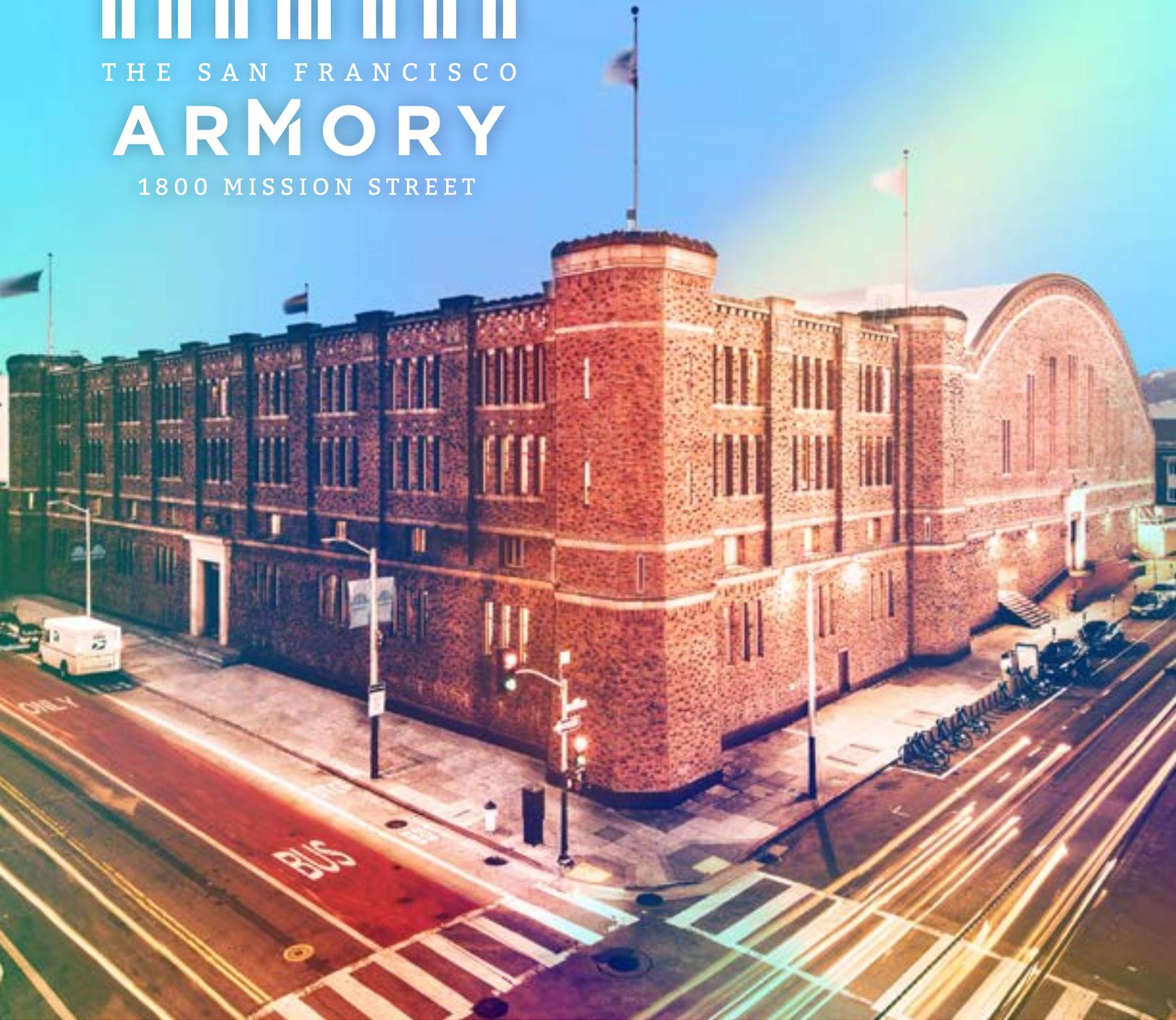


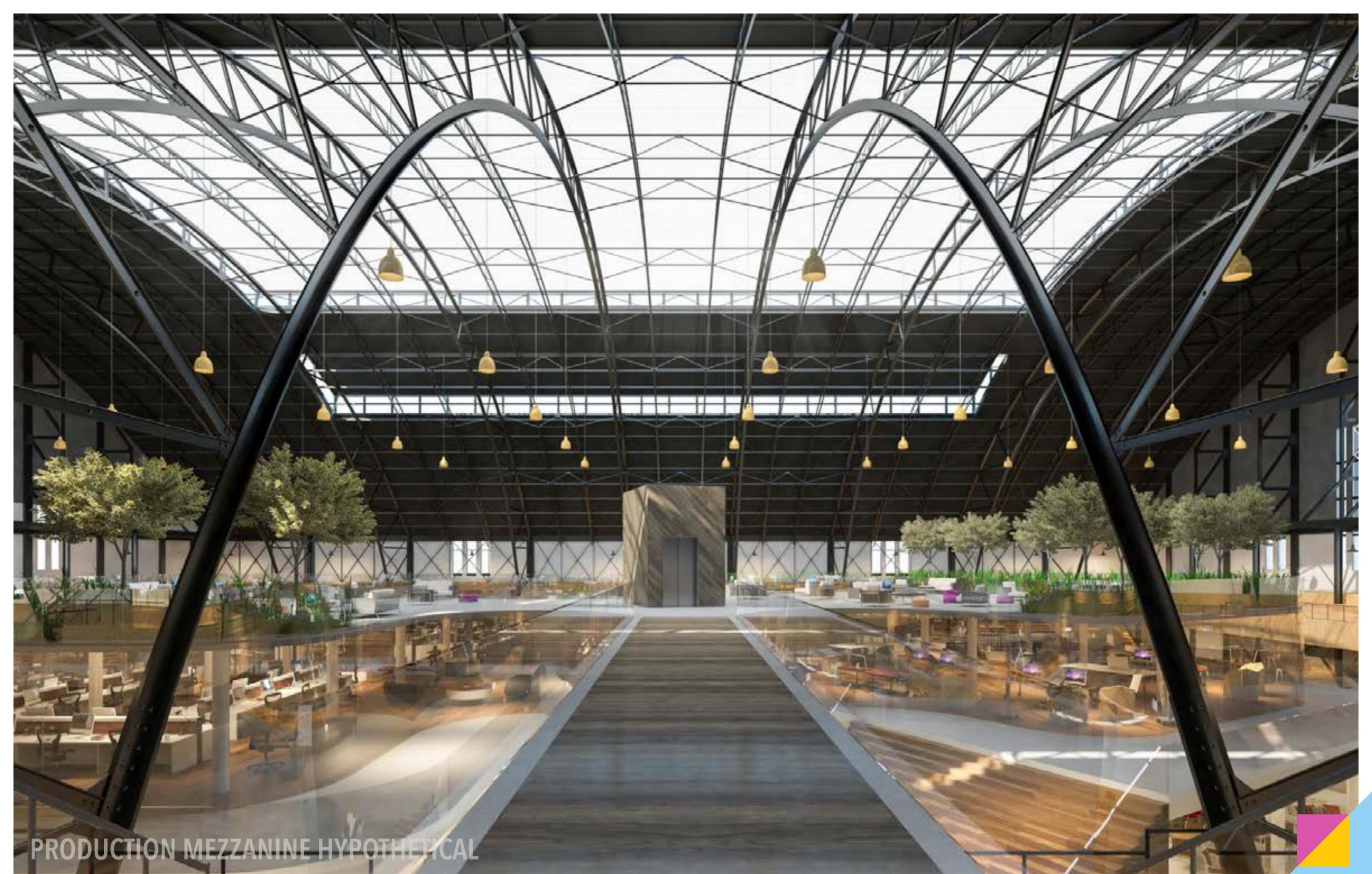
THE SAN FRANCISCO

# ARMORY

1800 MISSION STREET



ADVENTUROUS  
JOURNEYS<sup>®</sup>



PRODUCTION MEZZANINE HYPOTHETICAL



# VERTICALLY INTEGRATED



## SECURE STORAGE

- Warehouse
- Parking
- Last-mile
- Auto Lab



## CREATIVE USE TYPE

- Open space
- Manufacturing space
- Studio space
- Manufacturing
- Robotics/AI
- Lab space



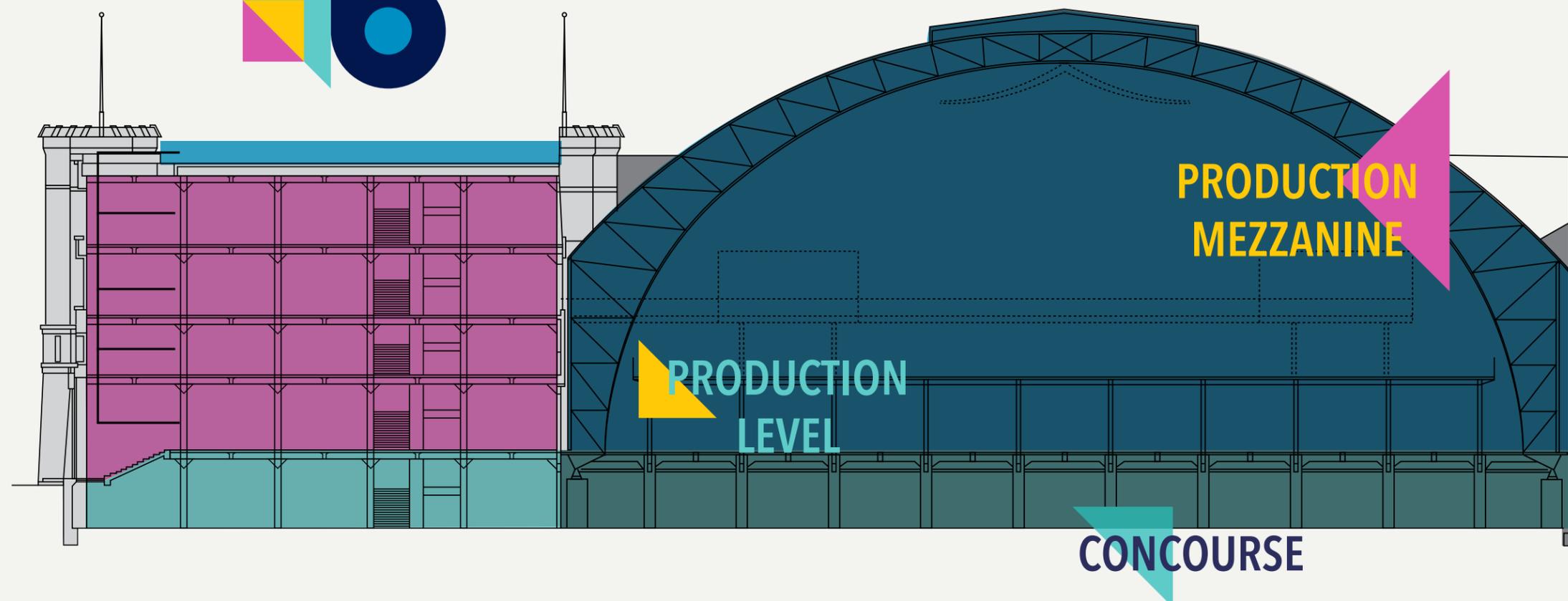
## GREAT FEATURES

- Heavy Power Capacity
- Open space

## CREATIVE OFFICE / PDR



	OFFICE / PDR TOWER	PRODUCTION SPACE
ROOF DECK	-	-
4TH FLOOR	24,708 RSF	-
3RD FLOOR	24,465 RSF	14,375 RSF
2ND FLOOR	20,867 RSF	
1ST FLOOR	29,279 RSF	49,153 RSF
CONCOURSE	-	78,674 RSF
TOTAL	99,319 RSF	142,202 RSF



# BUILDING FACTS



## Address

1800 Mission Street.  
Mission/14th Street,  
San Francisco, CA 94103

## Building Area

Approximately 250,593 RSF

## Built

1912

## Full Building Renovation

2020

## Floors

6 including concourse & roof deck

## Parking

Exterior parking garage may be available.



## Developer

Adventurous Journeys

## Security Access

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



## Tower Slab-To-Slab Ceiling Heights

11' to 14'

## Tower Finished Ceiling Heights

11' to 14'

## Production Floor Ceiling Heights

80'

## Column Spacing

16 x 21'

## Amenities

- ▶ Common amenity space with gym and café
- ▶ Professionally managed
- ▶ 6,492 RSF new roof deck with 420-person capacity. Elevator serviced.
- ▶ Enclosed building bike room
- ▶ Building lockers, showers, and restrooms
- ▶ Building Storage

## Systems

### Electrical

- ▶ 2400 amps, 480 volts
- ▶ 2500 amps, 208 volts



### HVAC

- ▶ Customizable based on specific needs

*New sprinkler and fire alarm systems*

## Passenger Elevators

Two (2) 3500lb elevators servicing concourse level through roof deck.



One (1) 4500lb elevator servicing concourse, Mission Street and ground floor.

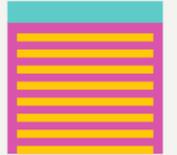
## Restrooms

TBD. Location and size based on tenant's needs.

## Loading

Separate roll up door entrances serving both the ground and concourse levels.

Approx. 11' height x 12' width. Accessed from Julian Avenue.



## Zoning

UMU (Urban Mixed Use) with office designation for 4th floor of the tower.

## Renovations Completed

- ▶ Seismic Retrofit
- ▶ Elevator
- ▶ Stairs
- ▶ Facade Restoration
- ▶ Roof Accessibility
- ▶ Fire Life Safety Systems
- ▶ ADA Upgrades
- ▶ HAZMAT
- ▶ Core Restrooms
- ▶ Electrical Service

## Transportation

16TH Street BART    2 blocks  
Church Street MUNI    4 blocks

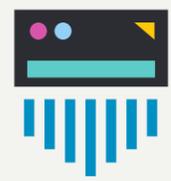


# BUILDING AMENITIES

OFFICE HYPOTHETICAL



Roof Deck



HVAC Customizable



Enclosed Bike Room



Café



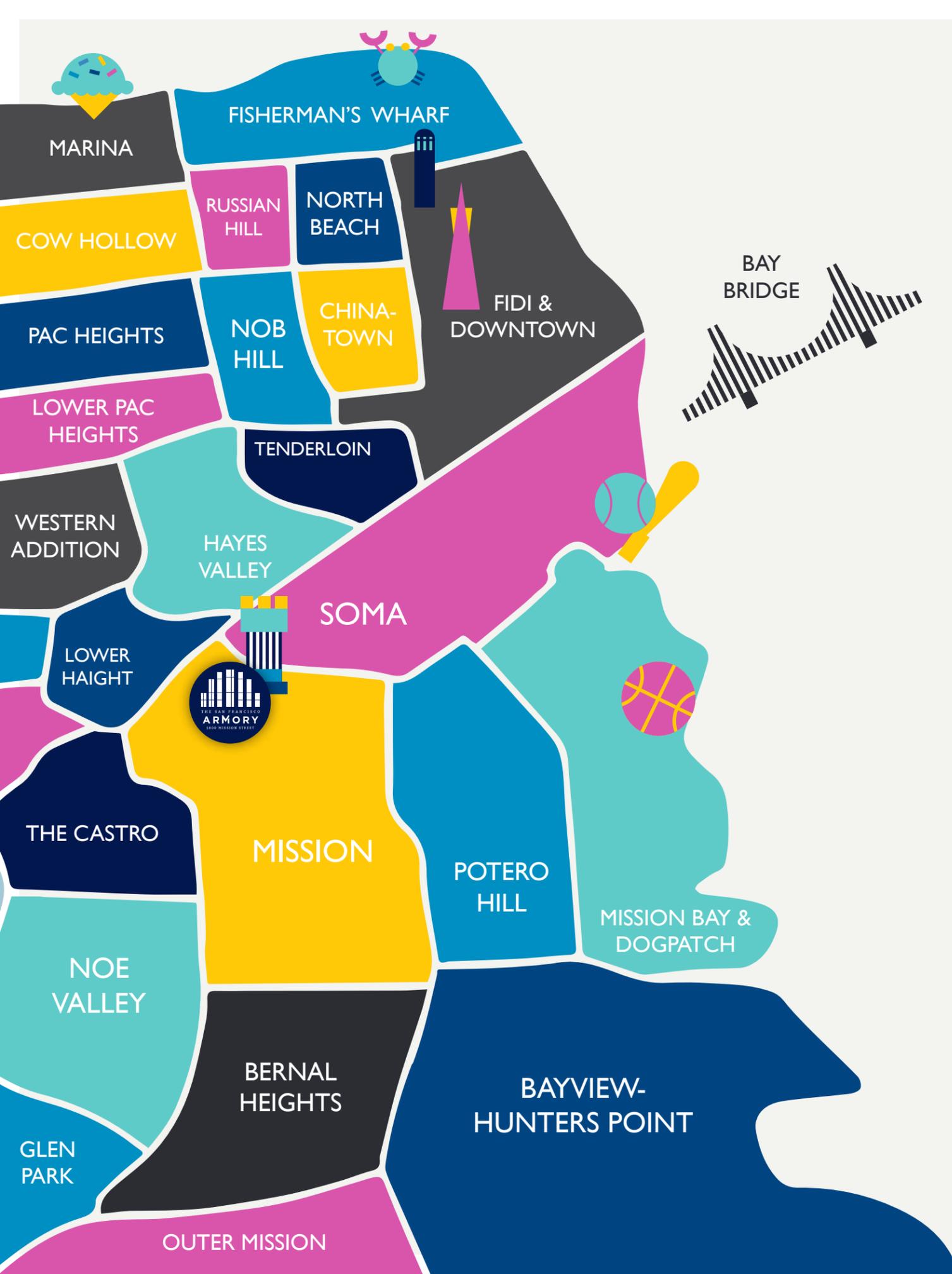
Gym



Building Showers

# LOCATION





# NEIGHBORHOOD AMENITIES

# EXCELLENT ACCESS

The Armory sits on the intersection of Market and 18th Street in The Mission. This location provides direct access to streets that run to the financial district and across the city. In addition, the onramp to US 101 is blocks away providing a quick route in and out of SF.

OAKLAND

DOWNTOWN  
SAN FRANCISCO

MARKET ST

MISSION ST

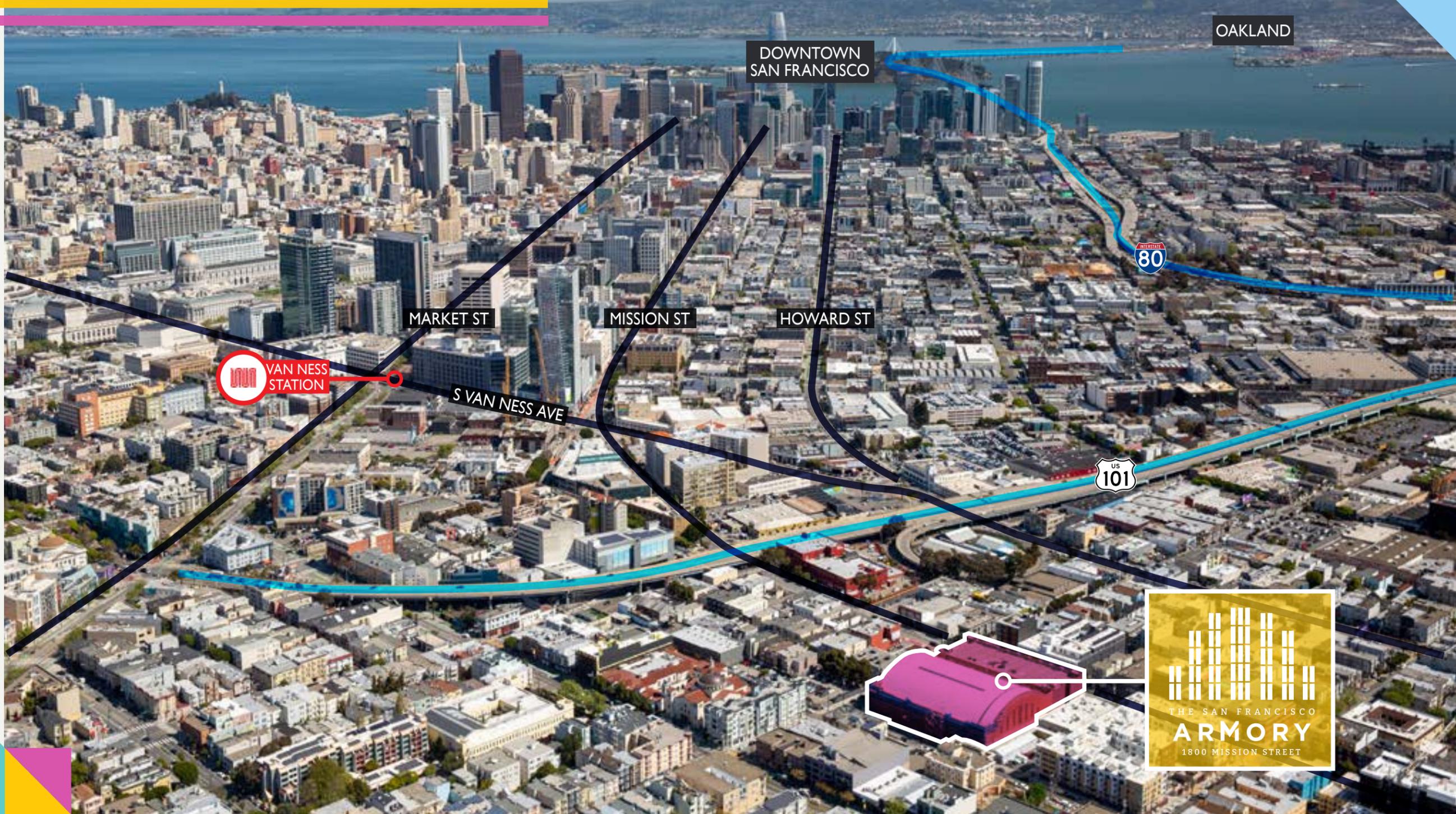
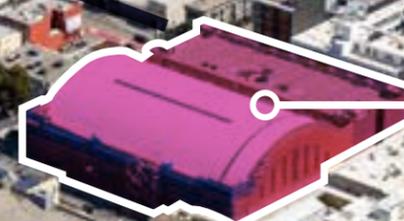
HOWARD ST

VAN NESS  
STATION

S VAN NESS AVE

INTERSTATE  
80

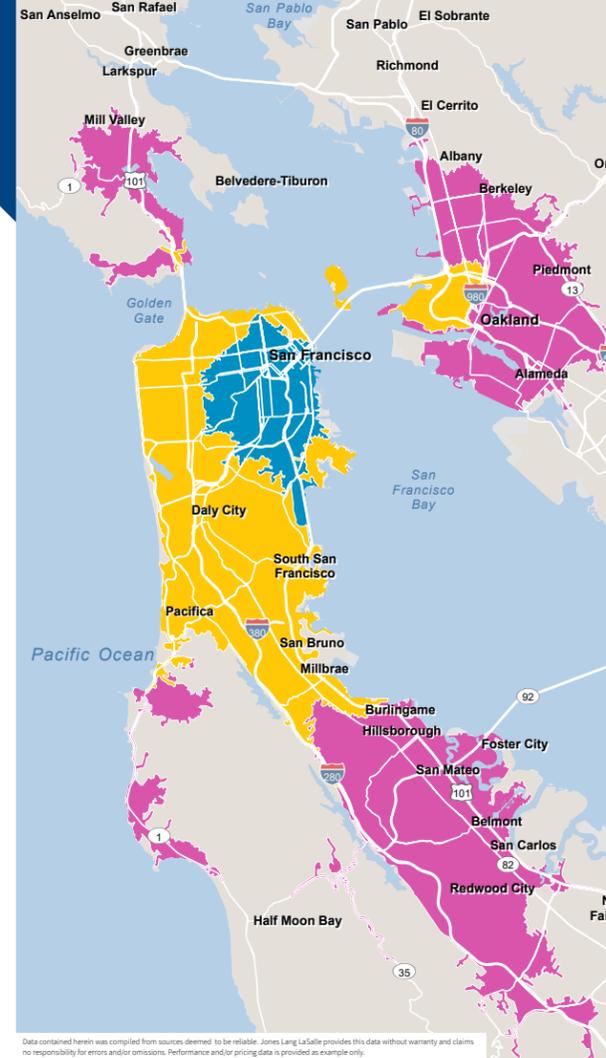
US  
101



# JUSTICE40

LOCATED IN THE CULTURALLY VIBRANT MISSION DISTRICT, THE ARMORY IS LOCATED WITHIN A JUSTICE40 AREA.

Justice40 is a federal government initiative that directs 40% of investment benefits into disadvantaged communities to advance environmental justice by addressing environmental and economic disparities. This census tract has 6 categories that meet the criteria. With recent ClimateTech and Advanced Manufacturing initiatives, companies that commit to this community and implement Justice40 as part of their Community Benefit Plan may be eligible for federal grants through the program.



## 45 MINUTE RADIUS DEMOGRAPHICS



5,571

Computer Hardware Engineers

537,163

Advanced Industries jobs within 45-minutes. 2.1 times the national average

16,000

Assembler & Fabricators

57,202

Life and Physical Scientists and Engineers

17,000

Technicians

15 Minutes 30 Minutes 45 Minutes

\*All commutes away from the facility were calculated using 3/28/2024 at 5pm as a proxy. Variation can be expected.

## ADVANCED INDUSTRIES

San Francisco stands out among a select few markets, boasting a significant concentration of advanced industry talent across diverse specializations. Furthermore, the broader Bay Area Demographics encompass some of the top-ranking industries nationwide.

### SAN FRANCISCO

-  **#4** Computer Hardware Engineers
-  **#6** Electrical and Electronics Engineers
-  **#7** Civil Engineers
-  **#2** Bioengineers and Biomedical Engineers

### WIDER BAY AREA

-  **#1** Computer Hardware Engineers
-  **#1** Electrical and Electronics Engineers
-  **#3** Civil Engineers
-  **#2** Bioengineers and Biomedical Engineers

# MADE FOR MANUFACTURING

## GROWING MANUFACTURING TALENT BASE



## 39% MANUFACTURING HEADCOUNT GROWTH RATE

from 2013 to 2023 showing a demand for manufacturing operations

9,423

Resident  
Manufacturing  
Workers in 2023



## ADVANCED INDUSTRIES TALENT



## BUILDING FEATURES



Secure Storage  
and Parking



Excellent access to  
consumers



Ability to collaborate  
across teams



Heavy power  
capacity



Clear span  
warehouse with  
80 ft clear heights



## SAN FRANCISCO IS HOME TO INNOVATION

### THE MOST EDUCATED CITY

in NorCal with the  
highest ranking in  
Bachelors/Grad Density



### THE MOST INNOVATIVE CITY

in NorCal with  
4,624 STARTUPS  
Since 2019



OVER 194K  
PEOPLE WITH A  
STEM DEGREE  
living within the city



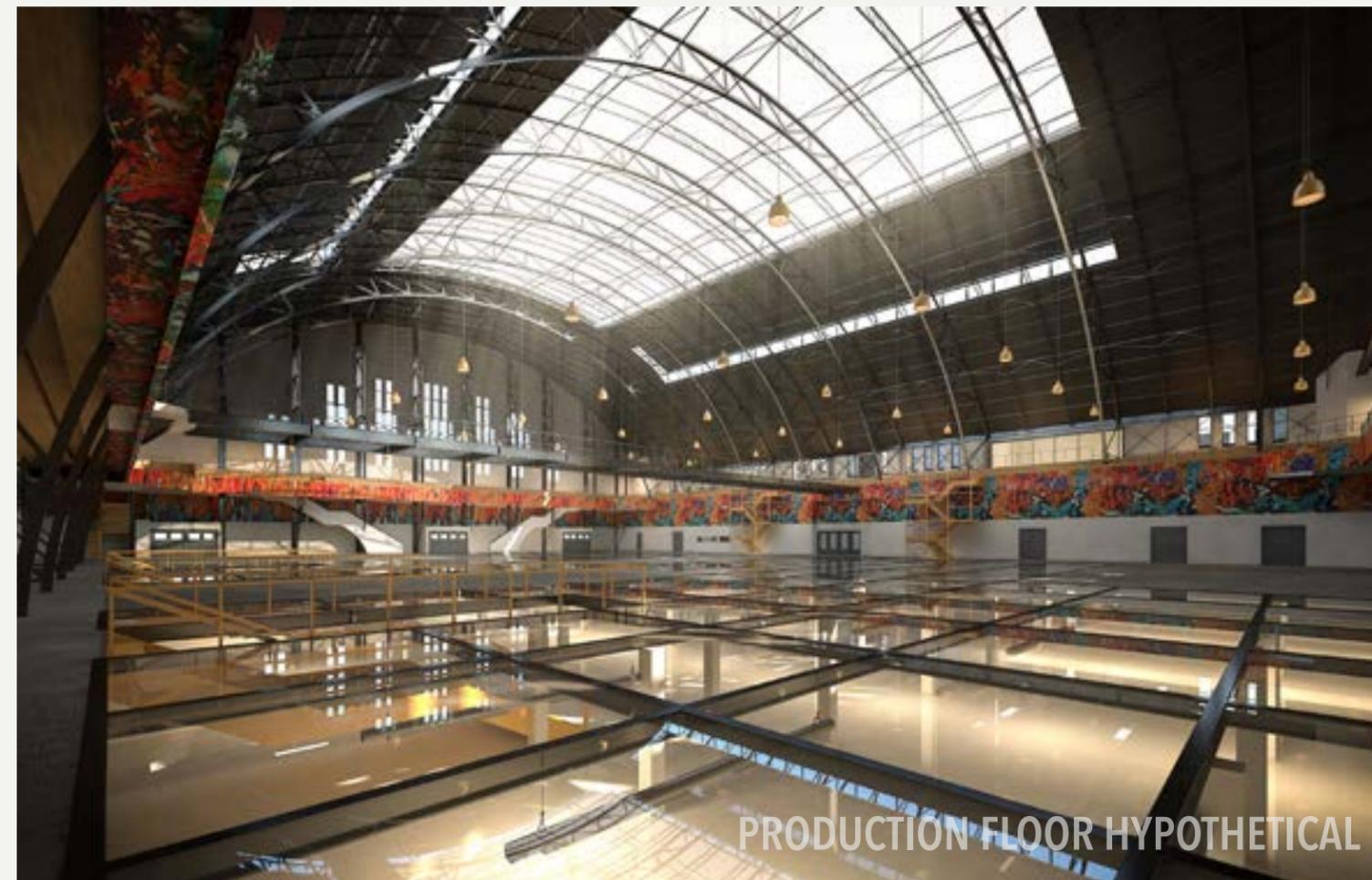
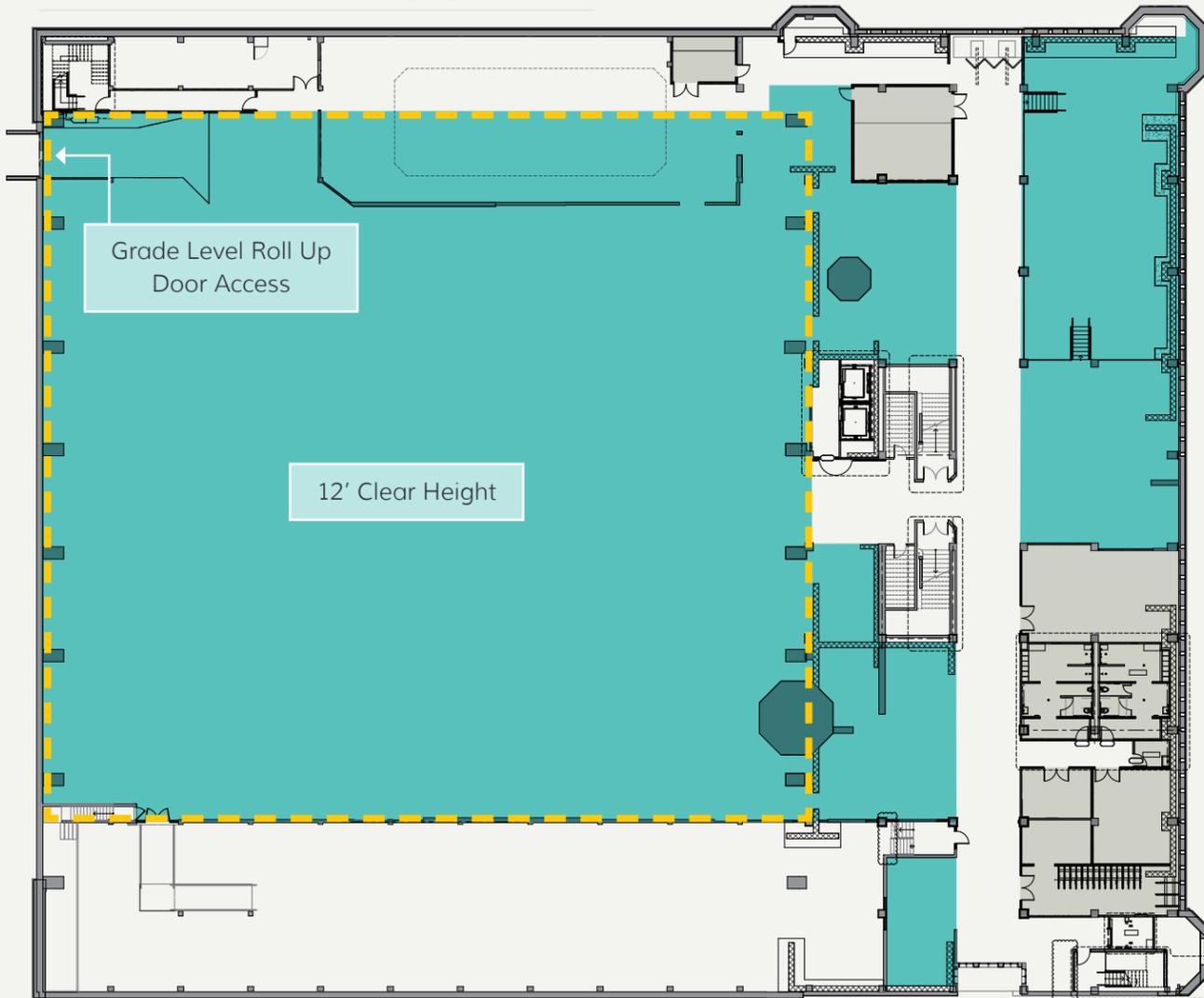
## COMPUTER ENGINEERING DENSITY



# CONCOURSE

## CONCOURSE SPACE

SF	78,674 RSF open floor space
CLEAR HEIGHT	12'
COLUMN SPACING	16'x21'

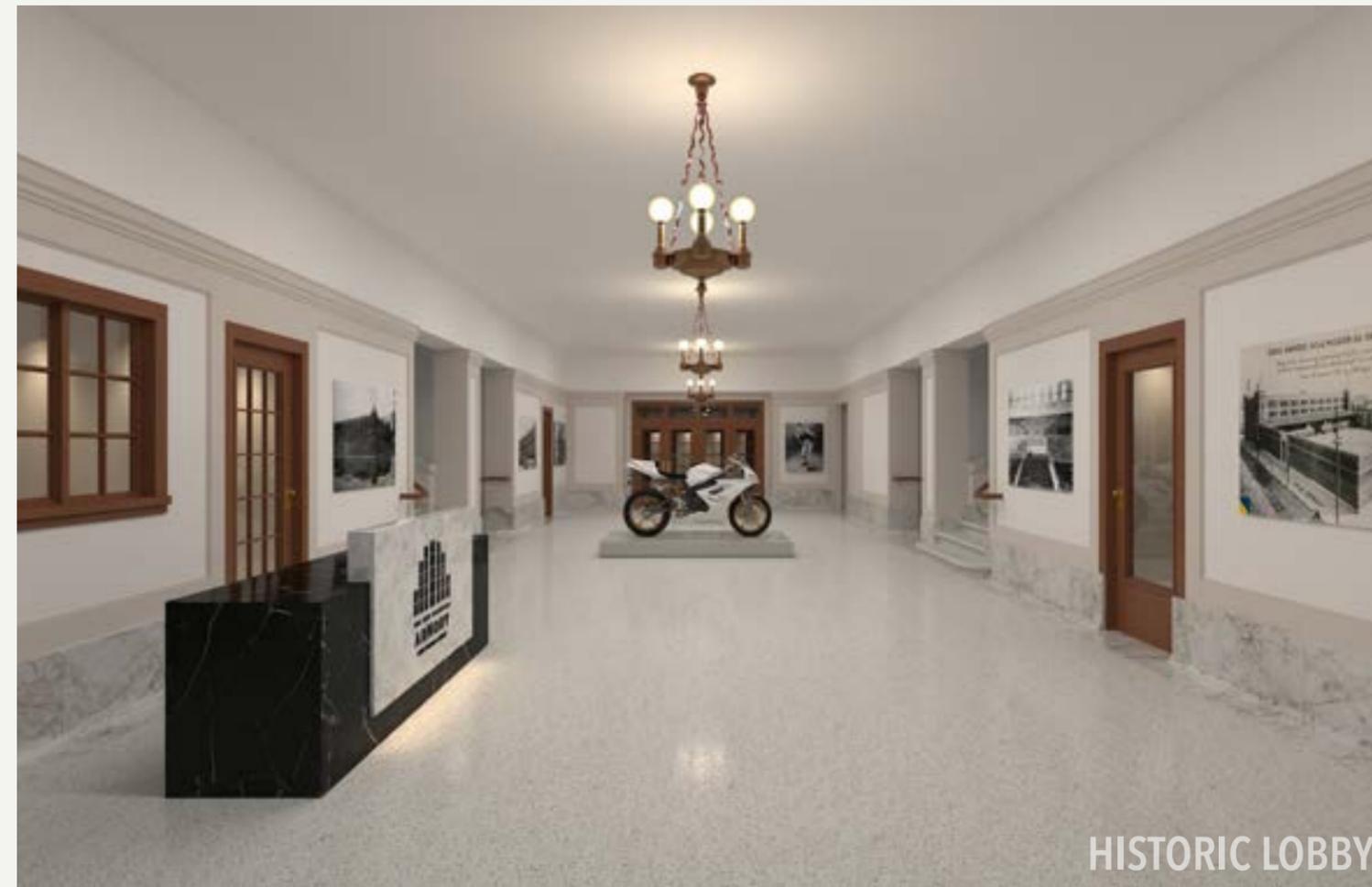


# LEVEL 1

	PRODUCTION SPACE	OFFICE/PDR TOWER
SF	49,153 RSF open floor space	29,279 RSF
CLEAR HEIGHT	80'	14'



- Production, Distribution, Repair
- Building Support
- Corridor
- Office
- Potential Gym
- Potential Café



HISTORIC LOBBY

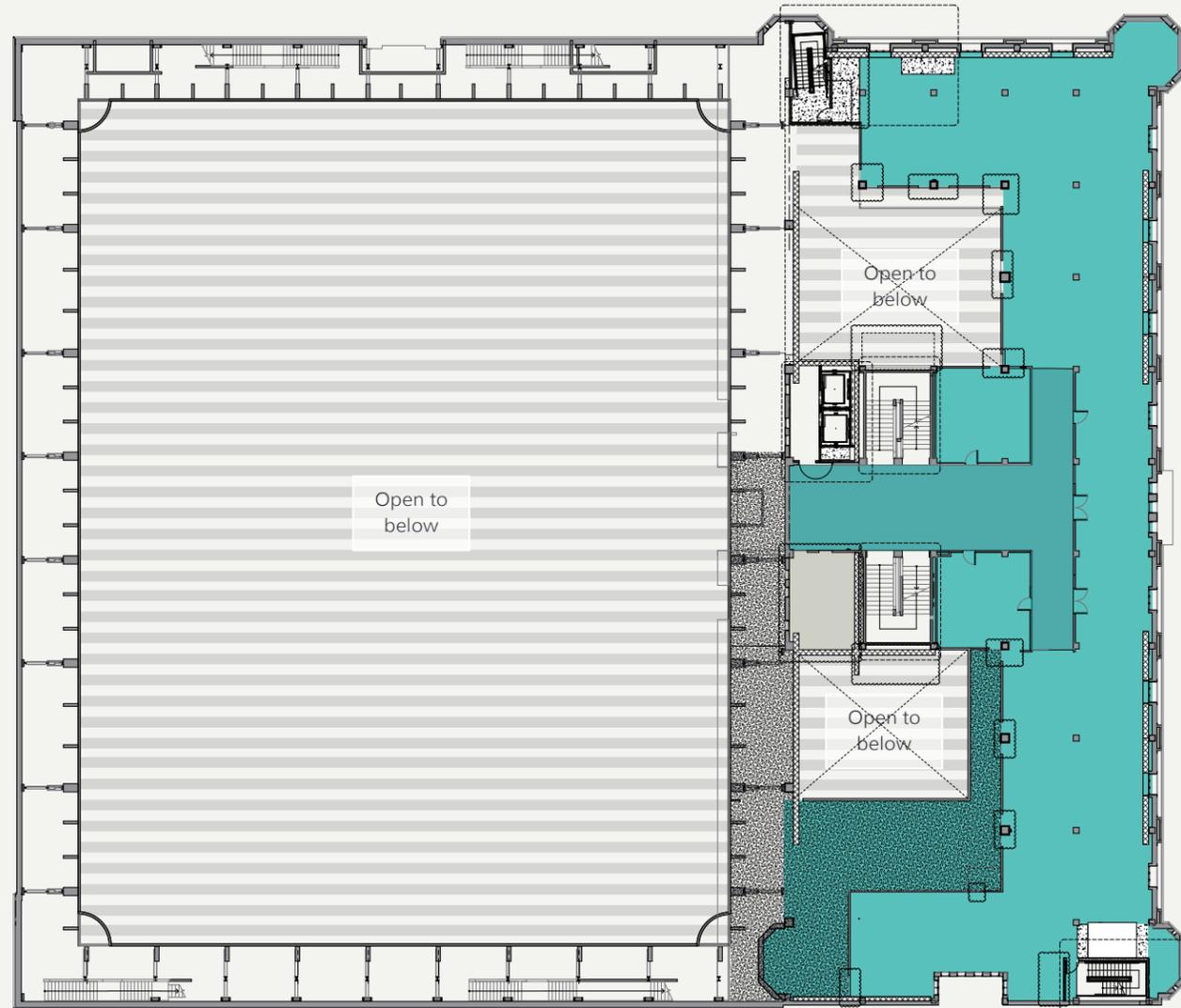


PRODUCTION MEZZANINE HYPOTHETICAL

# LEVEL 2

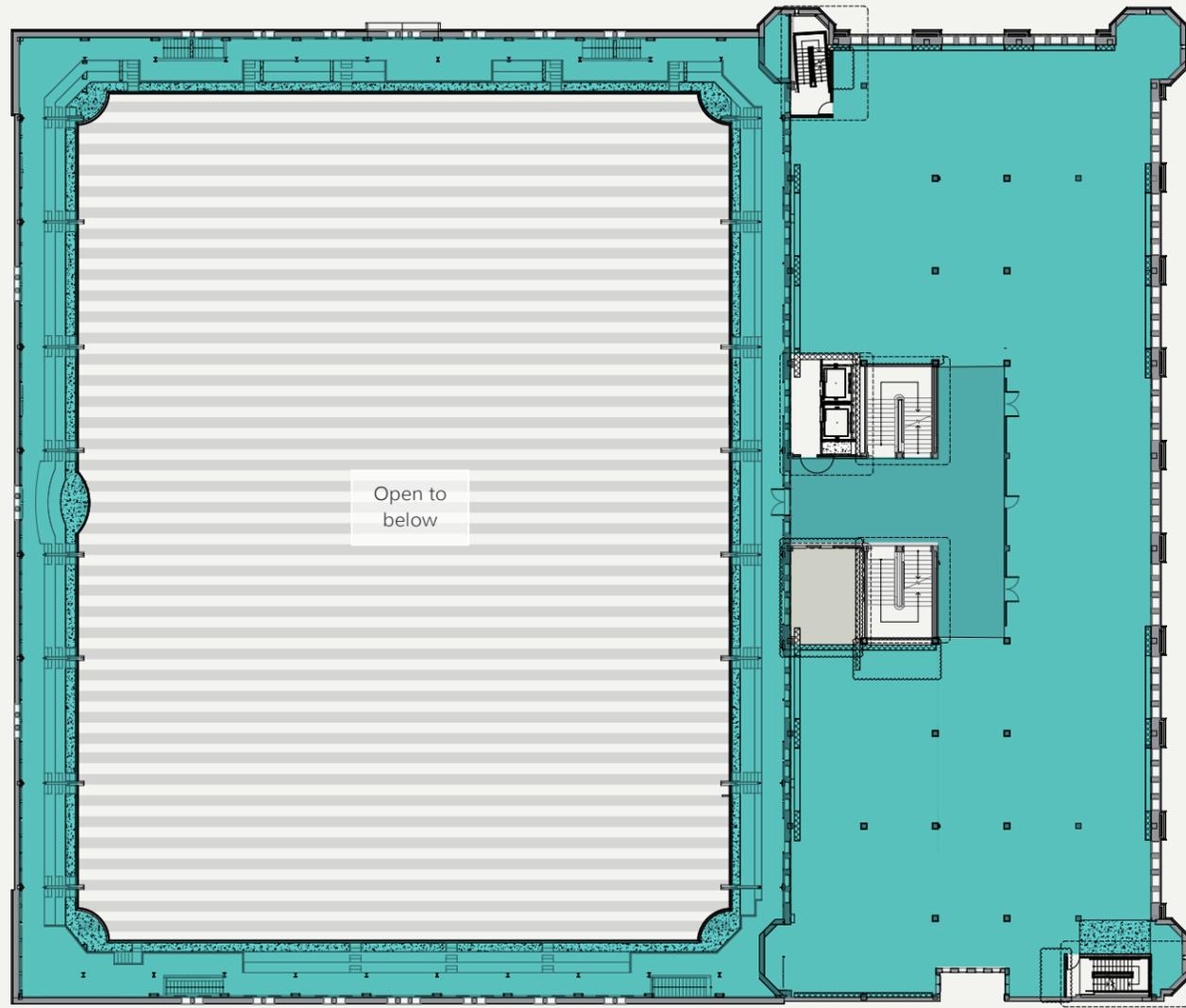
## OFFICE/PDR TOWER

SF	20,867 RSF
CLEAR HEIGHT	11'



# LEVEL 3

	PRODUCTION SPACE	OFFICE/PDR TOWER
SF	14,375 RSF mezzanine	24,465 RSF
CLEAR HEIGHT	--	14'



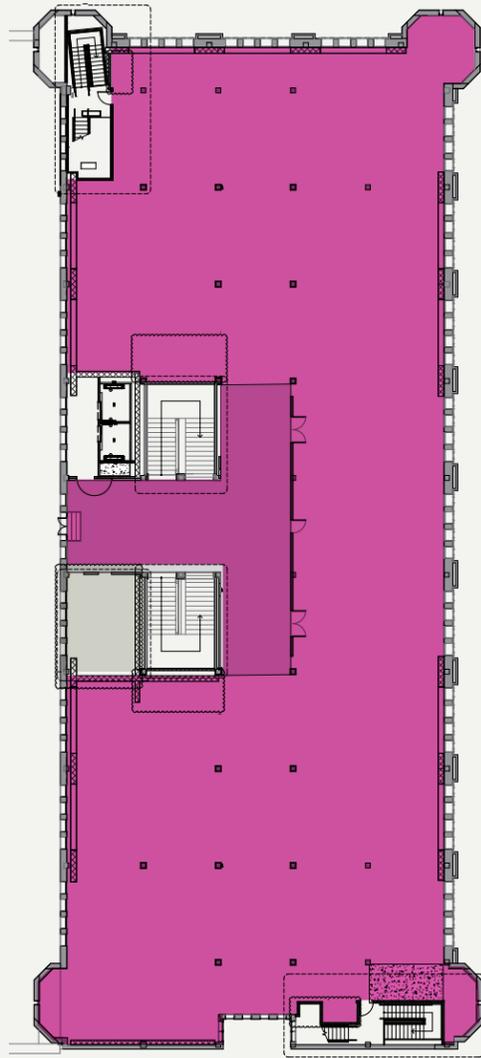
Production, Distribution, Repair
  Building Support



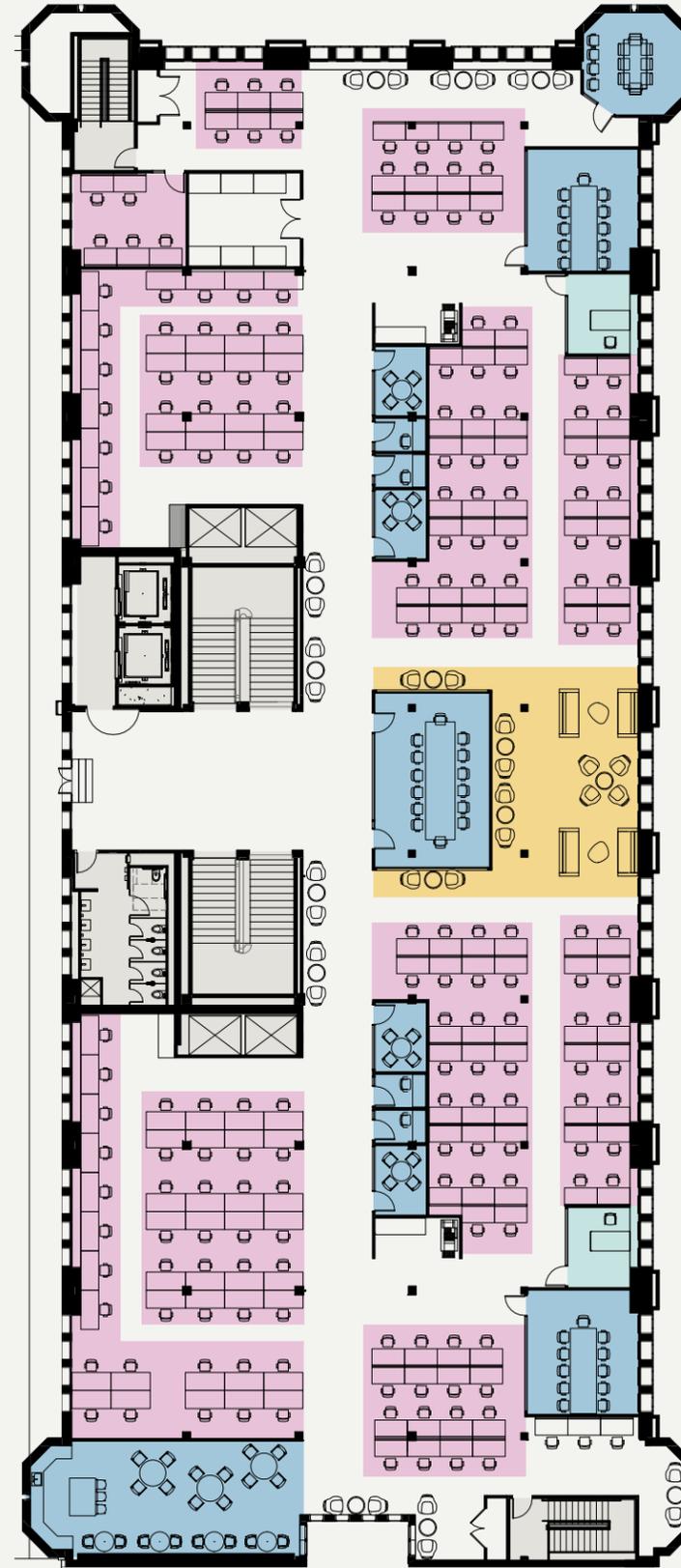
# LEVEL 4

## OFFICE/PDR TOWER

SF	24,708 RSF
CLEAR HEIGHT	14'



Office
  Building Support

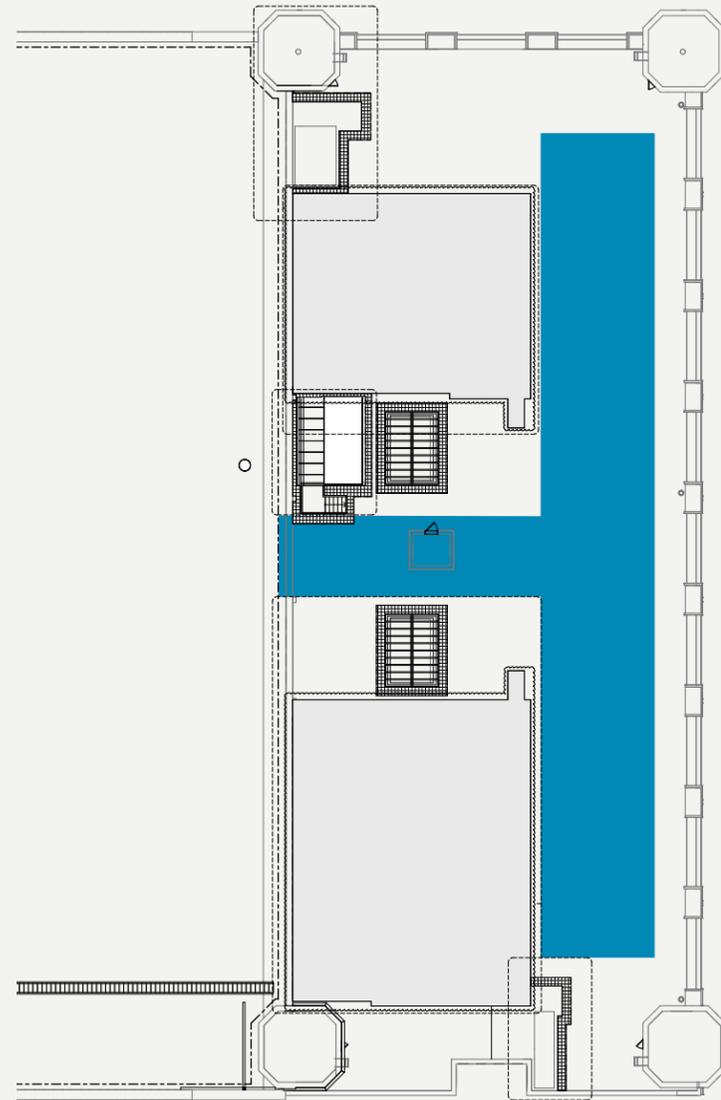


# TEST FIT

## Single Tenant

Total Office Desk:	120
Total Office Chairs:	120
Total PDR Benches:	69
Total PDR Chairs:	69
<b>TOTAL USERS:</b>	<b>189</b>

# ROOF DECK



Future Roof Deck Mechanical Platform



# HISTORY

The National Guard Armory was constructed in 1909 above an underground creek, to ensure besieged National Guardsmen would have drinking water. Its existence is testimony to the concerns of society's leaders in the early part of this century to maintain armored facilities to keep social peace at a time of widespread class war. The Guard vacated the building in 1976.

The Mission Armory represents a unique combination of revivalist architecture and early 20th century machine age construction. While many of the more utilitarian spaces have simple, durable finishes, the reception stair lobbies, public/recreation rooms, and administration offices display high levels of design and finish materials, including marble, milled oak and walnut paneling.



## CONCOURSE

The Concourse originally housed:

- ▶ A one hundred by sixty-foot gymnasium
- ▶ A Natatorium (swimming pool)
- ▶ Lockers & Dressing Rooms
- ▶ An Industrial Kitchen
- ▶ A Banquet Room
- ▶ Original quarters of the Naval Militia

The Concourse, which extends beneath the Administration Building and the Production Space, also contained:

- ▶ An Arsenal
- ▶ Company Store-room
- ▶ Boiler Room
- ▶ Indoor Rifle Range
- ▶ Ammunition Hoist
- ▶ Storerooms for Field Wagons
- ▶ An elevator to haul the wagons to the vehicular entrances on Julian Avenue



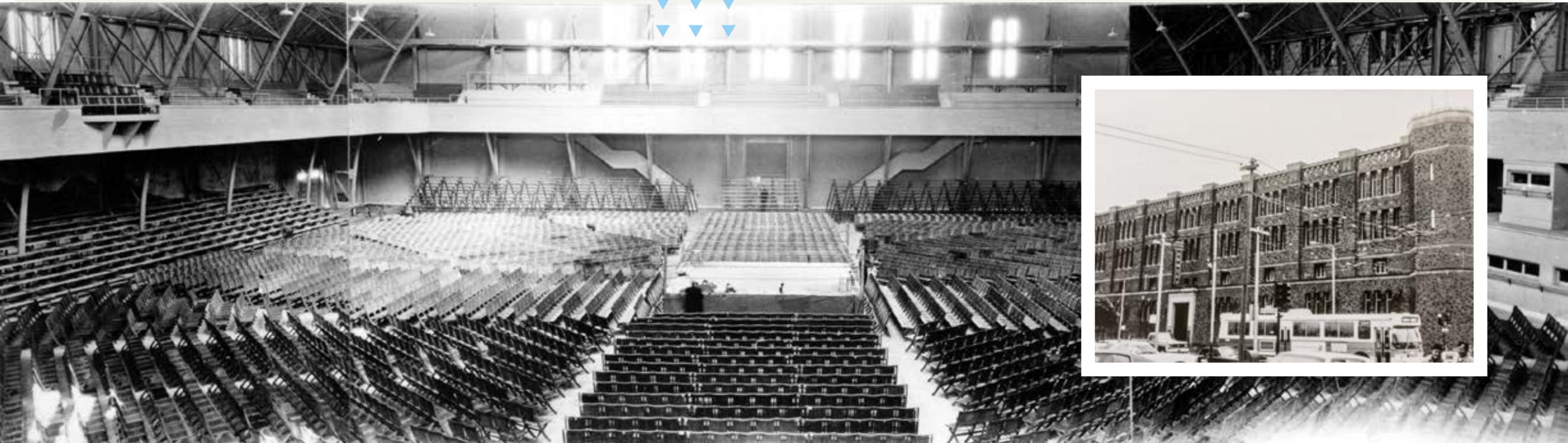
## SPORTS VENUE AND FILM DESTINATION

From 1920s through the 1940s, the Mission Armory served as San Francisco's primary sports venue, eventually earning the nickname the "Madison Square Garden of the West" bringing in thousands of spectators every week. For almost three decades, at least two prizefights were held in the Production Space each week, usually on Tuesday and Friday nights. Subsequently, in 1976 Noted Director George Lucas used the Production Space to film scenes for the award-winning film, Star Wars: The Empire Strikes Back.



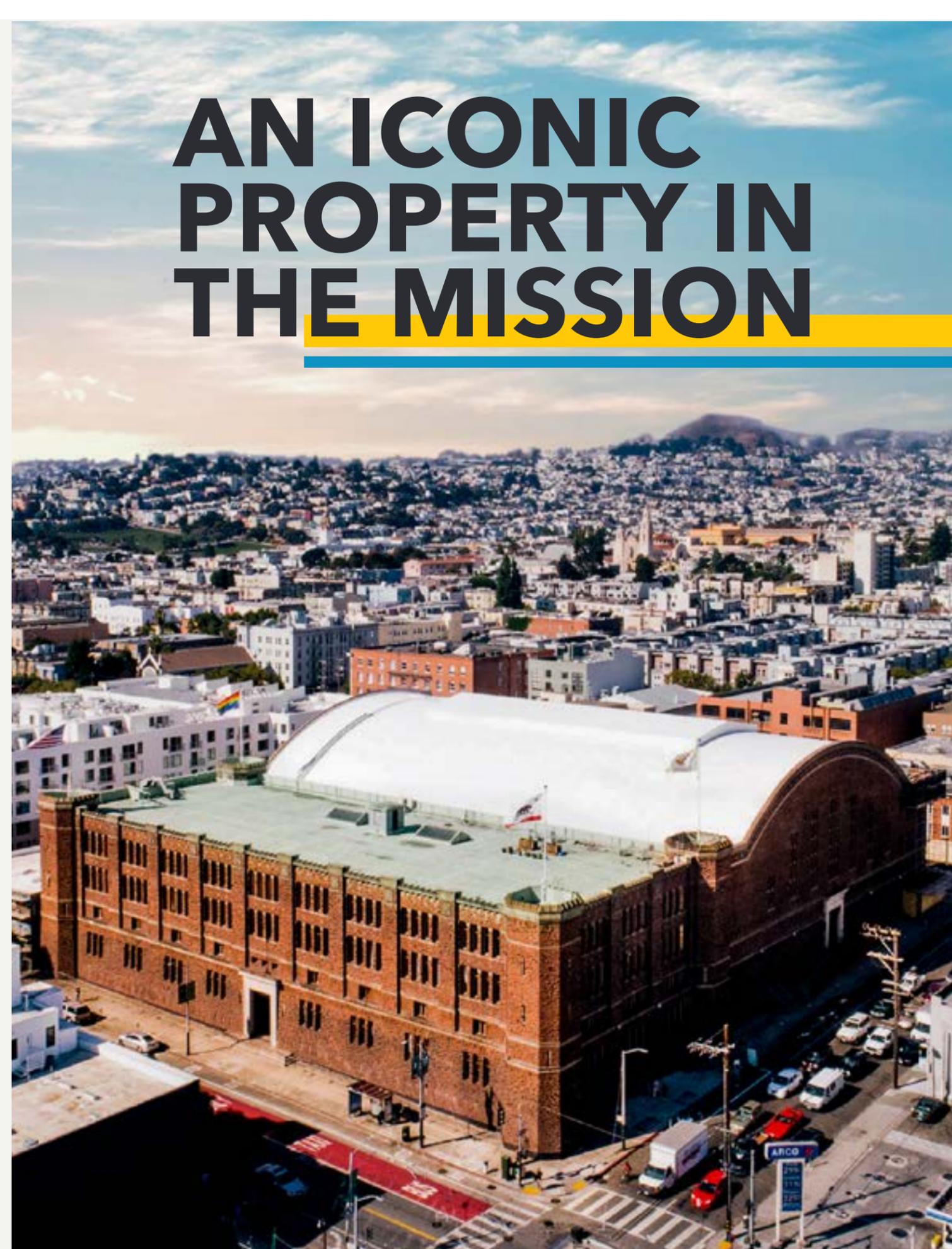
### PRODUCTION SPACE

The Production Space, once used as a drill court, is one of the most significant interior spaces in the Mission Armory. It is reputed to be the largest unsupported enclosed volume in San Francisco, featuring a dramatic exposed roof structure composed of curved steel open-web trusses. A reinforced-concrete balcony accessible from the third floor of the Administration Building runs around the perimeter of the Production Space, sixteen feet above the floor.





# AN ICONIC PROPERTY IN THE MISSION



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J O U R N E Y S**