

303 SECOND

303 SECOND STREET, SAN FRANCISCO





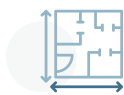


# PROPERTY OVERVIEW



**±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



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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



5M

MOSCONE  
WEST

METREON

YERBA  
BUENA

SF  
MOMA

TRANSBAY TERMINAL

MOSCONE  
SOUTH

80

★ 303 SECOND ST.

BAY  
BRIDGE  
FREEWAY  
ON RAMP

80

FOLSOM MUNI

101 / 280  
FREEWAY  
ON RAMP

280

101

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.

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### MAJOR TECH COMPANIES IN THE NEIGHBORHOOD

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





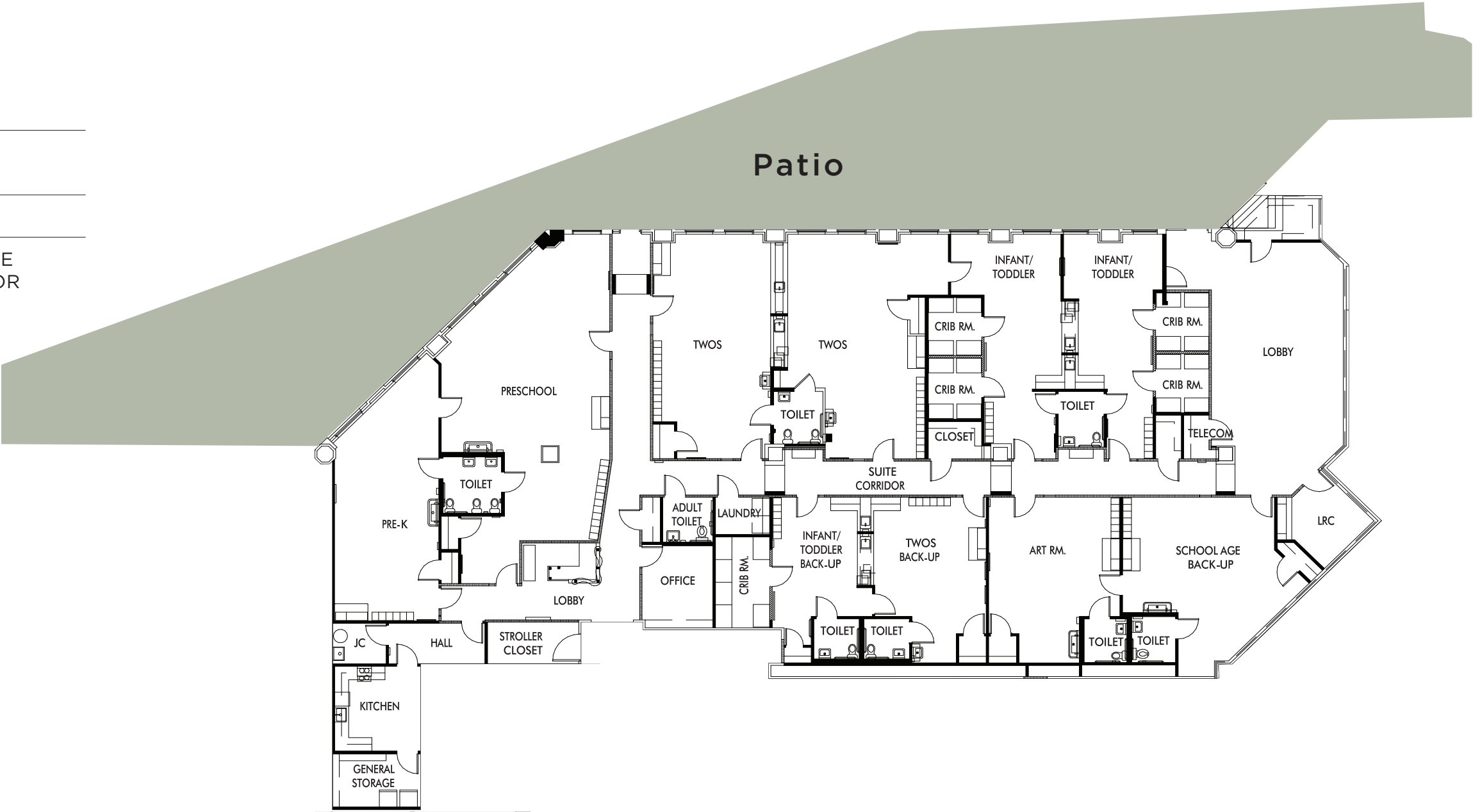
| SUITE                    | RSF          | AVAILABLE | DESCRIPTION                                                                                                                                                                                               |
|--------------------------|--------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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       | Fully furnished open ceiling creative office, 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  | 2.1.2026  | 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.                                           |



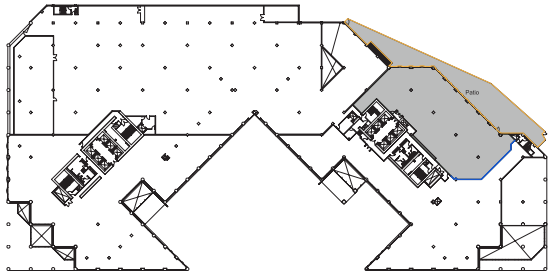
303 SECOND STREET - SOUTH TOWER

STE 250

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



FOLSOM STREET





303 SECOND STREET - SOUTH TOWER

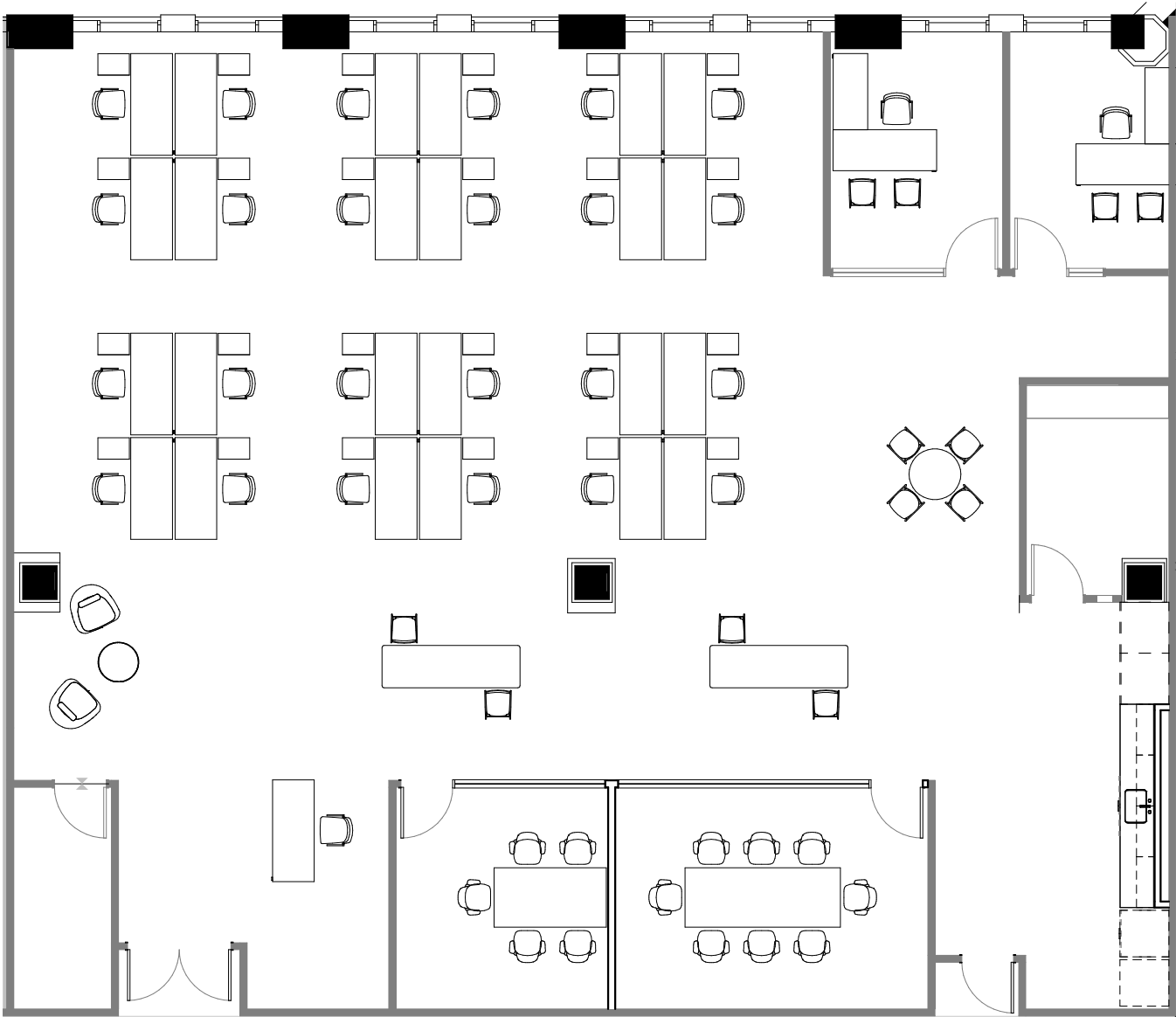
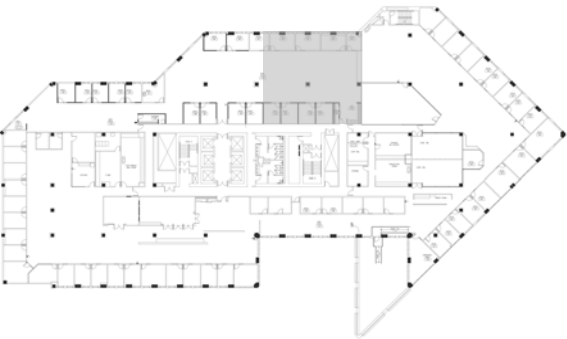
STE 450



CHECK OUT  
VIRTUAL TOUR

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

FOLSOM STREET





303 SECOND STREET - SOUTH TOWER

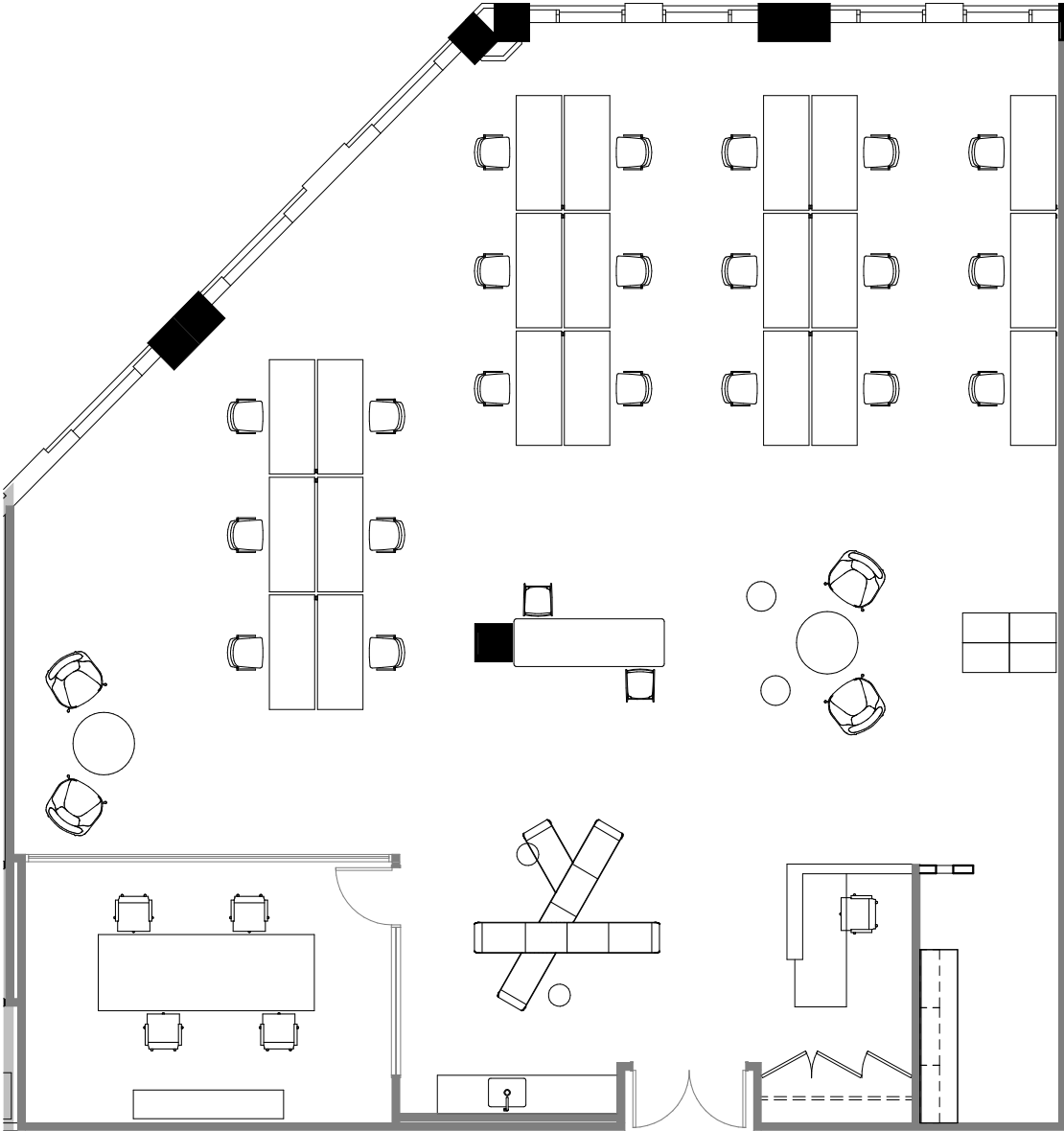
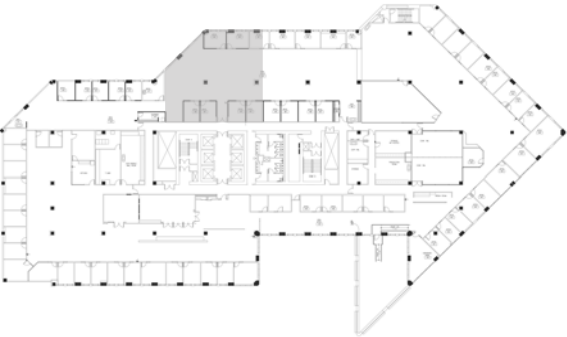
STE 460



CHECK OUT  
VIRTUAL TOUR

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

FOLSOM STREET



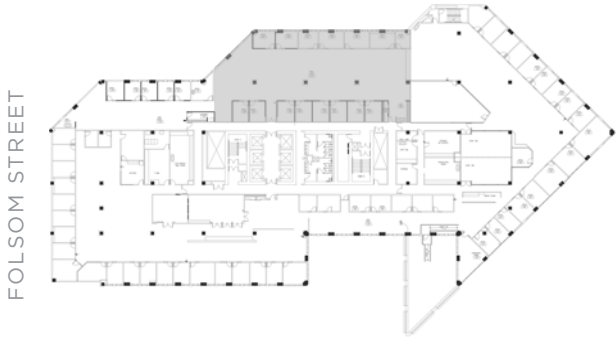
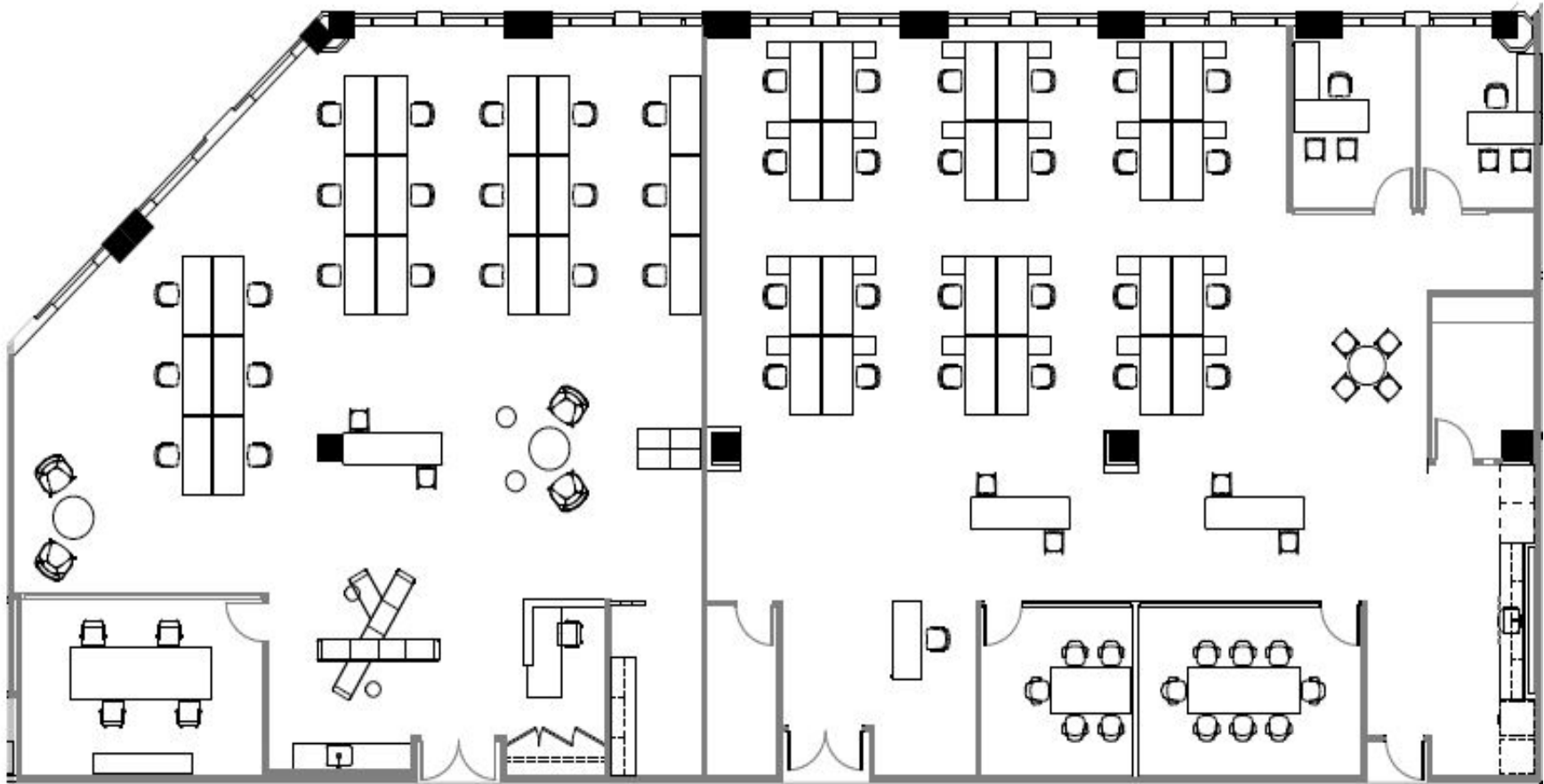


# 303 SECOND STREET - SOUTH TOWER

## STE 450 + 460

\*Hypothetical layout & furniture plan

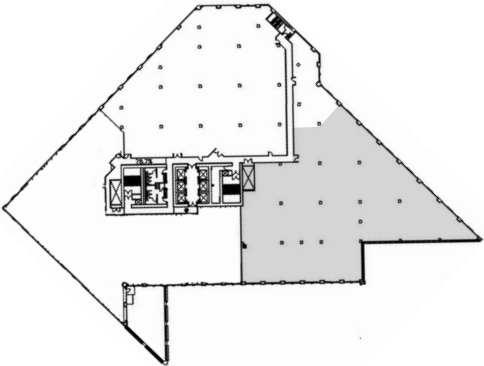
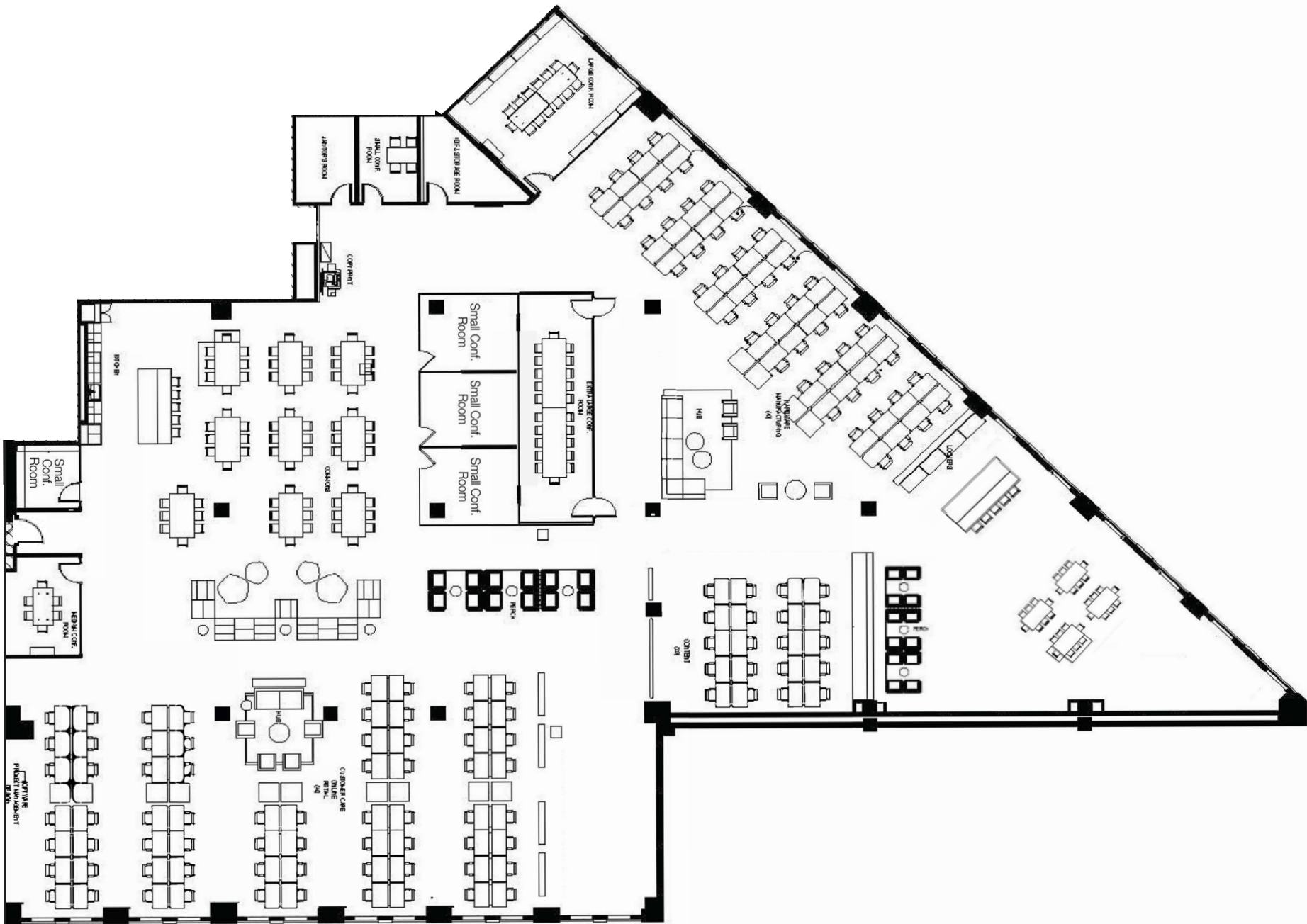
|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| TOTAL RSF      | ±8,619 RSF                                             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



303 SECOND STREET - NORTH TOWER

STE 400

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





# 303 SECOND STREET - NORTH TOWER

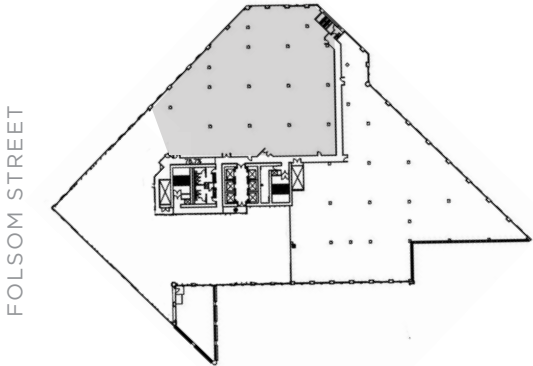
## STE 450

\*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"> <li>OPEN CEILING CREATIVE SPEC SUITE</li> </ul> |

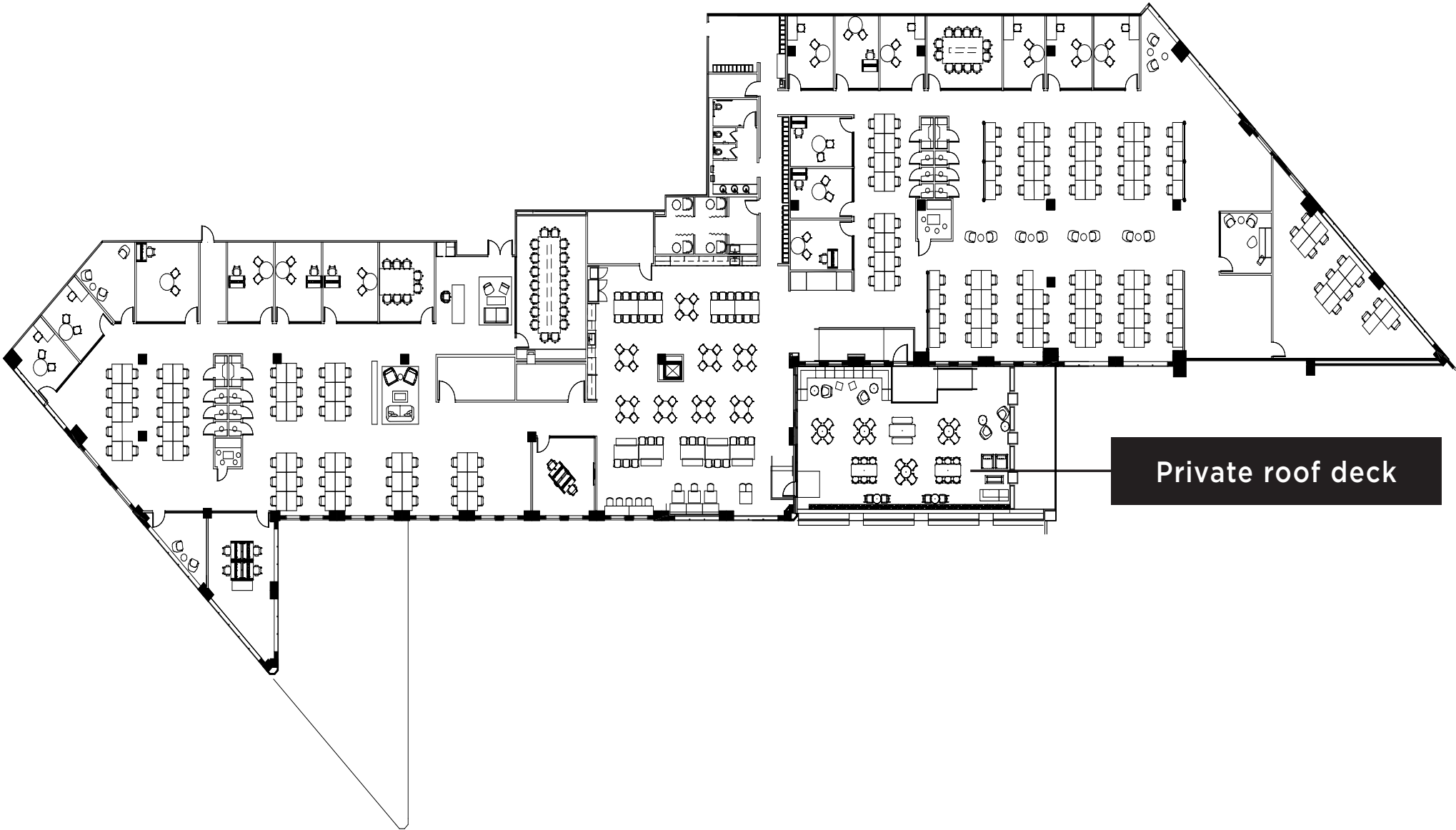


303 SECOND STREET - NORTH TOWER

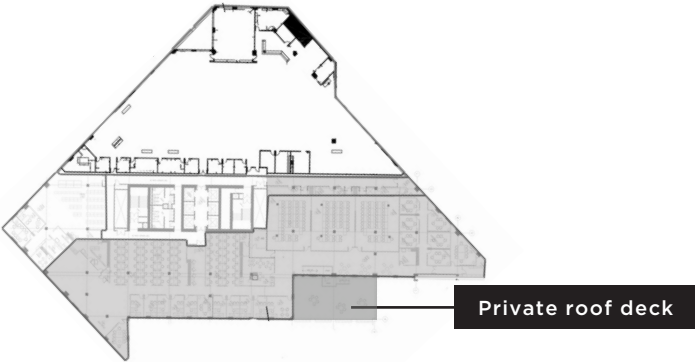
STE 500

\*Hypothetical furniture plan

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| TOTAL RSF      | ±28,885 RSF                                                                                                  |
| CEILING HEIGHT | 11'6"                                                                                                        |
| OCCUPANCY      | AVAILABLE 2/1/26                                                                                             |
| CONDITION      | <ul style="list-style-type: none"><li>• LARGE PRIVATE DECK</li><li>• OPEN PLAN WITH NEWER FINISHES</li></ul> |



FOLSOM STREET





# 303 SECOND STREET - NORTH TOWER

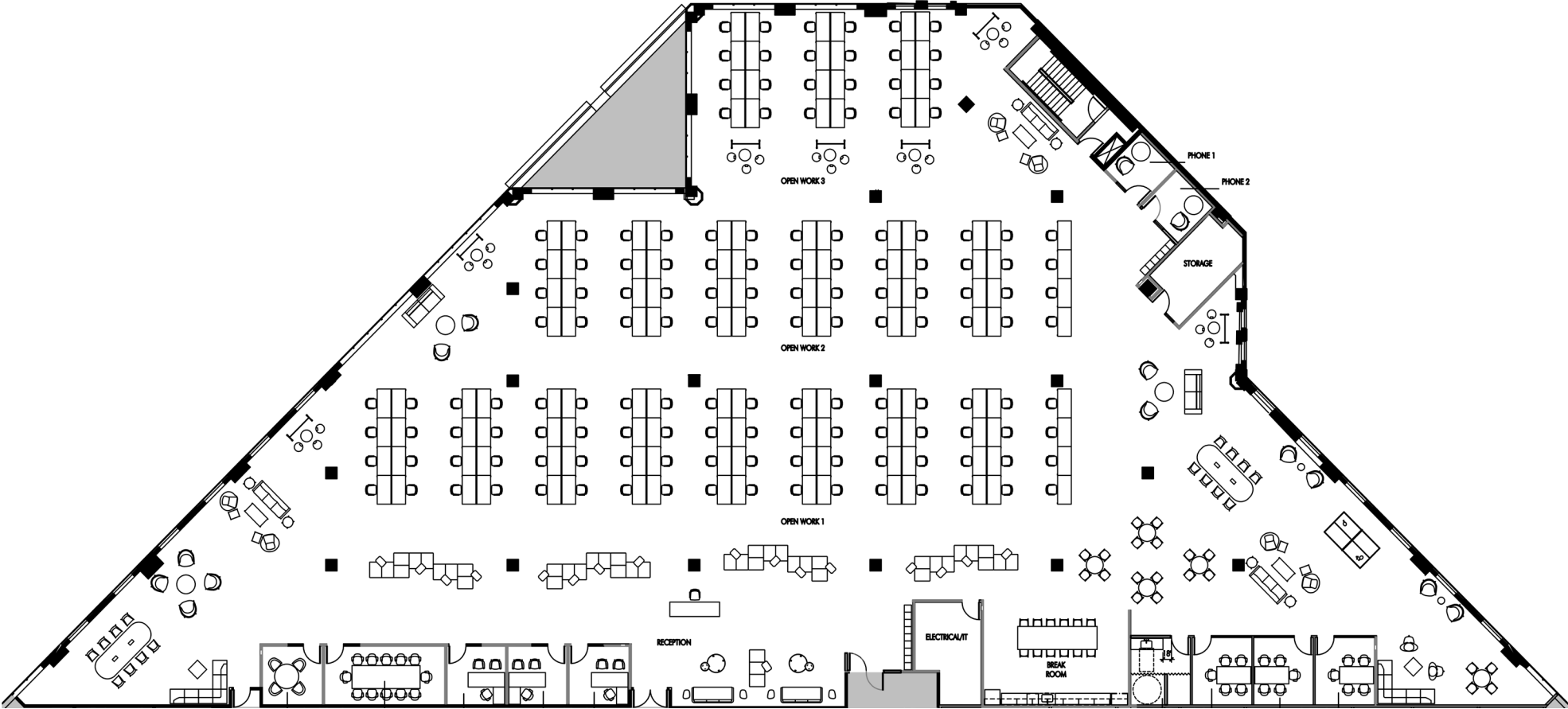
## STE 550

\*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"><li>• OPEN CEILING CREATIVE</li><li>• SPEC SUITE</li><li>• FURNISHED</li></ul> |



FOLSOM STREET

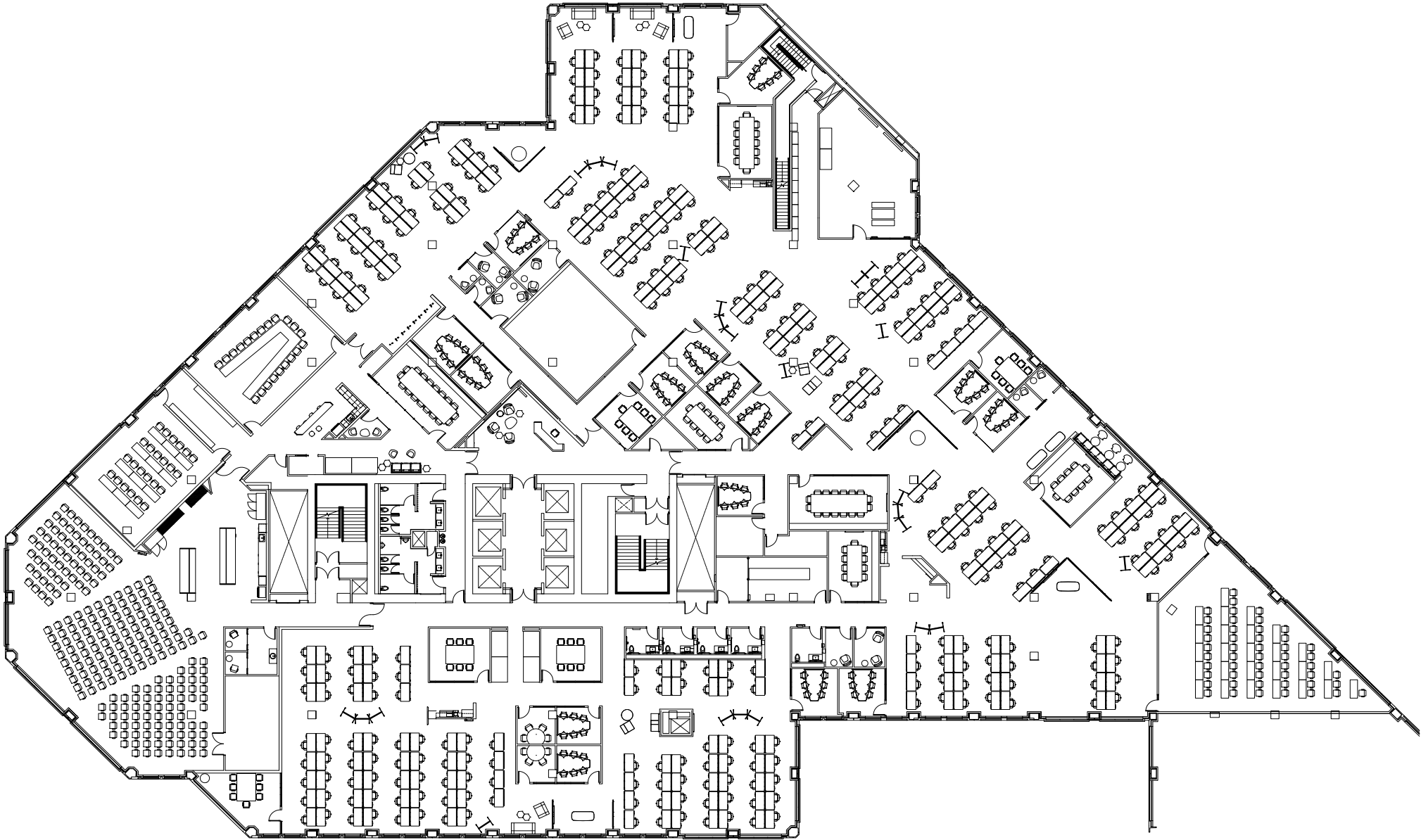


303 SECOND STREET - NORTH TOWER

STE 600

\*Hypothetical furniture plan

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



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

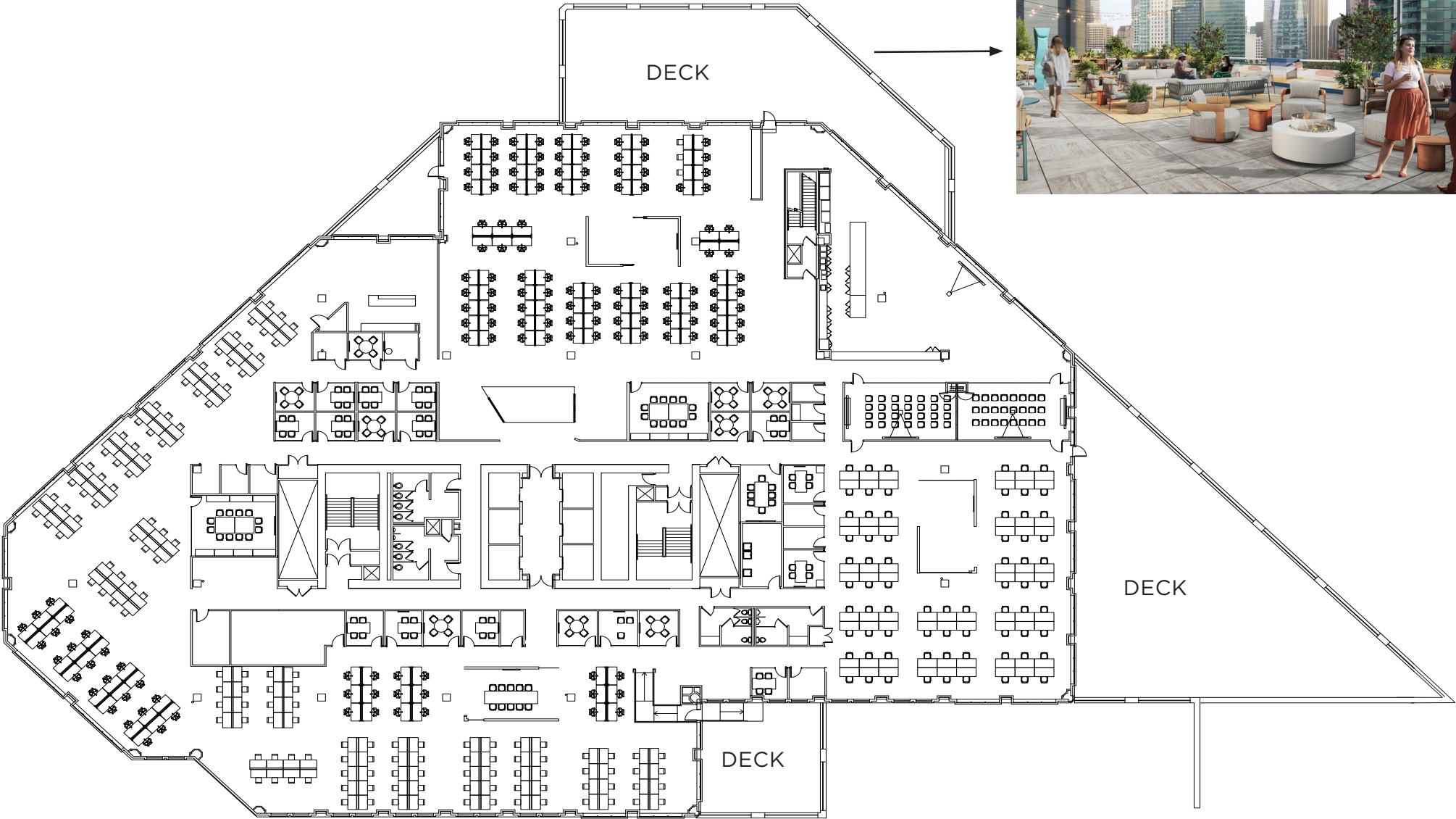


# 303 SECOND STREET - NORTH TOWER

## STE 700

\*Hypothetical furniture plan

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



\*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"><li>• OPEN CEILING CREATIVE</li><li>• PLUG &amp; PLAY</li><li>• LARGE KITCHEN</li><li>• CAN BE COMBINED WITH 6TH + 7TH FLOORS FOR ±144,306 RSF</li></ul> |



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

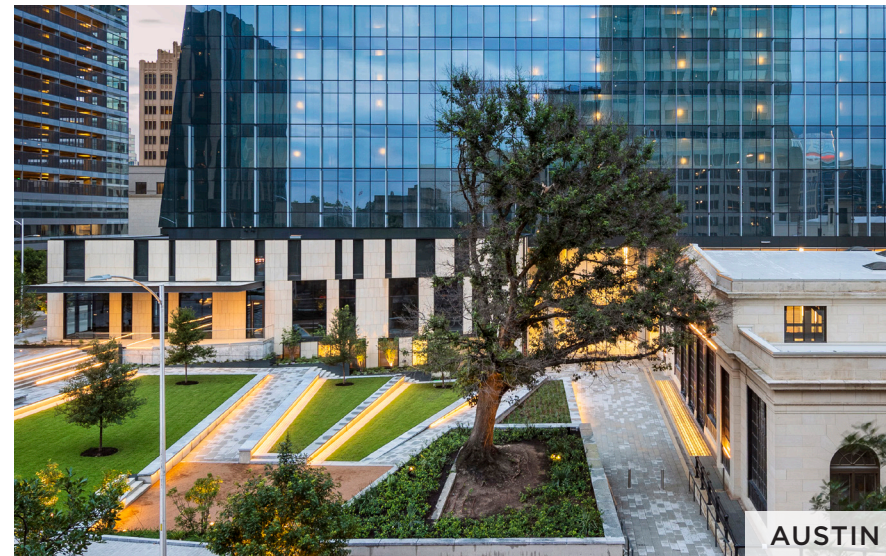


# KILROY IS WHERE INNOVATION WORKS

- ±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](https://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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**K I L R O Y**