



600

600 TOWNSEND *East*

TIMELESS BRICK & TIMBER DESIGN

*paired with all the modern
infrastructure upgrades
you need to succeed.*

Building STATS

BUILDING SIZE

87,406 RSF

FLOORS

4

FLOOR PLATE SIZE

±21,000 RSF

SLAB TO SLAB HEIGHT

18'

OUTDOOR SPACE: PENTHOUSE
ROOF TERRACE TOTALING

8,000 RSF

AVAILABLE

Now



Single Tenant
HQ Building



Building Signage
Opportunities Available



Commercial Cafeteria
with 3-compartment Sink
& Cold Storage Facility



Mobile Smart
Building Technology



Abundant Parking -
70 Spaces



Exceptional Cal-Train &
4th Street Train Access



Plug + Play -
418 Work Stations with
Monitors Included



Over 8,000 RSF of
Outdoor Space



Rare Brick &
Timber Design



Secure Storage for
Over 40 Bikes



Shower & Locker
Facilities



Controlled Access
- Three Pass Point
Security System





WALK SCORE

90



TRANSIT SCORE

98



BIKE SCORE

99

Your NEIGHBORHOOD

Walkable, Bikeable, Enjoyable.



OMAKASE



BELLOTA



KAIYO ROOFTOP



MARLOWE

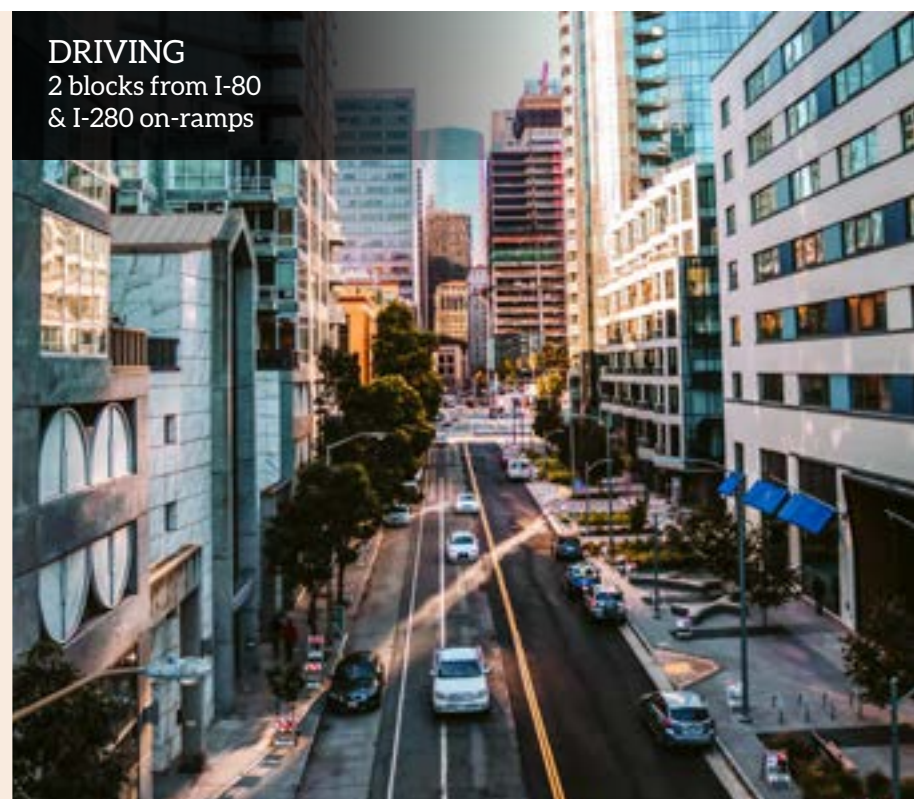
Your COMMUTE

Easy access to the Silicon Valley talent pool and reduced commute time for your San Francisco employees.

8
600 TOWNSEND East



Lyft bike docks
 Caltrain
 BART
 4th Street
 Muni



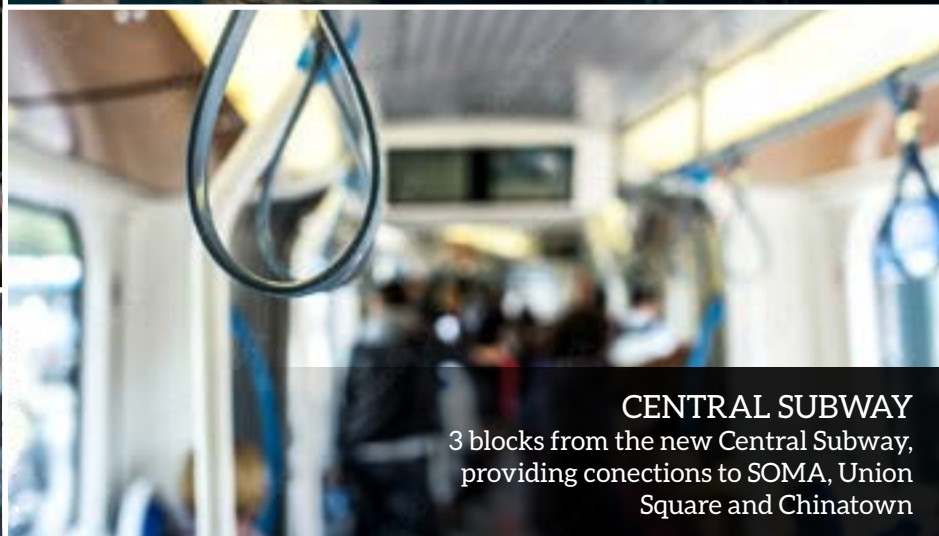
DRIVING
2 blocks from I-80
& I-280 on-ramps



CALTRAIN
3 blocks from Caltrain Station,
providing direct access to Silicon Valley



MUNI
8 bus lines within
a 2 minute walk



CENTRAL SUBWAY
3 blocks from the new Central Subway,
providing connections to SOMA, Union
Square and Chinatown



BIKE SHARE
4 bike share docking stations
within one block of the building

9
600 TOWNSEND East

Your NEIGHBORS

From local start ups and makers to big names in tech - inspire and be inspired by the creatives that thrive nearby.

Nearby residential developments mean shorter commutes and a more vibrant neighborhood for employees to enjoy.

Google

PLAID

samsara

Sonder

Dropbox

lyft

MASTERCLASS

RH

SAP

STRAVA

CLOUDFLARE

GUSTO

MERCK

INVITAE

cisco

CANARY TECHNOLOGIES

BAYER

FAIRE

Pinterest

NEKTAR

ADVENT Software

Adobe

cruise

Particle

airbnb

Uber

splunk>

UCSF

nurix

iRhythm



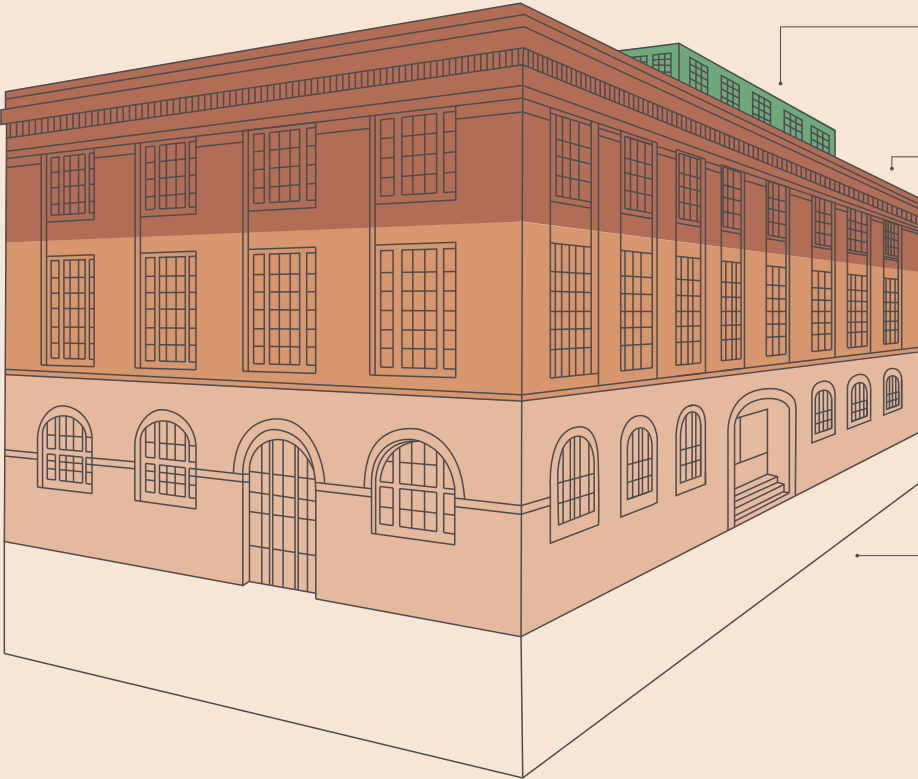
RESIDENTIAL DEVELOPMENTS *Within 1 Mile*

EXISTING:
4997

UNDER CONSTRUCTION:
538

How It All STACKS UP

3 full floors, a penthouse and a speakeasy on the concourse level — all move-in ready. Make 600 Townsend yours.



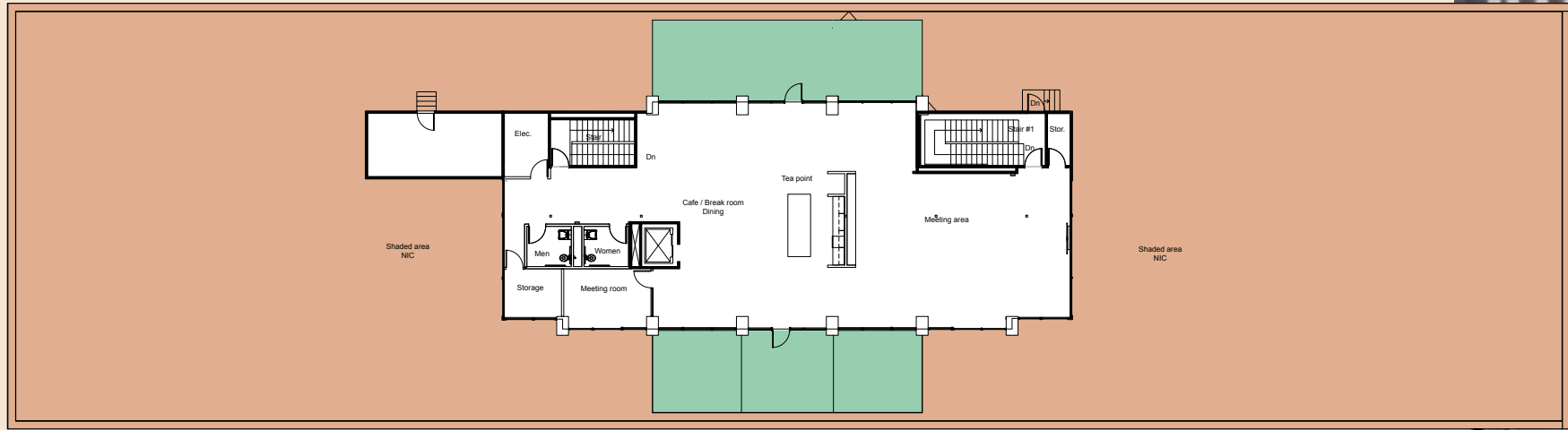
- PENTHOUSE**
5,397 RSF // 9' Ceilings
- 3RD FLOOR**
20,647 RSF // 18' Ceilings
- 2ND FLOOR**
20,647 RSF // 18' Ceilings
- GROUND FLOOR**
20,448 RSF // 18' Ceilings
- CONCOURSE LEVEL**
20,267 RSF // 12' Ceilings



Penthouse

5,397 SF

- ☑ City Views
- ☑ Two Decks
- ☑ Full Kitchen
- ☑ Conference Area
- ☑ Ample Natural Light



7TH STREET

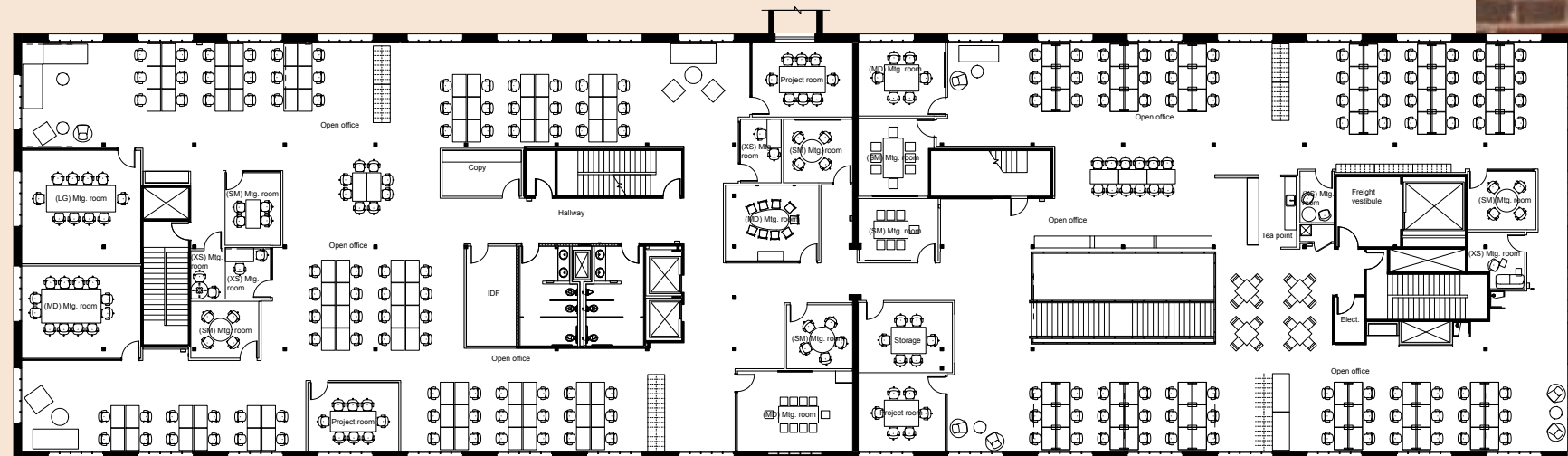
TOWNSEND STREET

14
600 TOWNSEND East

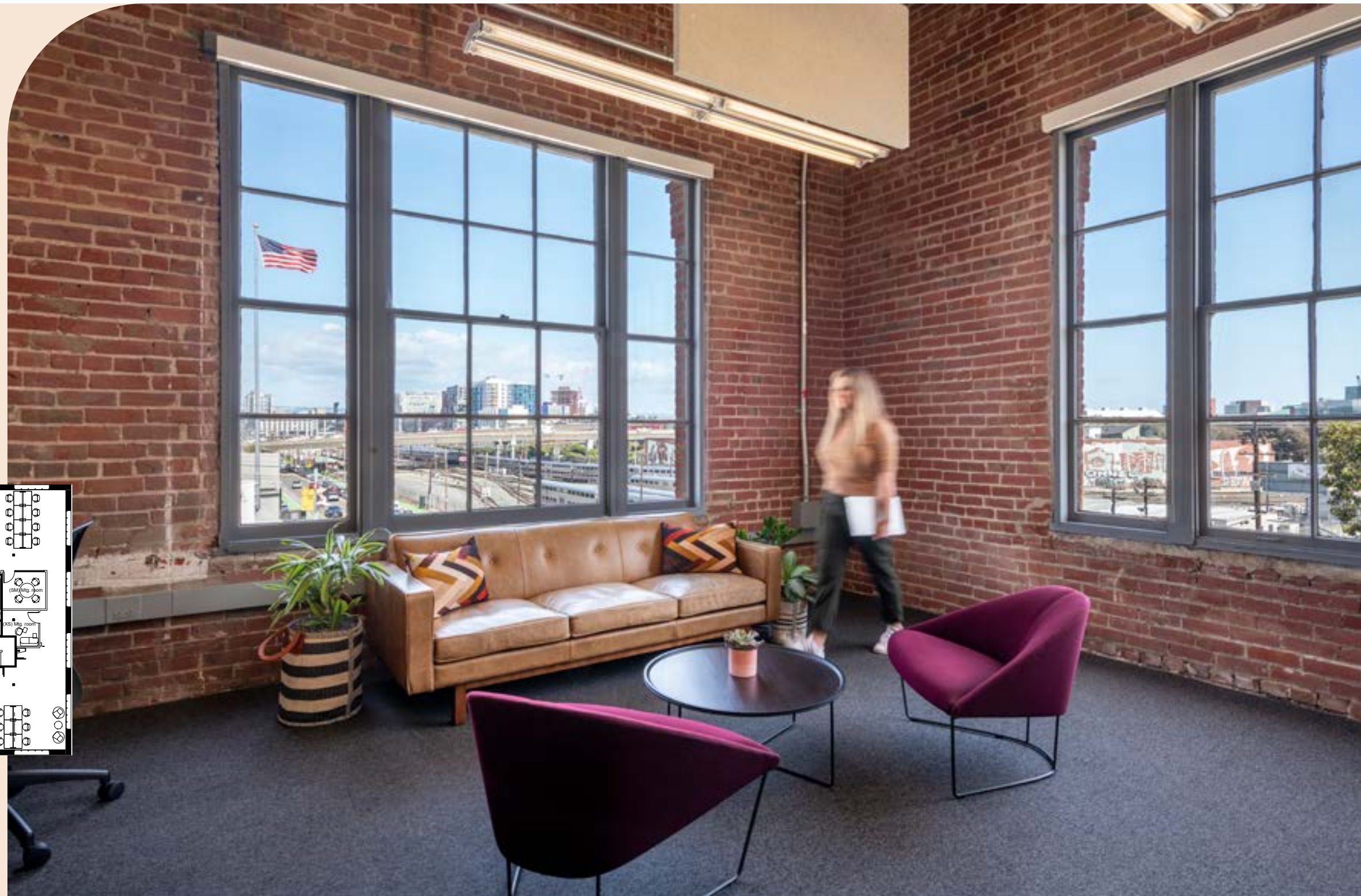
15
600 TOWNSEND East

Floor 3 20,647 SF

- ✓ 18' Ceilings
- ✓ 192 Workstations
- ✓ 1 Large Conference Room
- ✓ 8 Meeting Rooms
- ✓ 12 Small Meeting/Phone Rooms
- ✓ Exposed Brick Throughout
- ✓ Substantial Natural Light
- ✓ Center Connecting Stair
- ✓ Kitchen



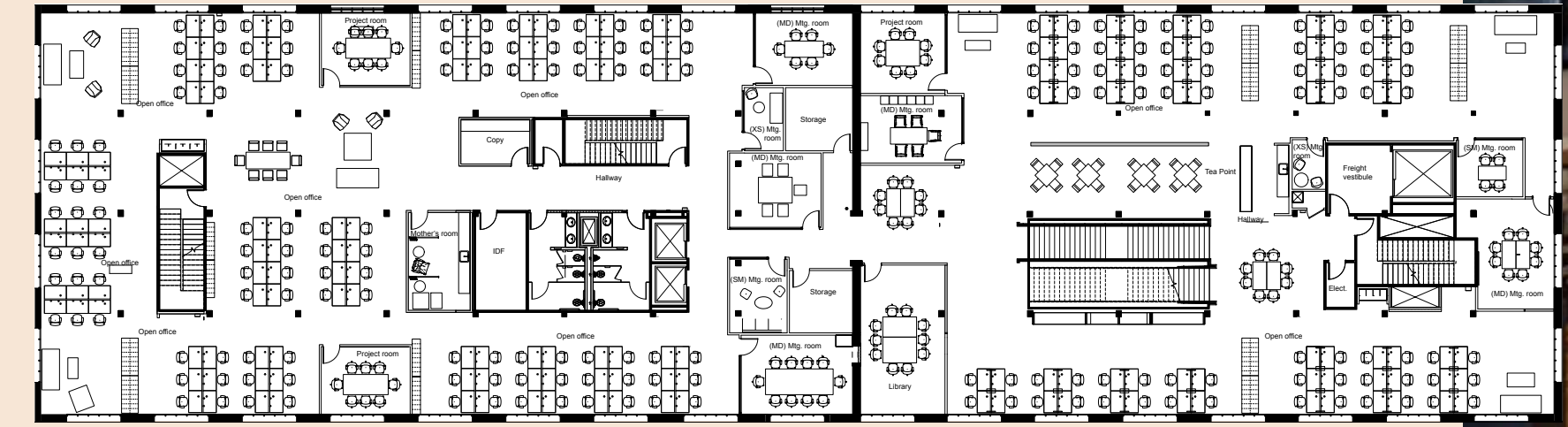
7TH STREET



Floor 2

20,647 SF

- 18' Ceilings
- 172 Workstations
- 1 Large Conference Room
- 8 Meeting Rooms
- 4 Small Meeting/Phone Rooms
- Exposed Brick Throughout
- Substantial Natural Light
- Center Connecting Stair
- Kitchen



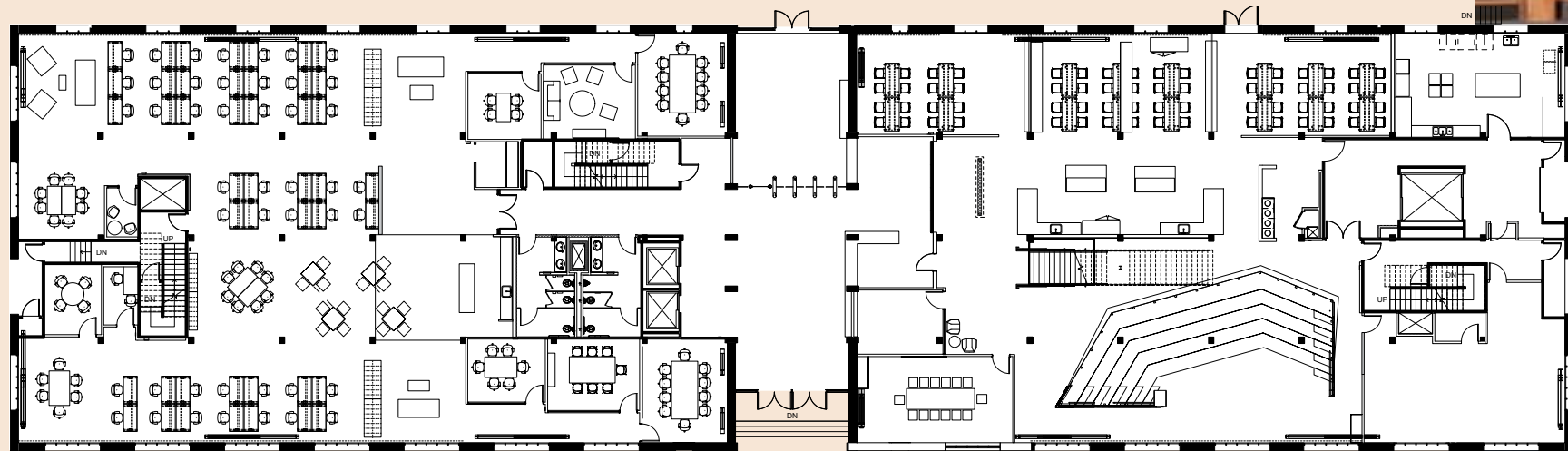
7TH STREET



Ground Floor

20,487 SF

- ☑ 18' Ceilings
- ☑ Direct Access to Courtyard
- ☑ Unique All-hands Area with Stadium Seating
- ☑ Full Catering Kitchen with Cafeteria Seating
- ☑ Access to Loading Dock
- ☑ Controlled Access with Turnstiles
- ☑ 51 Work Stations
- ☑ Center Connecting Stair



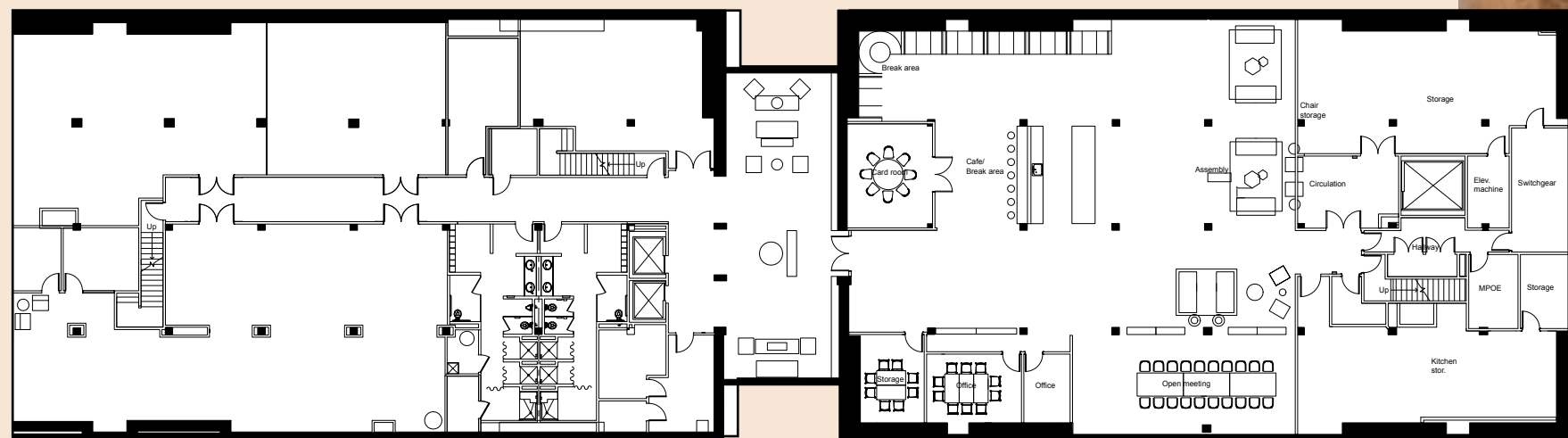
7TH STREET



Concourse Level

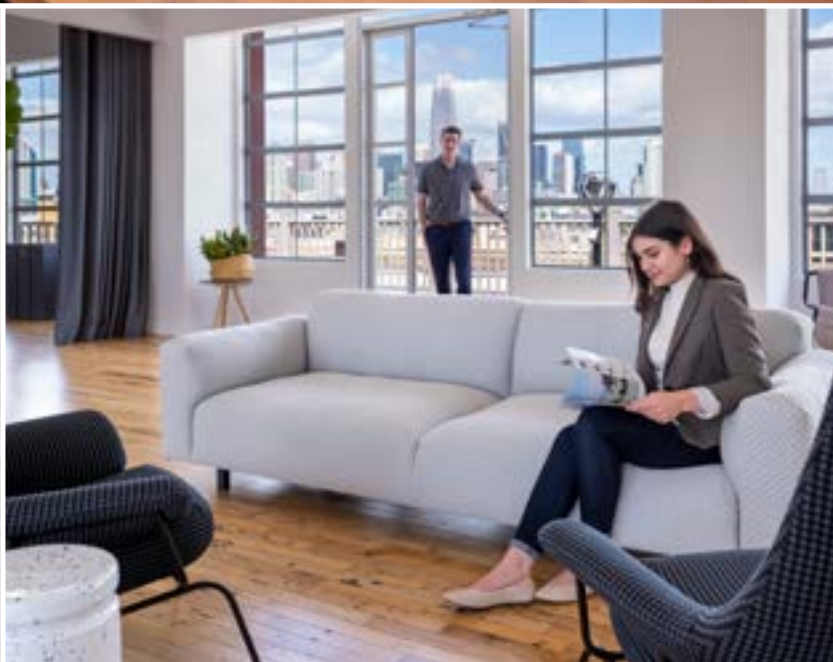
20,267 SF

- ☑ 12' Ceilings
- ☑ Exposed Brick
- ☑ Built-out Bar/Lounge Area
- ☑ Secure Bike Storage
- ☑ Large Cold Storage Area
- ☑ Shower Rooms & Lockers
- ☑ Ample Storage



7TH STREET





A CLASSIC— *Reimagined.*

In 2015, Rapt Studios was hired as interior architect to renovate the building for an incoming tenant. The overall vision for the space was one that was simple, organic and imperfect. Pulling from Mihaly Csikszentmihalyi's philosophy of flow, the space around the timber staircase on each floor of the building was left open so music and aromas could naturally collect and carry up to other levels. As the entire building progresses, so does the design, arriving at a panoramic view of the San Francisco skyline. Like its inhabitants, the space is meaningful and intentional, with a keen attention to design.



WORK *Smarter.*

With Cohesion Smart Building Technology, tenants at 600 Townsend East is able to offer a highly customized tenant experience.

Through Cohesion, you have access to building systems information allowing you to track building occupancy, space utilization and tenant engagement. Grant secure and seamless access via a one-touch mobile key card and engage tenants via mobile app by announcing events, allowing for desk/conference room reservations, and even control building temperatures.

Building FACT SHEET



BUILDING CONSTRUCTION:

Brick & Timber



BUILDING FEATURES:

- Plug + Play - furniture included
- Commercial cafeteria with 3-compartment sink and cold storage facility
- Abundant and secure onsite parking
- Mobile smart building technology
- Outdoor space totaling over 8,000 RSF
- Soaring 18' ceiling heights
- Exceptional transit-oriented Showplace Square location
- Stunning 3-floor interconnecting stair



BUILT & RENOVATED:

1911 / 2015



FLOORS:

4



BUILDING SIZE:

87,406 RSF



FLOOR PLATE SIZE:

+/-20,500 RSF



SLAB TO SLAB CEILING HEIGHT:

- Concourse Level: 12'
- Ground Floor: 18'
- 2nd Floor: 18'
- 3rd Floor: 18'
- Penthouse: 9'



COLUMN SPACING:

28' x 28'



SECURITY ACCESS:

Three pass point system, including turnstiles and secure entry via Cohesion Smart Building Technology app



VERTICAL TRANSPORTATION:

Two (2) machine room-less (MRL) traction elevators (manufactured by Kone in 2013); One (1) freight elevator (installed by Dover)



LOADING DOCK:

1 Dock-High loading dock



RESTROOMS:

Women's room (3 stalls) & Men's room (2 stalls, 1 urinal) on each floor; Concourse level has 3 Women's Showers & 3 Men's showers; Penthouse has 2 unisex restrooms



PARKING:

70 parking stalls (47 below grade, 23 in neighboring garage)



HVAC:

Multi-stage DX (Direct Expansion) rooftop AC with VAV hot water reheat. Modern building management system & graphic interface



POWER:

Designed for over 5 watts per square foot



INTERIOR ARCHITECT:

Rapt Studios & Gensler



ESG FEATURES:

- LED lighting throughout
- All restrooms have auto flush valves and motion sensors for activating waterflow
- All restrooms have low flow urinals and toilets have LED lights
- New back of house roof units with economizers
- Track building sustainability performance through Cohesion Smart Building Technology



OWNERSHIP:

LBA Realty

The logo for 600 Townsend East features the number '600' in a stylized, orange, double-lined font. The background is a dark, grayscale photograph of a multi-story brick building with many windows, situated on a city street with trees and a traffic light.

600 TOWNSEND *East*

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

