

235
PINE

CONNECT. INNOVATE. INSPIRE.



235 PINE



PROPERTY FEATURES

- LEED Gold certified building
- Architecturally distinctive Skidmore, Owings & Merrill design
- 8,500 sq. ft. floor plates offering full-floor identity to small- and medium-size users
- Column-free, side-core design
- Excellent access to public transit
- Local ownership
- First-rate amenities on site, including a well-appointed conference center, 4-level parking garage, bike racks, showers and day lockers

SUITE	RSF (Approx.)	AVAILABLE	COMMENTS
100	2,580	2/1/19	Future plug & play spec suite with 2 conference rooms, phone room, 16 benching stations, 2 collaboration/lounge areas, soft seating for 16, open kitchen, storage. Double-door identity off main lobby.
750	2,816		IN LEASES
1175	2,581		IN LEASES
1500	8,531	Now	Full-floor opportunity. 17 perimeter offices (4 semi-private), 2 conference rooms, kitchen, copy room, reception.



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www.235pine.com

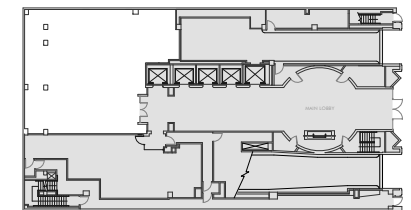
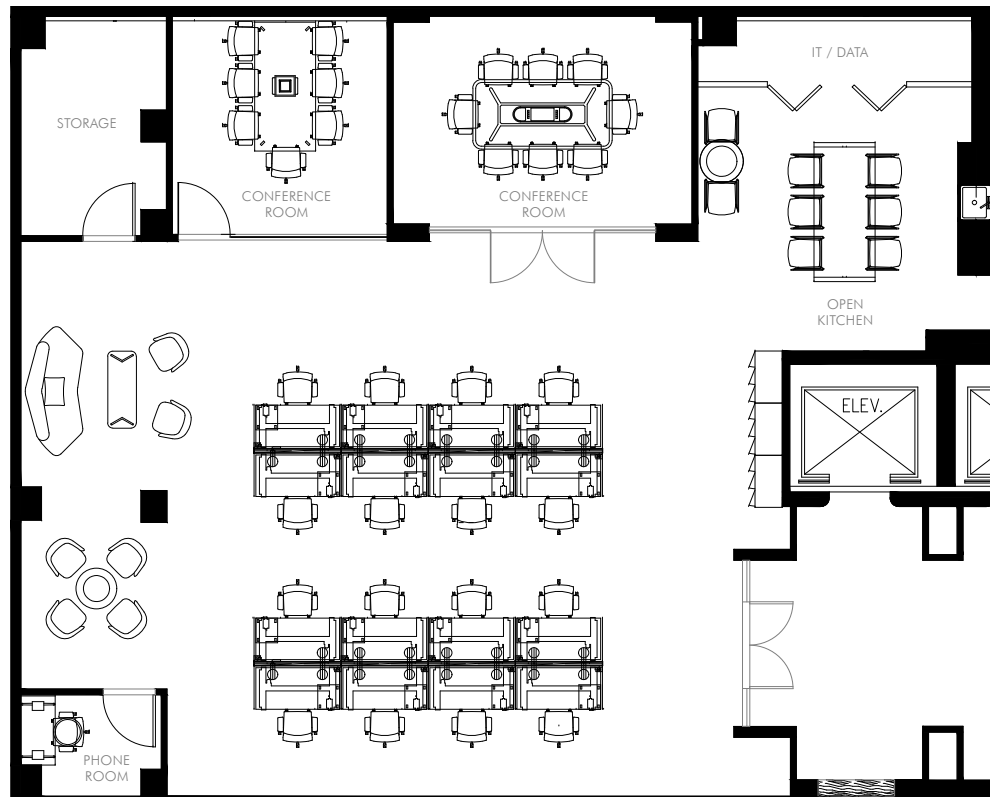


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SUITE 100
±2,580 RSF

FEATURES:

- Future plug & play spec suite
- 2 conference rooms, phone room, 16 benching stations, 2 collaboration/lounge areas, soft seating for 16, open kitchen, storage, double-door identity off main lobby
- Available February 2019



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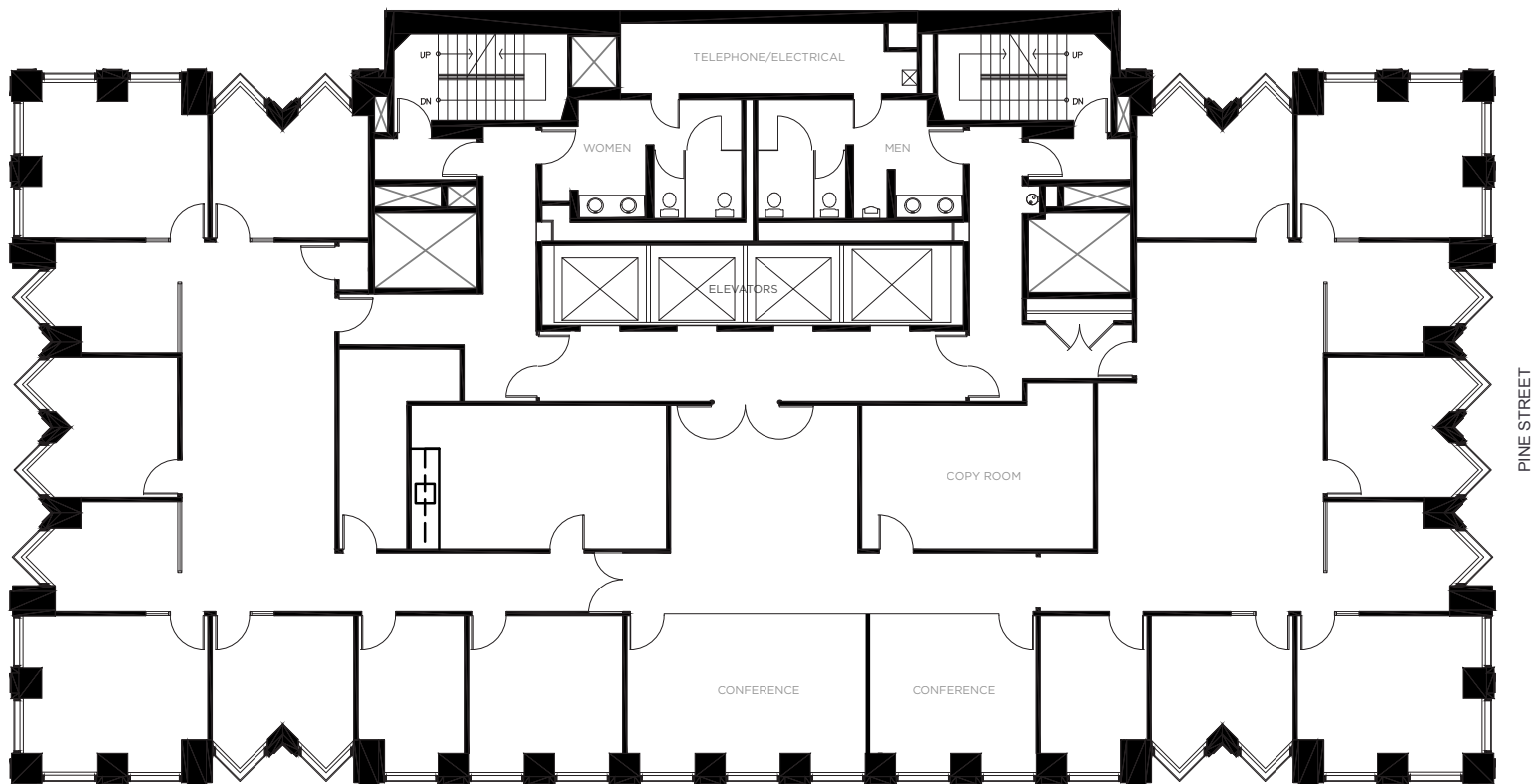
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SUITE 1500
±8,531 RSF

FEATURES:

- Full-floor opportunity
- 17 perimeter offices (4 semi-private), 2 conference rooms, kitchen, copy room, reception
- Available now



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TRANSPORTATION MAP



12*
MIN.
Ferry
Building

6*
MIN.
Salesforce
Transit Center

4*
MIN.
Montgomery
BART/MUNI



DRIVE TIME TO MAJOR
TRANSPORTATION OUTLETS

- BAY BRIDGE - 3 MINUTES
- VAN NESS AVE - 4 MINUTES
- GOLDEN GATE BRIDGE - 20 MINUTES

* Measured in walking time

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AMENITIES MAP

NEARBY RESTAURANTS / EATERIES

- | | |
|-----------------------------|-------------------------------|
| 1 La Nouvelle Patisserie | 24 Perbacco |
| 2 Tokyo Express | 25 Tadich Grill |
| 3 Lee's Deli | 26 Barbacco |
| 4 Chez Julien | 27 Schroeder's |
| 5 Peet's Coffee & Tea | 28 Harrington's Bar and Grill |
| 6 Specialty's Café & Bakery | 29 Royal Exchange |
| 7 Philz Coffee | 30 Diller's Delicatessen |
| 8 Cupcake Cove | 31 Credo |
| 9 Subway | 32 Bob's Steak & Chop House |
| 10 Good Eats Café | 33 Wayfare Tavern |
| 11 Chez BeeSen | 34 Mixt Greens |
| 12 The Bear & Monarch | 35 Sushi Umi |
| 13 Espressamente illy | 36 Blue Bottle Coffee |
| 14 Starbucks | 37 The Treasury |
| 15 Lou's Cafe | 38 Coffee Cultures |
| 16 Cantina Verde | 39 Workshop Café |
| 17 Sushirrito | 40 Sam's Grill |
| 18 The Plant Café Organic | 41 Café Bastille |
| 19 Yoppi Yogurt | 42 Café Tiramisu |
| 20 The Ramen Bar | 43 Plouf |
| 21 PABU | 44 B44 |
| 22 Cafe Madeleine | 45 Belden Taverna |
| 23 Michael Mina | 46 Sauce |

FITNESS CENTERS

- | | |
|---------------------|-------------------|
| 1 Equinox | 3 Planet Fitness |
| 2 Flagship CrossFit | 4 24 Hour Fitness |



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