

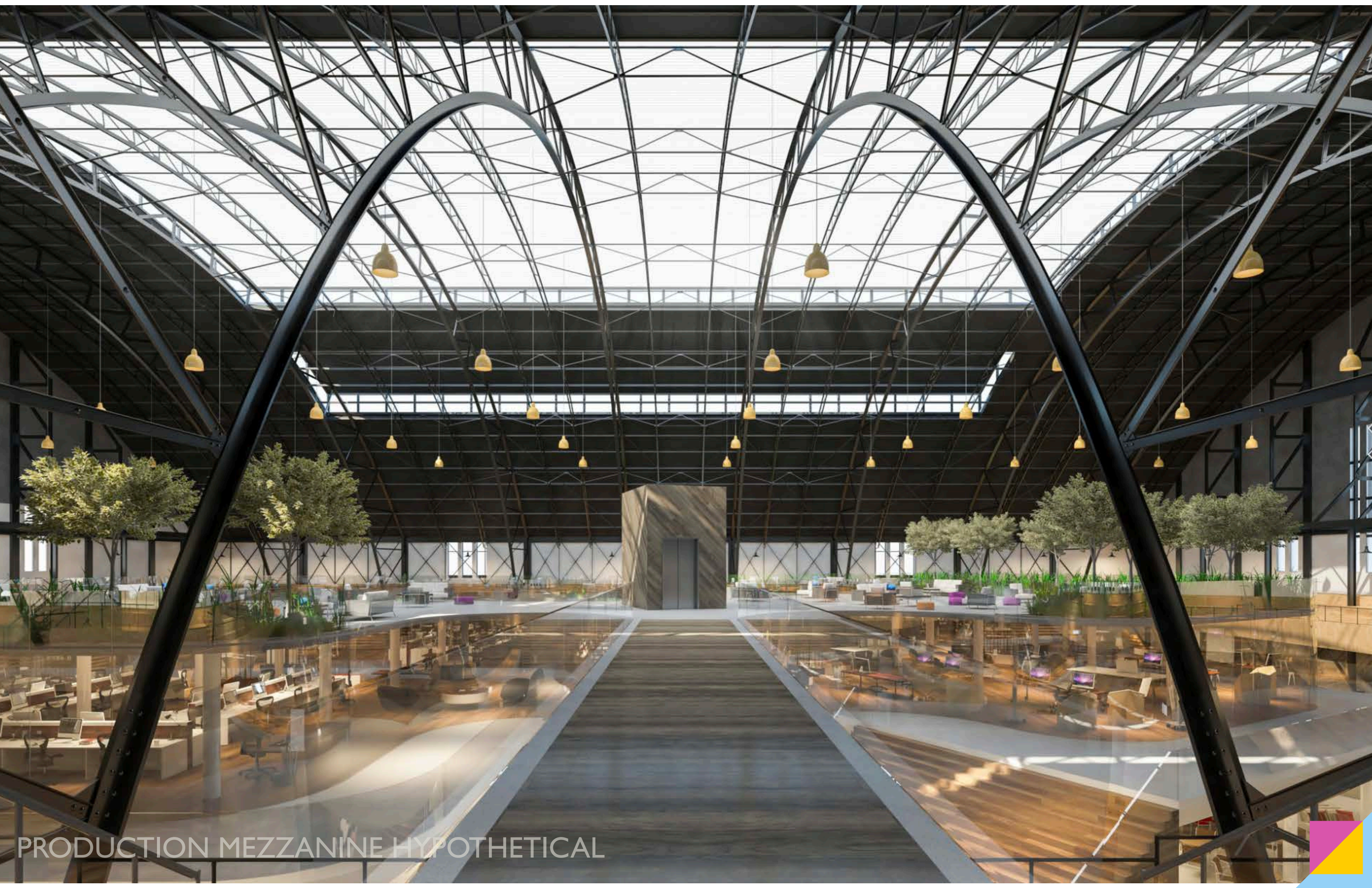
THE SAN FRANCISCO

ARMORY

1800 MISSION STREET



ADVENTUROUS
JOURNEYS®



PRODUCTION MEZZANINE HYPOTHETICAL



VERTICALLY INTEGRATED

SECURE STORAGE

Warehouse

Parking

Last-mile

Auto Lab

CREATIVE USE TYPE

Open space

Manufacturing space

Studio space

Manufacturing

Robotics/AI

GREAT FEATURES

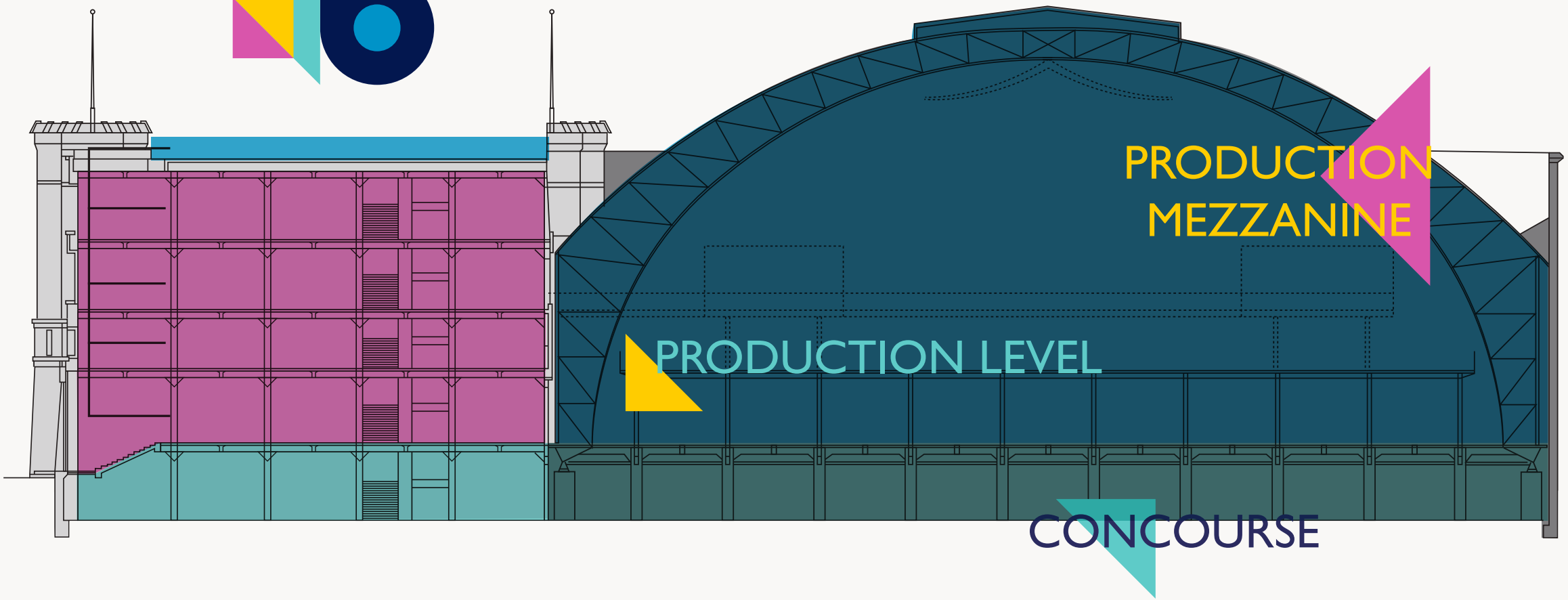
Heavy Power Capacity

Open space

CREATIVE OFFICE /



	OFFICE / PDR TOWER	PRODUCTION SPACE
ROOF DECK	7,529 RSF	-
4TH FLOOR	23,055 RSF	-
3RD FLOOR	23,339 RSF	14,232 RSF
2ND FLOOR	16,504 RSF	
1ST FLOOR	27,290 RSF	51,564 RSF
CONCOURSE	-	76,482 RSF
TOTAL	97,717 RSF	142,278 RSF



BUILDING FACTS



Address

1800 Mission Street.
Mission/14th Street,
San Francisco, CA 94103

Building Area

Approximately 250,593 RSF

Built

1912

Full Building Renovation

2020

Floors

6 including concourse & roof deck

Parking

Exterior parking
garage may be
available.



Developer

Adventurous Journeys

Security Access

24/7 keycard access,
closed circuit security
cameras at exterior
entrance doors, elevator
lobbies and stairwells.



Tower Slab-To-Slab Ceiling Heights

11' to 14'

Tower Finished Ceiling Heights

11' to 14'

Production Floor Ceiling Heights

80'

Column Spacing

16 x 21'

Amenities

- ▶ Common amenity space with gym and café
- ▶ Professionally managed
- ▶ 6,492 RSF new roof deck with 420-person capacity. Elevator serviced.
- ▶ Enclosed building bike room
- ▶ Building lockers, showers, and restrooms
- ▶ Building Storage

Systems

Electrical

- ▶ 2400 amps, 480 volts
- ▶ 2500 amps, 208 volts



HVAC

- ▶ Customizable based on specific needs

New sprinkler and fire alarm systems

Passenger Elevators



Two (2) 3500lb elevators
servicing concourse
level through roof deck.

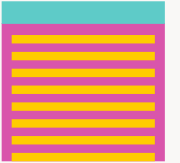
One (1) 4500lb elevator servicing
concourse, Mission Street and
ground floor.

Restrooms

TBD. Location and size based on
tenant's needs.

Loading

Separate roll up door
entrances serving
both the ground and
concourse levels.
Approx. 11' height x 12' width.
Accessed from Julian Avenue.



Zoning

UMU (Urban Mixed Use) with with
office designation for 4th floor of
the tower.

Renovations Completed

- ▶ Seismic Retrofit
- ▶ Elevator
- ▶ Stairs
- ▶ Facade Restoration
- ▶ Roof Accessibility
- ▶ Fire Life Safety Systems
- ▶ ADA Upgrades
- ▶ HAZMAT
- ▶ Core Restrooms
- ▶ Electrical Service

Transportation

16TH Street BART 2 blocks
Church Street MUNI 4 blocks



BUILDING AMENITIES

OFFICE HYPOTHETICAL



Roof Deck



HVAC Customizable



Enclosed Bike Room



Café



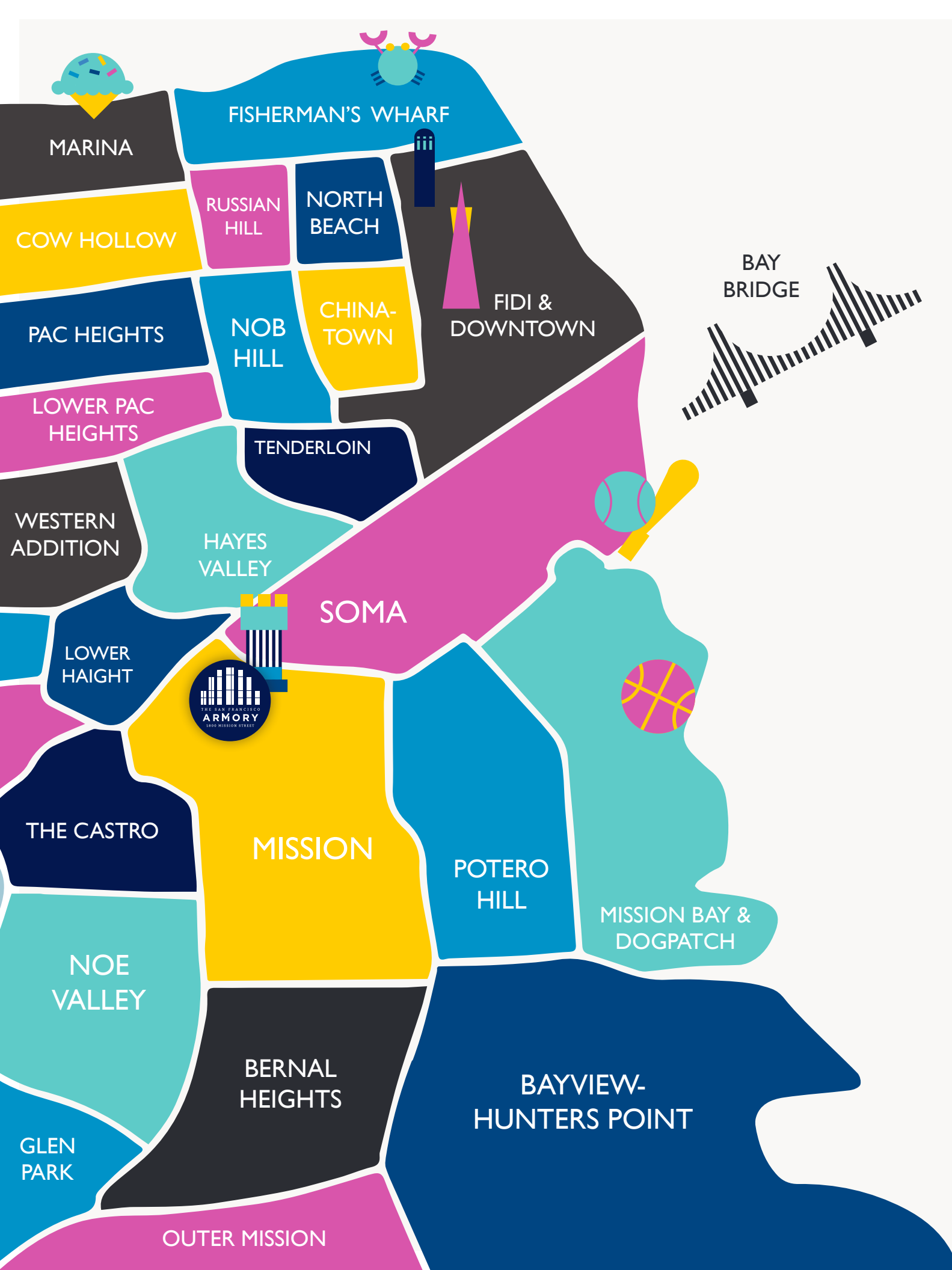
Gym



Building Showers

LOCATION





NEIGHBORHOOD AMENITIES

EXCELLENT ACCESS

The Armory sits on the intersection of Market and 18th Street in The Mission. This location provides direct access to streets that run to the financial district and across the city. In addition, the onramp to US 101 is blocks away providing a quick route in and out of SF.

OAKLAND

DOWNTOWN
SAN FRANCISCO

MARKET ST

MISSION ST

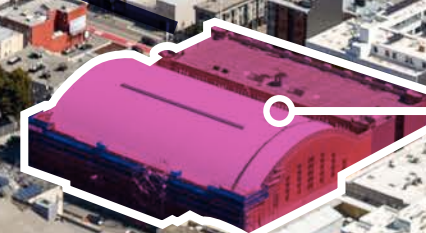
HOWARD ST



S VAN NESS AVE

INTERSTATE
80

US
101



THE LOCATION FOR LAST MILE



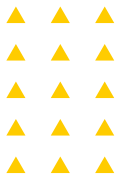
GROWING WAREHOUSE / DISTRIBUTION

32% WAREHOUSE/ DISTRIBUTION HEADCOUNT GROWTH RATE

from 2009 to 2019 showing a demand for warehousing operations

17,930

Resident Warehouse Workers in 2019



LOCATION THAT PROVIDES REAL COST SAVINGS

COST SAVINGS

R/T cost per cargo van run
Assuming 150 trips over a 100,000 SF facility

	Armory	Dogpatch	South SF	Oakland
Daily Total	\$3,003	\$4,140	\$7,833	\$9,028
Annual Total	\$900,791	\$1,241,964	\$2,349,965	\$2,708,390
\$ over base	\$0	\$341,174	\$1,449,174	\$1,807,599
Cost Savings		\$3.41 sf/yr	\$14.49 sf/yr	\$18.08 sf/yr
		\$0.28 sf/mo	\$01.21 sf/mo	\$01.51 vwsf/mo

BUILDING FEATURES



Secure Storage and Parking



Excellent access to consumers



Direct routes downtown

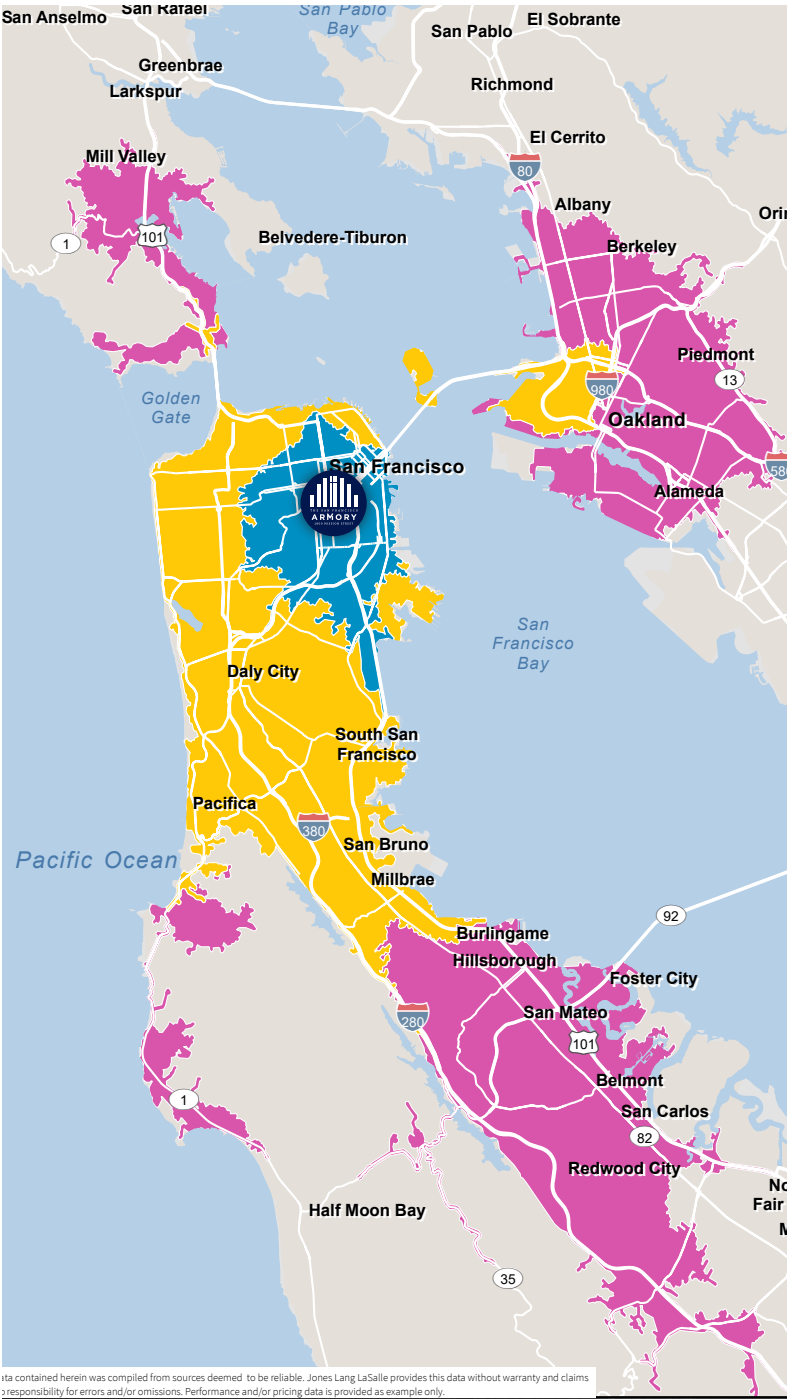


Easy access to public transit



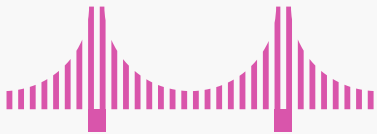
Clear span warehouse with 80 ft clear heights

DRIVE TIME ANALYSIS



- 15 Minutes
- 30 Minutes
- 45 Minutes

*All commutes away from the facility were calculated using 8/28/2020 at 5pm as a proxy. Some variation can be expected.



SAN FRANCISCO IS HOME TO THE CONSUMERS YOU WANT TO REACH

HIGHEST POPULATION DENSITY

in NorCal



HIGHEST MILLENNIAL/ GEN-X DENSITY

in NorCal



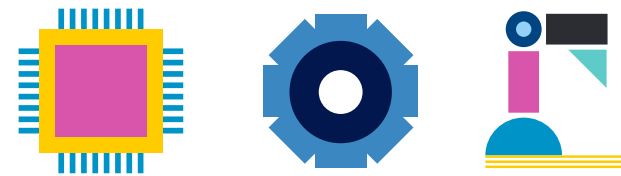
Highest ranking in Northern California for

HOUSEHOLDS THAT MAKE OVER \$100K



MADE FOR MANUFACTURING

GROWING



29% MANUFACTURING HEADCOUNT GROWTH RATE

from 2009 to 2019 showing a demand for
manufacturing operations

10,538

Resident
Manufacturing
Workers in 2019



ADVANCED INDUSTRIES TALENT



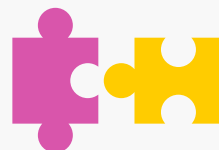
BUILDING FEATURES



Secure Storage
and Parking



Excellent access to
consumers



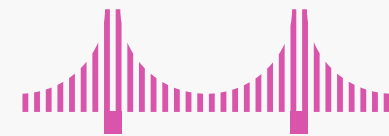
Ability to collaborate
across teams



Heavy power
capacity



Clear span
warehouse with
80 ft clear heights



SAN FRANCISCO IS HOME TO INNOVATION

THE MOST EDUCATED CITY

in NorCal with the highest
ranking in Bachelors/Grad
Density



THE MOST INNOVATIVE CITY

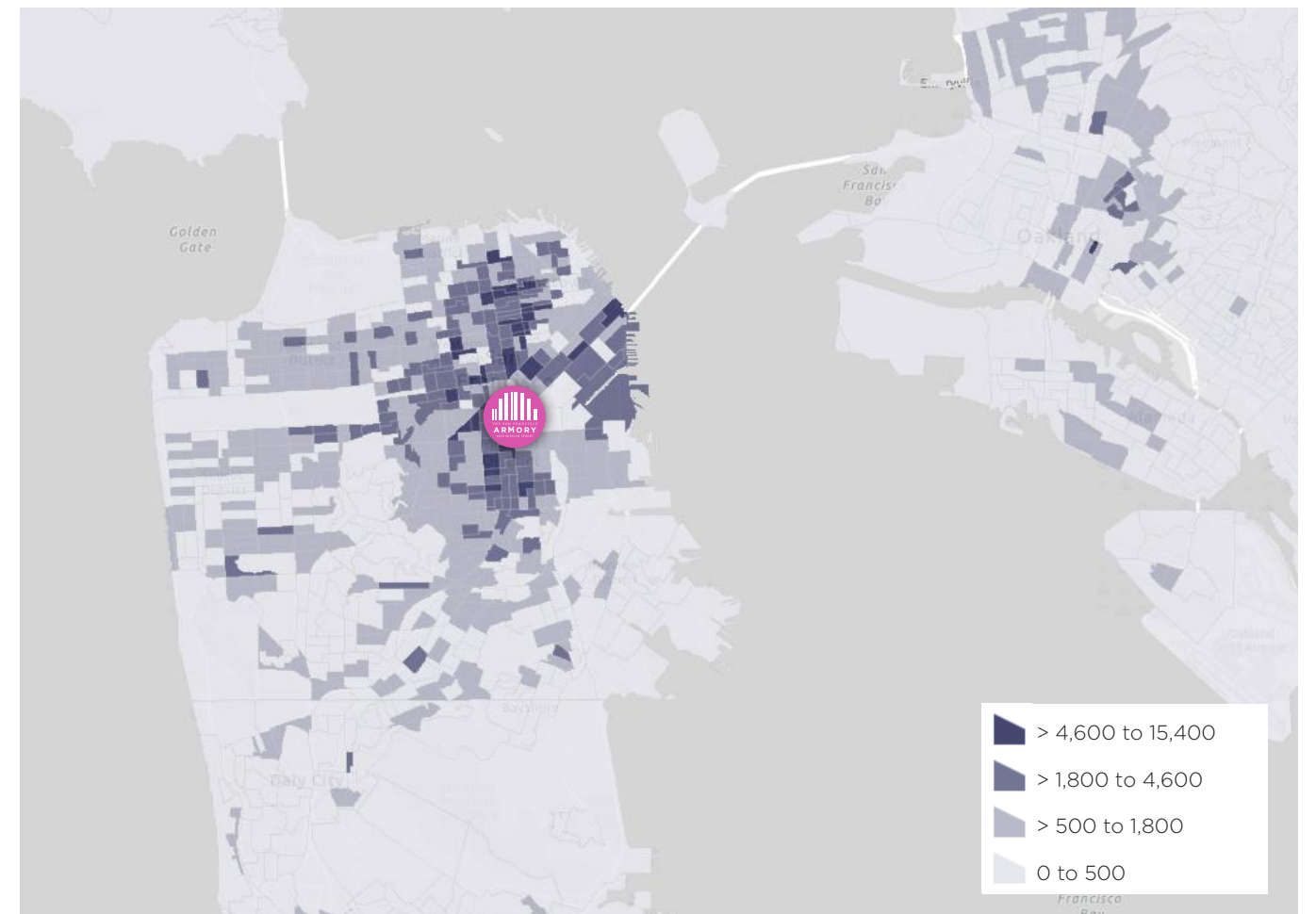
in NorCal with
3,759 STARTUPS
Since 2015



OVER 172K
PEOPLE WITH A
STEM DEGREE
living within the city



COMPUTER ENGINEERING DENSITY

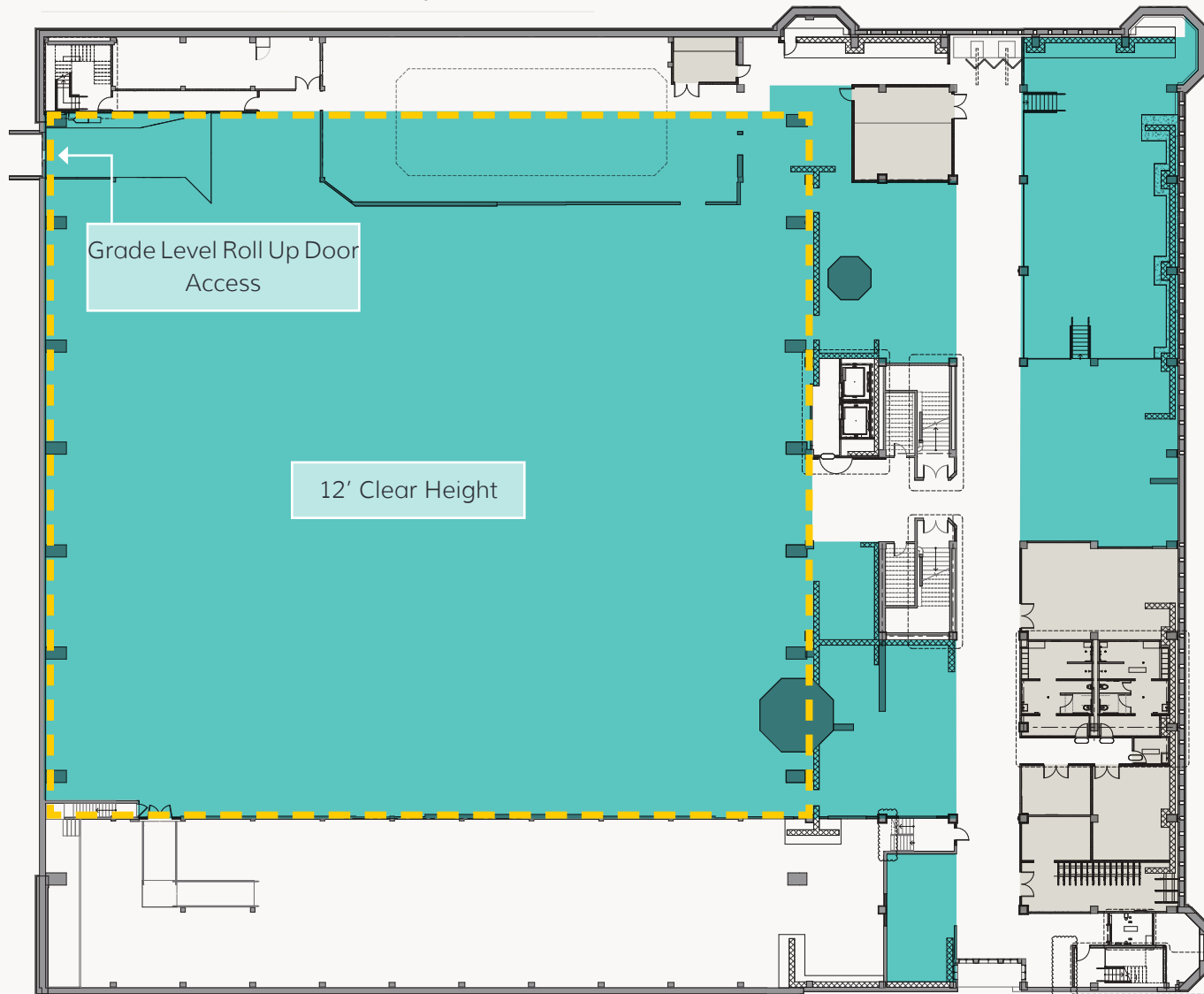


CONCOURSE

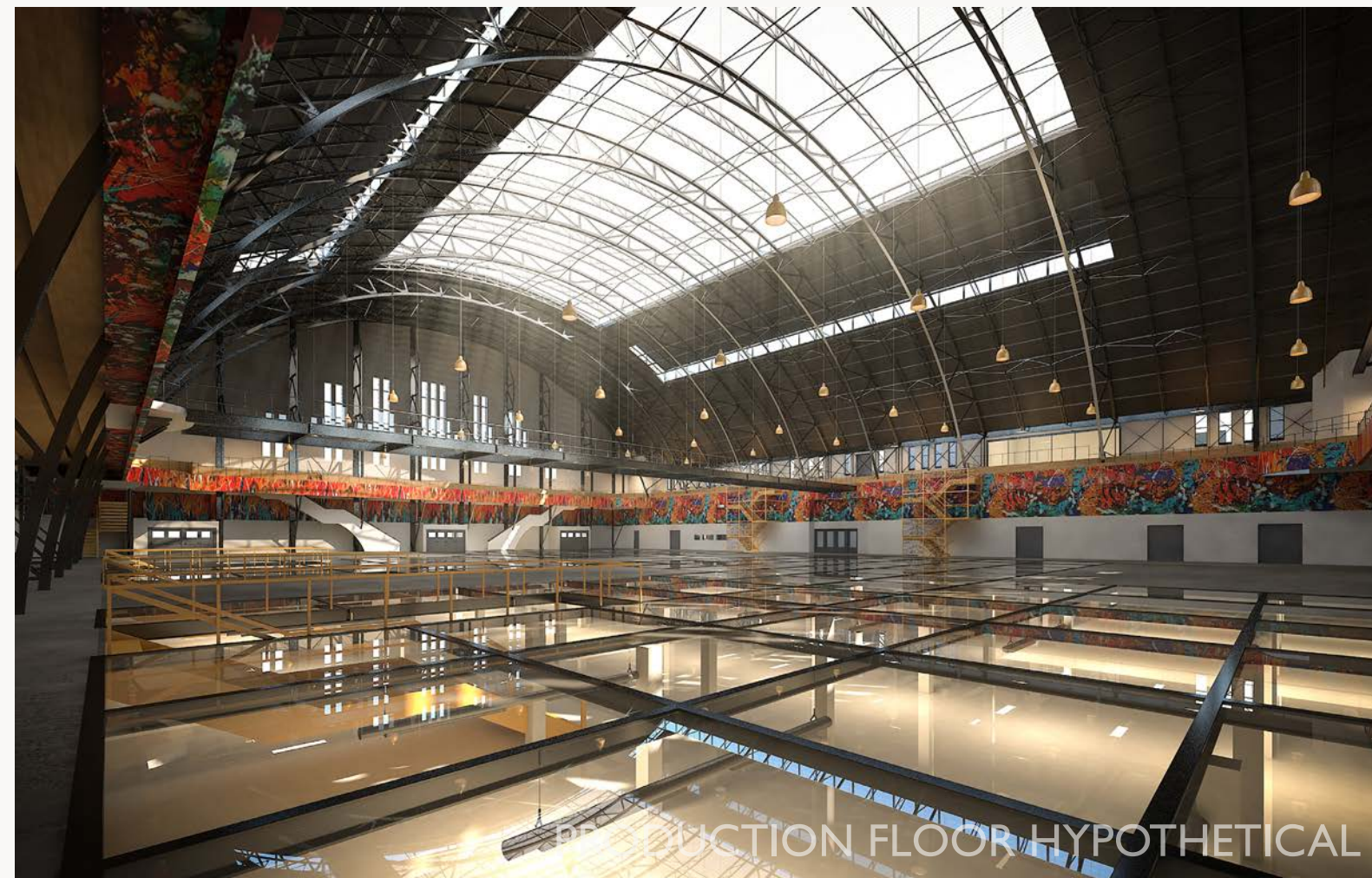


CONCOURSE SPACE

SF	76,482 RSF open floor space
CLEAR HEIGHT	12'
COLUMN SPACING	16'x21'



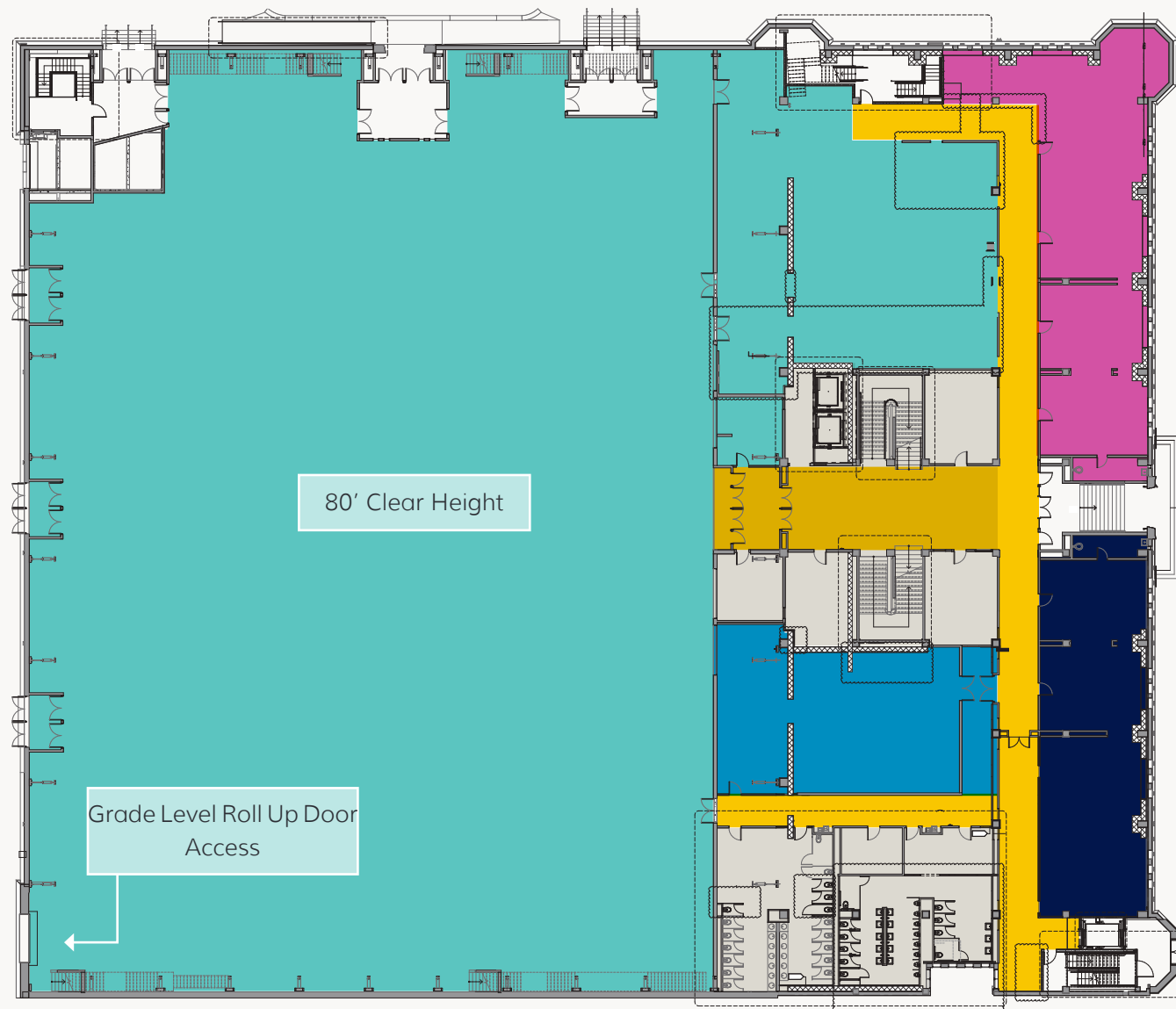
Production, Distribution, Repair Building Support



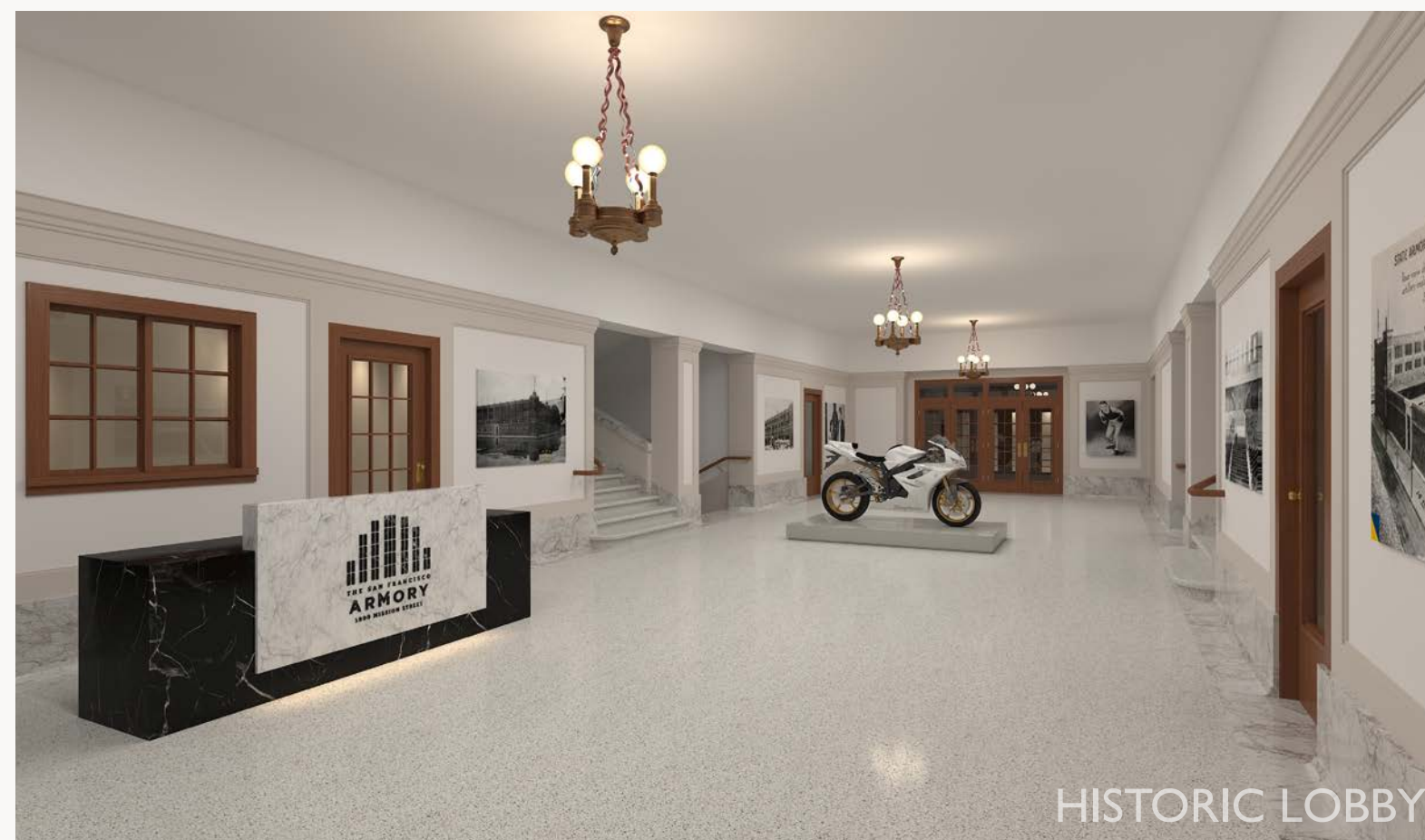
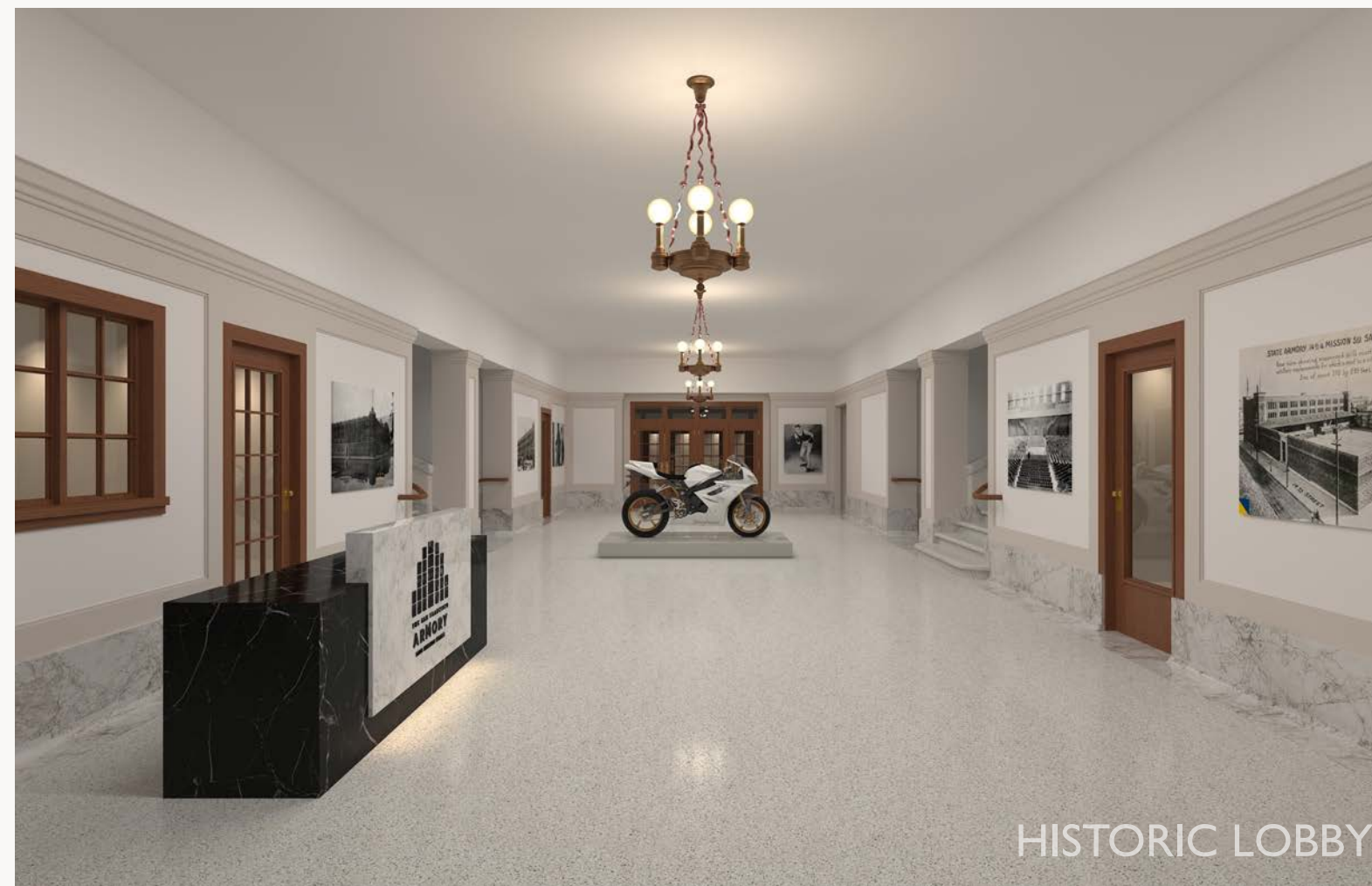
LEVEL I



	PRODUCTION SPACE	OFFICE/PDR TOWER
SF	51,564 RSF open floor space	27,290 RSF
CLEAR HEIGHT	80'	14'



- Production, Distribution, Repair
- Building Support
- Corridor
- Office
- Potential Gym
- Potential Café

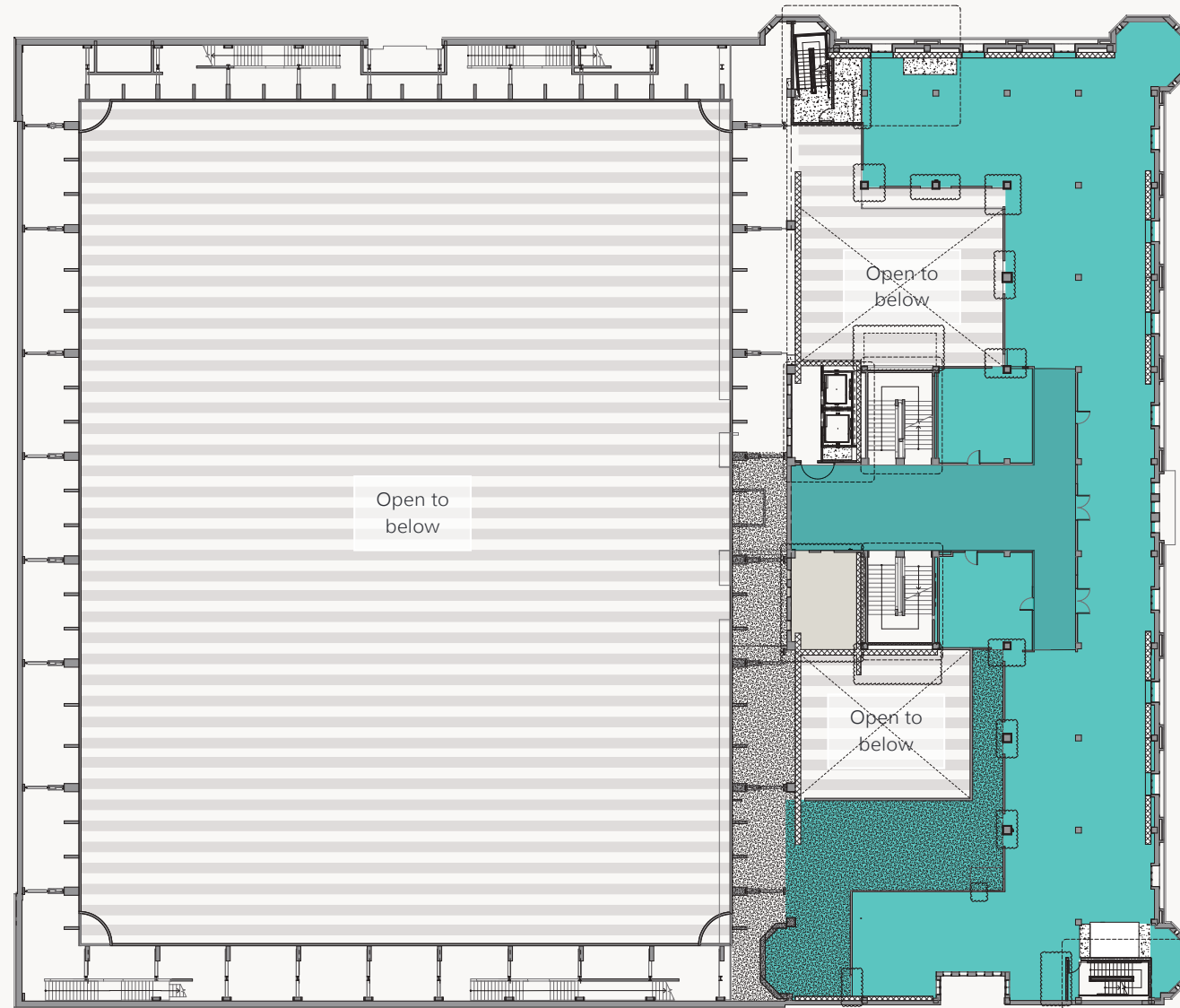


LEVEL 2



OFFICE/PDR TOWER

SF	16,504 RSF
CLEAR HEIGHT	11'



Production, Distribution, Repair

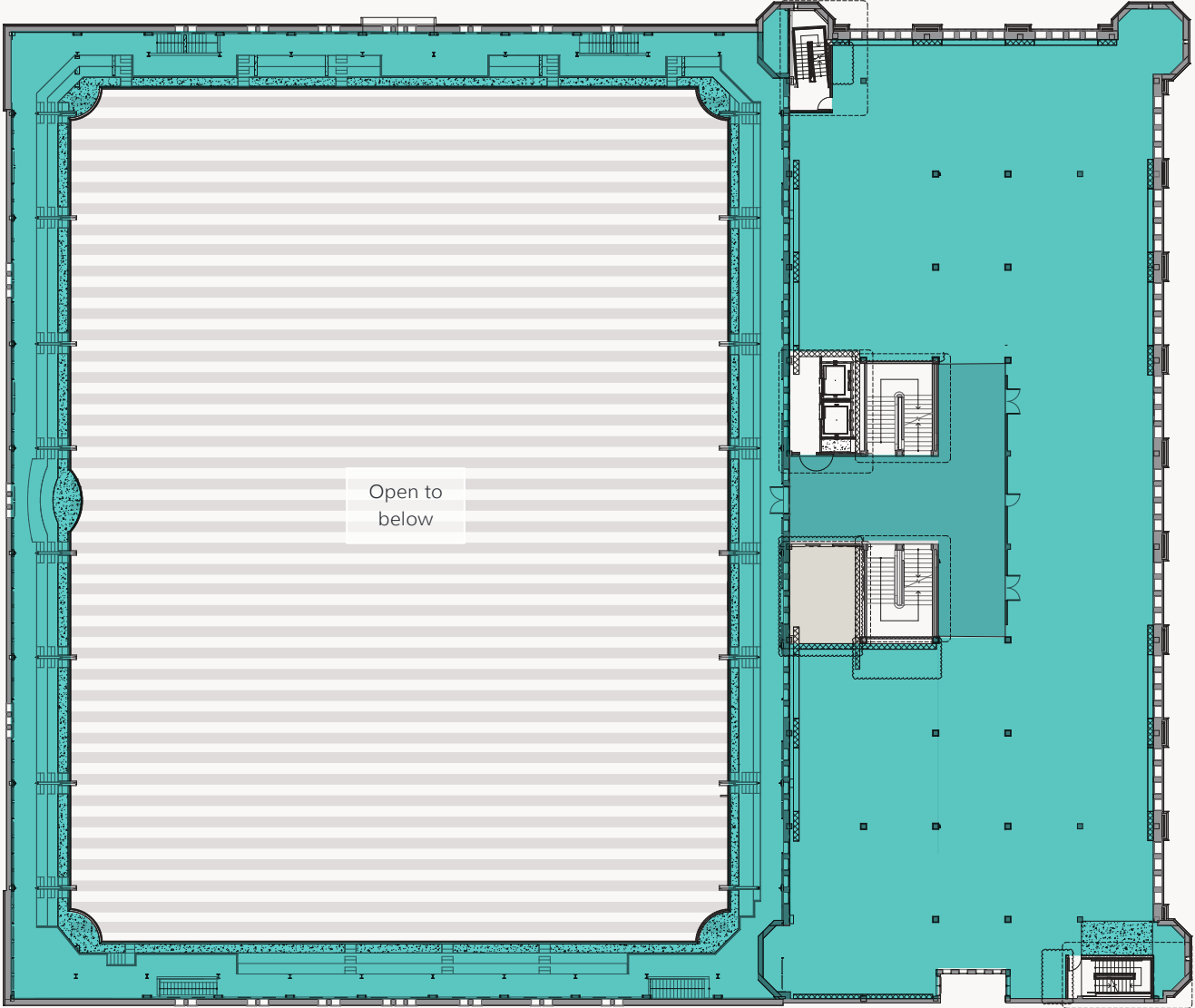
Building Support



LEVEL 3



	PRODUCTION SPACE	OFFICE/PDR TOWER
SF	14,232 RSF mezzanine	23,339 RSF
CLEAR HEIGHT	--	14'



Production, Distribution, Repair

Building Support



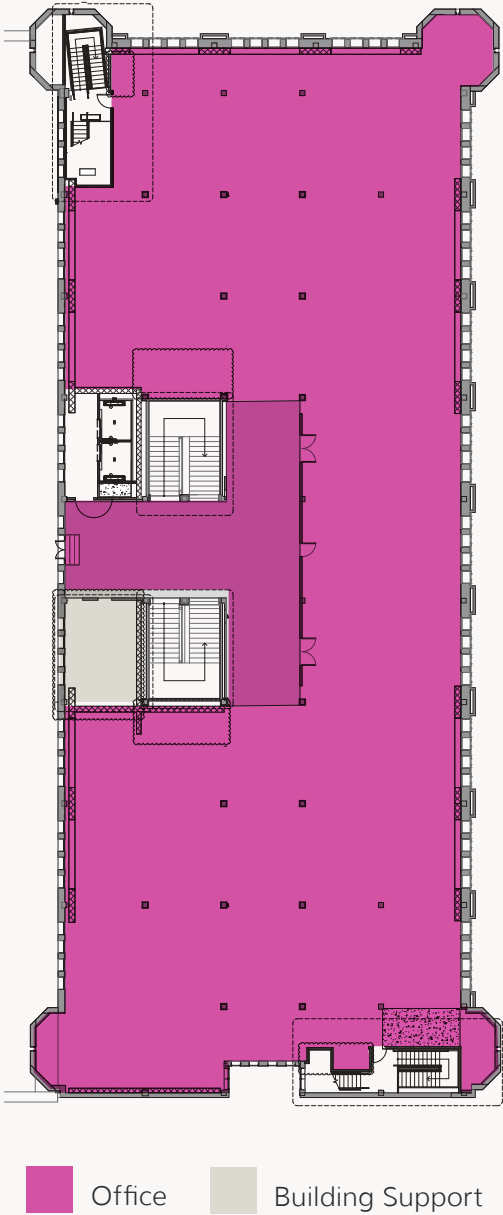
PRODUCTION FLOOR HYPOTHETICAL



PRODUCTION FLOOR HYPOTHETICAL

LEVEL 4

OFFICE/PDR TOWER	
SF	23,055 RSF
CLEAR HEIGHT	14'



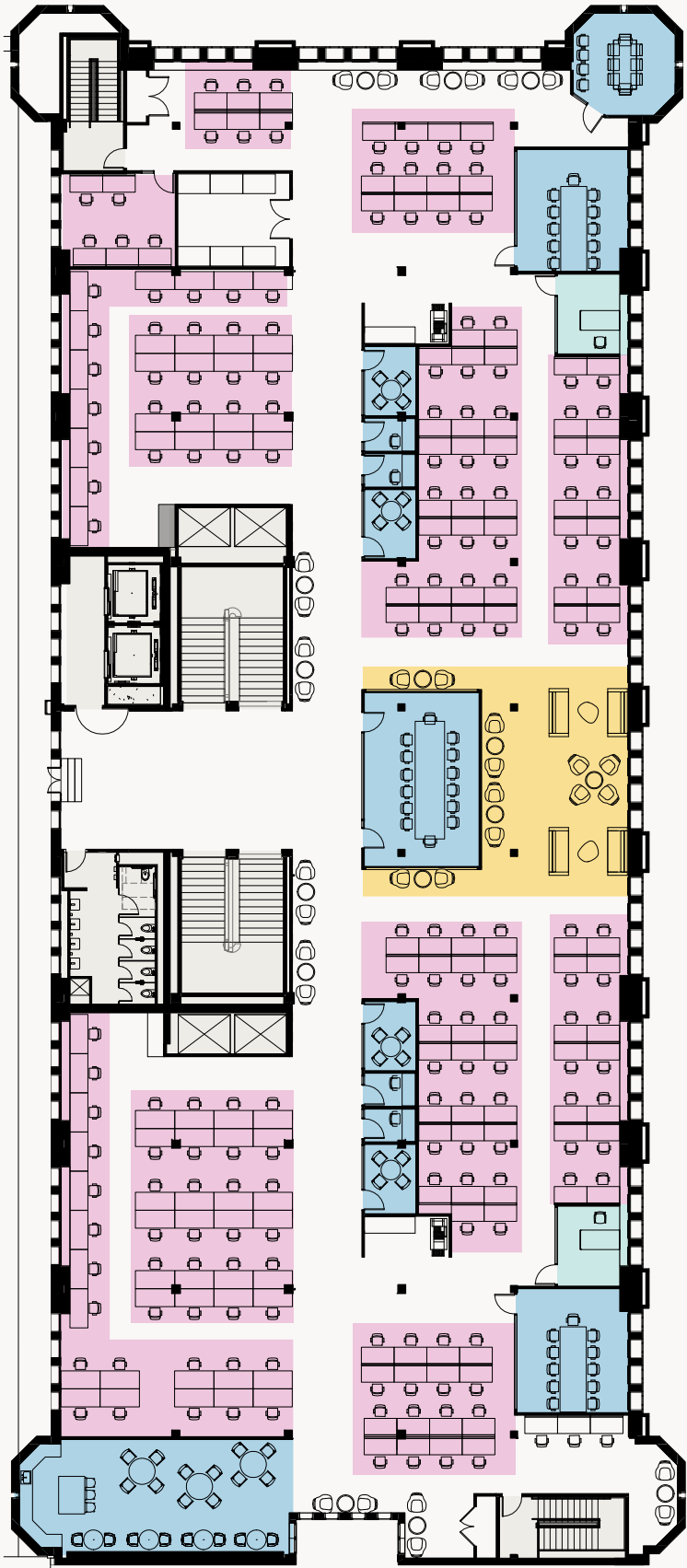
TAKE VIRTUAL TOUR



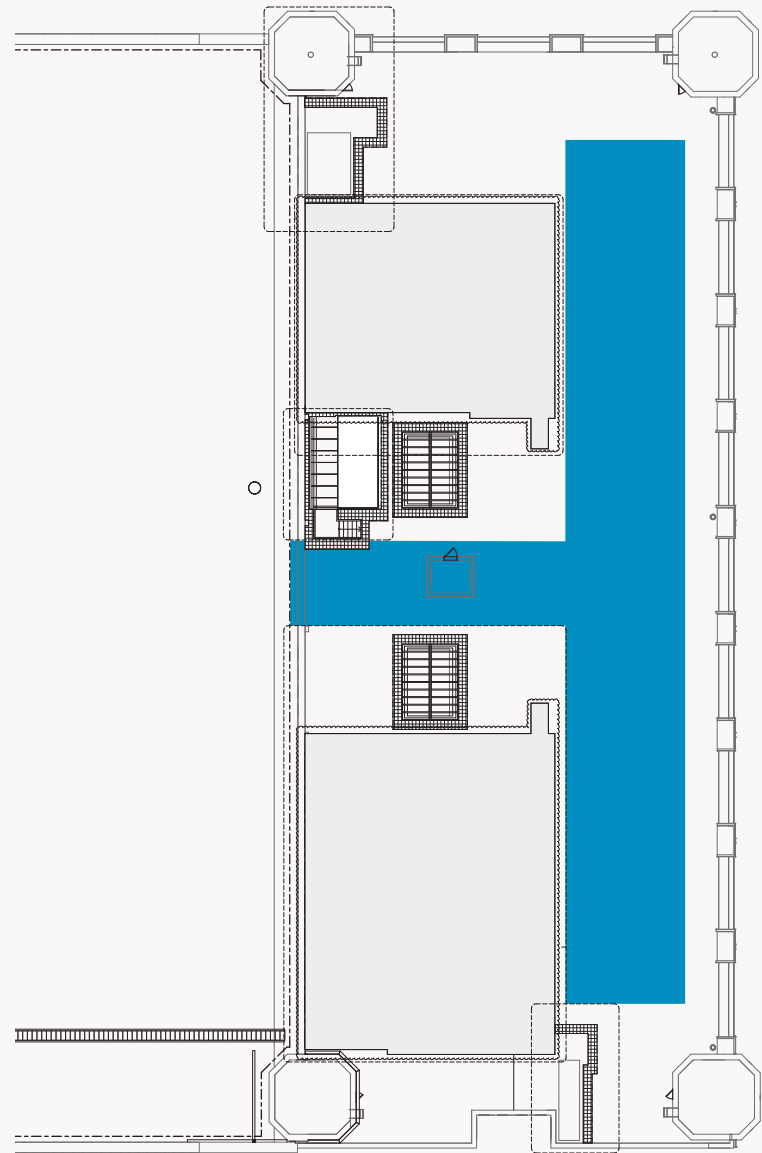
TEST FIT

Single Tenant

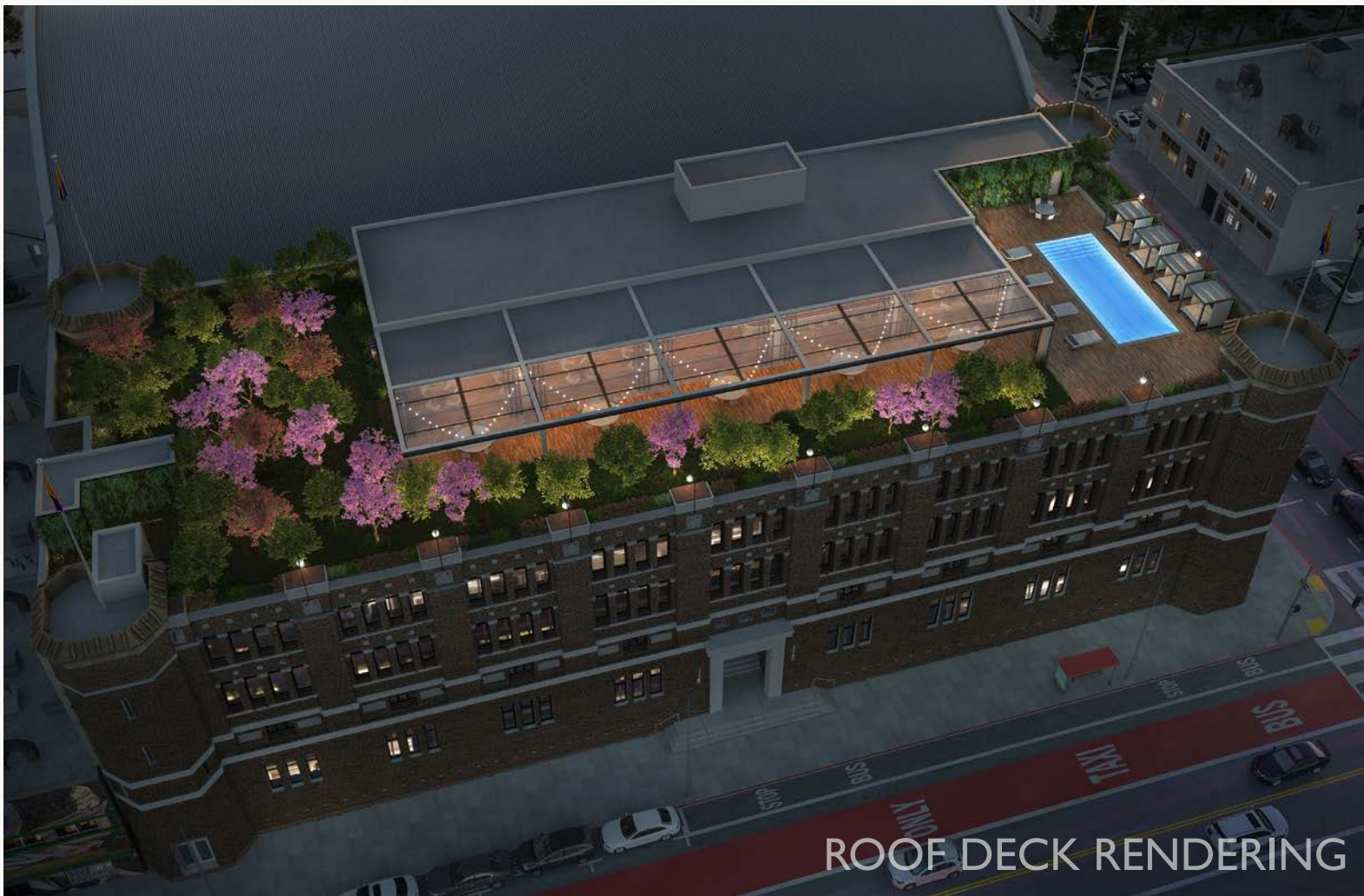
Total Office Desk:	120
Total Office Chairs:	120
Total PDR Benches:	69
Total PDR Chairs:	69
TOTAL USERS:	189



ROOF DECK



Future Roof Deck Mechanical Platform



ROOF DECK RENDERING

HISTORY

The National Guard Armory was constructed in 1909 above an underground creek, to ensure besieged National Guardsmen would have drinking water. Its existence is testimony to the concerns of society's leaders in the early part of this century to maintain armored facilities to keep social peace at a time of widespread class war. The Guard vacated the building in 1976.

The Mission Armory represents a unique combination of revivalist architecture and early 20th century machine age construction. While many of the more utilitarian spaces have simple, durable finishes, the reception stair lobbies, public/recreation rooms, and administration offices display high levels of design and finish materials, including marble, milled oak and walnut paneling.



STATE ARMORY, 14th & MISSION STS SAN FRANCISCO.

Rear view showing uncovered drill court and exposed artillery emplacements for which a roof is a vital necessity.

Size of court 170 by 235 feet.



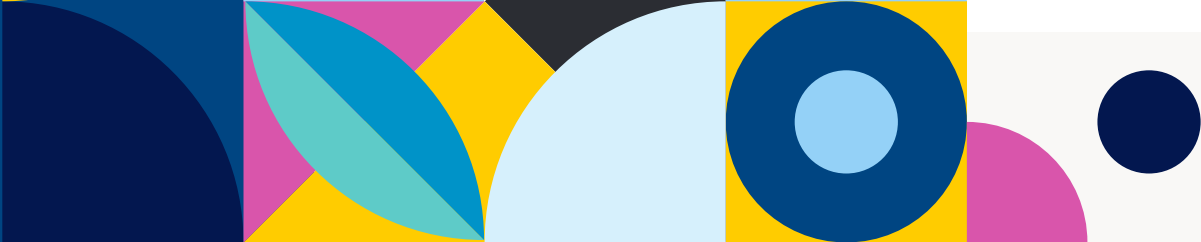
CONCOURSE

The Concourse originally housed:

- ▶ A one hundred by sixty-foot gymnasium
- ▶ A Natatorium (swimming pool)
- ▶ Lockers & Dressing Rooms
- ▶ An Industrial Kitchen
- ▶ A Banquet Room
- ▶ Original quarters of the Naval Militia

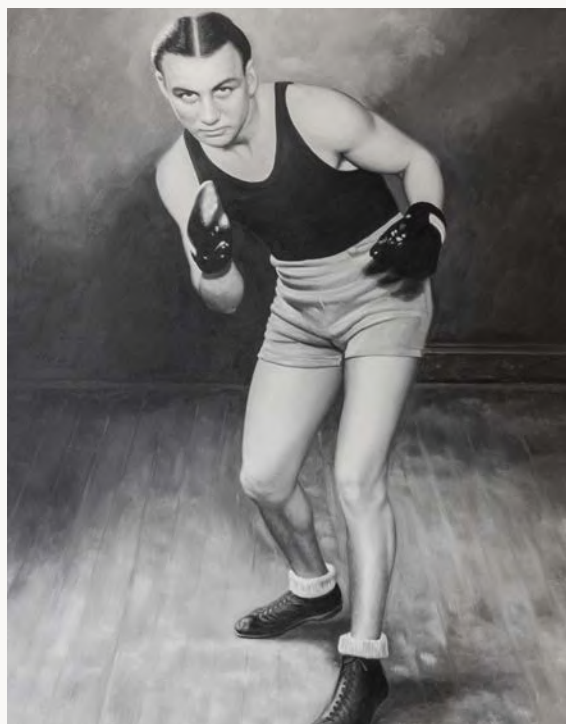
The Concourse, which extends beneath the Administration Building and the Production Space, also contained:

- ▶ An Arsenal
- ▶ Company Store-room
- ▶ Boiler Room
- ▶ Indoor Rifle Range
- ▶ Ammunition Hoist
- ▶ Storerooms for Field Wagons
- ▶ An elevator to haul the wagons to the vehicular entrances on Julian Avenue



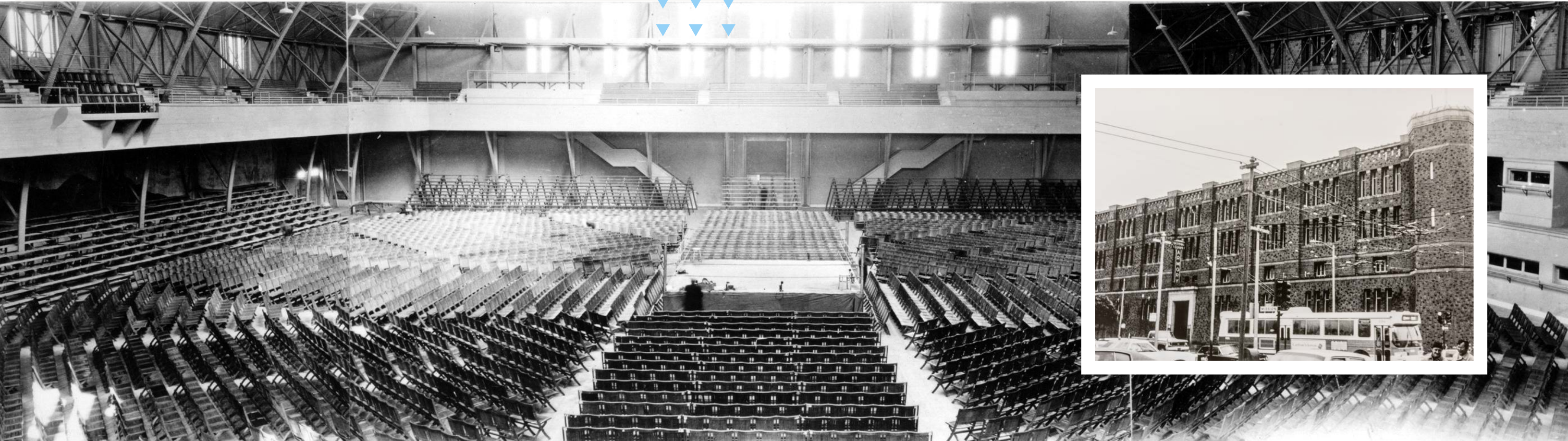
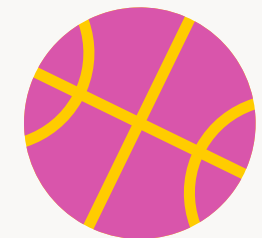
SPORTS VENUE AND FILM DESTINATION

From 1920s through the 1940s, the Mission Armory served as San Francisco's primary sports venue, eventually earning the nickname the "Madison Square Garden of the West" bringing in thousands of spectators every week. For almost three decades, at least two prizefights were held in the Production Space each week, usually on Tuesday and Friday nights. Subsequently, in 1976 Noted Director George Lucas used the Production Space to film scenes for the award-winning film, Star Wars: The Empire Strikes Back.



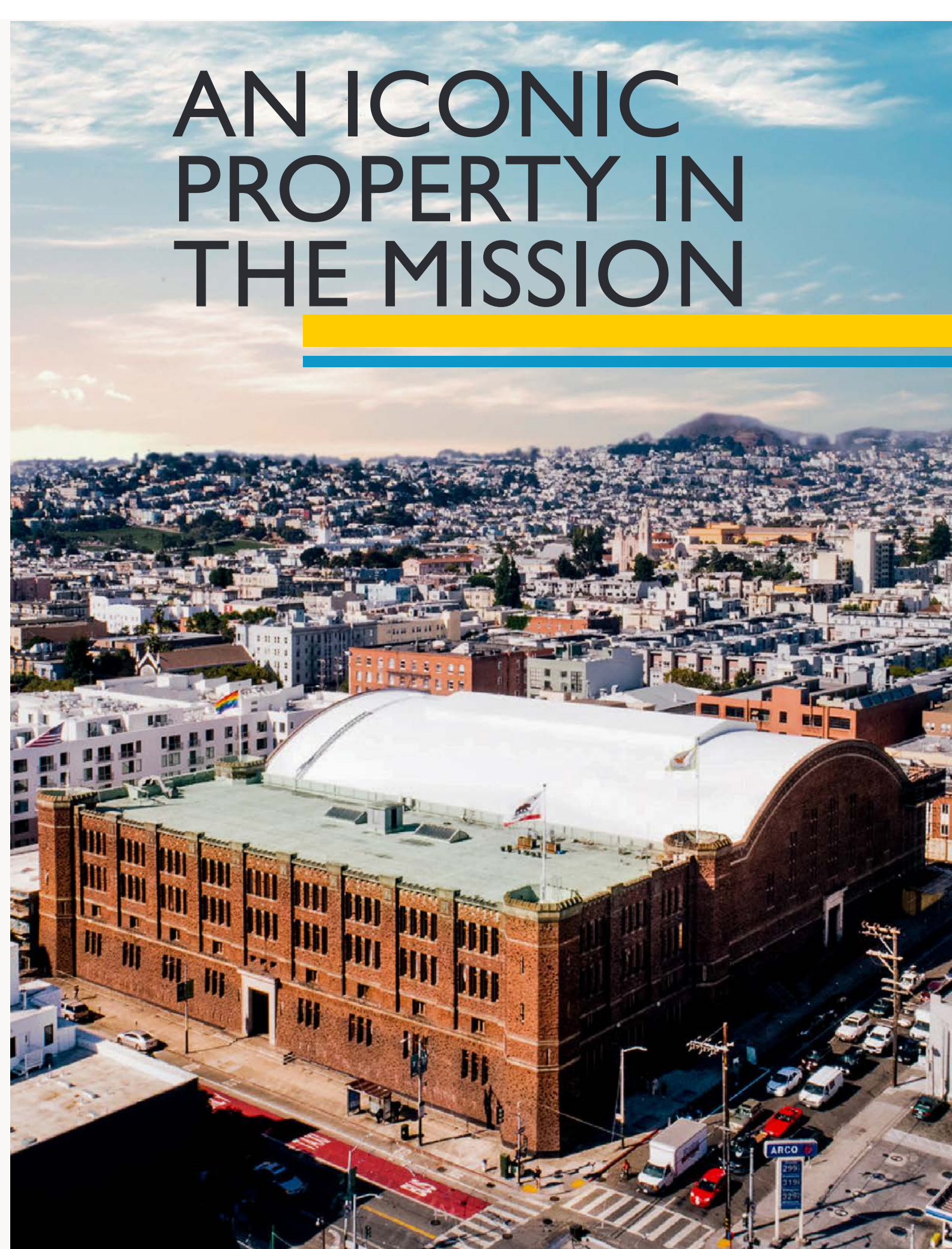
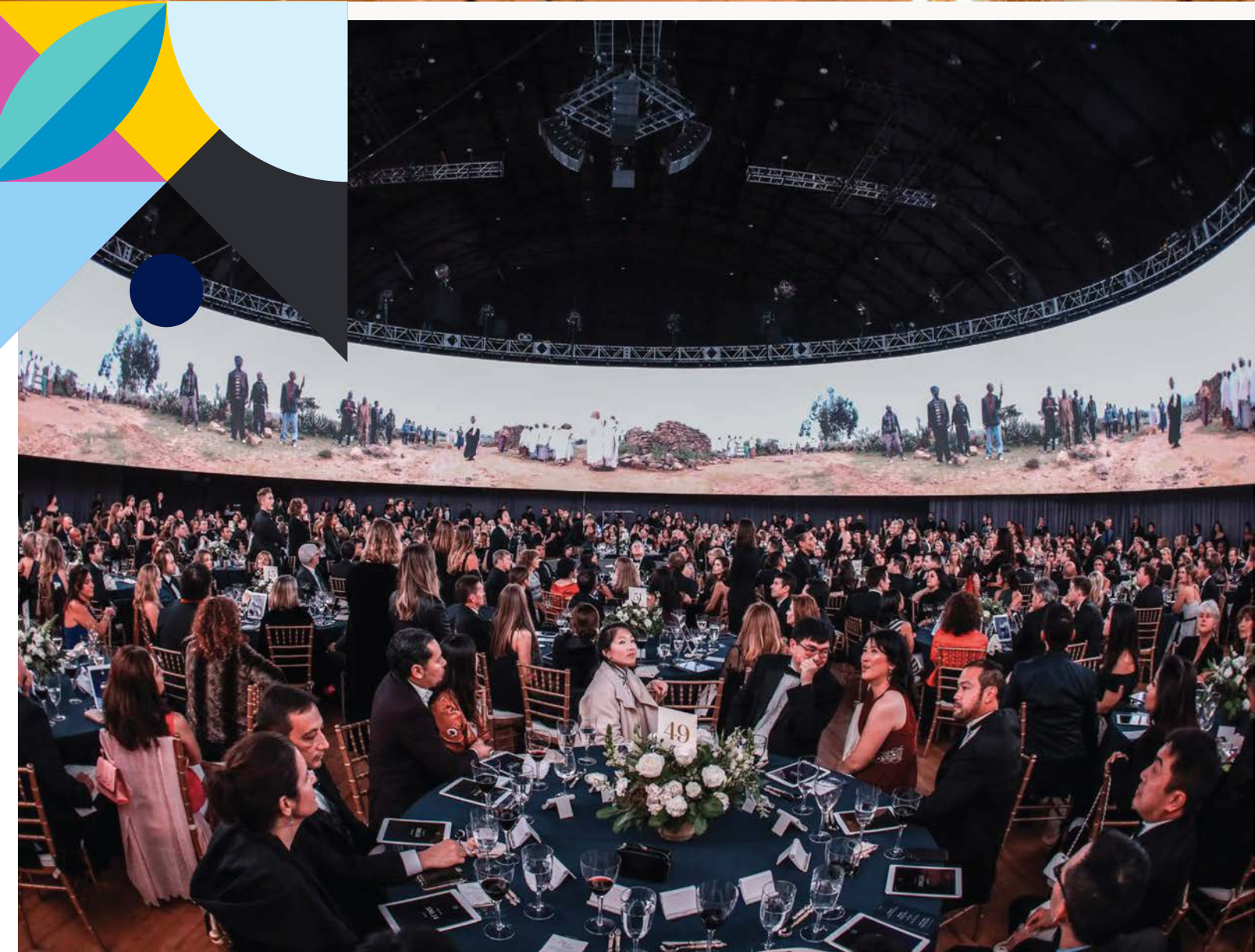
PRODUCTION SPACE

The Production Space, once used as a drill court, is one of the most significant interior spaces in the Mission Armory. It is reputed to be the largest unsupported enclosed volume in San Francisco, featuring a dramatic exposed roof structure composed of curved steel open-web trusses. A reinforced-concrete balcony accessible from the third floor of the Administration Building runs around the perimeter of the Production Space, sixteen feet above the floor.





AN ICONIC PROPERTY IN THE MISSION





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