



531 BRYANT
SAN FRANCISCO

THE FUTURE IS YOURS

**The only new 50,000 square
foot building in SOMA**

**AVISON
YOUNG**



TRANSWESTERN

CREATE YOUR OWN EXPERIENCE



A new, sustainable one-of-a-kind bespoke office building that blends work and play in San Francisco's SOMA business district.



A **50,000 SQUARE FOOT, HANDEL ARCHITECT DESIGNED**, LEED GOLD CERTIFIED BUILDING.



ON-SITE SECURITY, BUILDING CONCIERGE SERVICE, SECURE BIKE ROOM, NEARBY PARKING.



PROMINENT, STREET-VISIBLE BUILDING **BRANDING OPPORTUNITY**.



MERV-14 FILTERS MEET THE **TOP FILTRATION STANDARDS** FOR HIGH-PERFORMANCE COMMERCIAL BUILDINGS.



THE BUILDING SYSTEM ALLOWS FOR ADDITION OF **HEPA FILTERS FOR FURTHER FILTRATION**. 531'S MECHANICAL SYSTEM IS DESIGNED TO PROVIDE **100% FRESH OUTSIDE AIR** CIRCULATION THROUGHOUT THE BUILDING.



ABUNDANT OUTDOOR SPACE WITH VIEWS, DESIGNED FOR WORK, AND ENTERTAINMENT.



TOP BUILDING SIGNAGE OPPORTUNITY WITH FREEWAY IDENTITY FROM I-80.



UNPARALLELED NATURAL LIGHT, FLOOR-TO-CEILING GLASS, BRAND NEW PLUMBING, ELECTRICAL, HVAC, HIGH-SPEED INTERNET, AND HEAVY POWER.



EXCELLENT ACCESS TO PUBLIC TRANSIT (T-LINE, MUNI, CALTRAIN, BART).



THE MIDWAY POINT BETWEEN DOWNTOWN AND MISSION BAY.

OUTDOOR SPACE



LOBBY SIGNAGE



FREEWAY IDENTITY FROM I-80



LOCATED IN THE HEART OF SOMA, BLOCKS
AWAY FROM SOUTH PARK & MISSION BAY



THE AMENITIES



FOOD & DINING

- 1 Palmetto Superfoods
- 2 Garaje
- 3 Sun & Moon
- 4 Brickhouse Café
- 5 Alexander's Steakhouse
- 6 Marlowe
- 7 Taksim
- 8 Little Skillet
- 9 Rooftop 25
- 10 Saison
- 11 Mercado
- 12 Rooh
- 13 SAJJ Mediterranean
- 14 21st Amendment
- 15 Momo's
- 16 ATWater Tavern
- 17 Underdogs Cantina



GROCERY & SHOPPING

- 1 Safeway
- 2 Walgreens
- 3 The UPS Store
- 4 United Barbell
- 5 Guitar Solo
- 6 Whole Food Market



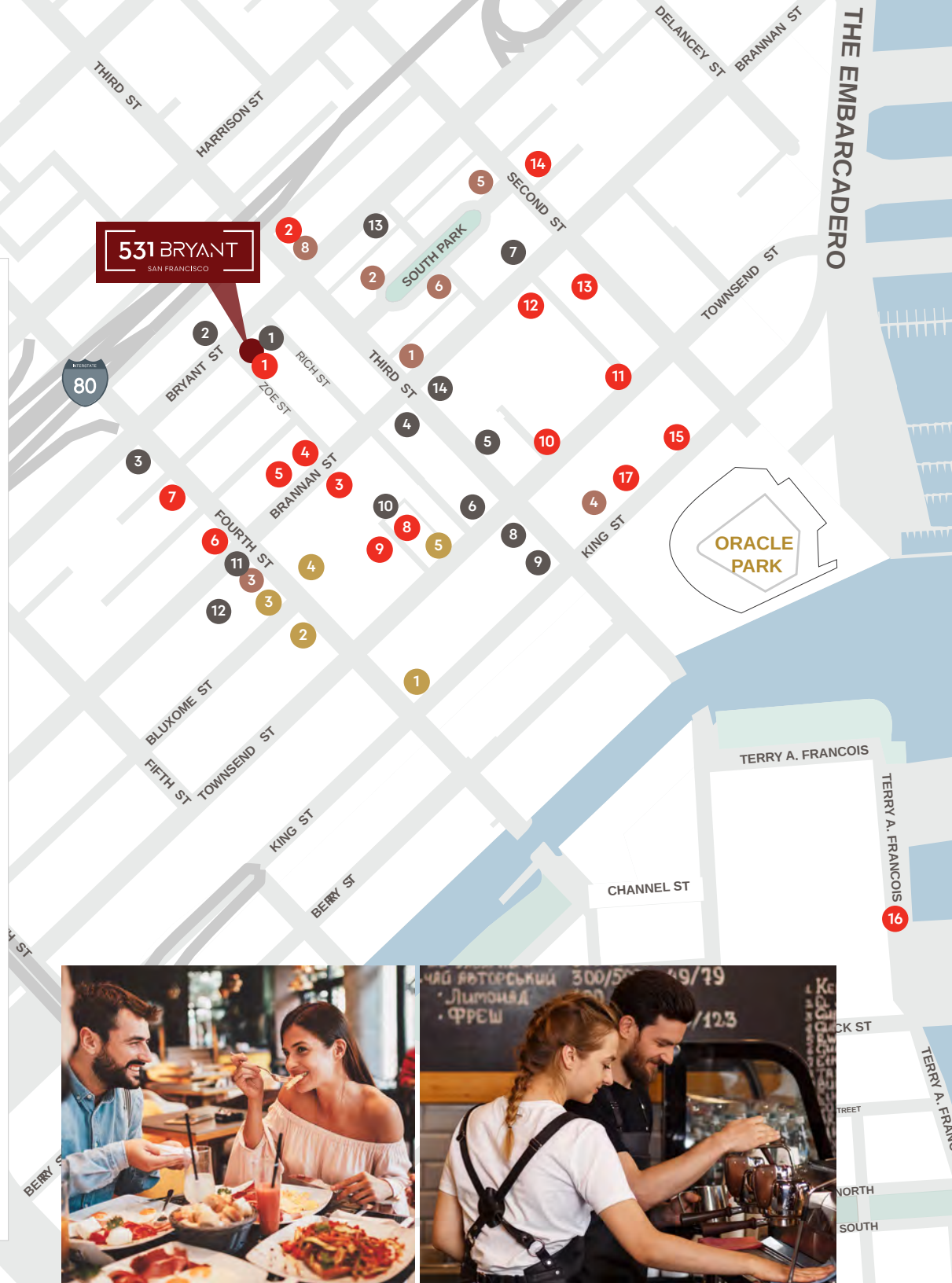
ENTERTAINMENT

- 1 Lava Restaurant & Lounge
- 2 Black Hammer Brewing
- 3 Thriller Social Club
- 4 Local Tap
- 5 Alchemist Bar & Lounge
- 6 District SF
- 7 JAX Vineyards
- 8 Better Off Bowling
- 9 Lucky Strike
- 10 25 Lusk
- 11 The Hotel Utah Saloon
- 12 Thriller Social Club
- 13 Lamplighters Music Theatre
- 14 Gallery 16



COFFEE

- 1 Golden Goat Coffee
- 2 Café Centro
- 3 6 Flavor Coffee & Donuts
- 4 Bravado Italian Coffee
- 5 Blue Bottle Coffee
- 6 The Velvet Raven
- 7 Delah Coffee
- 8 Flour & Branch



TRANSPORTATION

- Caltrain
- BART
- Muni | T-Line Light Rail
- Local Bus 31, 45, 30, 8AX
- I-280 Off-ramp

BART	12 Minutes
Muni	2 Minutes
Caltrain	5 Minutes
Salesforce Transit Center	15 Minutes



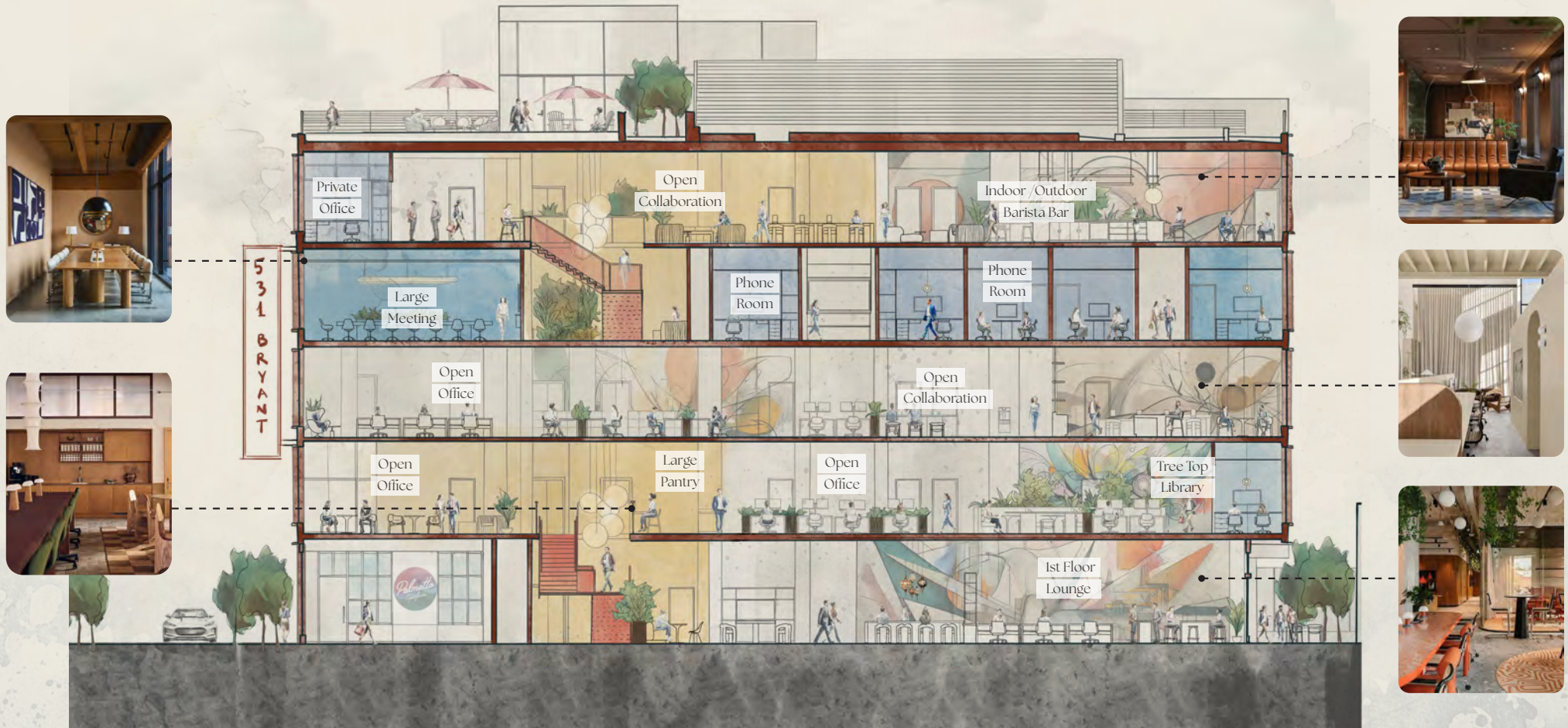
P	# OF BLOCKS	P	# OF BLOCKS
424 Brannan St.	1/2	610 Brannan St.	6
470 Brannan St.	1.5	148 Townsend St.	7
475 Brannan St.	2	136 Townsend St.	7
400 3rd St.	4	55 Stanford St.	8
395 3rd St.	4.5	69 Stanford St.	8
250 King St.	4	625 2nd St.	9
284 Brannan St.	6	350 2nd St.	9
588 Brannan St.	6		



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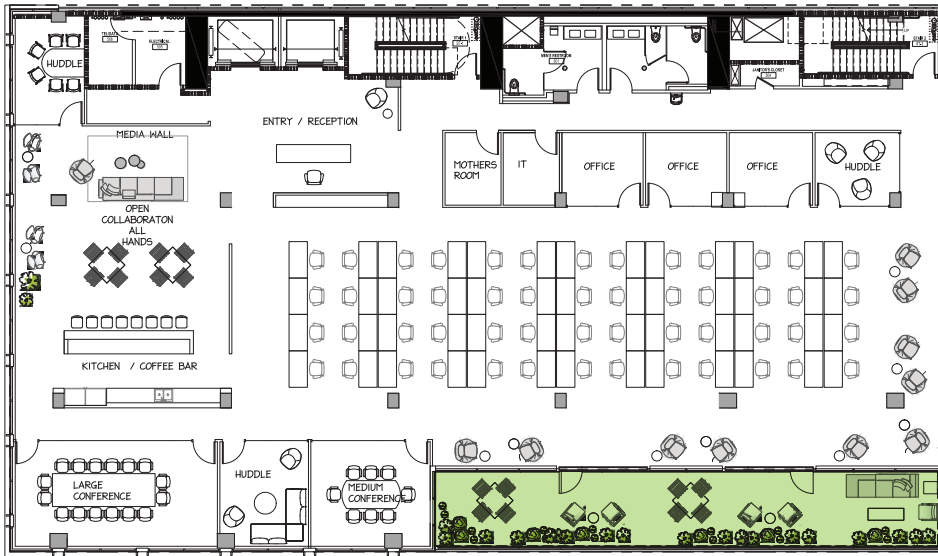
A Multi-Storied Experience



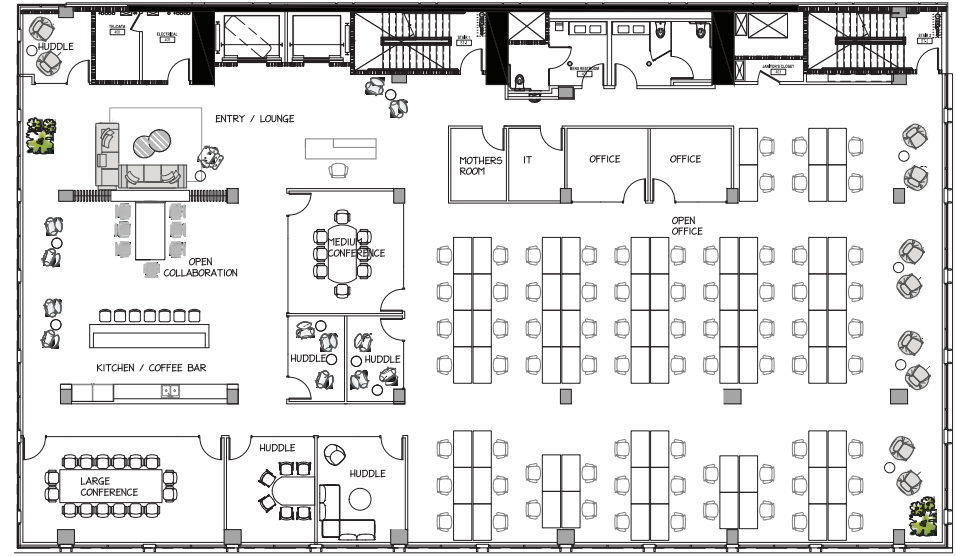
CREATIVE LAYOUT

531 BRYANT
SAN FRANCISCO

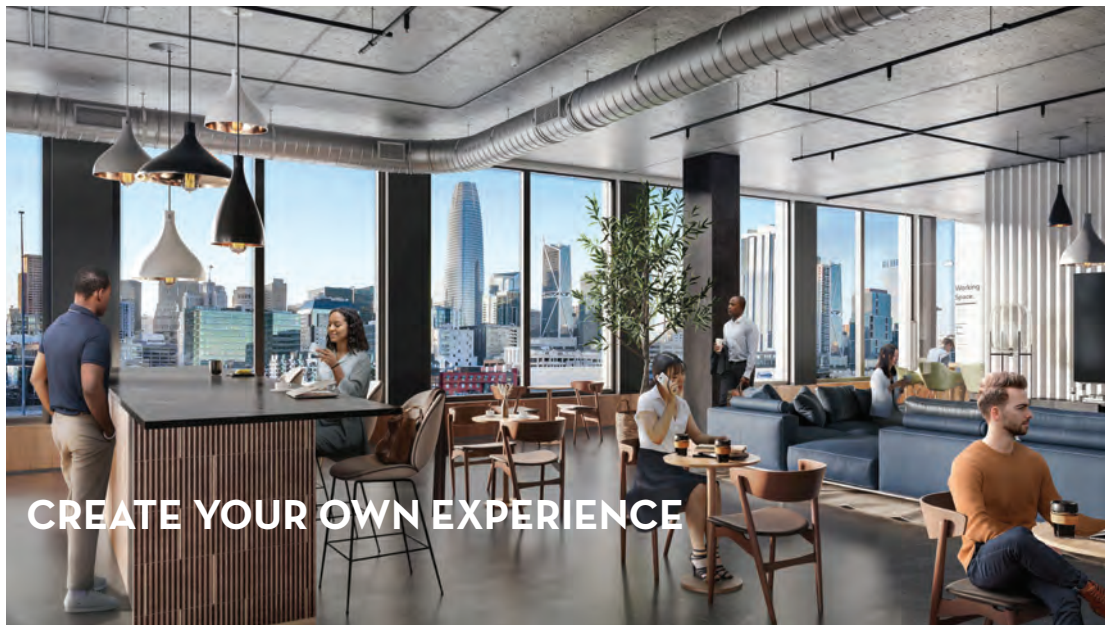
5th Floor Plan ±12,258 SF



4th Floor Plan ±12,281 SF

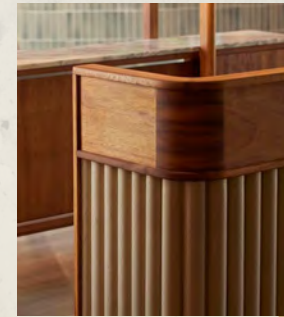


- 52 workstations
- 3 private offices
- Large conference room
- Medium conference room
- 4 huddle rooms
- Open collaboration / all hands
- Reception area
- Kitchen / coffee bar
- IT room
- Mother's room
- Outdoor terrace



- 72 workstations
- 2 private offices
- Large conference room
- Medium conference room
- 5 huddle rooms
- Open collaboration
- Reception area
- Kitchen / coffee bar
- IT room
- Mother's room

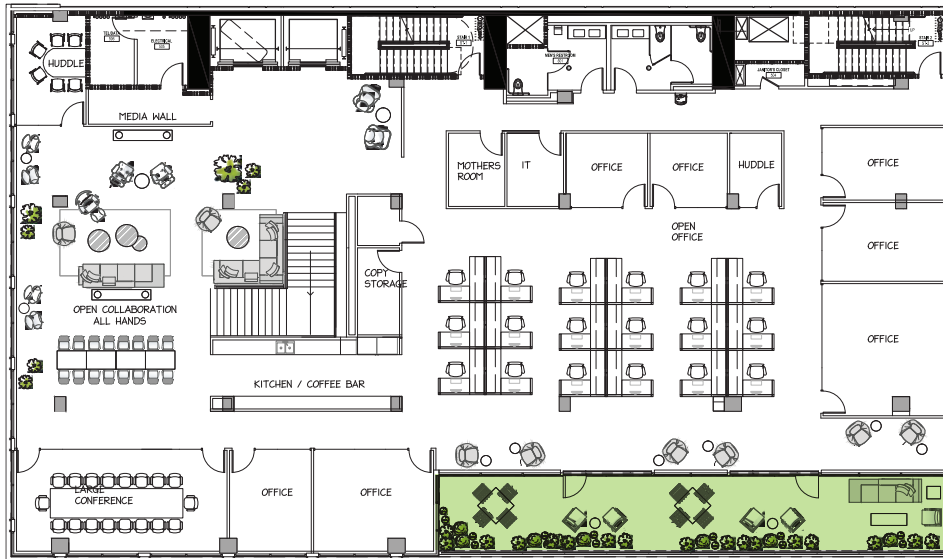
View: Level 5 Sky Bar & Terrace



CREATIVE LAYOUT WITH STAIRCASE

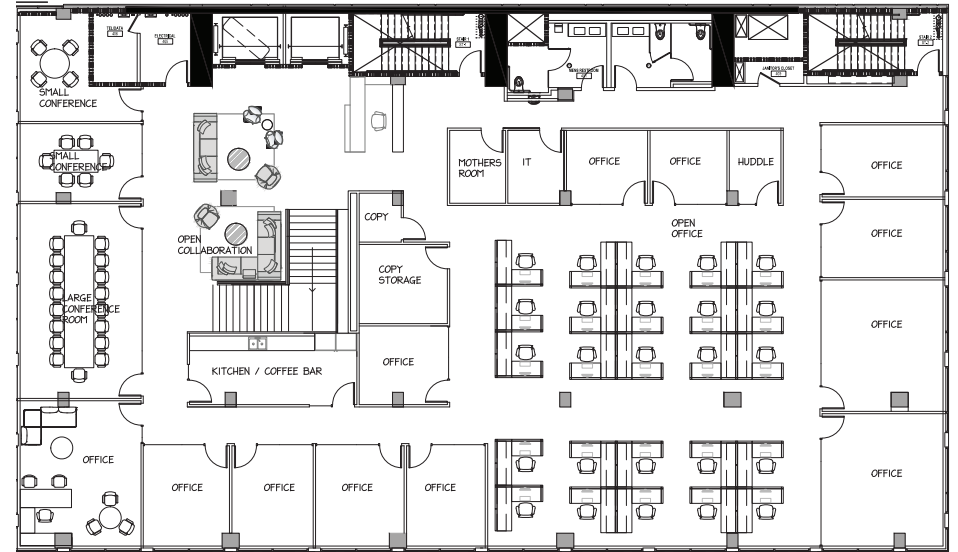
531 BRYANT
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5th Floor Plan ±12,258 SF



- 18 workstations
- 7 private offices
- Large conference room
- 2 huddle rooms
- Open collaboration / all hands
- Kitchen / coffee bar
- IT room
- Mother's room
- Reception area
- Copy / supply room
- Outdoor terrace

4th Floor Plan ±12,281 SF

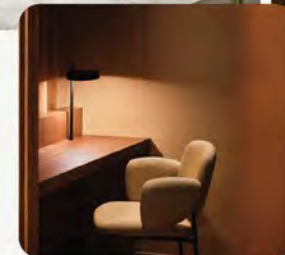


- 25 workstations
- 12 private offices
- Large conference room
- 2 small conference rooms
- Huddle room
- Open collaboration
- Kitchen / coffee bar
- IT room
- Mother's room
- Copy / supply room
- Storage



INTERCONNECTED STAIRWELL

Open Office Floor Plan Concept: Level 3



Office Floor Plan Concept: Level 2



View: Level 1 Mela Tenant Lounge



Lobby Level Floor Plan Concept: Level 1



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