



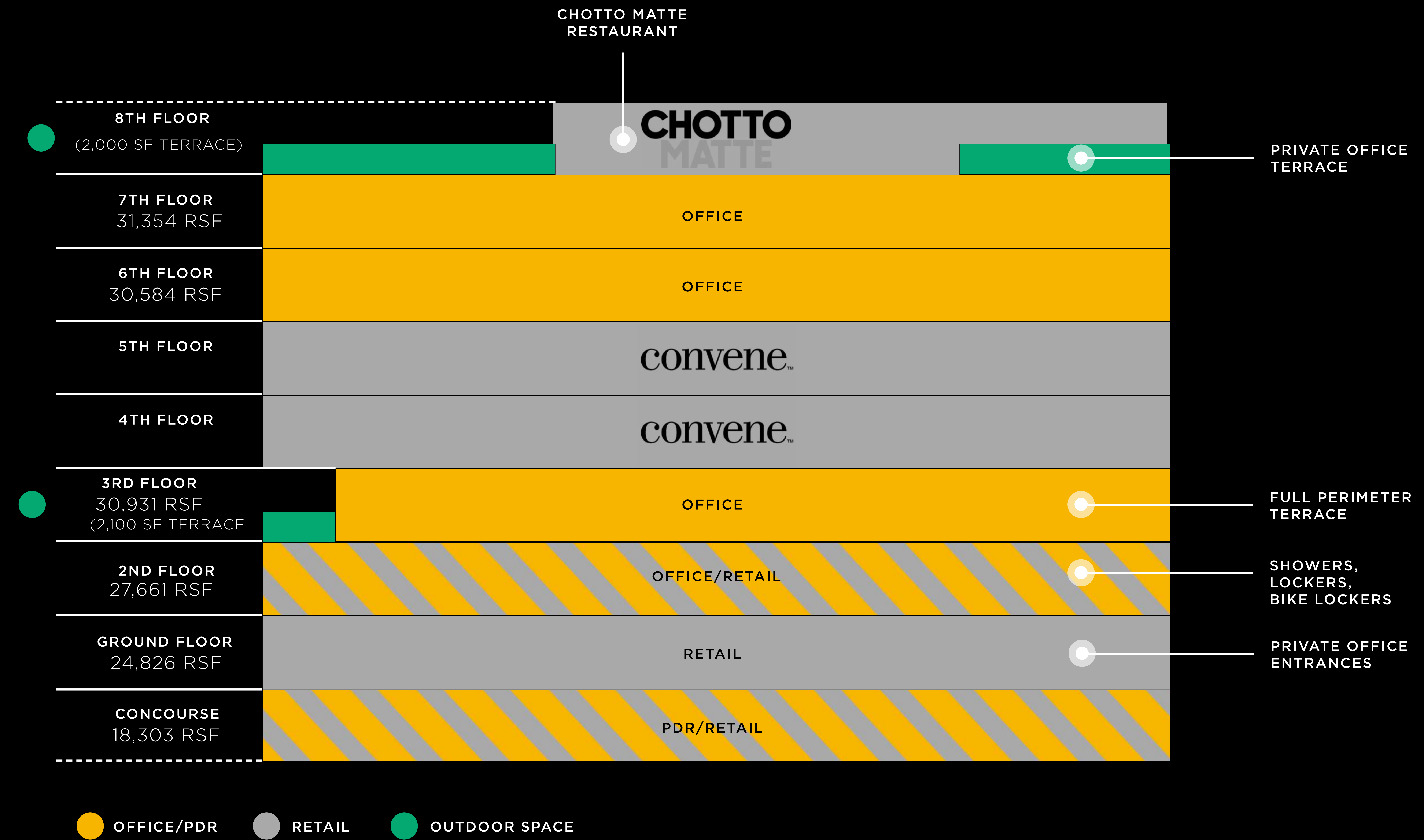
ICONIC MIXED-USE, REDEVELOPMENT IN UNION SQUARE

UP TO 163,000 SF
AVAILABLE NOW FOR
TENANT IMPROVEMENTS

100Stockton.com

STACKING PLAN

163,659 SF
DIVISIBLE



New Build to Suit Opportunity in Union Square

- ▶ ABILITY TO ACHIEVE NET ZERO ENERGY SOURCING
- ▶ ROOFTOP SOLAR READY
- ▶ LEED GOLD TARGET
- ▶ WELL CONSCIOUS

- ▶ BRAND NEW BUILDING SYSTEMS
- ▶ MERV-14 FILTERS
- ▶ 100% FRESH AIR TO EVERY FLOOR

- ▶ 14'6" SLAB-TO-SLAB CEILING
- ▶ 12' TYPICAL GLASS LINE HEIGHT

FLAGSHIP SIGNAGE

OUTDOOR TERRACES

EFFICIENT LOAD FACTOR

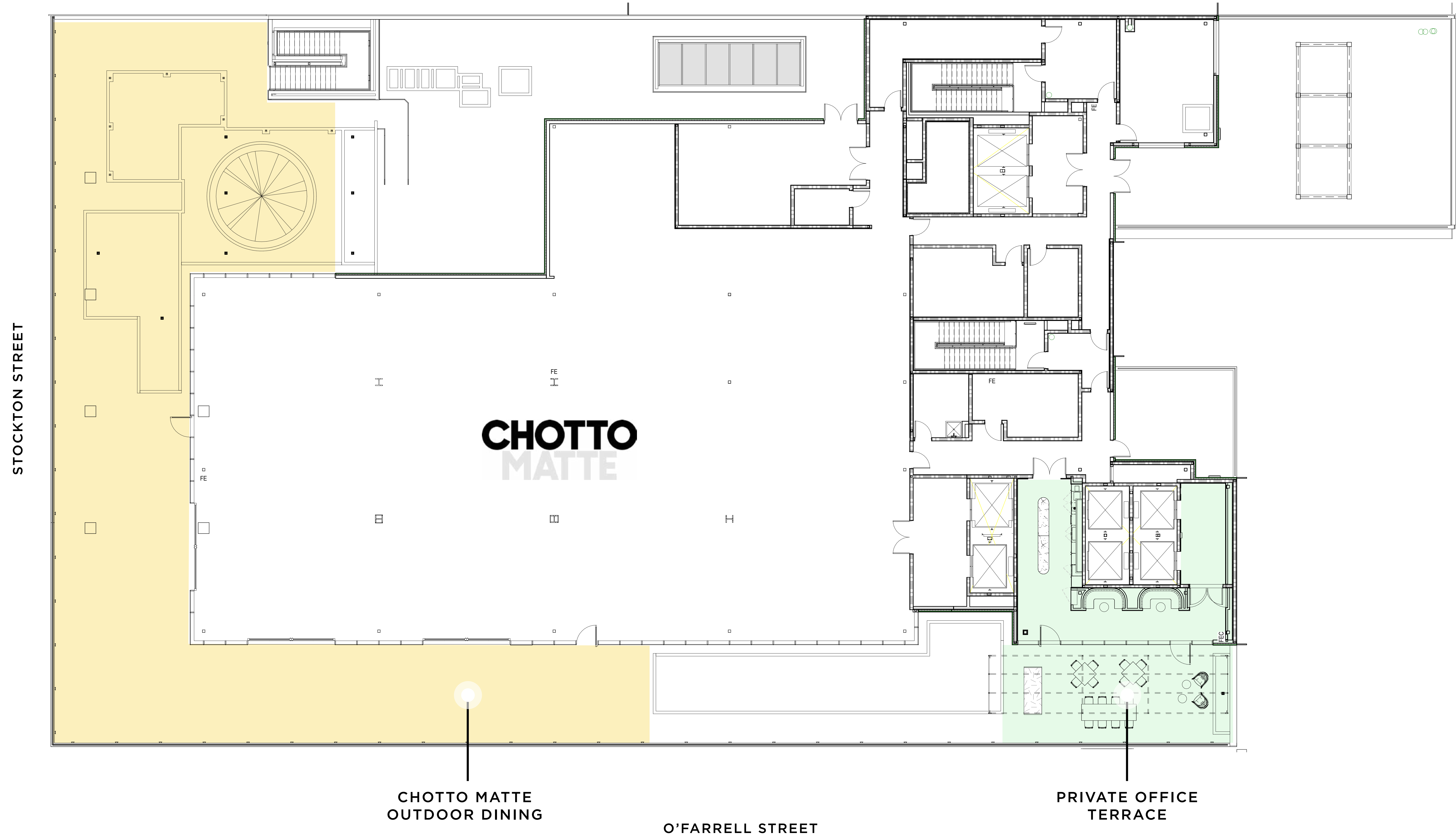
AMENITY SPACE: SHOWERS,
LOCKERS, BIKE ROOM

5 PASSENGER ELEVATORS

- ▶ SINGLE BAY COMMERCIAL LOADING DOCK
- ▶ 2 SERVICE ELEVATORS

8th Floor

CHOTTO MATTE RESTAURANT + 4,500 SF PRIVATE OFFICE TERRACE
FLOORPLAN



7th Floor

31,354 RSF

HYPOTHETICAL - OFFICE (COMBINED WITH 6TH FLOOR FOR A TOTAL OF 61,938 RSF)



7th Floor

31,354 RSF

HYPOTHETICAL - OFFICE (SINGLE FLOOR USER)



6th Floor

30,584 RSF

HYPOTHETICAL - OFFICE (COMBINED WITH 7TH FLOOR FOR A TOTAL OF 61,938 RSF)



6th Floor

30,584 RSF

HYPOTHETICAL - OFFICE (SINGLE FLOOR USER)



3rd Floor

30,931 RSF

HYPOTHETICAL - OFFICE



2nd Floor

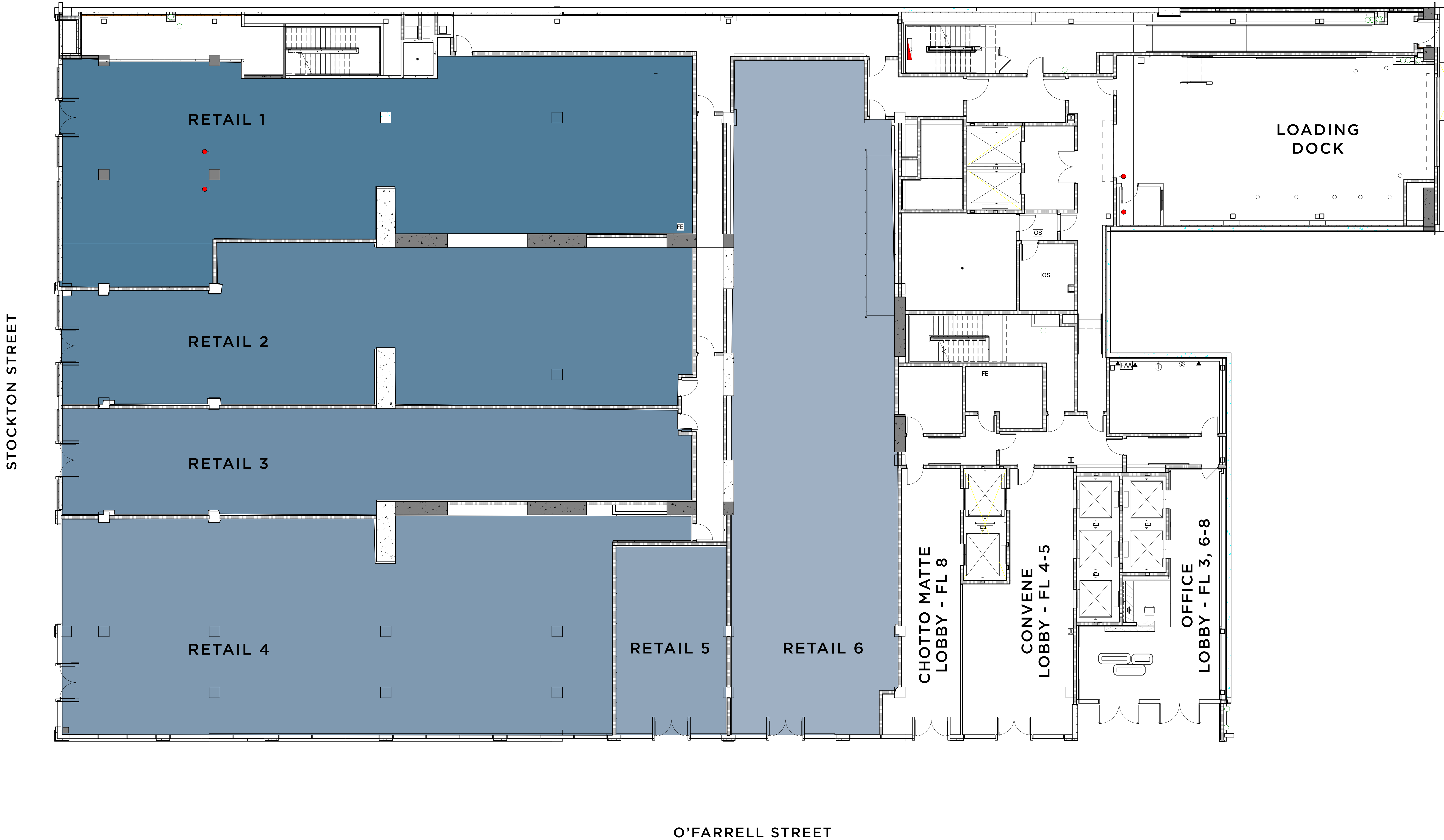
27,661 RSF
SHELL



Ground Floor

25,971 RSF

RETAIL/LOBBIES



EXCLUSIVE ROOF DECK

8th Floor

Boost Energy, Creativity & Innovation



CONCEPTUAL RENDERING

Chotto Matte Restaurant

RESTAURANT

8th Floor



CONCEPTUAL RENDERING

Inspiring Progress

EXCLUSIVE ROOF DECK

Penthouse



CONCEPTUAL RENDERING

PRIVATE TENANT LOBBY

O'Farrell Entrance

Branding Opportunities to Excite & Inspire



CONCEPTUAL RENDERING

Designed for Productivity



Thoughtfully Designed for Health & Safety

SUSTAINABILITY

Ability to achieve Net Zero Electric Sourcing

LEED GOLD TARGET

As a high performance building, the design goes above and beyond for minimal environmental impact

WELL CONSIDERED

With plentiful opportunities to innovate and upgrade, 100 Stockton can support WELL certified interiors

MERV-14 FILTERS

Meeting the top filtration standards of high performance commercial buildings

HEPA FILTERS

Building system allows for addition of HEPA filters for further filtration

ENERGY

Rooftop is solar ready

INTERCONNECTING STAIRS

Opportunities for interstitial staircases between floors to promote health and connectivity

TOUCHLESS DOORS

Limited contact with contaminated surfaces

OUTDOOR SPACE

Ample opportunities to promote employee well-being and gathering spaces in programmed gardens and decks

100% FRESH OUTSIDE AIR

The system provides direct outside air, preventing recirculating air from other floors



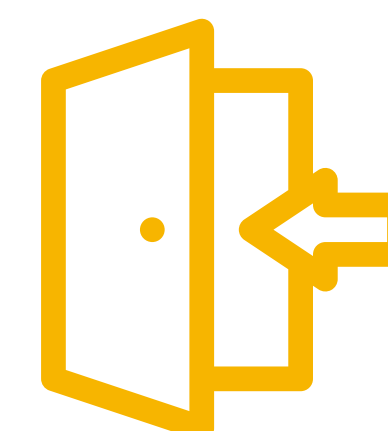
**Net Zero
Opportunity**



**LEED Gold
Target**



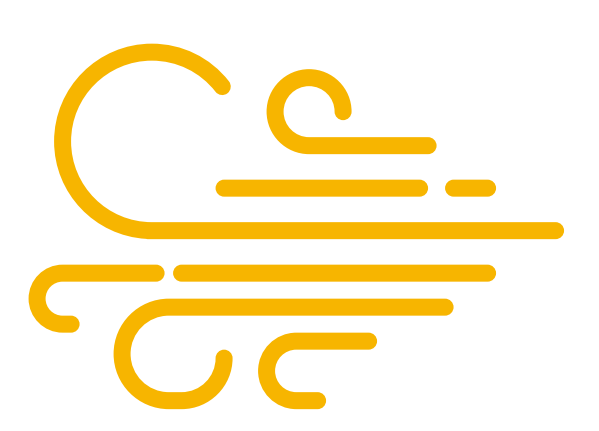
**WELL
Conscious**



**Touchless
Doors**



**Outdoor
Space**



**100% Fresh Air,
You Control**

Connected in the Heart of San Francisco

- ▶ INTERSECTION OF 5 SUBMARKETS
- ▶ IMMEDIATE ACCESS TO BART, MUNI, CENTRAL SUBWAY, AND CALTRAIN (VIA CENTRAL SUBWAY)
- ▶ NEARBY PARKING AT UNION SQUARE GARAGE AND ELLIS O'FARRELL GARAGE

Walking Distance

- | | |
|-----------------|--|
| 1 BLOCK | Central Subway
Union Square/Market Street Station |
| 1 BLOCK | Powell BART/MUNI Station |
| 9 BLOCKS | Ferry Building |





For Office Leasing Contact:



CHRISTOPHER T. ROEDER

chris.roeder@jll.com
+1 415 395 4971
license # 01190523

JOHN NORTON

john.norton@jll.com
+1 415 228 3076
license # 01332006

MICHAEL DEMARIA

michael.demaria@jll.com
+1 415 395 7248
license # 01366535

CARLYE PARKER

carlye.parker@jll.com
+1 415 228 3130
license # 02089807



ASHLEY BROWN

abrown@blatteisschnur.com
+1 310 282 5300
License # 01473211



KAZUKO MORGAN

kazuko.morgan@cushwake.com
+1 415 773 3546
License # 00616335