



600

600 TOWNSEND *East*



TIMELESS BRICK & TIMBER DESIGN

*paired with all the modern
infrastructure upgrades
you need to succeed.*

Building STATS

BUILDING SIZE

87,405 RSF

FLOORS

4

FLOOR PLATE SIZE

±21,000 RSF

SLAB TO SLAB HEIGHT

18'

OUTDOOR SPACE: PENTHOUSE
ROOF TERRACE TOTALING

8,000 RSF

AVAILABLE

Now



Single Tenant
HQ Building



Building Signage
Opportunities Available



Commercial Cafeteria
with 3-compartment Sink



Cold Storage
Facility



Abundant Parking -
70 Spaces



Exceptional Cal-Train &
4th Street Train Access



Plug + Play -
418 Work Stations with
Monitors Included



Over 8,000 RSF of
Outdoor Space



Rare Brick &
Timber Design



Secure Storage for
Over 40 Bikes



Shower & Locker
Facilities



Controlled Access
- Three Pass Point
Security System





WALK SCORE

90



TRANSIT SCORE

98



BIKE SCORE

99

Your NEIGHBORHOOD

Walkable, Bikeable, *Enjoyable.*



OMAKASE



BELLOTA



KAIYO ROOFTOP



MARLOWE

Your COMMUTE

Easy access to the Silicon Valley talent pool and reduced commute time for your San Francisco employees.

8
600 TOWNSEND East



DRIVING
2 blocks from I-80
& I-280 on-ramps



MUNI
8 bus lines within
a 2 minute walk



CALTRAIN
3 blocks from Caltrain Station,
providing direct access to Silicon Valley



CENTRAL SUBWAY
3 blocks from the new Central Subway,
providing connections to SOMA, Union
Square and Chinatown



BIKE SHARE
4 bike share docking stations
within one block of the building

9
600 TOWNSEND East

Your
NEIGHBORS

From local start ups and makers to big names in tech - inspire and be inspired by the creatives that thrive nearby.

Nearby residential developments mean shorter commutes and a more vibrant neighborhood for employees to enjoy.

Google

PLAID

samsara

Sonder

Dropbox

lyft

MASTERCLASS

RH
RESTORATION HARDWARE

SAP

STRAVA

CLOUDFLARE

GUSTO

MERCK

NEKTAR

UCSF

INVITAE

cisco

CANARY TECHNOLOGIES

BAYER

FAIRE

Pinterest

ADV ENT
Advent Software

Adobe

cruise

Particle

airbnb

Uber

splunk>

nurix

iRhythm



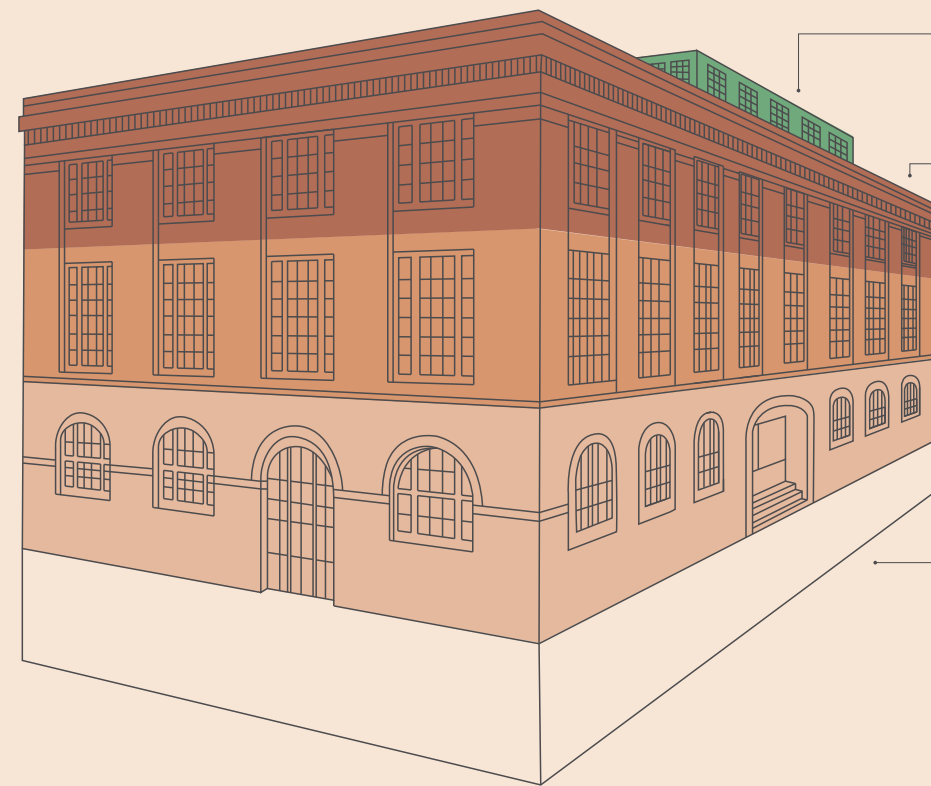
RESIDENTIAL
DEVELOPMENTS
Within 1 Mile

EXISTING:
4997

UNDER CONSTRUCTION:
538

How It All STACKS UP

3 full floors, a penthouse and a speakeasy on the concourse level — all move-in ready. Make 600 Townsend yours.



PENTHOUSE

5,397 RSF // 9' Ceilings

3RD FLOOR

20,647 RSF // 18' Ceilings

2ND FLOOR

20,647 RSF // 18' Ceilings

GROUND FLOOR

20,448 RSF // 17' Ceilings

CONCOURSE LEVEL

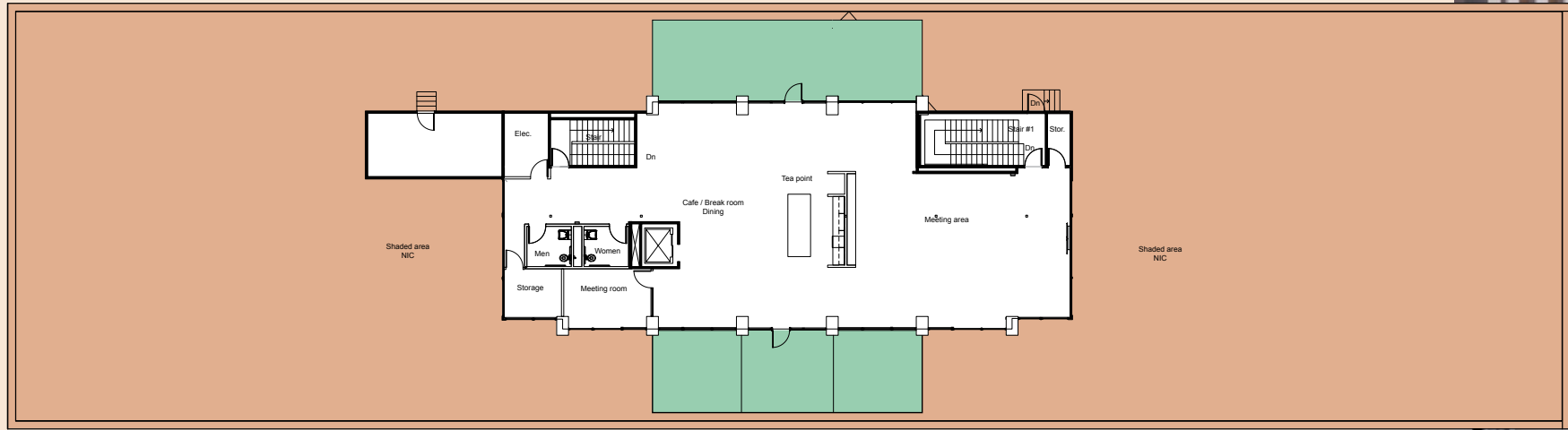
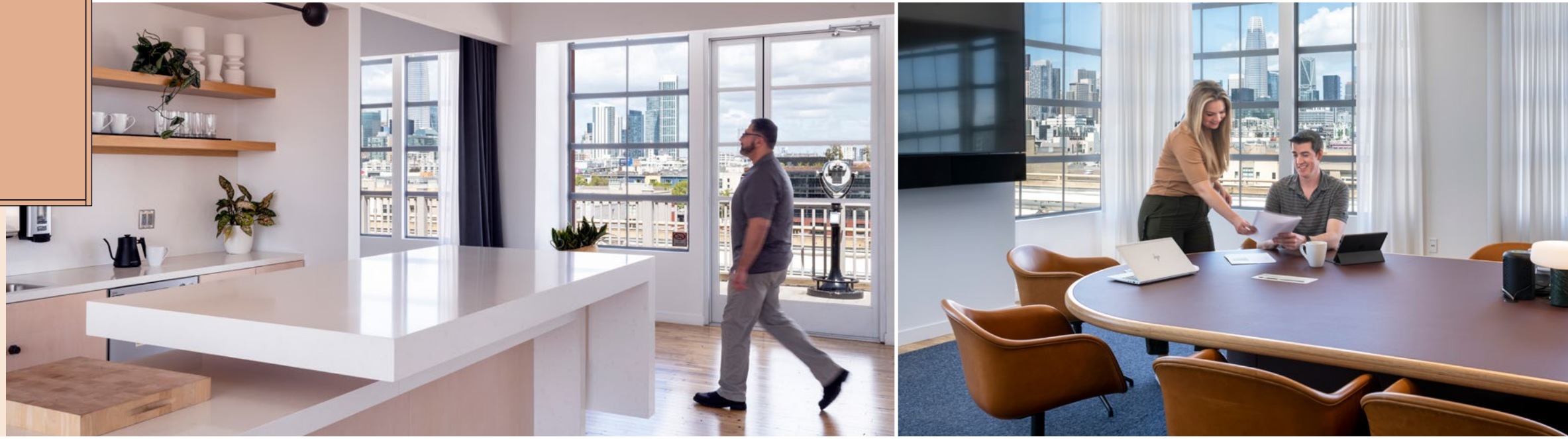
20,267 RSF // 12' Ceilings



Penthouse

5,397 SF

- ☑ City Views
- ☑ Two Decks
- ☑ Full Kitchen
- ☑ Conference Area
- ☑ Ample Natural Light



7TH STREET

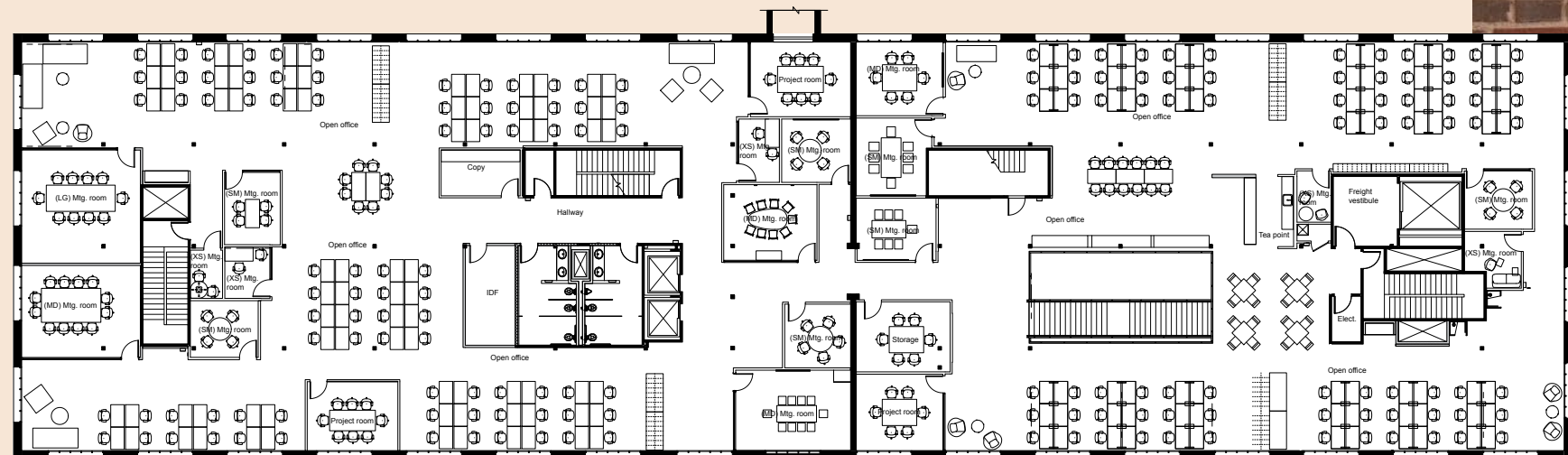
TOWNSEND STREET

14
600 TOWNSEND East

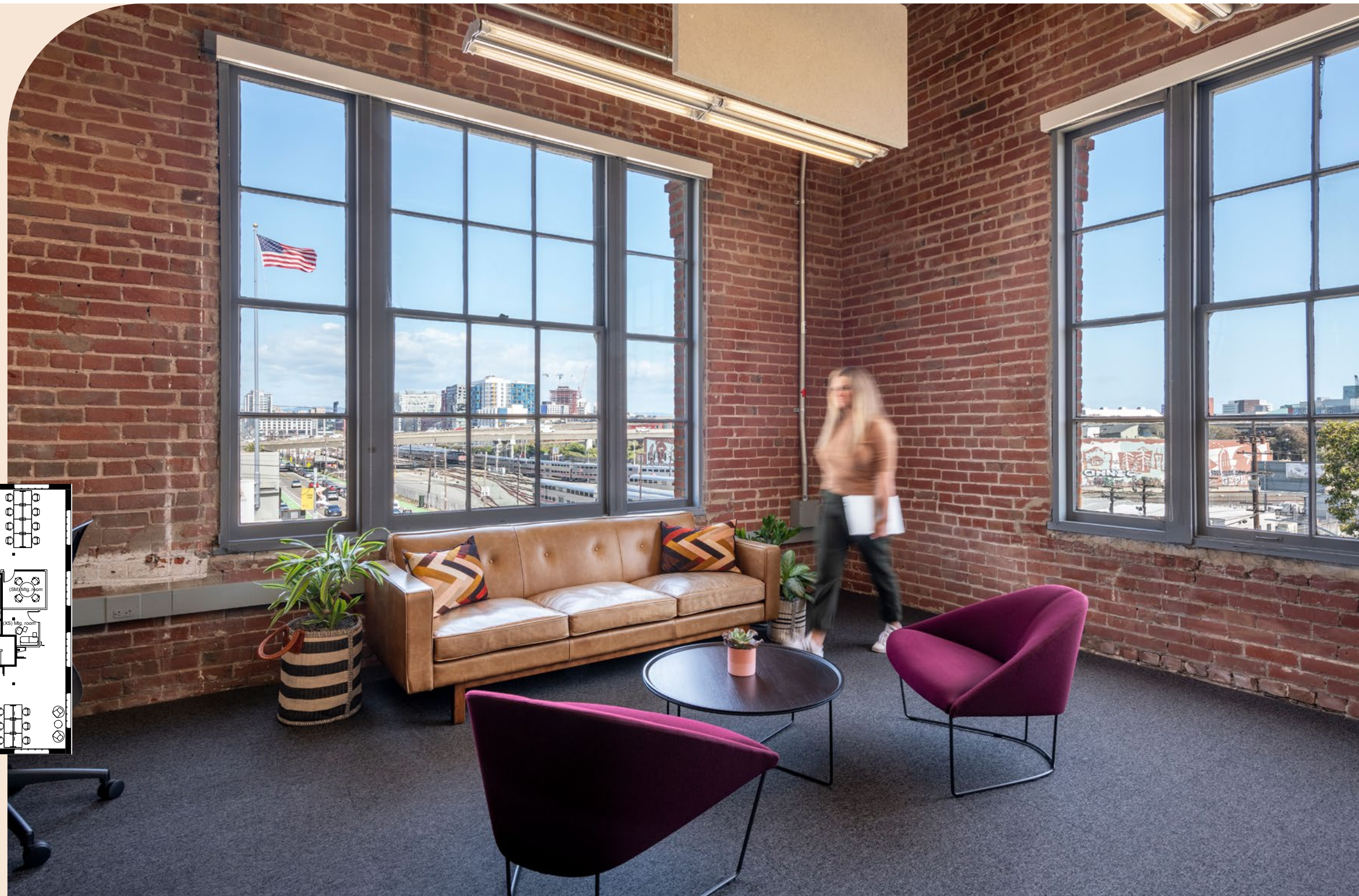
15
600 TOWNSEND East

Floor 3 20,647 SF

- ✓ 18' Ceilings
- ✓ 192 Workstations
- ✓ 1 Large Conference Room
- ✓ 8 Meeting Rooms
- ✓ 12 Small Meeting/Phone Rooms
- ✓ Exposed Brick Throughout
- ✓ Substantial Natural Light
- ✓ Center Connecting Stair
- ✓ Kitchen

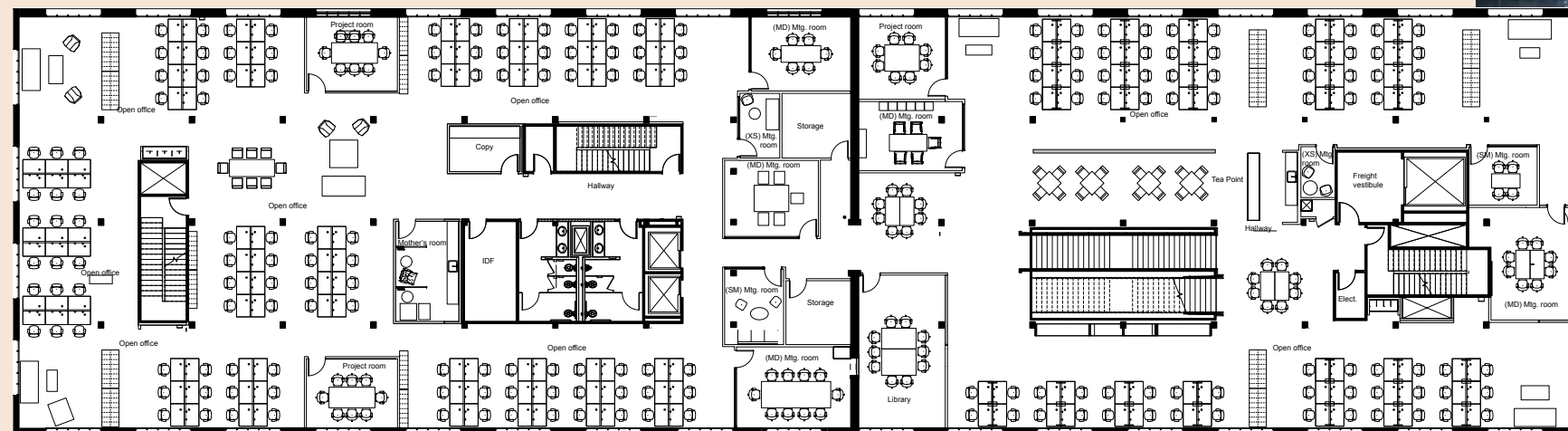


7TH STREET



Floor 2 20,647 SF

- ✓ 18' Ceilings
- ✓ 172 Workstations
- ✓ 1 Large Conference Room
- ✓ 8 Meeting Rooms
- ✓ 4 Small Meeting/Phone Rooms
- ✓ Exposed Brick Throughout
- ✓ Substantial Natural Light
- ✓ Center Connecting Stair
- ✓ Kitchen



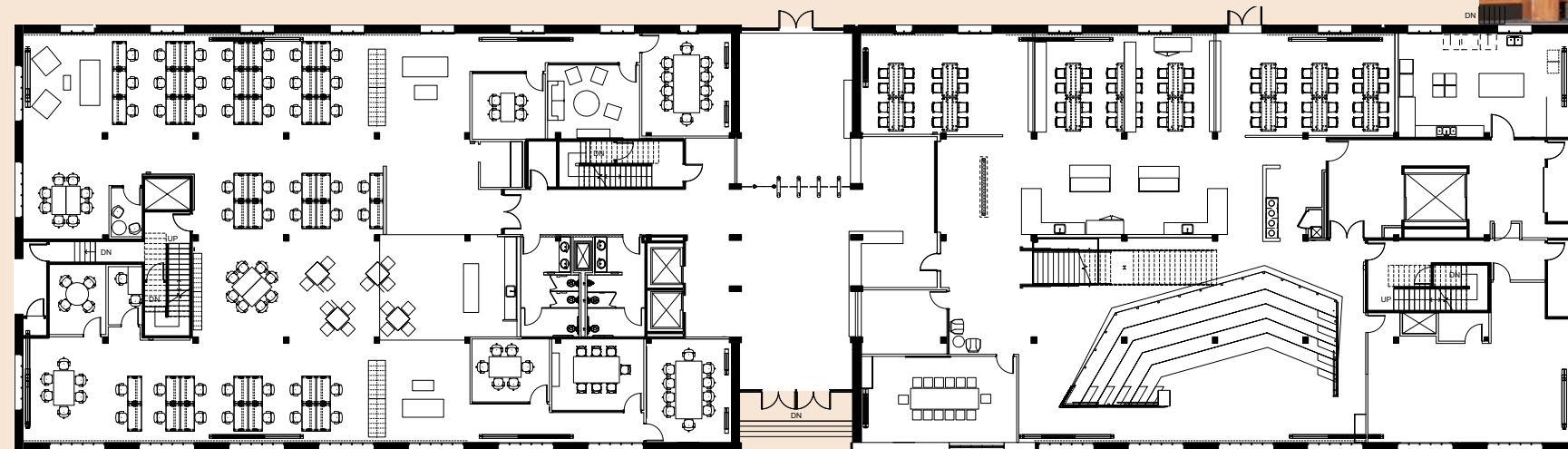
7TH STREET



Ground Floor

20,487 SF

- ☑ 17' Ceilings
- ☑ Direct Access to Courtyard
- ☑ Unique All-hands Area with Stadium Seating
- ☑ Full Catering Kitchen with Cafeteria Seating
- ☑ Access to Loading Dock
- ☑ Controlled Access with Turnstiles
- ☑ 51 Work Stations
- ☑ Center Connecting Stair



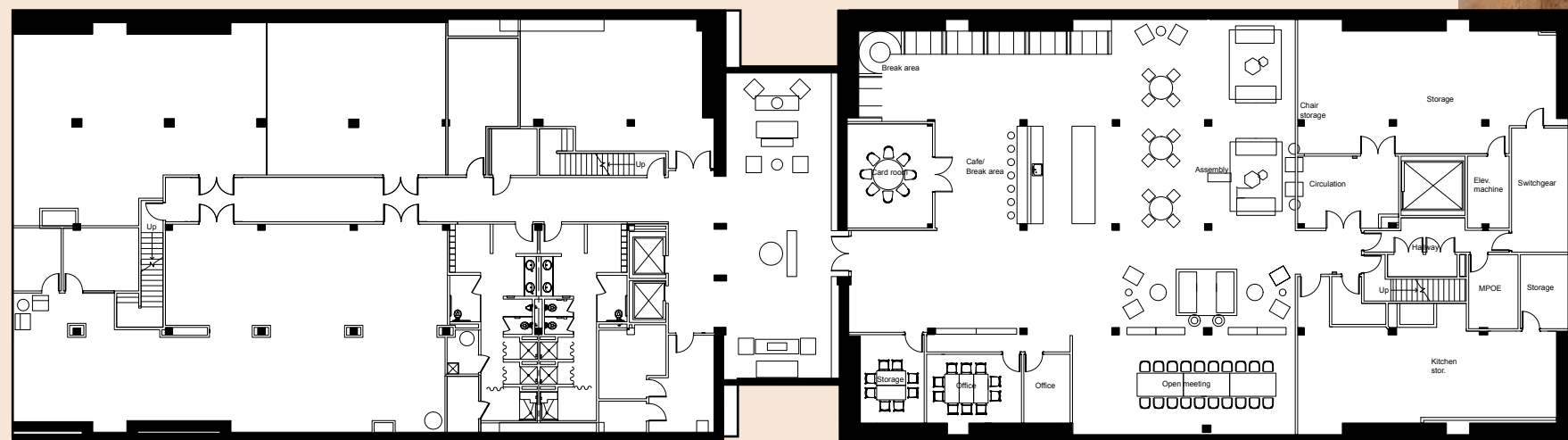
7TH STREET



Concourse Level

20,267 SF

- ☑ 12' Ceilings
- ☑ Exposed Brick
- ☑ Built-out Bar/Lounge Area
- ☑ Secure Bike Storage
- ☑ Large Cold Storage Area
- ☑ Shower Rooms & Lockers
- ☑ Ample Storage



7TH STREET





A CLASSIC— *Reimagined.*

In 2015, Rapt Studios was hired as interior architect to renovate the building for an incoming tenant. The overall vision for the space was one that was simple, organic and imperfect. Pulling from Mihaly Csikszentmihalyi's philosophy of flow, the space around the timber staircase on each floor of the building was left open so music and aromas could naturally collect and carry up to other levels. As the entire building progresses, so does the design, arriving at a panoramic view of the San Francisco skyline. Like its inhabitants, the space is meaningful and intentional, with a keen attention to design.

Building FACT SHEET



BUILDING CONSTRUCTION:

Brick & Timber



BUILDING FEATURES:

- Plug + Play - furniture included, Rapt Studio designed interiors
- Commercial cafeteria with 3-compartment sink and cold storage facility
- Abundant and secure onsite parking
- Outdoor space totaling over 8,000 RSF
- Soaring 18' ceiling heights
- Exceptional transit-oriented showplace square location
- Stunning 3-floor interconnecting stair



BUILT & RENOVATED:

1911 / 2015



FLOORS:

4



BUILDING SIZE:

87,405 RSF



FLOOR PLATE SIZE:

+/-20,500 RSF



SLAB TO SLAB CEILING HEIGHT:

- Concourse Level: 12'
- Ground Floor: 17'
- 2nd Floor: 18'
- 3rd Floor: 18'
- Penthouse: 9'



COLUMN SPACING:

28' x 28'



SECURITY ACCESS:

Three pass point system, including turnstiles



VERTICAL TRANSPORTATION:

Two (2) machine room-less (MRL) traction elevators (manufactured by Kone in 2013); One (1) freight elevator (installed by Dover)



LOADING DOCK:

1 Dock-High loading dock



RESTROOMS:

Women's room (3 stalls) & Men's room (2 stalls, 1 urinal) on each floor; Concourse level has 3 Women's Showers & 3 Men's showers; Penthouse has 2 unisex restrooms



PARKING:

70 parking stalls
(47 below grade, 23 in neighboring garage)



HVAC:

Multi-stage DX (Direct Expansion) rooftop AC with VAV hot water reheat. Modern building management system & graphic interface



POWER:

Designed for over 5 watts per square foot



INTERIOR ARCHITECT:

Rapt Studios



ESG FEATURES:

- LED lighting throughout
- All restrooms have auto flush valves and motion sensors for activating waterflow
- All restrooms have low flow urinals and toilets have LED lights
- New back of house roof units with economizers



OWNERSHIP:

Blackstone & EQ Office

A large, multi-story brick building with many windows, located on a city street corner. The building is the subject of the advertisement.

600

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

