



600

600 TOWNSEND *East*



## TIMELESS BRICK & TIMBER DESIGN

*paired with all the modern  
infrastructure upgrades  
you need to succeed.*







# *Building* **STATS**

BUILDING SIZE

87,406 RSF

FLOORS

4

FLOOR PLATE SIZE

±21,000 RSF

SLAB TO SLAB HEIGHT

18'

OUTDOOR SPACE: PENTHOUSE  
ROOF TERRACE TOTALING

8,000 RSF

AVAILABLE

Now



Single Tenant  
HQ Building



Building Signage  
Opportunities Available



Commercial Cafeteria  
with 3-compartment Sink  
& Cold Storage Facility



Mobile Smart  
Building Technology



Abundant Parking -  
70 Spaces



Exceptional Cal-Train &  
4th Street Train Access



Plug + Play -  
418 Work Stations with  
Monitors Included



Over 8,000 RSF of  
Outdoor Space



Rare Brick &  
Timber Design



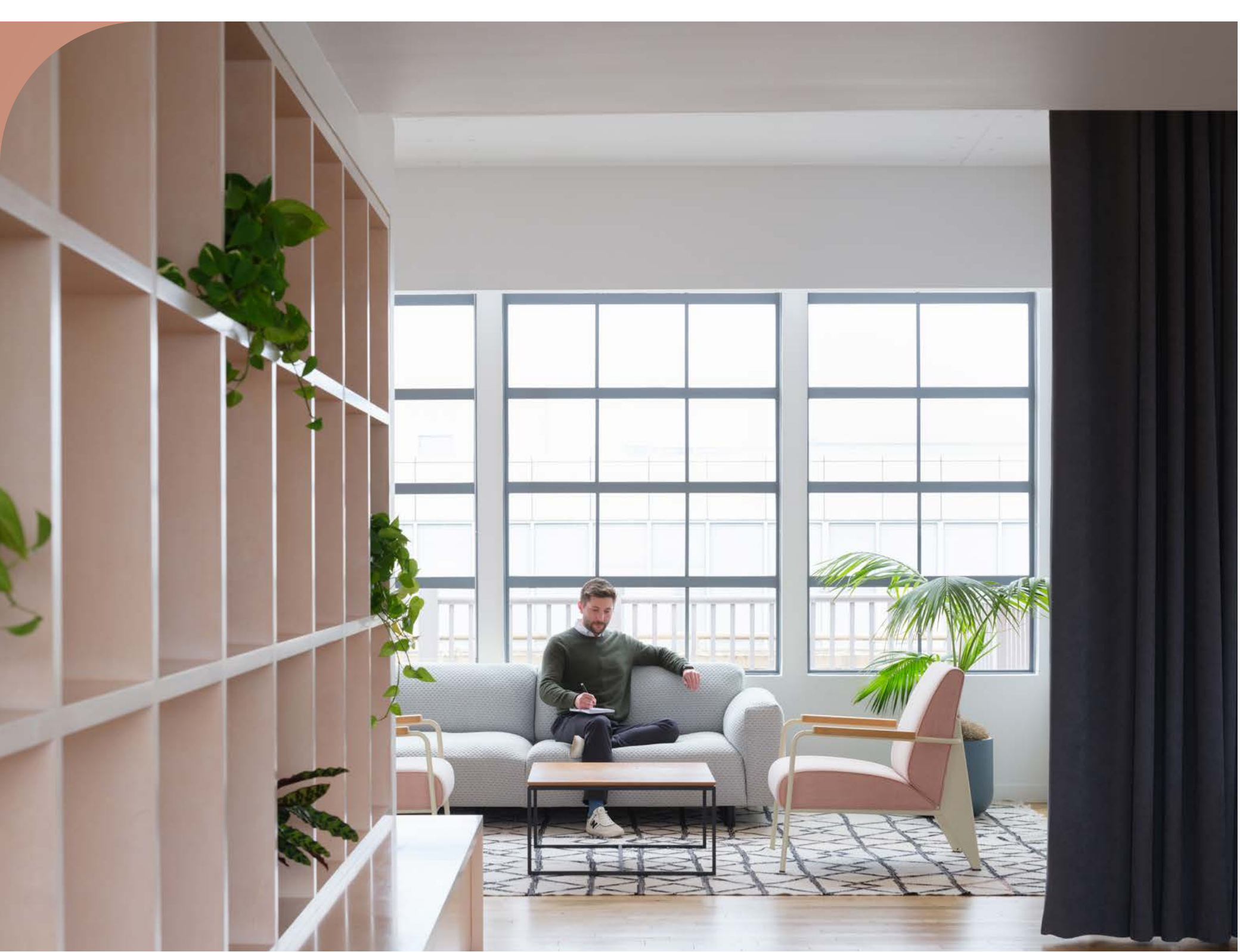
Secure Storage for  
Over 40 Bikes



Shower & Locker  
Facilities



Controlled Access  
- Three Pass Point  
Security System







WALK SCORE

90



TRANSIT SCORE

98



BIKE SCORE

99

# *Your* **NEIGHBORHOOD**

*Walkable, Bikeable, Enjoyable.*





OMAKASE



MARLOWE



KAIYO ROOFTOP

# Your COMMUTE

Easy access to the  
Silicon Valley talent pool and  
reduced commute time for  
your San Francisco employees.

800 TOWNSEND East



Lyft bike docks



Caltrain



BART



4th Street



MUNI



## DRIVING

2 blocks from I-80  
& I-280 on-ramps



## MUNI

8 bus lines within  
a 2 minute walk



## CALTRAIN

3 blocks from Caltrain Station,  
providing direct access to Silicon Valley



## CENTRAL SUBWAY

3 blocks from the new Central Subway,  
providing connections to SOMA, Union  
Square and Chinatown



## BIKE SHARE

4 bike share docking stations  
within one block of the building

# Your NEIGHBORS

From local start ups and makers to big names in tech - inspire and be inspired by the creatives that thrive nearby.

Nearby residential developments mean shorter commutes and a more vibrant neighborhood for employees to enjoy.

Google

RH  
RESTORATION HARDWARE

CISCO

Adobe

cruise



PLAID

ANTHROPIC

together.ai

Particle



samsara

STRAVA



airbnb



Sonder

CLOUDFLARE



OpenAI

Uber

VISA



GUSTO

Pinterest



HaydenAI

lyft



MERCK

NEKTAR

UCSF



Discord



MASTERCLASS



INVITAE



Advent  
Software

iRhythm





**600**  
600 TOWNSEND East

## RESIDENTIAL DEVELOPMENTS *Within 1 Mile*



EXISTING:

4997



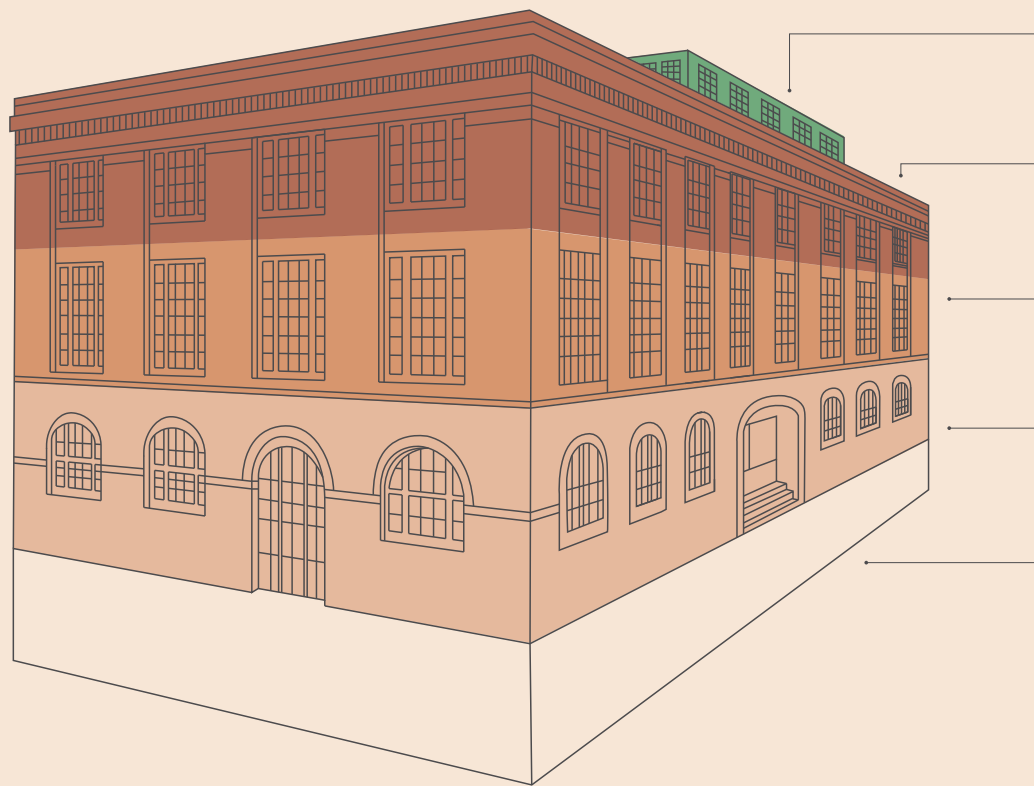
UNDER CONSTRUCTION:

538



# *How It All* **STACKS UP**

3 full floors, a penthouse and a speakeasy on the concourse level — all move-in ready. Make 600 Townsend yours.



## **PENTHOUSE**

5,397 RSF // 9' Ceilings

## **3RD FLOOR**

20,647 RSF // 18' Ceilings

## **2ND FLOOR**

20,647 RSF // 18' Ceilings

## **GROUND FLOOR**

20,448 RSF // 18' Ceilings

## **CONCOURSE LEVEL**

20,267 RSF // 12' Ceilings





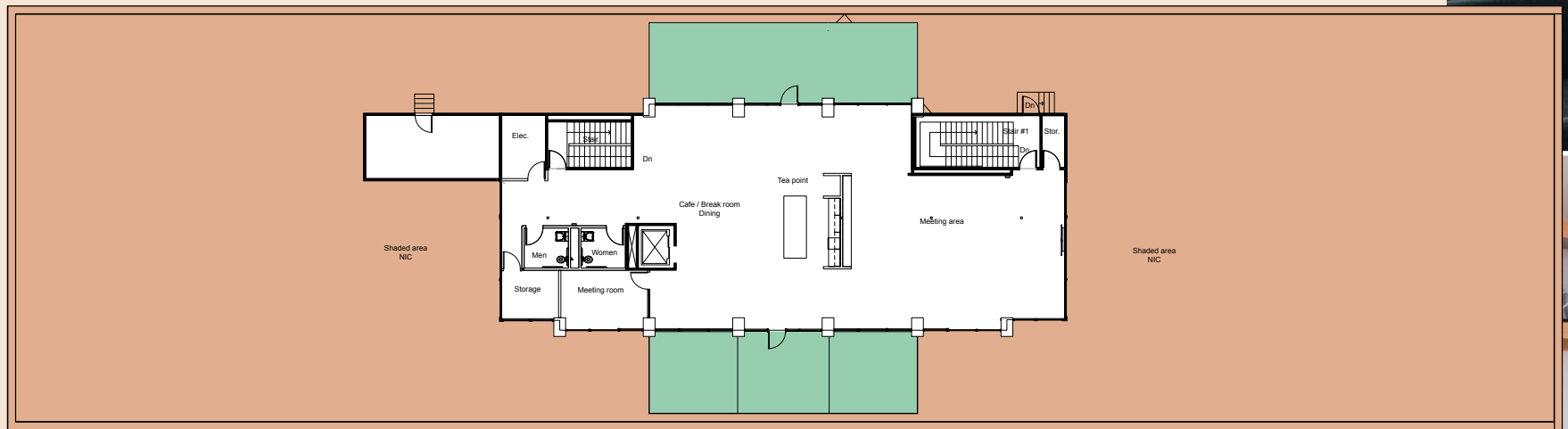




# Penthouse

## 5,397 SF

- ✓ City Views
- ✓ Two Decks
- ✓ Full Kitchen
- ✓ Conference Area
- ✓ Ample Natural Light



7TH STREET

TOWNSEND STREET





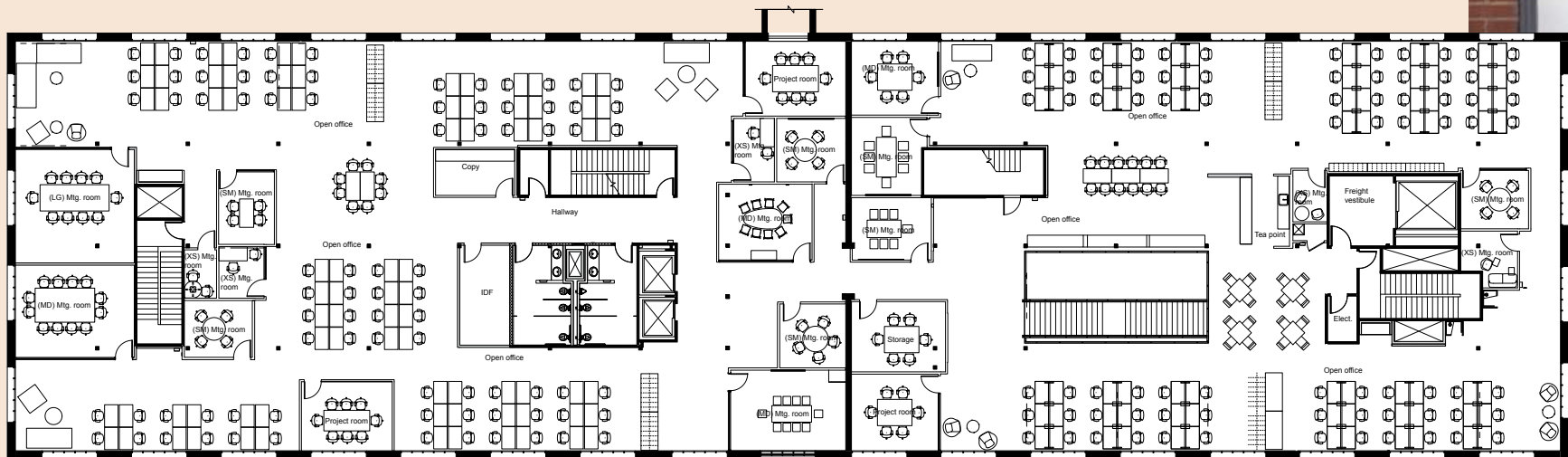


# Floor 3

## 20,647 SF

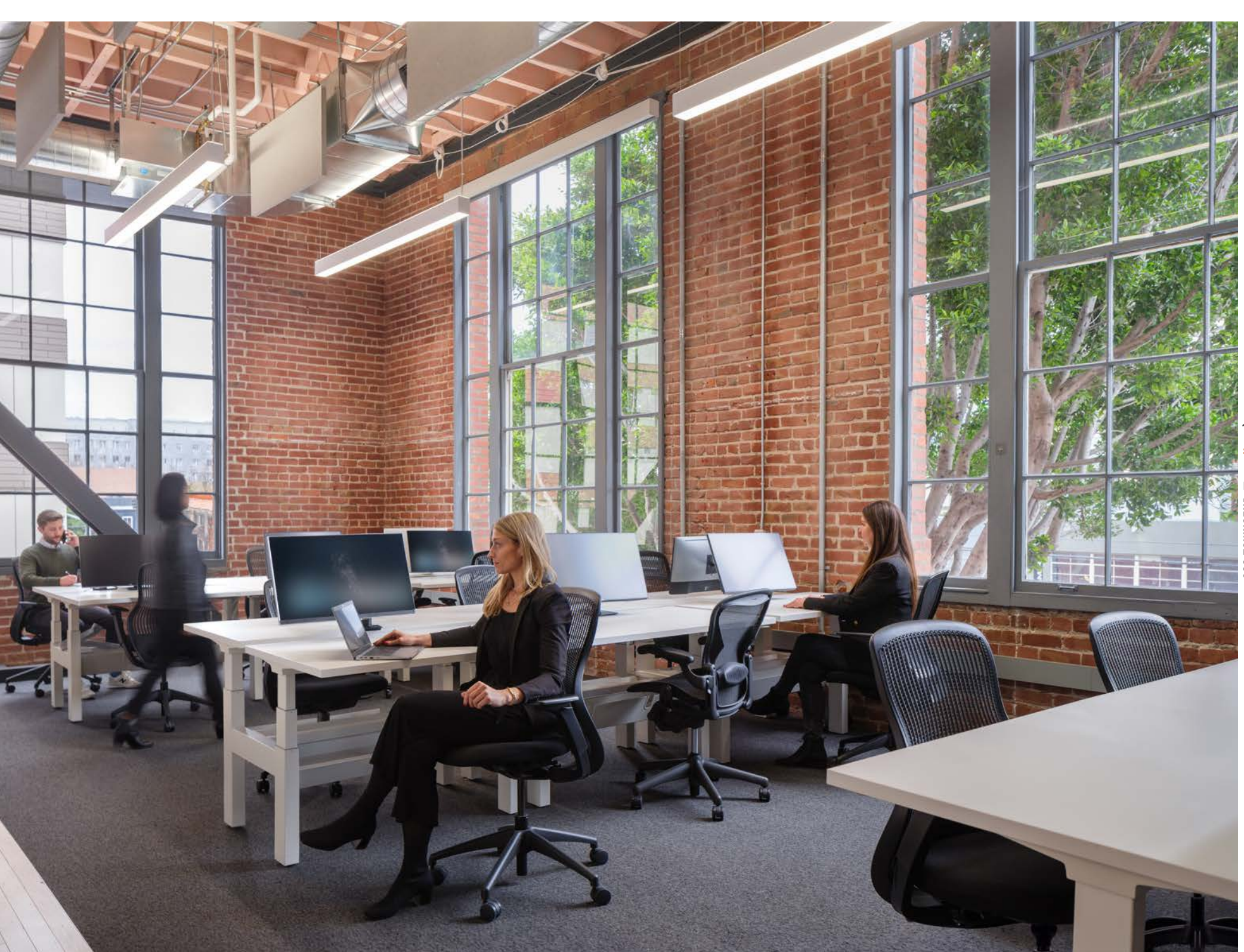
- ✓ 18' Ceilings
- ✓ 192 Workstations
- ✓ 1 Large Conference Room
- ✓ 8 Meeting Rooms
- ✓ 12 Small Meeting/Phone Rooms
- ✓ Exposed Brick Throughout
- ✓ Substantial Natural Light
- ✓ Center Connecting Stair
- ✓ Kitchen

TOWNSEND STREET



7TH STREET





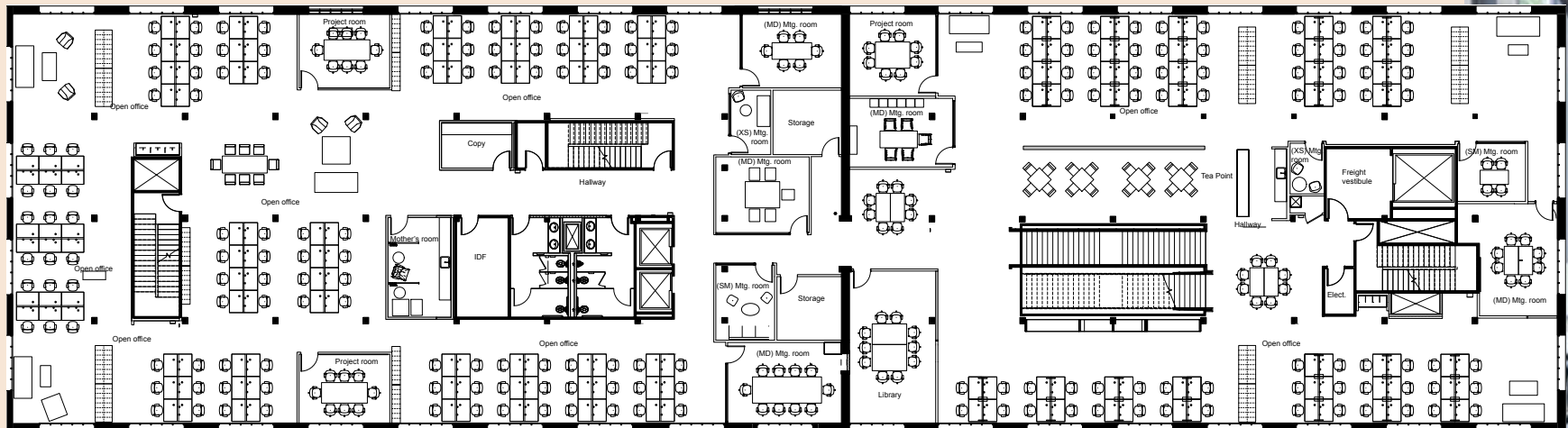


# Floor 2

## 20,647 SF

- ✓ 18' Ceilings
- ✓ 172 Workstations
- ✓ 1 Large Conference Room
- ✓ 8 Meeting Rooms
- ✓ 4 Small Meeting/Phone Rooms
- ✓ Exposed Brick Throughout
- ✓ Substantial Natural Light
- ✓ Center Connecting Stair
- ✓ Kitchen

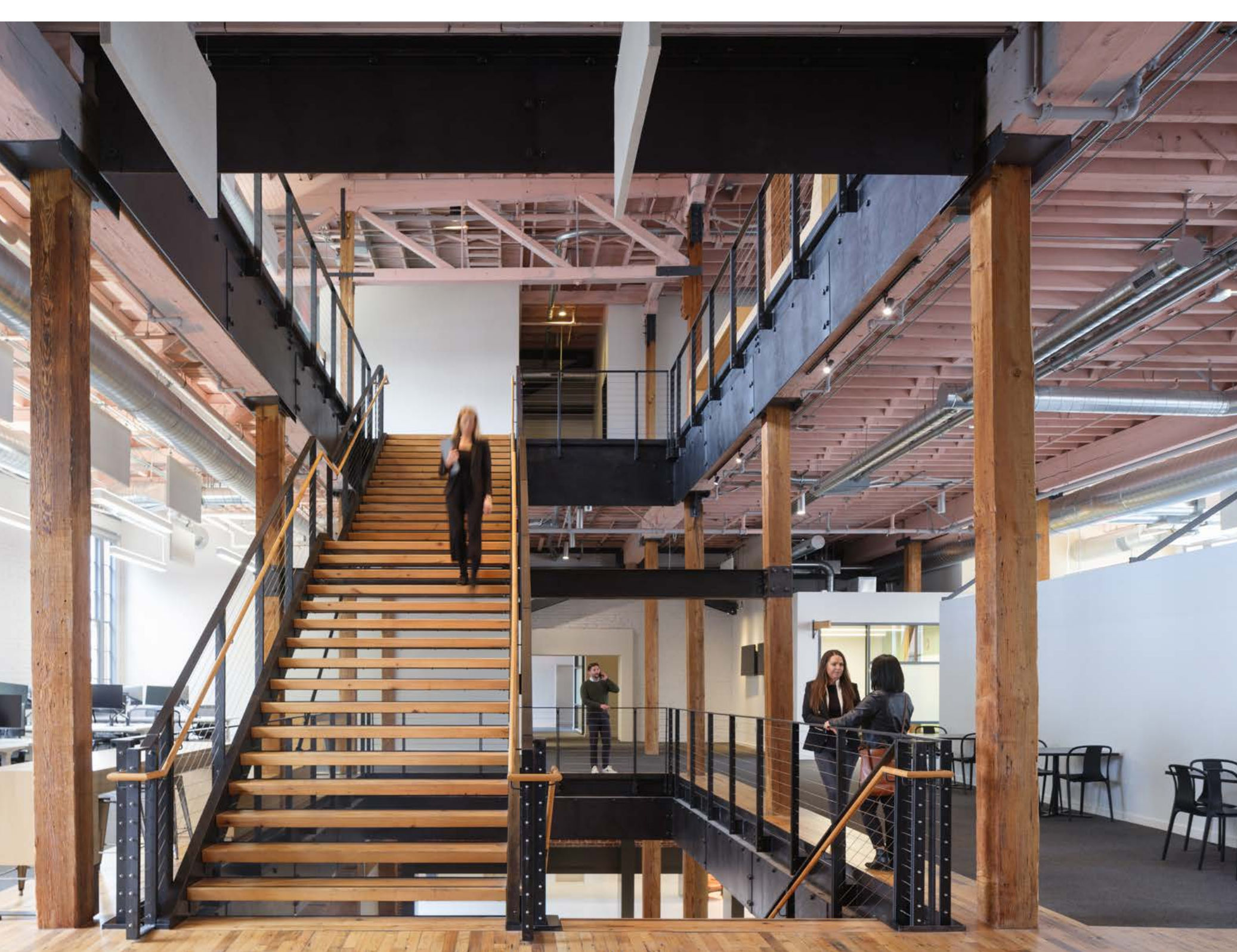
TOWNSEND STREET



7TH STREET



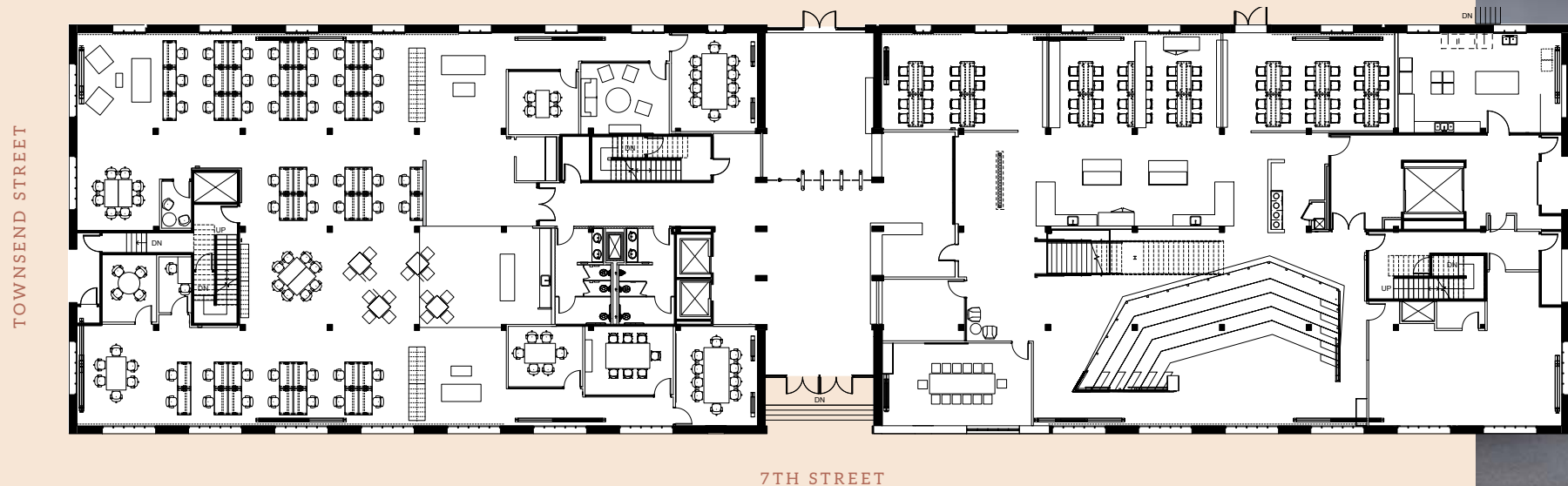




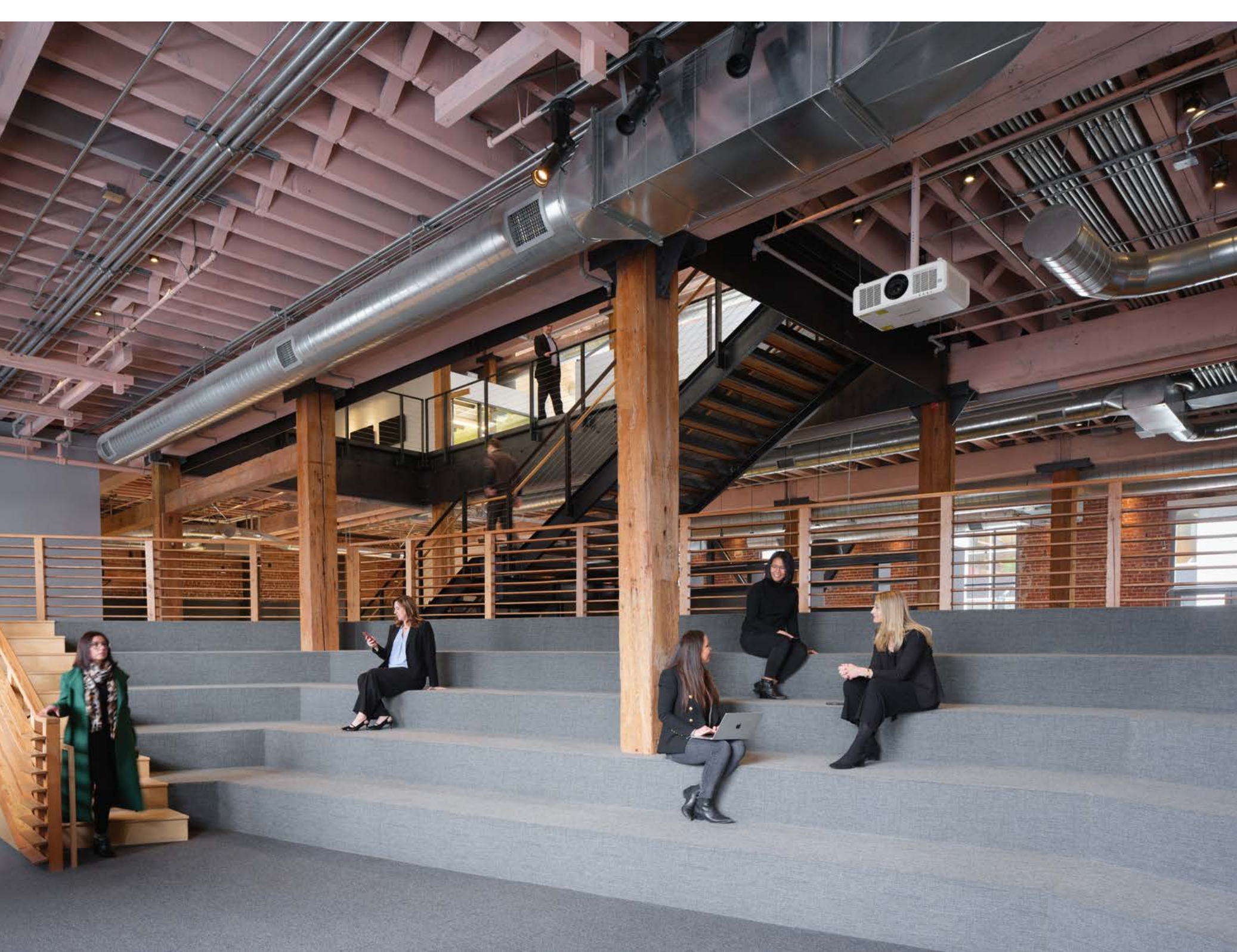
# Ground Floor

## 20,487 SF

- ✓ 18' Ceilings
- ✓ Direct Access to Courtyard
- ✓ Unique All-hands Area with Stadium Seating
- ✓ Full Catering Kitchen with Cafeteria Seating
- ✓ Access to Loading Dock
- ✓ Controlled Access with Turnstiles
- ✓ 51 Work Stations
- ✓ Center Connecting Stair

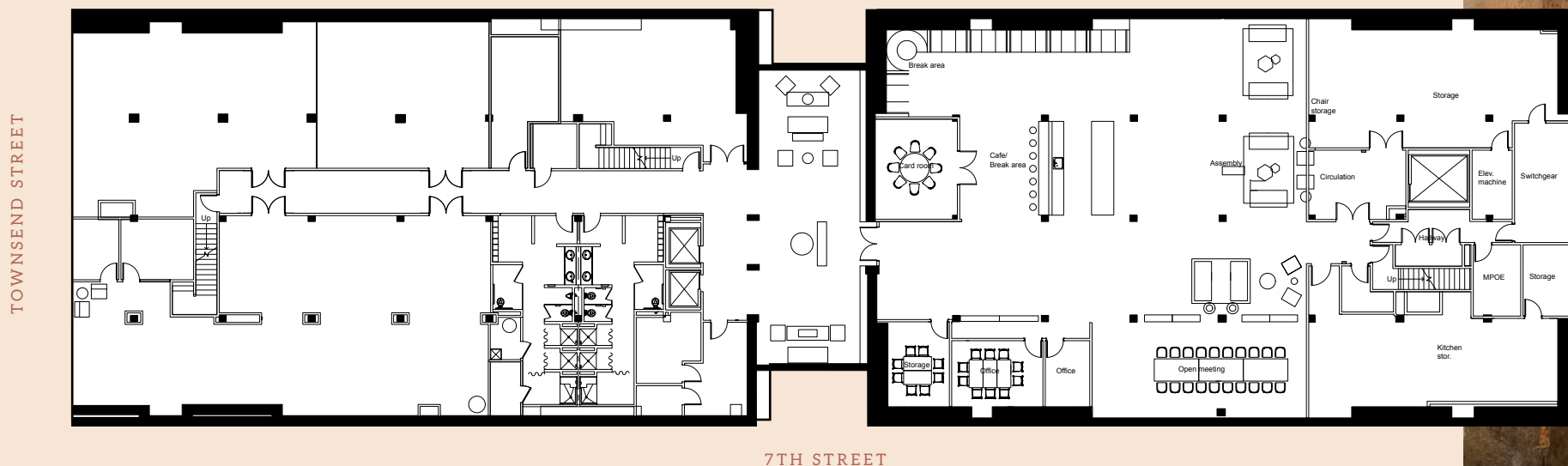






*Concourse Level*  
**20,267 SF**

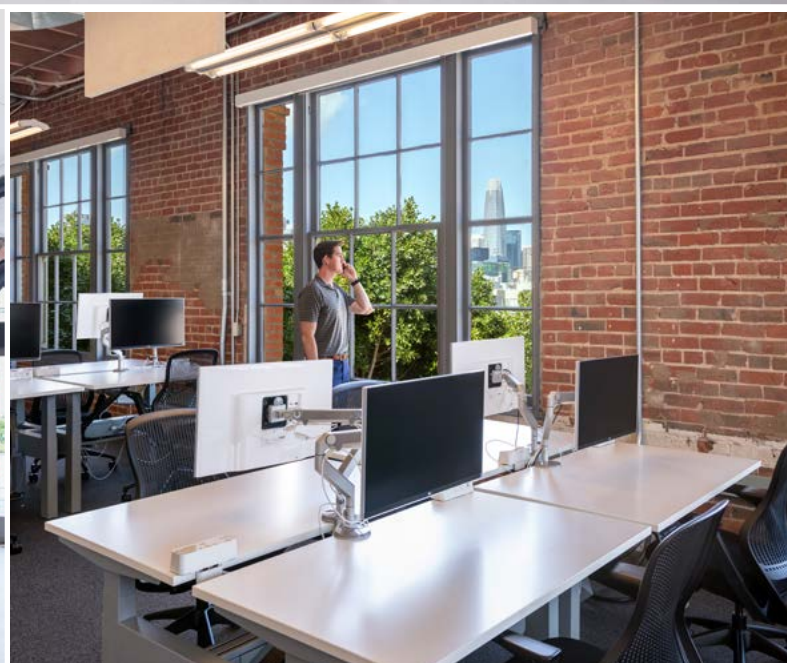
- ✓ 12' Ceilings
- ✓ Exposed Brick
- ✓ Built-out Bar/Lounge Area
- ✓ Secure Bike Storage
- ✓ Large Cold Storage Area
- ✓ Shower Rooms & Lockers
- ✓ Ample Storage















# A CLASSIC— *Reimagined.*

In 2015, Rapt Studios was hired as interior architect to renovate the building for an incoming tenant. The overall vision for the space was one that was simple, organic and imperfect. Pulling from Mihaly Csikszentmihalyi's philosophy of flow, the space around the timber staircase on each floor of the building was left open so music and aromas could naturally collect and carry up to other levels. As the entire building progresses, so does the design, arriving at a panoramic view of the San Francisco skyline. Like its inhabitants, the space is meaningful and intentional, with a keen attention to design.









# WORK *Smarter.*

With Cohesion Smart Building Technology, tenants at 600 Townsend East is able to offer a highly customized tenant experience.

Through Cohesion, you have access to building systems information allowing you to track building occupancy, space utilization and tenant engagement. Grant secure and seamless access via a one-touch mobile key card and engage tenants via mobile app by announcing events, allowing for desk/conference room reservations, and even control building temperatures.

# Building FACT SHEET



## BUILDING CONSTRUCTION:

Brick & Timber



## BUILDING FEATURES:

- Plug + Play - furniture included
- Commercial cafeteria with 3-compartment sink and cold storage facility
- Abundant and secure onsite parking
- Mobile smart building technology
- Outdoor space totaling over 8,000 RSF
- Soaring 18' ceiling heights
- Exceptional transit-oriented Showplace Square location
- Stunning 3-floor interconnecting stair



## BUILT & RENOVATED:

1911 / 2015



## FLOORS:

4



## BUILDING SIZE:

87,406 RSF



## FLOOR PLATE SIZE:

+/-20,500 RSF



## SLAB TO SLAB CEILING HEIGHT:

- Concourse Level: 12'
- Ground Floor: 18'
- 2nd Floor: 18'
- 3rd Floor: 18'
- Penthouse: 9'



## COLUMN SPACING:

28' x 28'



## SECURITY ACCESS:

Three pass point system, including turnstiles and secure entry via Cohesion Smart Building Technology app





### **VERTICAL TRANSPORTATION:**

Two (2) machine room-less (MRL) traction elevators (manufactured by Kone in 2013);  
One (1) freight elevator (installed by Dover)



### **LOADING DOCK:**

1 Dock-High loading dock



### **RESTROOMS:**

Women's room (3 stalls) & Men's room (2 stalls, 1 urinal) on each floor; Concourse level has 3 Women's Showers & 3 Men's showers; Penthouse has 2 unisex restrooms



### **PARKING:**

70 parking stalls  
(47 below grade, 23 in neighboring garage)



### **HVAC:**

Multi-stage DX (Direct Expansion) rooftop AC with VAV hot water reheat. Modern building management system & graphic interface



### **POWER:**

Designed for over 5 watts per square foot



### **INTERIOR ARCHITECT:**

Rapt Studios & Gensler



### **ESG FEATURES:**

- LED lighting throughout
- All restrooms have auto flush valves and motion sensors for activating waterflow
- All restrooms have low flow urinals and toilets have LED lights
- New back of house roof units with economizers
- Track building sustainability performance through Cohesion Smart Building Technology



### **OWNERSHIP:**

LBA Properties



# 600

## 600 TOWNSEND *East*

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