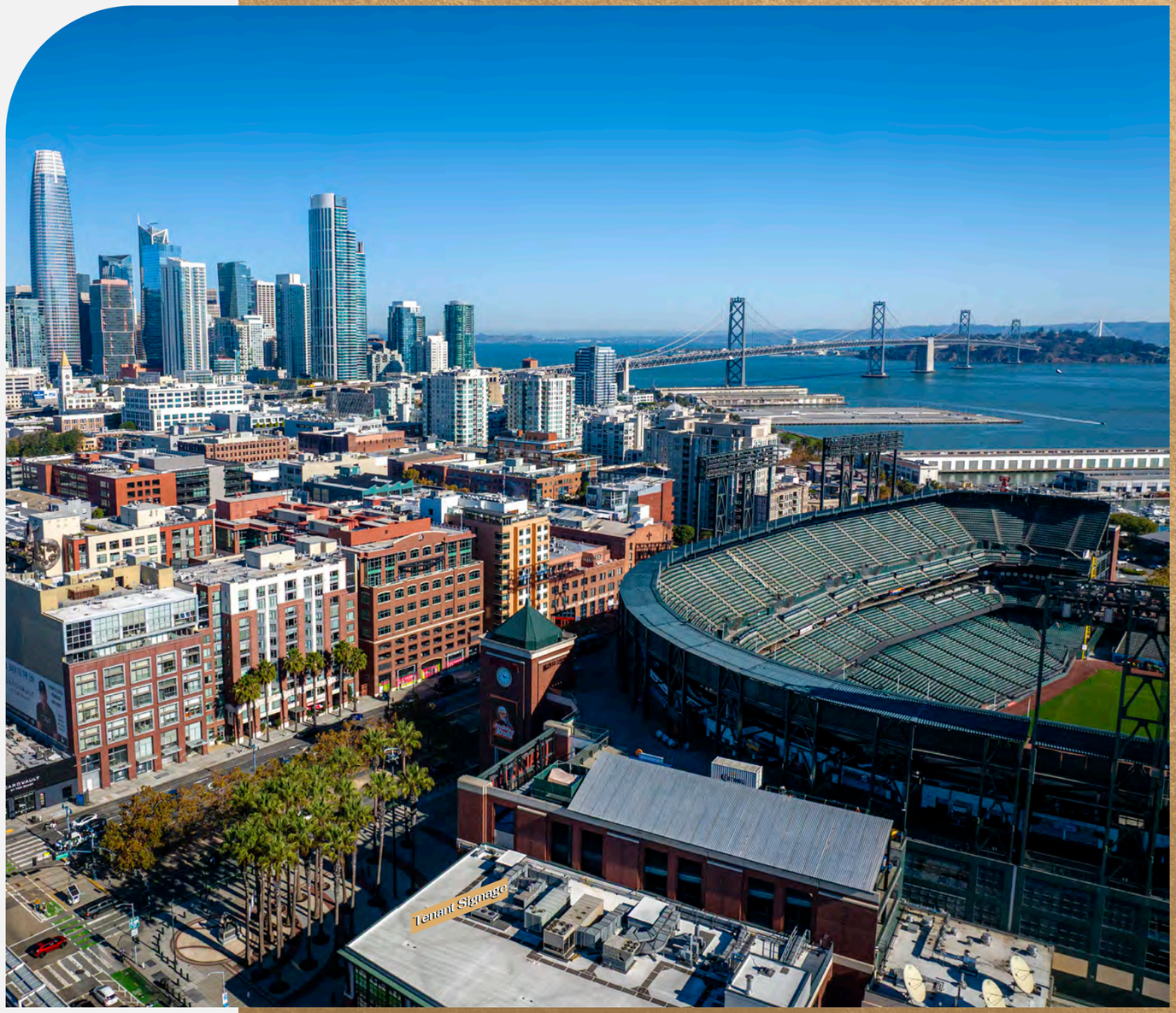

WHERE IDEAS TAKE SHAPE
the
FORGE
AT 153 TOWNSEND
ELLIS PARTNERS



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.

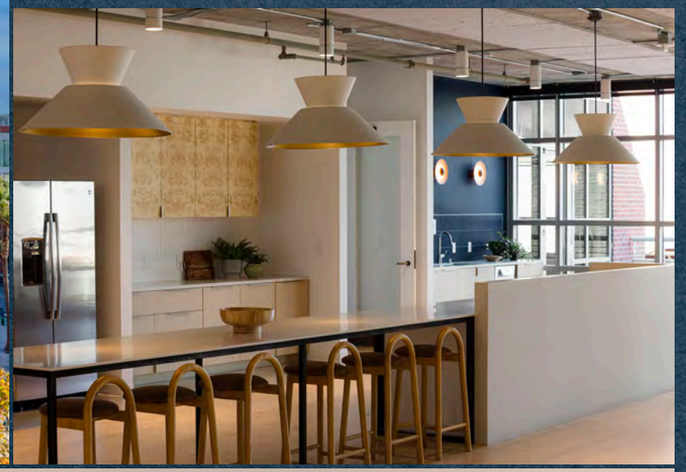


the FORGE
AT 153 TOWNSEND

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

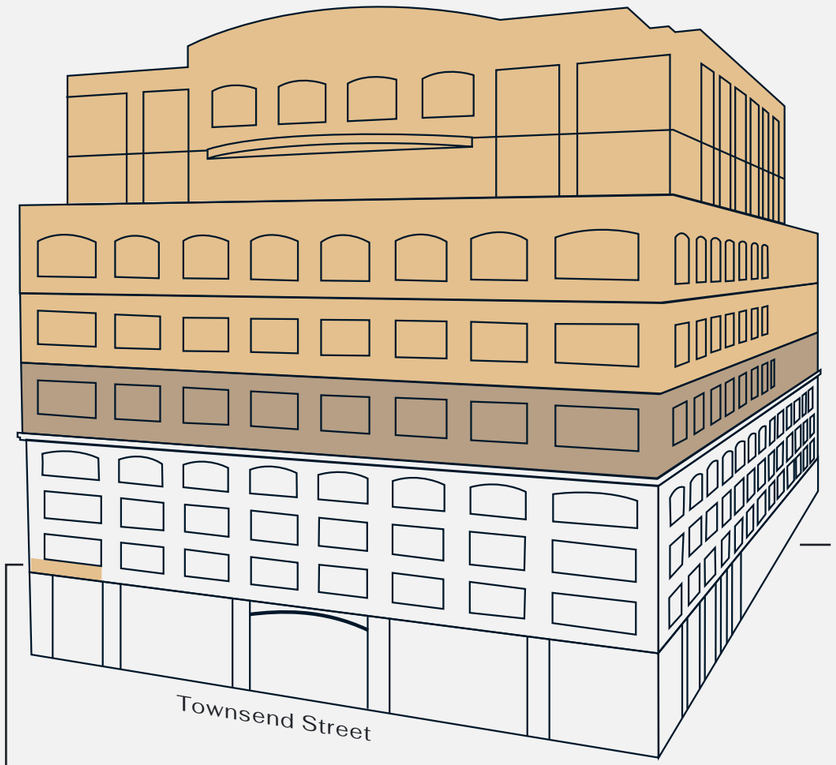
- Concrete Construction With Open Ceilings
- Slab to Slab Ceiling Height: 12'4" - 12'7"
- Bicycle Storage
- Raised Floor HVAC System
- Showers and Lockers
- Directly Across From Oracle Park
- Touchless Technology Features



the FORGE
AT 153 TOWNSEND

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

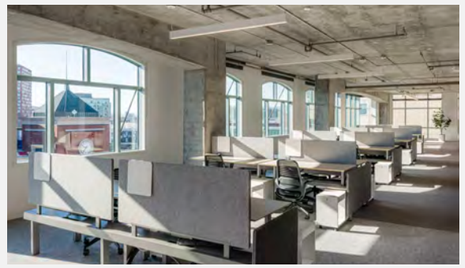
TENANT SIGNAGE
**additional signage opportunity along King Street*

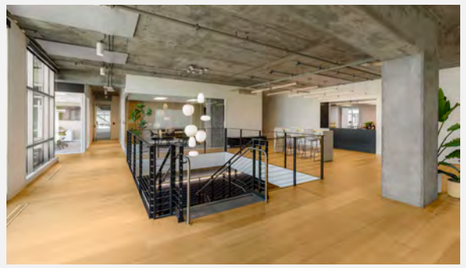
FLOOR 09
28,910 SF

VIRTUAL TOUR



- 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

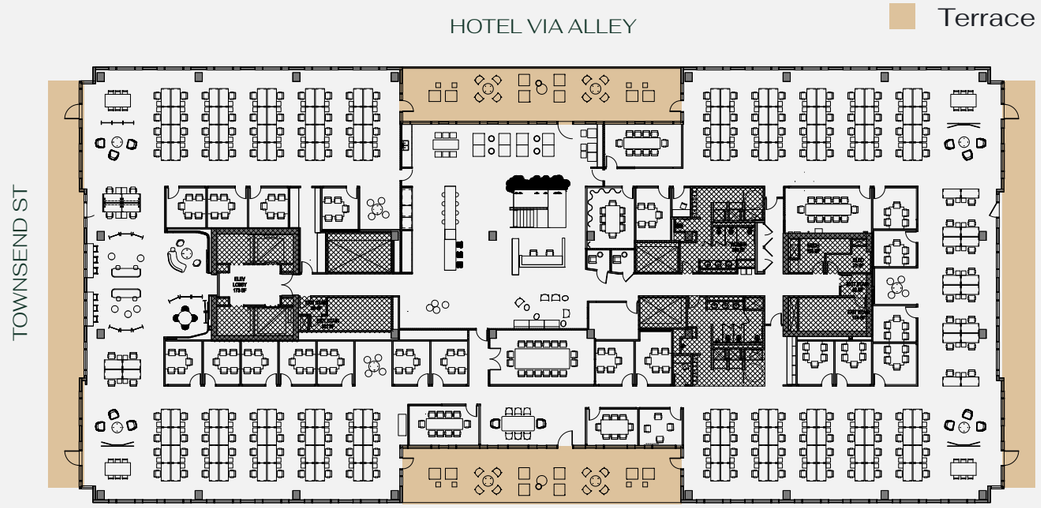




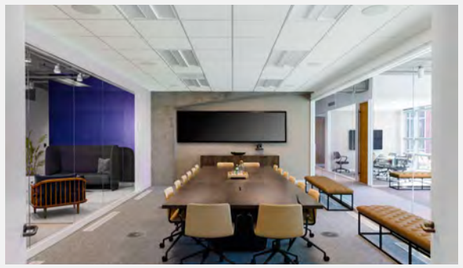
FLOOR 08

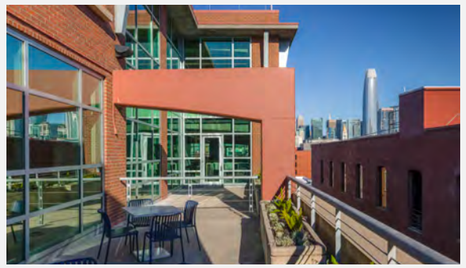
34,482 SF

VIRTUAL TOUR



- 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

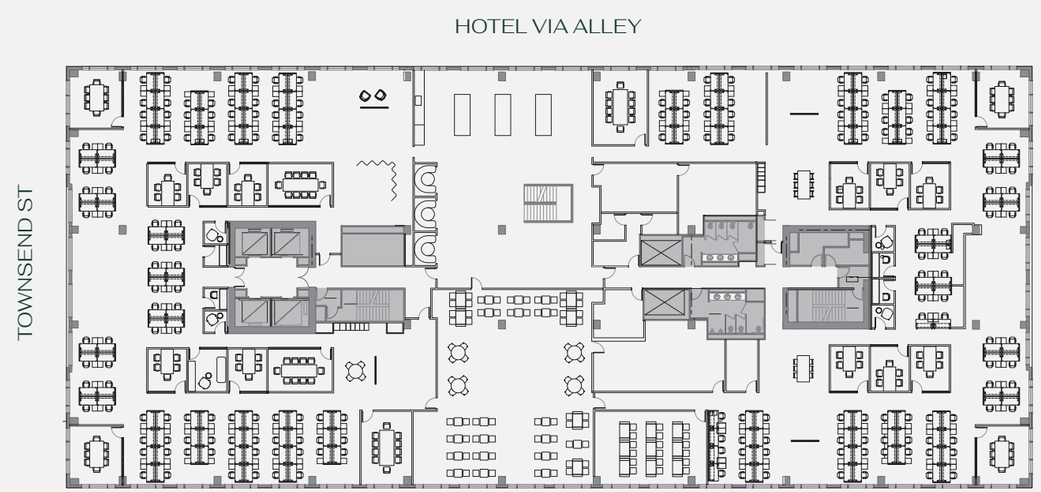




FLOOR 07

35,578 SF

VIRTUAL TOUR



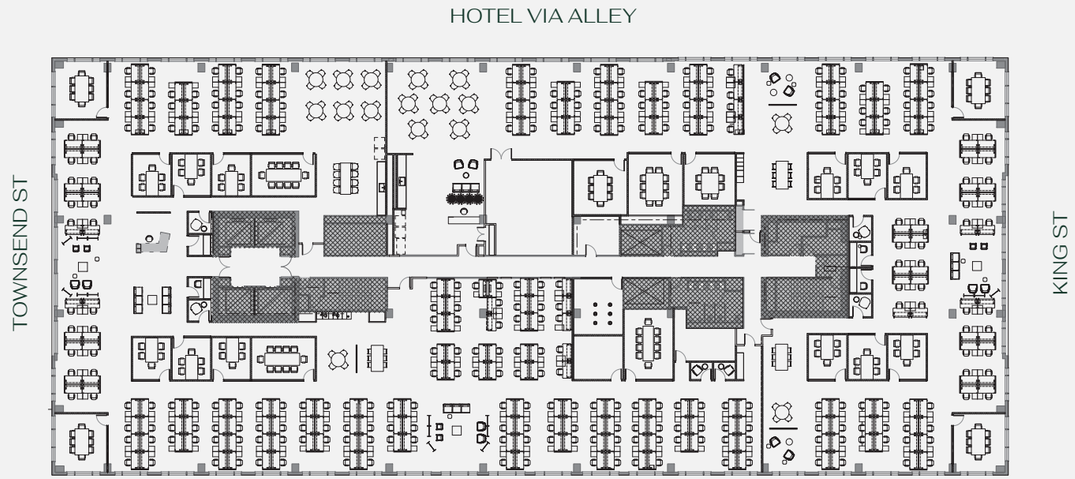
- All-Hands Space With Prep Kitchen
- 206 Workstations (173 SF/Person)
- 1 Large Training Room, 20 Meeting Rooms
- 8 Phone Rooms
- Plug & Play
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9



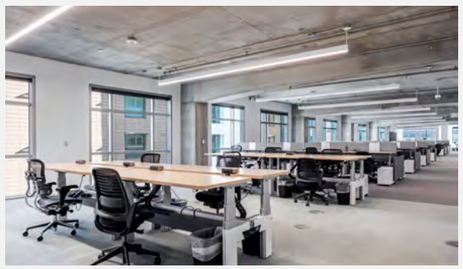


FLOOR 06

35,557 SF



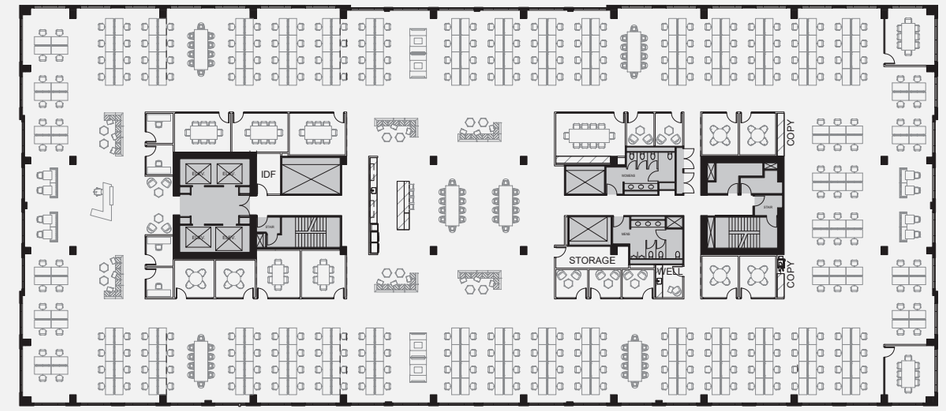
- 266 Workstations (134 SF/Person)
- 22 Meeting Rooms
- 7 Phone Rooms
- Exposed Ceiling
- Natural Light
- Interconnecting Stairwell Between Floors 6 to 9



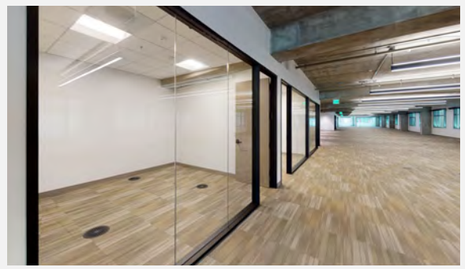


FLOOR 05

35,578 SF



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





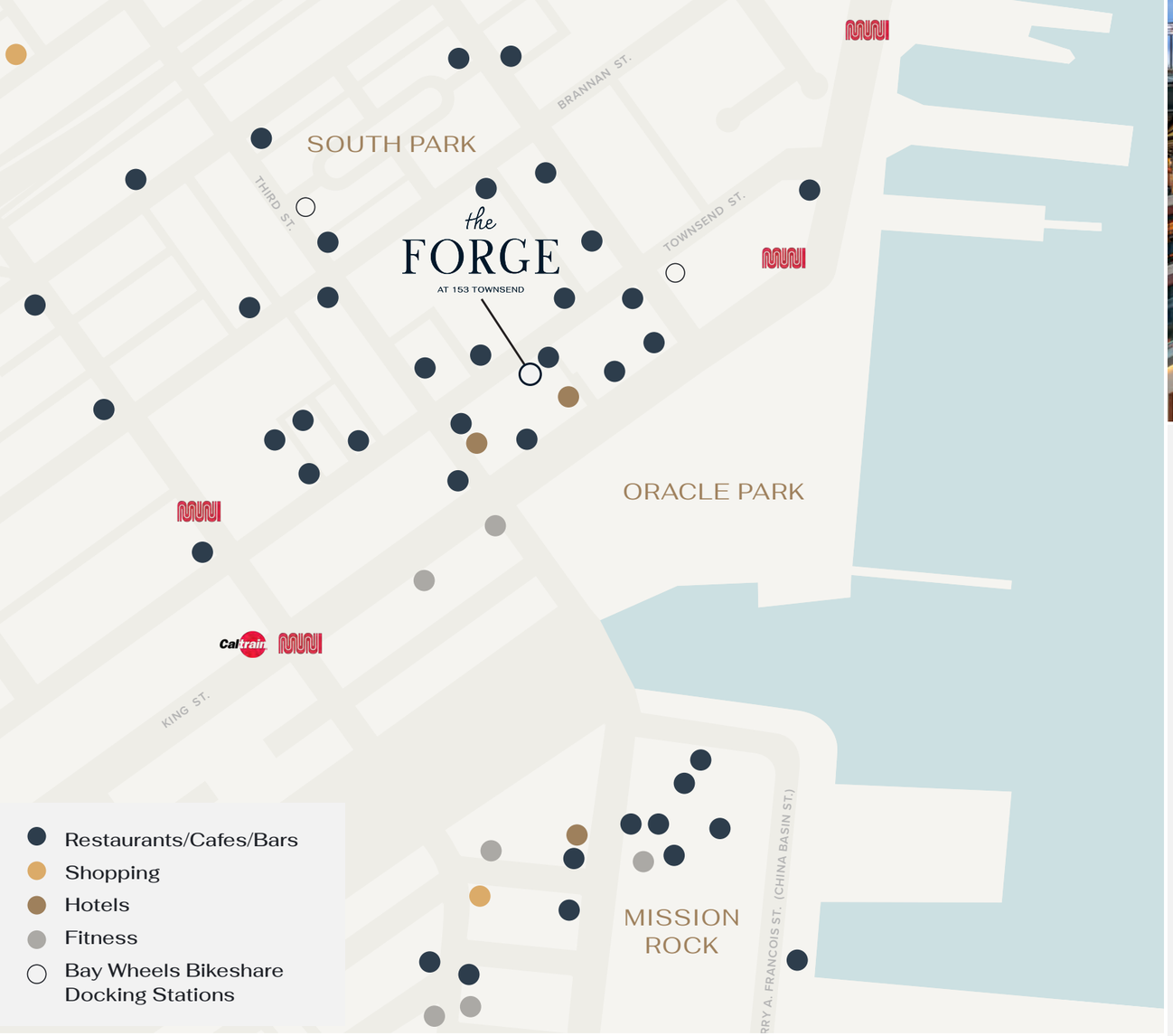
CONNECT AT THE CROSSROADS OF INNOVATION

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 · GitHub
fastly · Curai Health · OSARO · SAP
Harvey. · Quizlet · Envoy · HONEYBOOK
South Park Commons · Ulysses · FACTORY · LangChain
reflex TECHNOLOGIES · contentful · mosaicML · unitQ
Inkitt · micropsi industries · VIZCOM · gofundme






Hotel Via

92
WALK SCORE

6
MIN WALK TO MISSION ROCK

91
TRANSIT SCORE

4
MIN WALK TO CALTRAIN

91
BIKE SCORE

1
MIN WALK TO KING ST MUNI



Marlowe


LuxFit Mission Rock


Kaiyo Rooftop


25 Lusk

WHERE IDEAS TAKE SHAPE

the FORGE

AT 153 TOWNSEND

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