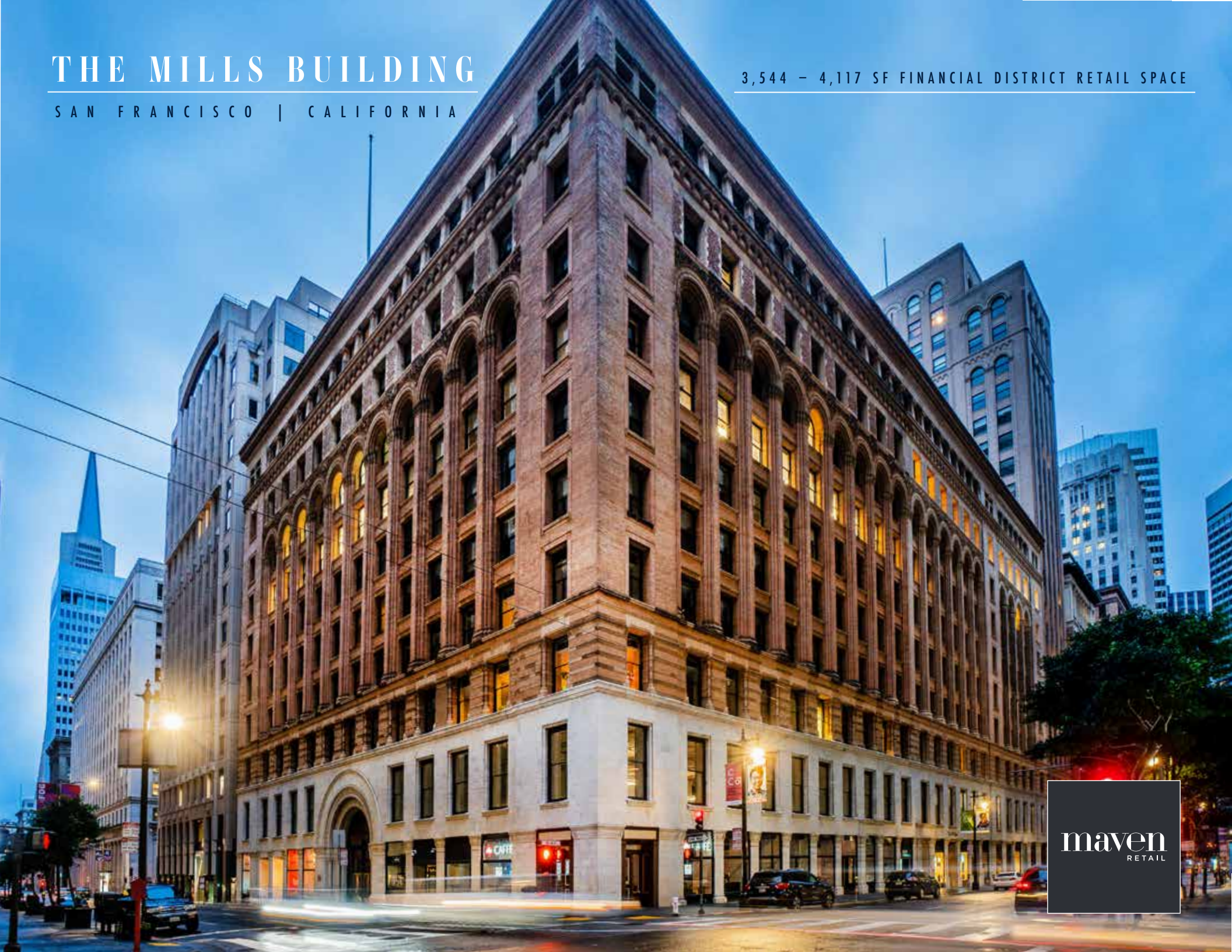


THE MILLS BUILDING

SAN FRANCISCO | CALIFORNIA

3,544 – 4,117 SF FINANCIAL DISTRICT RETAIL SPACE



maven
RETAIL

PROJECT DESCRIPTION

Commissioned by Darius Ogden Mills in 1891 and constructed in 1892, the Mills Building is a San Francisco Landmark spanning approximately 160 linear feet on Montgomery Street and 325 feet on Bush Street. Burnham and Root of Chicago designed the 154-foot, steel frame and concrete skyscraper which was considered a revolutionary style of architecture of its time. The Mills Building's most distinctive feature is its Montgomery Street entrance. The two-story archway is elaborately carved at the tops of each of the Corinthian columns forming the base of the arch.

Maven Retail has been hired as the exclusive leasing agent for the ground floor retail spaces located on Montgomery and Bush Streets. With expansive ceilings, excellent visibility, and period details, the retail spaces in the Mills Building make up some of the best retail space in San Francisco's Financial District.

PROJECT SUMMARY

PROJECT DESCRIPTION

23-Story San Francisco Landmark located in the core of San Francisco's Financial District, consisting of ground floor retail and upper level offices.

DESCRIPTION OF LOCATION

The Mills Building is located in San Francisco's Financial District on the corner of Bush and Montgomery Streets. The Building sits in close proximity to BART, MUNI and other public transportation, and offers onsite valet parking to tenants and non-tenants, as well as secured bike storage.

YEAR CONSTRUCTED

1892, with a restoration in 1907 after the 1906 earthquake.

ARCHITECT

Burnham and Root

DESCRIPTION OF RETAIL

The Building features ten highly visible retail spaces facing Bush and Montgomery Streets. Please contact our leasing agents for detailed information on the current availabilities.

ZONING

C-3-O / Formula Retail Permitted





PROJECT FEATURES

- +/- 3,544 & 4,117 RSF located in the core of San Francisco's Financial District
- Located in a landmark San Francisco building
- Each space features a wide storefront with large display windows and excellent visibility
- High ceilings throughout
- High pedestrian and vehicle traffic
- Nearby neighbors include Equinox, Blue Bottle Coffee, Rumble, Wayfare Tavern, The Treasury, Bodyrok, and more.
- Close proximity to MUNI/BART/Golden Gate Transit

FLOOR PLANS

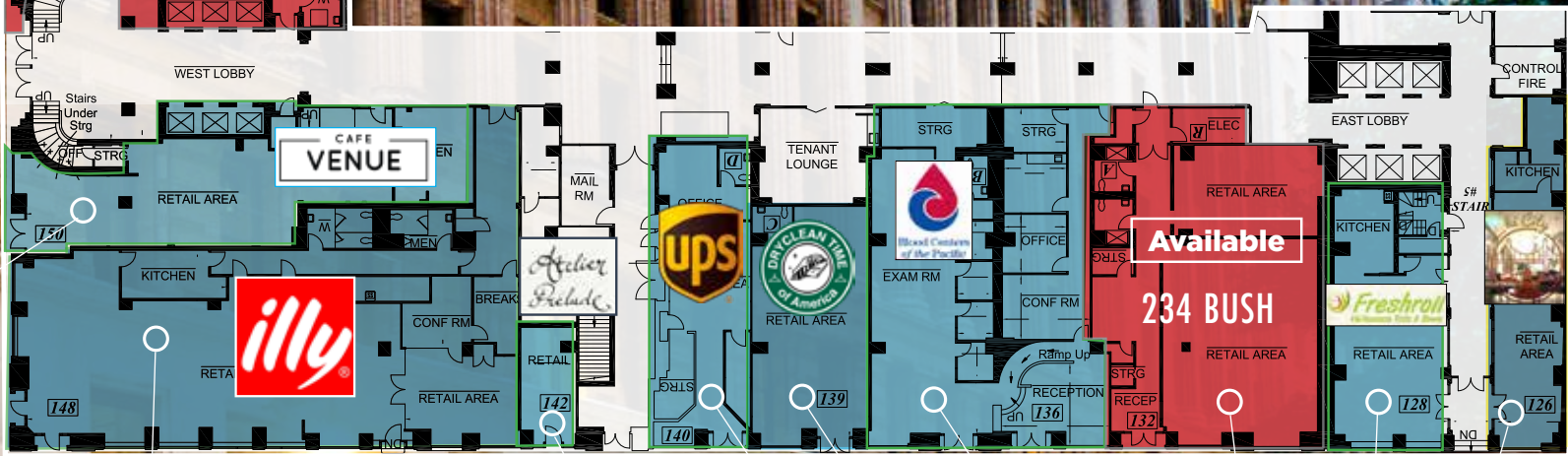


Available

MONTGOMERY STREET

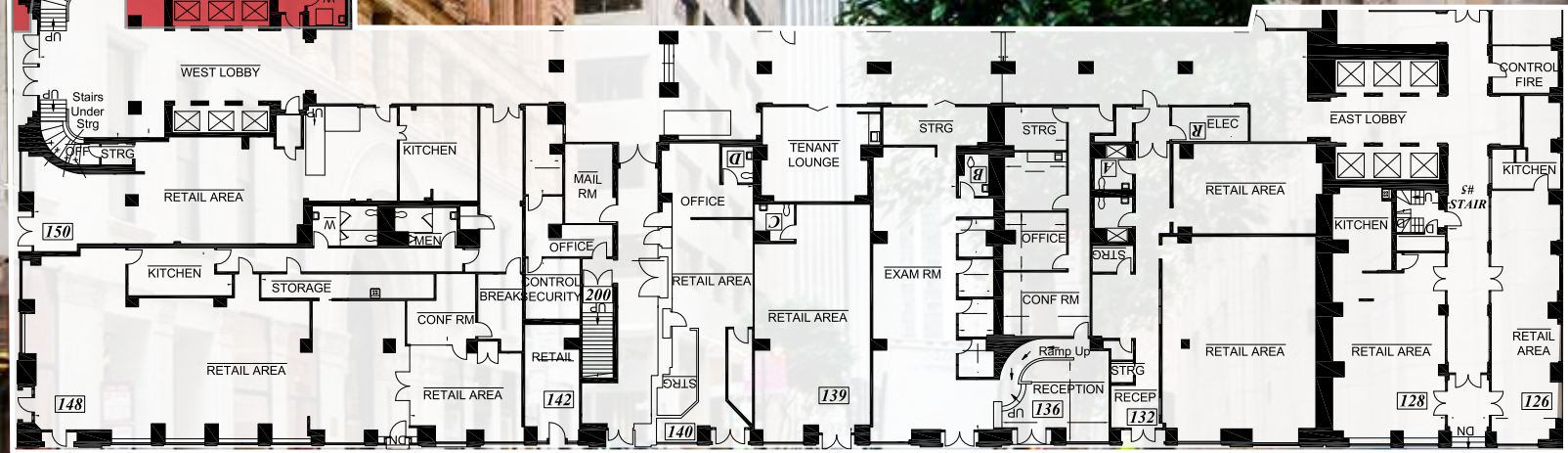


Currently available are two ground floor spaces consisting of 3,544 RSF on Bush Street and 4,117 RSF on Montgomery Street. Each space has a wide storefront, large display windows, and enjoys excellent visibility. The Montgomery and Bush Street corridors enjoy high foot and vehicle traffic at almost all times.

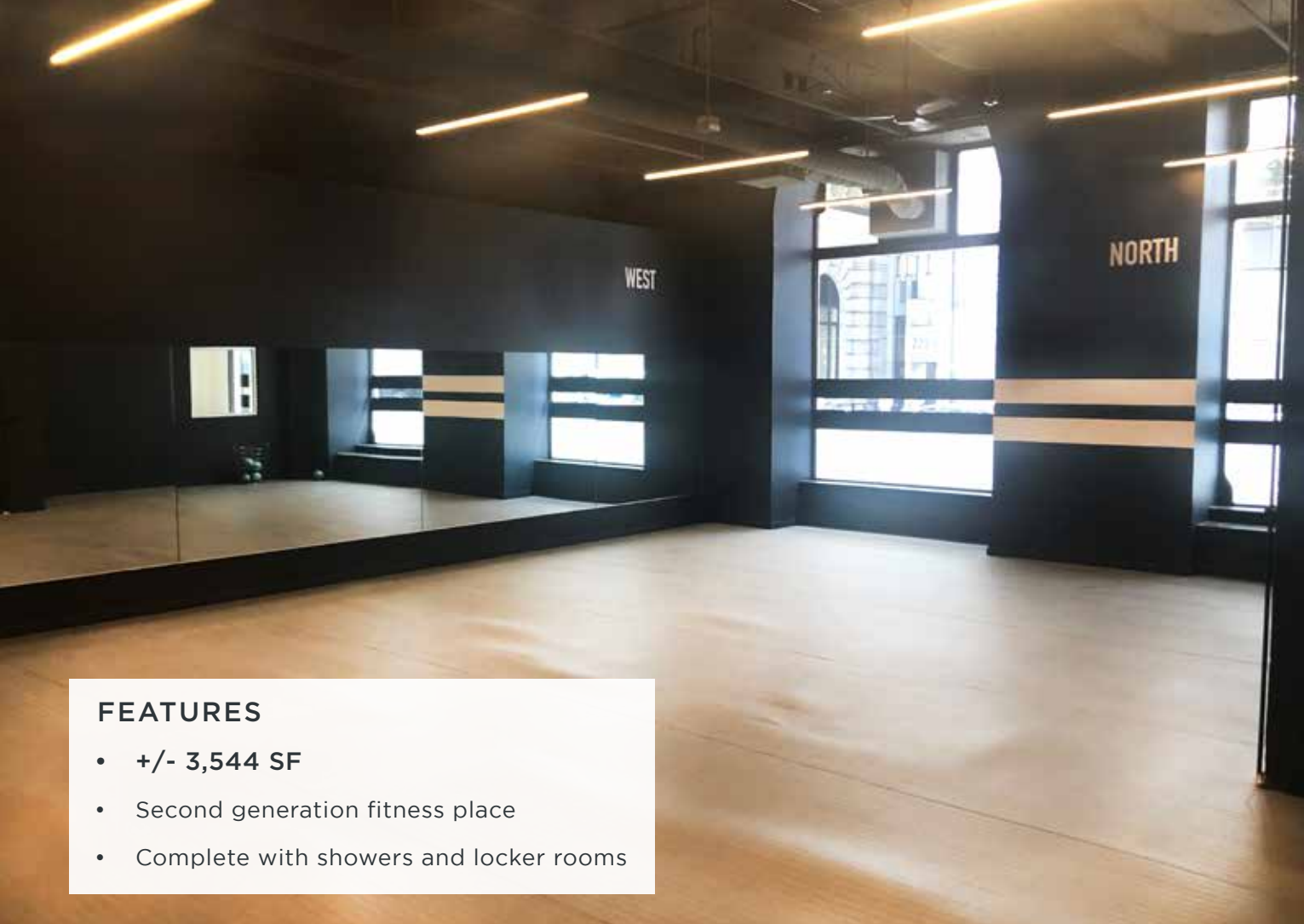




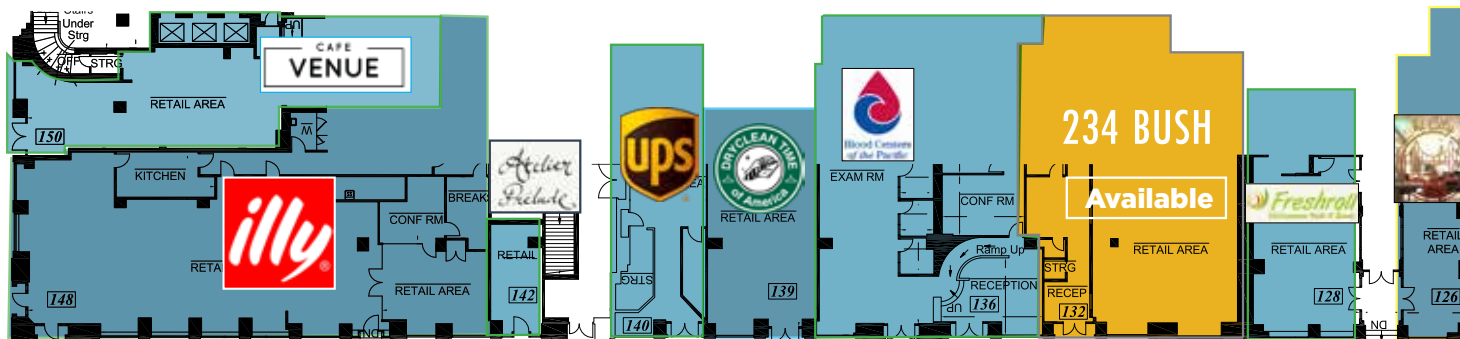
4,117 SF
220 MONTGOMERY
 Available



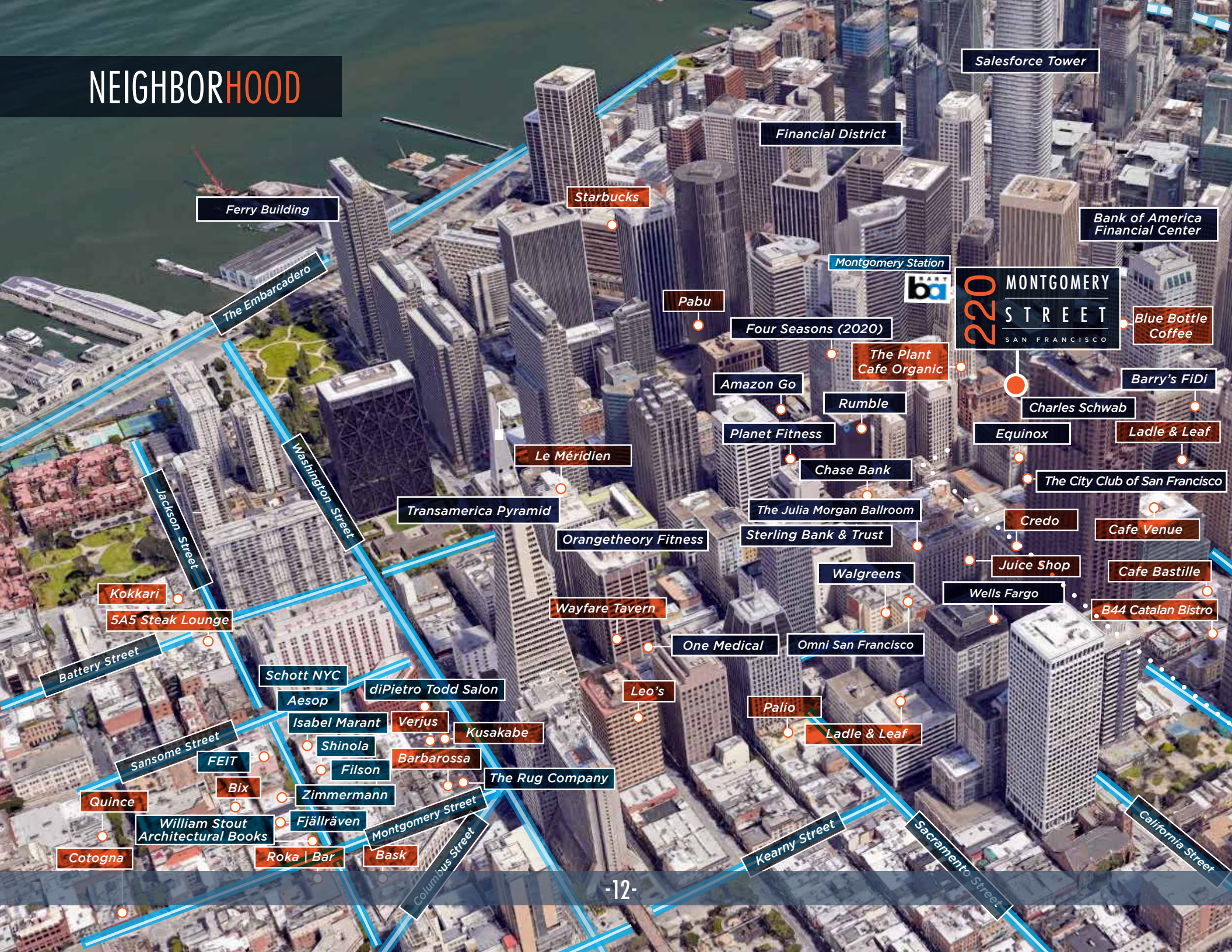




- ### FEATURES
- +/- 3,544 SF
 - Second generation fitness place
 - Complete with showers and locker rooms



NEIGHBORHOOD



Ferry Building

The Embarcadero

Jackson Street

Washington Street

Battery Street

5A5 Steak Lounge

Kokkari

Sansome Street

Schott NYC

Aesop

Isabel Marant

Shinola

Filson

Zimmermann

Fjällräven

Roka | Bar

diPietro Todd Salon

Verjus

Barbarossa

Bask

Kusakabe

The Rug Company

Montgomery Street

Columbus Street

Cotogna

Bix

William Stout Architectural Books

Roka | Bar

Bask

Le Méridien

Transamerica Pyramid

Orangetheory Fitness

Wayfare Tavern

Leo's

Starbucks

Pabu

Four Seasons (2020)

Amazon Go

Planet Fitness

Chase Bank

The Julia Morgan Ballroom

Sterling Bank & Trust

One Medical

Omni San Francisco

Palio

Ladle & Leaf

Montgomery Station

Rumble

The Plant Cafe Organic

Equinox

Walgreens

Juice Shop

Wells Fargo

Credo

Cafe Venue

Cafe Bastille

B44 Catalan Bistro

Financial District

Salesforce Tower

Bank of America Financial Center

220 MONTGOMERY STREET SAN FRANCISCO

Blue Bottle Coffee

Barry's FiDi

Charles Schwab

Ladle & Leaf

The City Club of San Francisco

Cafe Venue

Cafe Bastille

B44 Catalan Bistro

Kearny Street

Sacramento Street

California Street



NEIGHBORHOOD BY THE NUMBERS

AVERAGE DAILY TRAFFIC (ADT)



20,253

NUMBER OF BUSINESSES WITHIN 1 MILE



20,333

POPULATION WITHIN 1 MILE



147,072

DAYTIME WORKERS 1 MILE FROM PROPERTY



268,789



100

WALKABLE CITY HUB

Thriving urban hub provides abundant walkable retail and restaurant amenities.



100

PUBLIC TRANSPORTATION HUB

World-class public transportation. Close proximity to numerous MUNI lines, the Montgomery BART station, and the Transbay Terminal.



87

BIKE FRIENDLY NEIGHBORHOOD

Convenient location for biking with secured bike storage on site.

NEIGHBORHOOD





BAR



FURNITURE

POTENTIAL USES C-3-0 ZONING



RETAIL PROFESSIONAL SERVICE



INSTITUTIONAL USES/EDUCATION



CAFE (LIMITED RESTAURANT)



FITNESS



BREWERY/BEER GARDEN



RESTAURANT



RETAIL

maven
RETAIL

The logo for Maven Properties is centered in a dark grey square. It features the word "maven" in a lowercase, serif font. Below it, the words "RETAIL • OFFICE • INDUSTRIAL" are written in a smaller, uppercase, sans-serif font, separated by small dots.

maven
RETAIL • OFFICE • INDUSTRIAL

JOAN RUYLE

office 415.404.7313

joan@mavenproperties.com

DRE #2006025

SARAH BRETT SCHWARTZ

office 415.404.6959

sarah@mavenproperties.com

DRE #01903152

PAM MENDELSON

office 415.404.6650

pam@mavenproperties.com

DRE #00953050

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

466 Green Street Suite #203 | San Francisco, CA 94133 | 415.781.7700