



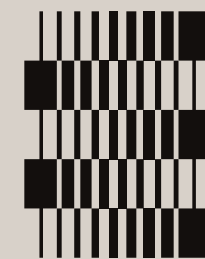
300 Mission

ELECOR
PROPERTIES



THE WORKDAY, REIMAGINED.

At the center of San Francisco's South Financial District, **300 MISSION** brings more of the workday together in one incredible place. Newly renovated interiors, expansive and efficient floorplates, on-site fitness and dining, and direct access to transit create a workplace designed for focus, connection, and scale. Steps from Salesforce Park, the Transbay Terminal, and the Ferry Building, it gives companies more space to work and more city to work with.





A better workday from the ground up.

The new **300 MISSION** brings more of the workday under one roof. A completed lobby renovation and ground-floor redesign by Huntsman introduce a fresh arrival experience, along with Equinox and Mendocino Farms just an elevator ride away. Above, four full-floor opportunities of approximately 30,000 RSF each provide the scale and flexibility for companies to create a workplace entirely their own.

45,000 RSF OF FITNESS AND WELLNESS
FRESH FOOD, JUST DOWNSTAIRS

EQUINOX. A FULL-SERVICE FITNESS EXPERIENCE WITHOUT LEAVING THE BUILDING.



MENDOCINO FARMS. FRESH, FEEL-GOOD FOOD FOR THE WORKDAY.





SQUARE FEET AVAILABLE

673,870 RSF

ACROSS 23 STORIES

Large
+/-30,000 RSF
floorplates

ON-SITE SECURITY

24/7

On-site
property
management

HIGHLY EFFICIENT FLOORPLATES
BRAND NEW SHOWERS AND LOCKERS
SECURED SUBTERRANEAN PARKING
LANDSCAPED OUTDOOR PLAZA











The center of more.

In the South Financial District, **300 MISSION** places the city within easy reach. BART, MUNI, the Transbay Transit Center, Salesforce Park, the Ferry Building, and the Bay Bridge are all just moments away, making every commute simpler and every meeting easier. Surrounded by acclaimed restaurants, hotels, and shopping, it's a location that brings more to every workday.

**LOCATED IN THE SOUTH
FINANCIAL DISTRICT**

**A 1/2 BLOCK WALK TO
BART & MUNI**

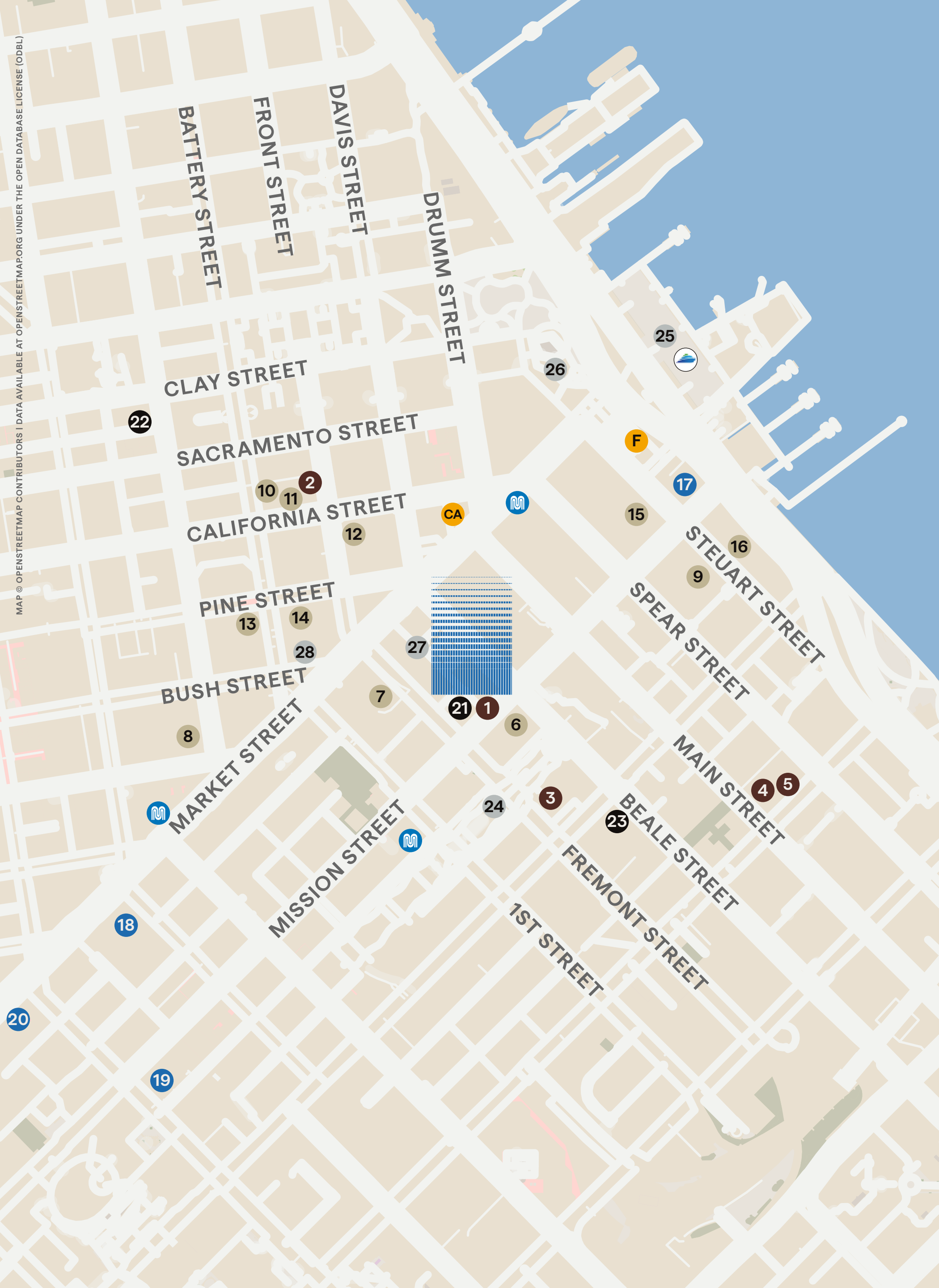
**ADJACENT TO NEW TRANSBAY
TERMINAL & 5.4 ACRE PARK**

**1 BLOCK WALK TO
SALESFORCE PARK**

**EASY ACCESS TO I-80 AND
BAY BRIDGE**

**3.5 BLOCK WALK TO
THE FERRY BUILDING**

**SURROUNDED BY SOME OF
SAN FRANCISCO'S HOTTEST
RESTAURANTS**



The neighborhood advantage.

More than 36 restaurants, five shopping destinations, and 10 hotels surround **300 MISSION**, extending the workday well beyond the office. Whether it's lunch, client meetings, overnight guests, or an after-work gathering, everything teams need is just steps away.

FAST CASUAL & COFFEE

- 1 Mendocino Farms
- 2 Bluestone Lane
- 3 Andytown Coffee Roasters
- 4 Sweetgreen
- 5 Saint Frank Coffee

DINING:

- 6 International Smoke
- 7 Barcha
- 8 Holbrook House
- 9 Yank Sing on Stevenson
- 10 Tadich Grill
- 11 Perbacco
- 12 Pabu
- 13 Wayfare Tavern
- 14 Crustacean
- 15 STK
- 16 Ozumo and Boulevard

HOTELS:

- 17 1 Hotel San Francisco
- 18 Palace Hotel, a Luxury Collection Hotel
- 19 The St. Regis San Francisco
- 20 Four Seasons Hotel San Francisco

FITNESS:

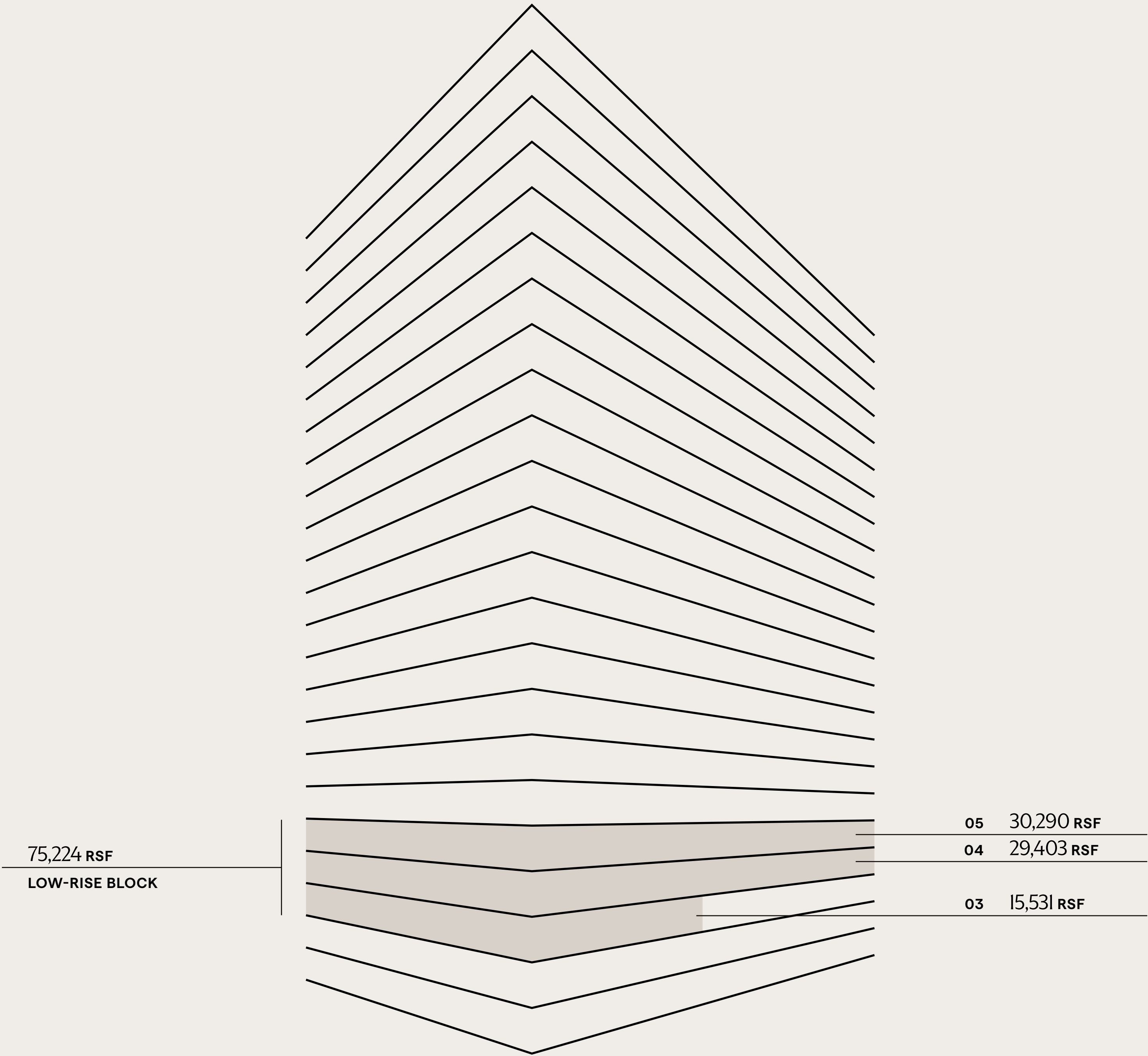
- 21 Equinox at 300 Mission
- 22 CorePower Yoga – Fremont
- 23 Pvolve San Francisco

CULTURE:

- 24 Salesforce Park
- 25 Ferry Building
- 26 Embarcadero Plaza
- 27 Beale Street Plaza
- 28 Mechanics Monument Plaza

Availabilities

Across 23 stories and 673,870 RSF, **300 MISSION** is designed to support the full workday. Large, highly efficient floorplates of approximately 30,000 RSF offer ideal efficiencies for open-plan work environments, while new showers and lockers, secured subterranean parking, a landscaped outdoor plaza, on-site management, and 24/7 security bring added ease to every day.



SUITE 300 14,485 RSF

- Available now
- 1 large boardroom
- Open space for ~140 workstations
- 9 medium meeting rooms
- Kitchenette
- 8 phone rooms
- Storage room

AS-BUILT PLAN
HYPOTHETICAL FURNITURE

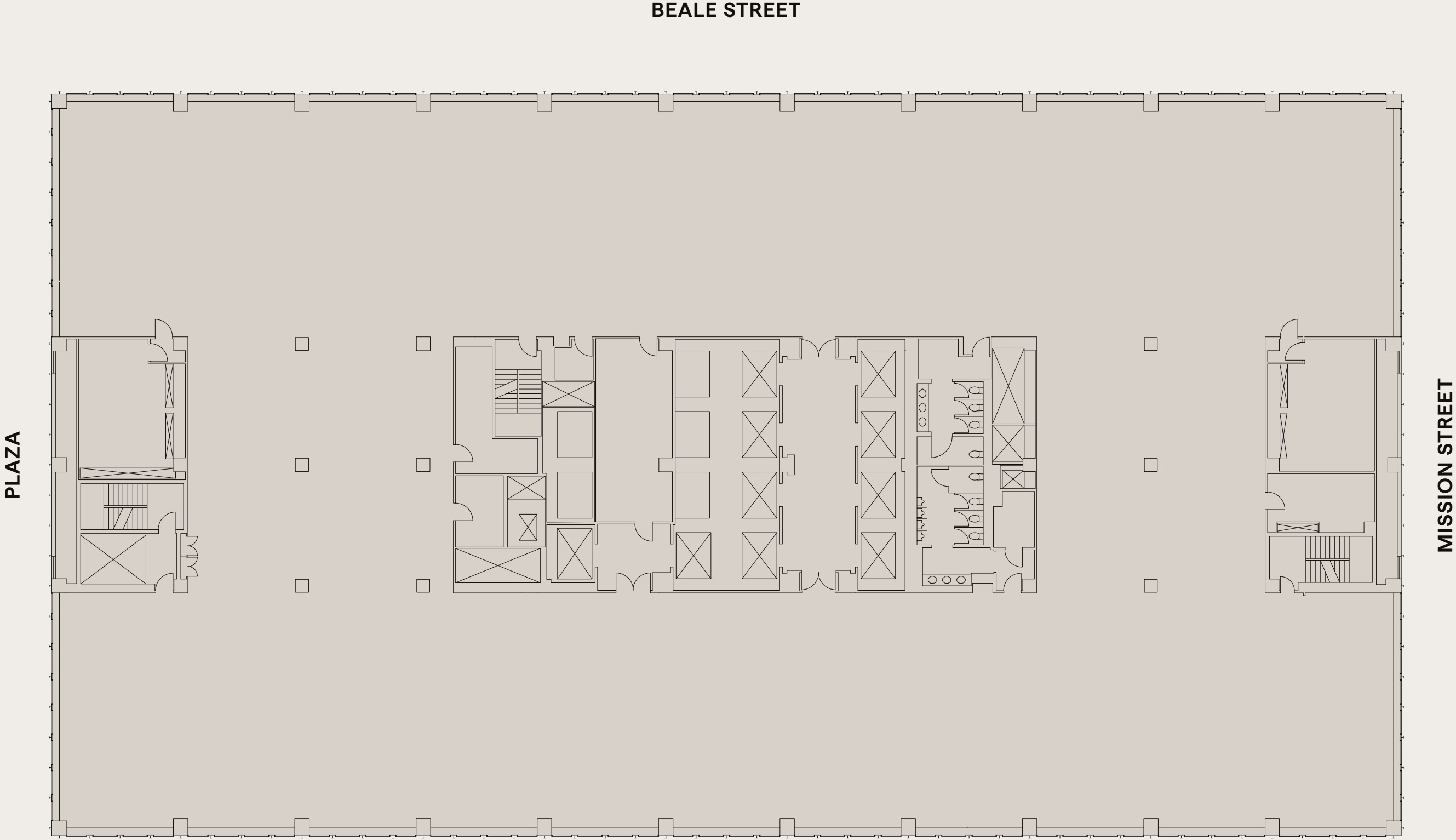
- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE



CORE SHELL PLAN

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE

SUITE 400 28,488 RSF



Available now
Excellent full floor opportunity
Large, predominately column-free
floor plate



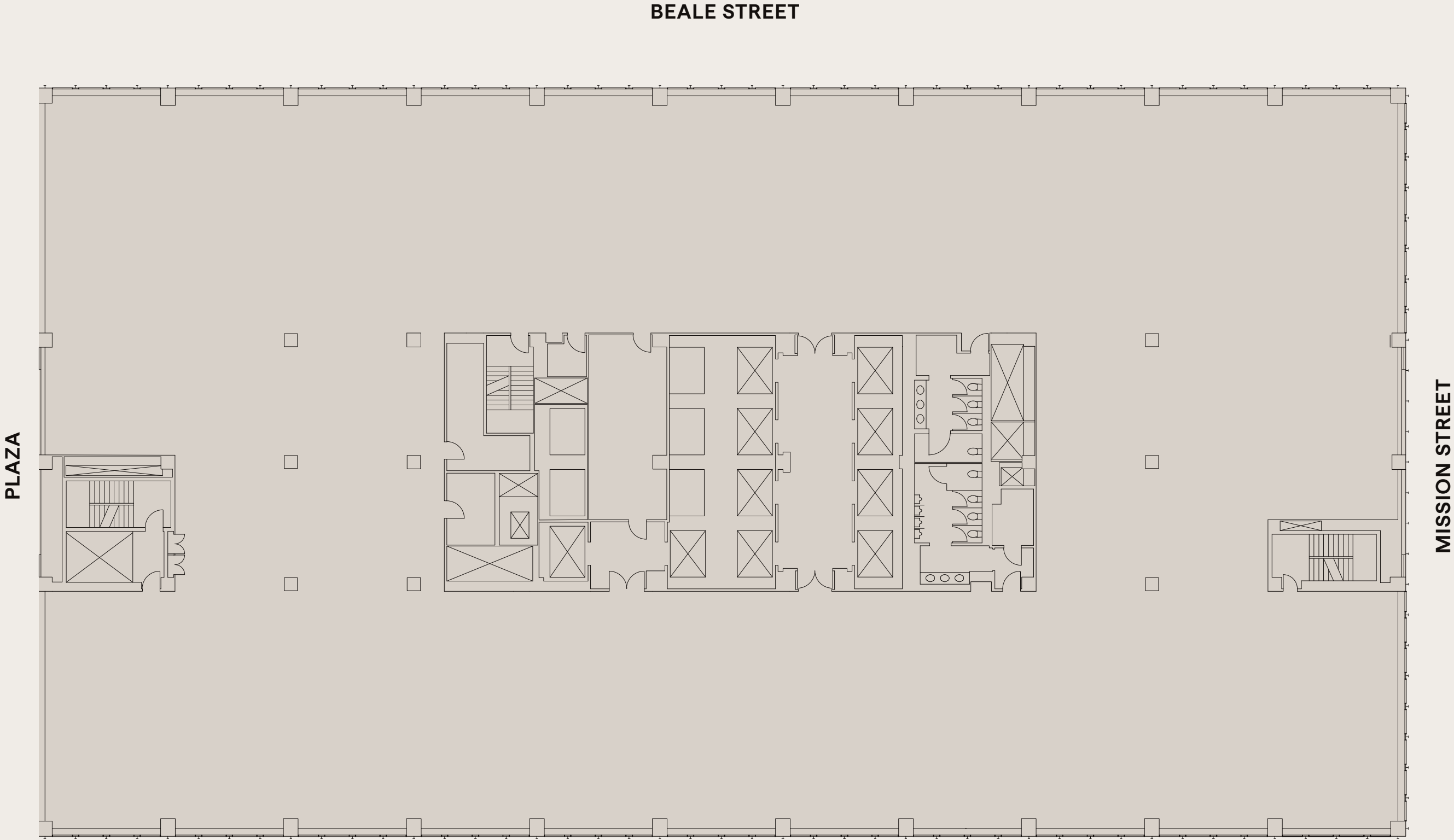
CORE SHELL PLAN

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE

SUITE

500

29,398 RSF



Available now
Excellent full floor opportunity
Large, predominately column-free
floor plate



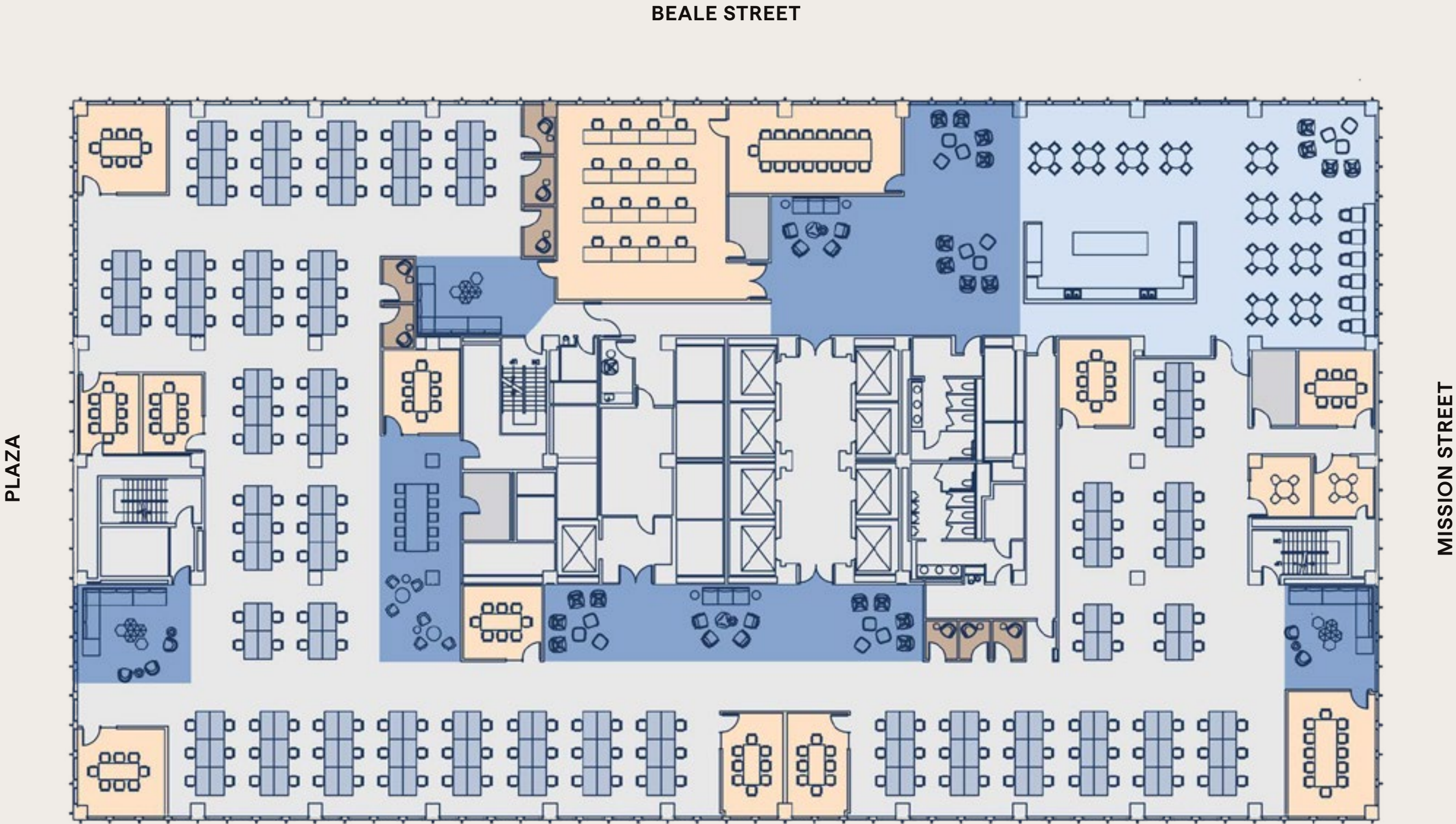
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SUITE 700 29,398 RSF

- Available now
- Excellent full floor opportunity
- Large, predominately column-free floor plate
- High-end creative build-out with exposed ceilings and polished concrete rooms
- Large open gallery kitchen
- 2 all-hands team board rooms
- 11 medium to large conference rooms
- 8 phone rooms
- 12.2% load factor
- Can accommodate 212 desks
- 1 person per 150 RSF

AS-BUILT PLAN
HYPOTHETICAL FURNITURE

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE



AS-BUILT PLAN

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE

SUITE

800

28,485 RSF

Available 11/1/2025
Furniture may be available
Open space for ~240 workstations
Highly creative floor
Large all-hands kitchen
27 meeting rooms
Mother's room



FURNISHED PLUG-AND-PLAY

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE

SUITE

900

29,398 RSF

Available 11/1/2025
Furnished plug and play
148 workstations
Large all-hands kitchen and
training room
21 meeting rooms
14 phone booths
2 kitchenettes



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AS-BUILT PLANPLAY

- CONFERENCE ROOMS
- OPEN DESKS
- LOUNGES
- PHONE ROOMS
- KITCHEN
- STORAGE

SUITE

1000

28,485 RSF

Available 11/1/2025
Fully furnished plug-and-play creative floor
Large all-hands kitchen and training room
220 workstations
Secondary coffee bar
22 meeting rooms
Mother's room with plumbing



300 Mission

ESG INITIATIVES

CERTIFICATIONS

LEED Platinum, Fitwel 2 Stars , ENERGY STAR label

ENERGY

Electricity offset by renewable energy credits

Capital upgrades implemented to reduce energy consumption and operating expenses

Systems equipped with automated control systems

LED lighting systems installed throughout building common areas to increase energy efficiency

Real-time energy management platform (iES Mach) used by Paramount’s Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly

Building systems commissioned to ensure performance is optimized

Ongoing staff training to ensure operations are efficient

AIR

ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building

Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more

Third-party indoor air quality surveys conducted to ensure the highest standards for HVAC hygiene, ventilation, and indoor environmental quality are upheld

Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality

HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products

Construction materials used are LEED-compliant, recycled, responsibly sourced, and low-toxicity

Training on emergency preparedness, workplace safety, and response drills coordinated periodically

WATER

Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation

Real-time water usage meters monitored by Engineering Team to compare trends and identify potential water loss

Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 180 days

SUSTAINABLE TRANSPORTATION

Bay Wheels bike share station located within 200 feet of the property entrance

SFMTA Streetcar (0.2 miles): F-Line

SFMTA Light Rail (0.2 miles): J, K, T, L-OWL, M, N, & S Shuttle lines

SFMTA Muni Bus (200 feet): 5, 5R, 7, 38, & 38R

BART Embarcadero Station (0.1 mile): Red, Yellow, Blue, & Green, Airport trains: SF International & Oakland International

Salesforce Transit Center (500 feet): AC Transit, Greyhound, WestCAT Lynx, Golden Gate Transit, Muni Treasure Island, SamTrans, Amtrak, Capitol Corridor

RECYCLING

Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills

Color-coordinated recycling procedure enforced to avoid contamination

Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans

Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated

Janitorial staff trained annually to maintain recycling best practices

Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled

TENANT COLLABORATION

Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange

Tenants engaged on energy efficiency opportunities to reduce consumption

Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces

Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately

Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies

Recycling improvements identified and communicated to tenants through office walk throughs and waste audits

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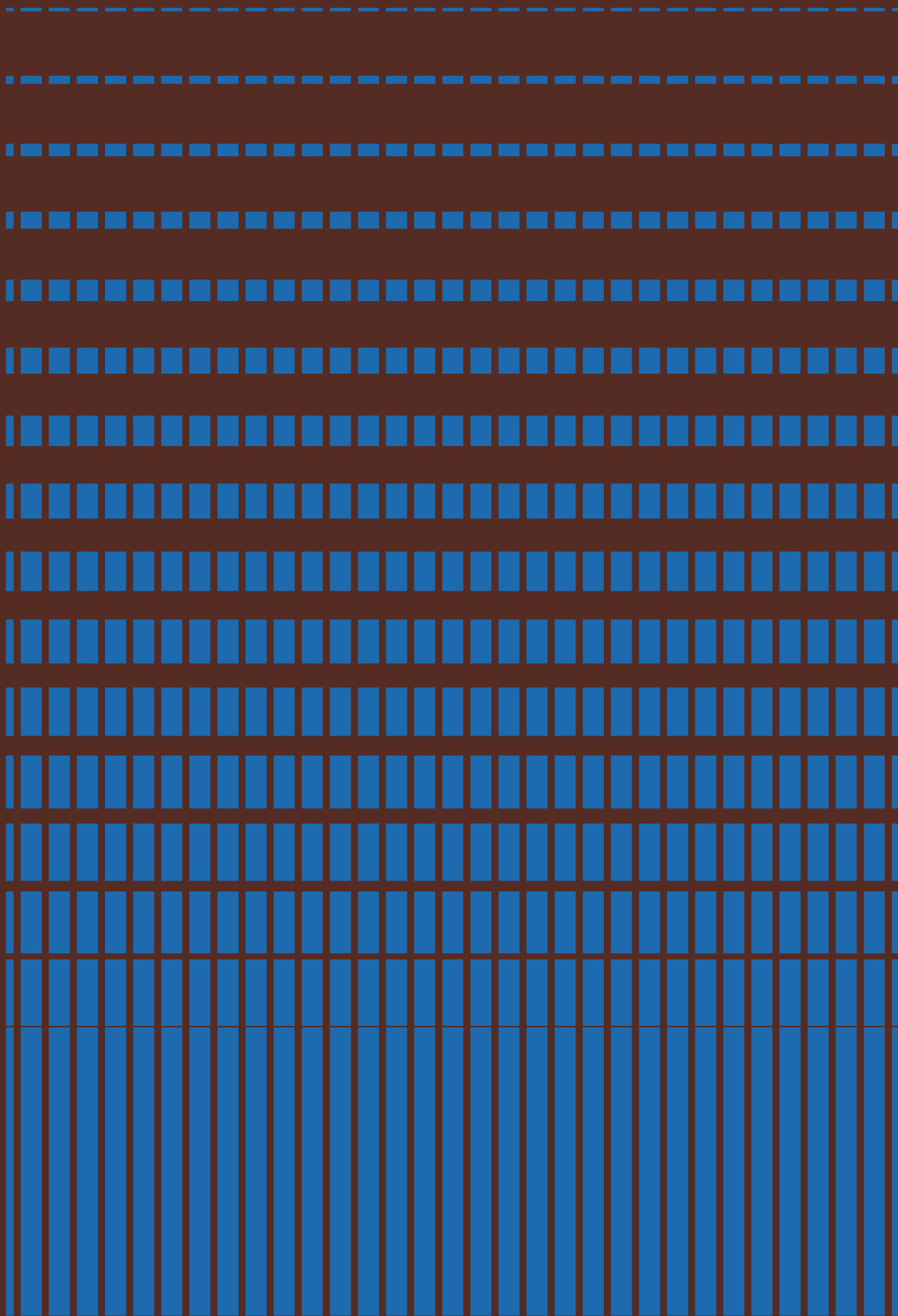
ADDITIONAL RESOURCES

[Elecra Sustainability Website](#)

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FOR MORE INFORMATION, PLEASE CONTACT:

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