





HOK-DESIGNED STATE OF THE ART
OFFICE BUILDING BOASTING 27 STORIES
AND OVER 300,000 SF



PRIME LOCATION IN THE SOUTH
FINANCIAL DISTRICT, SAN FRANCISCO'S
PREMIER BUSINESS HUB



FOOTSTEPS FROM SUPERB DINING, SHOPPING, FITNESS, AND LODGING AMENITIES



SWEEPING FULL-LENGTH
GLASS WINDOWS OFFERING
ABUNDANT NATURAL LIGHT



BEAUTIFULLY MAINTAINED
OUTDOOR SPACE INCLUDING
LANDSCAPED PLAZA



ON-SITE CAR AND BIKE
PARKING + SHOWERS AND
LOCKERS



CERTIFIED LEED GOLD BY
THE US GREEN BUILDING
COUNCIL







CENTRALLY LOCATED STEPS FROM BART, MUNI, THE EMBARCADERO, AND SALESFORCE TRANSIT CENTER/PARK

CONNECT BY ROAD OR AIR: EASY

ACCESS TO FREEWAYS, BAY BRIDGE,

AND LOCAL AIRPORTS (SFO AND OAK)



SURROUNDED BY WORLD CLASS AMENITIES























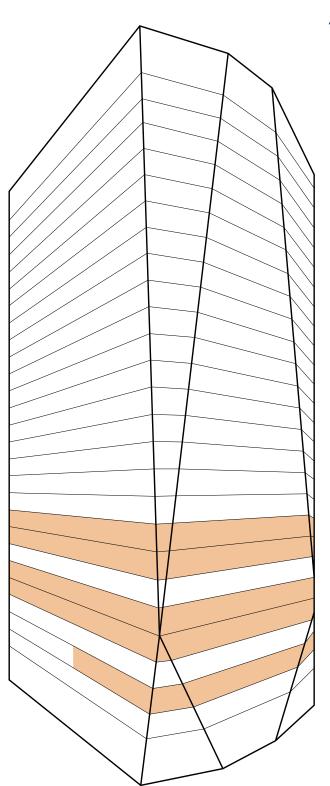








PROPERTY AVAILABILITIES



SUITE 900 - 13,321 SF AVAILABLE NOW

SUITE 800 - 6,125 SF AVAILABLE Q4 2025

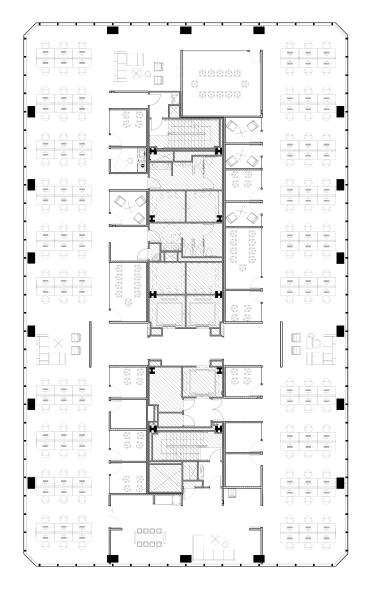
SUITE 600 - 13,246 SF _____ 26,467 SF SUITE 500 - 13,211 SF ____ AVAILABLE NOW

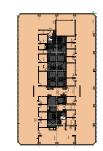
SUITE 300 - 9,214 SF AVAILABLE NOW



13,321 SF

- FULL FLOOR OPPORTUNITY
- CREATIVE ELEMENTS THROUGHOUT
- PARTIAL EXPOSED CEILING
- GREAT NATURAL LIGHT
- 1 LARGE BOARDROOM
- 17 MEETING ROOMS OF VARIOUS SIZES
- MOSTLY OPEN PLAN WITH ROOM FOR
 100+ WORKSTATIONS
- FURNITURE AVAILABLE





6,125 SF

AVAILABLE Q4 2025

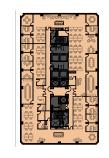
- BRAND NEW SPEC SUITE UNDERWAY
- EXPOSED CEILINGS AND POLISHED CONCRETE FLOORS
- HIGH END FINISHES THROUGHOUT
- DOUBLE DOOR ELEVATOR IDENTITY
- 1 LARGE BOARDROOM
- 1 CONFERENCE ROOM
- 5 WINDOW-LINE PRIVATE OFFICES / MEETING ROOMS
- OPEN AREA FOR 30 WORKSTATIONS

SUITE 850

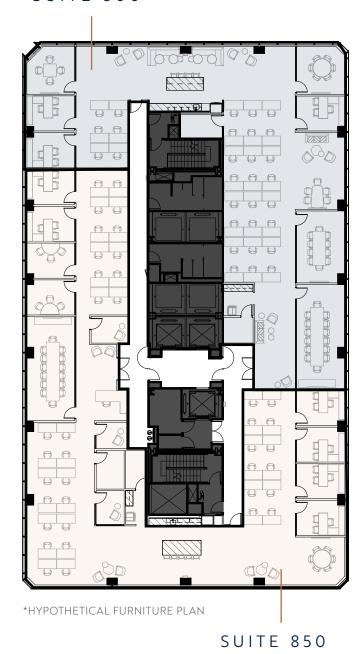
7,210 SF

AVAILABLE Q4 2025

- BRAND NEW SPEC SUITE UNDERWAY
- EXPOSED CEILINGS AND POLISHED CONCRETE FLOORS
- HIGH END FINISHES THROUGHOUT
- DOUBLE DOOR ELEVATOR IDENTITY
- 1 LARGE BOARDROOM
- 8 WINDOW-LINE PRIVATE OFFICES / MEETING ROOMS
- · 3 PHONE ROOMS
- OPEN AREA FOR 38 WORKSTATIONS

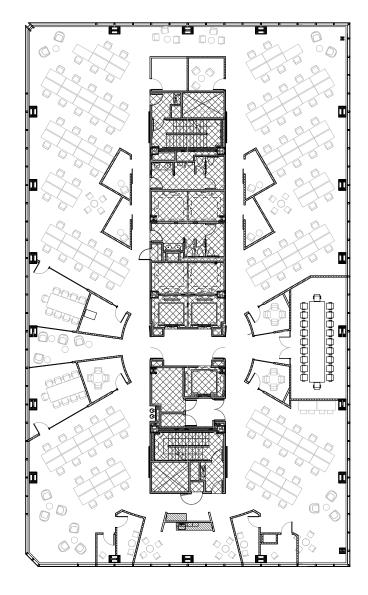


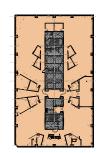




13,246 SF

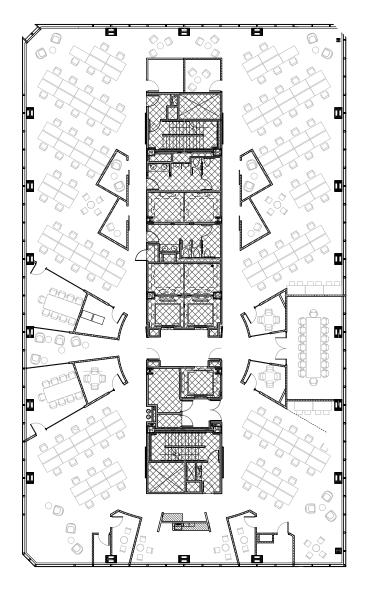
- · CAN BE COMBINED WITH SUITE 500 FOR **26,457 SF**
- FULL FLOOR OPPORTUNITY
- CREATIVE ELEMENTS THROUGHOUT
- PARTIAL EXPOSED CEILING
- · GREAT **NATURAL LIGHT**
- 1 LARGE BOARDROOM
- 16 MEETING ROOMS OF VARIOUS SIZES
- MOSTLY OPEN PLAN WITH ROOM FOR
 100+ WORKSTATIONS
- **FURNITURE** AVAILABLE

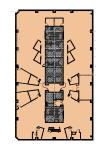




13,211 SF

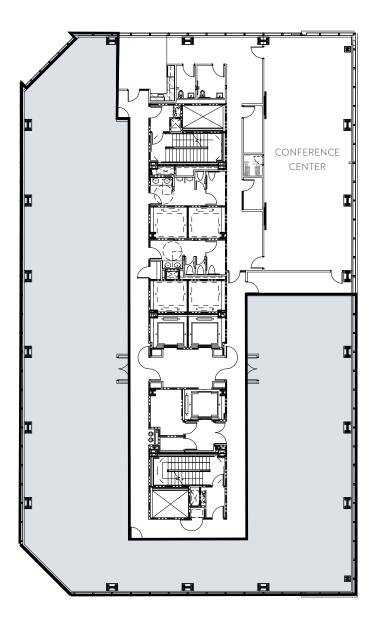
- · CAN BE COMBINED WITH SUITE 600 FOR 26,457 SF
- FULL FLOOR OPPORTUNITY
- CREATIVE ELEMENTS THROUGHOUT
- PARTIAL EXPOSED CEILING
- · GREAT NATURAL LIGHT
- 1 LARGE BOARDROOM
- 16 MEETING ROOMS OF VARIOUS SIZES
- MOSTLY OPEN PLAN WITH ROOM FOR
 100+ WORKSTATIONS
- **FURNITURE** AVAILABLE

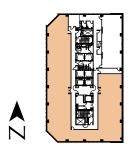




9,214 SF

- DELIVERED IN SHELL CONDITION
- TI'S AVAILABLE
- ADJACENT TO THE BUILDING CONFERENCE CENTER





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