

201 THIRD



KILROY



PRIME SOMA OFFICE SPACE

Positioned at the gateway to Central SOMA, **201 Third Street** is a premier **12-story, Class A office building** offering **highly flexible ~29,000 RSF floor plates** in one of San Francisco’s most dynamic and sought-after submarkets.

Surrounded by **over 150 top-rated restaurants, 10 hotels, and six major transit options within a six-block radius**, this location delivers unbeatable accessibility and convenience. Just a **10-minute walk** from **Oracle Park, SF MoMA, Moscone Center, the Metreon, and San Francisco Centre**, the property places tenants at the heart of the city’s cultural, business, and entertainment hubs.

On-site amenities include **secure car and bike parking, 24/7 security, common-area Wi-Fi, and the upscale Brazilian steakhouse, Fogo De Chão**—offering the perfect setting for business lunches, client meetings, and after-work gatherings.

Experience the best of SOMA at **201 Third Street**—where premium workspace meets unbeatable location.

ACHIEVEMENTS

- WELL Health-Safety Rated
- LEED Gold, EBOM Energy Star Certified
- Fitwel Certified



Flexible, +29,000 SF floor plates



On-site dining options



Outdoor furnished deck



On-site parking



Bike storage and parking



24/7 security



FRESHLY REIMAGINED FOR A PREMIUM EXPERIENCE

The newly renovated **lobby and exterior** set the stage for an elevated work environment. Enhancements include a **sophisticated, hotel-inspired lobby lounge**, a **furnished outdoor deck**, and **thoughtfully curated campus art** that adds character and creativity to the space.

A standout feature is the intimate private gathering space, perfect for hosting events, client meetings, or after-hours networking. Adding to the dynamic atmosphere is the arrival of Sextant Coffee Roasters, offering expertly crafted coffee and a selection of sweet and savory baked goods—an inviting new amenity for tenants and guests alike.



CONVENIENT ACCESS

This property offers **unparalleled accessibility** in the heart of San Francisco, making commuting effortless for employees and visitors alike. Located just **one block from BART & Muni**, with **excellent access to the Bay Bridge, freeways, and both SFO and OAK airports**, getting to and from the office has never been easier.

KILLROY OPERATED SHUTTLE SERVICES

A.M Schedule 7a.m - 10a.m
P.M Schedule 3p.m - 6p.m
Pickup/Drop Off:
Montgomery Street BART & King Steet Caltrain

BART

Richmond, Antioch, Dublin/ Pleasanton, Fremont, Daly City, Milbrae, SFO line (9 min walk)

MUNI

Market St. bus lines - 1, 5, 6, 9, 21, 38, 71 (11 min walk)
F Streetcar (13 min walk)
Metro J, K, L, M, N, T (9 min walk)
Central Subway (7 min walk)
Limited, express bus 8X, 38L (2 min walk)

CALTRAIN

4th Street Station (18 min walk)

KILROY



AROUND THE TOWN



Walk Score
100



Total # of Businesses
13,239



Total # of Employees
152,553



Montgomery Bart
Exist Per Day
45,091



Class A Office Space
20MM



Consumer Spending
\$2.3B





360 THIRD ROOFDECK

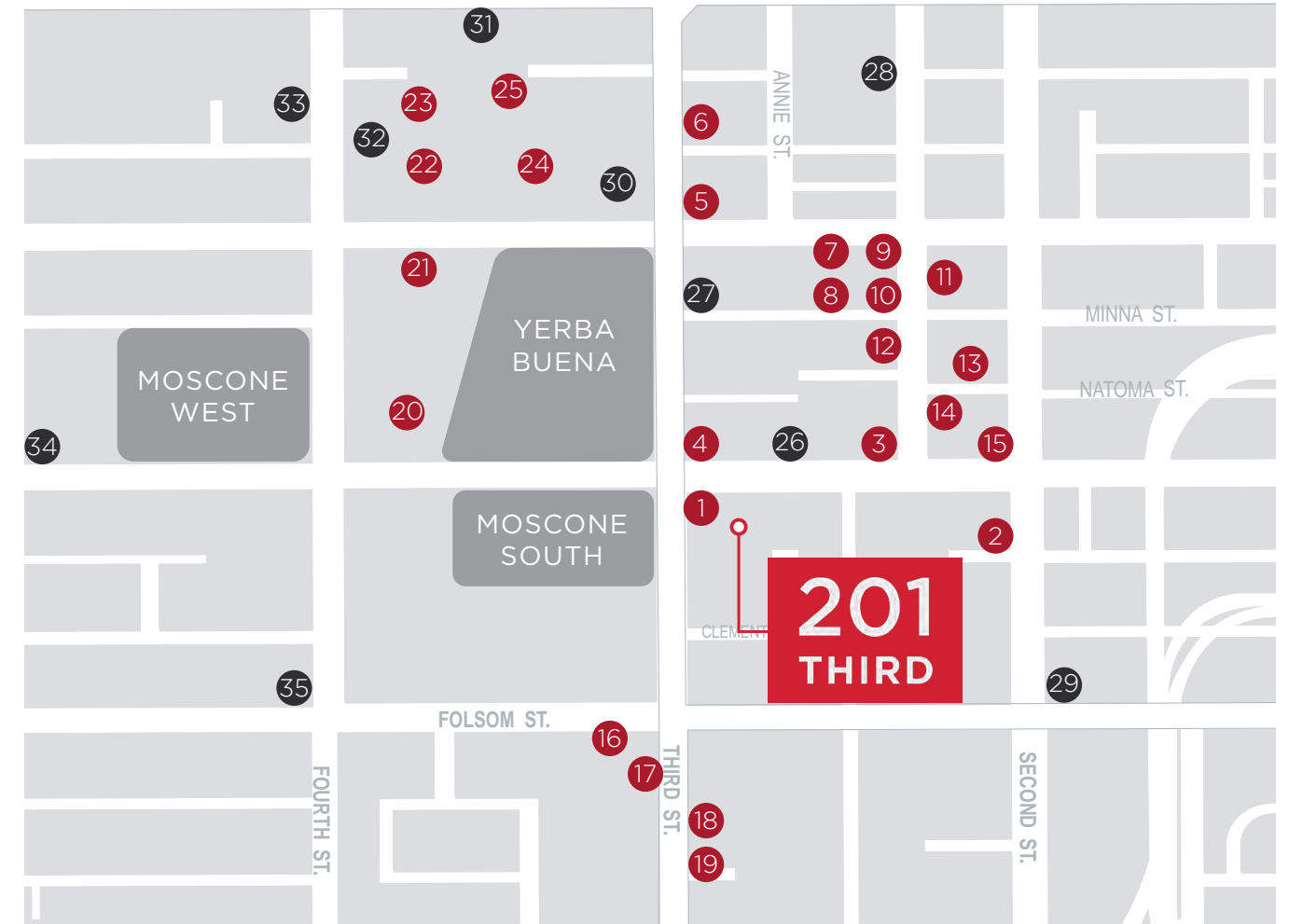


201 THIRD PATIO

KILROY

NEARBY AMENITIES

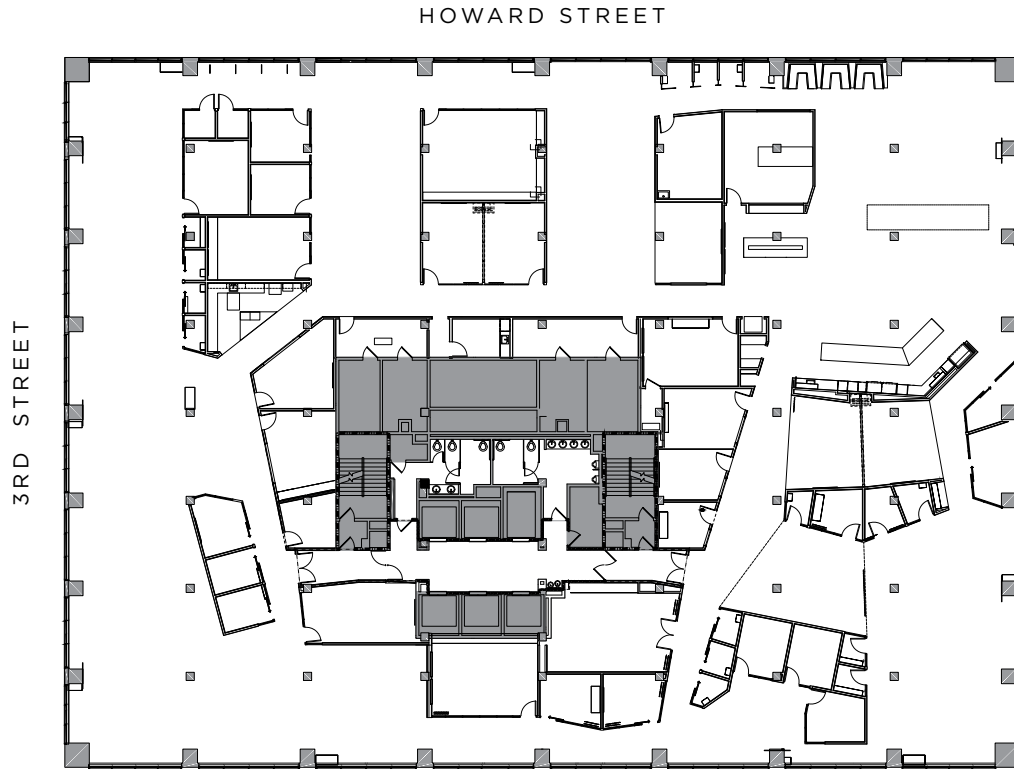
● Restaurants ● Hotels



- | | | | |
|------------------|-------------------------|----------------------|-------------------------|
| 1. Fogo De Chao | 10. Working Girls' Cafe | 19. Cafe du Solei | 28. Palace Hotel |
| 2. Benu | 11. The Bird | 20. Siam Chicken | 29. The Clancy |
| 3. Fang | 12. Mourad | 21. Super Duper | 30. Hyatt Regency |
| 4. Trace | 13. Henery's Hunan | 22. Mixt | 31. Four Seasons |
| 5. The Grove | 14. Sana'a Cafe | 23. Amber India | 32. Marriot Marquis |
| 6. Oren's Hummus | 15. Soma Eats | 24. Lev by Wise Sons | 33. The Mosser |
| 7. New Ming's | 16. Bocado | 25. Ippudo SF | 34. InterContinental SF |
| 8. Pink Elephant | 17. Chaat Corner | 26. W. San Francisco | 35. Canopy by Hilton |
| 9. Ayola | 18. Pazzia | 27. The St. Regis | |

4TH FLOOR - SUITE 400

30,938 RSF



*As-built plan

**VIEW
VIRTUAL
TOUR**

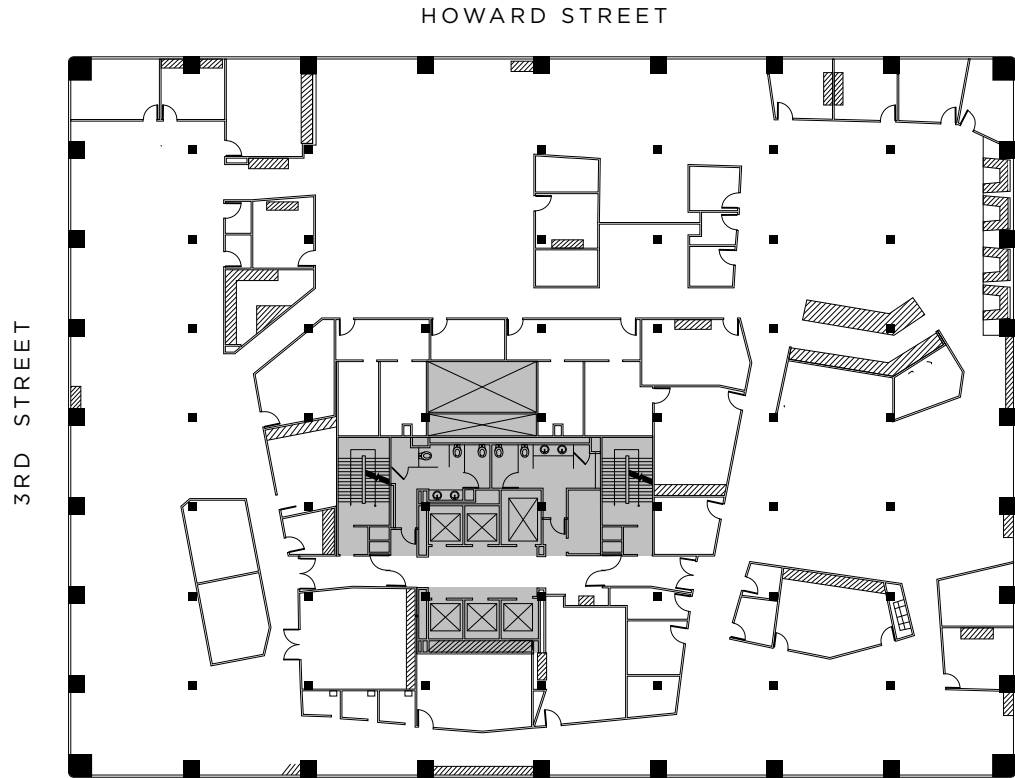


SPECS:

- Available now
- Open creative space with fantastic natural light
- Space for +/- 150 workstations
- 15 medium conference rooms
- 22 private offices/meeting rooms
- Large kitchen/break area
- IT/storage closet

8TH FLOOR - SUITE 800

30,938 RSF



*As-built plan

VIEW
VIRTUAL
TOUR

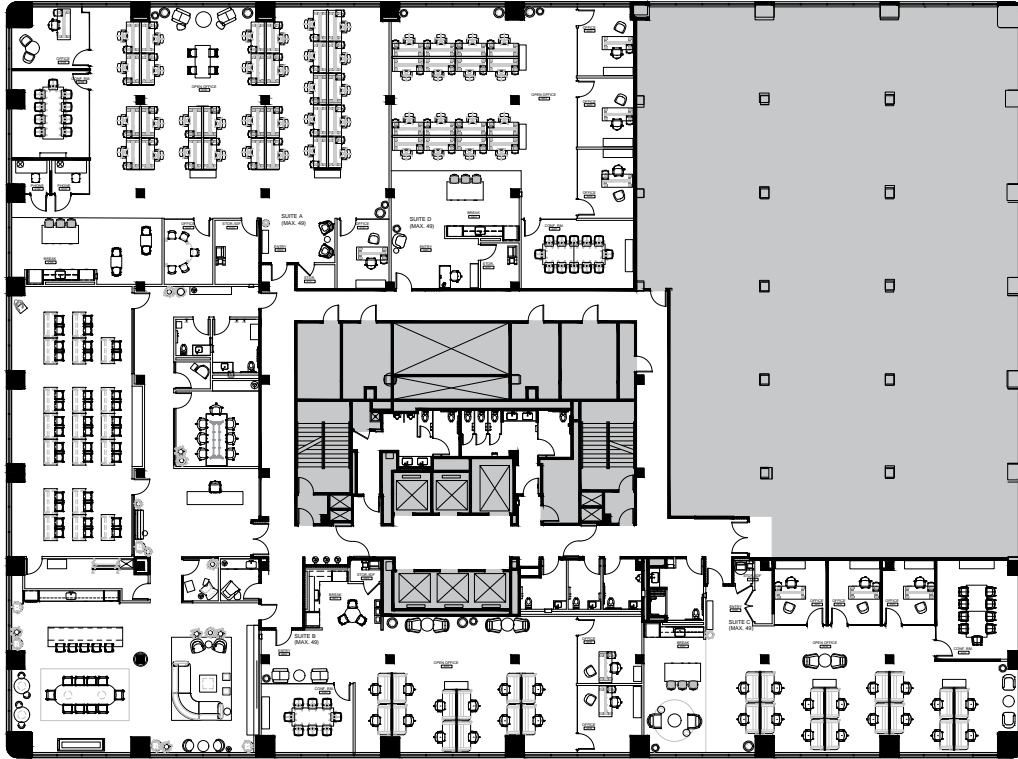


SPECS:

- Available now
- Open creative space with fantastic natural light
- Space for +/- 150 workstations
- 4 large conference rooms
- 7 medium conference rooms
- 23 private offices/meeting rooms
- Large kitchen/break area
- IT/storage closet

9TH FLOOR - AMENITY CENTER REDEVELOPMENT

21,072 RSF



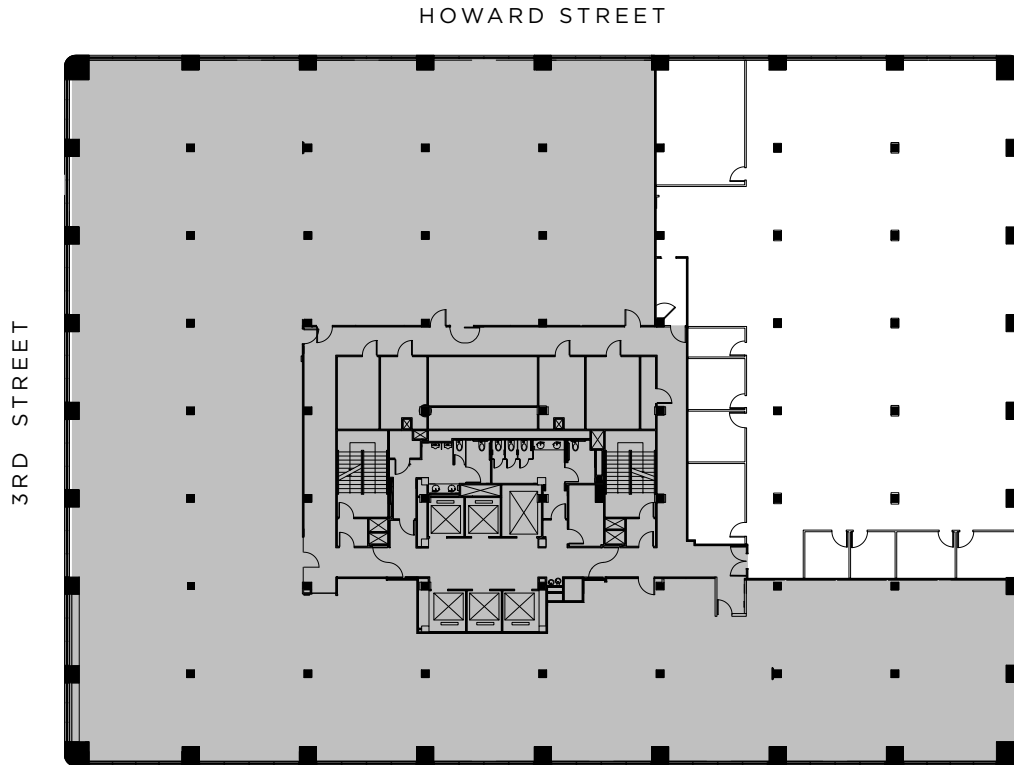
*As-built plan

Coming soon to the 9th floor of 201 Third: a brand-new amenities center designed to elevate the workplace experience for all of our tenants.. This thoughtfully designed space will feature a best-in-class conference center with multiple high-end meeting rooms, a comfortable lounge, flexible open space for events, private phone rooms, and a dedicated host to ensure seamless service.

Complementing the amenities are four beautifully built spec suites, offering move-in-ready workspace with premium finishes and access to all the perks of this elevated floor.

9TH FLOOR - SUITE 950

9,865 RSF



VIEW
VIRTUAL
TOUR



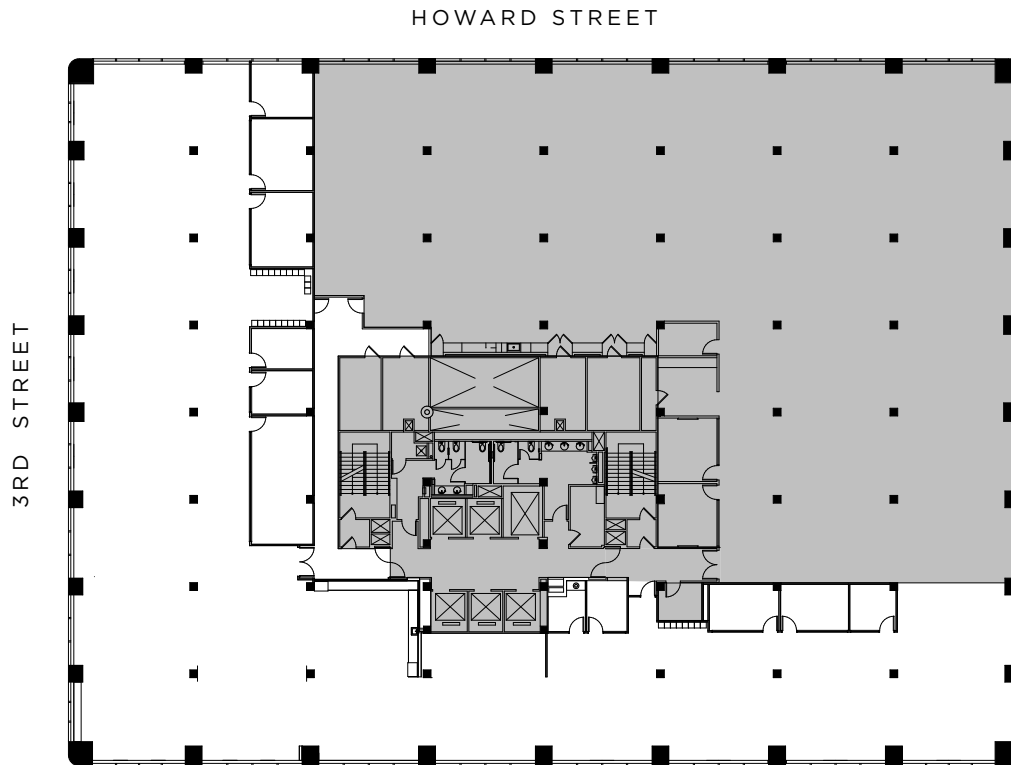
*As-built plan

SPECS:

- Available now
- Open creative space with incredible light
- Fully Furnished with 74 workstations
- 1 Large conference room
- 1 Medium conference rooms
- 4 Small conference rooms
- 2 Private offices
- Large kitchen area
- IT Closet

10TH FLOOR - SUITE 1000

FULL SUITE 1000 // 15,608 RSF



VIEW
VIRTUAL
TOUR



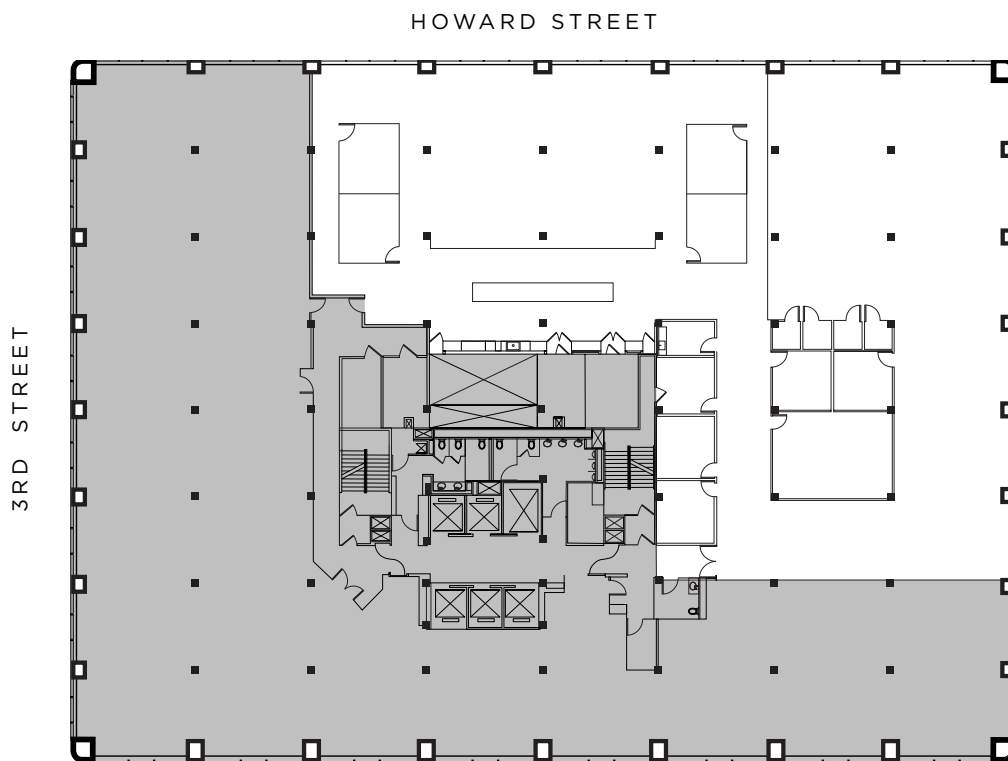
*As-built plan

SPECS:

- Available now
- Brand new spec suite
- Creative partial floor with exposed ceiling
- Divisible into 6,364 sq. ft. or 9,244 sq. ft. options
- Space for +/- 88 workstations
- 16 hoteling stations
- Large open kitchen and lounge
- 1 large conference room
- 4 medium conference rooms
- 4 huddle rooms
- 1 mother's room

10TH FLOOR - SUITE 1050

FULL SUITE 1050 // 15,326 RSF



*As-built plan

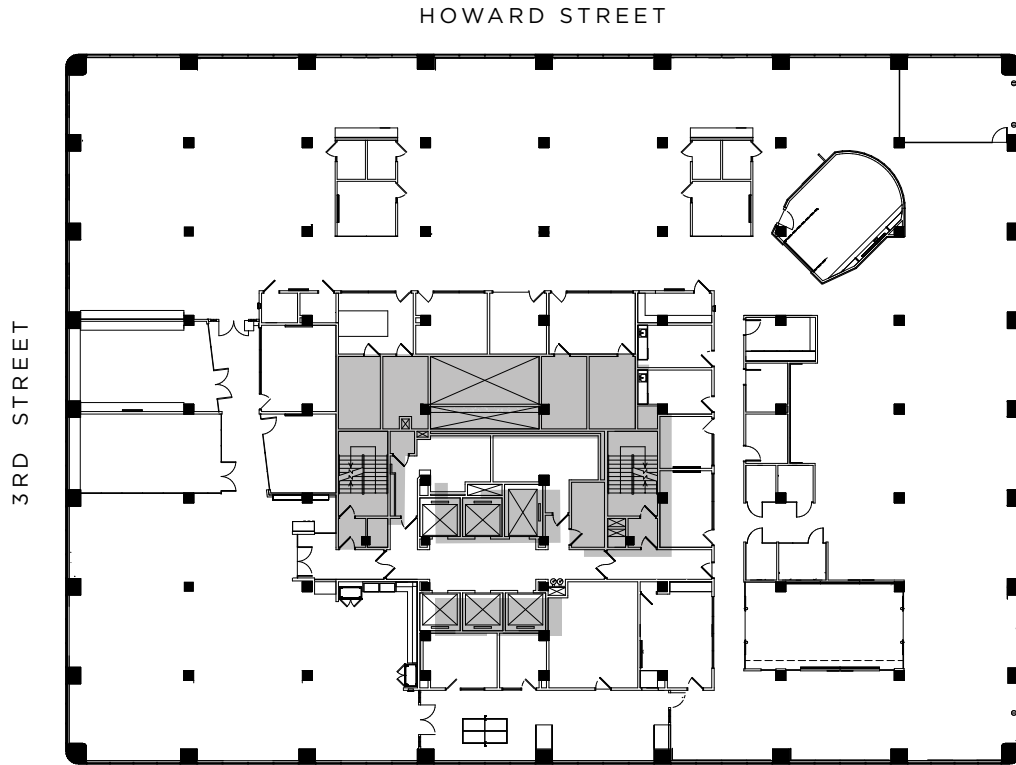
SPECS:

- Available now 12/1/2025
- Open area with space for 95+ workstations
- 9 Private offices/ meeting rooms
- 1 large conference room
- Large open kitchen
- 4 phone rooms
- Mothers room

11TH FLOOR - SUITE 1100

Two floor block opportunity
totaling 61,894 RSF

30,938 RSF



VIEW
VIRTUAL
TOUR



*As-built plan

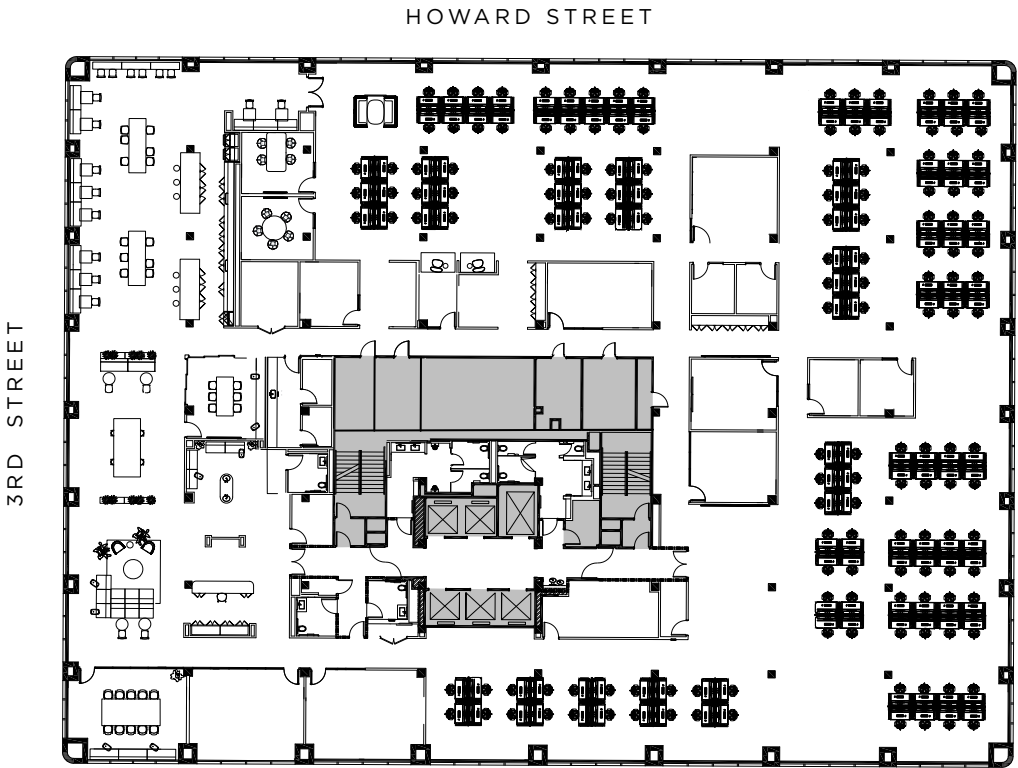
SPECS:

- Available now
- Creative full floor build-out with exposed ceilings and polished concrete floors
- Space for +/- 158 workstations
- 2 large board rooms
- 2 large conference rooms
- 4 medium conference rooms
- 10 private offices / conference rooms
- 7 phone rooms
- 2 mother's rooms
- Speakeasy Lounge
- 360 degree City views

12TH FLOOR - SUITE 1200

Two floor block opportunity
totaling 61,894 RSF

30,956 RSF



*As-built plan

VIEW
VIRTUAL
TOUR



SPECS:

- Available now
- Brand new Gensler-designed spec suite
- Partially furnished with alternate full floor furniture plans available
- Large all-hands and kitchen area
- Space for +/- 153 workstations
- 2 large conference rooms
- 7 medium conference rooms
- 7 small conference rooms
- 4 phone rooms
- 2 mothers rooms
- 3 gender neutral restrooms
- Coffee bar
- 360 degree City views



COMING SOON - SOMA SPORTS & DOG PARK

A **game-changer for the neighborhood**, this dynamic new park will transform four city blocks just one block from 201 Third into a **vibrant urban oasis**. Designed to maximize underutilized space, the park will bring **lush greenery, inviting gathering areas, and best-in-class recreation** to the heart of SoMa.

Featuring the **largest dog park in downtown San Francisco**, along with **pickleball, street soccer, and basketball courts**, this one-of-a-kind destination will offer something for everyone—whether you’re looking to **unwind, connect, or play**.



LEGEND

1. Howard St. Plaza to be constructed by 555 Howard developer

2. Hanging Garden

3. 33 Tehama Plaza & Seating (existing)

4. Concession Seating

5. Outdoor Leisure Games

6. Exercise Zone
7. Dog Run With Topographic Slope

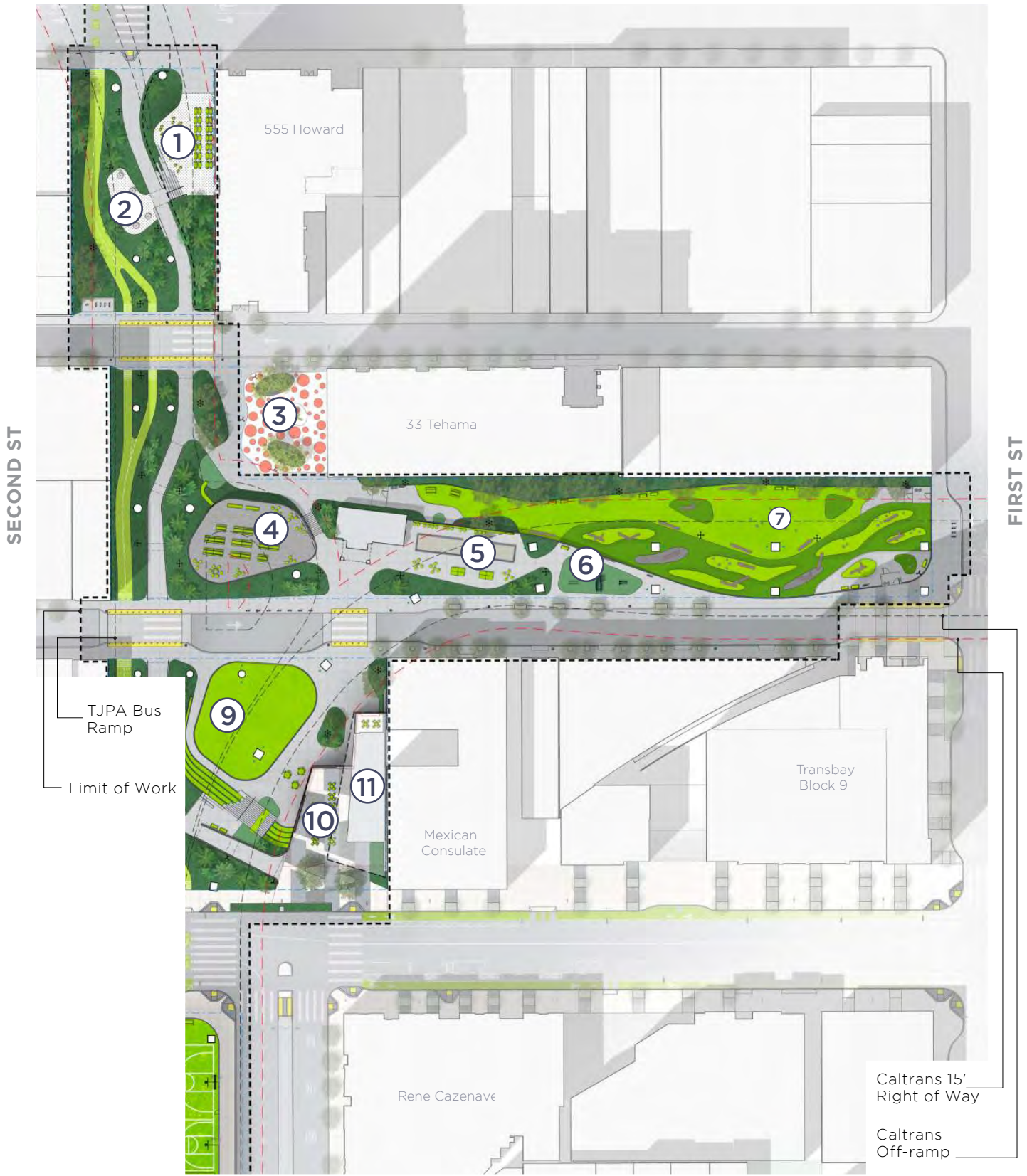
8. Separated Bike Path

9. Synthetic Flex Lawn & Terraced Bleacher

10. Folsom Plaza Terrace

11. Park Pavilion Building

12. Multi-Sport Court

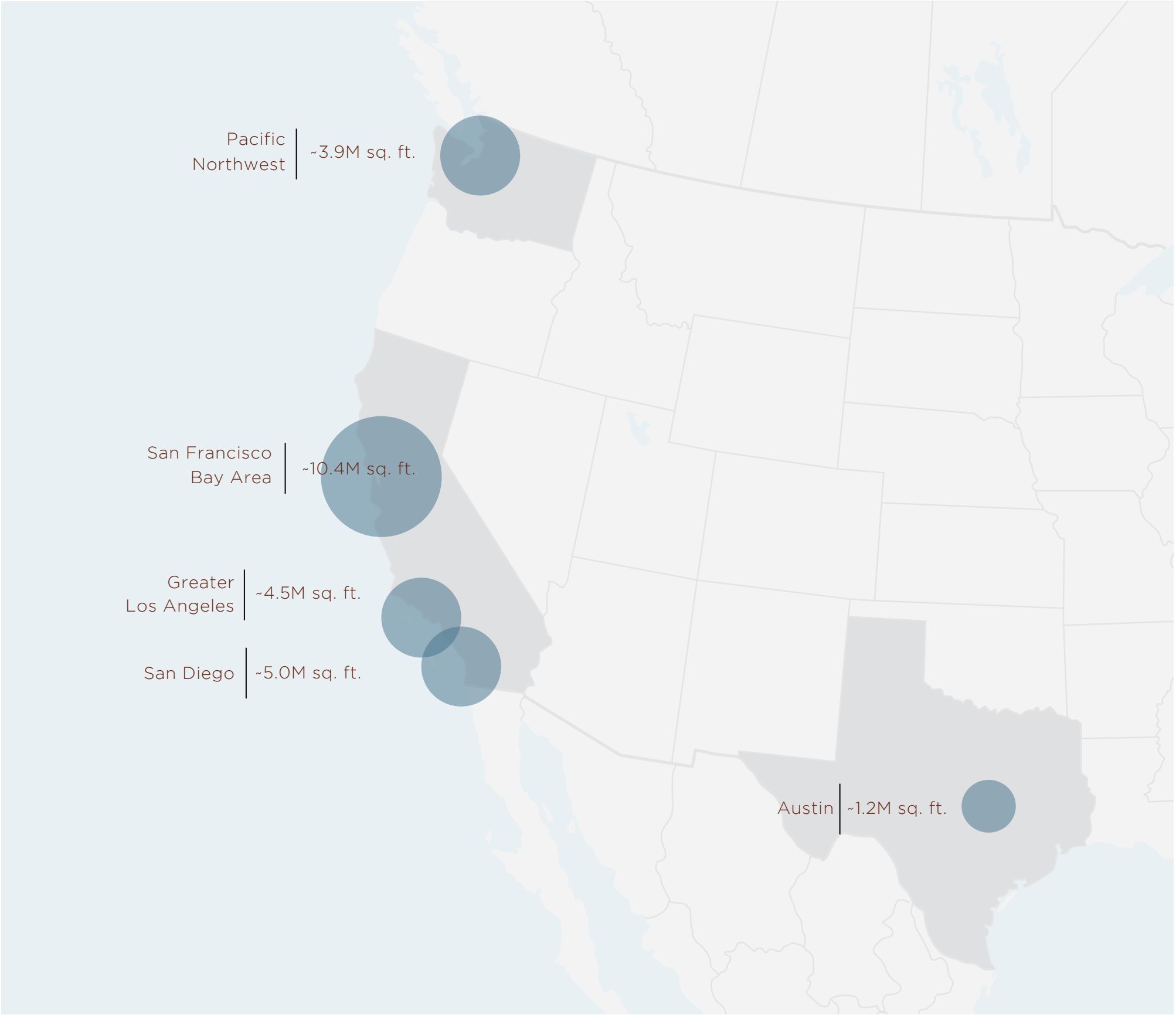


BEST-IN-CLASS PORTFOLIO

- Publicly-traded REIT (NYSE: KRC)
- Premier workplace developer and landlord
- 75+ years of operational history
- ~25M sq. ft. of operating portfolio and development pipeline* (workplace and retail)
- Vertically-integrated platform: AWCquisitions, development, property management, leasing, and finance
- 11-year average portfolio age
- Strong commitment to sustainability

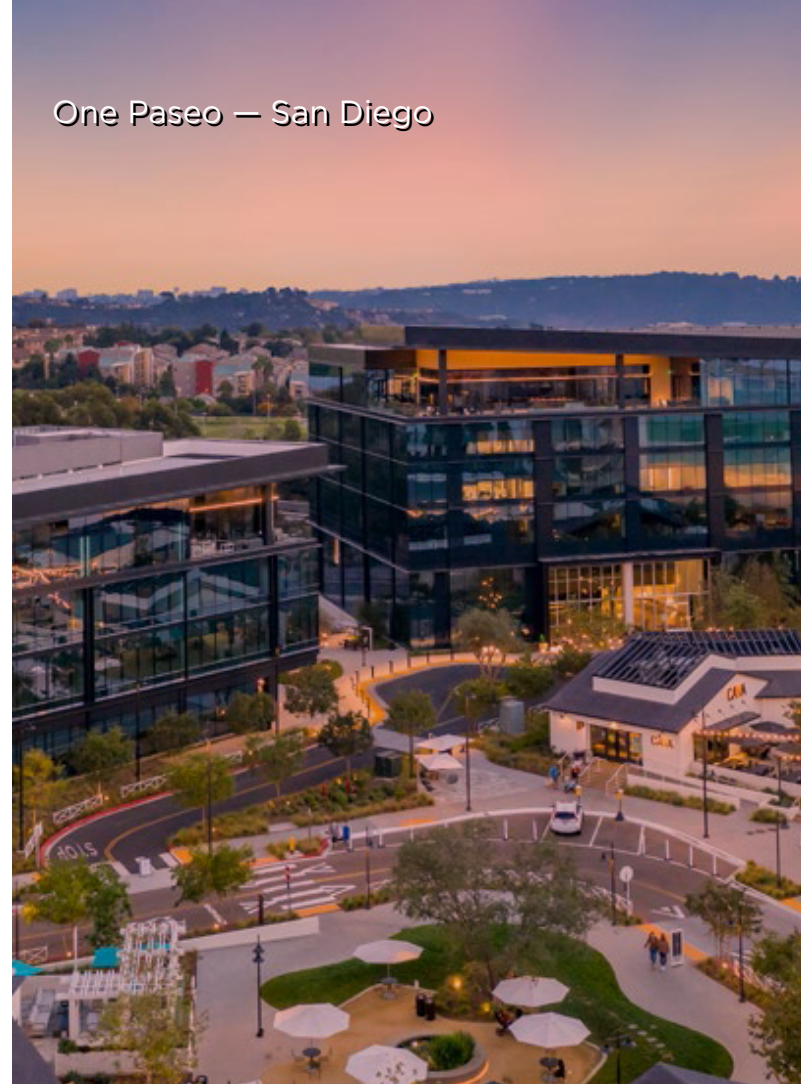


Square footages sourced from the Kilroy 2Q24 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline estimations.





Indeed Tower — Austin



One Paseo — San Diego

THE KILROY EXPERIENCE - REDEFINING PLACES FOR NEW WORK

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

SUSTAINABLE, INNOVATIVE DESIGN

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

TENANT-FOCUSED MANAGEMENT

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.



On Vine — Hollywood



333 Dexter — Seattle

KILROY IS DRIVING ENVIRONMENTAL PROGRESS THROUGH DESIGN AND OPERATIONS

Kilroy differentiates itself through an unmatched focus on sustainability and wellness. Kilroy properties are designed to the highest standards, with numerous LEED and WELL certifications, carbon-neutral operations since 2020, and extensive energy efficiency initiatives.

Our sustainability efforts are broad, and include a focus on energy, carbon, water, waste, health & wellness, and stakeholder engagement. We identify climate change as both a risk and an opportunity to our business and we build these factors into our strategy and risk management efforts. Our sustainability programs contribute to long-term value creation and help shape our corporate strategy.

This commitment to green practices positions Kilroy as a leader in environmentally responsible real estate.

Learn more: kilroyrealty.com/sustainability

SUSTAINABILITY
ACHIEVEMENTS &
ACCOLADES



Carbon Neutral Operations Kilroy has achieved carbon neutral operations across our portfolio since 2020



Best in Building Health Fitwel Excellence Award, Most Certifications of All Time, 2019-2022



Energy Star Partner of the Year, 2014-2025 Sustained Excellence, 2016-2023



Newsweek Listed on America's Most Responsible Companies, 2020-2025



GRESB 5-Star Designation for Standing Assets & Development, 2015-2023



Green Lease Leaders Leader, 2014-2024 Gold Level, 2018-2024 Champion of the Decade, 2024



US EPA Green Power Partnership Member of National Top 100 Green Power Users, 2021-2024



Bloomberg Gender-Equality Index Member, 2020-2023



201 THIRD

CHRISTOPHER T. ROEDER

+1 415 395 4971

chris.roeder@jll.com

License #: 01190523

TED DAVIES

+1 415 395 4972

ted.davies@jll.com

License #: 01460185

MICHAEL DEMARIA




+1 415 395 7248

michael.demaria@jll.com

License #: 01366535



Where Innovation Works

Kilroy's socials:   

Jones Lang LaSalle Brokerage, Inc. License #01856260

JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only.

There may be differences between projected and actual results, and those differences may be material.

The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.