

201

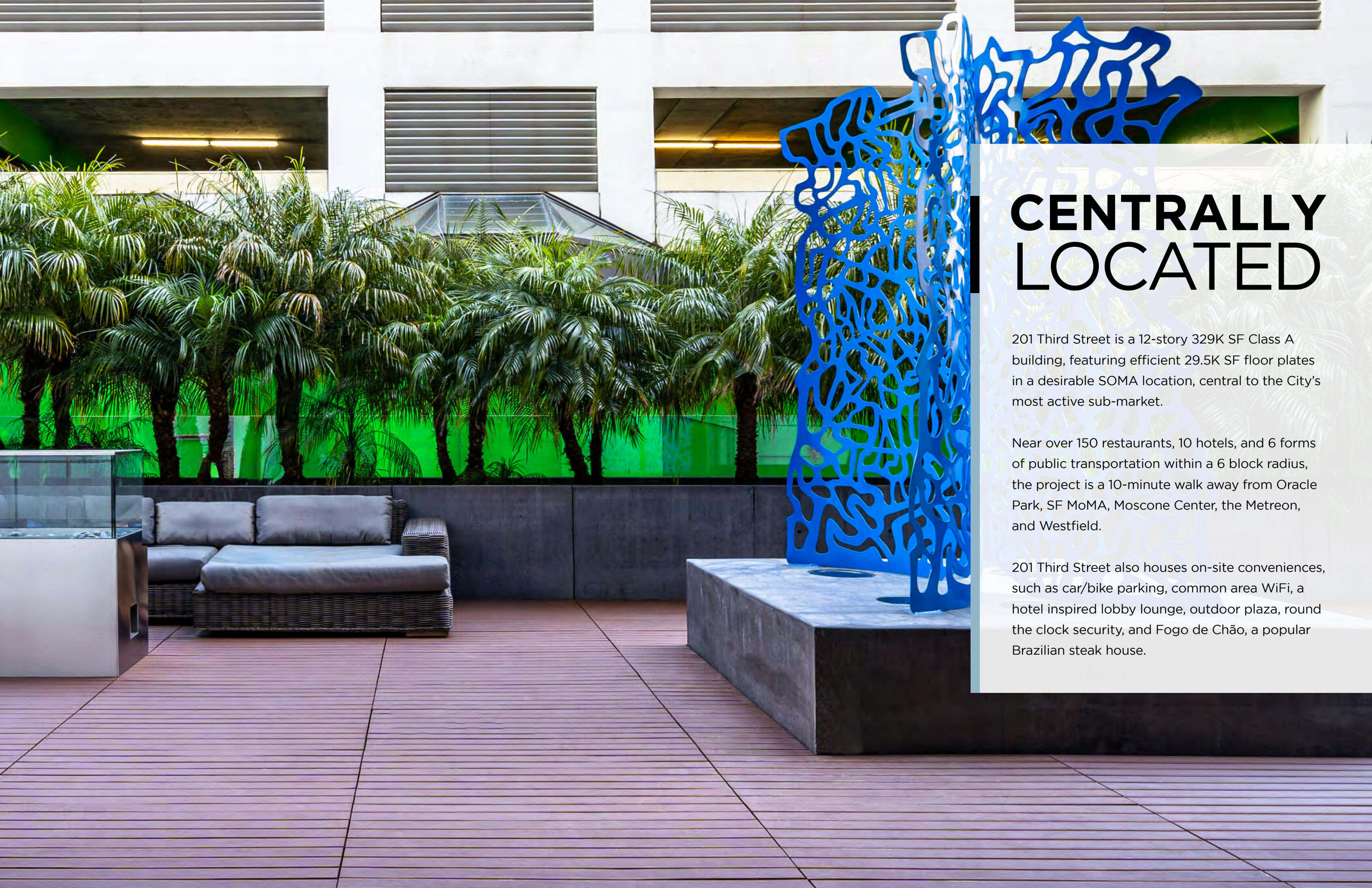
THIRD



KILROY



Jones Lang LaSalle Brokerage, Inc. License #01856260



CENTRALLY LOCATED

201 Third Street is a 12-story 329K SF Class A building, featuring efficient 29.5K SF floor plates in a desirable SOMA location, central to the City's most active sub-market.

Near over 150 restaurants, 10 hotels, and 6 forms of public transportation within a 6 block radius, the project is a 10-minute walk away from Oracle Park, SF MoMA, Moscone Center, the Metreon, and Westfield.

201 Third Street also houses on-site conveniences, such as car/bike parking, common area WiFi, a hotel inspired lobby lounge, outdoor plaza, round the clock security, and Fogo de Chão, a popular Brazilian steak house.

AROUND THE TOWN

 **26M**
Unique Visitors Annually

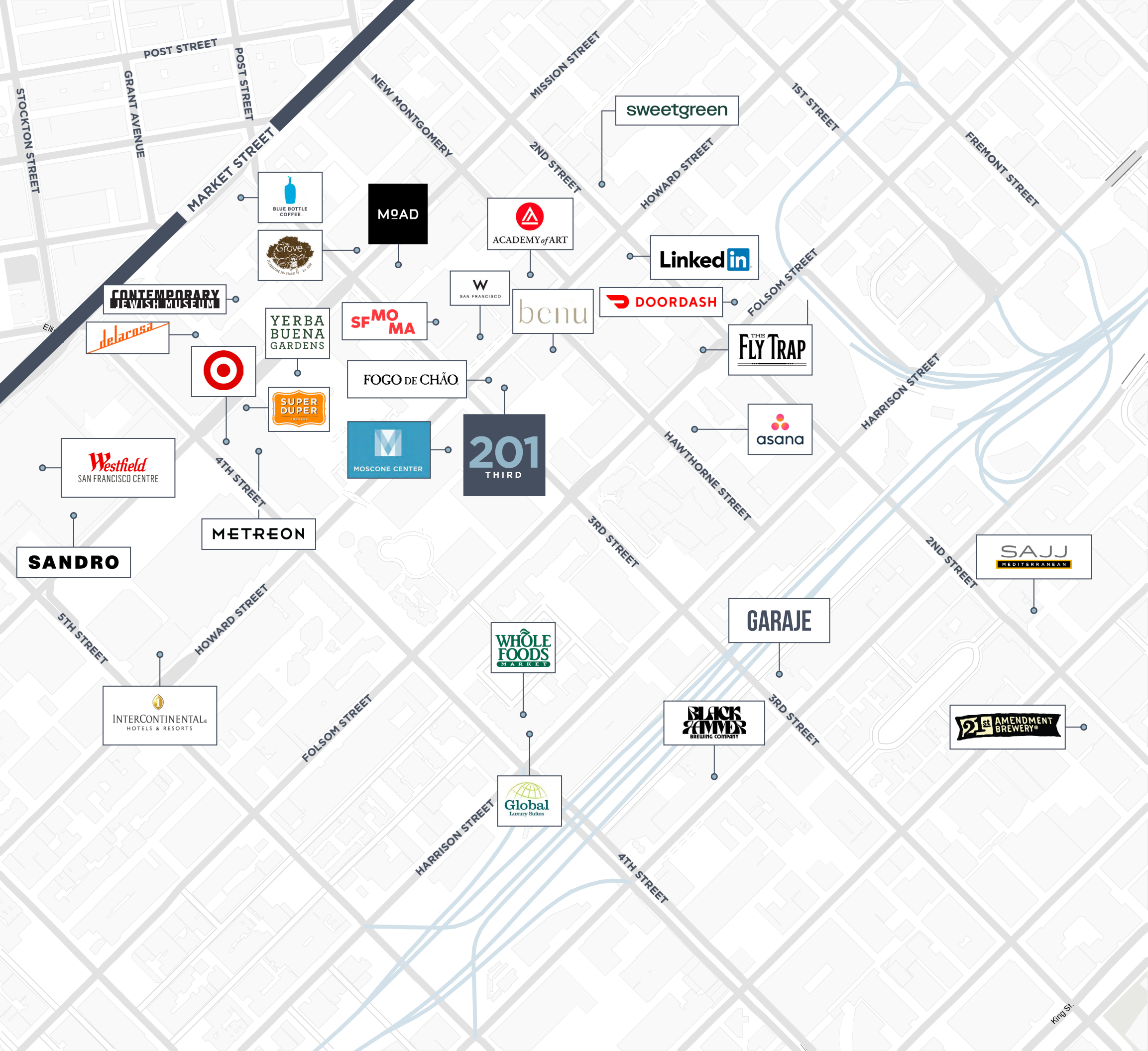
 **\$10B**
Annual Visitor Spend

 **\$5B**
International Visitor Spend

 **70K**
Daily Walking Traffic

 **70K**
Daytime Population

 **\$10B**
Annual SF Convention & Meetings Industry Revenue



AMENITY MAP

DINING

1.

Morton's Steakhouse
2.

E&O Kitchen & Bar
3.

Akiko's Restaurant
4.

Aquitaine Wine Bar
5.

Chotto Matte
6.

Kin Khao
7.

Fogo de Chão
8.

Benu
9.

Mourad

HOTELS (12,101 Rooms Total)

1.

Warwick SF 94 Rooms
2.

Hotel Diva 130 Rooms
3.

The Donatello 94 Rooms
4.

Hotel Beresford 114 Rooms
5.

JW Marriott SF 337 Rooms
6.

Hotel G 152 Rooms
7.

The Westin St. Francis 1195 Rooms
8.

Kimpton Sir Francis 416 Rooms
9.

Grand Hyatt SF 660 Rooms
10.

Taj Campton Place 110 Rooms
11.

Galleria Park Hotel 177 Rooms
12.

The Marker 208 Rooms
13.

Clift SF 372 Rooms
14.

Hilton 1919 Rooms
15.

King George Hotel 153 Rooms
16.

Villa Florence Hotel 189 Rooms
17.

Hotel Nikko SF 532 Rooms
18.

Hotel Fusion 119 Rooms
19.

The Herbert Hotel 99 Rooms
20.

Hotel Union Square 131 Rooms
21.

Palace Hotel 552 Rooms
22.

Four Seasons Hotel SF 277 Rooms
23.

Hyatt Regency 681 Rooms
24.

SF Marriott Marquis x Rooms
25.

Hotel Zelos SF 202 Rooms
26.

The Mosser Hotel 166 Rooms
27.

Hotel Zetta SF 116 Rooms
28.

The Pickwick Hotel 192 Rooms
29.

InterContinental SF 550 Rooms
30.

The St. Regis SF 260 Rooms
31.

W San Francisco 404 Rooms

NIGHTLIFE

1.

Pagan Idol
2.

Rickhouse
3.

Love & Propaganda
4.

Hawthorn
5.

Iron Horse Cocktails
6.

Local Edition SF
7.

Cask
8.

Pied Piper
9.

The House of Shields
10.

Novela
11.

Johnny Foley's Irish House
12.

Press Club
13.

The View
14.

Pandora Karaoke & Bar
15.

The Cavalier
16.

OMG
17.

Monarch
18.

Tempest
19.

The Chieftan Irish Pub
20.

ODETOKYO
21.

Wine Down SF



CONVENTION CENTER TOP 5 EVENTS

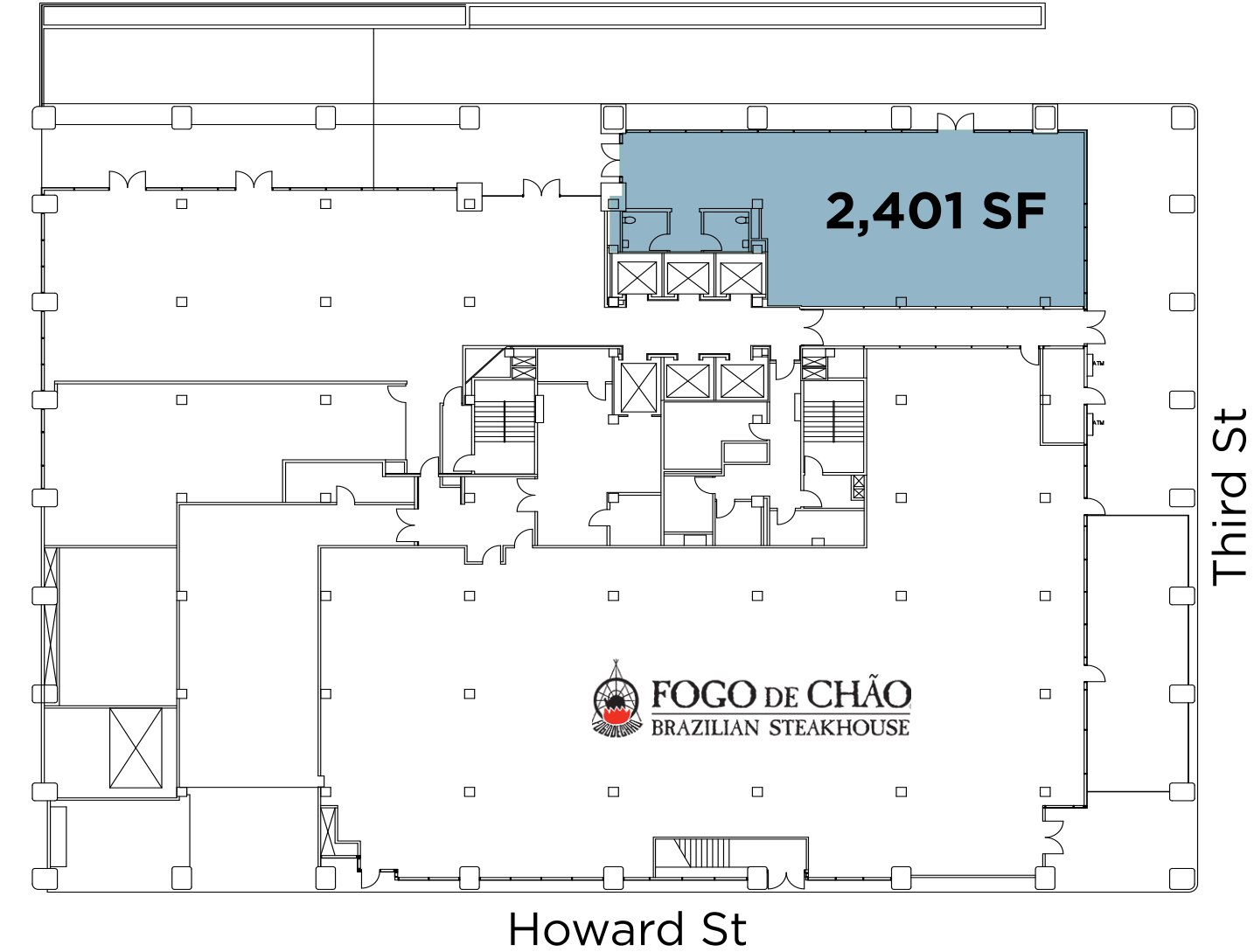
Convention	Host	Total Hotel Room Nights
Dreamforce	Salesforce	132,595
IBM Think Conference	IBM Global Travel Procurement	112,282
Oracle OpenWorld	Oracle Corp.	80,074
AAO Annual Meeting	American Academy of Ophthalmology	71,465
79th Scientific	American Diabetes Association	59,737

COMING SOON SOMA SPORTS & DOG PARK

Spanning an impressive four city blocks, the park’s design leverages underutilized and vacant spaces in our densely urban neighborhood, which will be transformed into community space with trees, lush landscaping, gathering spaces, the largest dog park in downtown, and amenities for recreation including pickleball, street soccer, and basketball courts.



THE OPPORTUNITY



Ideal glass line
and visibility



Ability to add
outdoor seating

201 THIRD

ABOUT KILROY

Kilroy Realty is a place where innovation works.

We deliver properties in innovative hubs, designed and purpose-built for people with a focus on access, amenities, and wellness. 14M under management and 7M in the development pipeline for a total of 21M. A sustainable leader in design and operations, with a deep commitment to our environment and communities.

[KILROYREALTY.COM](https://www.kilroyrealty.com)



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