

MIRA

RETAIL FOR LEASE



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TISHMAN SPEYER

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The Vision

MIRA, located at the corner of Folsom and Spear, features iconic architecture, innovative layouts, striking views and a bold attitude. These luxury condominium homes designed by Studio Gang are fresh and forward-thinking, inviting potential buyers to shift their perspective on living in San Francisco.

Developed by Tishman Speyer, MIRA is their latest in a series of high quality condominium properties in SoMa. This inspired community will comprise one podium building of median income condominiums and a 40-floor luxury tower of one-, two-, and three-bedroom residences topped by a Panorama Collection of homes offering stunning views and expansive floor plans.

MIRA delivers convenient access to San Francisco's wealth of extracurricular activities including Bayfront recreation, the City's buzzing nightlife and restaurants, luxury retailers, iconic landmarks, and local sports and entertainment venues. The property offers valetted and secure underground parking and is situated within walking distance of myriad transportation alternatives including SF Ferry services, BART, MUNI, and Bikeshare, with a projected Walk Score® of 91, Bike Score® of 86, and Transit Score® of 100.

The Locals

Mira's key central location – steps to the Embarcadero, and within walking distance of MUNI, Ferry Terminal, and the Transbay Transit Center, offers access to urban area already known for its shopping, dining, and entertainment options, from award-winning restaurants to cafes and local boutiques. The area is also dense with employees working for a large number of major companies in the surrounding neighborhood.



1.7

Average
Household
Size



\$191,126

Median
Household
Income



80%

Bachelor's/
Graduate
Degree



36.2

Median
Age



11,521

Area's
Population



90%

White Collar
Employed







San Francisco Bay

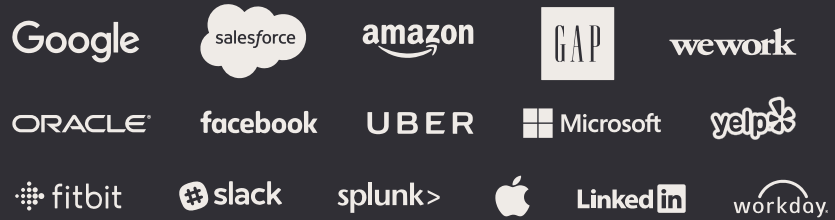
MIRA

TRANSBAY TRANSIT CENTER



Office

1	Google	9	Microsoft
2	Salesforce	10	Yelp
3	Amazon	11	FitBit
4	Gap	12	Slack
5	WeWork	13	Splunk
6	Oracle	14	Apple
7	Facebook	15	LinkedIn
8	Uber	16	Workday



Residential / New Developments

1	Infinity	650 units
2	Lumina	650 units
3	Solaire	406 units
4	399 Fremont	447 units
5	340 Fremont	348 units
6	Modera	180 units
7	41 Tehama	403 units
8	Park 181	67 units
9	Rincon Center	709 units
10	Metropolitan	342 units

The Location

In one of the fastest emerging neighborhoods of San Francisco, Block One offers immediate access to a concentrated area of leading technology and Fortune 500 employees. Surrounded by existing residences and hotels, the area is also undergoing historic levels of growth with numerous projects planned and under construction.

Food & Drink

1	Prospect
2	Palomino
3	Waterbar
4	Epic Steak
5	Starbucks
6	Sweet Joanna's Cafe
7	Howard Street Roastery
8	Philz Coffee
9	Fayala
10	Town Hall



187,773

Daytime
Workers



100,000

People Passing
Through Transbay
Terminal

Spaces for Lease

With broad sidewalks, a double row of street trees, and outside seating areas, Block One's inviting street level storefronts create an unmatched neighborhood retail experience. Sizing flexibility offers countless retail opportunities.



RETAIL 1

Size: 1,515 sq ft
 Ceiling Height: 19' 8"
 Tenancy: • Family Oriented Space

RETAIL 3

Size: 4,513 sq ft
 Ceiling Height: 19' 8"
 Notes: Can be demised
 Tenancy: • Gourmet Quick Foods / Wine Bar
 • Full Restaurant Space
 • Outdoor Seating
 • Venting Possible

RETAIL 2

Size: 2,998 sq ft
 Ceiling Height: 19' 8"
 Notes: Can be demised
 Tenancy: • Health, Beauty and Wellness
 • Interactive Work Space
 • Outdoor Seating
 • Venting Possible

RETAIL 4

Size: 1,350 sq ft
 Ceiling Height: 19' 8"
 Tenancy: • Pet Grooming
 • Cosmetic Office



RETAIL FOR LEASE



MIRA

Boutique

Restaurant

Restaurant

maven
RETAIL • OFFICE • INDUSTRIAL

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