

550
terry



SEIZE THE BAY

315,000 SF
AVAILABLE NOW

CBRE

STREAMLINED FROM THE INSIDE OUT

4th Floor
Exclusive
Roof Terrace

Adjacent
Garage
**308 Parking
Spots**

Perpetual
Bayfront
Views

Onsite Cafe,
Lounge, Conference
Center, Fitness &
Bike Storage

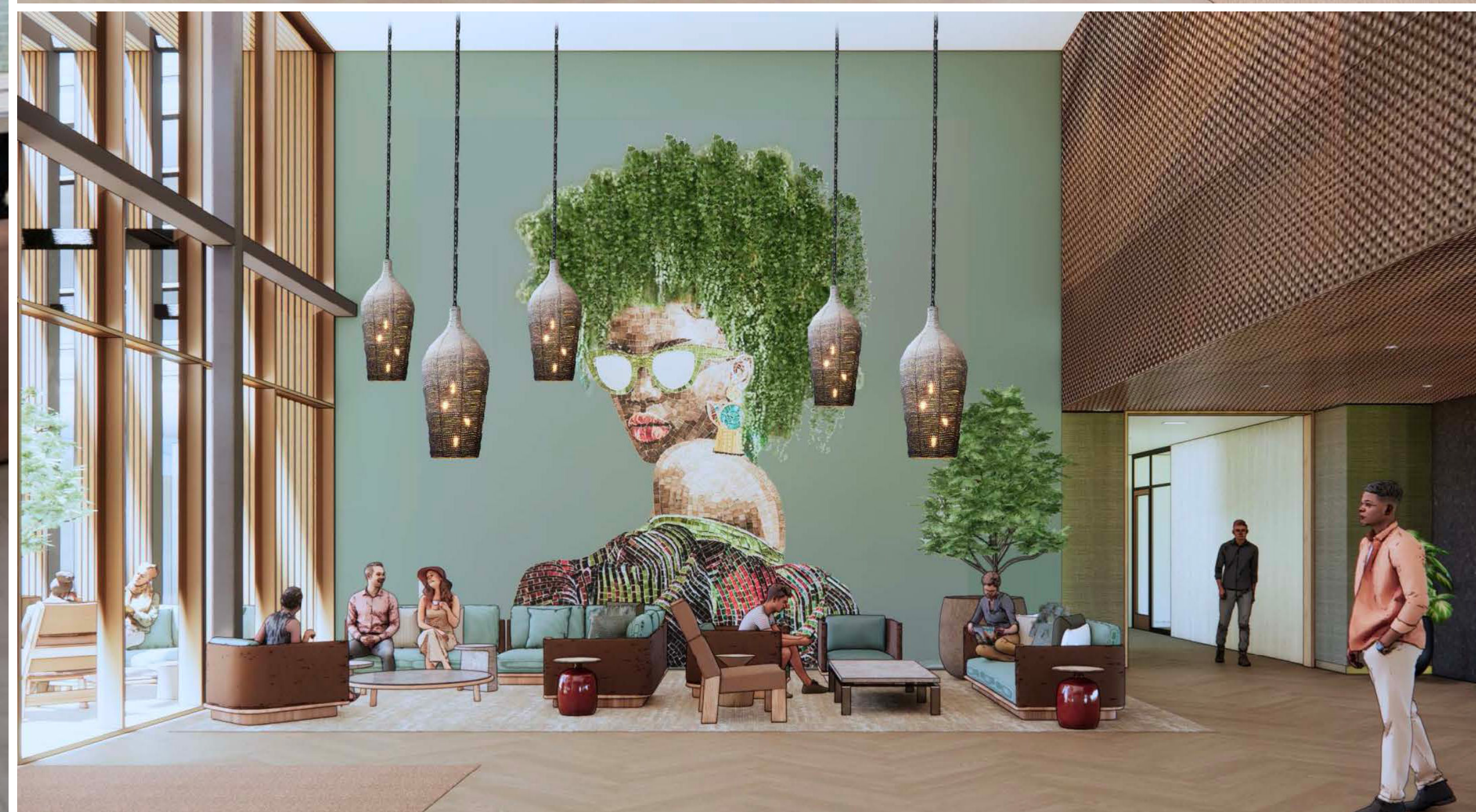
FEATURES

- Six story, 315,000 SF Class A office building
- 35,000 - 62,000 SF efficient floorplates
- Major lobby and courtyard upgrade underway now
- Unparalleled signage opportunities
- Furnished courtyard with ample green space
- Conference center and tenant lounge
- Fitness center with showers and lockers
- Unimpeded views and direct access to the new Bayfront Park
- Superior building systems with upgraded electrical, plumbing, and emergency power systems
- Ready for tenant improvements

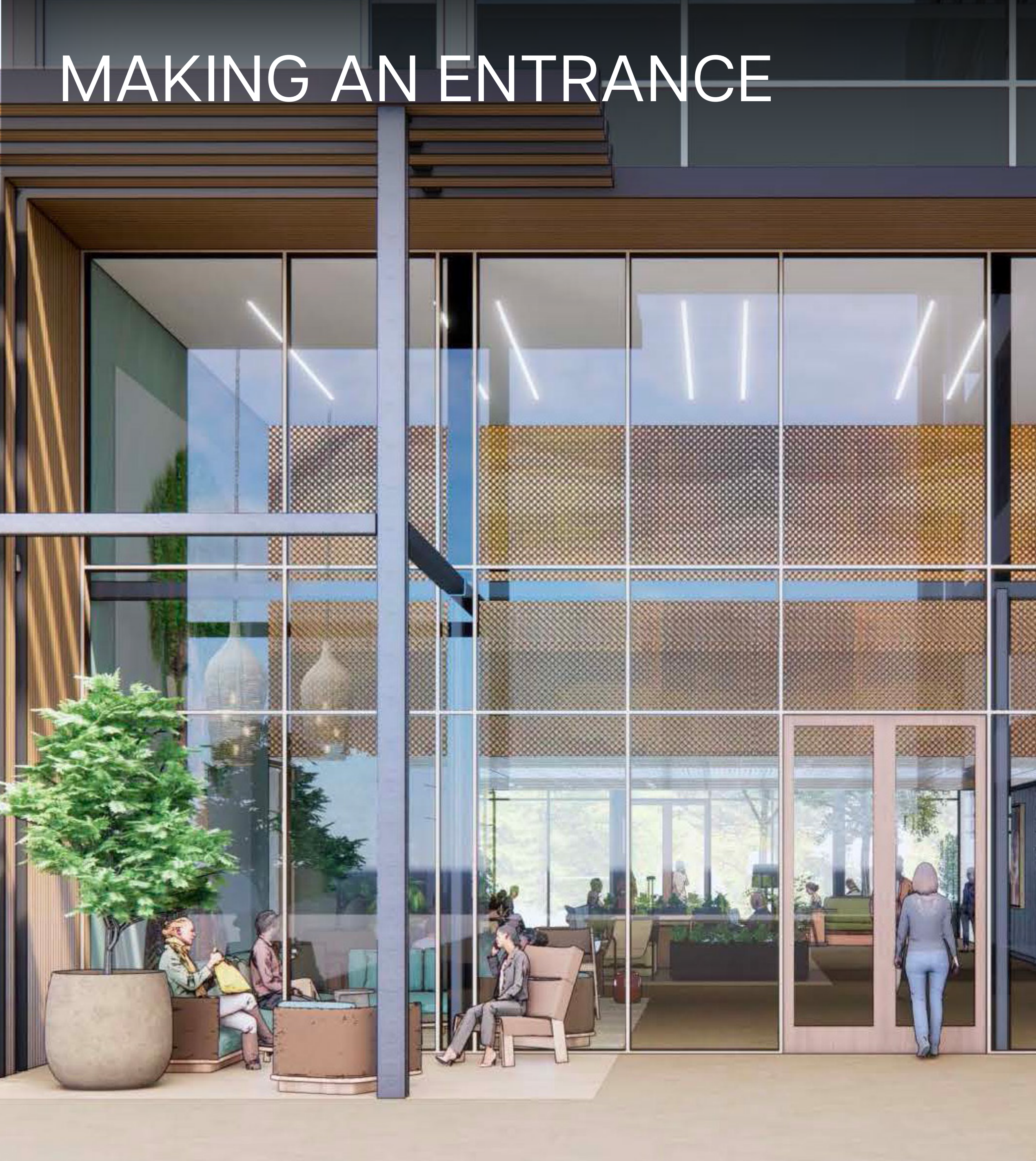
STACKING PLAN



MAJOR LOBBY UPGRADES UNDERWAY



MAKING AN ENTRANCE



HOSPITALITY-INSPIRED DESIGN



GREEN WALL



LIBRARY

PLANNED WELLNESS AND FITNESS



BEST FRONT YARD IN THE CITY

A new 5.4-acre open space park is at your front door



SAMPLE FLOOR PLAN AND BUILDING FEATURES

35,000 to 62,000 SF Floorplates

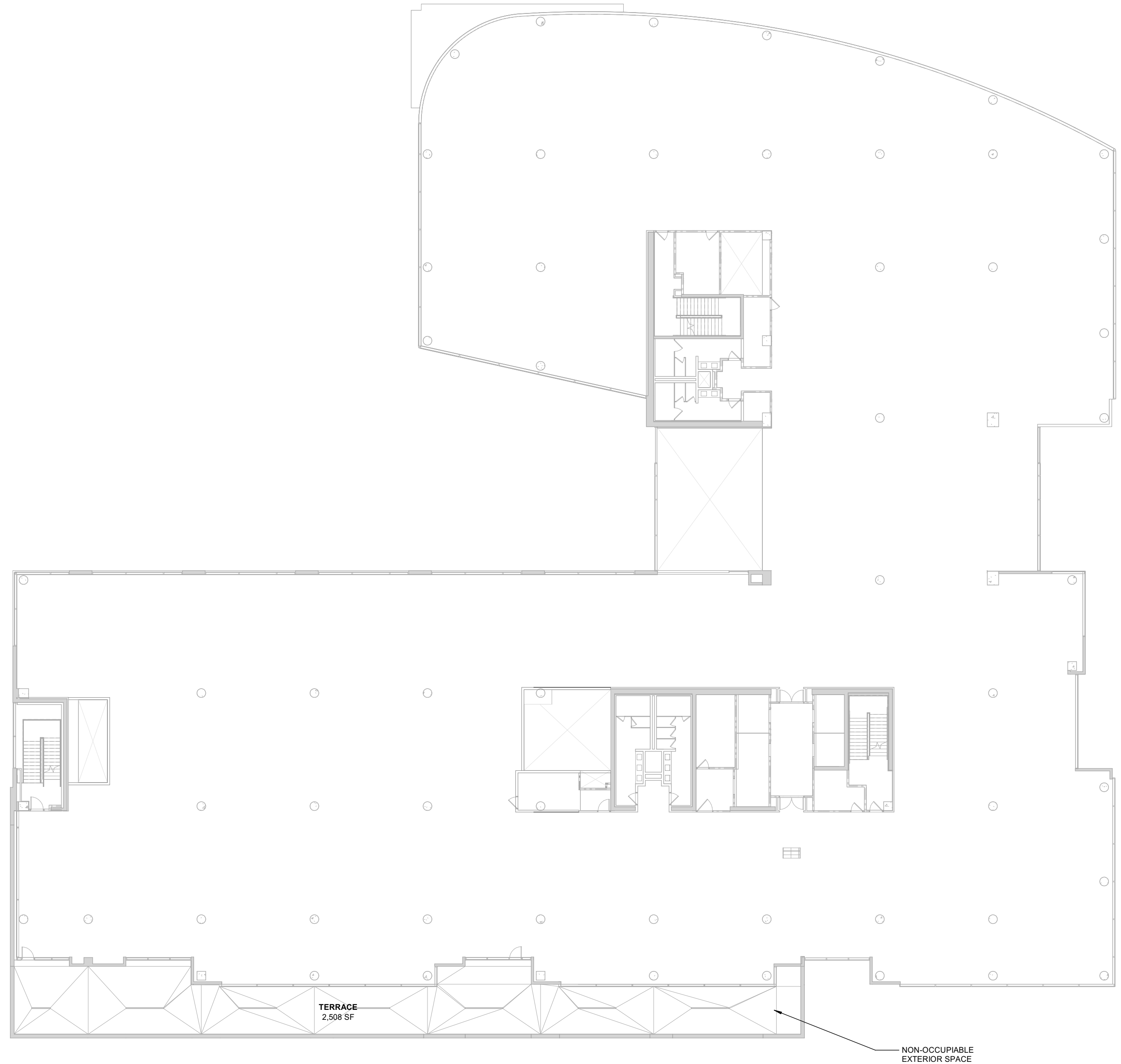
30' column spacing

14'3" deck to deck heights
unfinished

12'7" deck to deck heights
with raised floor

Open office floors, great for
collaboration and maximum
efficiency

Expansive window lines with
exceptional natural light and
perpetual Bayfront views



BAY FRONT
PARK

THE BAY & BEYOND

Located just one block from UCSF's flagship medical research campus and in the center of a robust and growing AI cluster, 550 Terry offers seamless collaboration with leading companies. Join a hyper-connected, transit-oriented, and amenity-rich neighborhood at the center of San Francisco's flourishing innovation community.

2 BLOCKS

to MUNI Third Street Light Rail

1 BLOCK








to planned Mission Bay Ferry to East Bay

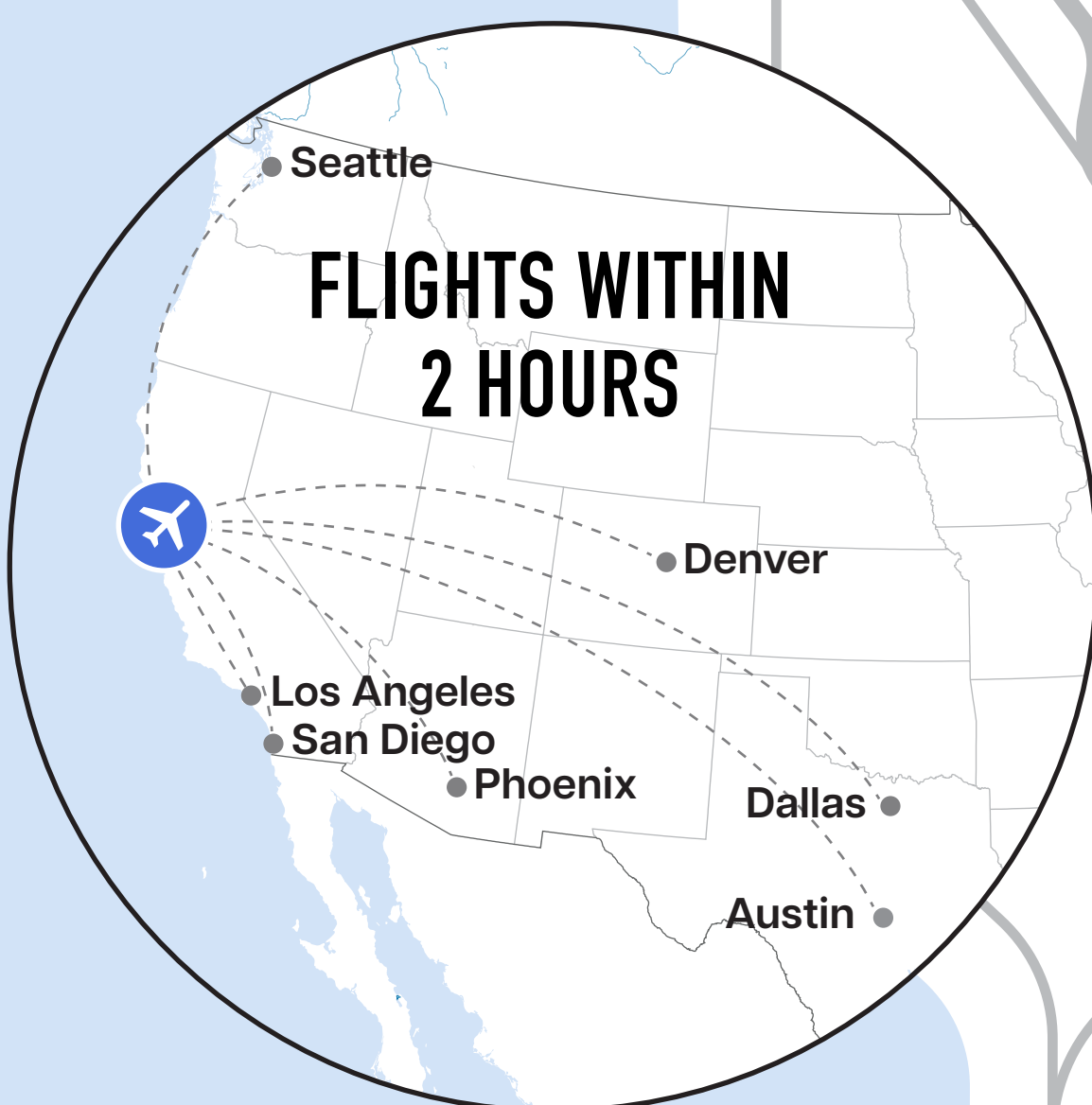
12 MINUTE

walk to Caltrain 4th & King Station

0.5 MILES

to Interstate 280

-  UNIVERSITY
-  AIRPORT
-  FERRY
-  CALTRAIN
-  LIGHT RAIL
-  AMTRAK
-  BART



INSIDE MISSION BAY



1 MINUTE

walk to Chase Center & Thrive City

5 MINUTE

walk to Parklab Gardens & Spark Social

10 MINUTE

walk to Oracle Park

8,959

existing residential units with 8,000 more planned/proposed/under construction

- POINTS OF INTEREST
- PARKS
- FOOD
- P PARKING
- 🚊 LIGHT RAIL STATION
- 🚢 FERRY
- LIGHT RAIL
- CALTRAIN



DIVCOWEST

DivcoWest is a vertically integrated real estate investment and development firm operating in key innovation hubs across the United States. Known for long-standing relationships, we aim to create environments that inspire ingenuity, promote growth and enhance health and well-being for companies working to better our world and advance humankind.

Our Tenants

- | | | | |
|------------|---------|---------|----------|
| Meta | Uber | Sony | Nvidia |
| Apple | Tesla | Samsung | LogMeIn |
| Google | Oracle | Akamai | Pega |
| Microsoft | Cisco | Intel | Cohesity |
| Salesforce | GoDaddy | Adobe | UTA |
| | | | Equinix |

EXPERTISE ON EVERY FRONT



DivcoWest has assembled a team of industry experts to bring **550 Terry** to life.

Contractor
truebeck.com



Project Architect
wrnsstudio.com



Structural Engineer
kpwse.com



MEP Engineer
interfaceengineering.com



Civil Engineer
bkf.com



Leasing Legal
dlapiper.com





550 terry

Mike Moran

mike.moran@cbre.com
+1 650 494 5154
Lic. #00901003

Conor Famulener

conor.fam@cbre.com
+ 1 415 772 0339
Lic. #01438818

Charlie Moran

charlie.moran@cbre.com
+1 650 494 5152
Lic. #02102431

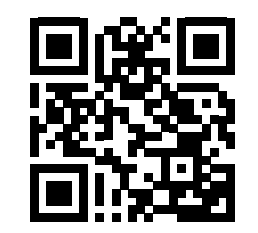
James Bennett

james.bennett@cbre.com
+ 1 650 494 5192
Lic. #00869074

Madison Dutra

madison.dutra@cbre.com
+1 415 772 0380
Lic. #02041936

550terry.com



This presentation has been prepared and is being furnished solely for informational purposes and solely for use by you in discussions with DivcoWest. This presentation contains preliminary information only, is subject to change at any time and is not, and should not be assumed to be, complete or to constitute all the information necessary to adequately make a decision. No representation is made as to the accuracy or completeness of the information set forth herein. DivcoWest assumes no obligation to update or otherwise revise any information contained in this presentation. Certain information contained herein has been obtained from published and non-published sources prepared by other parties, which in certain cases has not been updated through the date hereof. While such information is believed to be reliable for the purposes used herein, none of DivcoWest or any of its affiliates or any of their respective directors, officers, employees, members, or partners assumes any responsibility for, nor makes any representation or warranty, express or implied, as to the adequacy, accuracy or completeness of, any such information. Certain photographs appearing in this presentation are computer and/ or artist renderings to reflect the planned scale and spirit of projects owned by DivcoWest client. All square footages and dimensions are approximate and subject to normal construction variances and tolerances. Product names, logos, brands, and other trademarks featured or referred to above are the property of their respective trademark holders. These trademark holders are not affiliated with, nor do they sponsor or endorse DivcoWest, any of its affiliates or any DivcoWest clients.