

# 550

SOUTH PARK

THE SEAMLESS SOLUTION

25,000 RSF FULLY FURNISHED

VIRTUAL TOUR



ADDITIONAL PROFESSIONAL PHOTOS



# *Discover* South Park's New Standard of Space

A **fully furnished opportunity** in San Francisco's famed South Park submarket. Complete with expertly designed Costa Brown workspace that is **move-in Ready**.

- ◆ Brand New Construction
- ◆ Fully Spec'd Out Work Space
- ◆ Move-In Ready Fully Furnished Space
- ◆ Flexible Lease Term



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# A Grand Arrival

550 South Park features the distinct advantage of a separated reception area from the workspace, offering countless benefits to your business:



**Increased Privacy:** By segregating your reception area, you safeguard sensitive information and preserve confidentiality.



**Enhanced Security:** Ensure that only authorized personnel/guest gain access to your workspace, protecting your valuable assets, confidential data, and intellectual property.



**Brand Reinforcement:** A well-designed separated reception area provides unique opportunity to display your brand identity.



**Guest Management:** First impressions matter, a dedicated reception area allows your clients and guests to be greeted with professional and welcoming atmosphere.





# Talk of the Town

550 South Park will feature a **5,000 SF multi-use auditorium**. Used regularly as a social stair, the town hall features a highly flexible seating system: keynote or product launch talks for 150, conferences, workshops and open floor exhibitions are only a few of the many possibilities.





# *Unparalleled* Entertainment Space

With a brand new **4,000 RSF roof deck penthouse** atop 550 South Park, boasting views of South Park and San Francisco's skyline, utilize the indoor-outdoor areas to entertain customers, advisors, and investors.





# Where Your *Employees* Want to Be

550 South Park boasts **amenities that stretch beyond the workplace**, delivering an immersive place to work, lounge, entertain and play, all under one roof.

- ◆ Dedicated grand arrival
- ◆ Multi-Use town hall
- ◆ 4,000 RSF private indoor-outdoor terrace
- ◆ Multiple kitchen & bars
- ◆ Fitness center & shower facility
- ◆ Underground speakeasy
- ◆ EV parking





# First Floor

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- ◆ Grand entrance
- ◆ Indoor garden
- ◆ Three interconnecting stairwells: ground floor and rooftop terrace access
- ◆ All hands multi-function space
- ◆ Social cafeteria & bar
- ◆ Parking for 3 cars + EV stations
- ◆ 24 work stations (ability to add 6 more)
- ◆ 3 soft-seating pods
- ◆ 9 meeting rooms
- ◆ Huddle space
- ◆ Gym room
- ◆ Bike parking
- ◆ 6 fixtures, 3 womens and 3 mens



Building to be delivered as shown, further tenant design changes are acceptable.



# Second Floor

- ◆ Three interconnecting stairwells: ground floor and rooftop terrace access
- ◆ 48 work stations (ability to add 12 more) phone rooms
- ◆ Large boardroom
- ◆ 2 huddle rooms
- ◆ 2 private offices
- ◆ Open collaboration space
- ◆ Showers & lockers



550  
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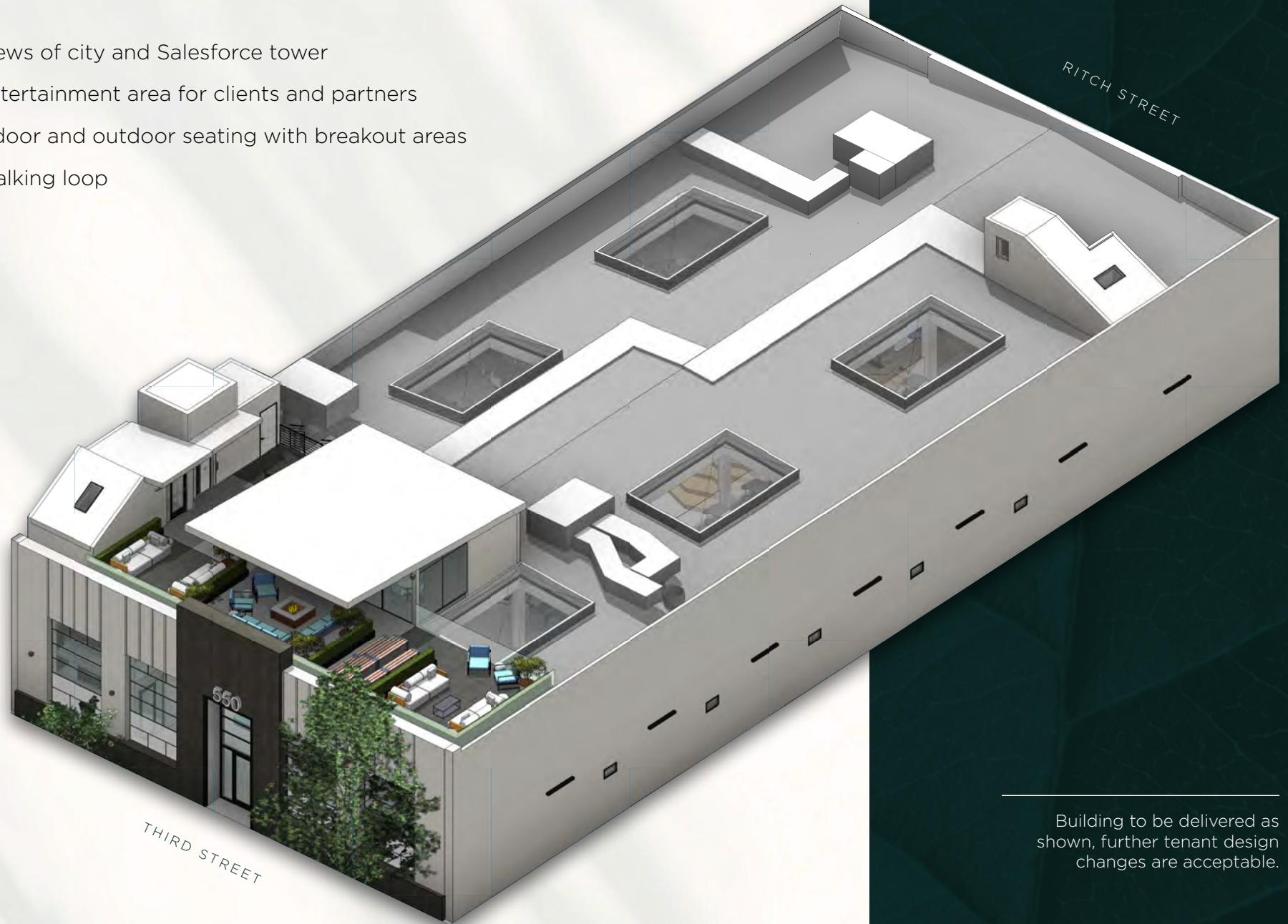
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# Rooftop Penthouse

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- ◆ Views of city and Salesforce tower
- ◆ Entertainment area for clients and partners
- ◆ Indoor and outdoor seating with breakout areas
- ◆ Walking loop



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# *Connected in* the Heart of San Francisco

- MUNI Metro
- BART
- Caltrain
- Central Subway
- MUNI Metro Station
- BART Station
- Central Subway Station





# Venture Capital Hub of San Francisco

Deemed the “Sand Hill Road of San Francisco,” South Park serves as a thriving epicenter for innovation, attracting influential venture capital neighbors.

At the forefront, 550 South Park spearheads a vibrant community that fosters collaboration and fuels entrepreneurial growth in the heart of South Park.





# 550

## SOUTH PARK

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