

270 BRANNAN

SAN FRANCISCO, CALIFORNIA

30,000 - 100,000 RSF OPPORTUNITY

[Click to View Property Video](#)



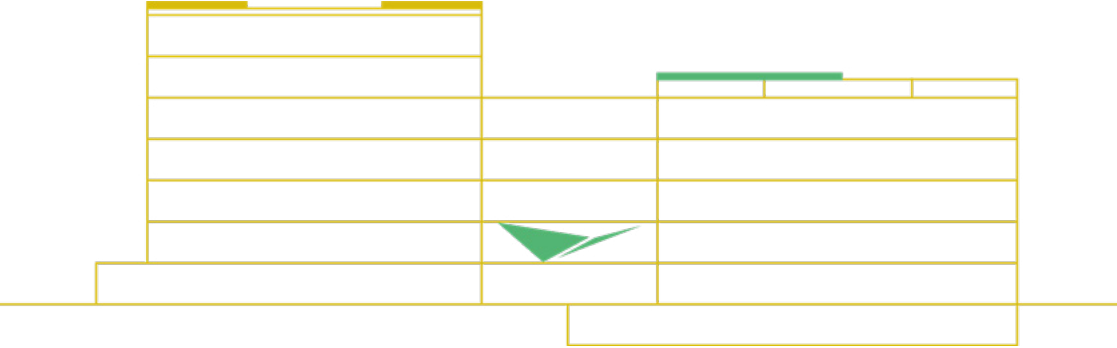


Table of Contents

The Building	6
The Vision	13
The Interior Concept	17
Gallery	20
Floor Plans	26
Neighbourhood	44
The Team	50

THE BUILDING

The Building

270 Brannan is located in the heart of San Francisco's SOMA neighborhood. Designed by Pfau Long Architects, it is one of only a handful of newly constructed buildings in this former warehouse district. A flexible, open floor plan caters to the high-tech companies that now populate the area, while an emphasis on natural light and landscaping appeals to the modern aesthetics of those who work there. **270 Brannan is where Nature and Technology mix**





THE BUILDING

Building Facts



Building Size:
± 215,000 RSF



Floors:
7



Floor Plate Size:
± 16,500 – 35,000 RSF



Slab to Slab Heights:
12'6" - 25'



Outdoor Space:
8 balconies,
2 terraces totaling
over 10,000 RSF



Retail:
+/- 1,000 SF



Parking:
18 Stalls



Certificate:
LEED GOLD



Ownership:
Mitsui Fudosan
America



Architect:
Pfau long



Interiors:
Revel



Leasing:
JLL

Work life is reimagined by Pfau Long, who designed 270 Brannan to feature unparalleled creative, collaborative, and cooperative workspaces. Open floor plans that minimize interior columns, outdoor meeting spaces on almost every floor, thirteen-foot ceilings, operable windows, floor to ceiling glass and a roof terrace with incredible 360 bay views have all been incorporated into the design. **But it doesn't just look great—it works great.** Every single building system is new and cutting edge. 270 Brannan is SOMA's modern workspace.



THE VISION

Peter Pfau's **Vision**

Founder and Principal, Pfau Long Architects

San Francisco and the Bay Area's extraordinary climate is envied globally. The ability to work, play, eat, and exercise outdoors for much of the year, is something inhabitants of only a few cities can experience. With this in mind, it's remarkable how so few buildings in San Francisco seek to blur the lines between nature and the workplace. Today, the biophilic design will bring over **10,000 RSF of outdoor green space to the workplace.**

THE VISION

What if we could work in a park?

When it comes to workspace, the primary goals to increase innovation and productivity are state-of-the-art mechanical systems, air filtration, sunlight exposure, greenery, vertical transportation, and a host of others. But none, are as important as allowing occupants of the building to be either working in nature or surrounded by nature. at 270 Brannan, the intent was clear from the onset, **to create a workspace that had a better relationship with nature** and thus a more fruitful place to work.





THE INTERIOR CONCEPT

Gary Nichols Interior Concept

CEO and Principal, Revel Architecture & Design

A predictable, staid headquarters was out of the question. 270 Brannan features unexpected furnishings, fun custom finishes and distinctive surprises. In addition to the colorfulness, there are serious functional consideration in the design. The open floorplan and huddle spaces with white boards foster a collaborative culture and creativity while the education rooms and customer briefing center showcase a culture of creativity.

THE VISION

Revel designed interiors

Showcasing San Francisco's technology tenant's egalitarian ethos, the top floor, with its great light and views was developed as the community space for everyone with team rooms, a wellness center, a yoga room, and a kitchen/bar area equipped with games and televisions. Additionally, each of the seven floors has a unique theme, based on San Francisco through the ages: from the Gold Rush and Victorian eras through Prohibition, The Bridges, Film Noir, Beatnik, the Summer of Love, and the 70s to today.





4,500 RSF COVERED ATRIUM



6TH FLOOR 4,500 RSF TERRACE



LOBBY RECEPTION



LOBBY FLOOR CORRIDOR



Floors Ground through 3



FLOOR PLANS

Floor	Floor-to-floor Height	Floor Size Rentable Square Feet	Site Amenity	
07	12'6"	16,299	LEASED	
06	12'6"	20,336	LEASED	
05	12'6"	30,544	LEASED	
04	12'6"	31,059	LEASED	
03	12'6"	30,936	Gender neutral bathrooms, 2nd entrance to building	
02	12'6"	29,043	Executive Offices	
Ground	12'6" – 25'	36,945	Covered Atrium: 4,500 SF turnstiles, training facility	
Garage	12'6" – 10'	19,929	Showers / lockers and 18 parking stalls	

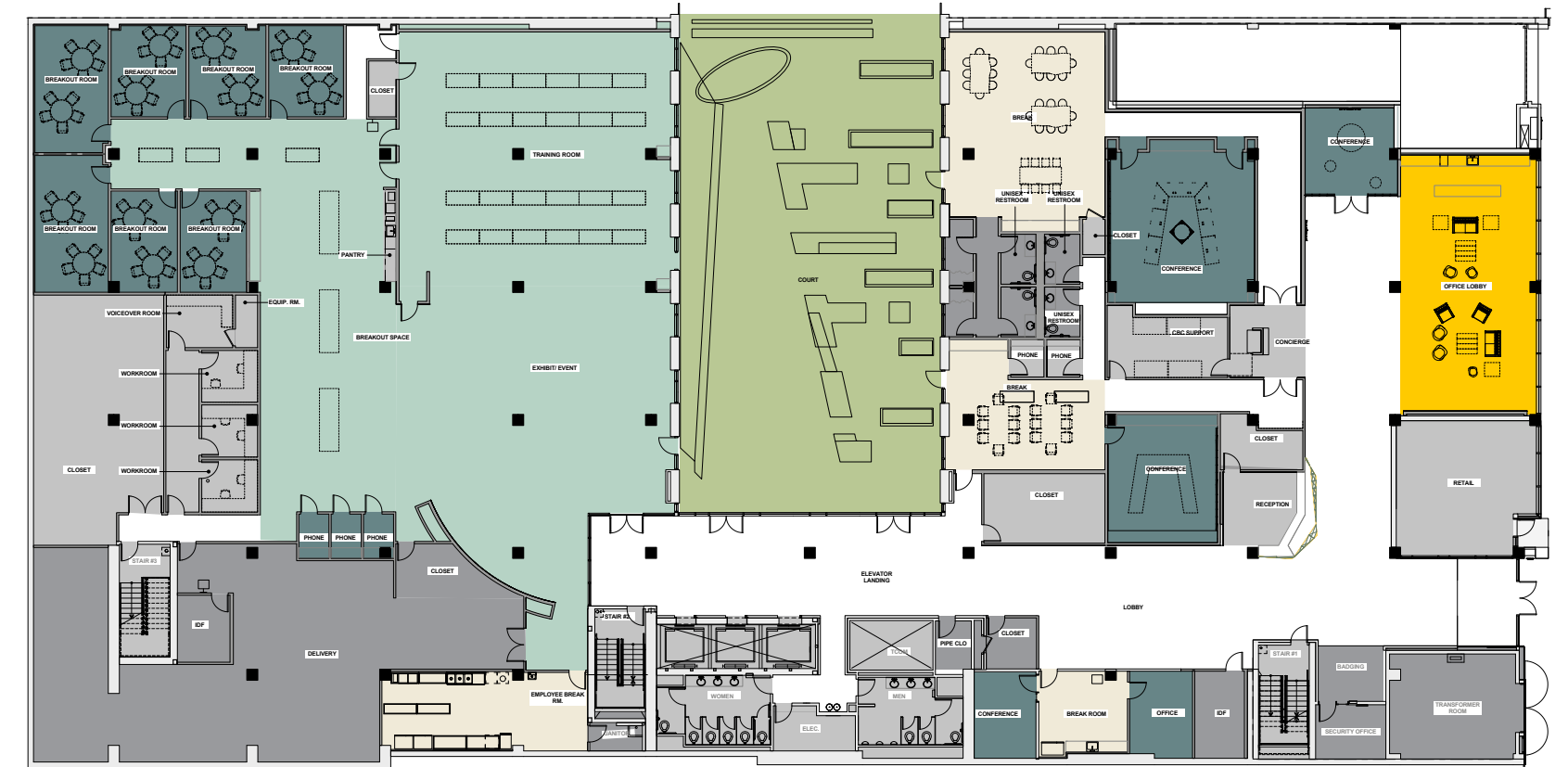
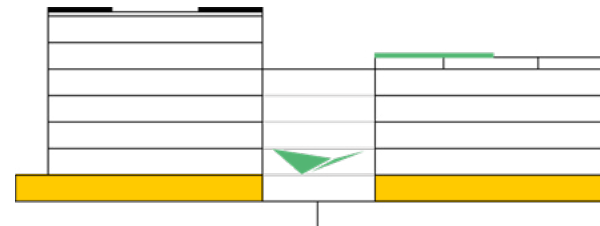
Total RSF: 116,853

Ground

Floor-to-floor Height 12'6" – 25'

Floor Size RSF	36,945
-----------------------	--------

Site Amenity	Covered Atrium: 4,500 SF, 3 pass-point security, customer facing and hiring briefing center, world-class training facility.
---------------------	---



■ Meeting rooms and private offices

■ Collaboration and lounge spaces

- Break rooms and kitchens

 Atrium

■ Open office space

■ Support space (mother rooms, printer rooms, IDF, etc.)

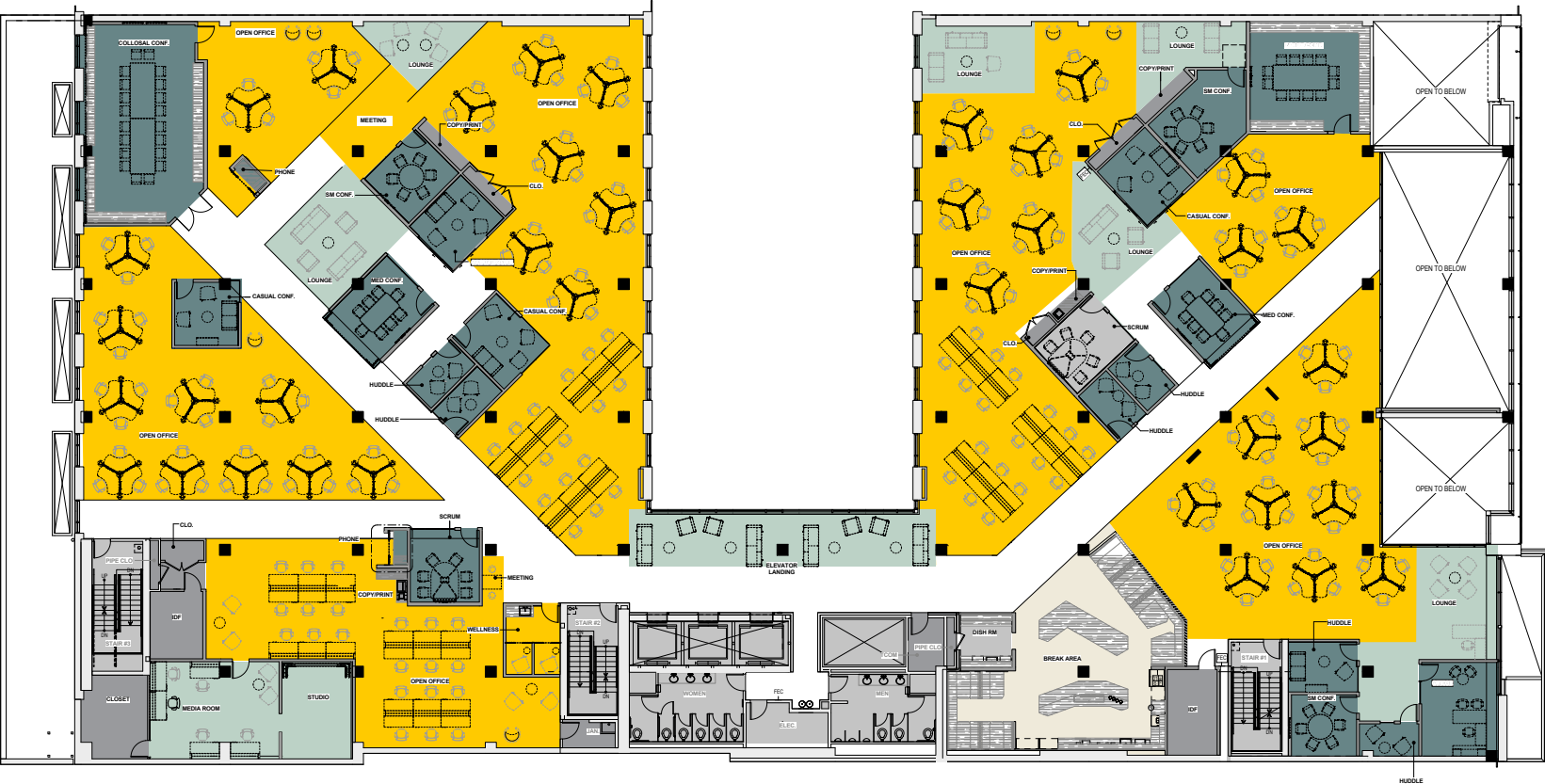
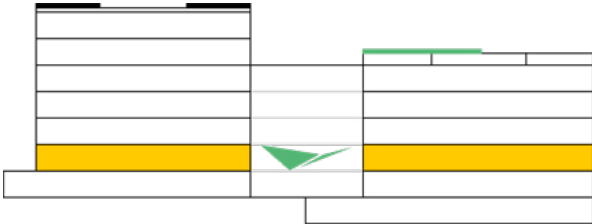
■ Building core (elevators, restrooms, utility rooms)

02

Floor-to-floor Height 12'6"

Floor Size RSF 29,043

Suite Notes 14 conference rooms, 7 huddle/phone rooms, 2 wellness rooms, +/- 155 sit-stand desks, full kitchenette.



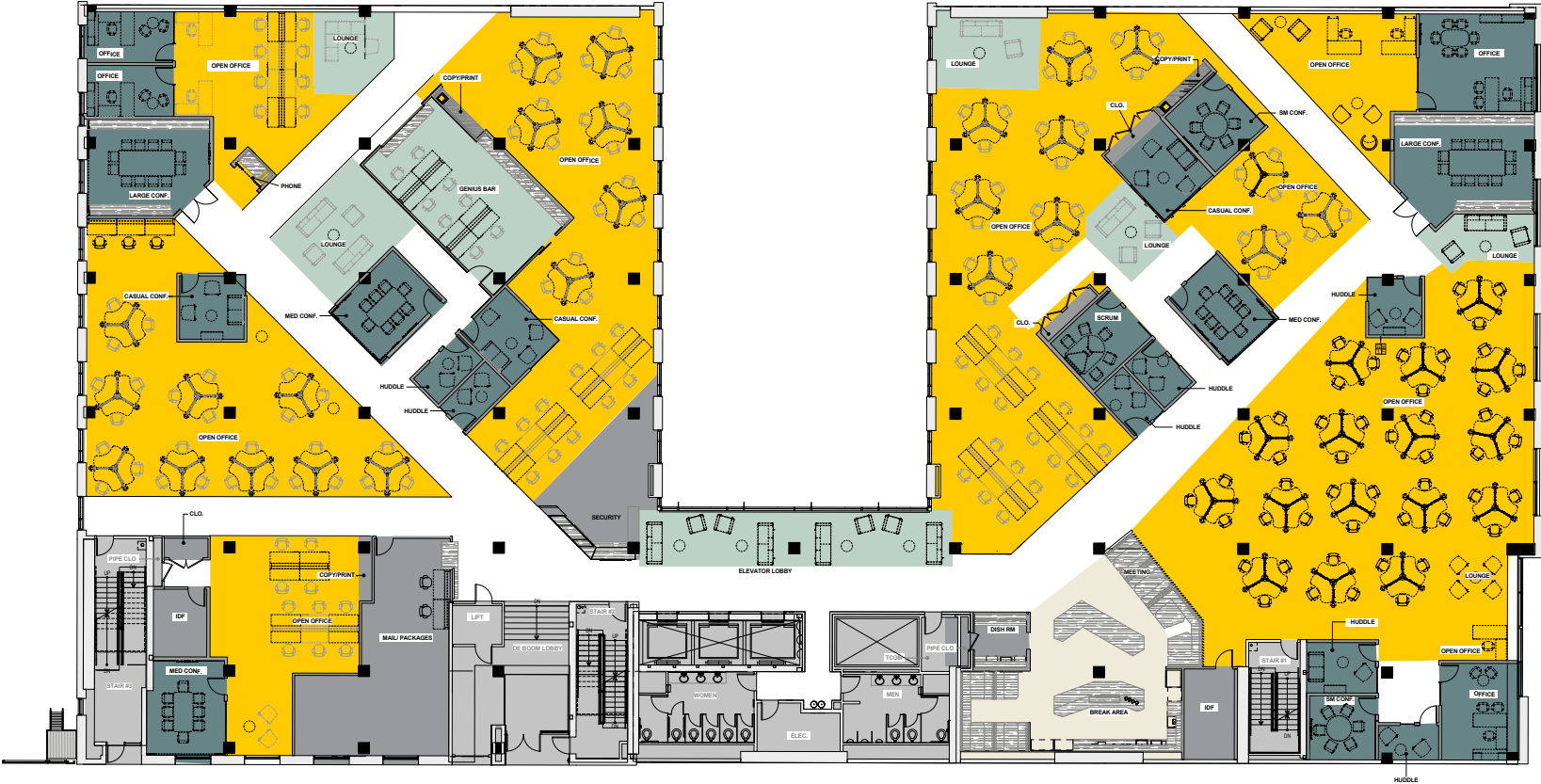
- Meeting rooms and private offices
- Open office space
- Collaboration and lounge spaces
- Support space (mother rooms, printer rooms, IDF, etc.)
- Break rooms and kitchens
- Building core (elevators, restrooms, utility rooms)

03

Floor-to-floor Height 12'6"

Floor Size RSF 30,936

Suite Notes 2nd entrance, mail-room, gender neutral bathrooms, 16 conference rooms, 8 huddle/phone rooms, 1 wellness rooms, +/- 155 sit-stand desks, full kitchenette



- Meeting rooms and private offices
- Collaboration and lounge spaces
- Break rooms and kitchens
- Open office space
- Support space (mother rooms, printer rooms, IDF, etc.)
- Building core (elevators, restrooms, utility rooms)

Stadium, 5-star, dive bar or anything in-between



21ST AMENDMENT



HOTEL VIA



SAISON



BLUE BOTTLE



5-STAR LUCE



ALEXANDER'S STEAKHOUSE



BLOOM SALOON



SOUTH PARK

San Francisco's Innovation Corridor - from Market to the South Park

A major market shift south is being driven by companies who want to redefine themselves and transform their brands.



Technical Details



Site Amenities

Ground Floor Atrium: 4,500 SF

6th Floor Terrace: 4,000 SF

Balconies: two 80 SF balconies on floors 3, 4, 5. One 80 SF balcony on floors 6 and 7.

Bike Storage: onsite bicycle storage space

Accessibility: The building is ADA compliant

Emergency Generator: The building is provided with a 200kw diesel driven emergency generator to serve base-building emergency and standby loads such as fire pump, fire alarm, elevators and emergency lighting.

Security: 3-pass-point security – key card, turnstiles, lobby attendants



Heating: Each floor is served by hot-water perimeter radiators and fan coil units, recessed in the floor or wall. The central heating plant has (2) 2000 MBH condensing boilers



Cooling: Each floor is provided condenser water at 1 ton per 300 sq. ft. from a 1200 GPM cooling tower. All additional supplemental cooling is served by the cooling tower



Vertical Transportation: A. Passenger Elevator i. Size: 5'-4" (d) x 7'-8" (w) x 9'-0" (h) ii. Capacity: 4,000lbs iii. Speed 350FRM B. Service Elevator i. Size: 6'-9" (d) x 6'-8" (w) x 10'-0" (h) ii. Capacity: 4,500lb



Electrical Power: Tenant power is delivered to the tenant spaces by a 2,000A, 208/120V, 3Ø busduct. Busduct switch taps will be installed for each. Tenant sized for 12va/sf



Structure: Existing Building: Reinforced concrete joist and beams supported by steel columns encased in concrete. Addition: Steel framing with concrete atop composite metal deck Column spacing: 1st – 4th floor • 30'-0" (west to east) • 18'-0" (north to south) 5th floor • none 6th and 7th floor • 41'-7" (west to east) • 20'-4" (north to south)



Number of Floors: 7 above grade floors

THE TEAM

The Team



Property Address

270 Brannan Street

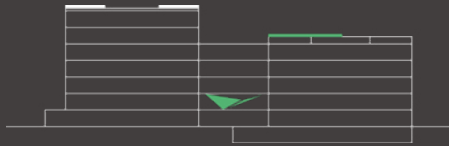
San Francisco
California

270 BRANNAN STREET
Branding and Creative by JLL In-house Marketing

**CHRISTOPHER
T. ROEDER**
chris.roeder@am.jll.com
+1 415 395 4971
license # 01190523

JAK CHURTON
jak.churton@am.jll.com
+1 415 395 7292
license # 01277724

CHARLIE HANAFIN
charlie.hanafin@am.jll.com
+1 415 395 4951
license # 01996121



270 BRANNAN

SAN FRANCISCO, CALIFORNIA