

Made For Your Mission

Build-to-Suit in the Mission District

1850 Bryant is an identity-defining opportunity at the center of San Francisco’s AI ecosystem. It’s a chance for those who shape the future to shape who they are, and a natural home for the city’s top talent.

Fully entitled and ready to be built on your word, 22-month delivery from commitment. Fast enough to matter, controlled enough to get it right—build your office on your timeline.

6

STORIES

14’

SLAB-TO-SLAB

34K

AVG. FLOOR SF

22–24

MONTH DELIVERY

220,000 SF

NEW DEVELOPMENT FOR LEASE



ABOVE IT ALL

Rooftop Terrace

Designed for versatility, 1850 Bryant's rooftop terrace is an ideal setting for creative brainstorming, individual reflection, and team celebrations.

BUILT FOR COLLABORATION

Connected Experience

Expansive floorplates across a vertical campus give your team the space to work, connect, and collaborate in the way that suits them best.



HIGH-SPEC INFRASTRUCTURE

Lab-Ready Design

1850 Bryant's design also allows for advanced lab capabilities that serve biotech pioneers. Its live load, vibration dampening, and other features ensure a high-tech, high-spec working environment.

MISSION DISTRICT

DESIGN DISTRICT

COMMAND ATTENTION

Make a Name

1850 Bryant offers a prominent home in San Francisco's AI corridor. An office here delivers value for recruiting, culture, and growth long after you settle in.



SHOVEL - READY

Space that Grows With You

- Fully Permitted & Entitled
- 100% of Construction Documents Complete
- 22-24 Month Delivery Timeline
- Pre-Lease or Build-to-Suit Flexibility



A Beacon in the Mission

1850 Bryant complements one of San Francisco's most creative, energetic neighborhoods with a polished, premium environment.

Destination Office

1850 Bryant's open, light-filled environments, second-floor patio, coffee bar and Mission views make the office a destination in and of itself.

Elevated Fitness

A curated on-site fitness center lets your team stay in their best shape.

24/7 Productivity

With secure access, lockers, and showers, 1850 Bryant supports teams that work beyond traditional hours—because breakthroughs don't follow a 9-to-5 schedule.





Fabric of Innovation

Whether it's a quick coffee run, a team dinner, or a night out, The Mission's vibrant culture and diverse offerings surround 1850 Bryant.

- DINING

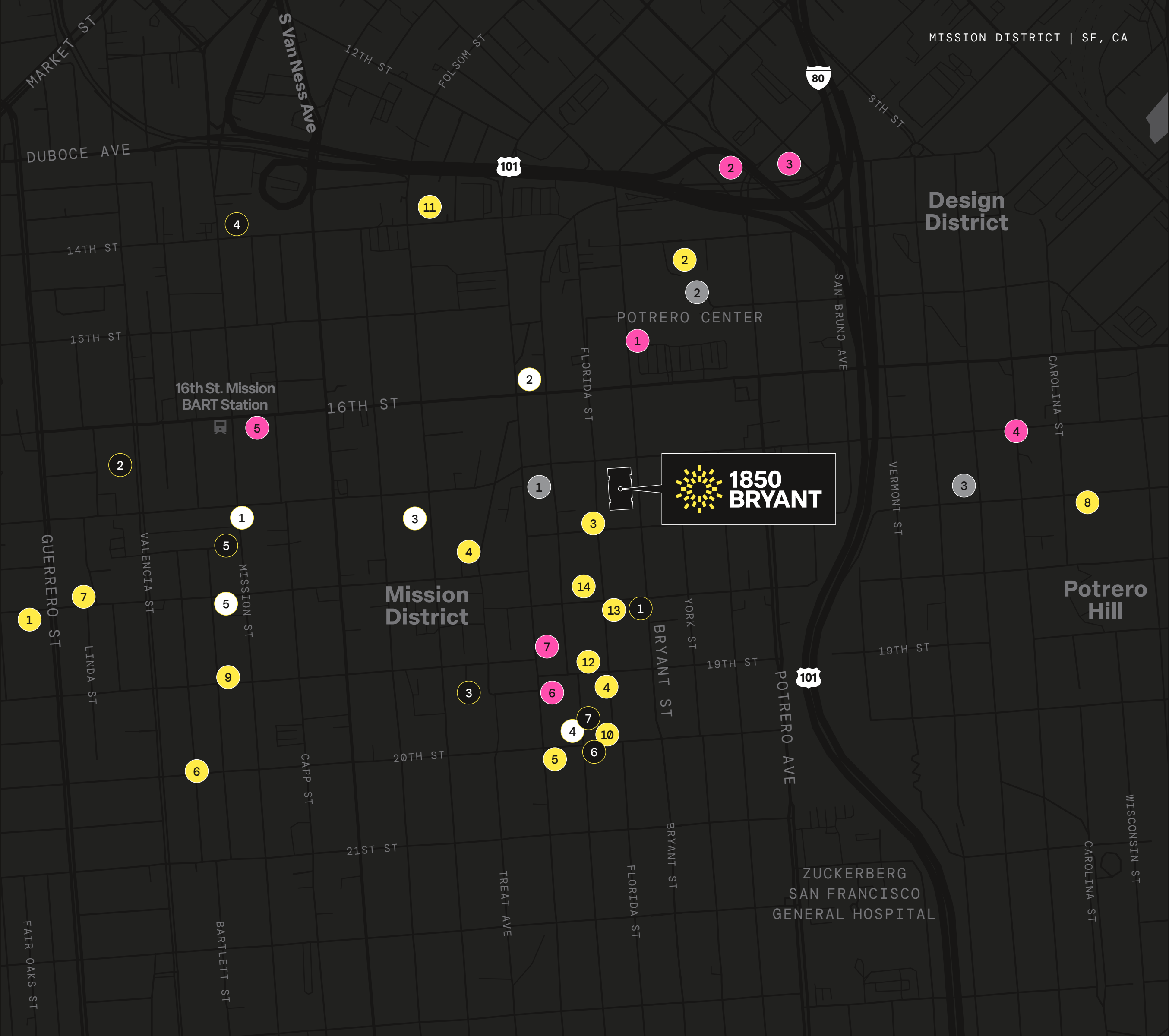
 - 1 Pizzeria Delfina
 - 2 Dumpling Time
 - 3 Ernest
 - 4 Farmhouse Thai Kitchen
 - 5 Flour + Water
 - 6 Garden Creamery
 - 7 Good Good Culture Club
 - 8 La Connessa
 - 9 Lazy Bear
 - 10 Penny Roma
 - 11 Rintaro
 - 12 Side A
 - 13 Sons & Daughters
 - 14 Tartine Manufactory
- GATHERING PLACES

 - 1 Bar Gemini
 - 2 Blondies Bar
 - 3 Southern Pacific Brewing
 - 4 Standard Deviant Brewing
 - 5 The Sycamore
 - 6 Trick Dog
 - 7 True Laurel
- COFFEE

 - 1 Abanico Coffee Roasters
 - 2 Dandelion Chocolate
 - 3 Stable Cafe
 - 4 Sightglass Coffee
 - 5 Linea Caffè
- FITNESS

 - 1 24 Hour Fitness
 - 2 DIAKADI
 - 3 Fitness SF
 - 4 Gymworx
 - 5 HAUM Studios
 - 6 Hit Fit Gym
 - 7 Mission Cliffs
- GROCERY

 - 1 Gus's Community Market
 - 2 Safeway
 - 3 Whole Foods



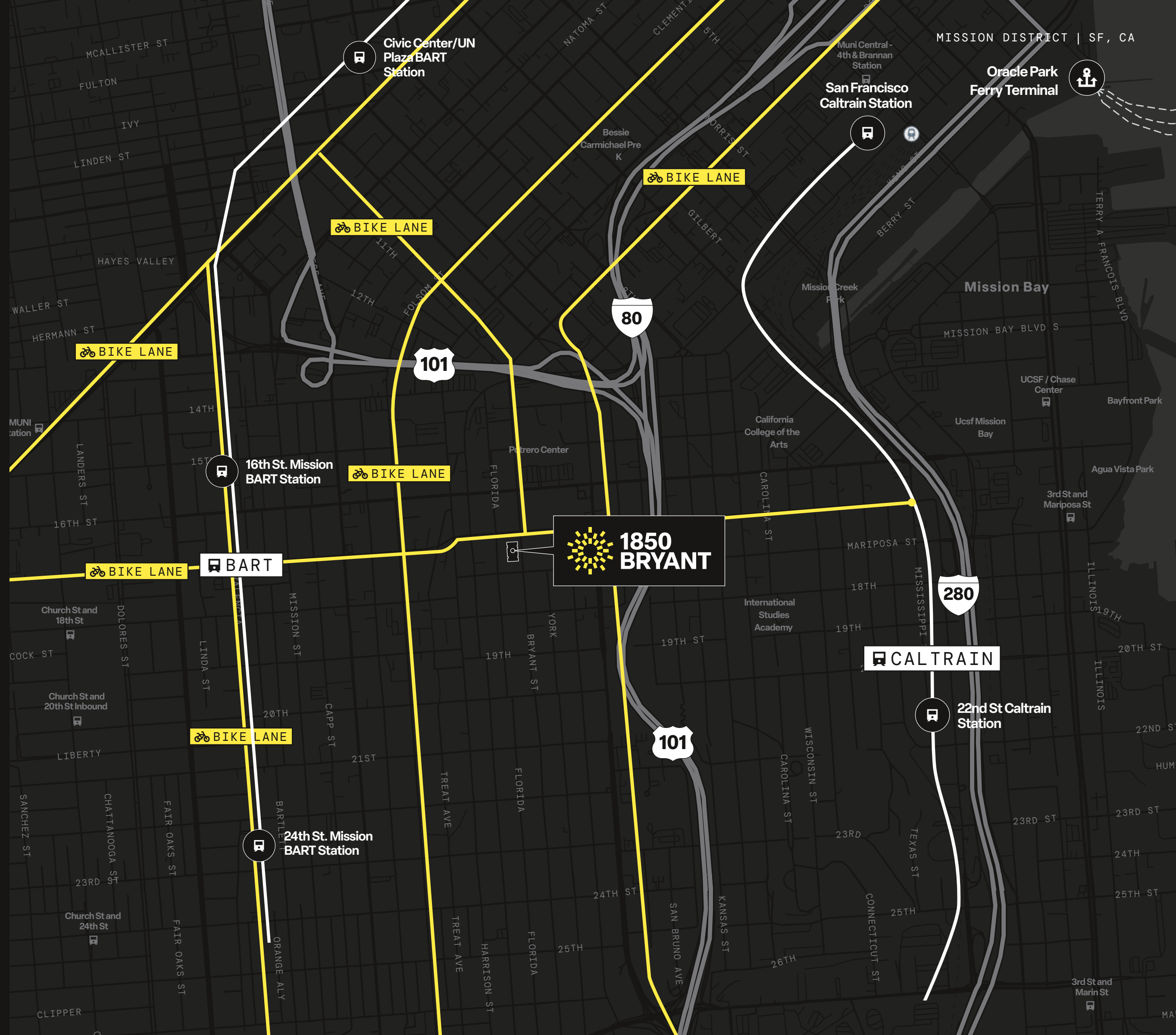
The Network Effect

1850 Bryant offers the best of all worlds, with a location at the center of a bustling neighborhood, a distinct sense of identity and seamless transit.

Half a mile to the 16th street BART station and minutes to Caltrain.

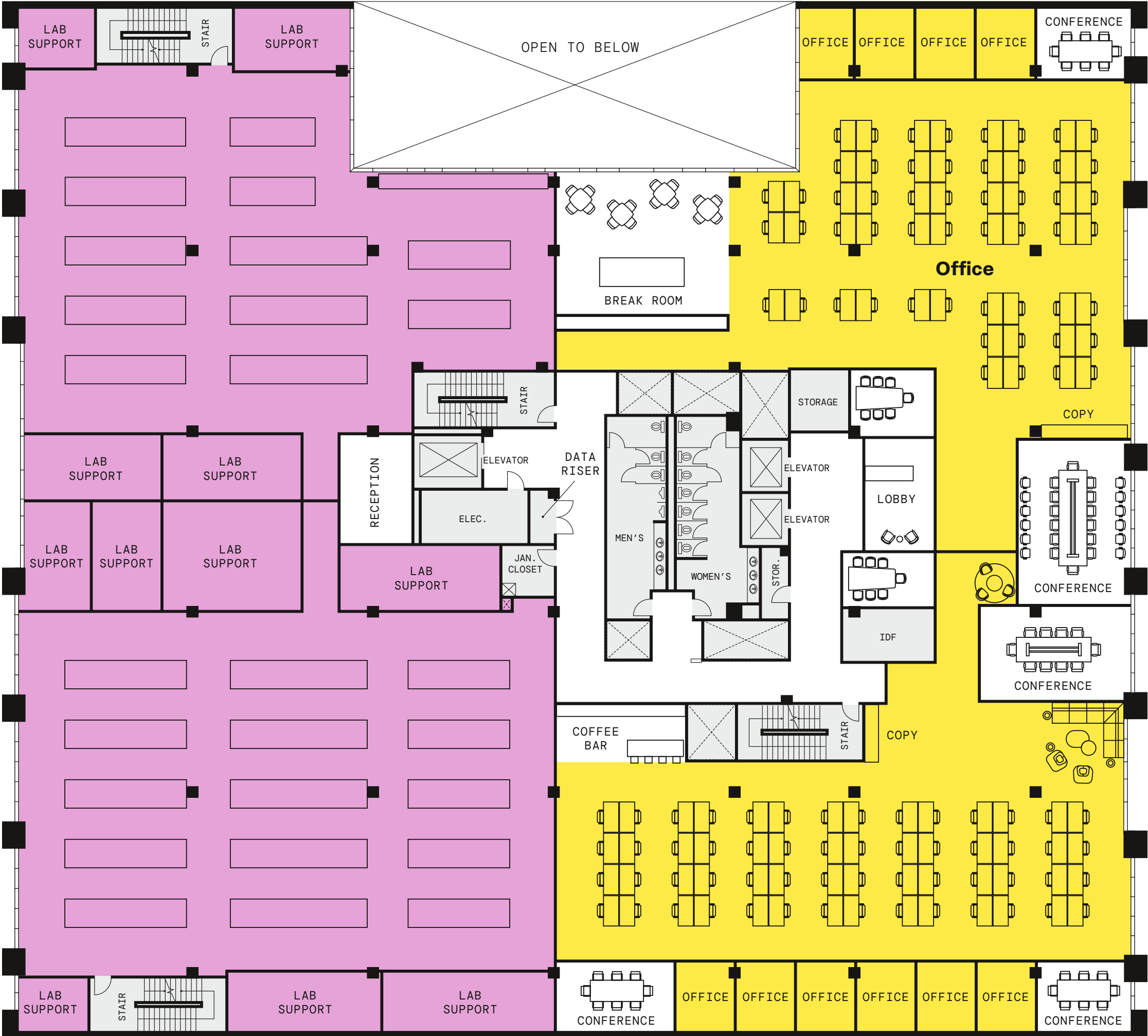
Easy access to Highway 101 and 1850's underground parking level make car commutes easy.

Where the Mission's tree-lined streets meet the workday, 1850 Bryant blurs the line between neighborhood and workplace.



Lab Test Fit Plan

- OFFICE
- LAB
- COMMUNAL
- UTILITY



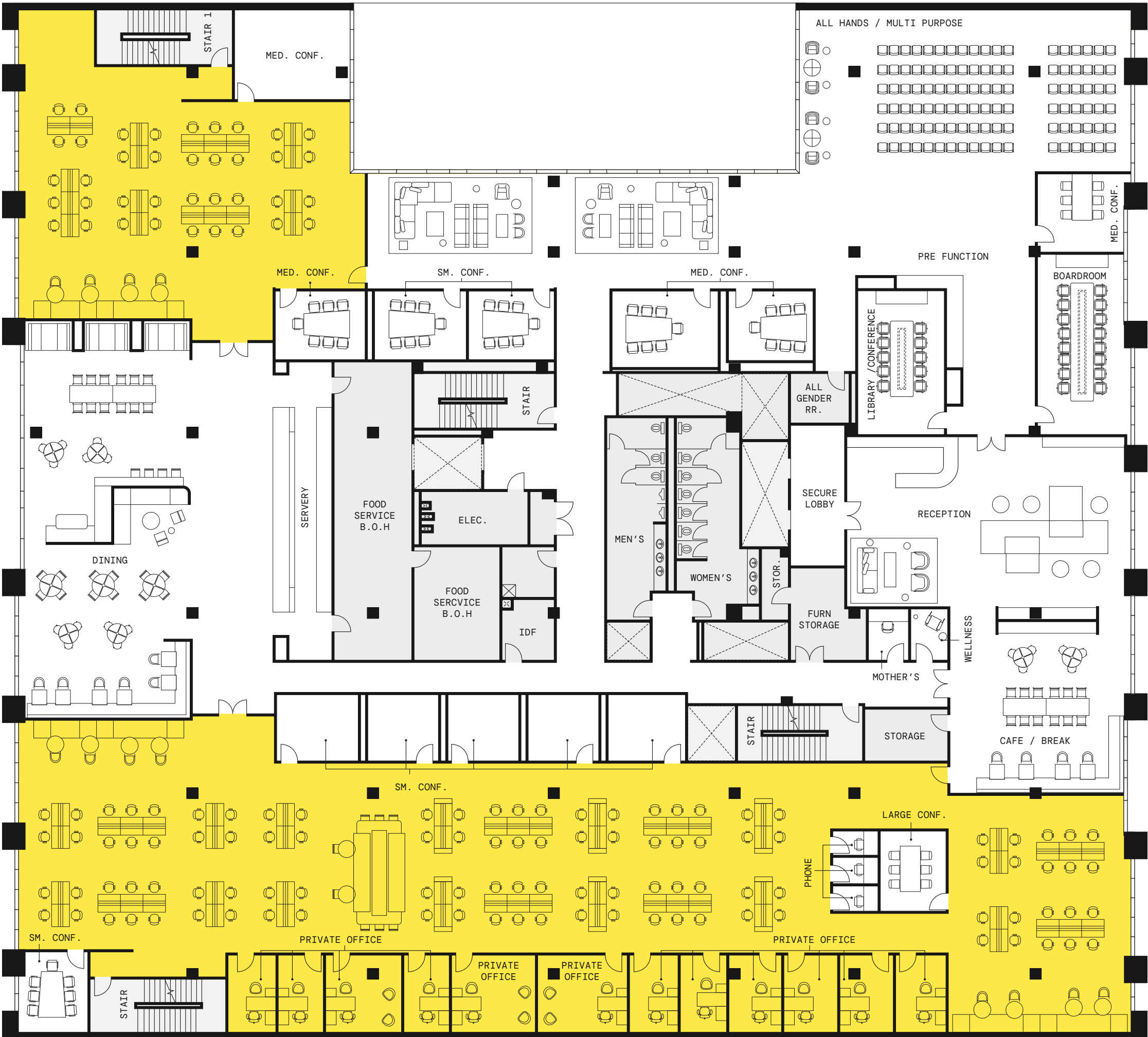
AI Office Test Fit Plan

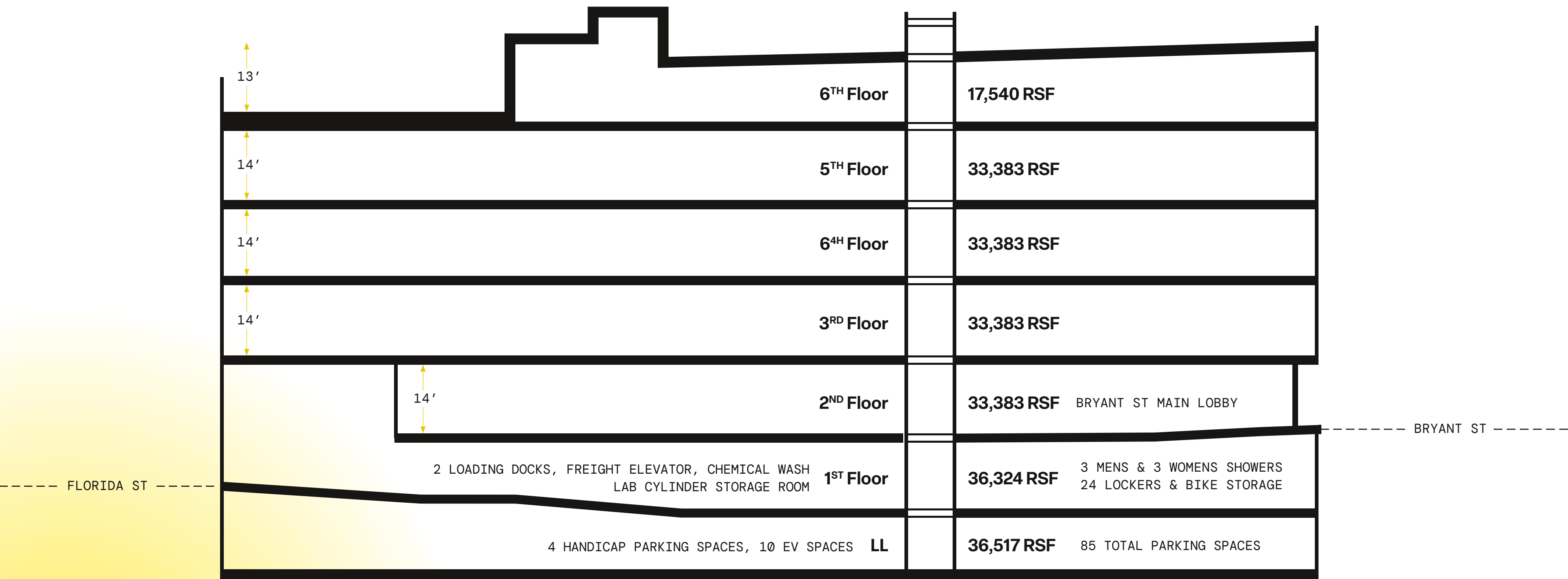
- OFFICE
- COMMUNAL
- UTILITY



Office Test Fit Plan

- OFFICE
- COMMUNAL
- UTILITY







1850 BRYANT

MISSION DISTRICT | SF, CA

Power Your Mission

6,500 AMPS ALL ELECTRIC BUILDING

POTENTIAL FOR 8,000 AMPS

480/277V 3-PHASE 4-WIRE

Delivered with Precision

SIZE
± 220,000 GSF

STORIES
6 Stories + Subterranean Parking

AVG FLOOR PLATE SIZE
34,000 SF

CONSTRUCTION
Concrete

BUILDING POWER
6,500 Amps; Potential for 8,000 Amps; 480/277V 3-phase 4-wire; all electric building

BUILDING STANDBY POWER
1,250 kW Diesel back-up generator

LIVE LOAD
100 PSF (with ability to enhance to 125 PSF in select areas)

LAB BUILDING PROGRAM
1.85 CFM (11 ACH) Ventilation

LOADING AREA
2 Loading Docks
(35’ deep x 12’ wide)

ELEVATORS
3 Elevators
5,000 lb Freight Capacity

FLOOR TO FLOOR HEIGHTS
14’ Slab-to-slab (top to top)
13’ Slab to deck (net clear)

COLUMN SPACING
Varies; 31.5’ column spacing most typical

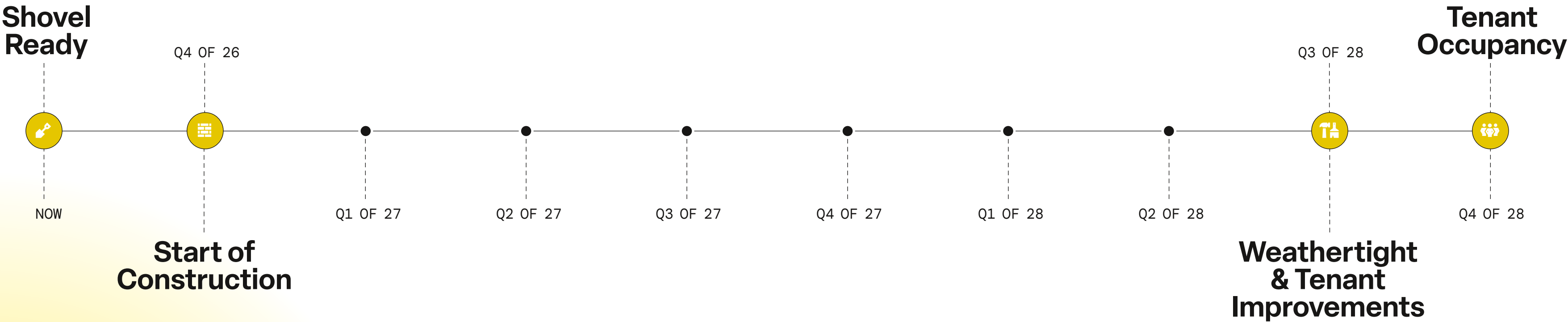
MECHANICAL
100% outdoor air HVAC system (VRF and DOAS sized at 120% ventilation capacity of normal office)

HVAC
100% Outdoor air HVAC system (VRF and DOAS sized at 120% ventilation capacity of typical office) 1,050 tons plus 31 tons of supplemental cooling for BOH

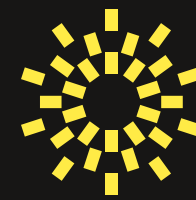
VIBRATION CRITERIA
8,000 MIPS; 4,000–6,000 most floor plates



Development Schedule



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MISSION DISTRICT | SF, CA

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