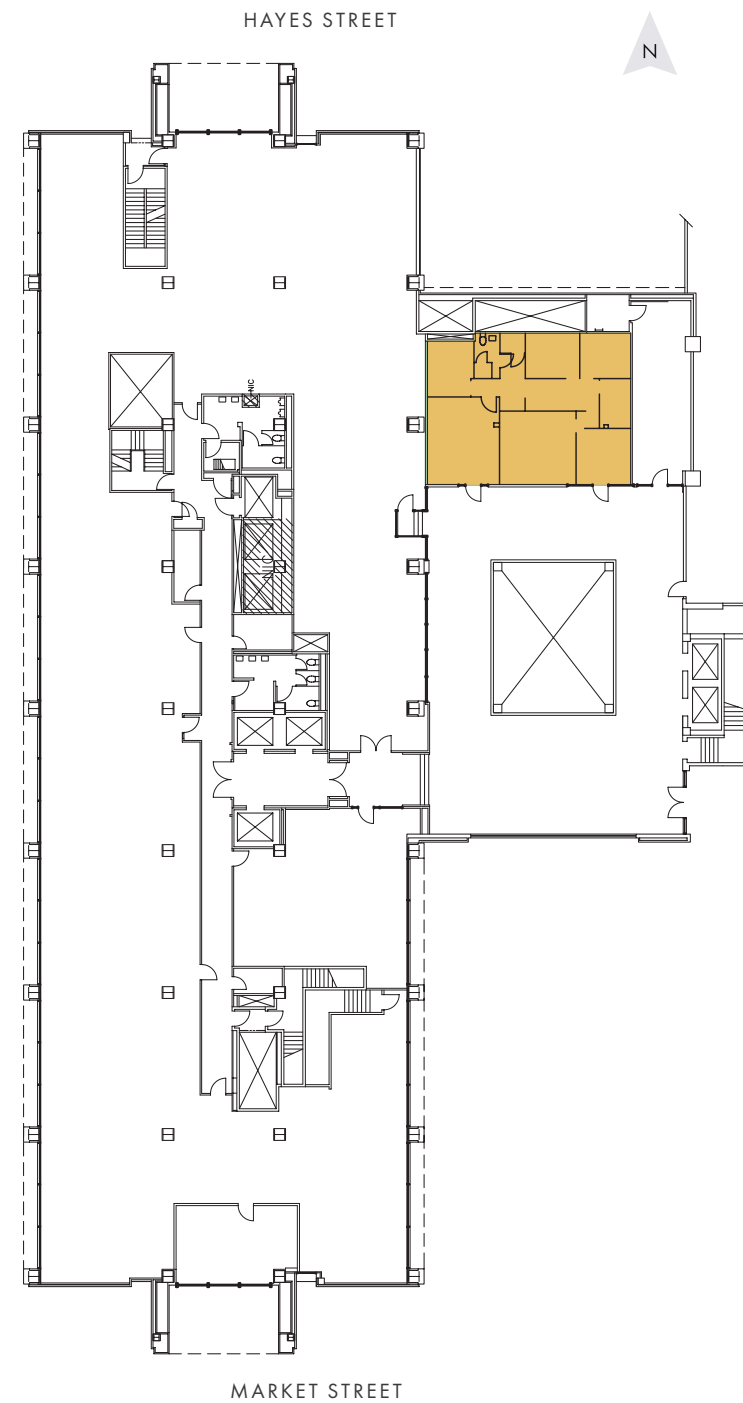
- + Market ready suite
- + Exposed ceilings
- + Mostly open plan
- + Conference room
- + IT closet
- + Kitchenette
- + 3 private offices/meeting rooms
- + Floor to ceiling window line
- + Available now
- + Can consolidate up to 10,652 rsf



SUITE 300

19,479 rsf

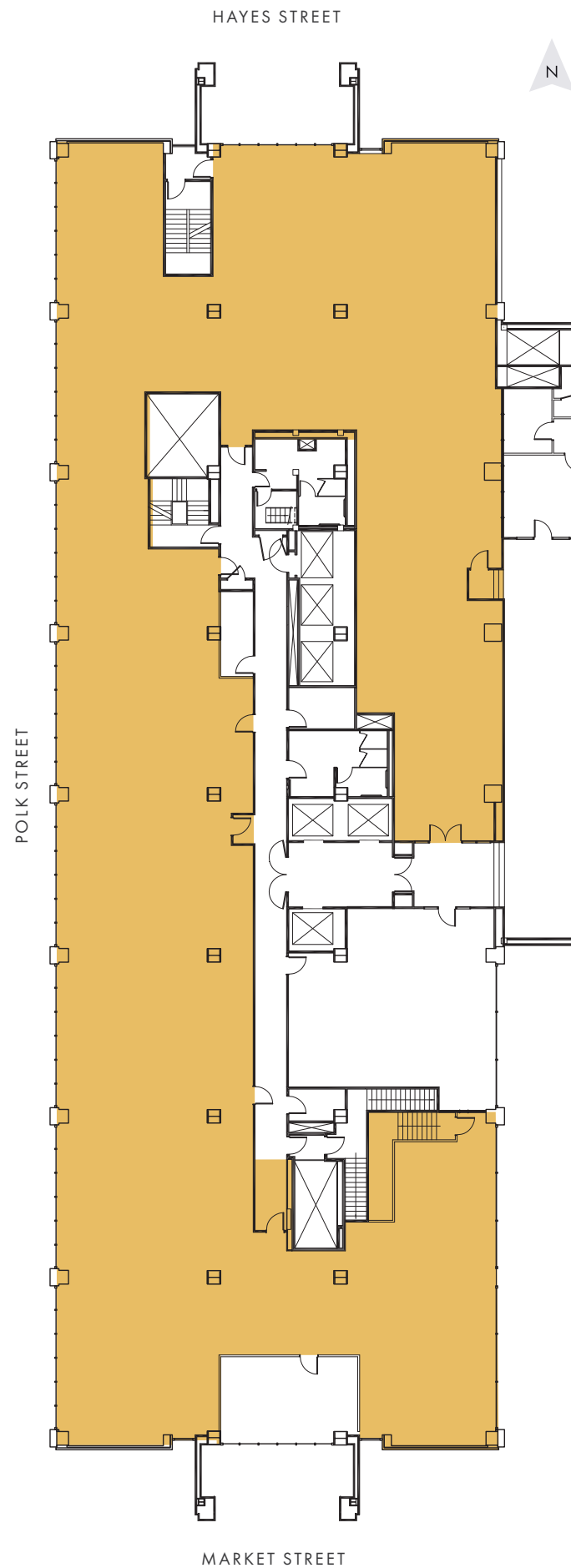
- + Brand new, full-floor creative spec suite
- + Exposed ceilings
- + Open area for 150+ workstations
- + 6 conference rooms
- + 6 phone rooms
- + Floor-to-ceiling window line
- + Available now
- + Can consolidate up to 43,927 rsf block



SUITE 226

1,512 rsf

- + Traditional suite
- + 3 private offices
- + 2 conference rooms
- + Kitchenette
- + Restroom en-suite

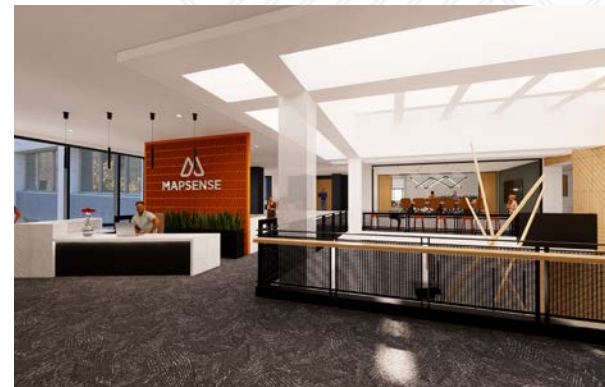


SUITE 210

15,112 rsf

- + Whitebox shell condition
- + Direct access to floor via internal staircase from the main lobby
- + Expansive ceiling heights
- + Floor-to-ceiling window line
- + Available now
- + Can consolidate up to 43,927 rsf block

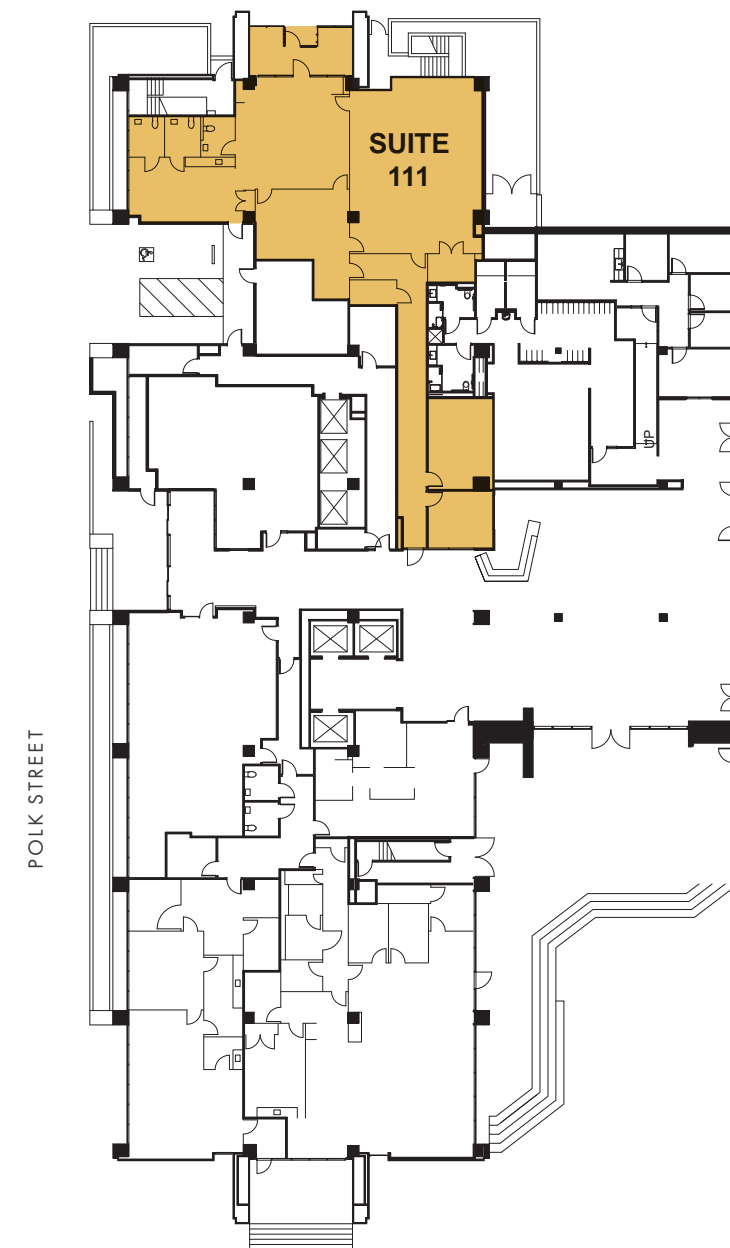
RENDERINGS



SUITE 111

4,646rsf

- + Available 11/1/24
- + 3 various sized meeting rooms
- + Kitchenette
- + 3 exclusive restrooms (w/ gender neutral stall)
- + Exclusive entrance off Hayes Street



1390 MARKET



[WATCH VIDEO](#)

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SWIFT
REAL ESTATE PARTNERS

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