



AN HQ OPPORTUNITY WITH  
EXECUTIVE-CLASS FEATURES

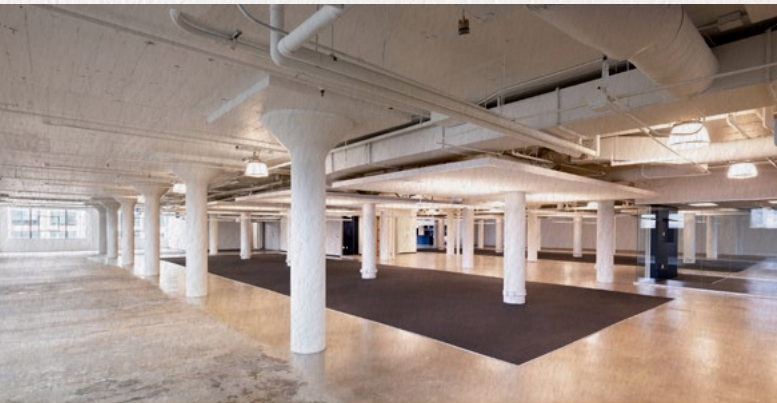




# THE BRANNAN EDGE

**274 Brannan** offers high-end, recently improved creative workspace. This exceptional opportunity features a rare  $\pm 42,000$  RSF HQ Opportunity.

*The perfect blend of functionality and inspiration awaits.*



**Efficient Floor Plates**  
 $\pm 21,000$  RSF per floor for optimal layout flexibility



**Stunning Bay Views**  
Potential panoramic views of San Francisco Bay



**Private Rooftop Decks**  
Tenant-exclusive outdoor spaces for collaboration and relaxation



**High-End Finishes**  
Polished concrete floors and open exposed ceilings



**Exceptional Natural Light**  
Abundant natural light throughout



**Recently Improved**  
Updated creative space ready for immediate occupancy



# THE OPPORTUNITY

6th Floor  
21,348 RSF

5th Floor  
21,566 RSF


Total Block  
42,914 RSF








# 5TH FLOOR


 Full floor opportunity


 Creative spec suite


 Open exposed ceilings

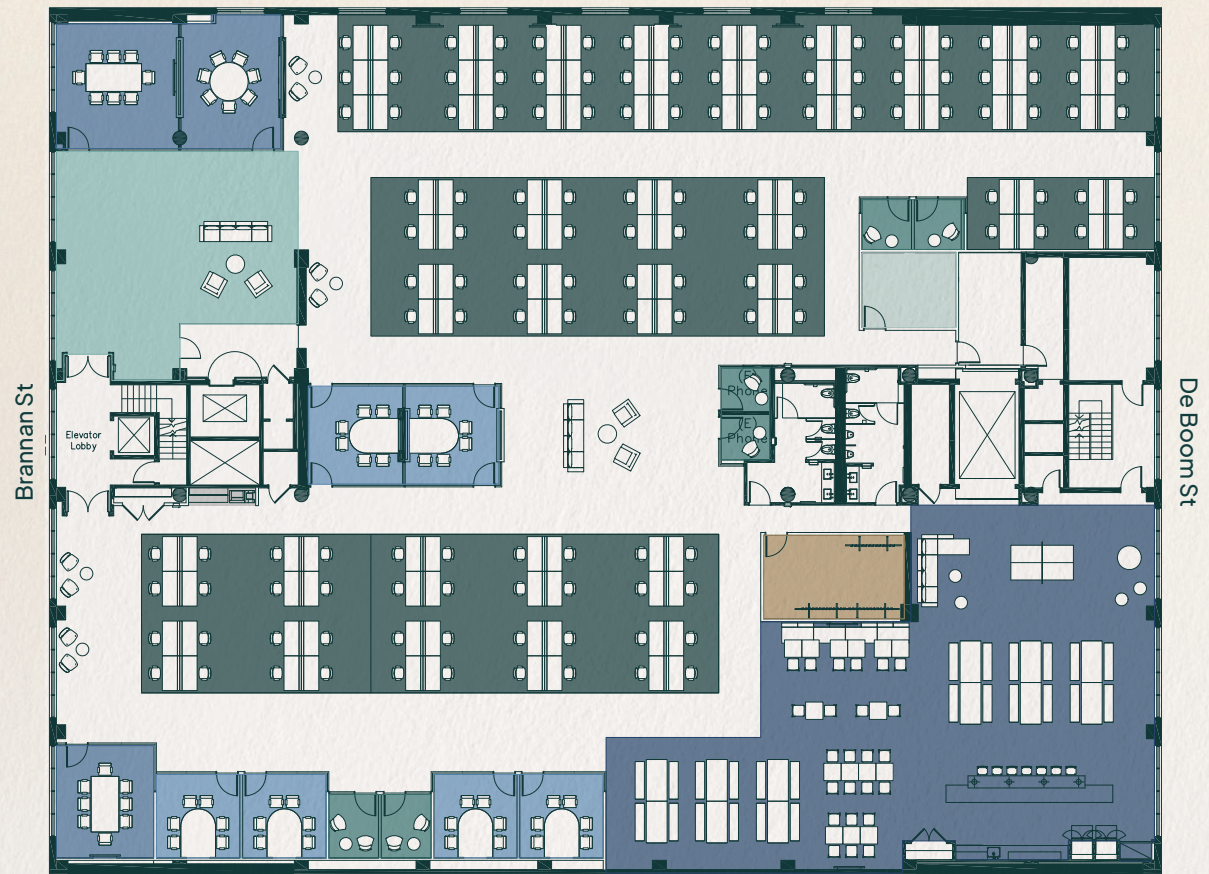
 Polished concrete floors

 3 medium conference rooms

 6 small conference rooms

 6 phone rooms

 Open kitchen




● Break area   
 ● Open office   
 ● Large Conference room   
 ● Medium Conference room   
 ● Small Conference room  
● Copy/Print   
 ● Phone Room   
 ● Reception   
 ● Storage








# 6TH FLOOR


 Full floor opportunity


 Creative spec suite


 Open exposed ceilings

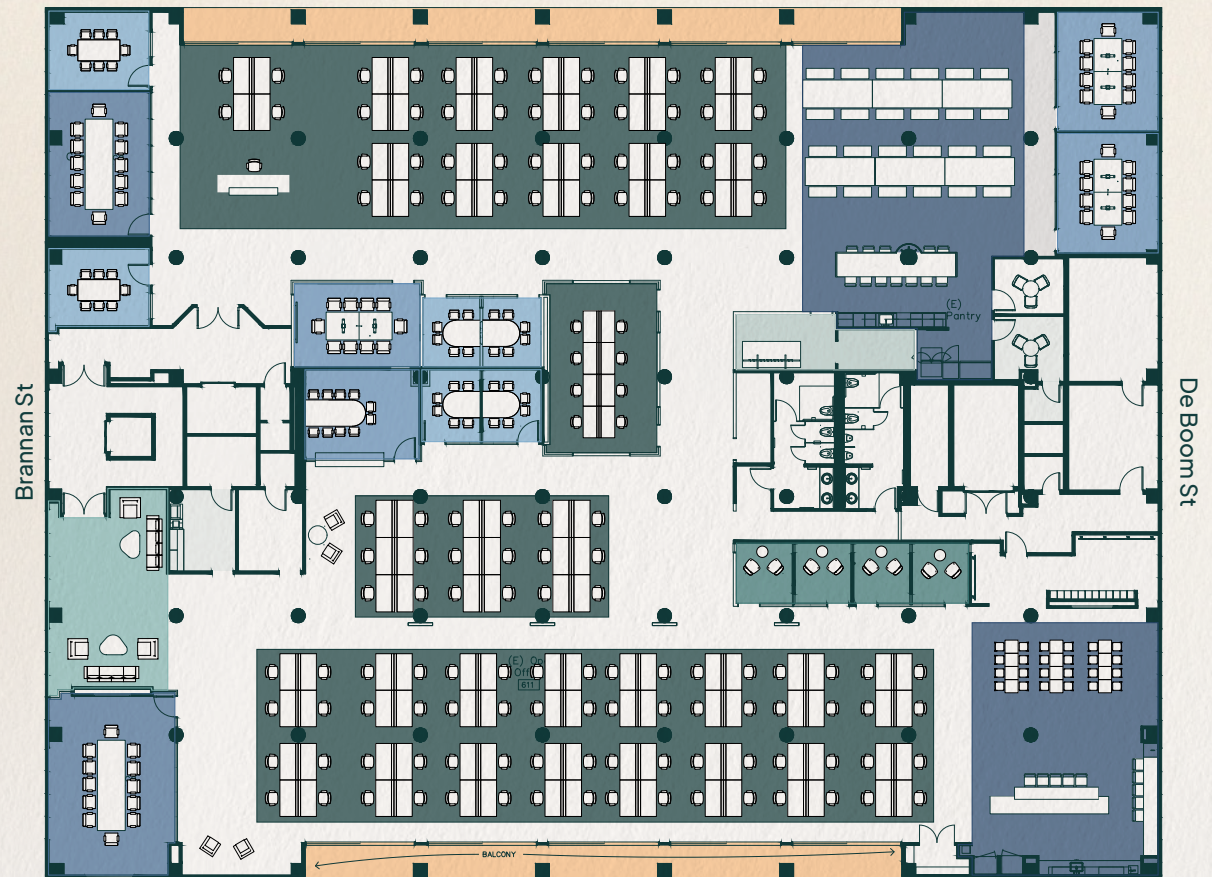
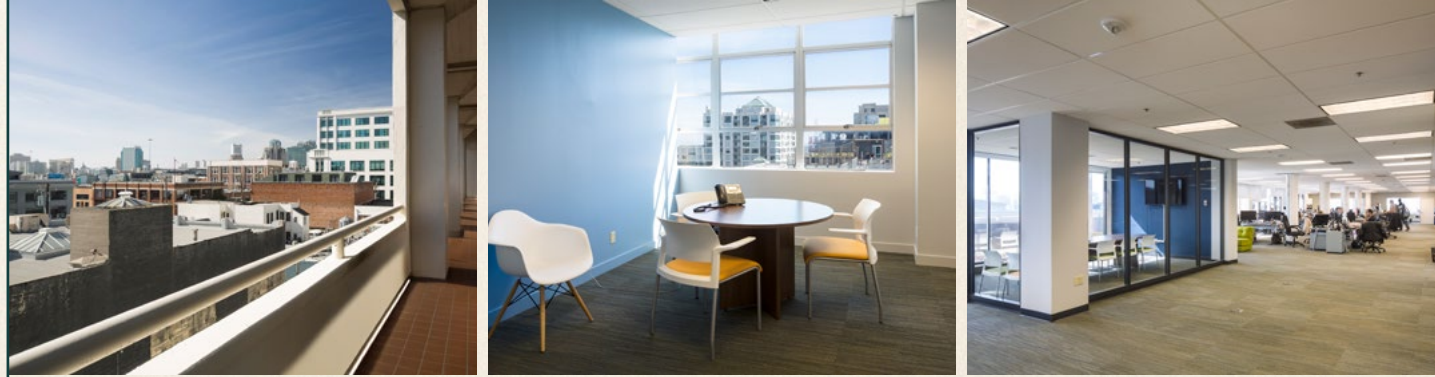
 Polished concrete floors

 2 large & 2 medium conference rooms

 6 small conference rooms

 4 phone rooms

 Open kitchen



- Break area
- Open office
- Large Conference room
- Medium Conference room
- Small Conference room
- Copy/Print
- Phone Room
- Reception
- Storage
- Roof Decks





# AT YOUR DOORSTEP

**274 Brannan** sits in the heart of San Francisco's Financial District with unmatched access to BART, Muni, major freeways, and the city's top dining and business amenities.



**40+ AMENITIES IN  
A 4 BLOCK RADIUS**

- Service and Shopping
- Restaurants





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