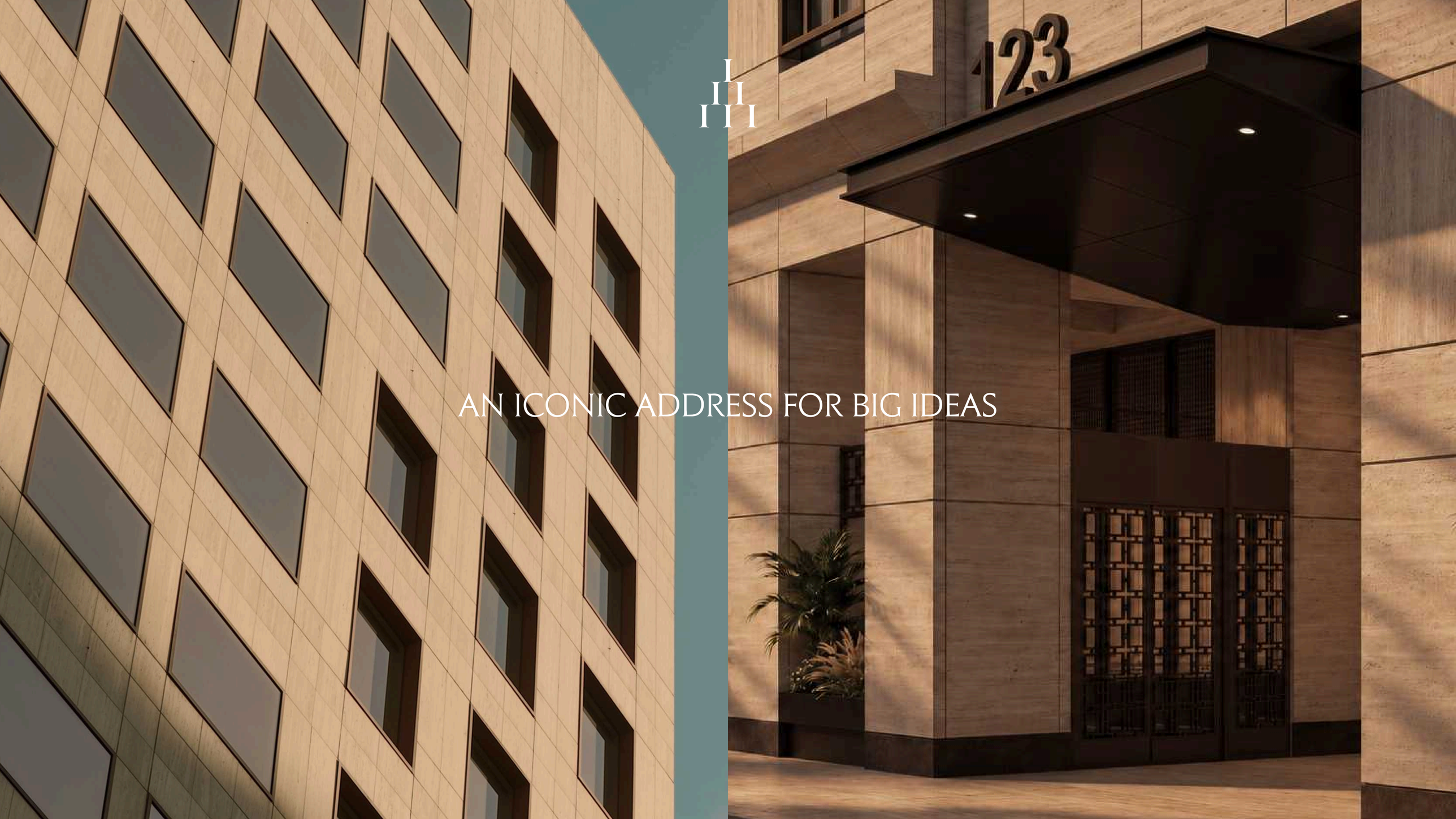

>> 37.789° N
>> 122.396° W
[LOCATION]
123 MISSION
SAN FRANCISCO
CALIFORNIA
94105
CARVE YOUR
AMBITION
OUT OF STONE.
123 MISSION



AN ICONIC ADDRESS FOR BIG IDEAS



[ABOUT
123 MISSION]

A FEW STEPS FROM SAN FRANCISCO BAY, SURROUNDED BY MANY OF THE WORLD'S MOST BRILLIANT IDEAS AND ORGANIZATIONS, STANDS 123 MISSION.

A DOWNTOWN ADDRESS CRAFTED FROM TRAVERTINE STONE. A TIMELESS FOUNDATION FOR A NEW ERA OF SUCCESS, IN A CITY THAT RUNS ON CONSTANT EVOLUTION.

123 MISSION HAS BEEN INTENTIONALLY DESIGNED TO KEEP PACE WITH YOUR BIGGEST AMBITIONS. FROM THE FLEXIBILITY IN SPACE LAYOUT, TO THE SANCTUARY OF THE COURTYARD, TO THE INTUITIVE CALIBRE OF SERVICE.

ARRIVE WITH YOUR AMBITIONS AT THE READY. SEE HOW YOU CAN GROW SOMETHING THAT ENDURES IN AN EVER-CHANGING CITY.

[LOCATION]

SOUTH FINANCIAL DISTRICT, WHERE CITY MEETS SEA

[SCALE]

28 FLOORS, SPANNING 362,000 SQUARE FEET

[OPPORTUNITY]

LARGE BLOCK, WITH EFFICIENT FLOOR PLATES

[1]

A FOUNDATION FOR GOING FURTHER

THE RENOVATION

[2]

A BUILDING CARVED WITH AMBITION

THE BUILDING

[3]

A STATEMENT MADE ON MISSION

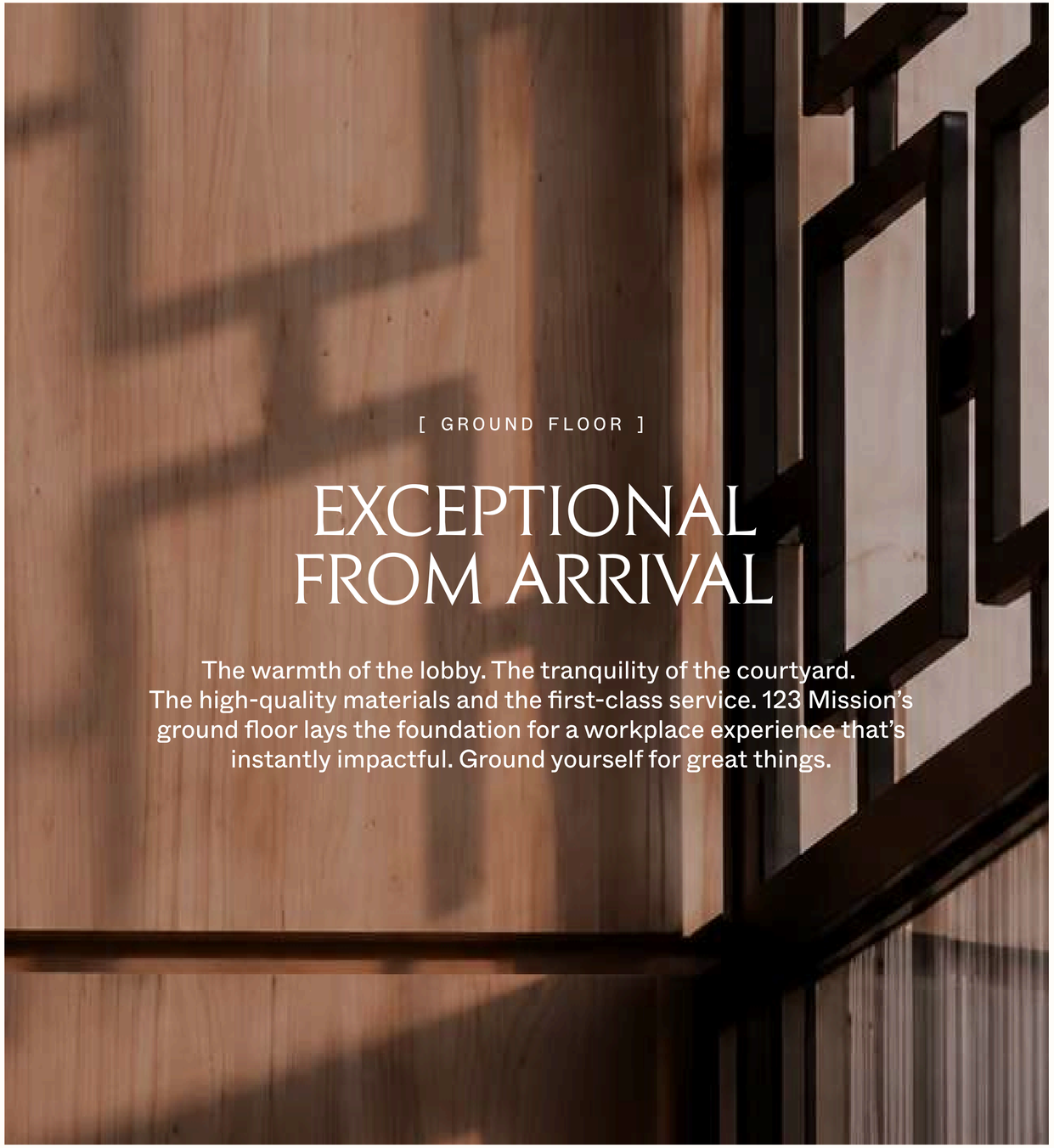
THE NEIGHBORHOOD

[4]

A TEAM TO MATCH YOUR VISION

THE TEAM

THE RENOVATION



[GROUND FLOOR]

EXCEPTIONAL FROM ARRIVAL

The warmth of the lobby. The tranquility of the courtyard. The high-quality materials and the first-class service. 123 Mission's ground floor lays the foundation for a workplace experience that's instantly impactful. Ground yourself for great things.



[10TH FLOOR]

SPACE BEYOND THE WORKPLACE

Unwind or energize body and mind, with an entire amenities floor elevating time spent at 123 Mission. A fitness center, lounge and multiple meeting spaces are all waiting to elevate your workday beyond ordinary.

EXCEPTIONAL FINISHES, WHERE YOUR EXPERIENCE BEGINS

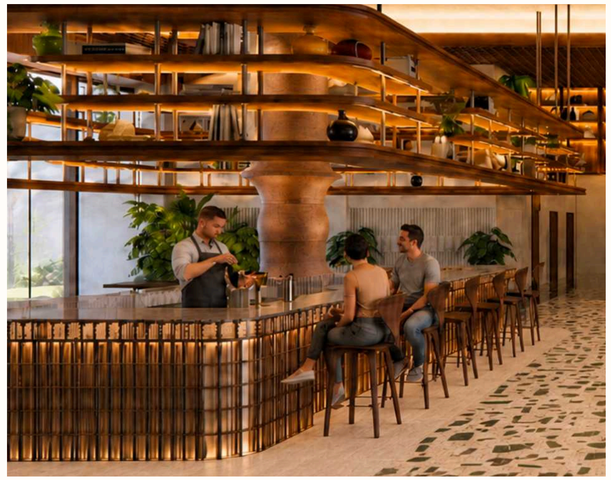
From the moment you arrive at 123 Mission, you'll find yourself surrounded by design and materiality of the highest quality. Drawing inspiration from the layers that form the city's foundation, the renovated indoor / outdoor lobby and courtyard will feature a coffee bar, partially enclosed front porch and lounge + work spaces.





FRONT PORCH

The energy of downtown flows into the lobby via 123 Mission's intentionally crafted front porch. A partially enclosed outdoor lounge is visible through floor-to-ceiling glass from the lobby, seamlessly connecting you to the city outside.



COFFEE BAR

Fuel a new day's ideas with a morning coffee, or connect to share in another day's success.

123 Mission's cafe and bar embodies the best of the building's aesthetic to foster connection and creativity – from the baluster-inspired columns, to the glass and timber bench space.



COURTYARD

The newly-renovated, landscaped courtyard connects the indoor lobby to the outside environment. In doing so, it connects you and your team to the open space, fresh air and abundant greenery that can often foster big thinking and greater wellbeing.

[10TH FLOOR]

AMENITIES THAT KEEP PACE WITH AMBITION

Make your way up to the 10th floor of 123 Mission, and you'll find a suite of amenities waiting to welcome you and your team. Anchored by a lounge, the floor will include a fitness center with lockers and storage, a town hall room that can accommodate 70 people, an executive boardroom and various breakout rooms. Create and collaborate, work out and lock in.

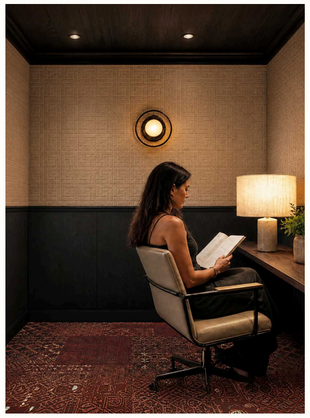
All with views of San Francisco outside your window.





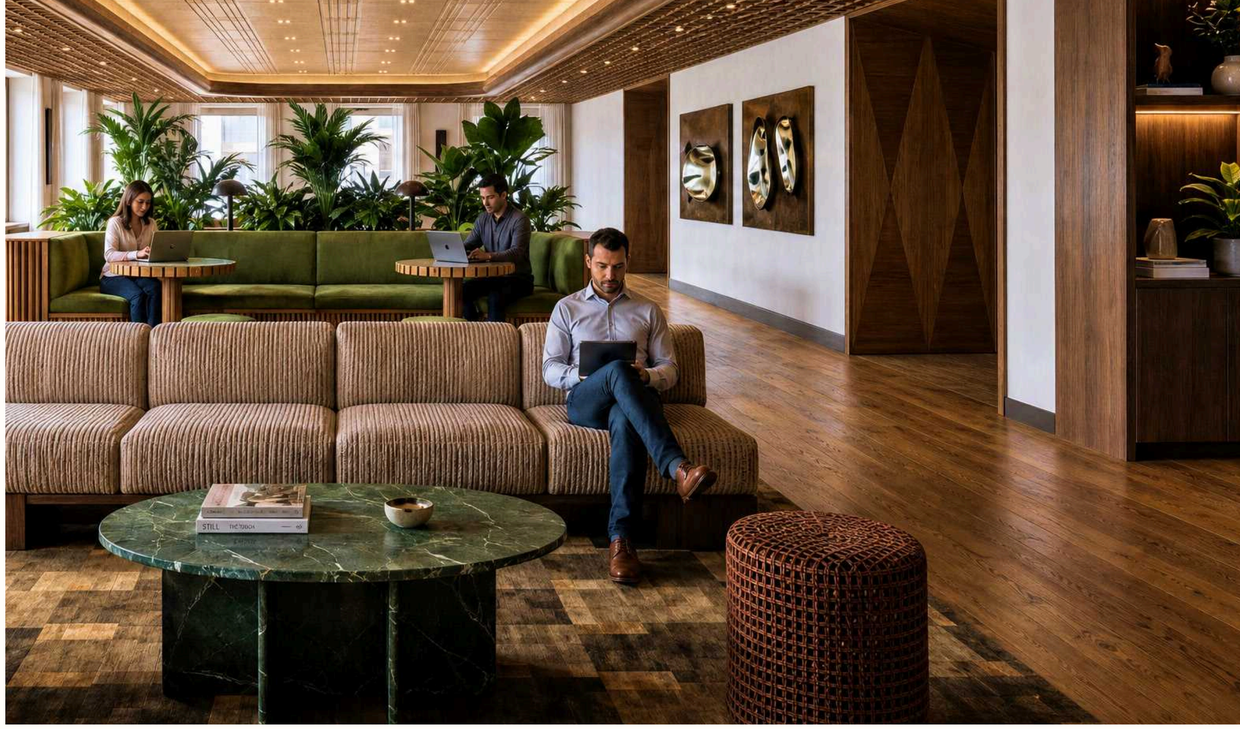
FITNESS CENTER

Some people uncover their best and brightest ideas at pace, or deep in a set of weights. 123 Mission's Fitness Center provides body and mind with room to move.



PHONE ROOMS

Space to make important calls, or enjoy some focused time for ideas to take shape.



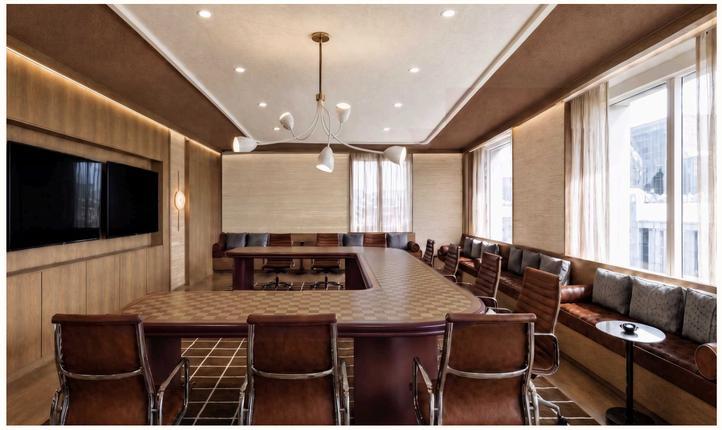
THINK SPACE

Time on the 10th floor isn't limited to certain events or functions. Choose your vantage point. See how a different perspective powers your work.



TOWN HALL

When the occasion calls for more than just a meeting room, the Town Hall space can seat more than 70 people.



BOARDROOM

Your organization's next moves could begin from this boardroom. Bring leaders together to shape a new era of incredible success.



THE BUILDING



123 MISSION

123 MISSION BRINGS TOGETHER THE PRESTIGE AND CONNECTIVITY OF A PREMIER DOWNTOWN ADDRESS, WITH THE INTIMACY AND FLEXIBILITY OF BOUTIQUE BUSINESS HEADQUARTERS.

AS THE BUILDING ENTERS A NEW ERA– CHARACTERIZED BY WOODS BAGOT'S DESIGN, NEW AMENITIES AND MORE–IT WELCOMES BOLD BUSINESSES TO DO THE SAME. FROM MATERIAL EXPRESSIONS OF CRAFT AND QUALITY, TO THOUGHTFUL SERVICE, YOU'LL BE SURROUNDED BY A HIGHER STANDARD IN EVERY DETAIL.

IT'S THE IDEAL SITE TO START BUILDING HOW YOU GROW NEXT.

[FLOORPLATES]

APPROXIMATELY 16,000 SF PER FLOOR

[SUSTAINABILITY]

LEED PLATINUM CERTIFICATION

[LOBBY]

TRANSFORMED TO CONNECT INDOORS AND OUT

FLEXIBILITY AT EVERY LEVEL

Your experience of 123 Mission isn't fixed in a single approach. Full-building opportunity offers a path to growth — up from the fully built 4th and 5th floors with interconnecting staircase or down from the 28th floor with exceptional city and water views.

BUILDING SIZE

± 362,000

Flexible floor spaces to create a workplace that realizes your vision. With the city-spanning views to match.

FLEXIBLE FLOORPLATES

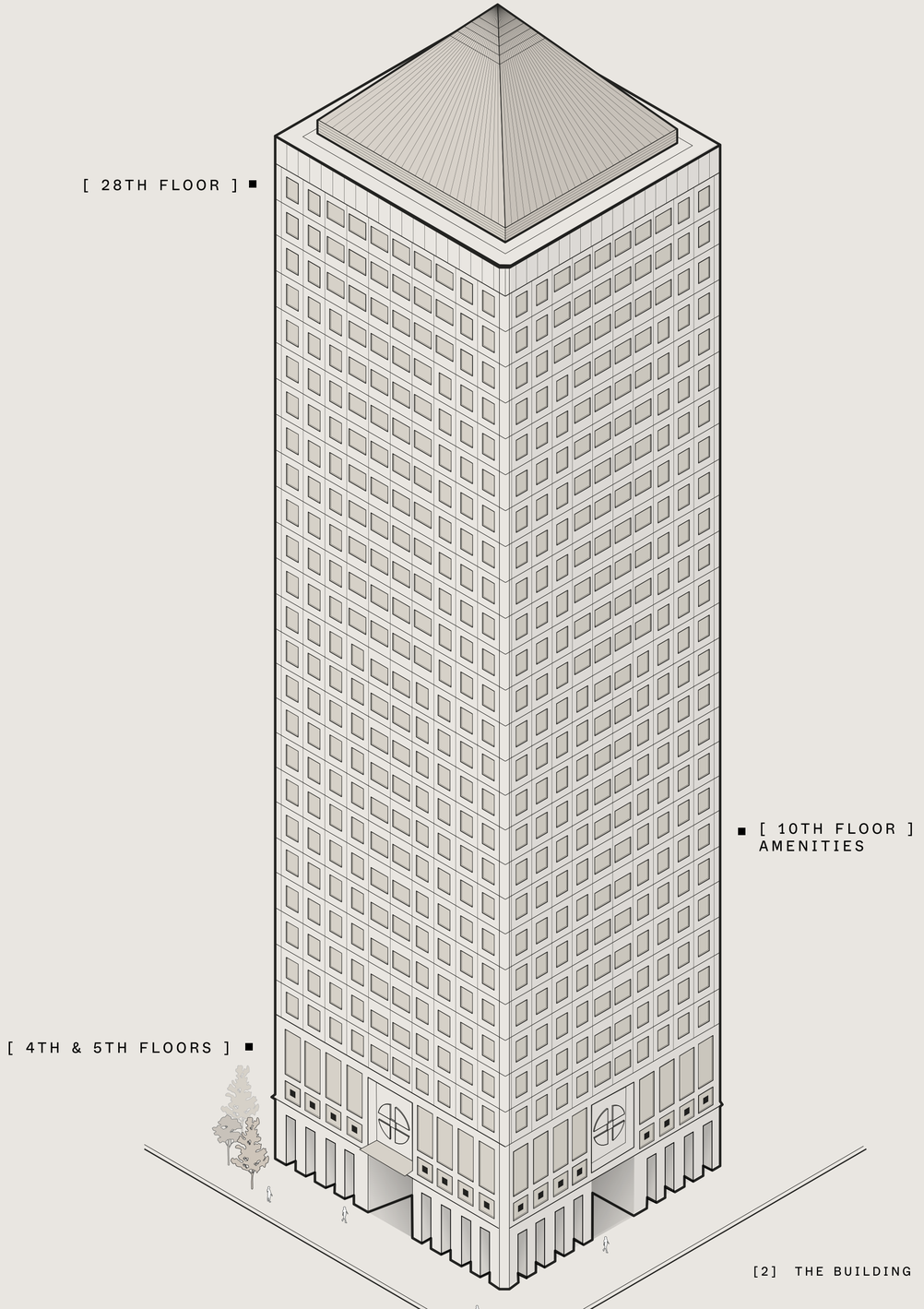
± 16,000

Column-free floorplates provide maximum natural light and open-place space for collaboration.

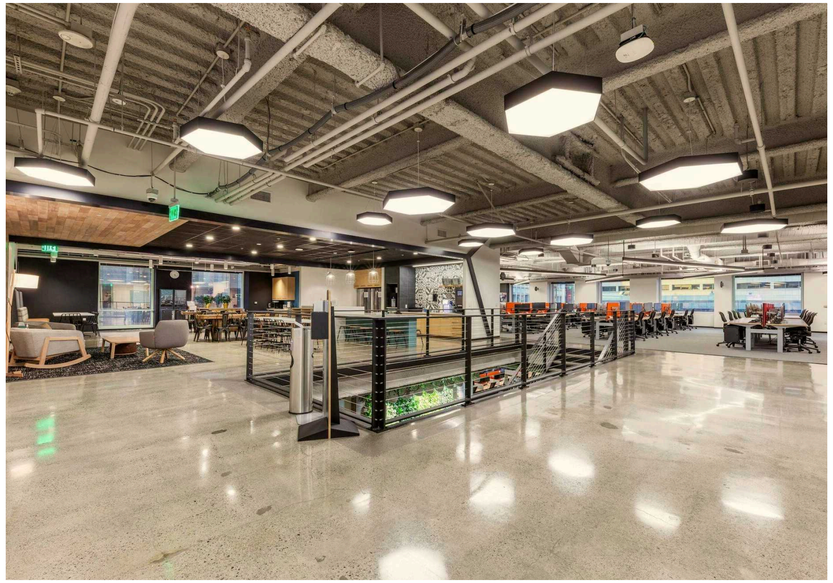
CEILING HEIGHTS

12.5′

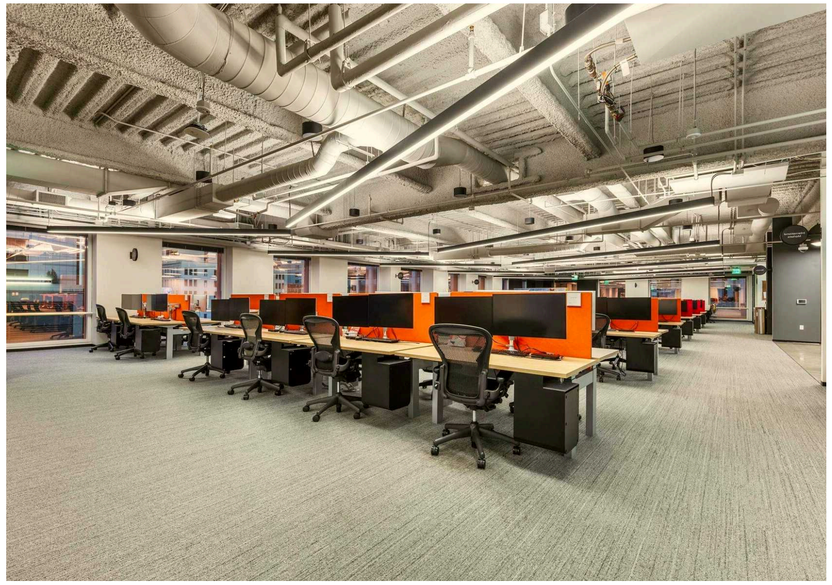
A higher ceiling height opens more of the environment up for your teams, both inside and outside the building.



[4TH & 5TH FLOORS]



Interconnecting staircases



Fully built with furniture

[28TH FLOOR]



View from the 28th floor

HYPOTHETICAL CREATIVE PLAN

Shape a workplace where connection flows freely and ideas can spring from every corner of the office.

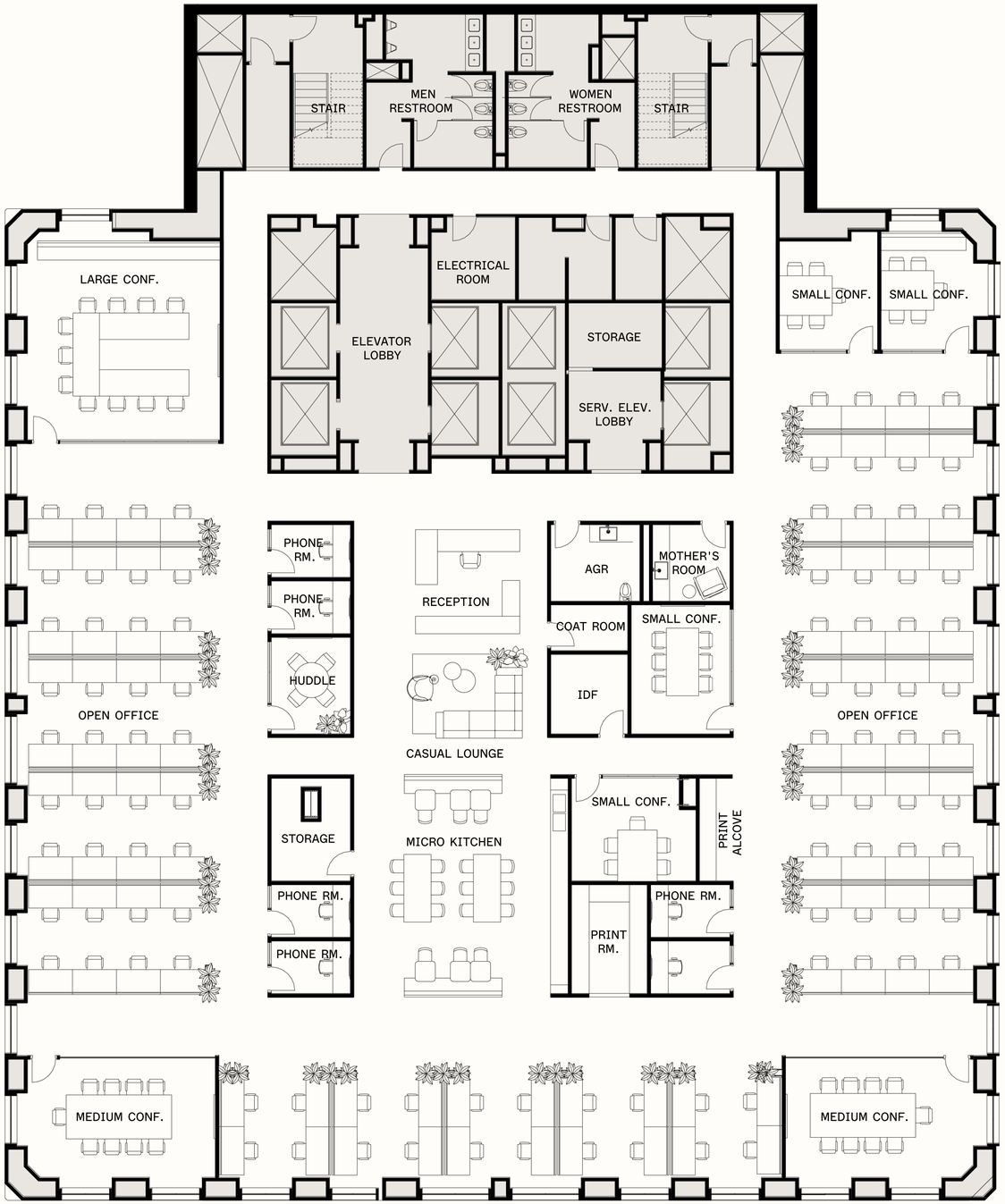
WORKPLACE CAPACITY

100	7
WORKSTATIONS	MEETING ROOMS

SPACE BREAKDOWN

NAME	OCCUPANCY	COUNT
WORKSTATIONS	1	100
MEETING ROOMS		6*
LARGE MEETING ROOMS	10-18	1
MEDIUM MEETING ROOMS	7-9	2
SMALL MEETING ROOMS	5-6	4
HUDDLE ROOMS	4	1
PHONE ROOM	1	6
PHONE BOOTH	1	0
MICRO KITCHEN		1
CASUAL SEATING		1
MOTHER'S ROOM		1
AGR		1
IDF		1
COPY/PRINT		1
STORAGE		1
COAT ROOM		1

*MEETING ROOM RATIO NOT INCLUSIVE OF PHONE ROOM COUNT



HYPOTHETICAL PROFESSIONAL SERVICES PLAN

Give your people the space they need to do their best work, while still feeling connected to the team members around them.

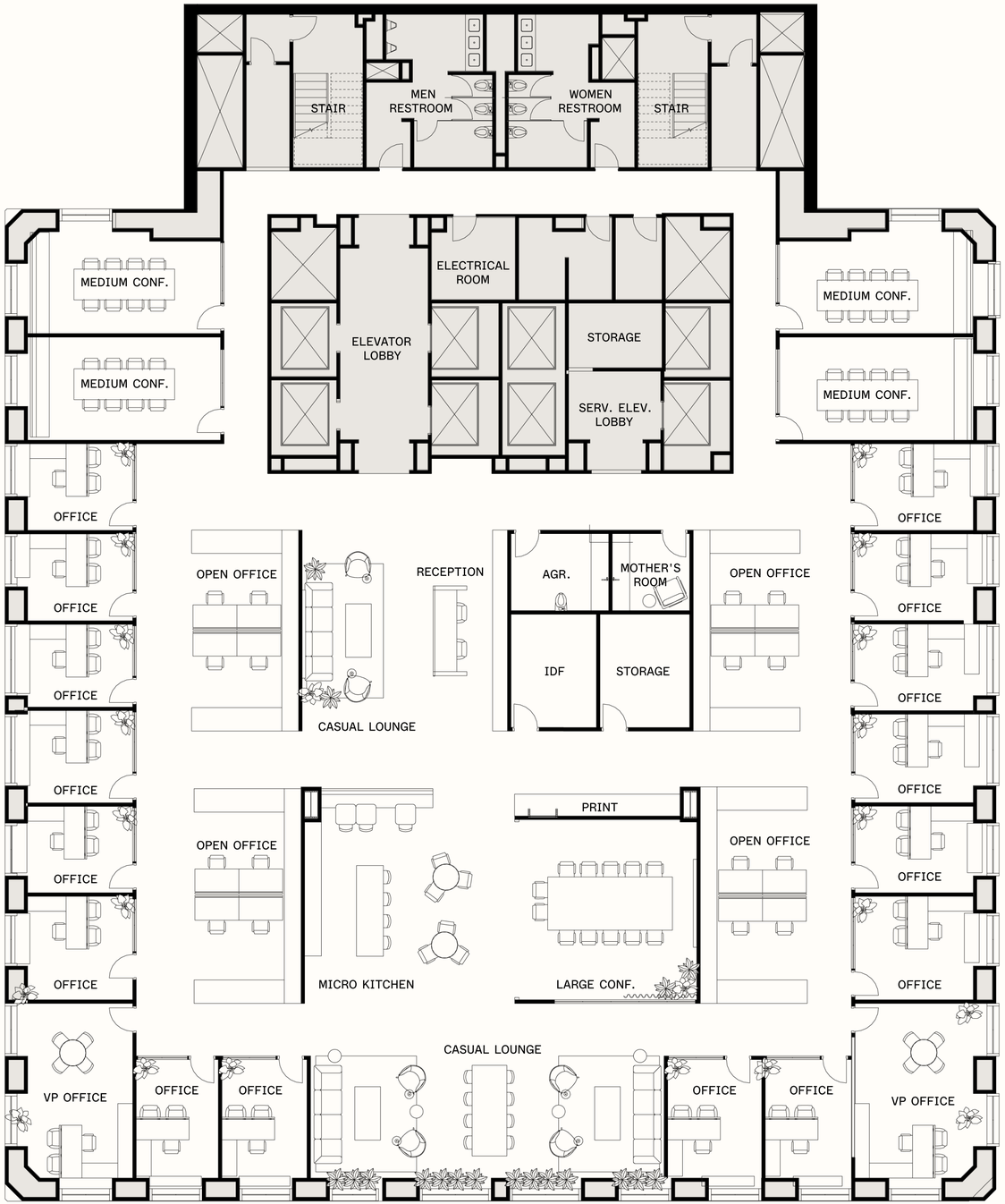
WORKPLACE CAPACITY

18	5
PRIVATE OFFICES	MEETING ROOMS

SPACE BREAKDOWN

NAME	OCCUPANCY	COUNT
PRIVATE OFFICES	3	18
WORKSTATION	1	16
MEETING ROOMS		**6***
LARGE MEETING ROOMS	10-18	1
MEDIUM MEETING ROOMS	7-9	4
HUDDLE ROOMS	3-5	0
PHONE ROOM	1	0
PHONE BOOTH	1	0
MICRO KITCHEN		1
CASUAL SEATING		1
MOTHER'S ROOM		1
AGR		1
IDF		1
COPY/PRINT		1
STORAGE		1

*MEETING ROOM RATIO NOT INCLUSIVE OF PHONE ROOM COUNT



[FACT SHEET]

■ LOCATION

123 MISSION STREET, SOUTH FINANCIAL DISTRICT

■ STORIES/ HEIGHTS

28 STORIES, ~16,000 RSF FLOORPLATES

■ BUILDING SIZE

362,000 RSF

■ BUILT/ RENOVATED

1986/ 2026

■ BUILDING HIGHLIGHTS

- 362,000 SF total office space available across high-rise and low-rise blocks
- Efficient floor plates with the flexibility to scale
- Direct access to BART and Muni lines, and <10 minutes' walk from the Ferry Building in the harborfront precinct
- On-site parking garage with space for 90 vehicles, plus a bike storage
- 24/7 security personnel

■ THE RENOVATION

123 Mission is undergoing a major building renovation featuring state-of-the-art amenity upgrades, designed by Woods Bagot.

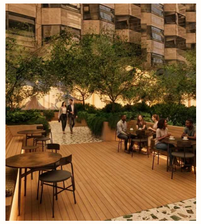
■ GROUND FLOOR

An activated indoor / outdoor lobby [1] experience, which seamlessly connects from Mission and Main Streets through to the courtyard [2] . A partially enclosed outdoor front porch features wind protection and lounge seating for year-round comfort. Inside the lobby, a coffee bar [3] and lounge + work space adds to the arrival experience and fosters further connection.

■ [1]



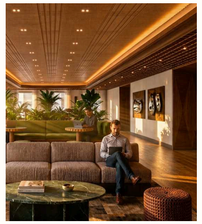
■ [2]



■ [3]



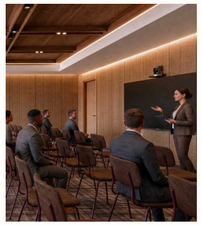
■ [4]



■ [5]



■ [6]



■ 10TH FLOOR AMENITIES

An amenities floor [4] dedicated to wellness and collaboration. Anchored by a lounge, the floor includes a fitness center [5] with lockers and showers, a town hall room [6] that can accommodate more than 70 people, an executive boardroom and various breakout rooms. These spaces are complimented by views of San Francisco and a coffee bar for socializing.



[LOCATION]

123 MISSION
SAN FRANCISCO
CALIFORNIA
94105

>> 37.789° N
>> 122.396° W

[LOCATION]

123 MISSION
SAN FRANCISCO
CALIFORNIA
94105

>> 37.789° N
>> 122.396° W

THE NEIGHBORHOOD


BRING YOUR BIGGEST IDEAS TO THE BAY'S EDGE



[3]

THE
NEIGHBORHOOD

SAN FRANCISCO IS NO STRANGER TO A NEW ERA. THE CITY IS AS ALIVE AS THE IDEAS THAT POWER ITS PEOPLE, EVOLVING AS TIME CALLS FOR IT.

123 MISSION PLACES YOU AT THE CENTER OF THIS ENERGY, LAYING THE FOUNDATIONS FOR AN ICONIC ERA OF YOUR OWN. FROM HERE, SAN FRANCISCO INSTITUTIONS LIKE THE FERRY BUILDING AND SFMOMA BRING CULTURE AND CREATIVITY WITHIN EASY REACH, WHILE ABUNDANT PARKS AND THE ENTIRE EMBARCADERO WATERFRONT ARE EQUALLY ACCESSIBLE.

THERE ARE INFINITE WAYS TO SHAPE A DAY, AN HOUR, OR AN ERA IN SAN FRANCISCO. START FROM HERE.

[OUTLOOK]

PANORAMIC VIEWS OF THE SAN FRANCISCO BAY

[LOCATION]

REACH THE FERRY BUILDING IN 8 MINUTES

[PARKLANDS]

EMBARCADERO, SALESFORCE & RINCON PARKS NEARBY

[NEIGHBORHOOD]

123 Mission takes the office beyond a place to work. We see it as a destination to connect, inspire and exchange ideas.

■ PLACES TO DISCOVER

GRAB N GO / COFFEE / SMOOTHIES

01 ARSICAULT
02 MENDOCINO FARMS
03 STK
04 ANDYTOWN
05 PENELOPE'S
06 EBIKO
07 PERRY'S
08 OZUMO
09 BOICHIK
10 FLYWHEEL
11 GOTT'S
12 AVOTOASTY
13 EARTHBAR
14 JOE & THE JUICE
15 19 RESTAURANT
16 TENDER GREENS
17 SUPER DUPER
18 MIXT
19 SWEETGREEN
20 SPRO

UPSCALE DINING

21 ALTOVINO
22 YANK SING
23 ANGLER
24 BOULEVARD
25 TERRENE
26 HARBORVIEW
27 PER DIEM
28 EPIC STEAK
29 WATERBAR
30 PROSPECT
31 BARCHA
32 ARQUET
33 HOG ISLAND
34 OSHA THAI

HAPPY HOUR

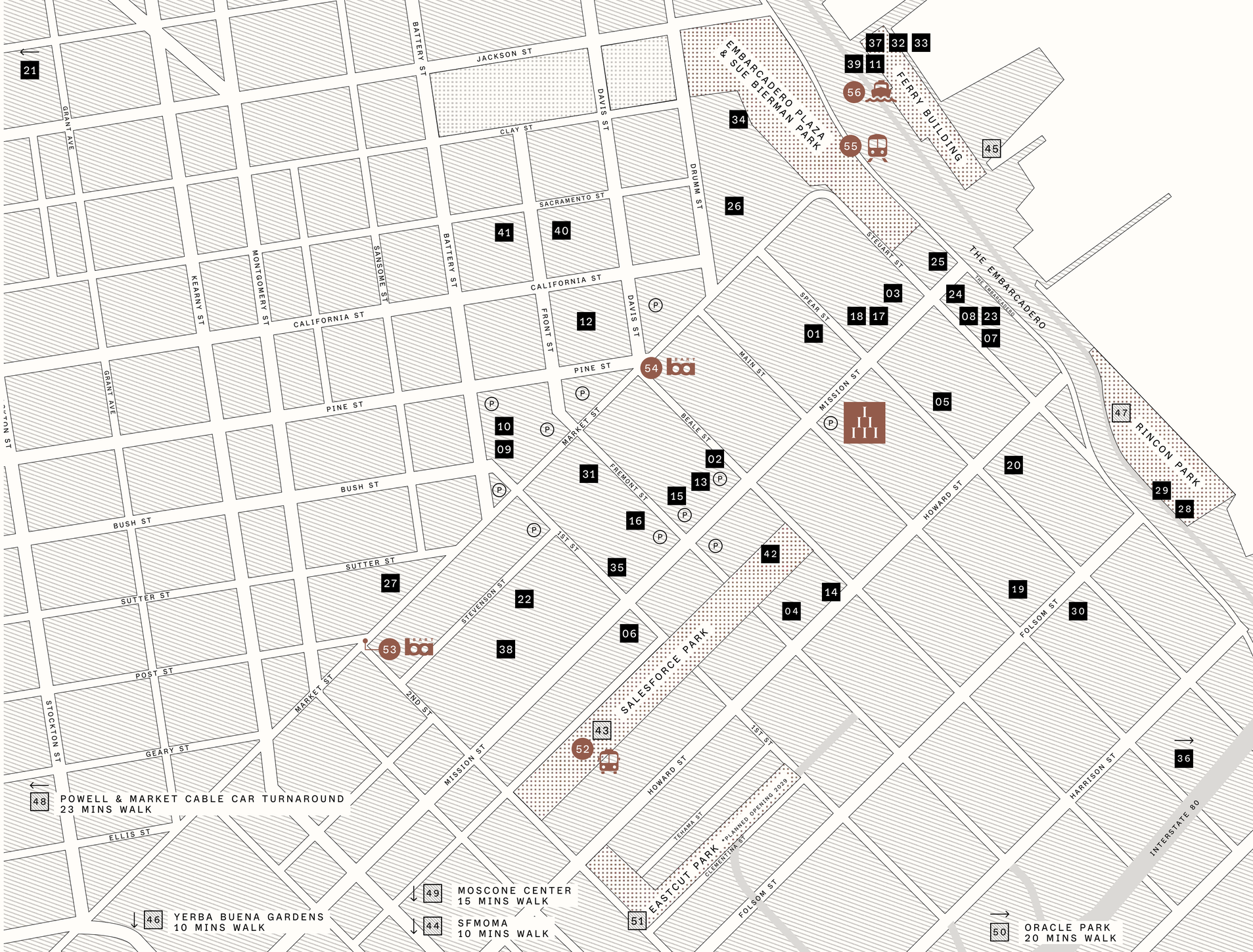
25 TERRENE
35 83 PROOF
07 PERRY'S
21 ALTOVINO
36 HI DIVE
37 FERRY PLAZA WINE MERCHANT
38 LOUIE'S
39 FORT POINT
40 SCHROEDER'S
41 ROYAL EXCHANGE
42 BAREBOTTLE

▨ POINTS OF INTEREST

43 SALESFORCE PARK
44 SFMOMA
45 FERRY BUILDING / FARMERS MARKET
46 YERBA BUENA GARDENS
47 RINCON PARK
48 POWELL & MARKET TURNAROUND
49 MOSCONE CENTER
50 ORACLE PARK
51 EAST CUT PARK
(*PLANNED OPENING 2029)

● PUBLIC TRANSIT

52 SALESFORCE TRANSIT CENTER
53 MONTGOMERY ST. STATION
54 EMBARCADERO STATION
55 MUNI – FERRY PLAZA
56 FERRY BUILDING

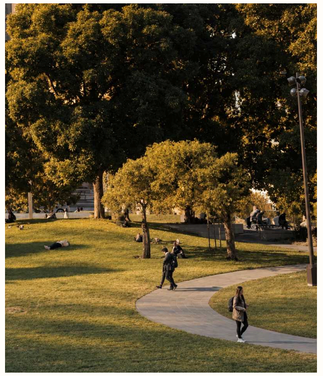


[POINTS OF INTEREST]

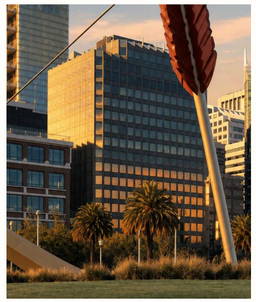
AN ADDRESS THAT KEEPS INCREDIBLE COMPANY



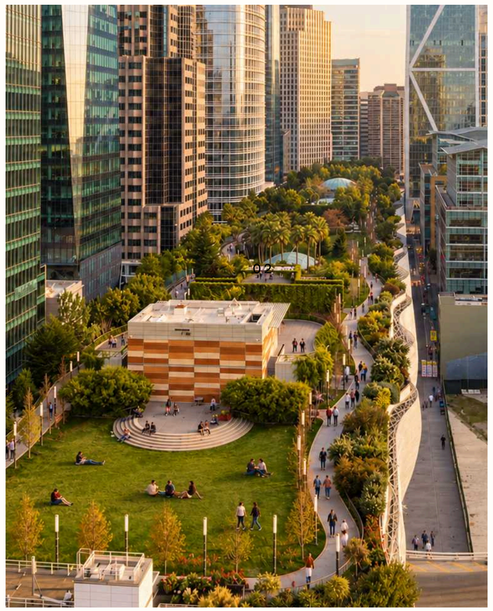
45 FERRY BUILDING & FARMERS MARKET
8 MIN WALK



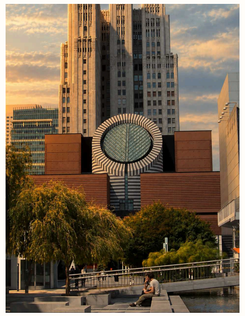
46 YERBA BUENA GARDENS
10 MIN WALK



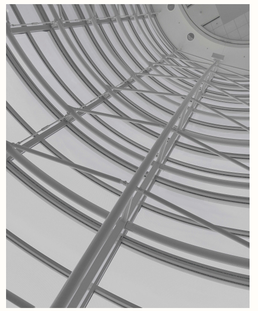
47 RINCON PARK
8 MIN WALK



43 SALESFORCE PARK
2 MIN WALK



44 SFMOMA
10 MIN WALK



49 MOSCONE CENTER
15 MIN WALK



51 EAST CUT PARK
3 MIN WALK



50 ORACLE PARK
20 MIN WALK



48 POWELL & MARKET CABLE CAR TURNAROUND
10 MIN WALK

THE TEAM



[4]

THE
TEAM

123 Mission has been designed to bring together exceptional quality, thoughtful service and seamless collaboration. These are also hallmarks of Madison Capital — and how we approach property and partnership.

Our portfolio has been taking shape since 2002 and covers the nation's most energized cities. We continue to transform office towers, industrial precincts and more into places of incredible potential. In the company of collaborators who share our commitment to the possibilities of real estate.

CONOR FAMULENER

EXECUTIVE VICE PRESIDENT
CONOR.FAM@CBRE.COM
510 847 0659
LIC. 01438818

LUKE OGELSBY

VICE CHAIR
LUKE.OGELSBY@CBRE.COM
415 271 5737
LIC. 01422599

RYAN LOWE

FIRST VICE PRESIDENT
RYAN.LOWE@CBRE.COM
415 772 0314
LIC. 01940857

JONATHAN NACHMANI

PRESIDENT
JN@MCAPNY.COM

ERIC CONTOS

SENIOR VICE PRESIDENT
EC@MCAPNY.COM

123 MISSION

- CONOR FAMULENER
  EXECUTIVE VICE PRESIDENT
  CONOR.FAM@CBRE.COM
  510 847 0659
  LIC. 01438818

- LUKE OGELSBY
  VICE CHAIR
  LUKE.OGELSBY@CBRE.COM
  415 271 5737
  LIC. 01422599

- RYAN LOWE
  FIRST VICE PRESIDENT
  RYAN.LOWE@CBRE.COM
  415 772 0314
  LIC. 01940857

MADISON CAPITAL CBRE

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