

NEW TO MARKET

699

8TH STREET

SAN FRANCISCO, CA

NEWLY BUILT CREATIVE PLUG & PLAY SUBLEASE OPPORTUNITY
5TH FLOOR | $\pm 58,893$ RSF - DIVISIBLE TO $\pm 28,788$ RSF
EXPIRES SEPTEMBER 30, 2031 (PARTIAL TERM CONSIDERED)



KEVIN WALDMAN

+1 415 572 8563
kevin.waldman@cushwake.com
Lic. 01379641

JIM CHESLER

+1 415 971 3320
jim.chesler@cushwake.com
Lic. 01274224



HIGHLIGHTS | 5TH FLOOR



±58,893 RSF

Highly Creative Space - Recently Built

Divisible to ±28,788 RSF

Exposed Ceilings

Plug & Play with
294 Sit-Stand Workstations

31 Conference Rooms

18 Phone Booths

Kitchen

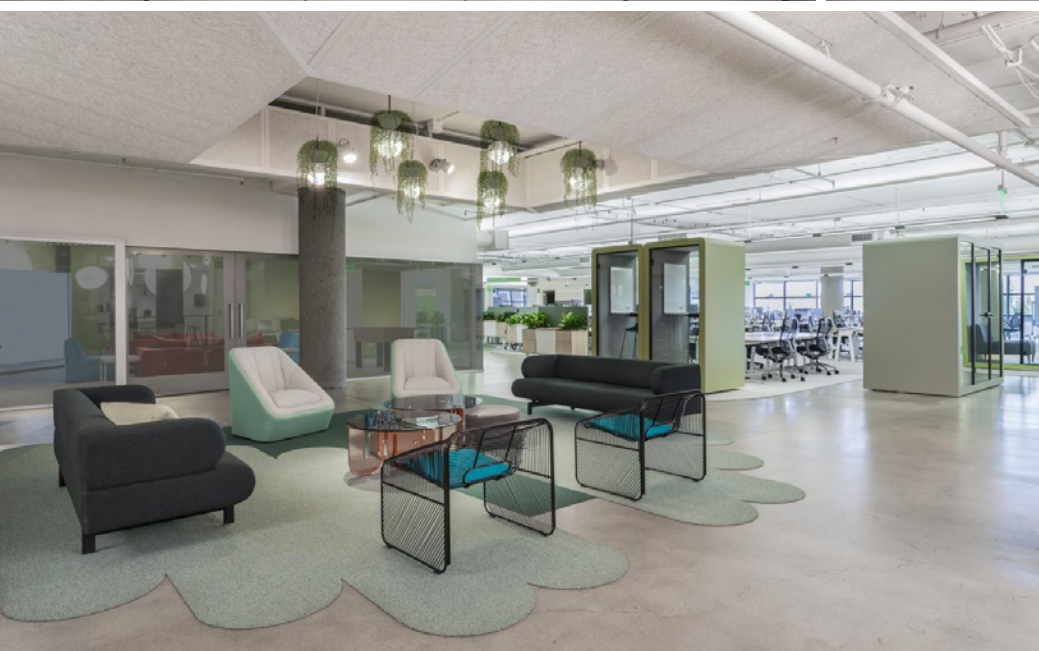
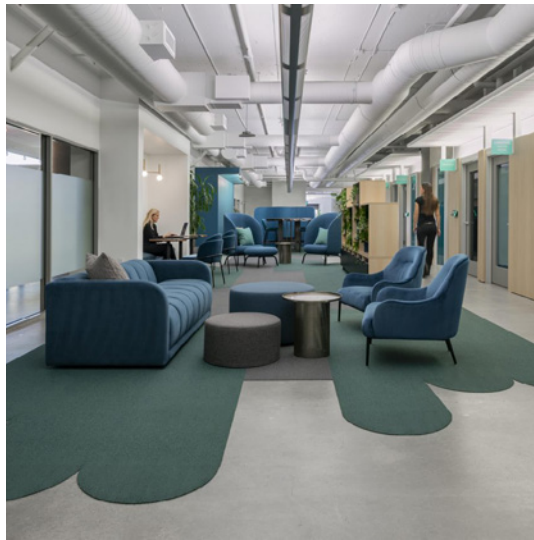
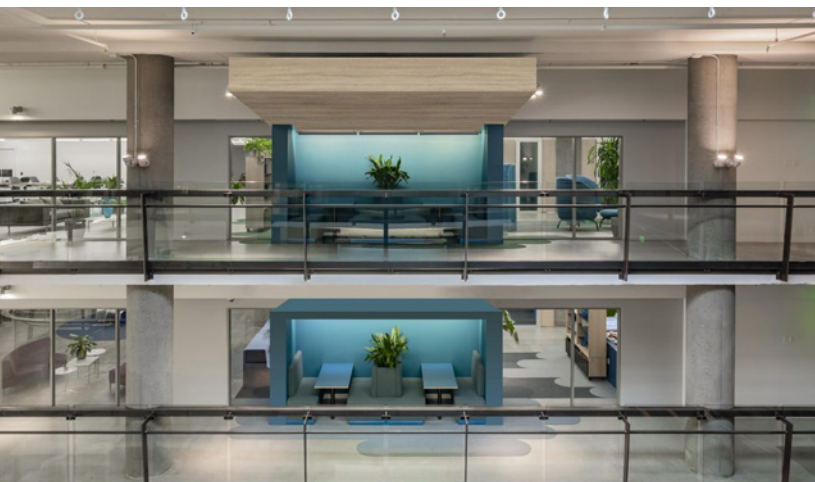
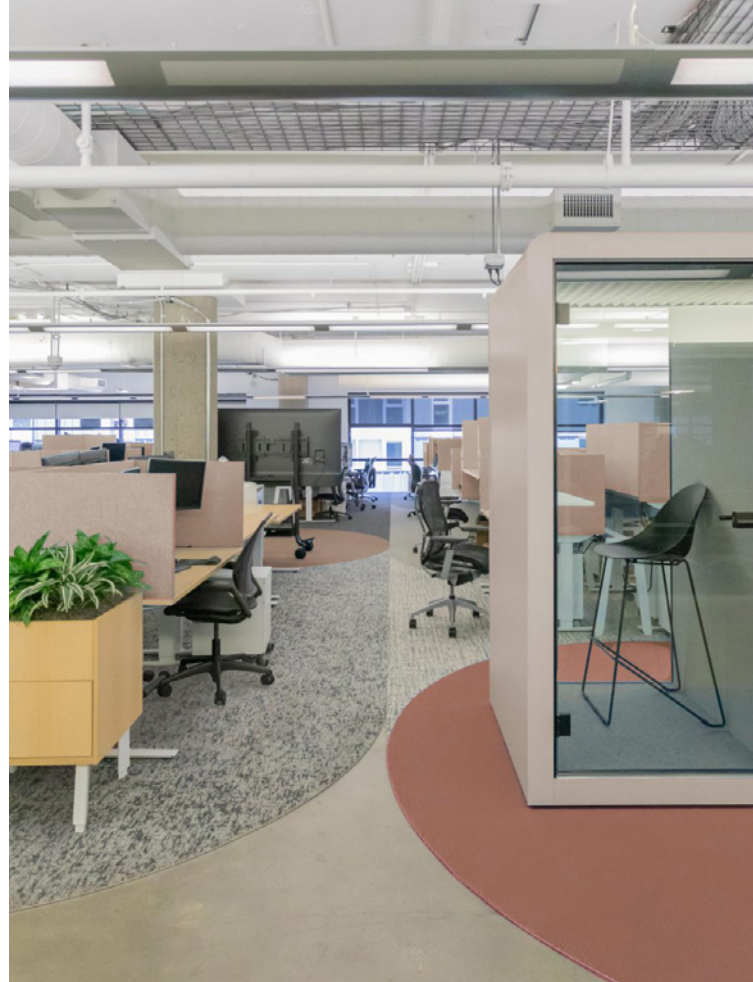
Game Room, Training Room
and Wellness Room

Parking Stalls Available at Additional Cost

Dog Friendly Building

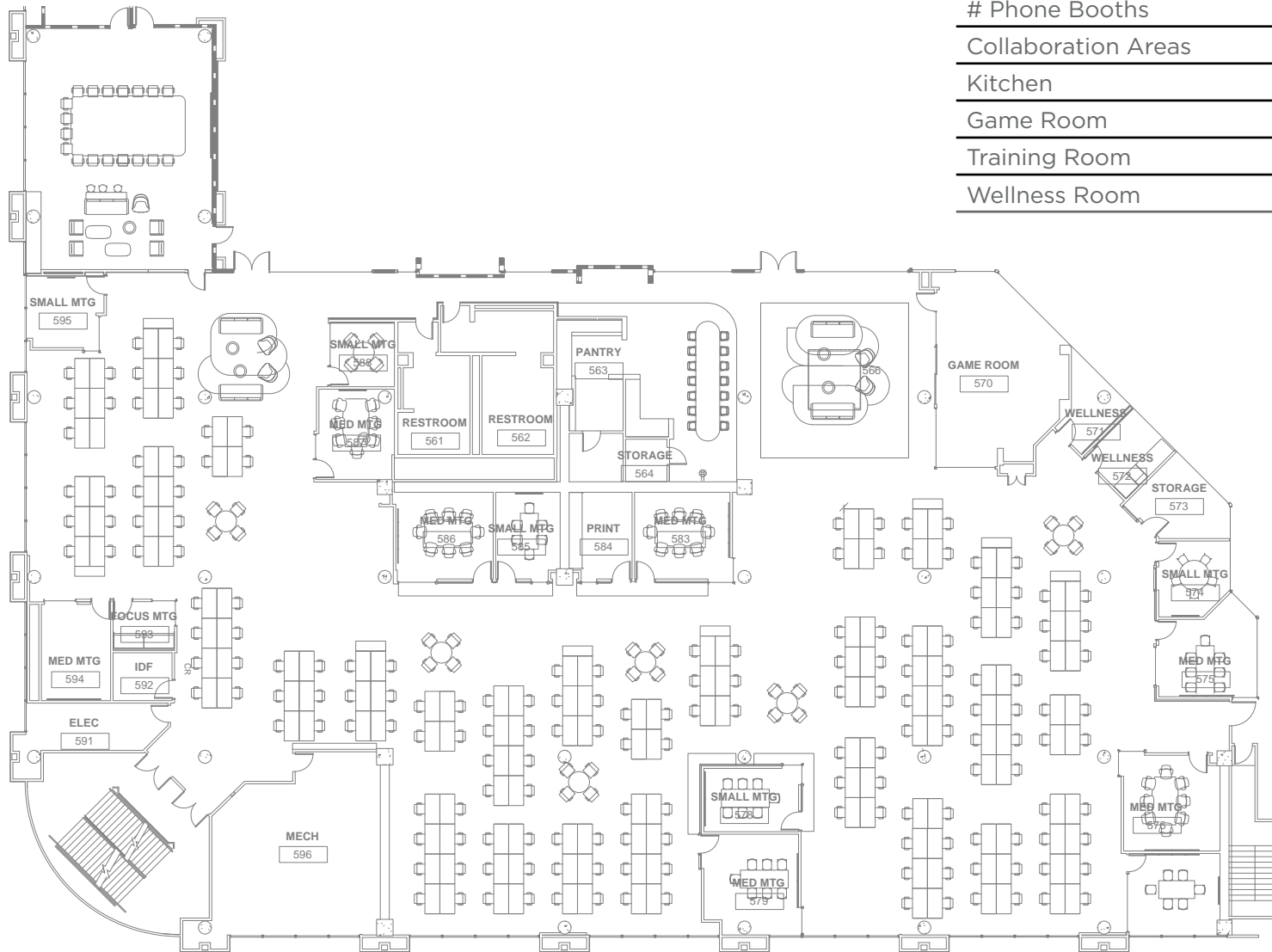
Café Access



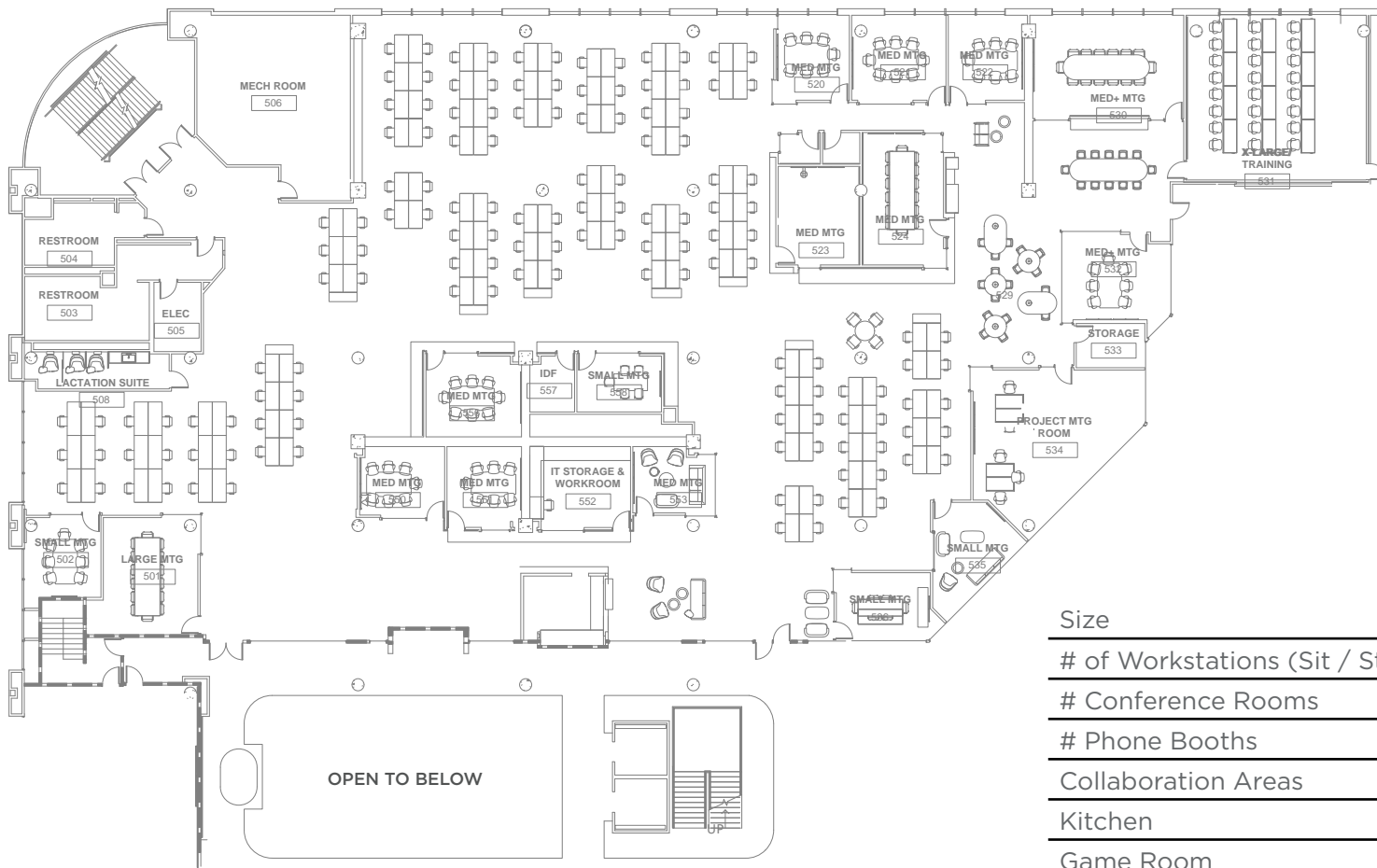


SUITE 500 | ±28,788 RSF

Size	±28,788 RSF
# of Workstations (Sit / Stand)	150
# Conference Rooms	15
# Phone Booths	10
Collaboration Areas	7
Kitchen	1
Game Room	1
Training Room	-
Wellness Room	-

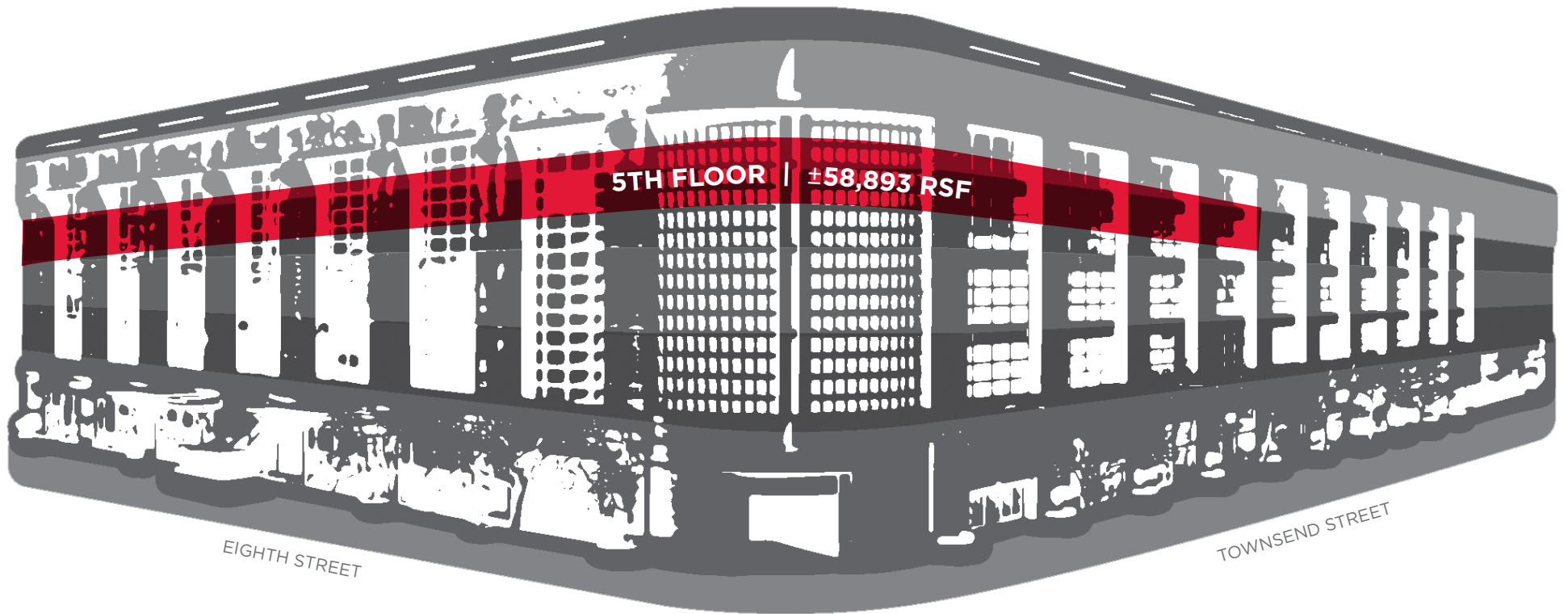


SUITE 550 | ±30,105 RSF



Size	±30,105 RSF
# of Workstations (Sit / Stand)	144
# Conference Rooms	16
# Phone Booths	8
Collaboration Areas	6
Kitchen	-
Game Room	-
Training Room	1
Wellness Room	1

SUMMARY | ±58,893 RSF



5TH FLOOR

Size
 # of Workstations (Sit / Stand)
 # Conference Rooms
 # Phone Booths
 Collaboration Areas
 Kitchen
 Game Room
 Training Room
 Wellness Room

SUITE 500

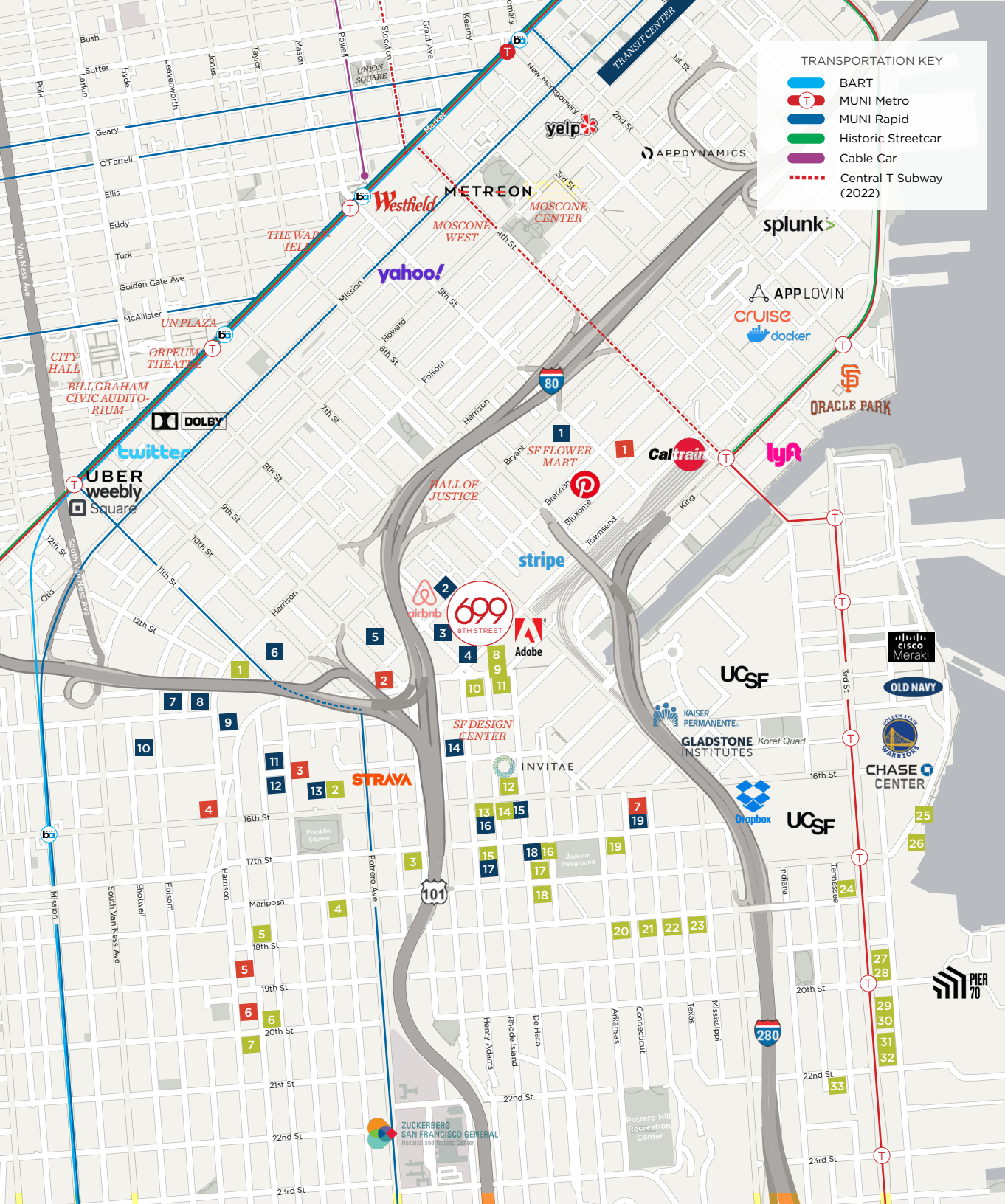
±28,788 RSF
 150 Workstations
 15 Conference
 10 Phone Booths
 7 Collaboration
 1 Kitchen
 1 Game Room

SUITE 550

±30,105 RSF
 144 Workstations
 16 Conference
 8 Phone Booths
 6 Collaboration
 -
 -
 1 Training Room
 1 Wellness Room

TOTAL

±58,893 RSF
 294 Workstations
 31 Conference
 18 Phone Booths
 13 Collaboration
 1 Kitchen
 1 Game Room
 1 Training Room
 1 Wellness Room



AMENITIES

Restaurants | Cafés | Bars

1. SoMa StrEat Food Park
2. Smash Burgers | Togo's | Boston Market | Peet's | Noah's | Jamba Juice
3. Two Son's Sandwiches
4. The Morris
5. Tartine Manufactory
6. Trick Dog
7. Flour + Water
8. Omakase
9. Saap Ver Thai
10. The Grove
11. Dumpling Time
12. Dos Piñas | Pastel Brazzuca
13. Starbucks
14. Torraku Ramen | El Sur
15. Next Level Burger
16. Philz | Milkbomb Ice Cream
17. Anchor Public Taps
18. Anchor Brewing Co.
19. Connecticut Yankee
20. Goat Hill Pizza
21. Mochica | Chez maman east
22. Parker | Farley's | Hazel's Kitchen
23. Plow
24. Moshi Moshi
25. Mission Rock Resort
26. The Ramp
27. Triple Voodoo Brewery
28. Third Rail
29. Neighbor Bakehouse
30. Long Bridge Pizza Co.
31. Gilbert's Rotisserie & Grill
32. Serpentine
33. Piccino

Retail | Services

1. SF Flower Mart
2. REI
3. Wells Fargo
4. BofA ATM | Union Bank
5. Ninth Street Center - Trader Joe's | Nordstrom Rack | ULTA | Chase Bank | Bed Bath & Beyond
6. Costco
7. Rainbow Grocery
8. Office Max
9. Best Buy
10. Food Co.
11. Sports Basement
12. USPS
13. Potrero Center - Safeway | Petco | Decathlon Sport | Chase Bank | Daiso | AT&T | Verizon | Ross | O'Reilly | AT&T | Party City | AAA | Vitamin Shoppe
14. Restoration Hardware
15. Wells Fargo ATM
16. Citibank
17. Whole Foods | Amazon Hub Locker
18. Umpqua Bank
19. Bed Bath & Beyond

Fitness

1. Bay Club SF Tennis
2. Fitness SF - SOMA
3. 24 Hour Fitness
4. The Park Gym
5. Mission Cliffs
6. Hit Fit SF
7. Fitness Urbano

LOCATION & TRANSIT



699
8TH STREET




Caltrain

LEGEND

TRANSIT

- 1** — **PROPOSED SHUTTLE 1** —
70 Mission / Transbay / Caltrain / 2 Henry Adams
- 2** — **PROPOSED SHUTTLE 2** —
Civic Center BART / 2 Henry Adams
- T** — **T-LINE** —
Sunnydale & Bayshore / Balboa Park Station

WALKING

-  **CIVIC CENTER BART** —
8 Block Walk



UCSF

BUILDING OVERVIEW



CONSTRUCTION TYPE

Reinforced Concrete



SECURE

Bike Storage



EXTERIOR BUILDING

Facing I-80 / Hwy 101,
Visible to Over 200,000
Cars Per Day



FITNESS CENTER



LARGE SCALE

Floor Plates
57,000 - 59,000 RSF



DOG FRIENDLY



BUILDING

Shuttle System



PROPERTY MANAGER

On-Site



LEED

Gold Certified



SECURITY



COMMERCIAL-SIZED

On-Site Cafeteria



EXTENSIVE WINDOW-LINE

Ample Natural Light



ABUNDANT

Secure Parking Onsite



KEVIN WALDMAN

+1 415 572 8563
kevin.waldman@cushwake.com
Lic. 01379641

JIM CHESLER

+1 415 971 3320
jim.chesler@cushwake.com
Lic. 01274224



View Site Specific COVID-19 Prevention Plan