



SPACE REPORT

CONFIDENTIAL · APRIL 2026

South *of* Market

*Alembic office options — eleven curated spaces across
Townsend, King & 3rd.*

PREPARED FOR

Alembic

PREPARED BY

Veracity Commercial Partners



Alembic Office Options

SUMMARY

MATRIX · THE SHORT LIST

TENANT REPRESENTATION

Eleven spaces, eight buildings

8

BUILDINGS

11

SPACES

9,362–35,578

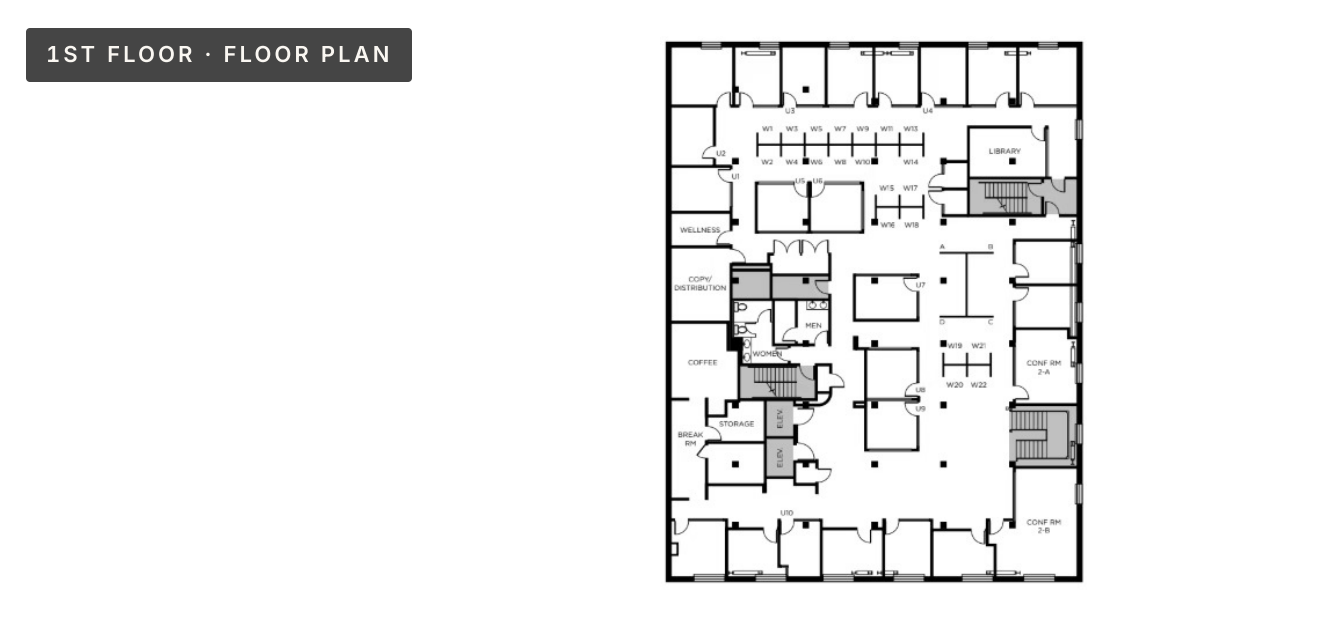
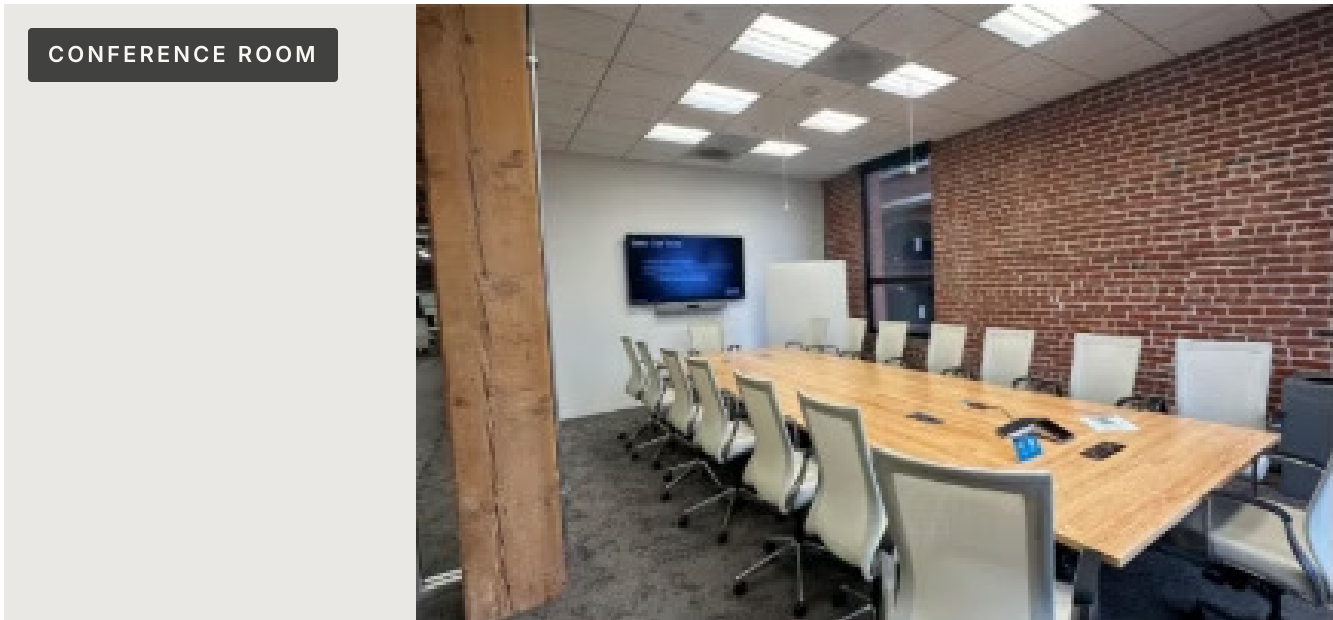
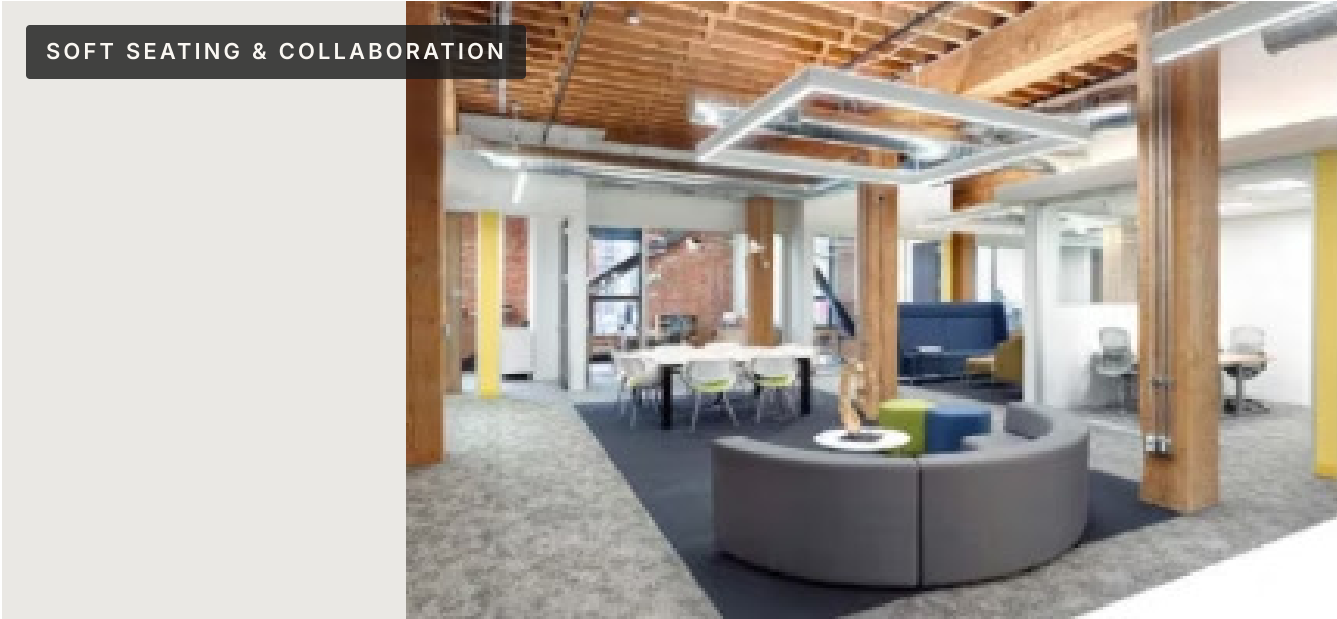
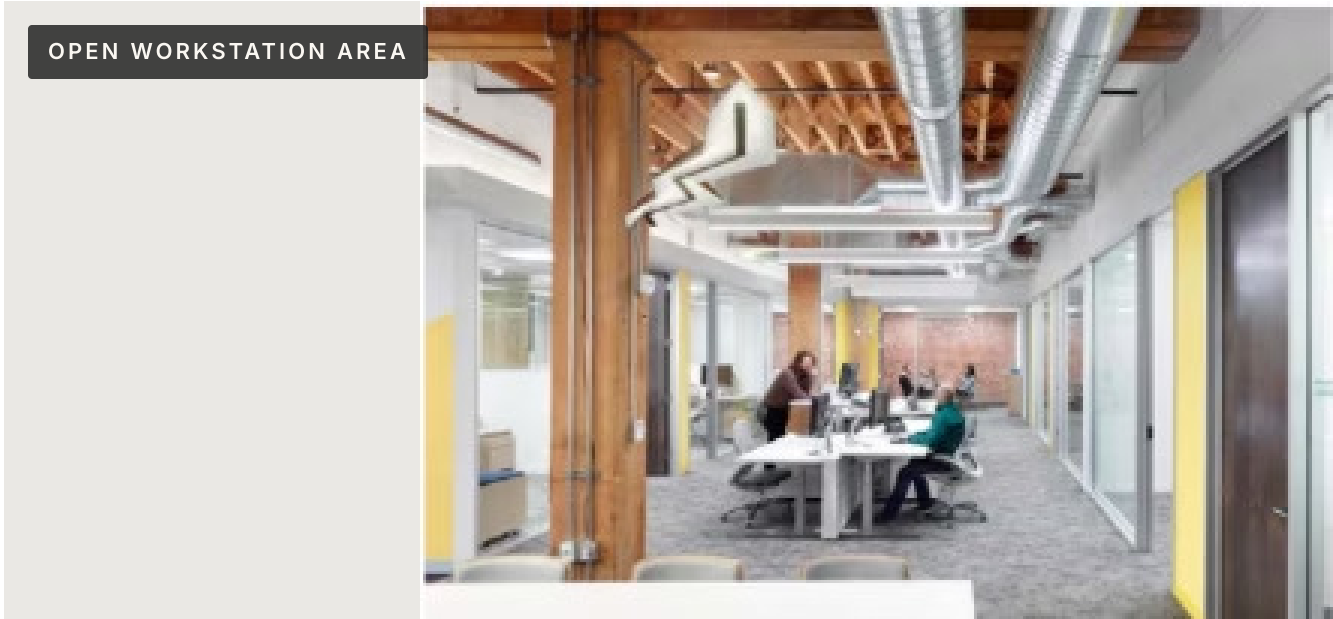
SQ FT RANGE

PROPERTY	FLOOR	SQ FT	\$/SF/MO	\$ / MONTH	NOTES
139 Townsend	1st & 2nd	19,790	TBD	TBD	Sub-lease through April 2027. Brick & timber, high ceilings, 38 offices, 3 conference rooms, internal stair. <div>SUBLEASE</div>
123 Townsend	3rd Floor	23,031	TBD	TBD	Fully furnished / plug & play. 14 meeting rooms, 150+ workstations, roof deck access. <div>PLUG & PLAY</div>
625 3rd	3rd Floor	10,932	\$65	\$59,215	Spec suite. Full-floor identity, 8 meeting rooms, new kitchen + lounge bar, 3 phone booths. <div>SPEC SUITE</div>
410 Townsend	3rd Floor	10,388	\$68	\$58,865	High-end creative plug & play. Available July 2026. 4 huddle rooms, 2 offices, 1 conference. <div>JULY 2026</div>
260 Townsend	2nd Floor	11,707	\$72	\$70,242	4 conference rooms, 10 private offices, outdoor terrace, updated restrooms. <div>TERRACE</div>
260 Townsend	5th Floor	10,068	\$72	\$60,408	Spec suite underway. 6 conference rooms, 11 offices, en-suite restrooms. Mid-2026. <div>SPEC SUITE</div>
153 Townsend	5th Floor	35,578	\$88	\$260,905	304 workstations, multiple conference rooms, 5 huddle + 4 phone rooms, wellness room. <div>LARGEST</div>
128 King	3rd Floor	15,500	\$70	\$90,416	Fully built out. Brick & timber, exposed ceilings, 6 conference rooms, large boardroom, 5 phone rooms.
690 5th	Full Bldg	12,790	TBD	TBD	Highly creative open plan. 12 meeting rooms, full kitchen, 9+ covered parking, natural light. <div>FULL BUILDING</div>
450 Townsend	Full Bldg	26,460	\$24	\$52,920	Lower-level all-hands / event space, skylights, operable windows, building signage opportunity. <div>SIGNAGE</div>
665 3rd	4th Floor	9,362	\$40	\$31,206	4 meeting rooms, 4 offices, kitchenette, direct freight elevator access. <div>VALUE</div>

139 Townsend *1st, 2nd & Mezzanine*

SQ FT	\$ / SF / MO	MONTHLY
19,790 sq ft	TBD	TBD

High ceilings, exposed brick-and-timber, close to Oracle Park and the Bay. 38 offices, 3 conference rooms, kitchen, wellness room, open workstation area, soft seating, and an internal stair connecting the two floors.




123 Townsend 3rd Floor


SQ FT	\$ / SF / MO	MONTHLY
23,031 sq ft	TBD	TBD

Fully furnished plug-and-play creative space. Brick and timber construction. Large all-hands / break area, 14 conference & meeting rooms, 150+ workstations, and direct access to the building roof deck.


EXTERIOR

A street-level view of the 123 Townsend building, a multi-story brick structure with many windows. The street is lined with parked cars and other buildings are visible in the background.

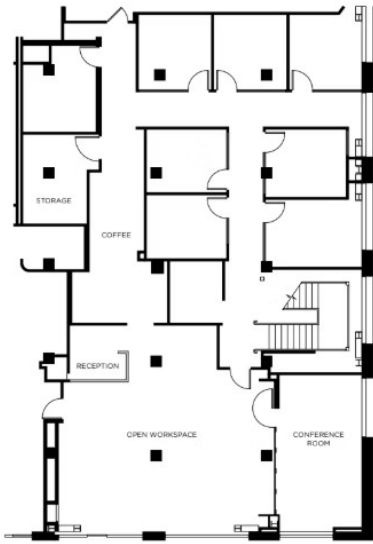
RECEPTION & LOUNGE

A modern reception area with a white desk, a computer monitor, and a bright yellow wall. A hallway with a yellow floor leads away from the reception area.

CONFERENCE ROOM

A conference room featuring a large black conference table, a kitchenette with a coffee machine and a sink, and a bright yellow wall. A glass door with a green exit sign is visible in the background.

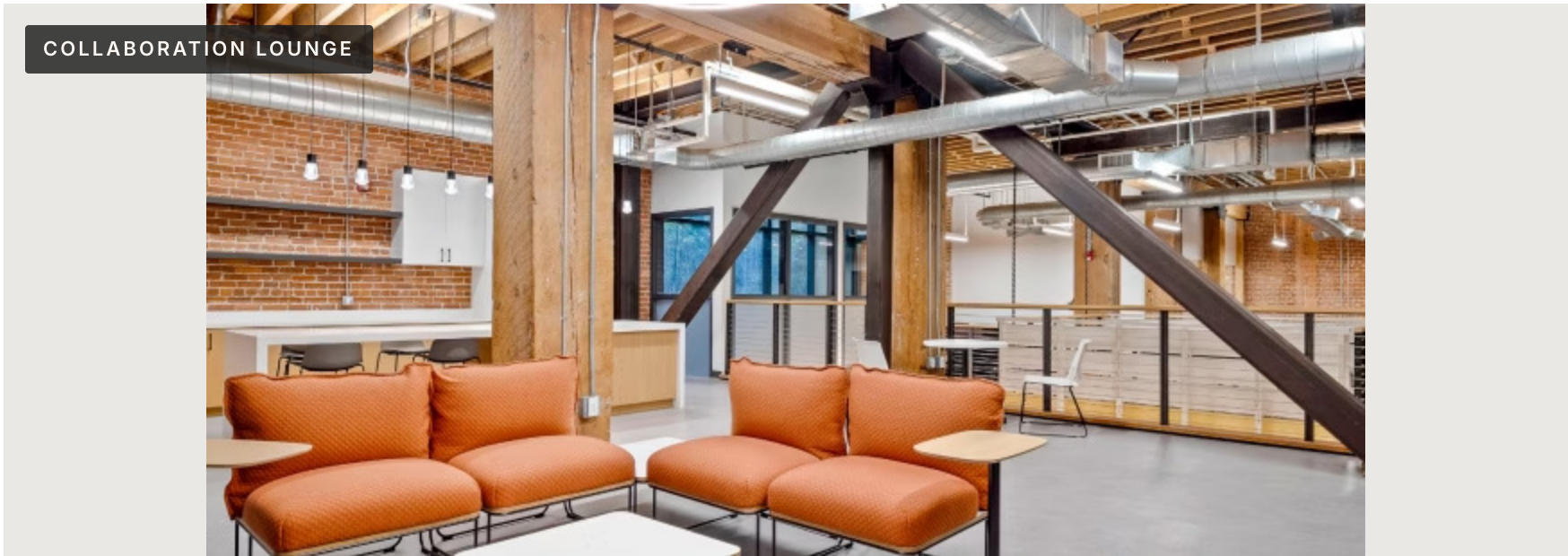
3RD FLOOR · FLOOR PLAN

A detailed floor plan of the 3rd floor. The plan shows various rooms including a large open workspace, a conference room, a reception area, a coffee area, and several storage rooms. The layout is efficient and well-organized.

625 3rd 3rd Floor

SQ FT	\$ / SF / MO	MONTHLY
10,932 sq ft	\$65	\$59,215

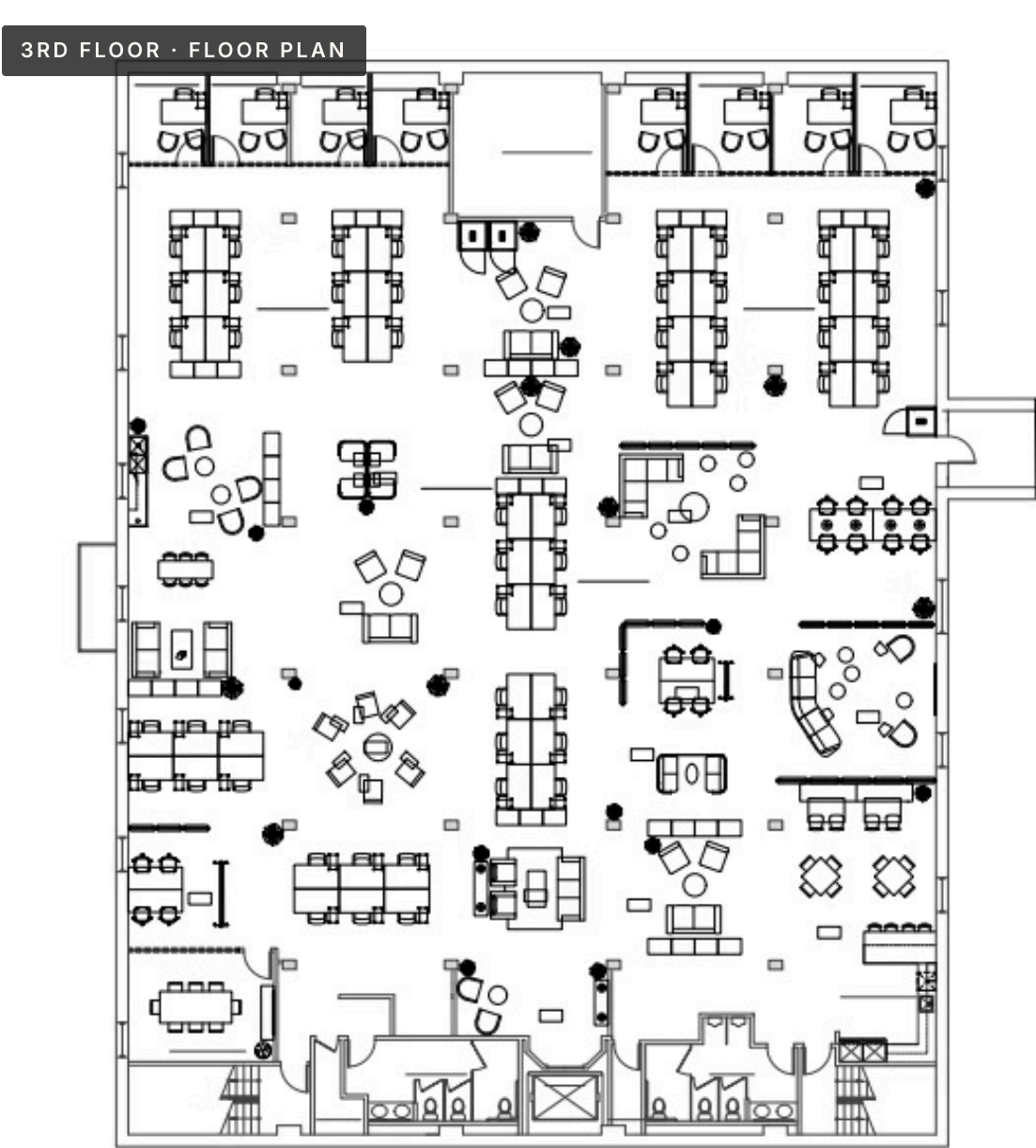
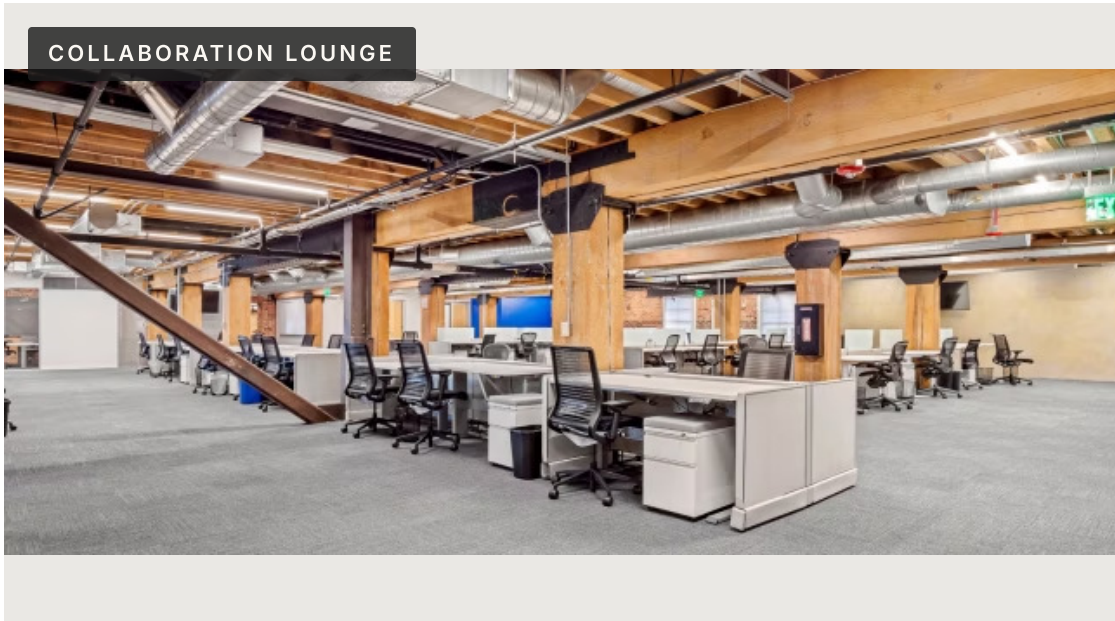
Brand-new spec suite with full-floor identity. 8 meeting rooms / private offices, 1 conference room, en-suite restrooms, open work area, new kitchen & lounge bar, 3 phone booths. Fully furnished with dedicated spaces for collaboration, quiet work, recreation, and F&B.



410 Townsend 3rd Floor

SQ FT	\$ / SF / MO	MONTHLY
10,388 sq ft	\$68	\$58,865

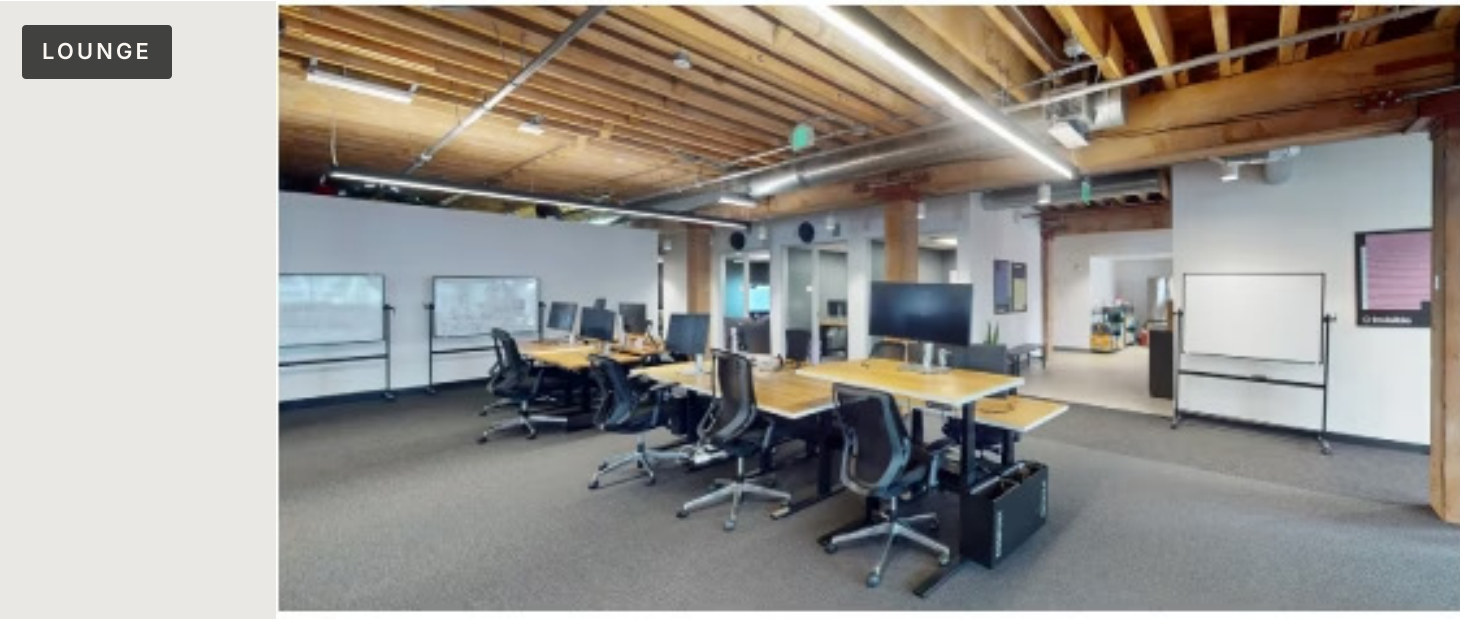
High-end creative plug-and-play. 4 huddle rooms, 2 private offices, 1 conference room, 3 phone booths. Fully furnished with dedicated areas for collaboration, recreation, food & beverage, and quiet work.



260 Townsend 2nd Floor

SQ FT	\$ / SF / MO	MONTHLY
11,707 sq ft	\$72	\$70,242

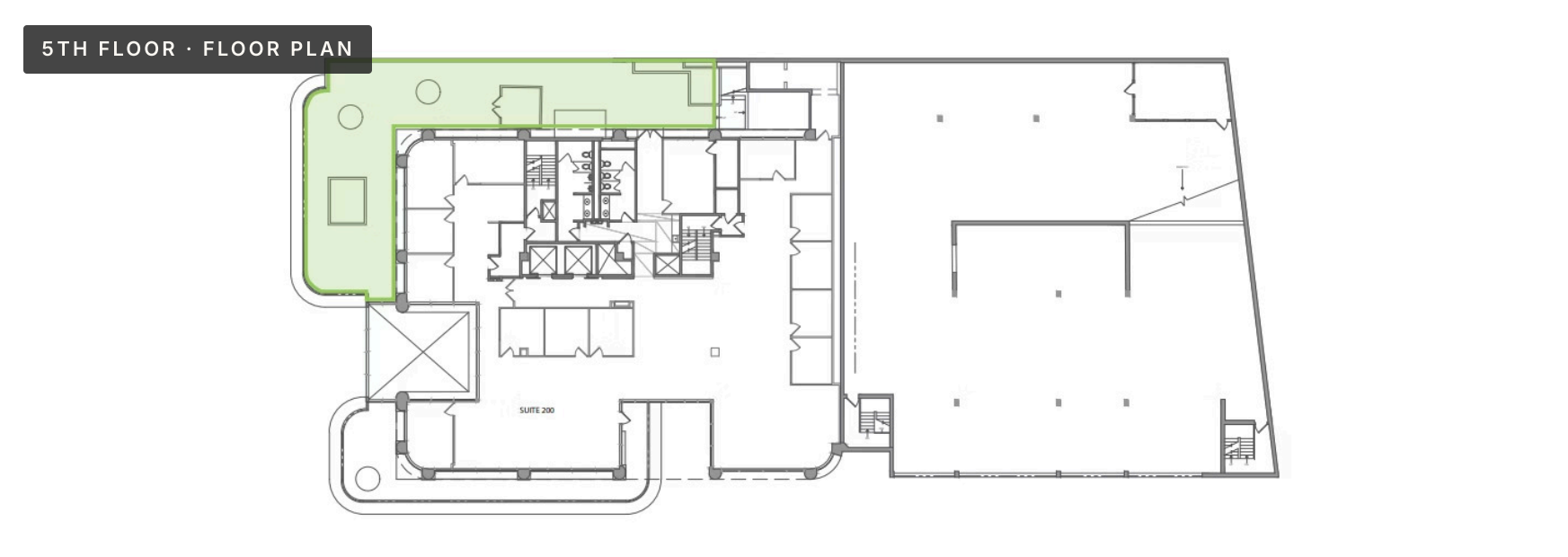
4 conference rooms, 10 private offices / meeting rooms, kitchen, open bullpen, storage / IT closet, outdoor terrace, updated restrooms.
Available mid-2026.



260 Townsend *5th Floor*

SQ FT	\$ / SF / MO	MONTHLY
10,068 sq ft	\$72	\$60,408

Spec suite underway. 6 conference rooms, 11 private offices / meeting rooms, open bullpen, kitchen, updated en-suite restrooms.
Available mid-2026.



153 Townsend 5th Floor

SQ FT	\$ / SF / MO	MONTHLY
35,578 sq ft	\$88	\$260,905

304 workstations, multiple conference rooms of varying sizes, 5 dedicated huddle rooms, and 4 phone rooms. Layout supports both collaboration and privacy with open collaboration zones, a break area, and a wellness room.




128 King 3rd Floor

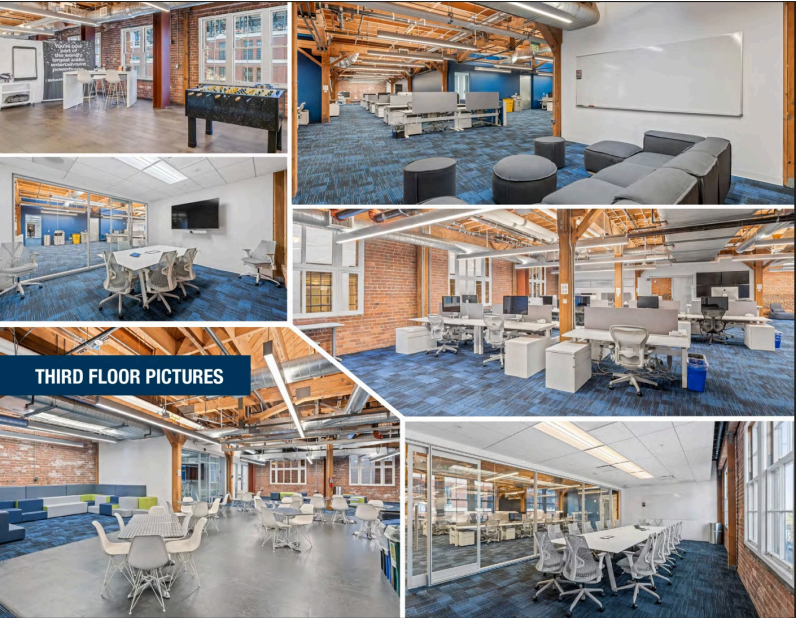
SQ FT	\$ / SF / MO	MONTHLY
15,500 sq ft	\$70	\$90,416

Fully built-out brick-and-timber space with exposed ceilings and pendant lighting. 6 medium conference rooms, 1 large boardroom, 5 phone rooms.


EXTERIOR

A photograph showing the exterior of the 128 King building, a multi-story brick structure with large windows, situated on a city street with other buildings and trees in the background.

RECEPTION

A collage of four photographs showing the reception and common areas of the 3rd floor, featuring modern furniture, large windows, and open spaces.

THIRD FLOOR PICTURES

A collage of three photographs showing various workspaces and meeting areas on the 3rd floor, including conference rooms and open office spaces.

OPEN WORK AREA

A photograph of the open work area, showing a long wooden table, industrial shelving, and a kitchenette area with stainless steel appliances.

3RD FLOOR · FLOOR PLAN


A detailed floor plan diagram of the 3rd floor, showing the layout of rooms, corridors, and furniture placement.

690 5th *Full Building*


SQ FT	\$ / SF / MO	MONTHLY
12,790 sq ft	TBD	TBD

Highly creative open-plan space. 12 meeting rooms, open full kitchen, 9+ covered parking spaces, great natural light, washer/dryer and shower.


EXTERIOR



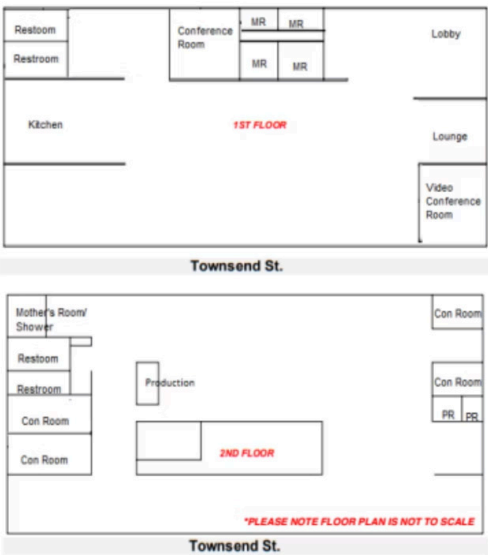
KITCHEN



CONFERENCE ROOM



FLOOR PLAN



450 Townsend *Full Building*

SQ FT	\$ / SF / MO	MONTHLY
26,460 sq ft	\$24	\$52,920

Open lower-level all-hands / event space, kitchen area on each floor, multiple meeting & conference rooms, skylights, operable windows, full HVAC. Light demo on the second floor may be considered. Building signage opportunity.



665 3rd 4th Floor

SQ FT	\$ / SF / MO	MONTHLY
9,362 sq ft	\$40	\$31,206

Four meeting rooms, four private offices, kitchenette, direct freight elevator access.



Let's walk the *short list.*

We recommend touring three to five of these spaces together over the next two weeks. We will coordinate access and gather financial terms on your behalf.

YOUR TENANT REP TEAM

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*Tenant representation.
All day. Every day.*