

## **GROUND** FLOOR PLAN



Office & Lobbies



Retail



Parking

Elevator & Stairs



Restrooms



Showers & Lockers



Bicycle Parking



Circulation

### **RETAIL OPPORTUNITIES**

RETAIL 1 (Lease Pending) // ~5,040 sf

- ~772 sf outdoor deck
- ~200 AMP/480V service
- Exhaust duct for type 1 hood
- Utility gut-line for restaurant use
- Gravity lines for future restrooms
- ~18'-5" clear height from floor to deck above

### RETAIL 2 (Lease Pending) // ~2,141 sf

- ~200 AMP/480V electrical service
- ~18'-5" clear height from floor to deck above

### RETAIL 3 (Lease Pending) // ~1,636 sf

- ~200 AMP/480V electrical service
- "18'-5" clear height from floor to deck above

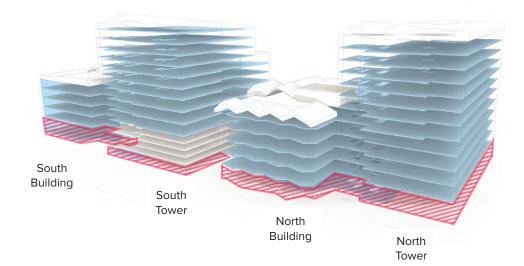
### RETAIL 4 (Available) // ~3,332 sf

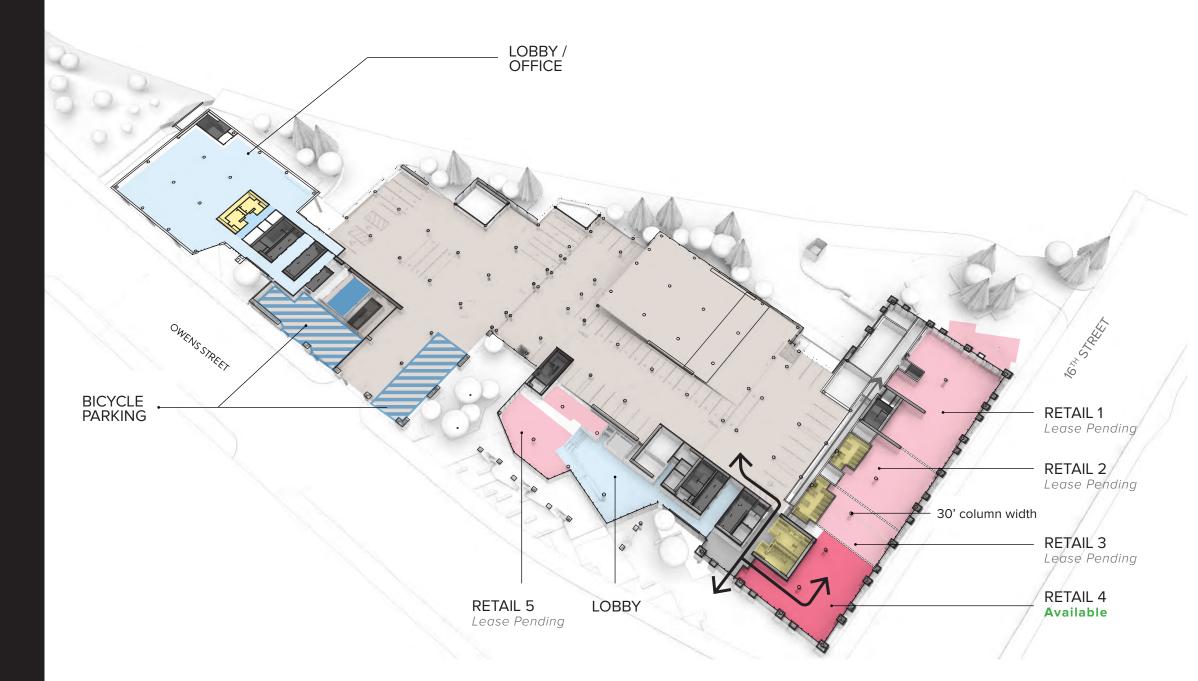
- ~200 AMP/480V electrical service
- Exhaust duct for type 1 hood
- Utility gut-line for restaurant use
- ~18'-5" clear height from floor to deck above

### RETAIL 5 (Lease Pending) // ~2,381 sf

- ~200 AMP/480V electrical service
- Exhaust duct for type 2 hood
- Utility gut-line for restaurant use
- "18'-5" clear height from floor to deck above

The Exchange's ground-level retail offers an 15,000 sf opportunity for village ambiance in a neighborhood eagerly awaiting walkable amenities. So grab a fresh-pressed green drink or cold brew coffee or have lunch delivered to your floor.













### A GOOD NEIGHBOR

Connected to dynamic neighborhoods rich in craft and culture, Mission Bay has reinvented itself once again as a vibrant and influential hub of industry enhanced by deep artisanal spirit. No other commercial building in Mission Bay is so closely tied to its neighbors. With a network of welcoming indoor and outdoor social spaces, The Exchange will serve as gathering node for the community.

# NEARBY HOUSING, RETAIL, & OFFICE

### TOTAL EXISTING













#### TOTAL UNDER CONSTRUCTION













of Housing of Population

### TOTAL PLANNED











of Housing of Population

### 2020 ESTIMATES



Office Space



Retail Space





of Housing of Population





### **NORTH TOWER** (Deck to deck heights) 12 + CORE-11 13'-0" **NORTH** + BUILDING 10 13'-0" ROOF DECK + 9 13'-0" + 8 13'-0" + 13'-0" + 6 14'-10" 5 14'-10" 4 14'-10" 3 14'-10" 2 14'-10" RKING 19'- 4" LOBBY

Garage entrance: 8'-2" Lowest clearance: 7'-0"

772 SF DECK AREA NOTE: GREASE REMOVAL DEVICE, WHEN REQUIRED BY SAN FRANCISCO WATER, POWER, AND SEWER "FOG ORDINANCE," TO BE INSTALLED BY TENANT. **RETAIL 1** (Lease Pending) (4), (20) 15.5 (15) (14) (13) (12) (11) 10.3 (10)(9.9) (9.5) (9) **6** (5) (4.5) -5,040 SF 30' -200 AMP/480V SERVICE LAB ELEVATOR -EXHAUST DUCT STORAGE-RECYCL FOR TYPE 1 HOOD LEAVE-OUT SLAB -UTILITY GUTLINE 60'-6" **EXHAUST** FOR RESTAURANT SHAFT USE ABOVE -18'-5" CLEAR FROM FLOOR TO GAS STUB **DECK ABOVE** OUT -GAS SERVICE " WASTE LINE` **RETAIL 2** (Lease Pending) Q-- 2,141 SF RET. IL. 1-010 13 Q-- 200 AMP/480V ELECTRICAL SERVICE - 18'-5" CLEAR **HEIGHT FROM** P1 FLOOR TO DECK ABOVE 3 P-2 -6 RETAIL 3 (Lease Pending) - 1,636 SF -Ø Ò-H - 200 AMP/480V 46'-3" ELECTRICAL <del>₹</del> SERVICE - 18'-5" CLEAR HEIGHT FROM -48¦-3Î FLOOR TO DECK ABOVE 4-01001 -62'-6" GAS STUB OUT 4-01002 Î 12" DIA 4" WASTE EXHAUST SHAFT EXHAUST LINE ABOVE DUCT ABOVE RETAIL 5 **RETAIL 4** - LAST SPACE AVAILABLE! **ELEVATOR** (Lease Pending) -3,332 SF -2,381 SF -200 AMP/480V ELECTRICAL SERVICE -200 AMP/480V ELECTRICAL SERVICE -EXHAUST DUCT FOR TYPE 1 HOOD -EXHAUST DUCT FOR TYPE 2 HOOD -UTILITY GUTLINE FOR RESTAURANT USE

-UTILITY GUTLINE FOR FUTURE USE

-18'-5" CLEARANCE FROM FLOOR TO

DECK ABOVE

(D.5)

(E.5)-

(F.5)

(G.5)

(H.5)

(J.5)

(K.5)⊢

-18'-5" CLEARANCE FROM FLOOR TO DECK

**ABOVE** 

-GAS SERVICE

