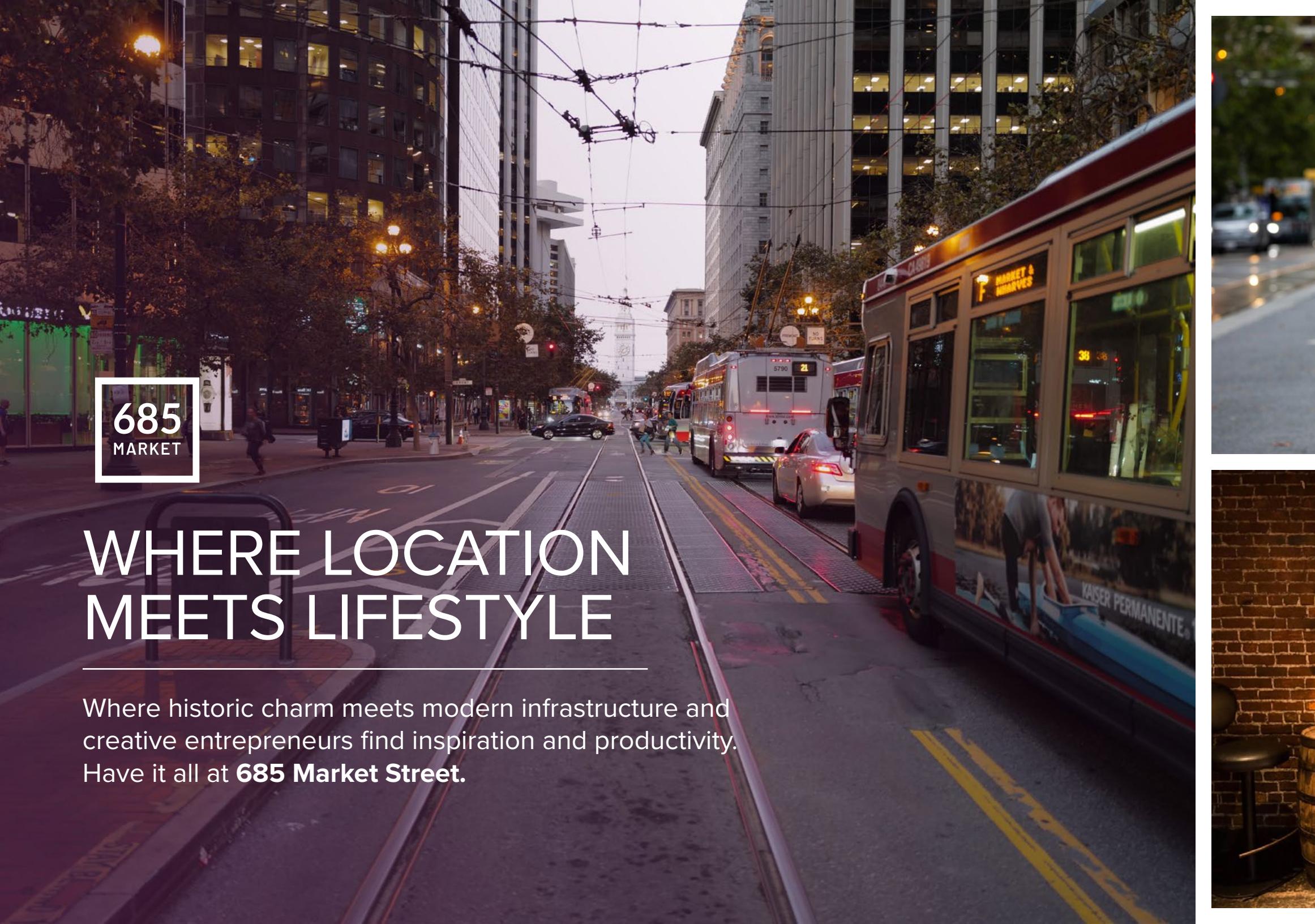


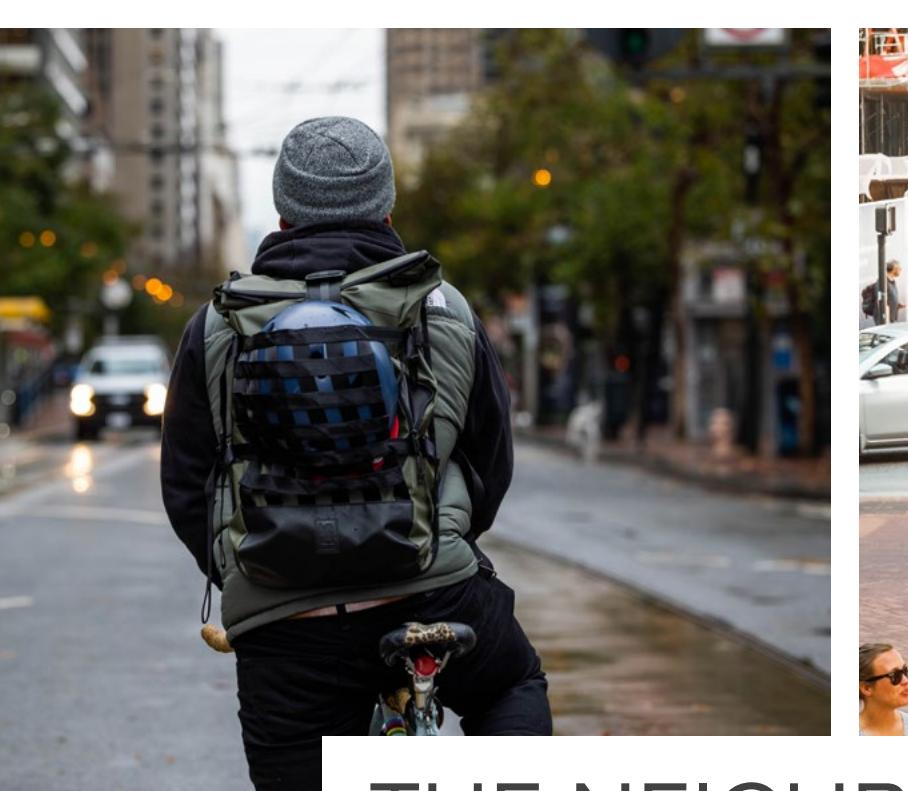


685
MARKET

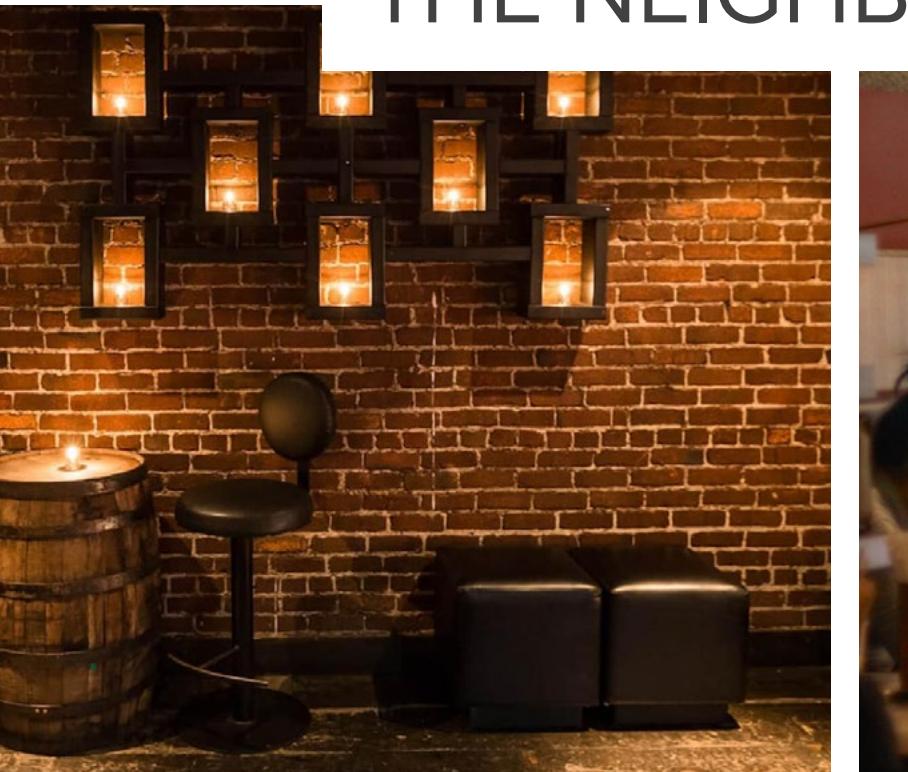


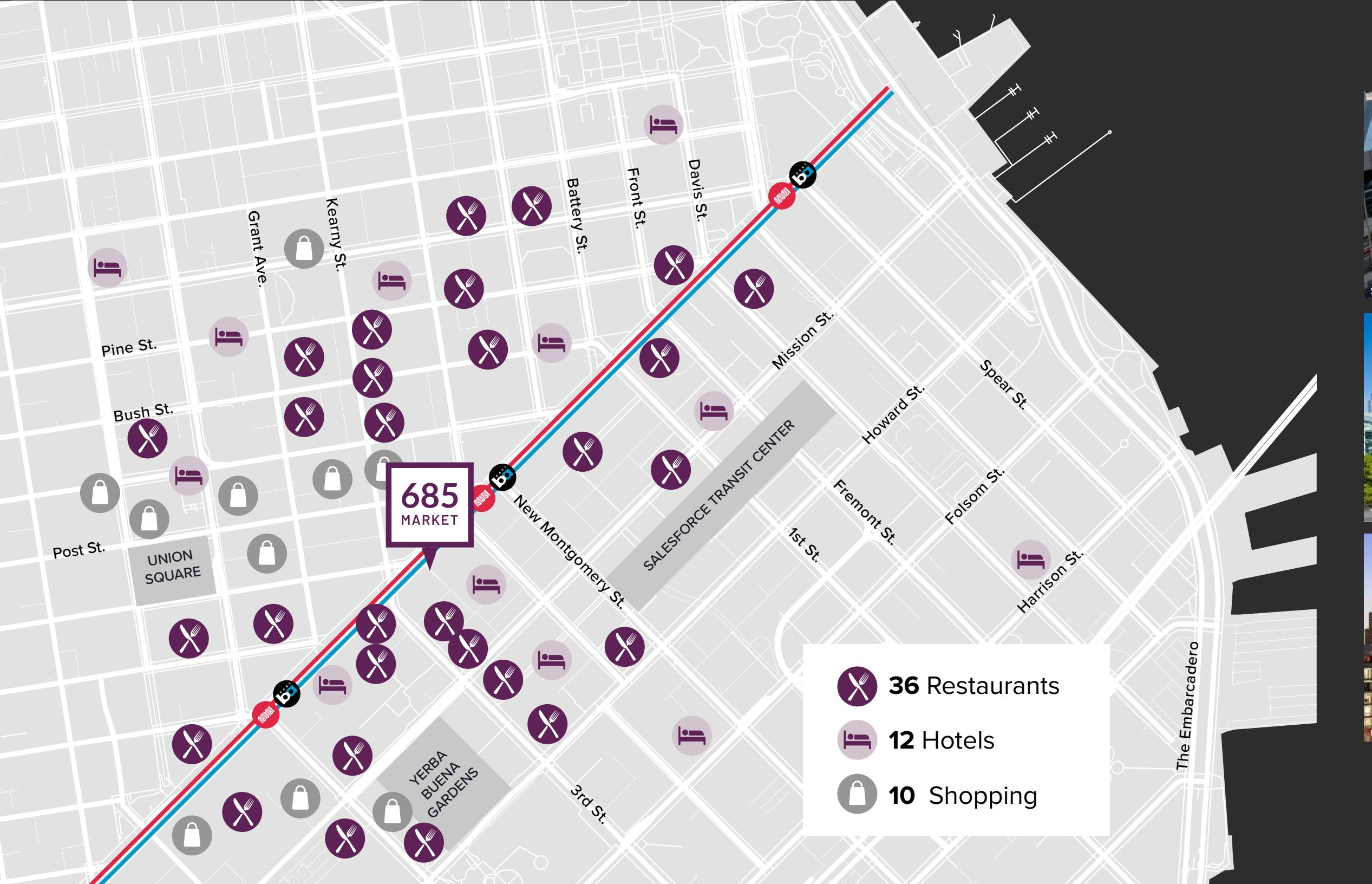
WHERE LOCATION MEETS LIFESTYLE

Where historic charm meets modern infrastructure and creative entrepreneurs find inspiration and productivity. Have it all at **685 Market Street.**



THE NEIGHBORHOOD

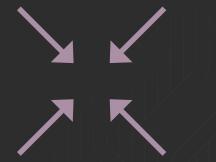




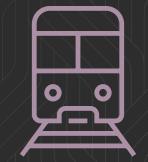
CONNECTED

On the central axis of the CBD

685 Market is situated along the primary thoroughfare of the city — the location of choice for San Francisco's Fortune 500 and blue-chip technology users.



Confluence of North & South financial districts and Yerba Buena & Union Square



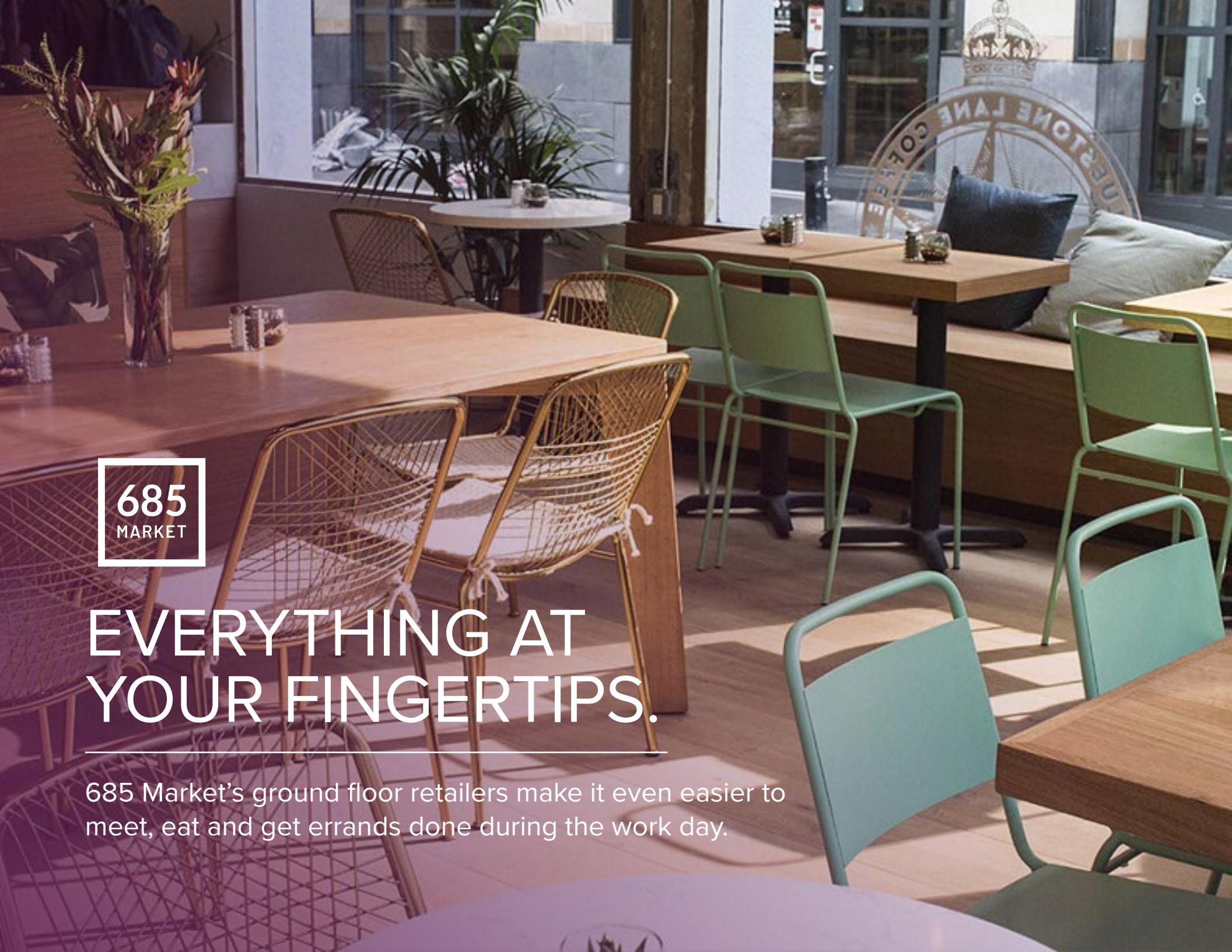
Two blocks to San Francisco's MUNI T-Third Metro Line



Two Blocks to San Francisco's Transbay Terminal



Immediate access to BART



~57,000 RSF Creative Space



Fully Furnished, Plug & Play
Spaces Available



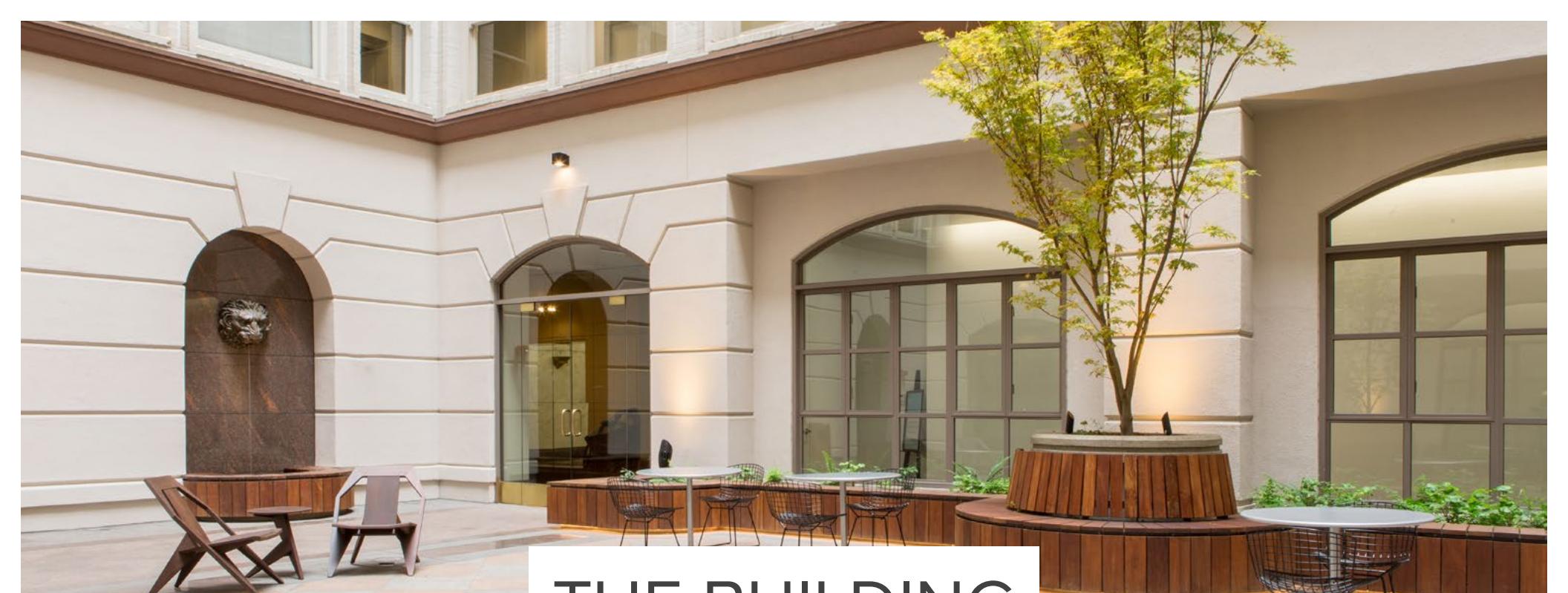
Efficient \pm 20,000 RSF
Floor Plates



\sim \$25 Million Invested within
Existing Building Infrastructure



Strong Ownership Group
Brookfield, Committed
to San Francisco



THE BUILDING



MODERN

Infrastructure

685
MARKET

WHERE HISTORY & SUSTAINABILITY MEET

This historic building has been fully upgraded with modern infrastructure to meet all your needs.



Façade
Remediation



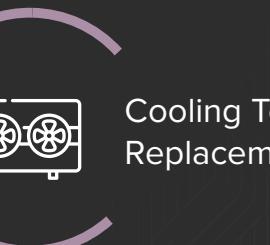
Elevator
Modernization



Lobby & Atrium
Upgrades



Retail Storefront
Upgrades



Cooling Tower
Replacement



Roof
Replacement



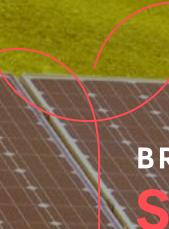
Building
Automation
System



Operable
Windows



100% OF THE ELECTRICITY REQUIREMENTS FOR THE SAN FRANCISCO OFFICE PORTFOLIO SUPPLIED THROUGH LOCAL SOLAR AND WIND POWER BY 2026.



BROOKFIELD PROPERTIES
SUSTAINABILITY

BENEFITS TO TENANTS

1



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.

2



SUPPORTS the development of new community-focused clean energy supply, green jobs, and investment into the local community.

WE WILL ACHIEVE this by procuring power through the Clean Power SF "Super Green Program", a local community choice aggregation program provided from the SF public utilities commission that provides renewable electricity from solar and wind power facilities to customers.



Zero Emissions Electricity



Fresh air circulation via operable windows



MERV-14 filters removing up to 95% of air impurities

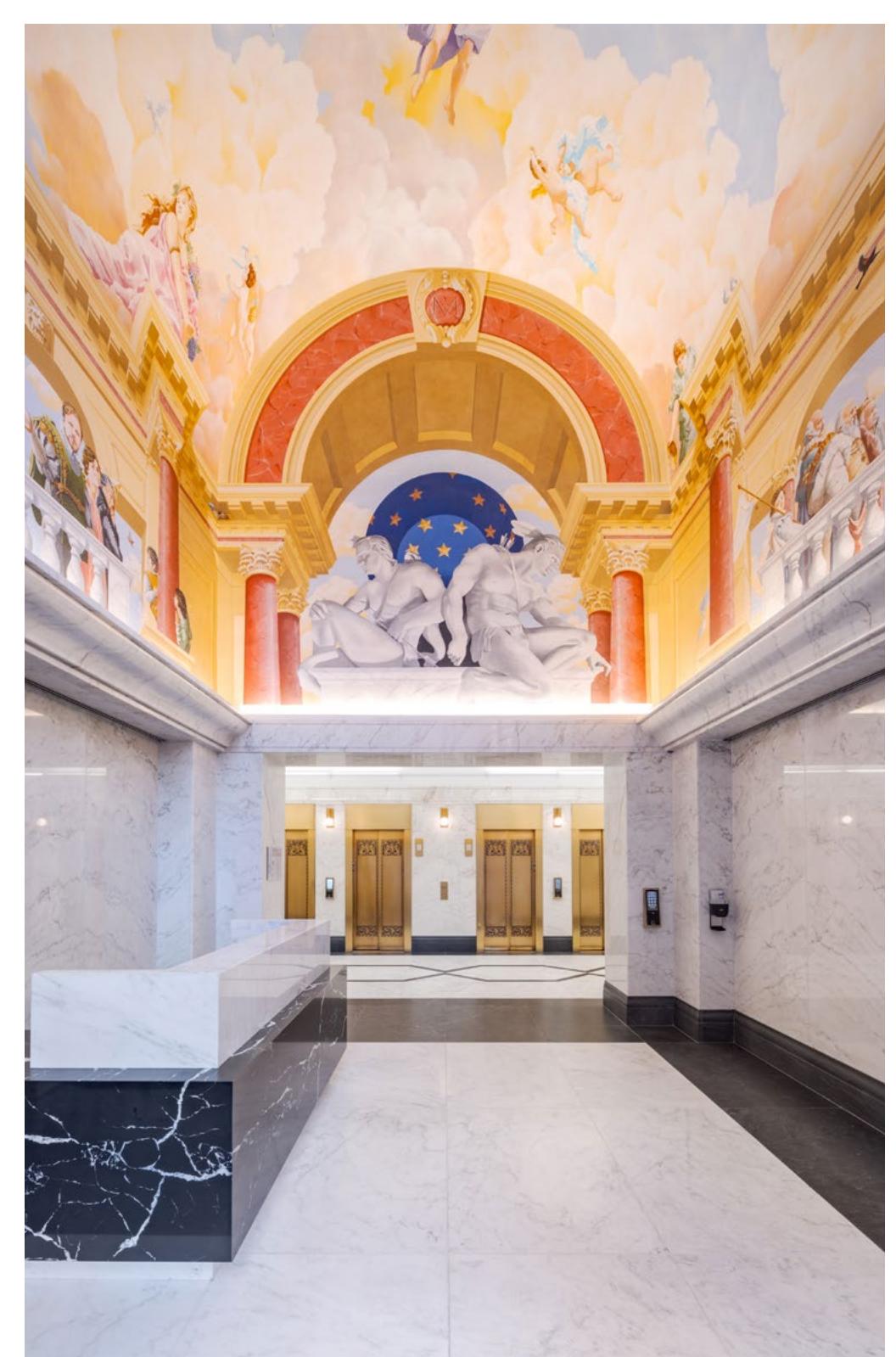
AWARDS & CERTIFICATIONS



685
MARKET

BREATHING NEW LIFE INTO A HISTORIC GEM

A major lobby and atrium upgrade in 2024 revitalized the grand entryway. Bold lines and contrasting colors bring a breath of fresh air to the space while maintaining the lobby's historic charm.



AVAILABILITIES

Total availability ~57,000 RSF

FLOOR	SIZE	STATUS	CONDITION
10th Floor	19,406 RSF	LEASED	
9th Floor	19,404 RSF	LEASED	
8th Floor	19,405 RSF	LEASED	
7th Floor	19,406 RSF	LEASED	
6th Floor	19,398 RSF	Available Now	Warm Shell
5th Floor	19,128 RSF	Available 2027	Brookfield Regional Office
4th Floor	19,406 RSF	LEASED	
3rd Floor	18,865 RSF	Available Now	Pre-Built
2nd Floor	19,406 RSF	LEASED	
1st Floor	4.825 RSF	LEASED	



685 MARKET

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Brookfield
Properties

