

WHERE IDEAS TAKE SHAPE

the
FORGE

AT 153 TOWNSEND

ELLIS PARTNERS



WHERE IDEAS TAKE SHAPE

Welcome to The Forge at 153 Townsend, where San Francisco's rich industrial past powers today's business innovation. Located in a landmark building that honors its heritage through exposed brick and steel, our workspace combines historic character with forward-thinking design. With flexible floor plans, abundant natural light, and premium amenities, The Forge provides the perfect setting for companies ready to make their mark in this vibrant district.




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FORGE
AT 153 TOWNSEND

THE FORGE

AT A GLANCE




 **170,125 SF**
Class A Building

 **35,000 SF**
Average Floorplate

 **Terraces**
Throughout

 **4 Floors**
Secure Parking

 **Amenity Rich**
Central Location

 **374**
Parking Stalls

- Concrete Construction With Open Ceilings
- Slab to Slab Ceiling Height: 12'4" - 12'7"
- Bicycle Storage

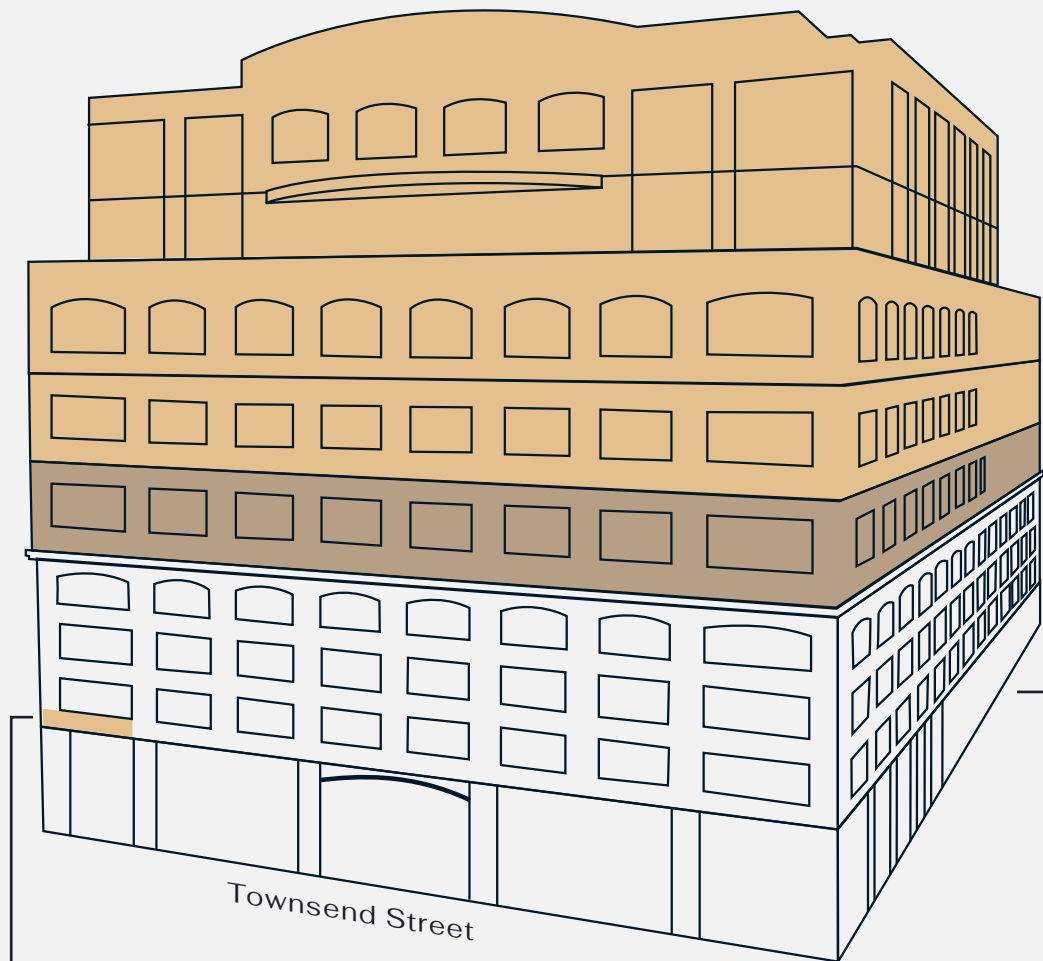
- Raised Floor HVAC System
- Showers and Lockers
- Directly Across From Oracle Park
- Touchless Technology Features



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AVAILABILITY

- Contiguous space with interconnecting staircase
- Single floor availability



FLOOR 9 | ±28,910 RSF
FLOOR 8 | ±34,482 RSF
FLOOR 7 | ±35,578 RSF
FLOOR 6 | ±35,557 RSF
FLOOR 5 | ±35,578 RSF
FLOORS 1-4 PARKING
 374 STALLS (100 EV PORTS)

— **RETAIL SPACE**

TENANT SIGNAGE

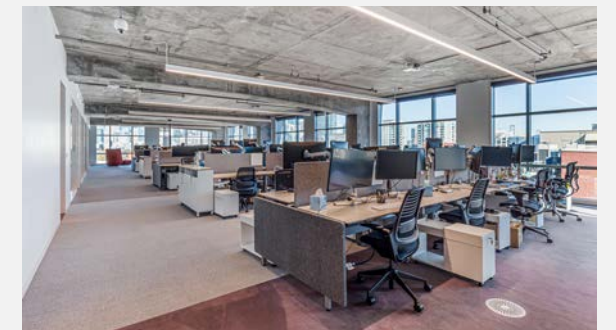
**additional signage opportunity along King Street*

FLOOR 09

28,910 SF



- Plug & Play
- 176 Workstations (164 SF/Person)
- 7 Meeting Rooms
- 15 Offices
- 6 Phone Rooms
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9

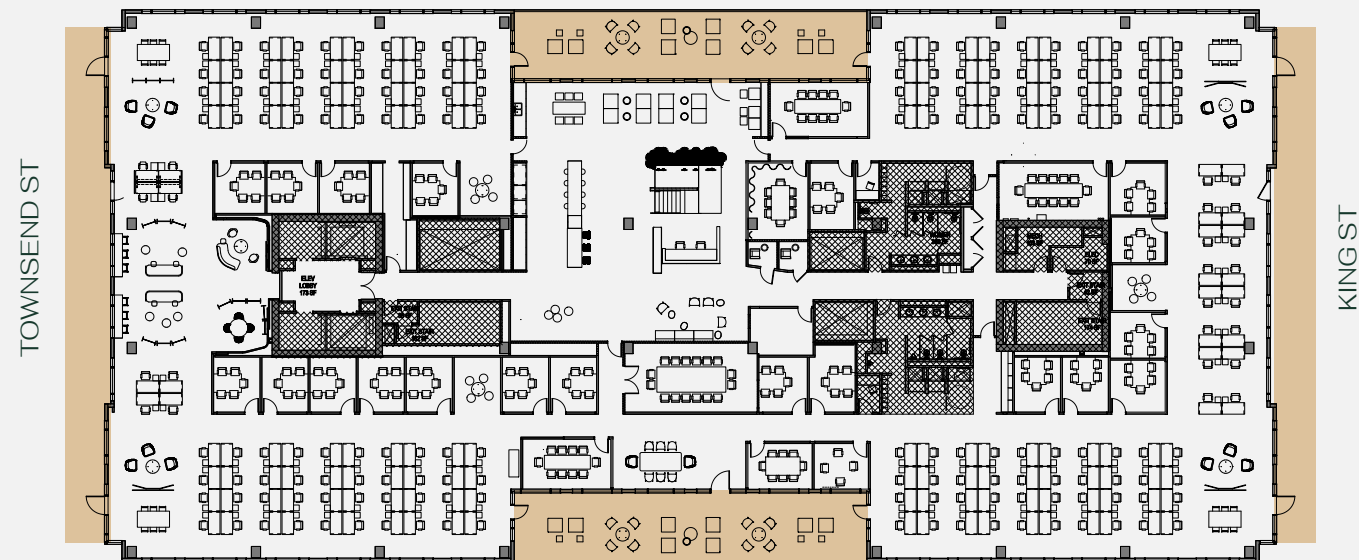


FLOOR 08

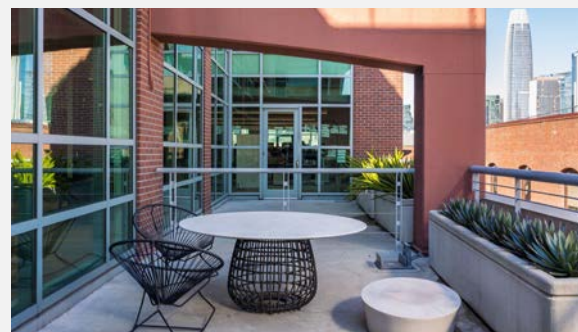
34,482 SF

HOTEL VIA ALLEY

Terrace



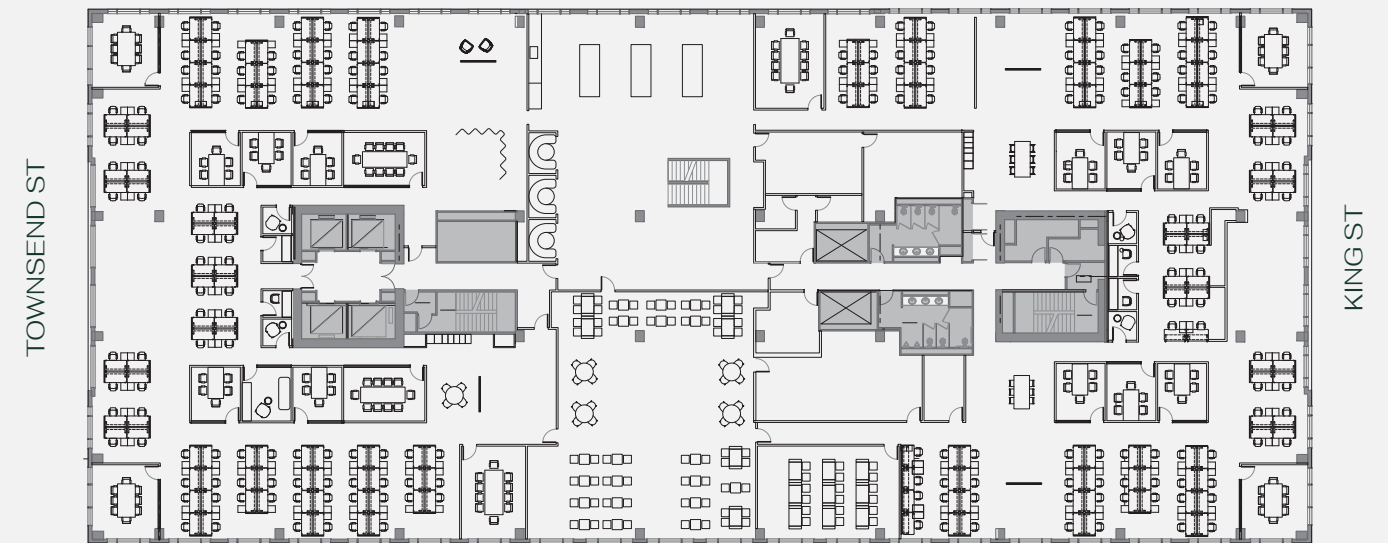
- Main Reception Floor
- Plug & Play
- 184 Workstations (187 SF/Person)
- 26 Meeting Rooms
- 8 Phone Rooms
- Fully Furnished
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9



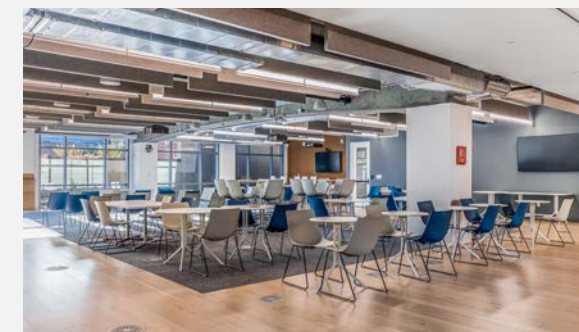
FLOOR 07

35,578 SF

HOTEL VIA ALLEY



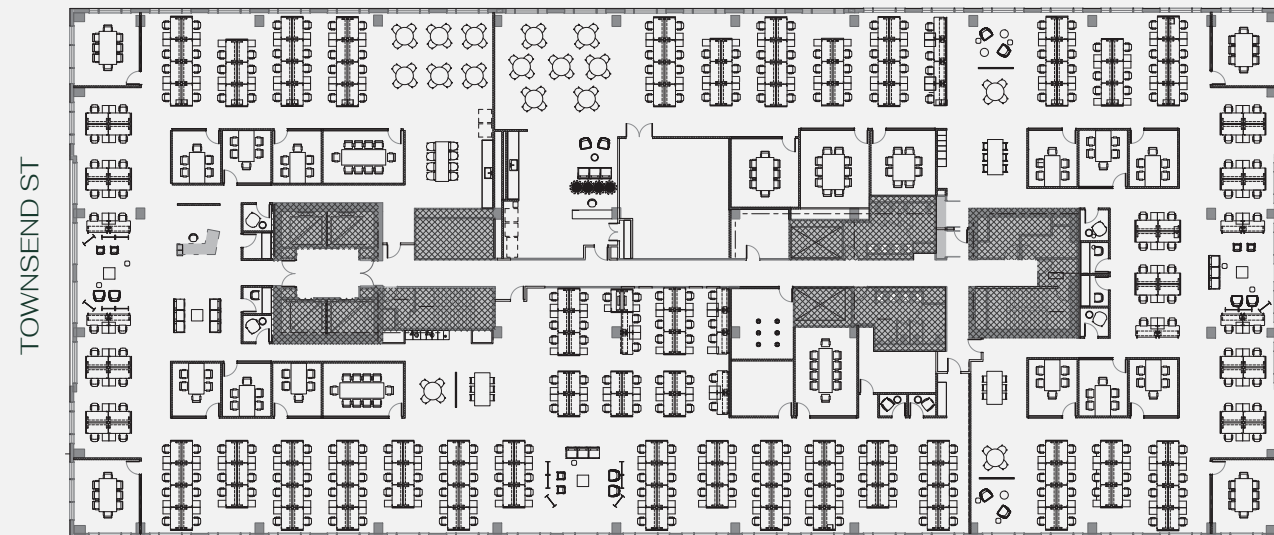
- All-Hands Space With Prep Kitchen
- 206 Workstations (173 SF/Person)
- 1 Large Training Room, 20 Meeting Rooms
- 8 Phone Rooms
- Plug & Play
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9



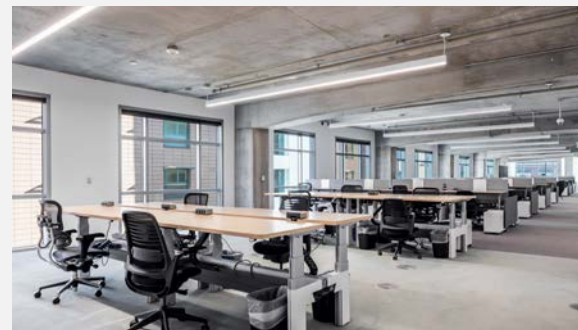
FLOOR 06

35,557 SF

HOTEL VIA ALLEY



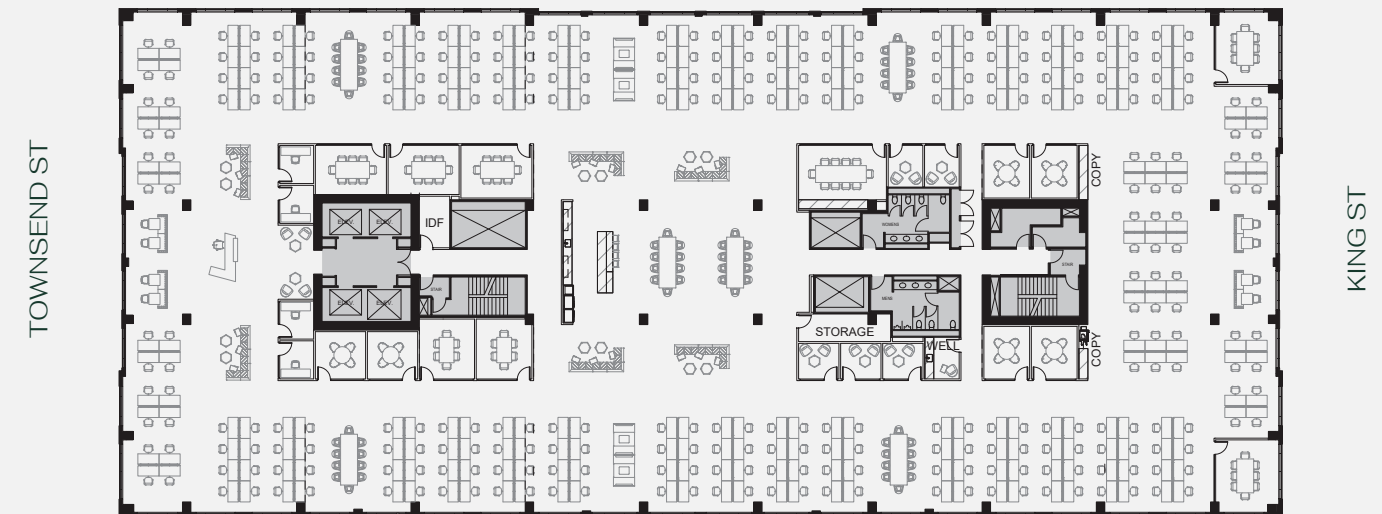
- 266 Workstations (134 SF/Person)
- 22 Meeting Rooms
- 7 Phone Rooms
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9



FLOOR 05

35,578 SF

HOTEL VIA ALLEY



- Large Kitchen & Break Room
- 17 Meeting Rooms
- 5 Phone Rooms
- Exposed Ceiling
- Natural Light



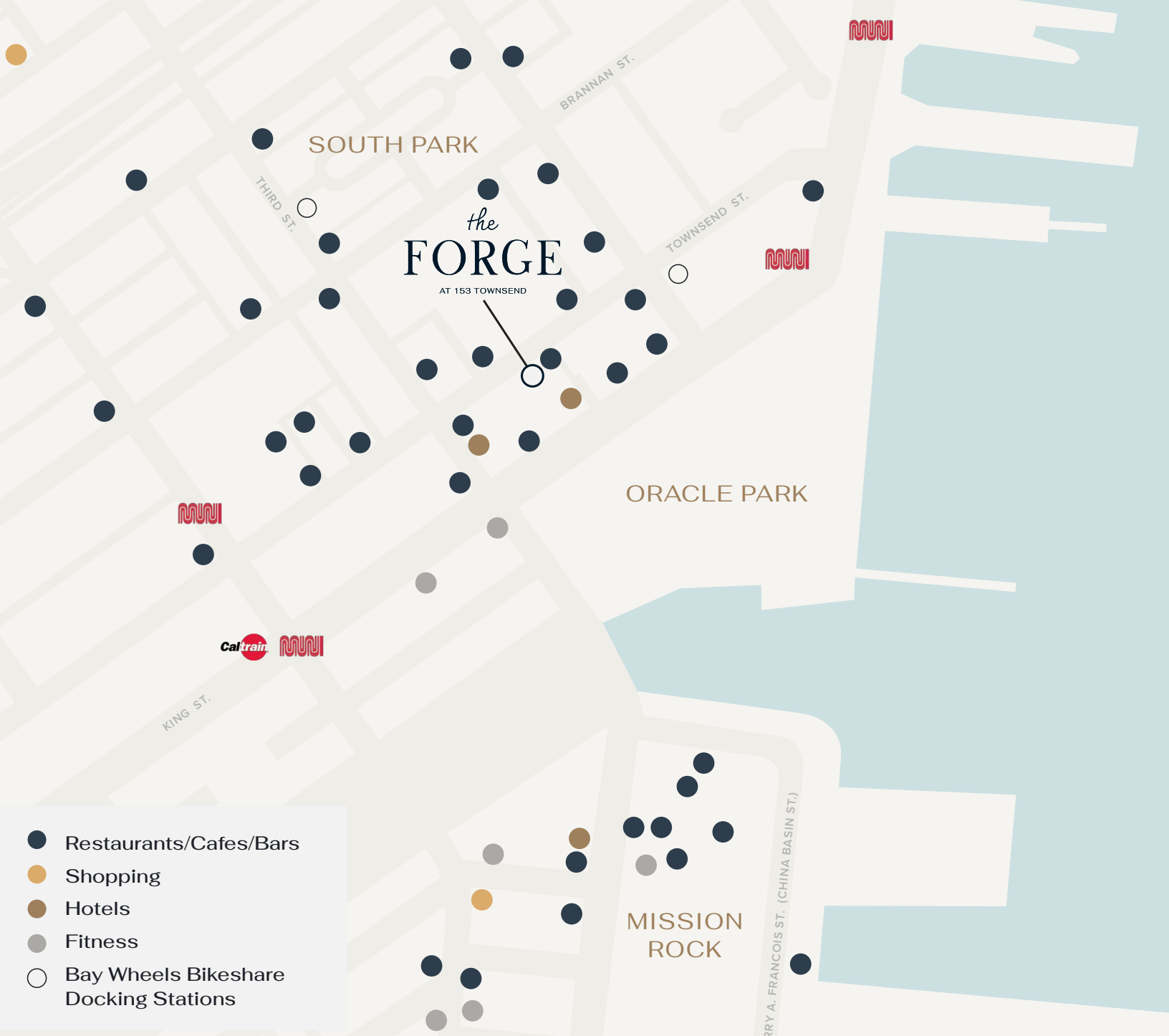
CONNECT AT THE CROSSROADS OF INNOVATION

The Forge puts you in prime position within San Francisco's thriving tech scene, with innovative companies all around you. From established software leaders to rising fintech stars, you'll be perfectly placed in the Bay Area's most dynamic business district. This is where tech happens.

REPRESENTATIVE TENANTS

OpenAI	CISCO	HaydenAI	
fastly	Curai Health	OSARO	SAP
Harvey.	Quizlet	Envoy	HONEYBOOK
South Park Commons	Ulysses [®] <small>Ecosystem Engineering Inc.</small>	FACTORY	LangChain
reflex <small>TECHNOLOGIES</small>	contentful	mosaic ^{ML}	unitQ
Inkitt	micropsi industries	VIZCOM	gofundme [™]





92	6
WALK SCORE	MIN WALK TO MISSION ROCK
91	4
TRANSIT SCORE	MIN WALK TO CALTRAIN
91	1
BIKE SCORE	MIN WALK TO KING ST MUNI



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