

303 SECOND

303 SECOND STREET, SAN FRANCISCO



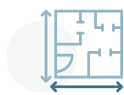


PROPERTY OVERVIEW



±782,116 RSF

2-tower class-A
creative office building



±40K-106K RSF

Average floor plate
& super floors



±3K-218K RSF

Available space



±30K RSF

Total private
roof decks



11' 6"

Slab-to-slab
ceiling height



1/2,000 SF

Parking ratio



1988

Concrete
construction



±203K SF

Total amenity space:
bike parking, showers, etc

303 Second is San Francisco's largest office complex South of Market Street with some of the largest floorplates in the City. At the center of San Francisco's new East Cut Neighborhood, 303 Second is easily accessible from all forms of public transportation and has ample on-site parking. 303 Second boasts a large outdoor plaza with world-class sculptures, a cascading fountain, strong retail options and plenty of sun-soaked seating to enjoy a coffee or meal.



HIGHLIGHTS



KEY LOCATION

Located in the heart of SoMa
central to Bart, Caltrain, and
easy access to nearby freeways



UNDER ONE ROOF

Growing retail on the ground
floor - restuarants, cafes, health
& wellness services, etc.



SUSTAINABLE

Energy Star, LEED Gold,
TOBY Award, and WELL
Health-Safety Rated



COME TOGETHER

Indoor & outdoor
community spaces



24-HR SECURITY

Dedicated on-site management



PREPARED WORKPLACE

See how Kilroy has
prepared our properties.





ACCESS

POWELL STREET
BART & MUNI

WESTFIELD
SHOPPING
CENTRE

CONT.
JEWISH
MUSEUM

MONTGOMERY STREET
BART & MUNI

EMBARCADERO
BART & MUNI



FERRY BUILDING

5M

MOSCONE
WEST

METREON

YERBA
BUENA

SF
MOMA

TRANSBAY TERMINAL

MOSCONE
SOUTH

80



303 SECOND ST.

80

BAY
BRIDGE
FREEWAY
ON RAMP

80

FOLSOM MUNI

101 / 280
FREEWAY
ON RAMP

CENTRAL SUBWAY PROJECT

PROPOSED CALTRAIN EXTENSION

SOUTH PARK

CALTRAIN

SECOND & KING MUNI



ORACLE PARK

BRANNAN MUNI



STEPS FROM

entertainment,
fitness, and transit



225,914
HOUSING UNITS

within 3-mile radius



40,751
BUSINESSES

within 3-mile radius

IN GOOD COMPANY

Be in the heart of a thriving community with world class technology and innovation. SoMa has consistently attracted tech innovators such as LinkedIn, Google, Cruise and Asana.

MAJOR TECH COMPANIES IN THE NEIGHBORHOOD

- Doordash
- Cisco
- Skillz
- Sony
- Asana
- LinkedIn
- Cruise

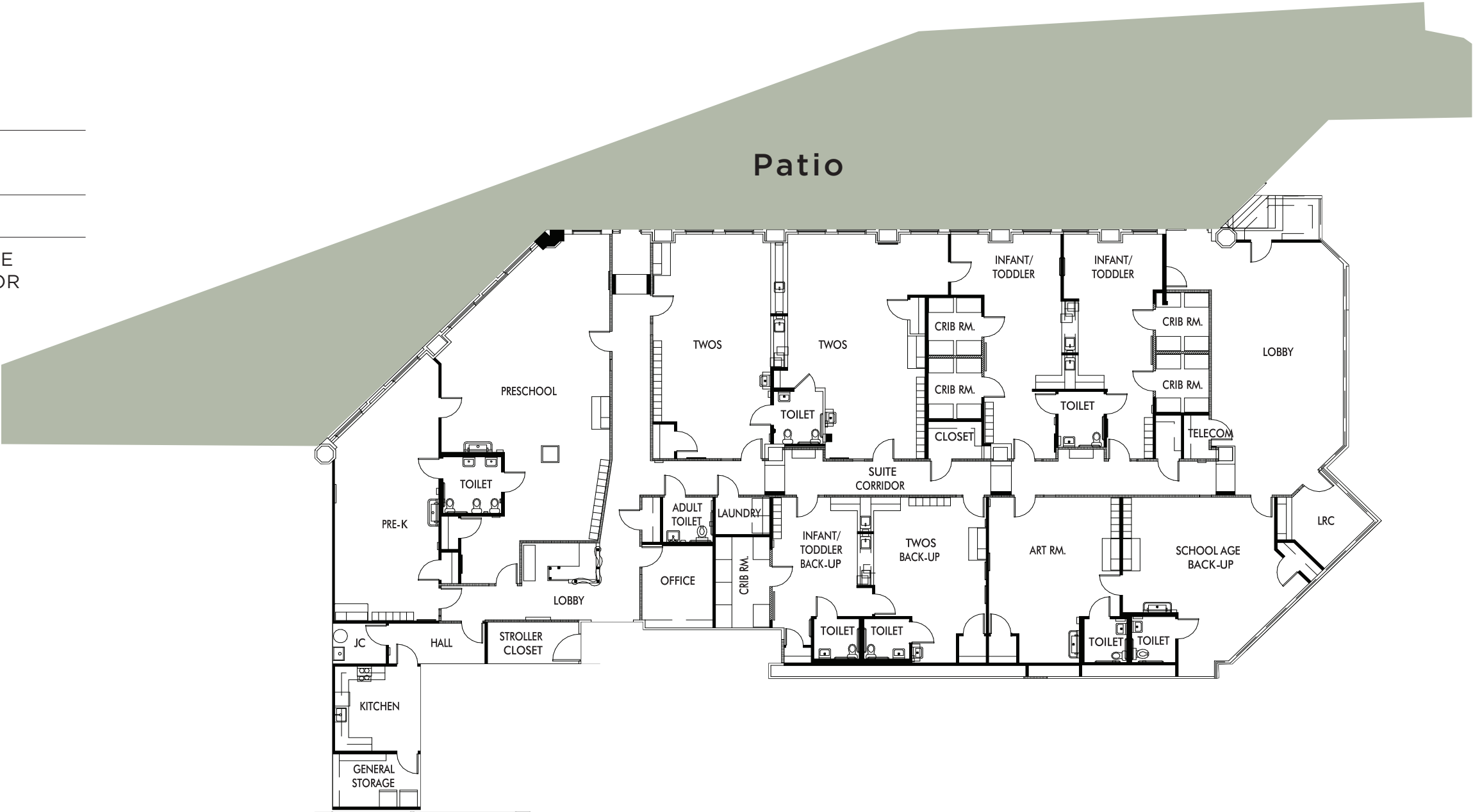


SUITE	RSF	AVAILABLE	DESCRIPTION
303 SECOND - SOUTH TOWER			
250	±11,784 RSF	Now	Potential for creative or professional services buildout with large private outdoor space. Currently built out as a daycare.
450	±4,908 RSF	Now	Move-in ready furnished creative office, 2 private offices, 1 conference room and kitchen.
460	±3,711 RSF	Now	Move-in ready furnished creative office with open exposed ceiling, double door entry off elevators, 1 large conference room, kitchen, storage room, and copy room.
450+460	±8,619 RSF	Now	Move-in ready furnished creative office with open exposed ceiling, double door entry off elevators, 3 private offices, 4 huddle rooms, 2 conference rooms, large break area, storage room, and copy room.
303 SECOND - NORTH TOWER			
400	± 21,142 RSF	Now	Open ceiling creative office, space for over 100 workstations, 2 large conference rooms, 8 medium conference rooms, 3 small conference rooms, and large kitchen / all-hands area.
450	±19,992 RSF	Now	Move-in ready new creative spec suite with open ceiling, space for over 100 workstations, 2 large/ medium conference rooms, 4 small conference / breakout rooms, 6 private offices, kitchen/break area.
500	±28,885 RSF	Now	Super efficient suite with private deck. Room for 140+ desks, 2 large boardrooms, 21 conference rooms / private offices, additional restrooms, wellness room, and large kitchen / all hands area.
550	±23,730 RSF	Now	Move-in ready furnished creative office with open ceiling, 3 private offices, 1 boardroom, 1 large conference room, 4 small conference rooms, 2 phone rooms, mother's room, and 1 storage room.
600	±55,353 RSF	Now	Open ceiling creative office with large all-hands area, room for 305 workstations, 2 training rooms, 9 phone rooms with private decks and 5 gender neutral restrooms.
700	±46,868 RSF	Now	Open ceiling creative office with room for over 354 workstations, 2 training rooms, 5 phone rooms, private decks and 5 gender neutral restrooms. Can be combined with Floors 6 and 8 for ±144,306 RSF.
800	±42,085 RSF	Now	Open ceiling creative office with room for over 369 workstations, 5 phone rooms and large all hands area. Can be combined with Floors 6 and 7 for ±144,306 RSF.

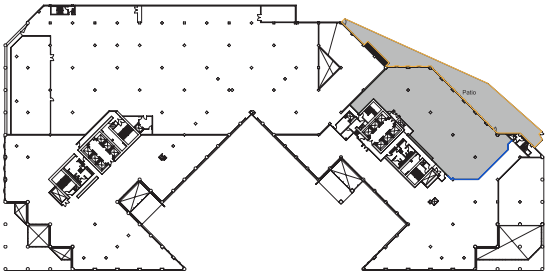
303 SECOND STREET - SOUTH TOWER

STE 250

TOTAL RSF	±11,784 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">FORMER DAYCAREPRIVATE OUTDOOR PATIO



FOLSOM STREET



303 SECOND STREET - SOUTH TOWER

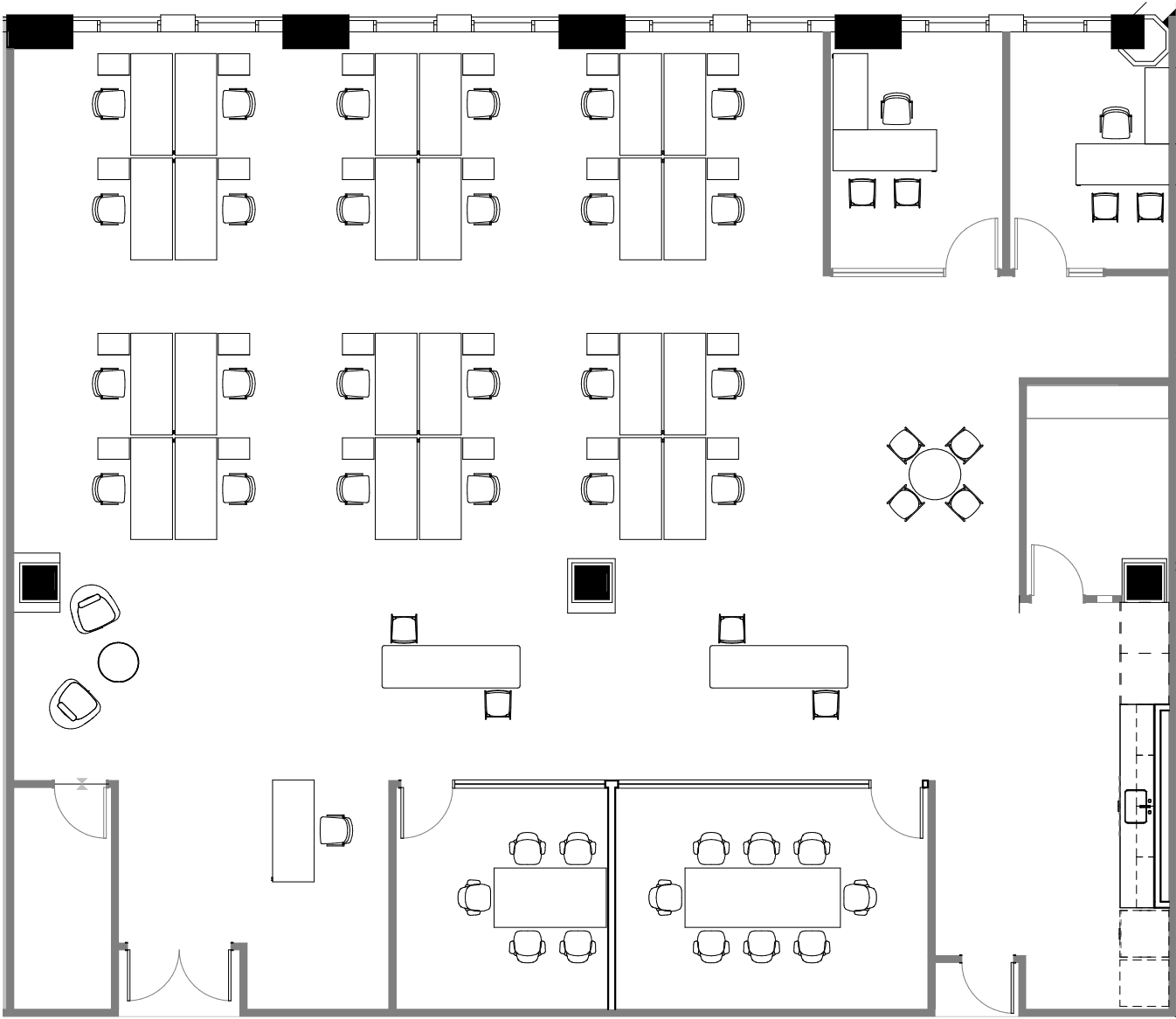
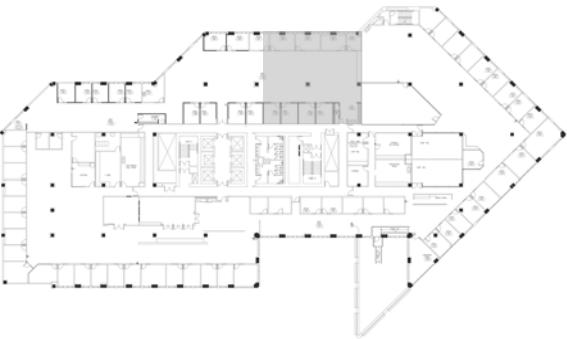
STE 450



**CHECK OUT
VIRTUAL TOUR**

TOTAL RSF	±4,908 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• FURNISHED• CAN BE COMBINED WITH SUITE 460 FOR ±8,619 RSF

FOLSOM STREET



303 SECOND STREET - SOUTH TOWER

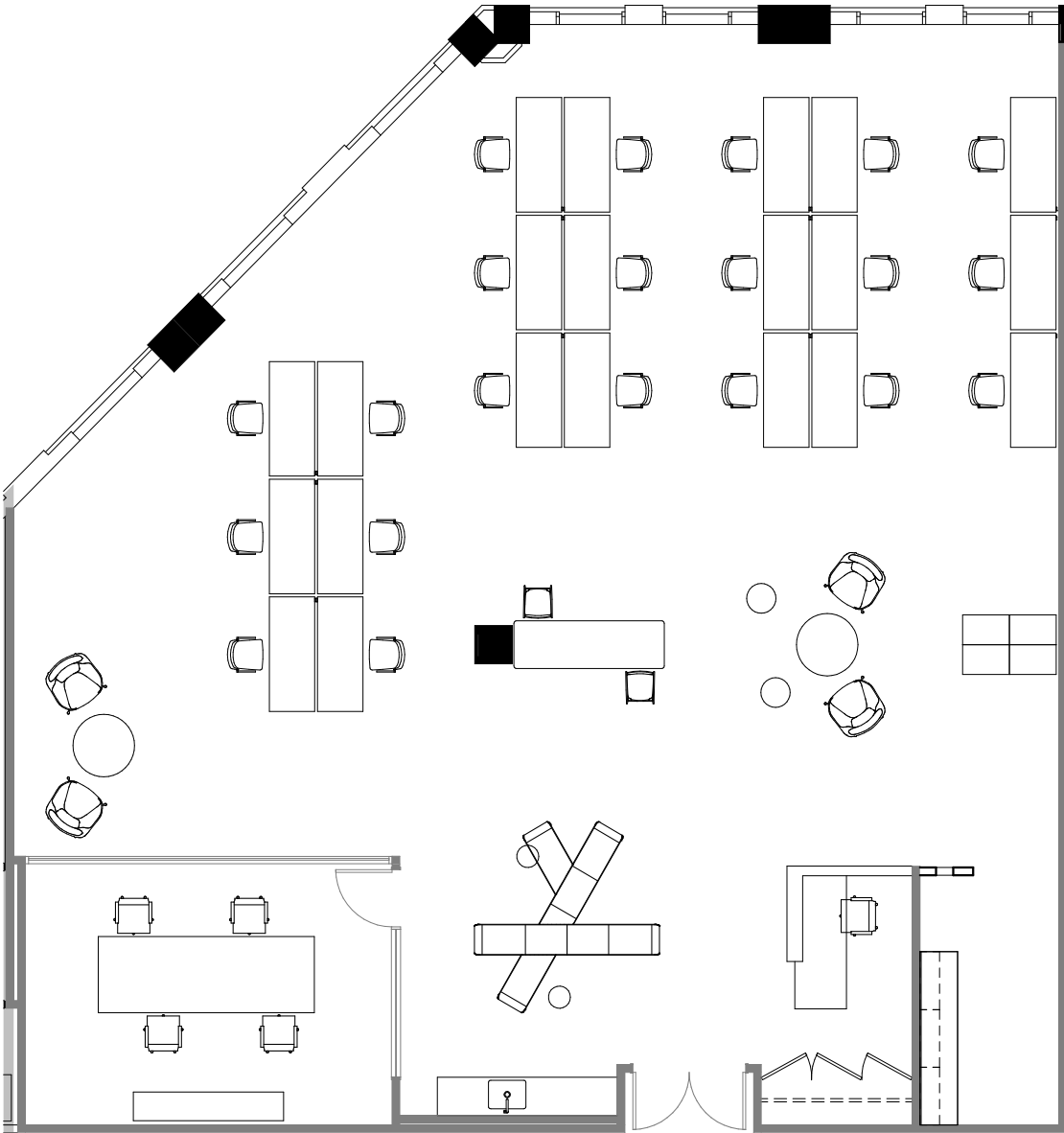
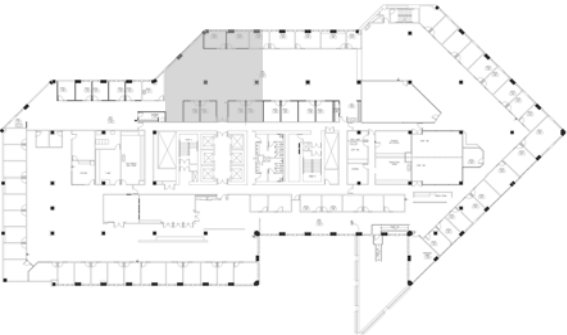
STE 460



**CHECK OUT
VIRTUAL TOUR**

TOTAL RSF	±3,711 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• FURNISHED• CAN BE COMBINED WITH SUITE 450 FOR ±8,619 RSF

FOLSOM STREET

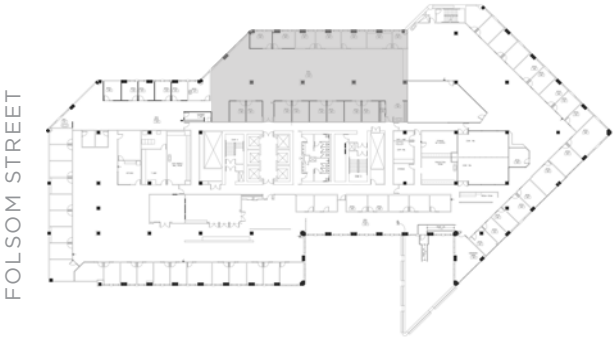
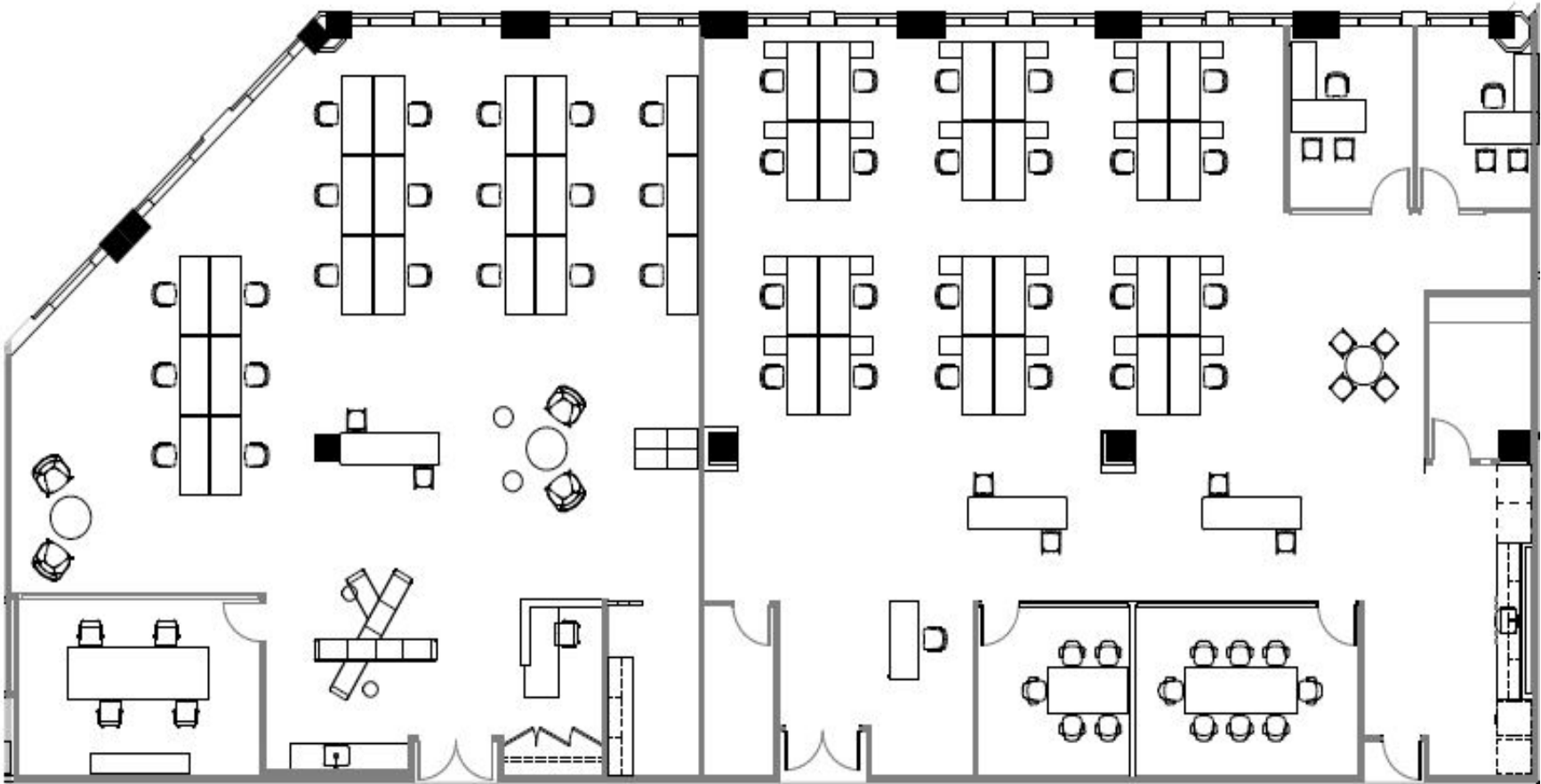


303 SECOND STREET - SOUTH TOWER

STE 450 + 460

*Hypothetical layout & furniture plan

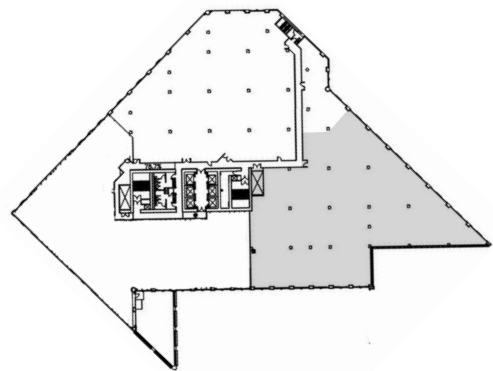
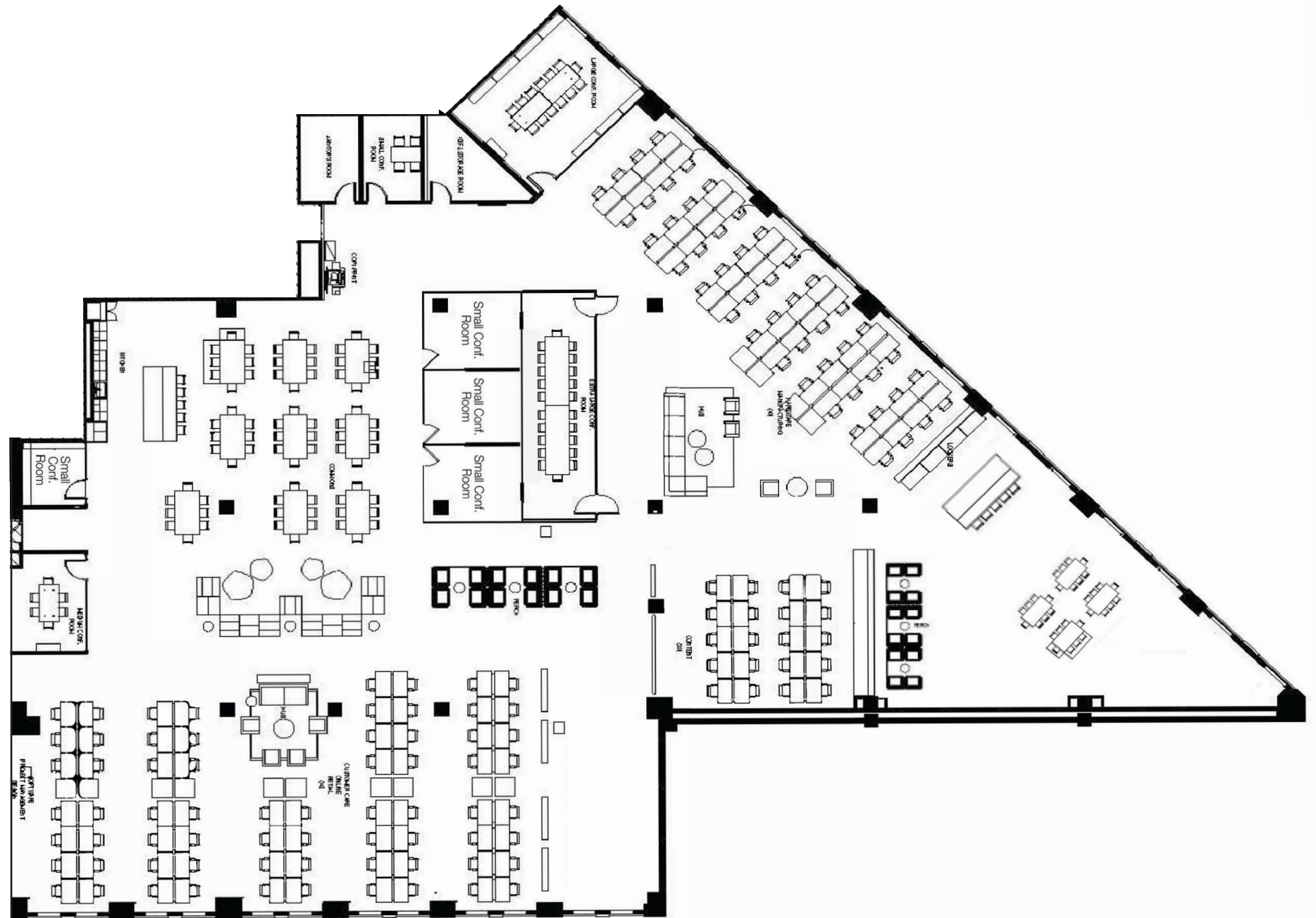
TOTAL RSF	±8,619 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• FURNISHED



303 SECOND STREET - NORTH TOWER
STE 400

*Hypothetical layout & furniture plan

TOTAL RSF	±21,142 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE SPEC SUITE



303 SECOND STREET - NORTH TOWER

STE 450

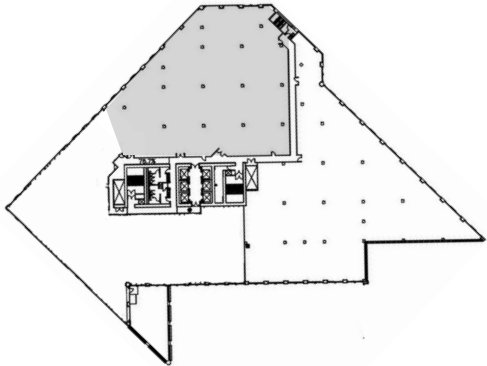
*Hypothetical furniture plan



CHECK OUT
VIRTUAL TOUR

TOTAL RSF	±19,992 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">OPEN CEILING CREATIVE SPEC SUITE

FOLSOM STREET

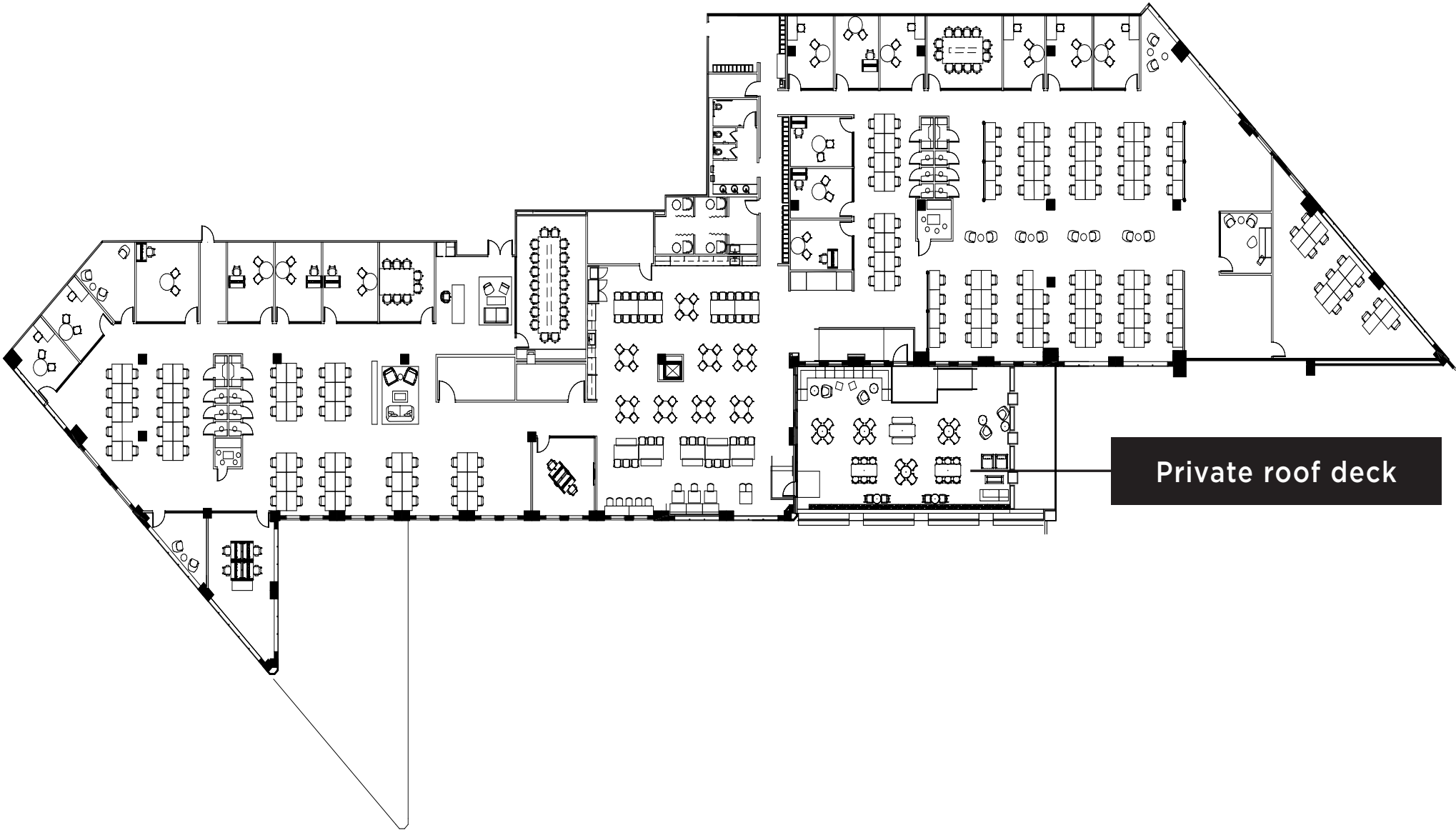


303 SECOND STREET - NORTH TOWER

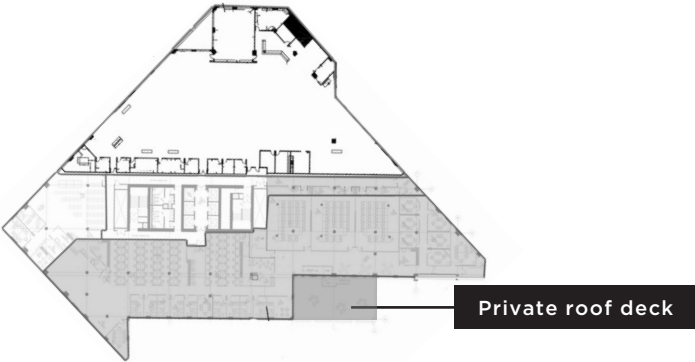
STE 500

*Hypothetical furniture plan

TOTAL RSF	±28,885 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• LARGE PRIVATE DECK• OPEN PLAN WITH NEWER FINISHES



FOLSOM STREET



303 SECOND STREET - NORTH TOWER

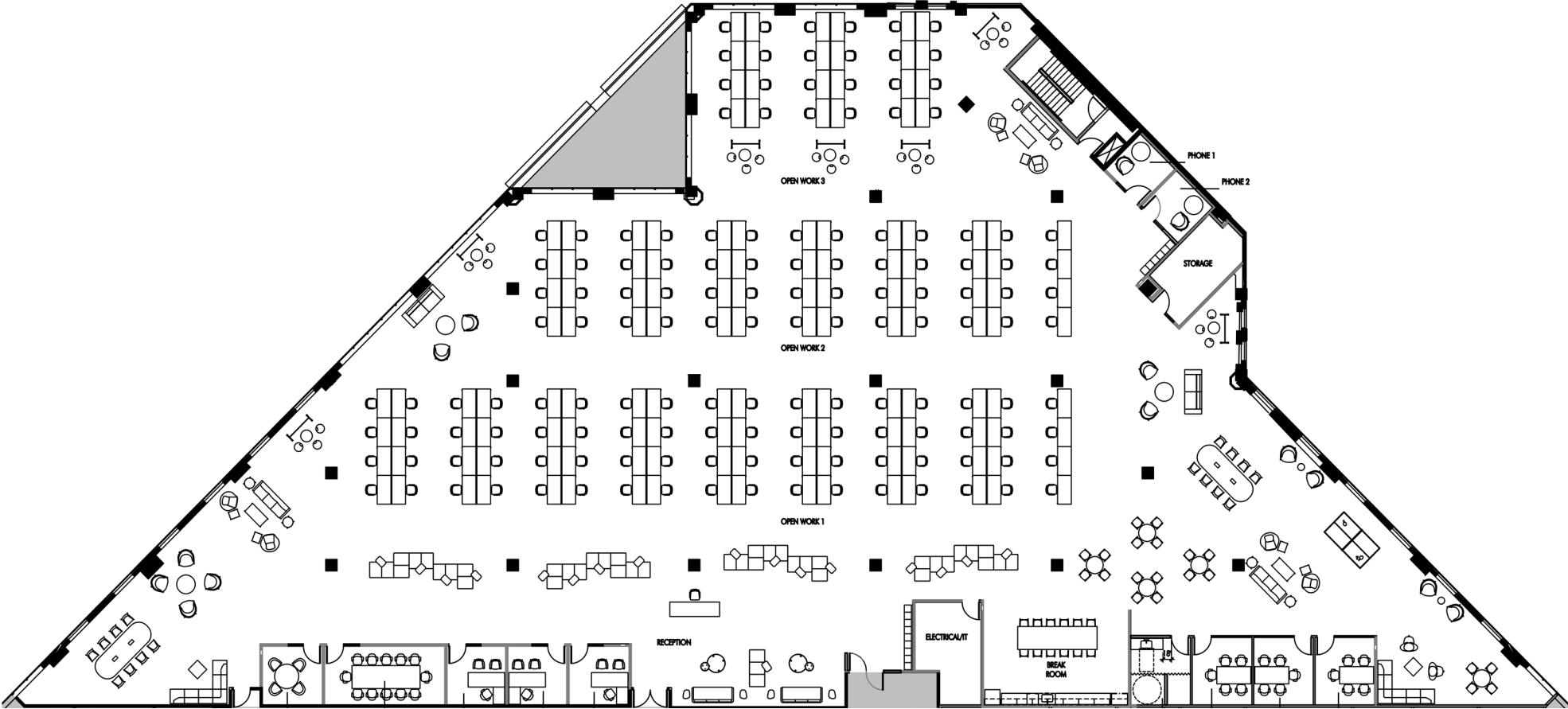
STE 550

*Hypothetical furniture plan



CHECK OUT
VIRTUAL TOUR

TOTAL RSF	±23,730 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• SPEC SUITE• FURNISHED



FOLSOM STREET



303 SECOND STREET - NORTH TOWER

STE 600

*Hypothetical furniture plan

TOTAL RSF	±55,353 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• CAN BE COMBINED WITH 7TH + 8TH FLOORS FOR ±144,306 RSF• 5 GENDER NEUTRAL RESTROOMS



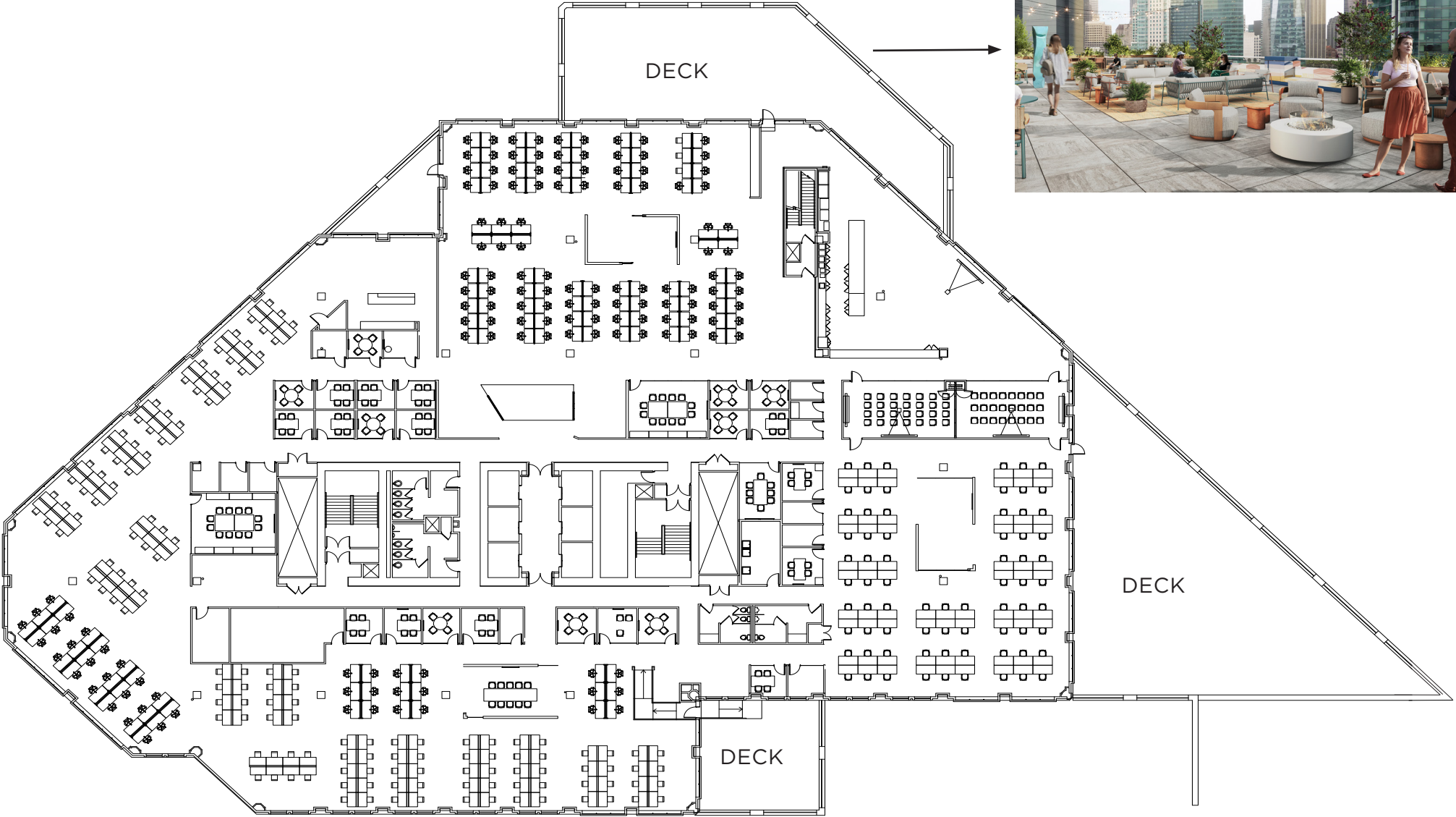
- 28 CONFERENCE ROOMS
- 2 TRAINING ROOMS
- 9 PHONE ROOMS
- ±305 WORKSTATIONS

303 SECOND STREET - NORTH TOWER

STE 700

*Hypothetical furniture plan

TOTAL RSF	±46,868 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• PLUG & PLAY• MULTIPLE PRIVATE DECKS• CAN BE COMBINED WITH 6TH + 8TH FLOORS FOR ±144,306 RSF• ADDITONAL RESTROOMS



*FULL RENDERING PICTURED ON NEXT PAGE

- 33 CONFERENCE ROOMS
- 2 TRAINING ROOMS
- 5 PHONE ROOMS
- ±354 WORKSTATIONS

SUITE 700 - ROOF DECK RENDERING

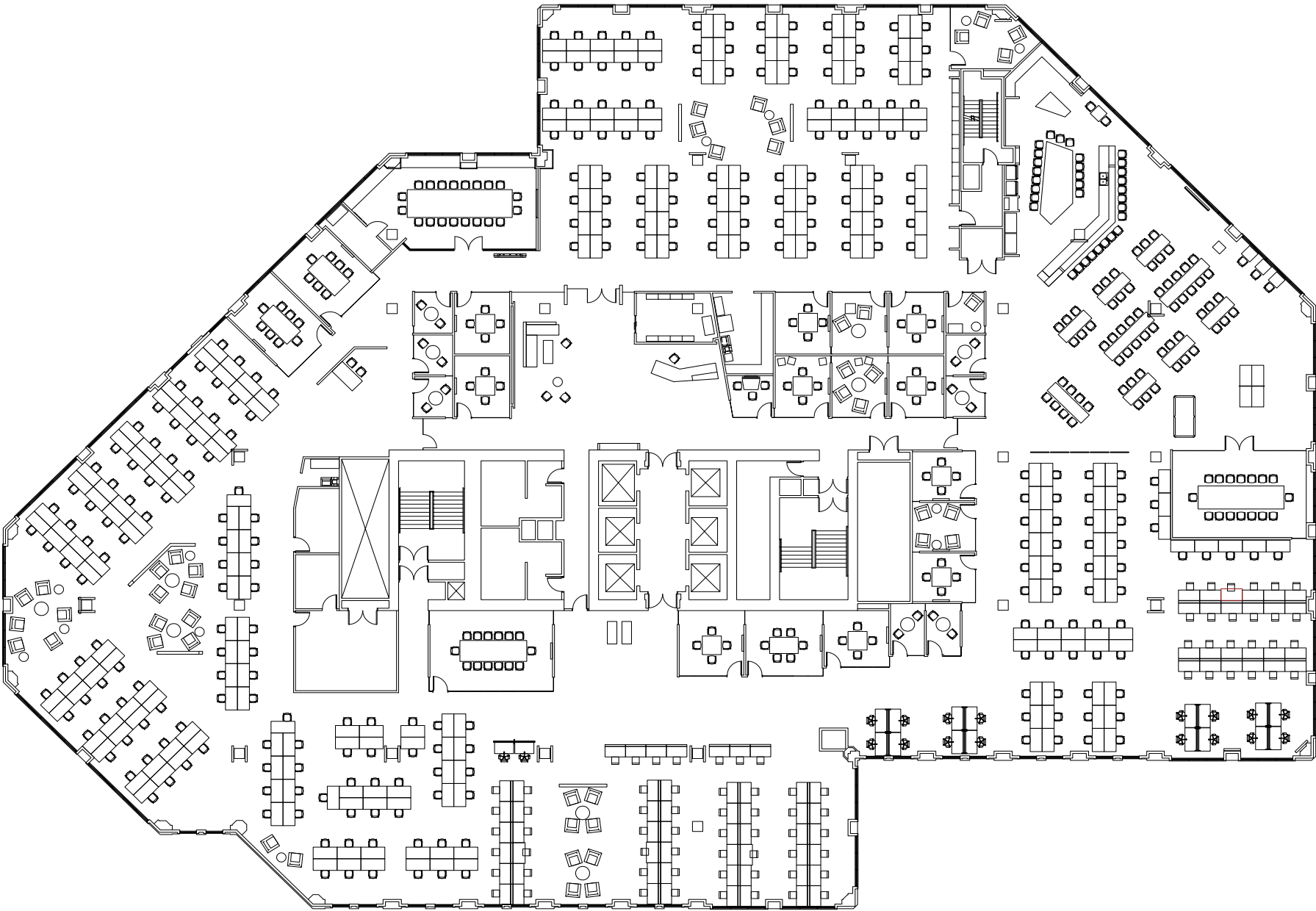


303 SECOND STREET - NORTH TOWER

STE 800

*Hypothetical furniture plan

TOTAL RSF	±42,085 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	<ul style="list-style-type: none">• OPEN CEILING CREATIVE• PLUG & PLAY• LARGE KITCHEN• CAN BE COMBINED WITH 6TH + 7TH FLOORS FOR ±144,306 RSF



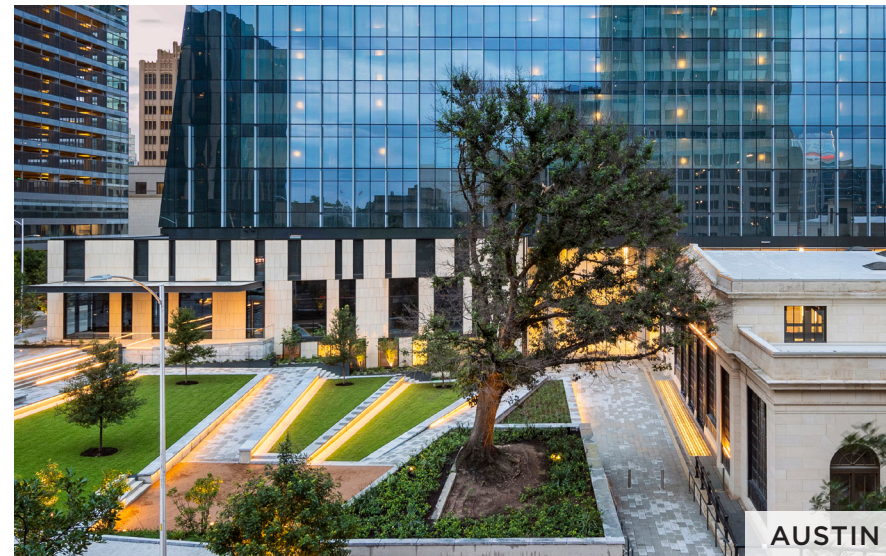
- 21 CONFERENCE ROOMS
- 5 PHONE ROOMS
- ±369 WORKSTATIONS

KILROY IS WHERE INNOVATION WORKS

- ±24M sq. ft. in our operating portfolio and development pipeline* (workplace and retail)
- We deliver properties in innovative hubs, designed and purpose-built for people with a focus on access, amenities, and wellness
- Leader in sustainable design and operations, with a deep commitment to our environment and communities

kilroyrealty.com

*Square footages sourced from the Kilroy 2Q21 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline properties.





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