



WATERFRONT PLAZA

SAN FRANCISCO



CONNECTIVITY

- Dedicated shuttle service runs every 15 minutes during peak hours, between Waterfront Plaza and the Montgomery BART Station
- Bike friendly campus + GoBikes dock directly across the street
- F-line stop on The Embarcadero right in front of Waterfront Plaza



UNCOMMON COMMUNITY IN SAN FRANCISCO'S NORTH WATERFRONT

- New roof top gym
- Onsite childcare & early education center
- Campus wellness activities
- LEED Gold certification
- Café and full service restaurant & bar on campus
- Dedicated shuttle to BART
- Flexibility to grow
- Showers
- Bike storage
- Ample onsite parking
- Dog friendly workplace
- Staffed lobbies



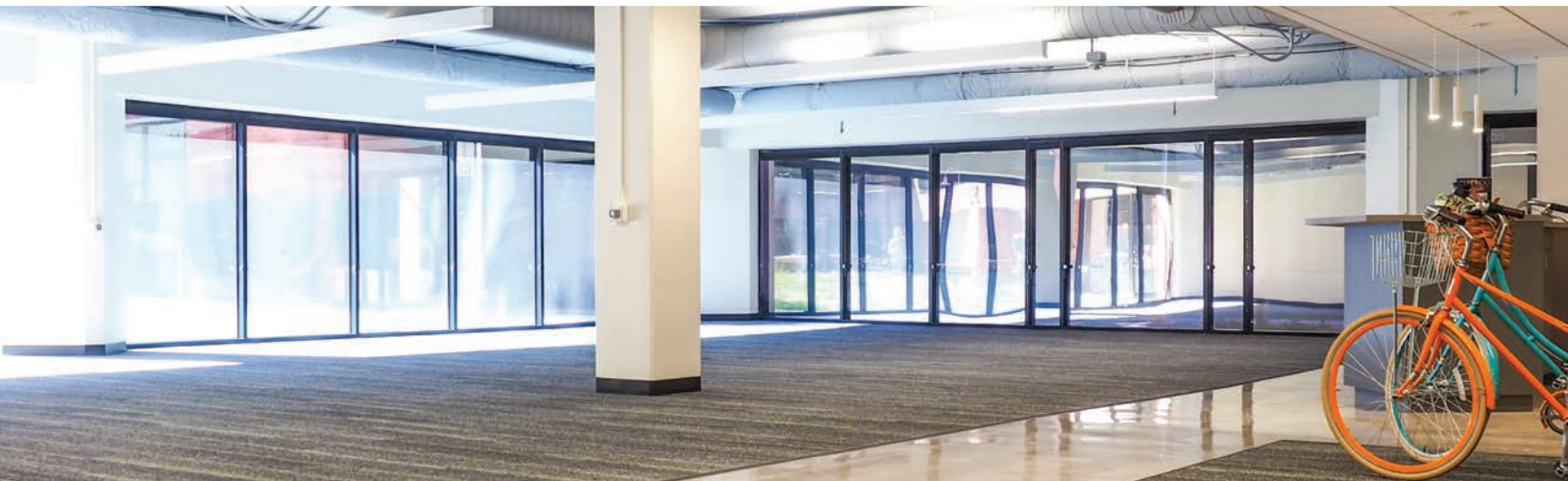


SITUATED WITH
CONVENIENT ACCESS
TO ON-SITE AND
AREA AMENITIES



AVAILABILITY

LOCATION	SUITE	SQ. FT.
1700 Montgomery St	209	1,681
1700 Montgomery St	215	4,032
1700 Montgomery St	221	1,660
1700 Montgomery St	310	12,649
1700 Montgomery St	495	9,841
50 Francisco St	200	10,453
50 Francisco St	203	3,492
50 Francisco St	275	3,276
50 Francisco St	300	33,150
50 Francisco St	400	18,994
55 Francisco St	100	6,507
55 Francisco St	200	19,931
55 Francisco St	330	7,632
55 Francisco St	350	4,279
55 Francisco St	710	8,868
55 Francisco St	760	2,307
55 Francisco St	790	2,164
60 Francisco	100	15,387



1700 MONTGOMERY STREET

SUITE 209

1,681 RSF

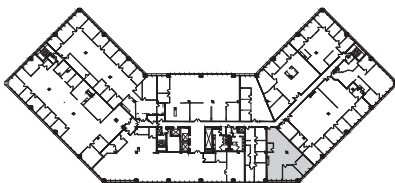
- Available now
- Brand new creative spec suite
- 1 private office
- 1 conference room
- Storage room
- Kitchenette



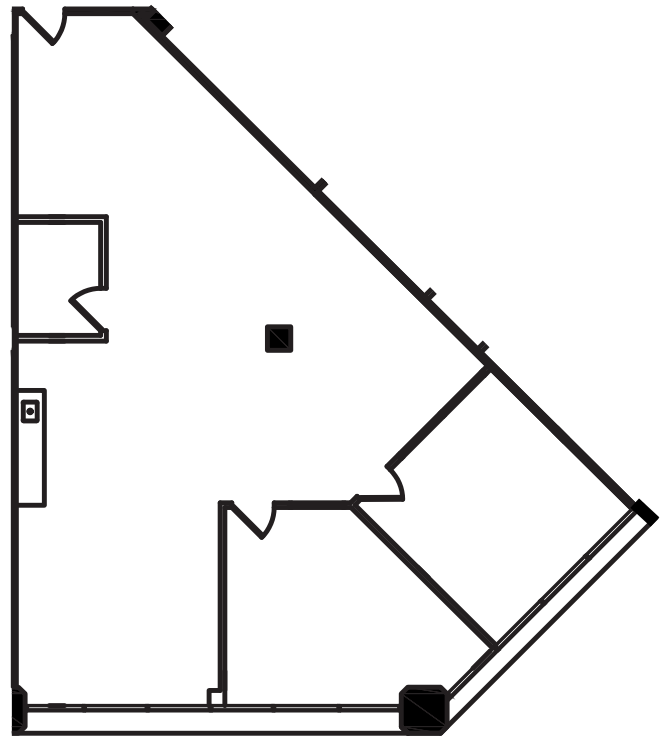
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& VTS Marketplace



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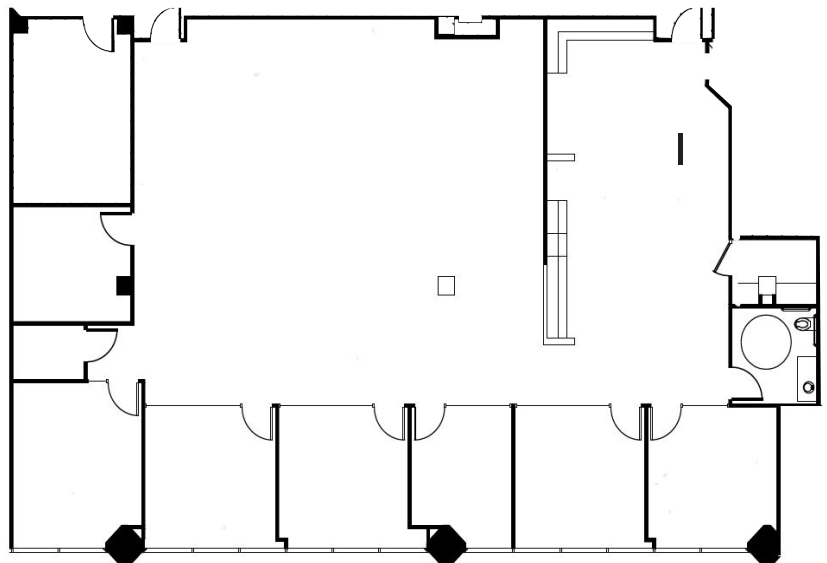
1700 MONTGOMERY STREET

SUITE 215

4,032 RSF

- Available now
- Furnished former spec suite
- 5 private offices
- 2 conference rooms
- TI's available
- Mother's room
- Server room
- Storage/pantry room
- Large kitchen/break room
- Open area to accommodate +/- 26 workstations

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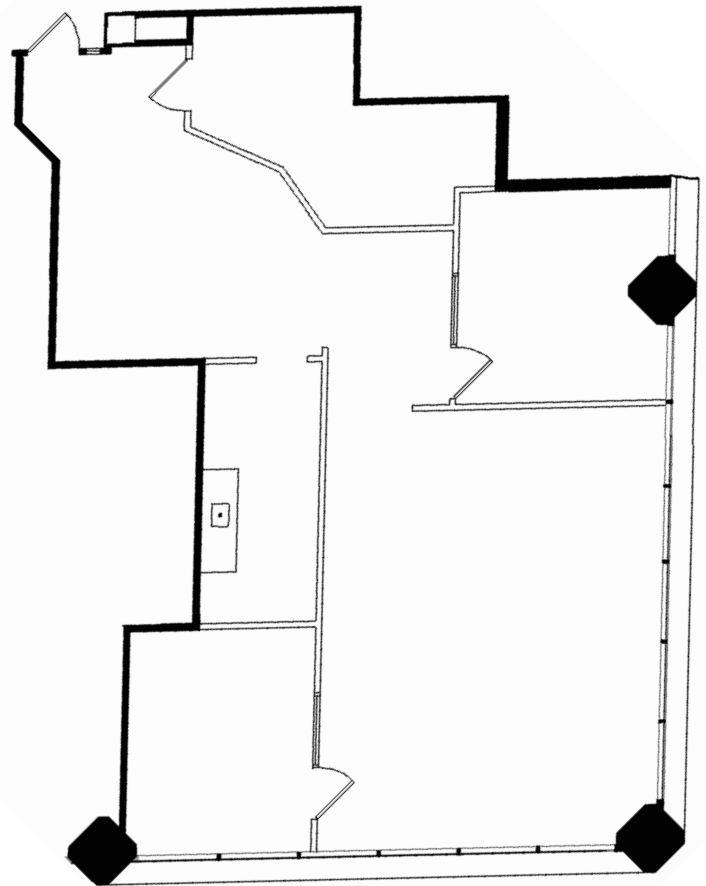
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1700 MONTGOMERY STREET

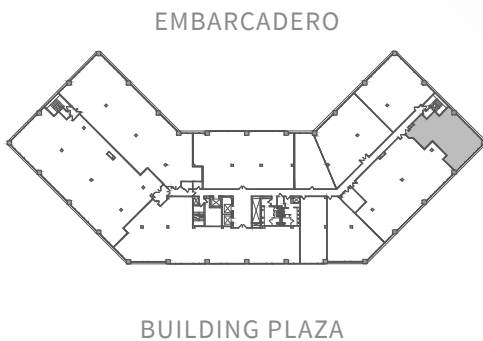
SUITE 221

1,660 RSF

- Available now
- Spec suite
- 2 private offices
- Kitchenette
- TI's available
- Parklike settings
- Corner suite with plaza outlooks
- Currently the property management office



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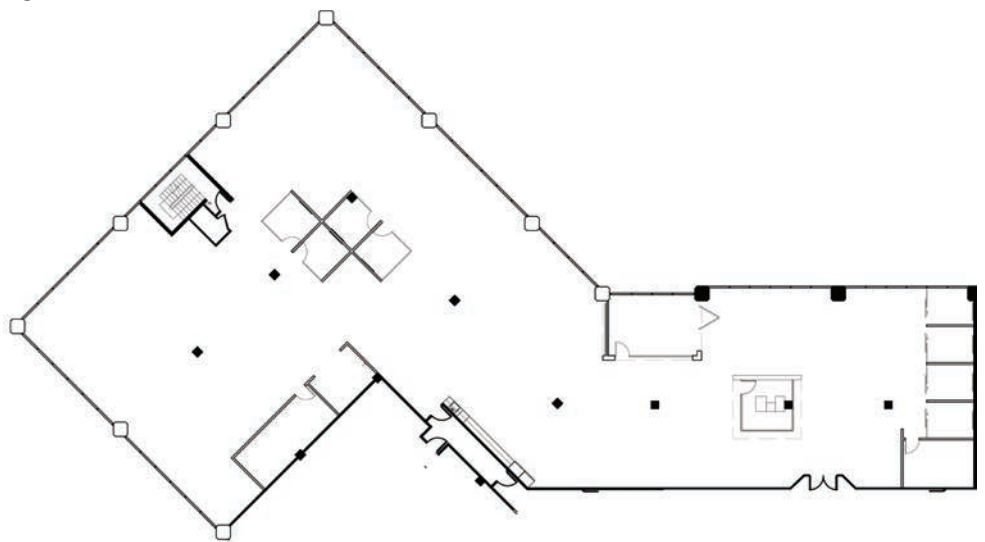
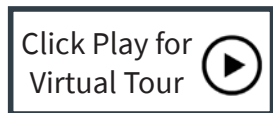
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1700 MONTGOMERY STREET

SUITE 310

12,649 square feet

- Available now
- Creative spec suite
- Great natural light
- Floor to ceiling windows
- Large open kitchen/ break area
- Multiple offices / conference rooms
- Embarcadero and bay views
- Parklike settings
- Room for +/- 110 workstations



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1700 MONTGOMERY STREET

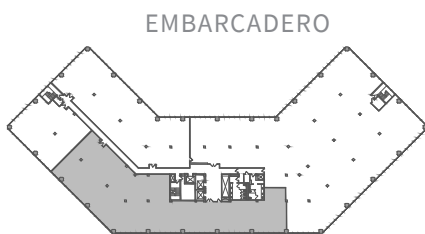
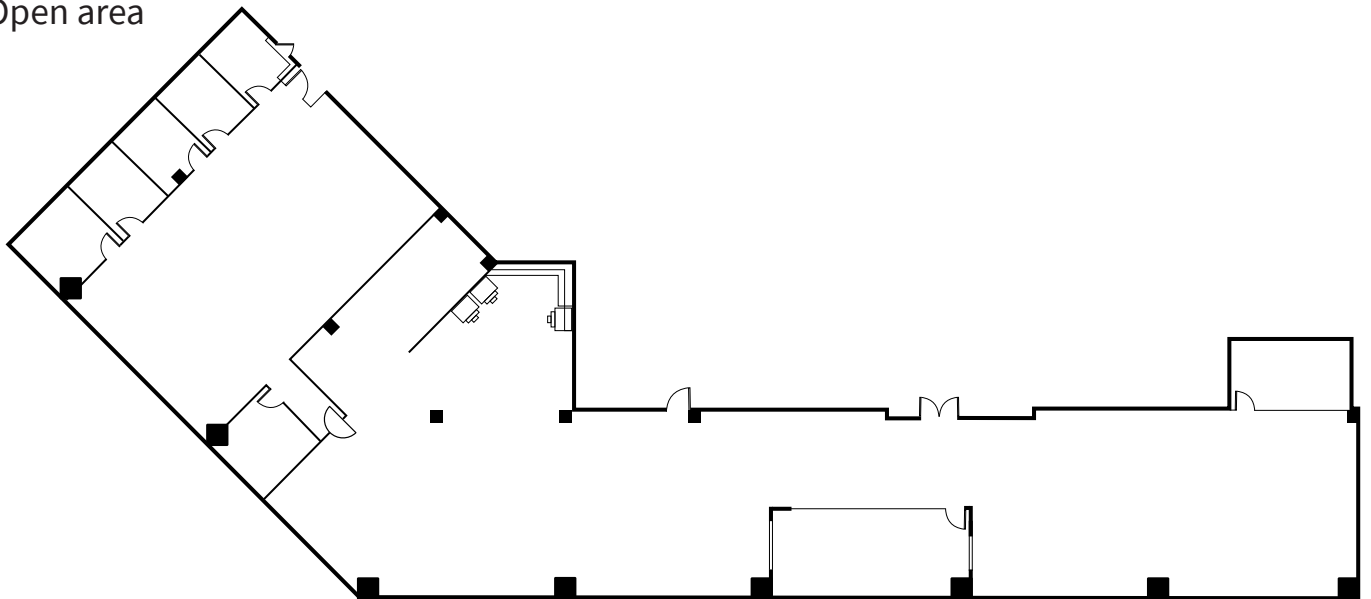
SUITE 495

9,841 RSF

- Available now
- 7 private offices
- Large conference room
- IT/storage room
- Server room
- Kitchen/break area
- Open area



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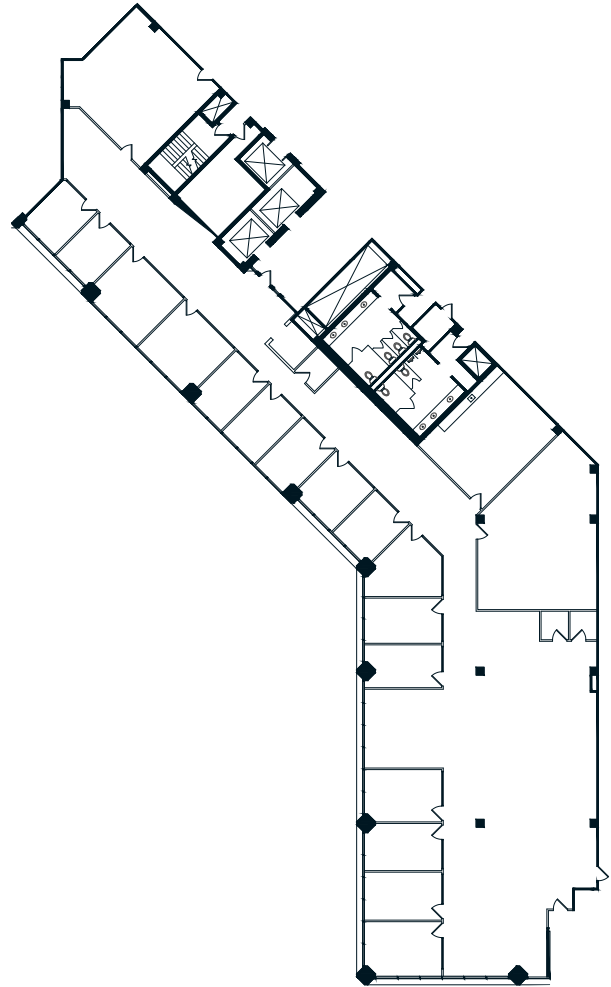
50 FRANCISCO STREET

SUITE 200

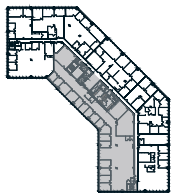
10,453 RSF

- Available now
- 13 glass front private offices
- 2 phone rooms
- 3 large conference rooms
- Enclosed kitchen
- 2 large training rooms
- Great natural light
- Open area; room for +/- 30 workstations
- Ample TIs available

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50 FRANCISCO STREET

SUITE 203

3,492 RSF

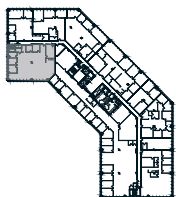
- Available now
- 3 private offices
- 1 large conference room
- 2 medium conference rooms
- Kitchen/break area
- IT closet
- Open ceiling; former spec suite



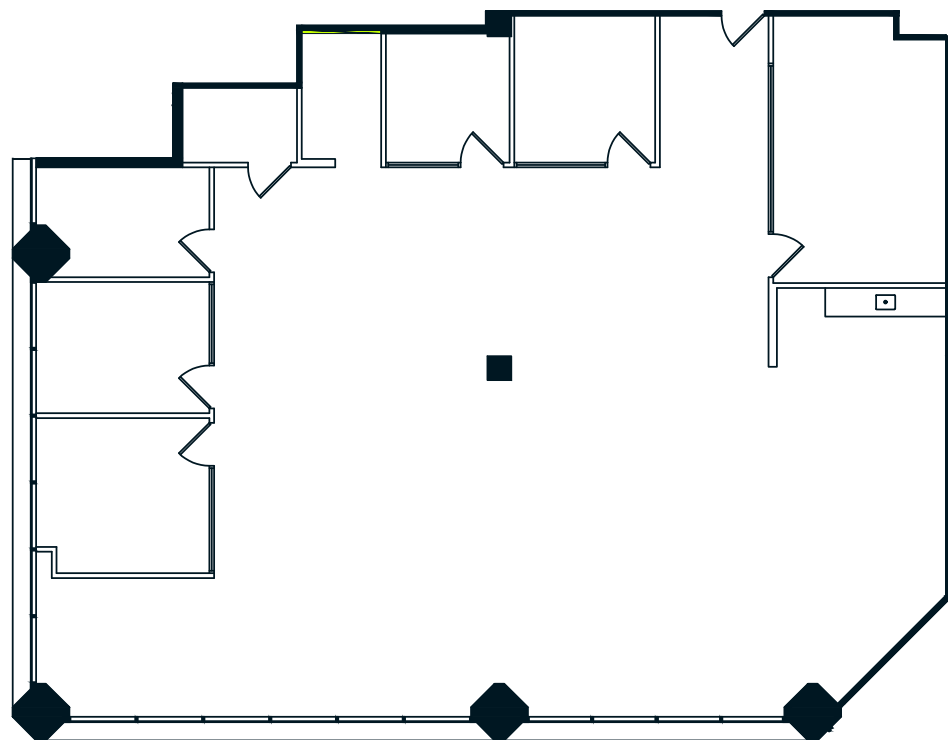
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50 FRANCISCO STREET

SUITE 275

3,276 RSF

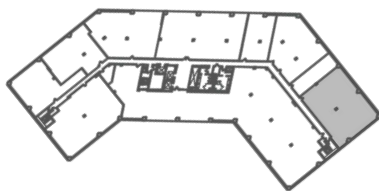
- Available now
- 3 private offices
- 1 conference room
- Kitchenette
- 3 storage/IT closets
- Embarcadero views
- Can be combined with Suite 265 for 4,084 RSF
- Ample TIs available



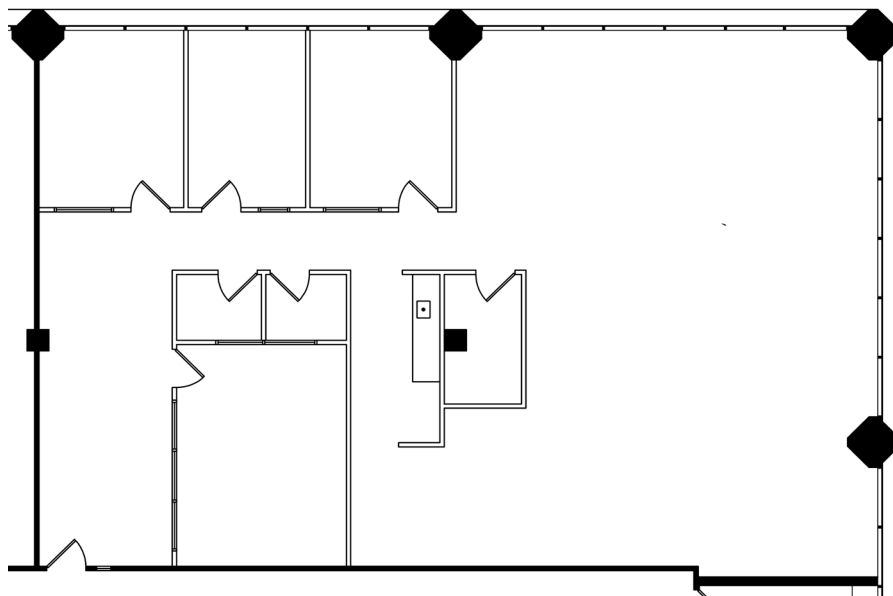
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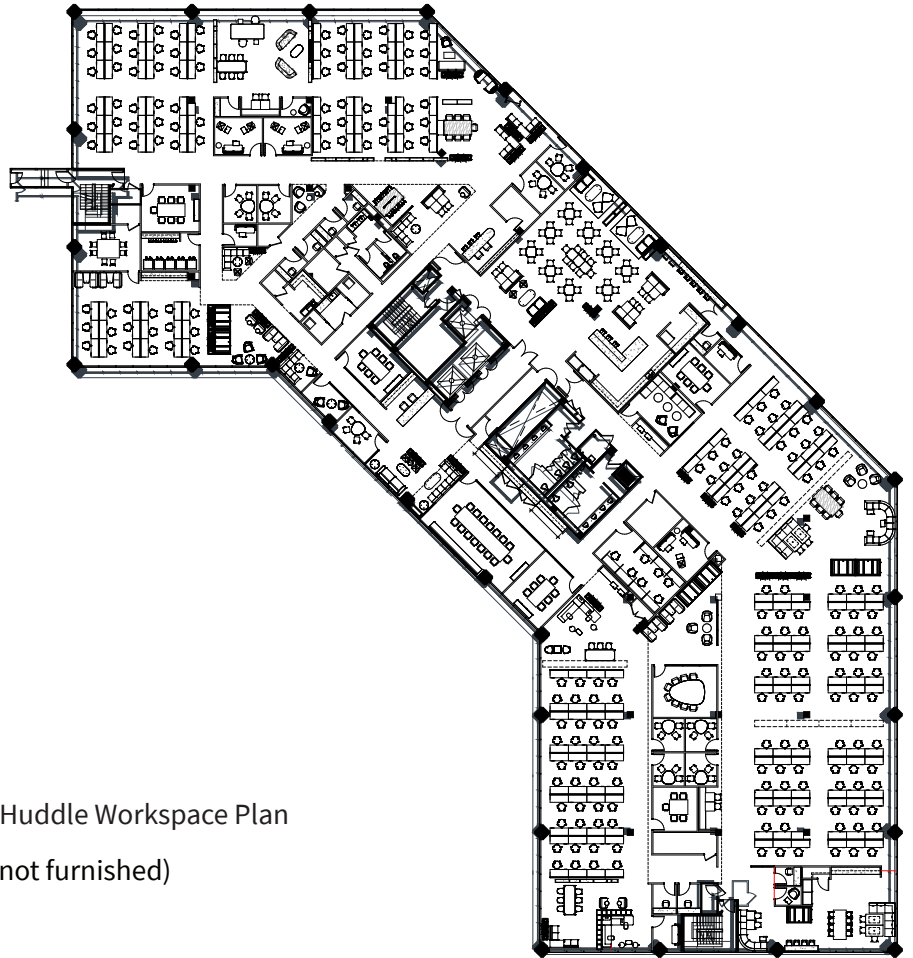
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50 FRANCISCO STREET

SUITE 300

33,150 RSF

- Available now
- Spec suite/former WeWork space
- 230 30" x 60" workstations
- 84+ flexwork seats
- Reception
- Boardroom
- 2 Large conference rooms
- 4 medium conference rooms
- Small conference room
- 11 huddle rooms
- 14 Zoom rooms
- Café/break area
- Coffee area
- Wellness room
- Mother's room
- Restrooms
- IT/Server room



* Hypo Huddle Workspace Plan
(Space not furnished)



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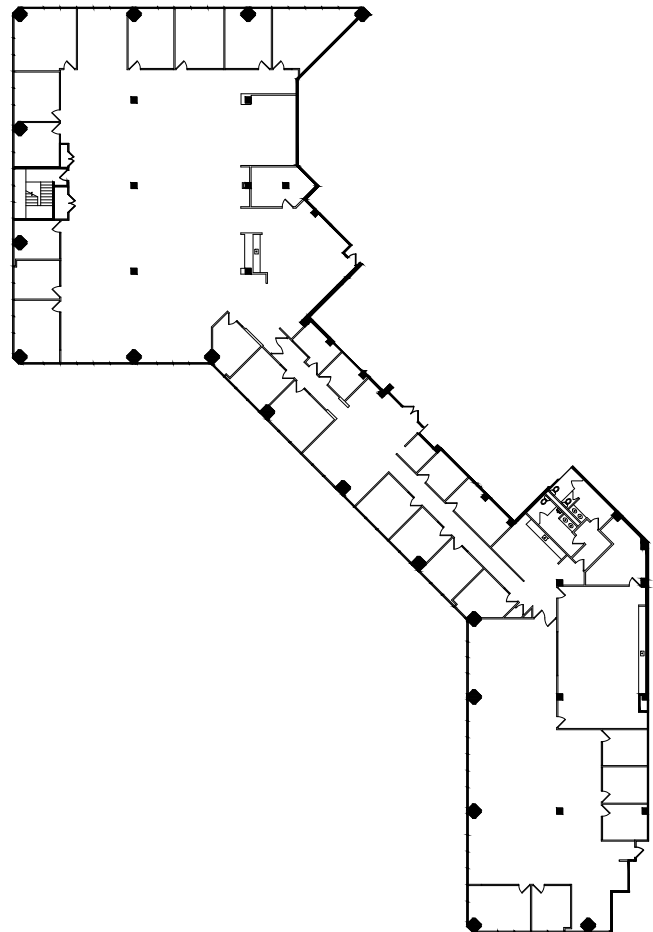
50 FRANCISCO STREET

SUITE 400

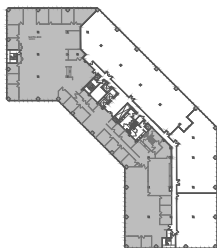
18,944 RSF

- Available now
- Large training/boardroom
- Six small conference rooms
- 19 huddle rooms/private offices
- Private restrooms
- IT closet
- Open area - room for +/- 111 Workstations

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55 FRANCISCO STREET

SUITE 100

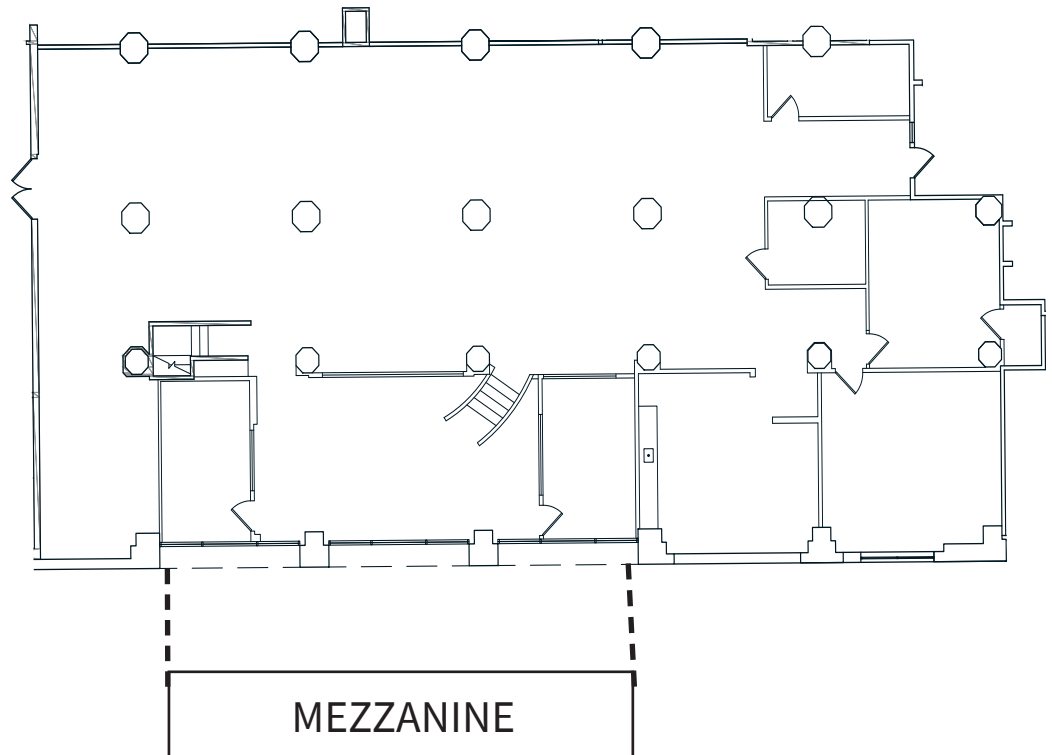
Total: 6,507 RSF

GROUND: 5,615 RSF

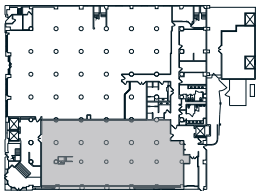
Mezz: 892 RSF



- Available now
- Mix of private offices/conference rooms
- Private street entrance with exterior signage
- Open area
- Kitchen
- IT closet



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55 FRANCISCO STREET

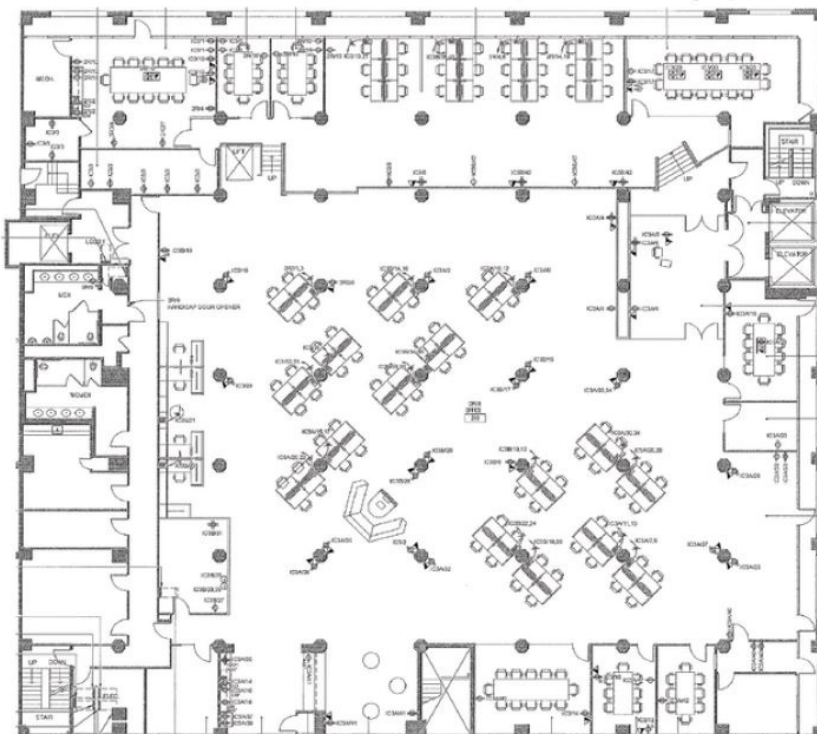
SUITE 200

19,931 RSF

- Available 4/1/2025
- Fully furnished full floor
- 8 conference rooms
- 1 private office
- 133 workstations
- Wellness room
- Direct access to parking garage



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* Furniture Plan



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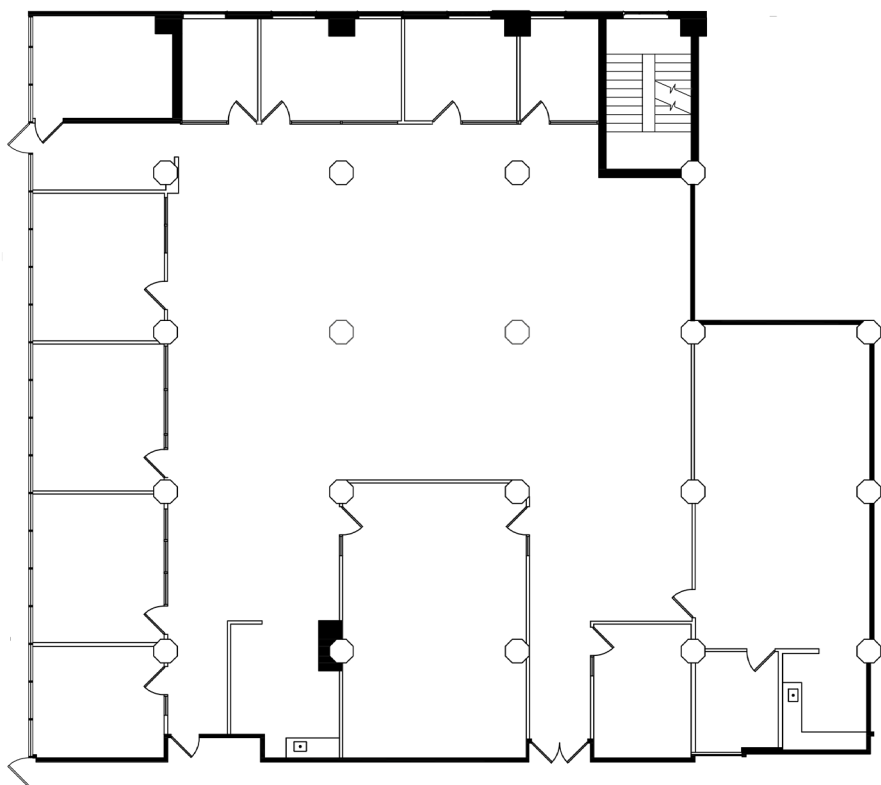
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55 FRANCISCO STREET

SUITE 330

7,632 RSF

- Available now
- 5 private offices
- 4 meeting rooms
- 1 phone room
- Kitchen/break area
- Copy/print area
- IT/storage room



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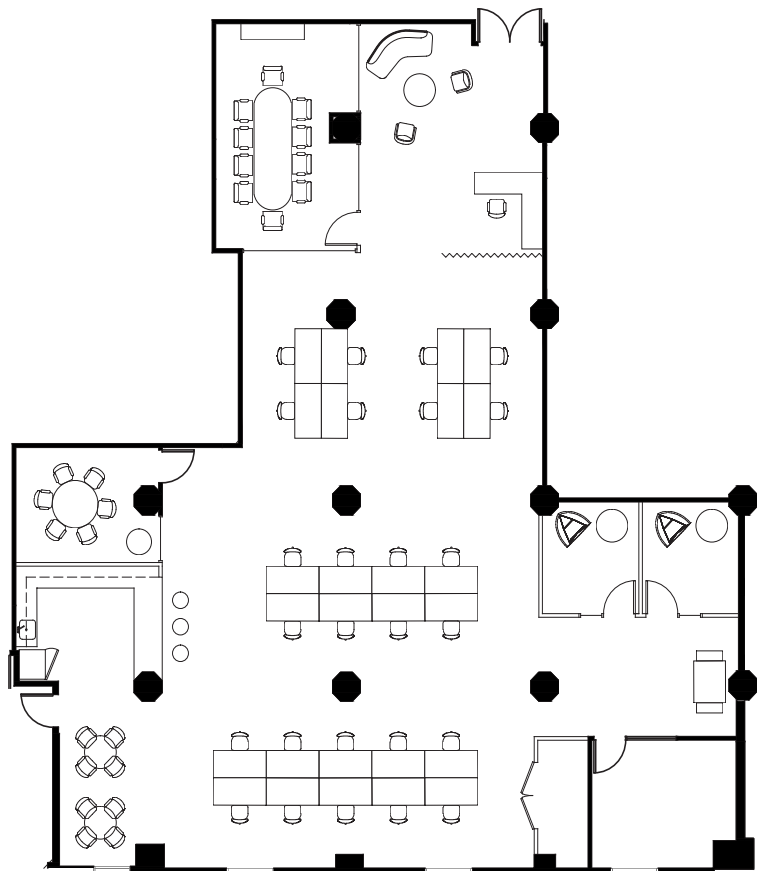
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55 FRANCISCO STREET

SUITE 350

4,279 RSF

- Available now
- Former spec suite
- 26 workstations
- Reception
- Large conference room
- Medium conference room
- private office
- 2 phone rooms
- Kitchen/break area
- IT room
- Printing area



* Hypo Furniture Plan

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55 FRANCISCO STREET

SUITE 710

8,868 RSF

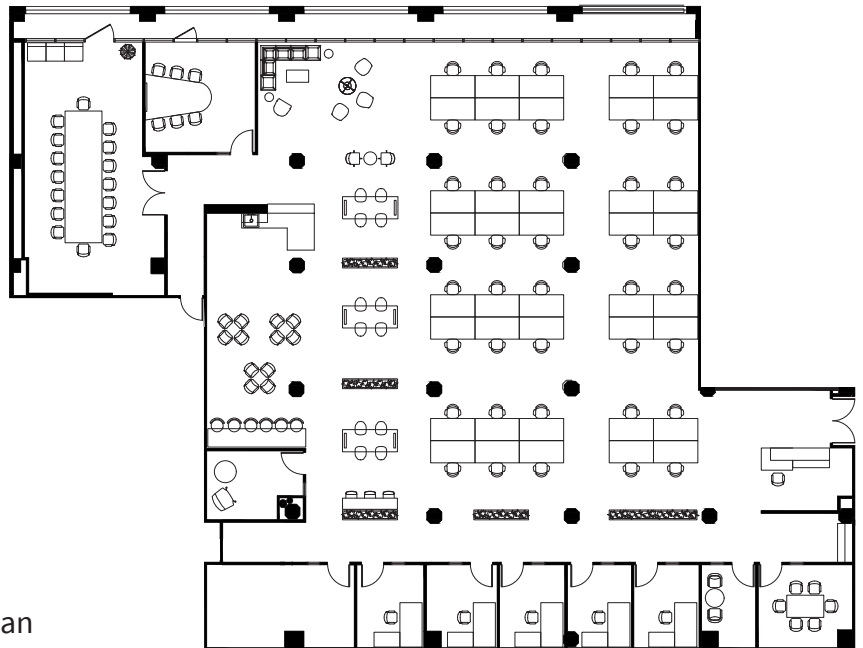
- Available now
- 5 private offices
- 1 large conference room
- 2 meeting rooms
- 1 break room
- 2 phone rooms
- 1 lounge/huddle area
- 1 copy area
- Open area; room for 40 36" x 72" work-stations
- Outstanding water views



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FRANCISCO STREET



* Hypo Furniture Plan



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55 FRANCISCO STREET

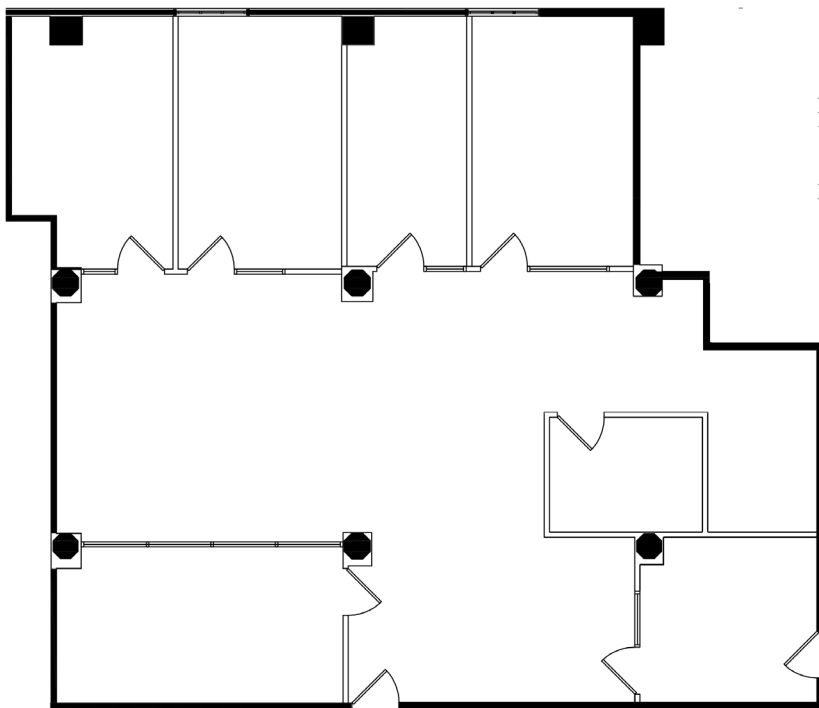
SUITE 760

2,307 RSF

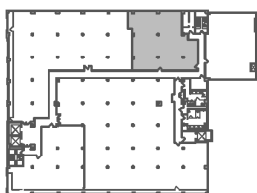
- Available Now
- 4 private offices
- 2 meeting room
- Kitchen
- IT/storage closet
- Open area



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55 FRANCISCO STREET

SUITE 790

2,164 RSF

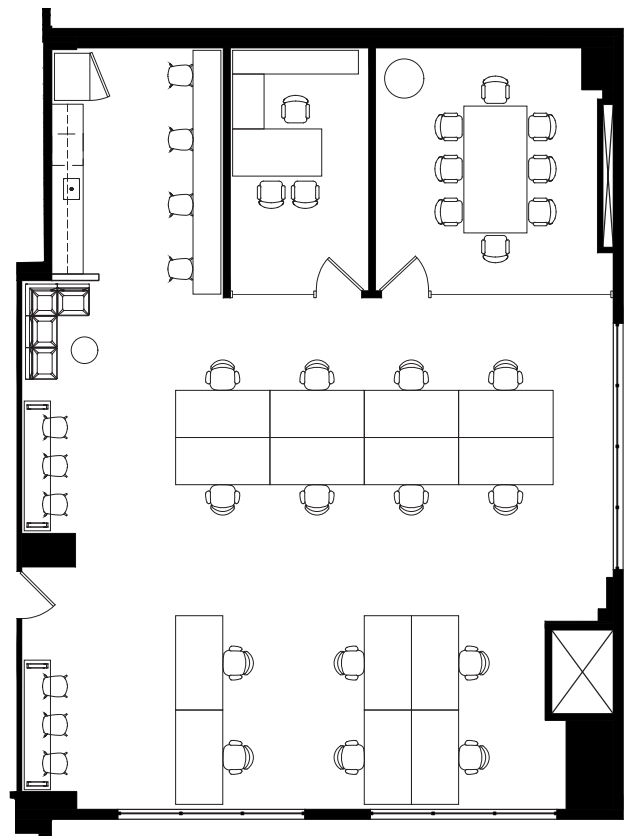
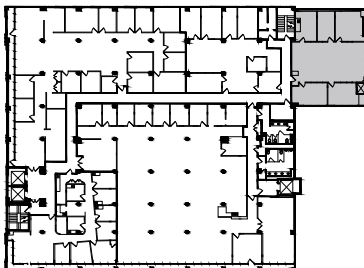
- Available now
- 1 private office
- 1 medium conference room
- Kitchen/break area
- Open area; room for 14 workstations
- Outstanding water views



FRANCISCO STREET

* Hypo Furniture Plan

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60 FRANCISCO STREET

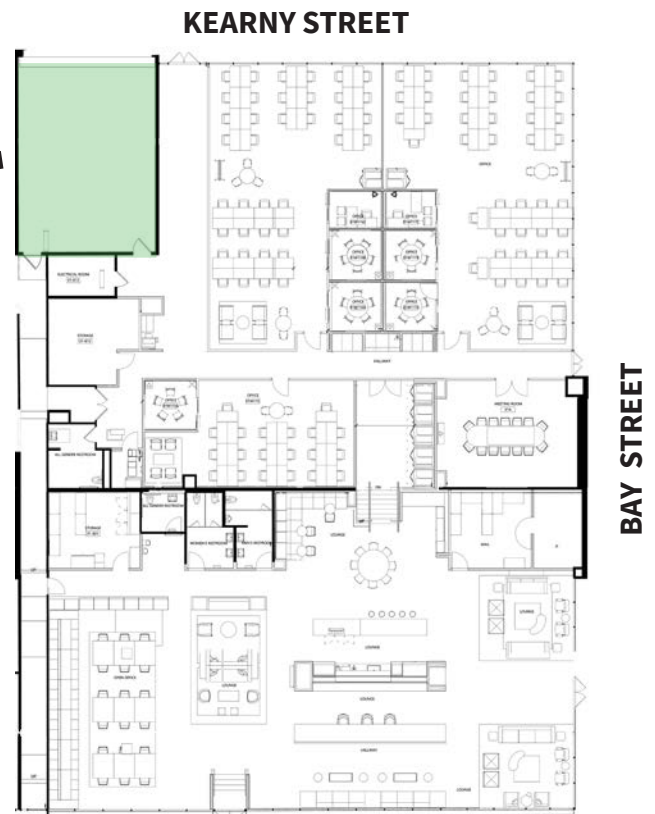
SUITE 100

15,387 RSF

- Available now
- Creative spec suite with above standard finishes
- Private entrance
- Floor to ceiling windows
- Open kitchenette/break area
- Multiple offices/conference rooms
- Outdoor/indoor loggia space/private garage
- Great natural light



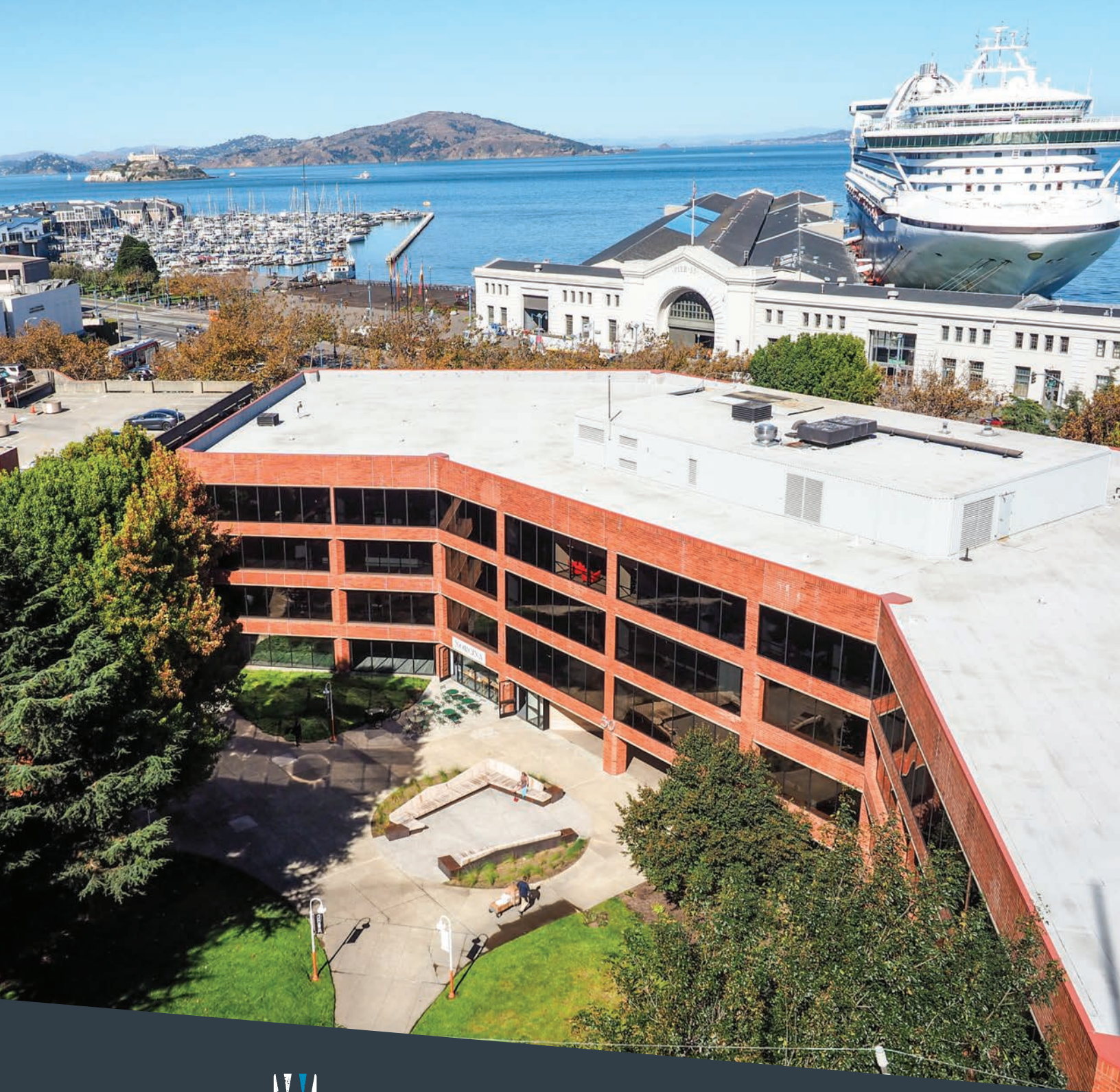
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