

Creative Office Space for Lease

611 MISSION STREET South Financial District



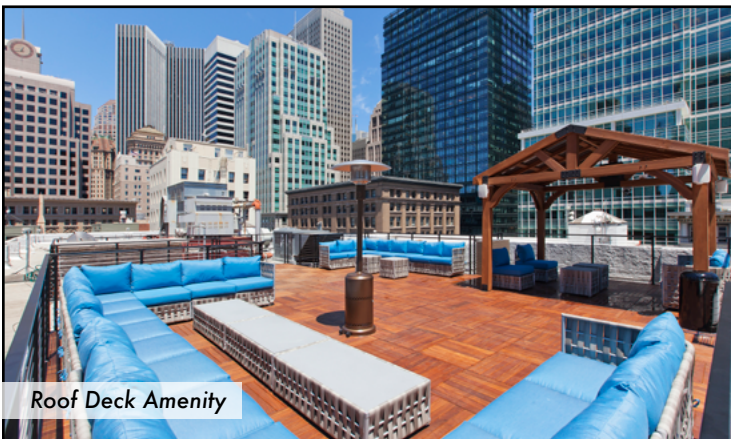
ROOF DECK VIRTUAL TOUR



Newly Renovated Building Lobby



7th Floor Penthouse



Roof Deck Amenity

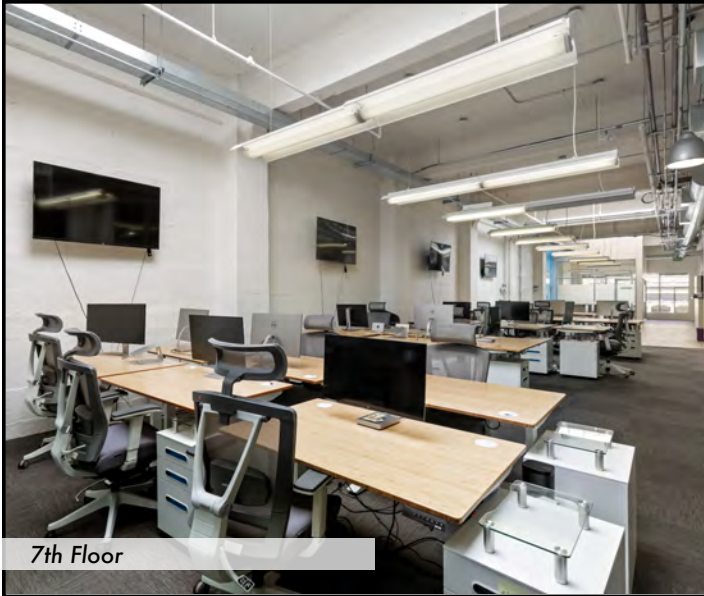


530 Bush St, Suite 800, San Francisco, CA 94108

P: 415.834.1600 • F: 415.834.1601 • www.coltoncommercialsf.com

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7th Floor



Roof Deck Amenity

BUILDING HIGHLIGHTS:

- Excellent Identity
- Full HVAC
- Vicinity to Public Transportation
 - Steps to Montgomery BART
 - Steps to Muni Lines 10,12&14
- ADA Restrooms
- Creative Space
- Recently Updated Facade and Building Lobby
- Local Ownership & Property Management Quick Decision Making

SUITE	SQUARE FEET	DATE AVAILABLE	RATE per SF/Year *	TERM	COMMENTS
Entire 2nd Floor	5,919 RSF +/-	NOW	Negotiable * Rate is Modified Gross	3+ Years	Potentially plug & play opportunity. Creative space with high exposed ceilings, mostly open plan, glass conference rooms and more. Efficient full floor opportunity. Full HVAC (several zones), server room, kitchenette, 2 ADA restrooms, access to passenger and another freight elevator, upgraded key card security, fiber, and T-1 in the building. VIRTUAL TOUR LINK
Entire 6th Floor	6,028 RSF +/-	NOW	Negotiable * Rate is Modified Gross	3+ Years	Plug & Play, furnished opportunity with high-end finishes. Newly improved full floor with high exposed ceilings and mostly open plan. See floor plan for details. Can be leased together or separately from 7th Floor (contiguous). VIRTUAL TOUR LINK
Entire 7th Floor	6,118 RSF +/-	NOW	Negotiable * Rate is Modified Gross	3+ Years	Full floor one-of-a-kind penthouse with soaring high ceilings, skylights and modern high-end finishes. Creative space with exposed ceilings and mostly open layout. All-hands area. Furnished plug & play with 50 +/- sit-stand desks. Can be leased together or separately from 6th Floor (contiguous). VIRTUAL TOUR LINK

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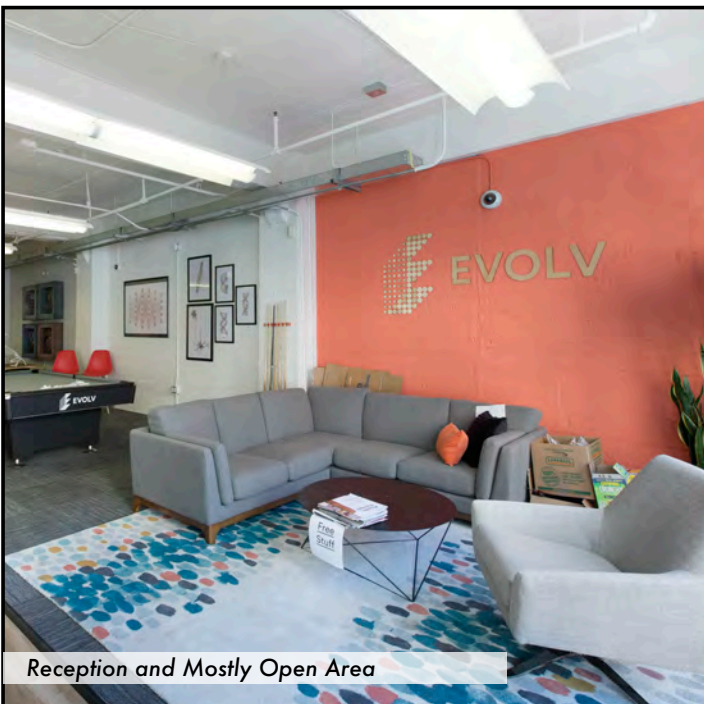
PHOTOS OF 6TH FLOOR



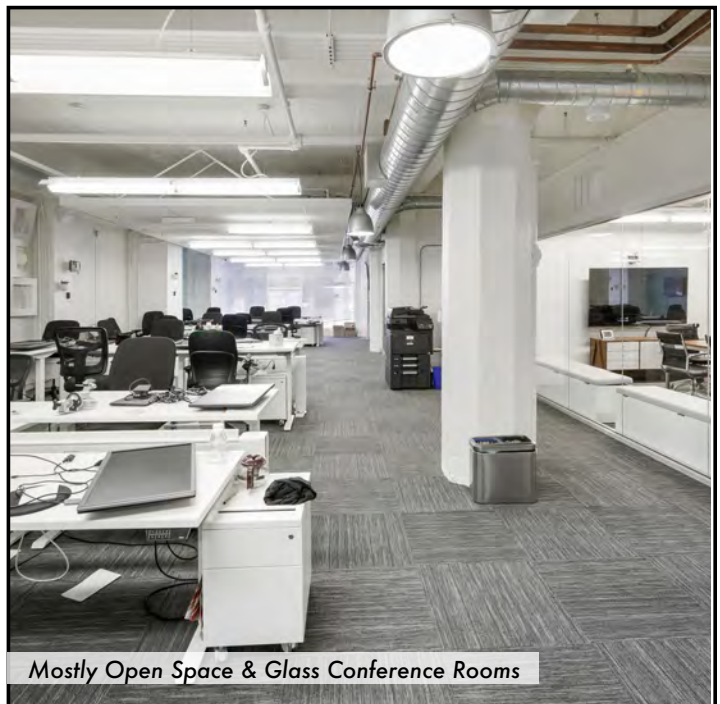
High-end Conference Room



Modern Kitchenette & Break Area



Reception and Mostly Open Area



Mostly Open Space & Glass Conference Rooms



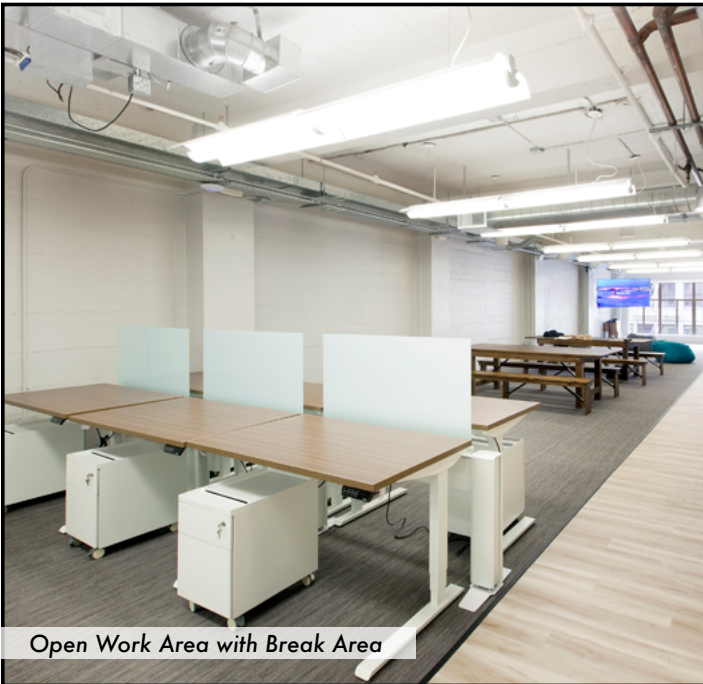
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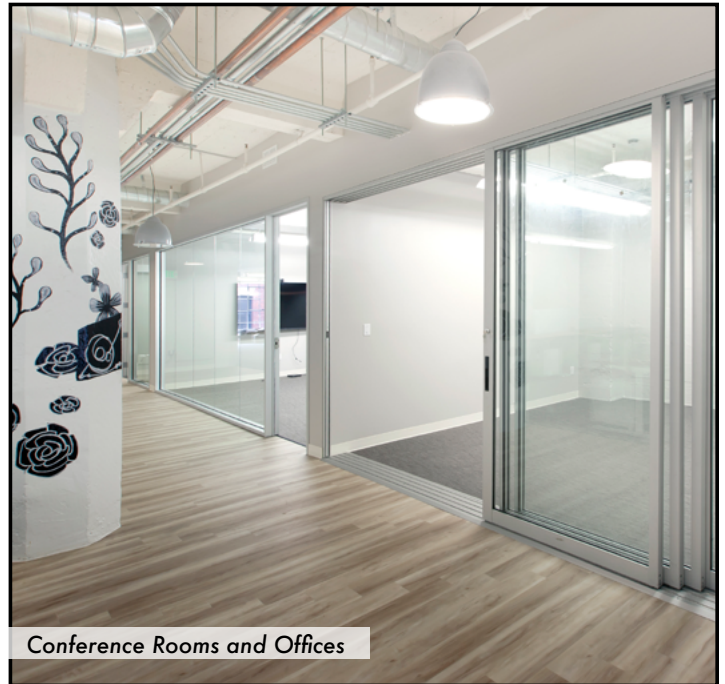
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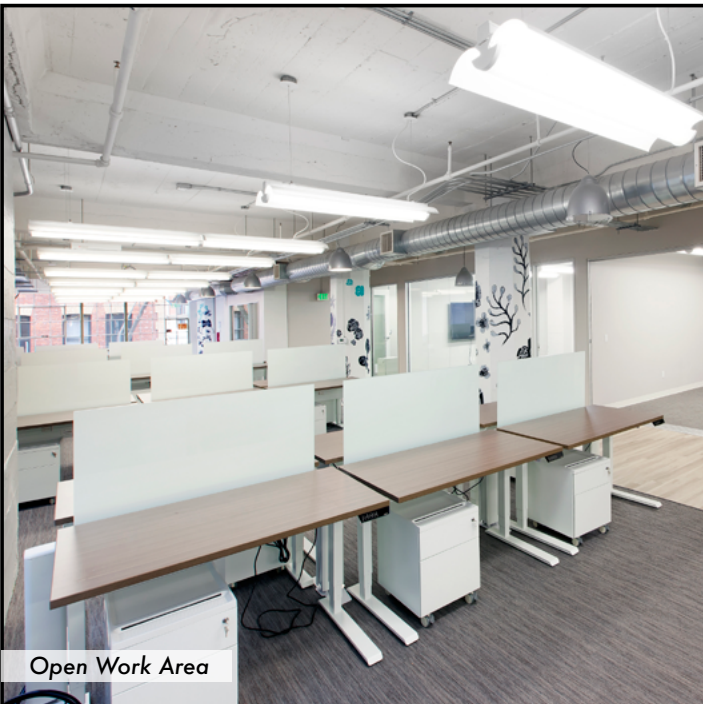
SAMPLE PHOTOS OF 5TH FLOOR



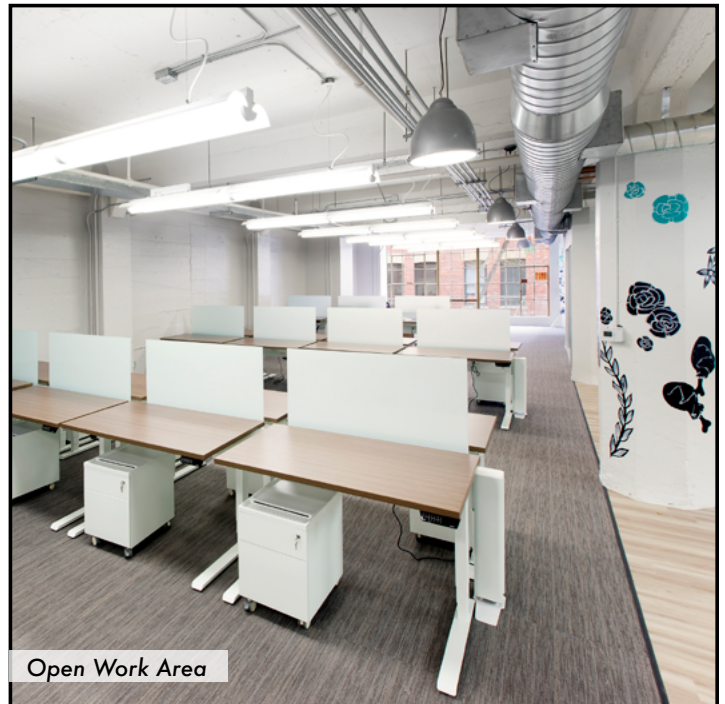
Open Work Area with Break Area



Conference Rooms and Offices



Open Work Area



Open Work Area



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NEIGHBORHOOD MAP & AMENITIES



P = Parking Garage

For Further Information, please contact:

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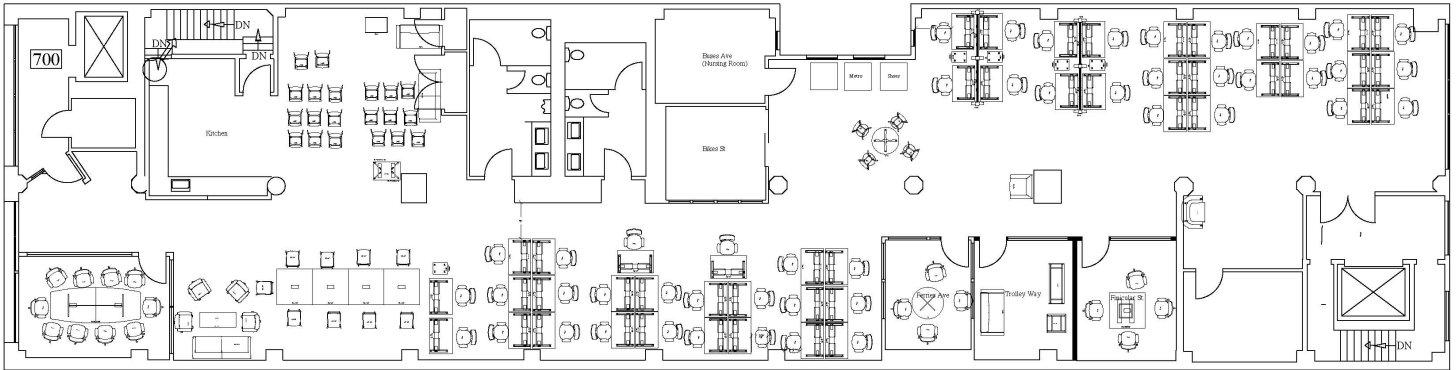


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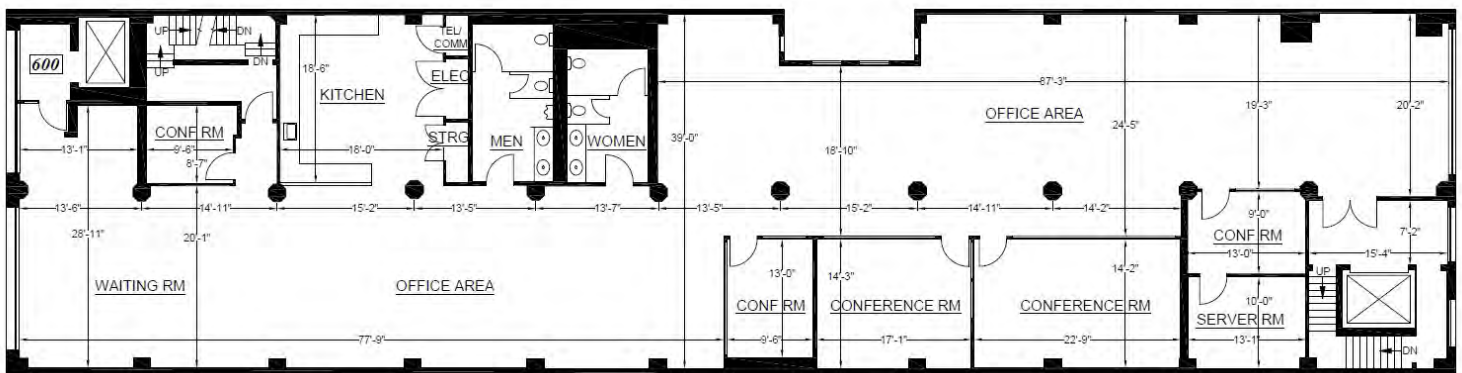
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7TH FLOOR FLOORPLAN



6TH FLOOR FLOORPLAN



2ND FLOOR FLOORPLAN

