



# THE MILLS BUILDING

220 MONTGOMERY STREET | SAN FRANCISCO, CA

**FOR LEASE**  
**RARE ±39,009 RSF FULL FLOOR**  
**AVAILABLE NOW**



**CBRE**



## 5th Floor

**ENTIRE FIFTH FLOOR | ±39,009 RSF**

Professional services full floor with a large, efficient floor plate and extensive windowline.

**AVAILABLE NOW**

**OFFICE INTENSIVE** layout

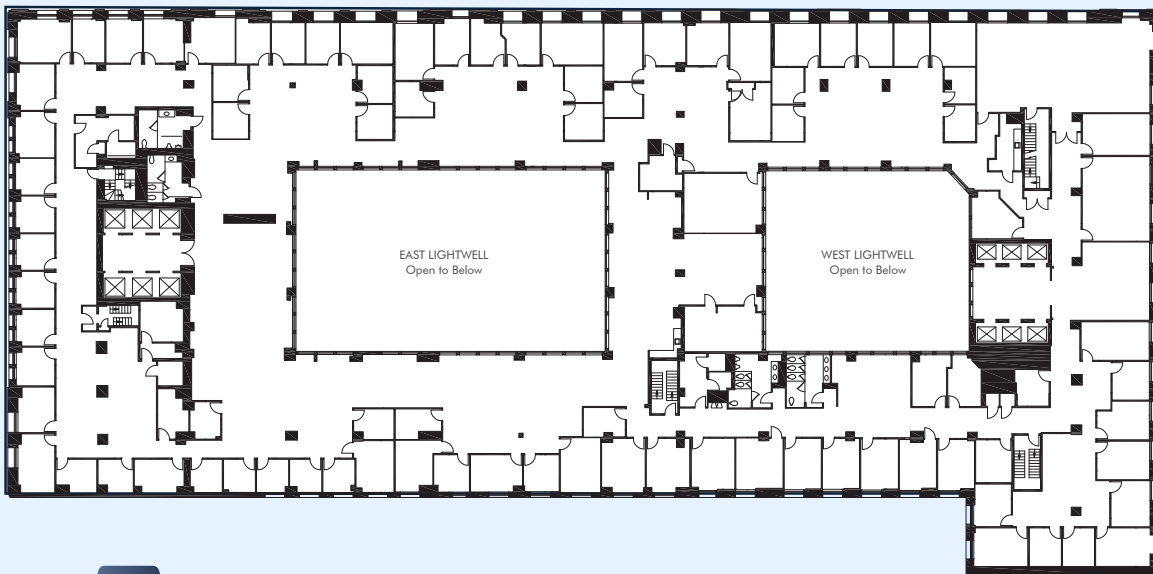
**HIGHLY IMPROVED** conference rooms and reception area

**OPERABLE WINDOWS** for fresh air circulation

**AMPLE NATURAL LIGHT** provided by internal lightwells and large windows

**FULL A/C** and heating system

BUSH STREET



TREASURY PLACE

MONTGOMERY STREET



**CLICK TO TAKE A VIRTUAL TOUR**



The Mills Building is a San Francisco landmark, offering a unique blend of historic prominence and modern workspace in the heart of the Financial District. Commissioned in 1891 by Darius Ogden Mills, one of San Francisco's early financial tycoons, The Mills Building is San Francisco's only remaining example of the early 20th century 'Chicago school' of architecture. The building has been meticulously renovated over the years, including upgrades to the building systems, main lobby and common areas, and tenant amenities.

## *Property Overview*



PROMINENT MONTGOMERY STREET ADDRESS



LEED PLATINUM CERTIFIED



WELL CERTIFIED



HISTORIC ARCHITECTURAL LANDMARK



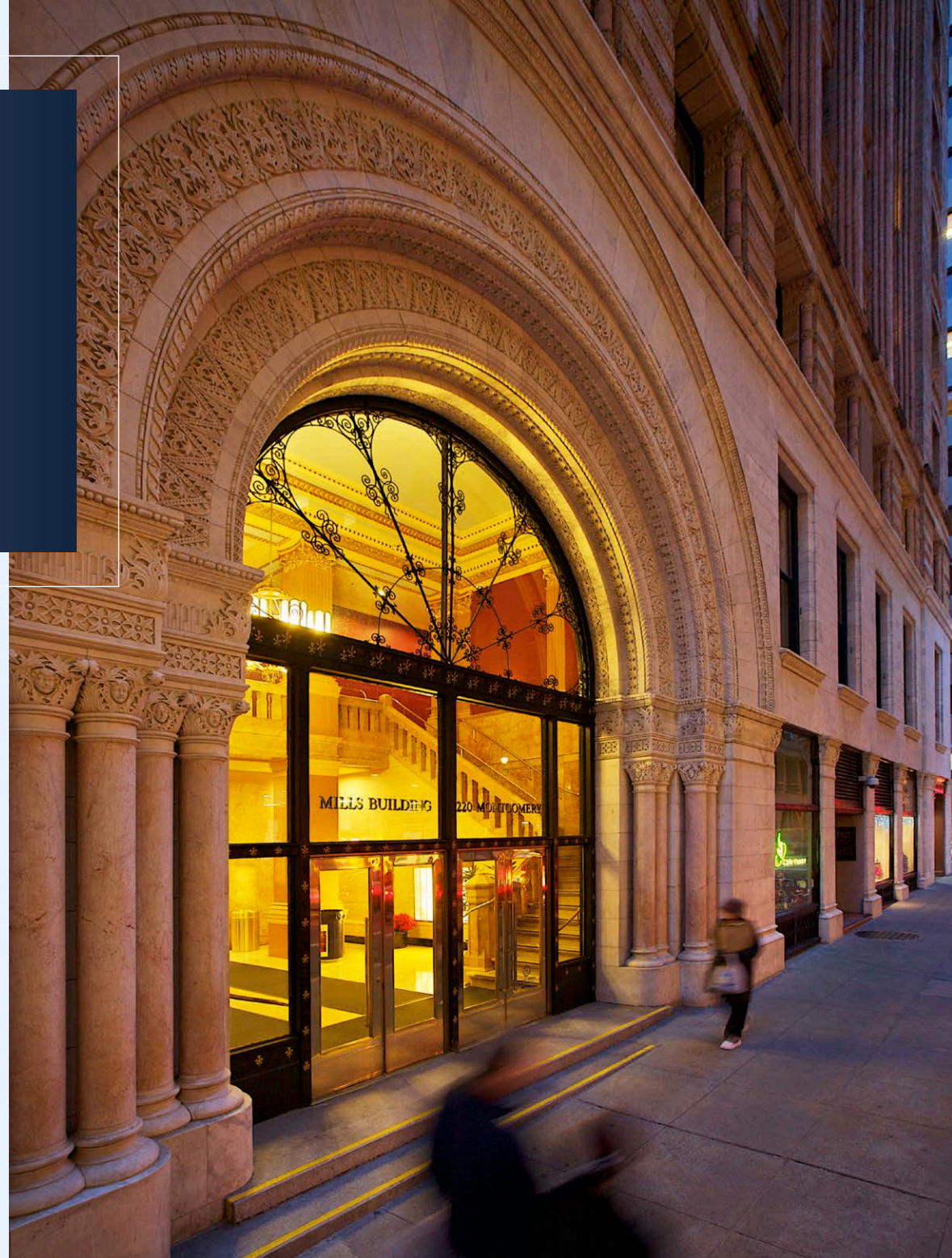
MODERN AMENITIES & BUILDING SYSTEMS



ONE BLOCK FROM BART/MUNI



LOCAL OWNERSHIP





## *Project Amenities*

With top-notch on-site amenities, The Mills Building is the ideal environment for modern business.



ROBUST DATA INFRASTRUCTURE



NEW BUILDING CONFERENCE CENTER



NEW TENANT LOUNGE



VALET PARKING



NEW BICYCLE STORAGE FACILITY  
(Q2 2022 COMPLETION)



SHOWER/LOCKER ROOM & WELLNESS  
AREA (Q2 2022 COMPLETION)



ILLY CAFFÉ, FRESHROLL, CAFÉ VENUE  
AND HI CITY ON SITE

# Area Amenities

Situated in the heart of the Financial District on one of San Francisco's most vibrant business and retail corridors, The Mills Building affords tenants a wide array of amenities and conveniences as well as exceptional access to all modes of public transportation.

## RESTAURANTS / EATERIES

- |                          |                         |
|--------------------------|-------------------------|
| 1 Cafe Venue             | 26 The Sini             |
| 2 illy Caffè             | 27 Tenmatsu             |
| 3 Freshroll              | 28 Super Duper Burgers  |
| 4 HI City                | 29 Ramen Underground    |
| 5 The Treasury           | 30 Peet's Coffee & Tea  |
| 6 Blue Bottle Coffee     | 31 La Fromagerie        |
| 7 The Shota              | 32 Coffee Bar           |
| 8 The Plant Cafe Organic | 33 Caffè Ambrosia       |
| 9 iKU Sushi              | 34 Escape From NY Pizza |
| 10 Proper Food           | 35 Bamboo Asia          |
| 11 Mixt                  | 36 Green Olive          |
| 12 Sushi Umi             | 37 Julie's Kitchen      |
| 13 Café Med              | 38 La Luna Cupcakes     |
| 14 Ladle & Leaf          | 39 Ladle & Leaf         |
| 15 Joe & The Juice       | 40 Gaspar Brasserie     |
| 16 Sam's Grill           | 41 Homage               |
| 17 Café Bastille         | 42 Per Diem             |
| 18 Café Tiramisu         | 43 Starbucks            |
| 19 Pushkin               | 44 Peet's Coffee & Tea  |
| 20 B44                   | 45 Philz Coffee         |
| 21 Tin Cactus            | 46 Locali Mediterranean |
| 22 La Fusion             | 47 Good Eats Café       |
| 23 The Vault             | 48 Chez BeeSen          |
| 24 Fleur De Sel          | 49 Credo                |
| 25 Pachino Pizzeria      | 50 Mendocino Farms      |

## OTHER SHOPS / SERVICES

- |                        |                       |
|------------------------|-----------------------|
| 1 Dryclean Time        | 6 TargetExpress       |
| 2 The UPS Store        | 7 FedEx Office Center |
| 3 Flagship CrossFit    | 8 Barry's Bootcamp    |
| 4 Equinox Fitness Club | 9 24 Hour Fitness     |
| 5 Rumble Boxing        | 10 U.S. Post Office   |





**MODERN ELEGANCE**  
*& Historic Charm*



THE MILLS BUILDING



## THE MILLS BUILDING

220 MONTGOMERY STREET | SAN FRANCISCO, CA

**MEADE N. BOUTWELL**

Lic. 00880462

T +1 415 772 0255

C +1 415 308 1941

[meade.boutwell@cbre.com](mailto:meade.boutwell@cbre.com)

# CBRE

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio\_February2022