

650

TOWNSEND

Creative  
workspace  
in the *heart*  
of SOMA.



# Rare Opportunity for *Creative* Workspace in SOMA

AN INCREDIBLE OPPORTUNITY IS NOW AVAILABLE TO POSITION YOUR COMPANY IN ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN THE BAY AREA.

Located in SOMA, 650 Townsend is one of the most visible office buildings along the Highway 101/Interstate 80 interchange. SOMA's amenity-rich neighborhood is home to the San Francisco Giants, Golden State Warriors, entertainment, clubs, dining, and shopping. This bustling environment fosters growth, and the recruitment and retention of technology talent. With large scale floor plates at ±120,000 SF, 650 Townsend offers efficient and flexible workspace for open plan and private office scenarios.





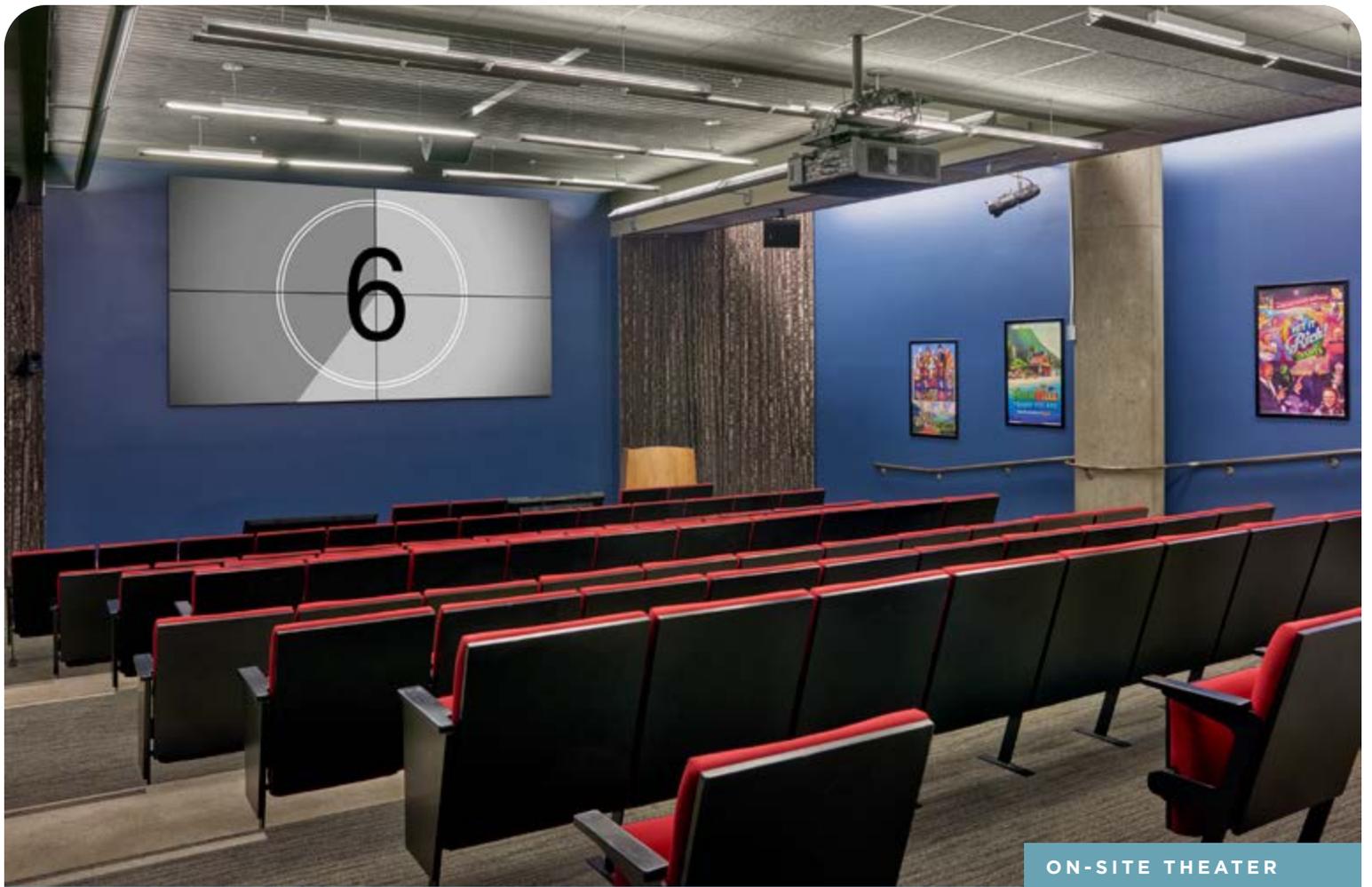
# *Unrivaled* Amenities

A CAREFULLY CURATED COLLECTION OF AMENITIES HAVE BEEN SPECIFICALLY DESIGNED TO KEEP YOUR WORKFORCE AT PEAK PERFORMANCE.

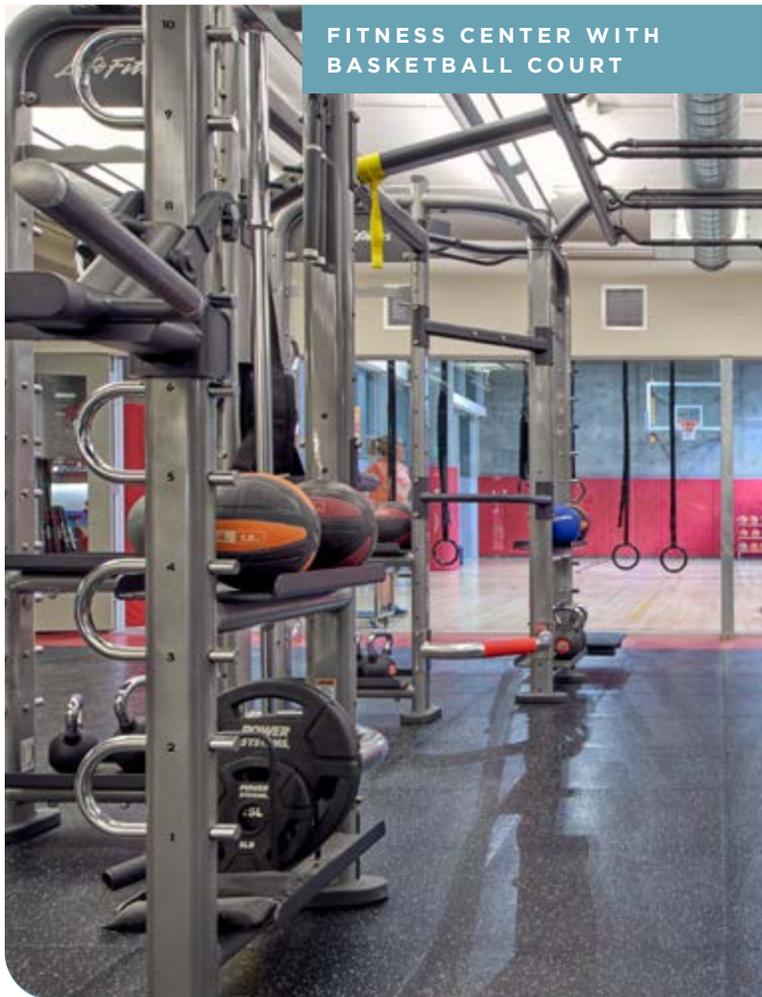
650 Townsend offers space to be active and room to relax to fit your every mood. The building offers secured on-site parking with 448 parking stalls which adds convenience for tenants and visitors. A secure bike room accommodates the commuting workforce.

-  ON-SITE CAFETERIA\*
-  HIGH-QUALITY GYM
-  BASKETBALL COURT
-  THEATER
-  SECURE BICYCLE STORAGE
-  ATM
-  ON-SITE RETAIL
-  MULTIPLE COLLABORATIVE WORKSPACES
-  ON-SITE PARKING
-  BUILDING SHUTTLE SYSTEM
-  PLATINUM WIREScore CERTIFIED

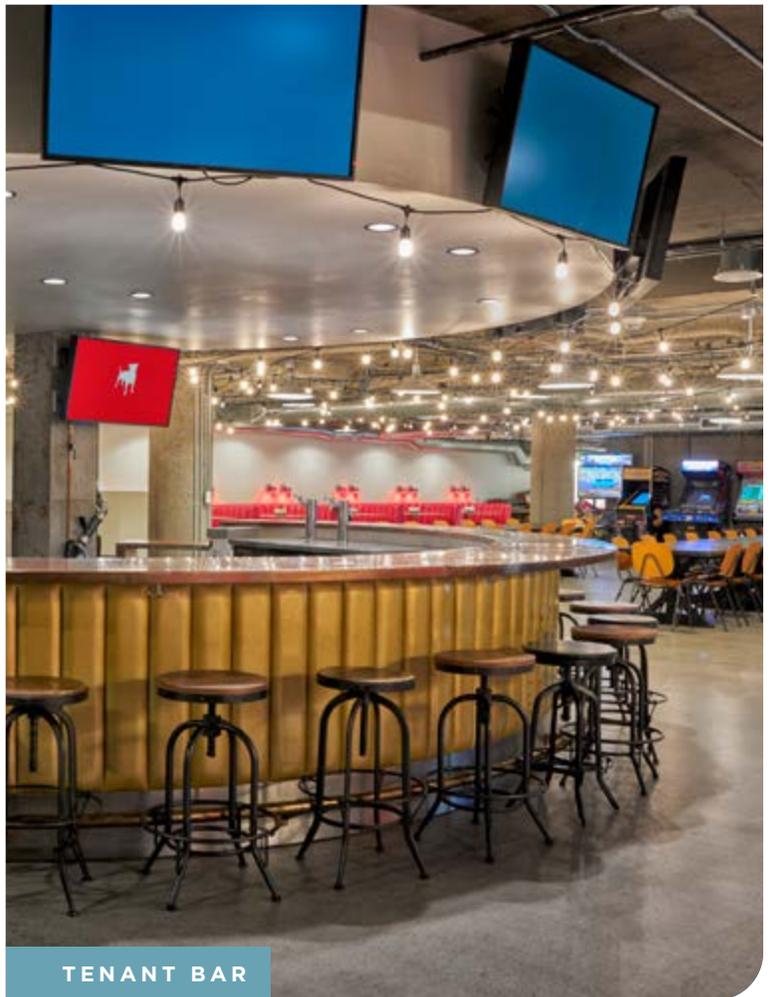
\*PARTICIPATION AT TENANT'S COST



ON-SITE THEATER



FITNESS CENTER WITH BASKETBALL COURT



TENANT BAR

# Distinctly *San Francisco*

650 TOWNSEND IS AT THE FOREFRONT OF SAN FRANCISCO'S MOST EXCITING NEIGHBORHOODS.

650 Townsend is located on the Townsend Street Corridor which includes the bustling entertainment district that is home to the San Francisco Giants' Oracle Park, vibrant neighborhoods with significant new residential communities, Caltrain, premier restaurants, and numerous shopping outlets.

- Preferred live, work, play location for San Francisco's technology workforce.
- 8 minute walk to 4th & King Caltrain station and future Central Subway line.
- Two retail centers totaling 350,000 SF and numerous popular shopping destinations within walking distance including Restoration Hardware, REI, Costco, Best Buy, Trader Joe's, Whole Foods, Nordstrom Rack and more.



SOMA STREET FOOD PARK

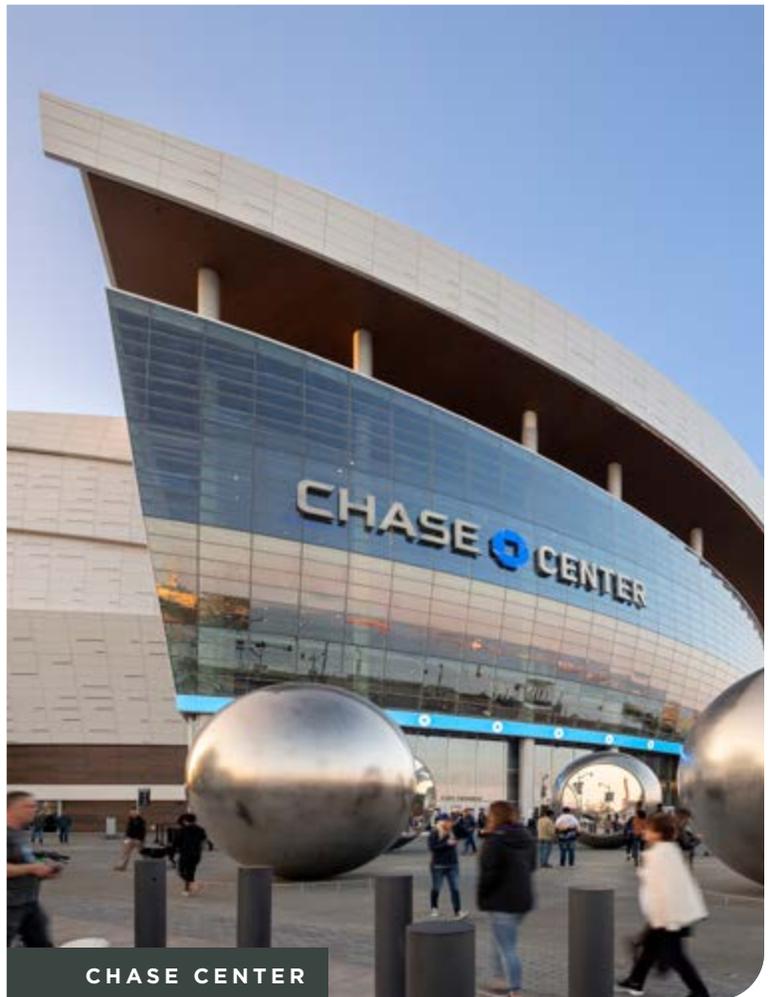




ORACLE PARK



NIKU STEAKHOUSE



CHASE CENTER

# Sensational SOMA

**99**  
BIKE SCORE

**90**  
WALK SCORE

**96**  
TRANSIT SCORE

- DINING
- FITNESS
- 📍 650 TOWNSEND TENANT SHUTTLE
- TECH & BUSINESS
- RETAIL



CONCEPTUAL RENDERING



REPRESENTATIVE SUITE



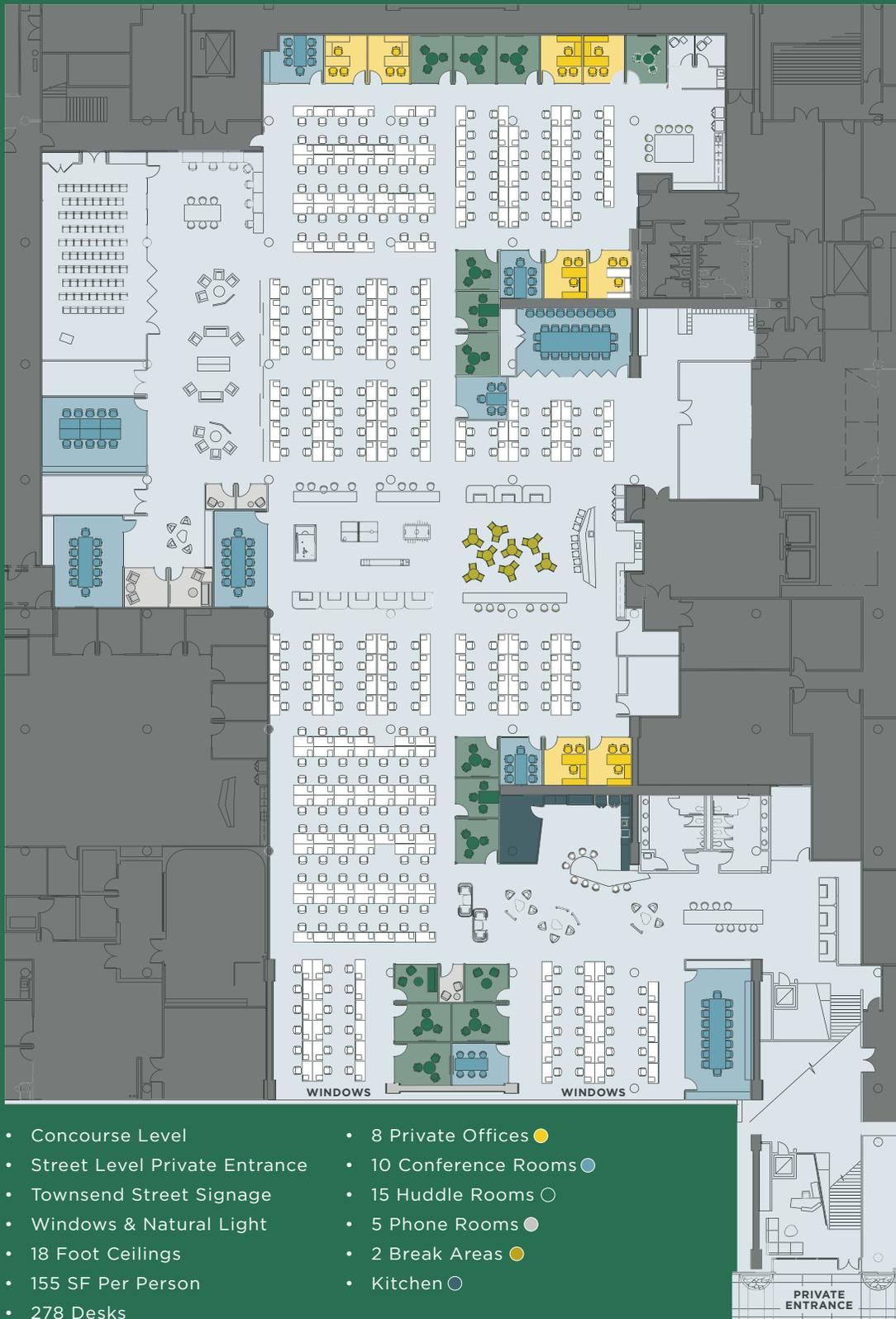
# Modern Workspace

650 Townsend, home to industry leaders including Zynga, IRhythm and Airbnb, offers creative workspace like no other. Expansive floor plates of over 120,000 SF are among the largest in San Francisco. Efficient and flexible, these grand spaces are a blank canvas to create workspace that inspires and elevates your company to a whole new level.



# Suite 180

HYPOTHETICAL PLAN | 44,626 RSF



- Concourse Level
- Street Level Private Entrance
- Townsend Street Signage
- Windows & Natural Light
- 18 Foot Ceilings
- 155 SF Per Person
- 278 Desks
- 8 Private Offices ●
- 10 Conference Rooms ●
- 15 Huddle Rooms ○
- 5 Phone Rooms ●
- 2 Break Areas ●
- Kitchen ○

# BEACON

CAPITAL PARTNERS

**DISTINCTIVE WORKPLACES  
DISTINCTLY SAN FRANCISCO**

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management. Beacon invests in high-potential office properties in core urban markets with highly-educated workforces. Beacon's hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives.

From Fortune 100 firms to the leading innovative and growth companies, Beacon's tenants are proud to call these distinctive workplaces home. Beacon has raised over \$13 billion in equity for nine investment vehicles since 1998 from a diverse investor group including endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 150 office investments with a projected total value of over \$38 billion (including leverage and JV partner equity). For more information, visit [www.beaconcapital.com](http://www.beaconcapital.com).

## FOR LEASING

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