



OVER 265,000 RSF NOW AVAILABLE!

**SPECTACULAR BAY VIEW OFFICE SPACE,
IDEALLY NESTLED BETWEEN 5 SUBMARKETS**



JONES LANG LASALLE BROKERAGE, INC.
Real Estate License #: 01856260



GROUND FLOOR LOBBY

PREMIUM OFFICE OPPORTUNITY WITH INCREDIBLE BAY VIEWS



±265,000 RSF Available



Bay views above 10th Floor



Coit Tower views above 4th Floor



Natural light throughout



Highly efficient side-core design



Fitness center with showers & lockers



On-site parking for over 200 vehicles



24/7 on-site security



Secure bike storage room



Efficient, advanced building systems



Gold LEED certified by the U.S. Green Building Council

BREATHTAKING NORTH FACING
PANORAMIC VIEWS OF
SAN FRANCISCO'S MOST ICONIC
LANDMARKS, EVERY DAY.



VIEWS FROM 17TH FLOOR



18TH FLOOR BREAK AREA



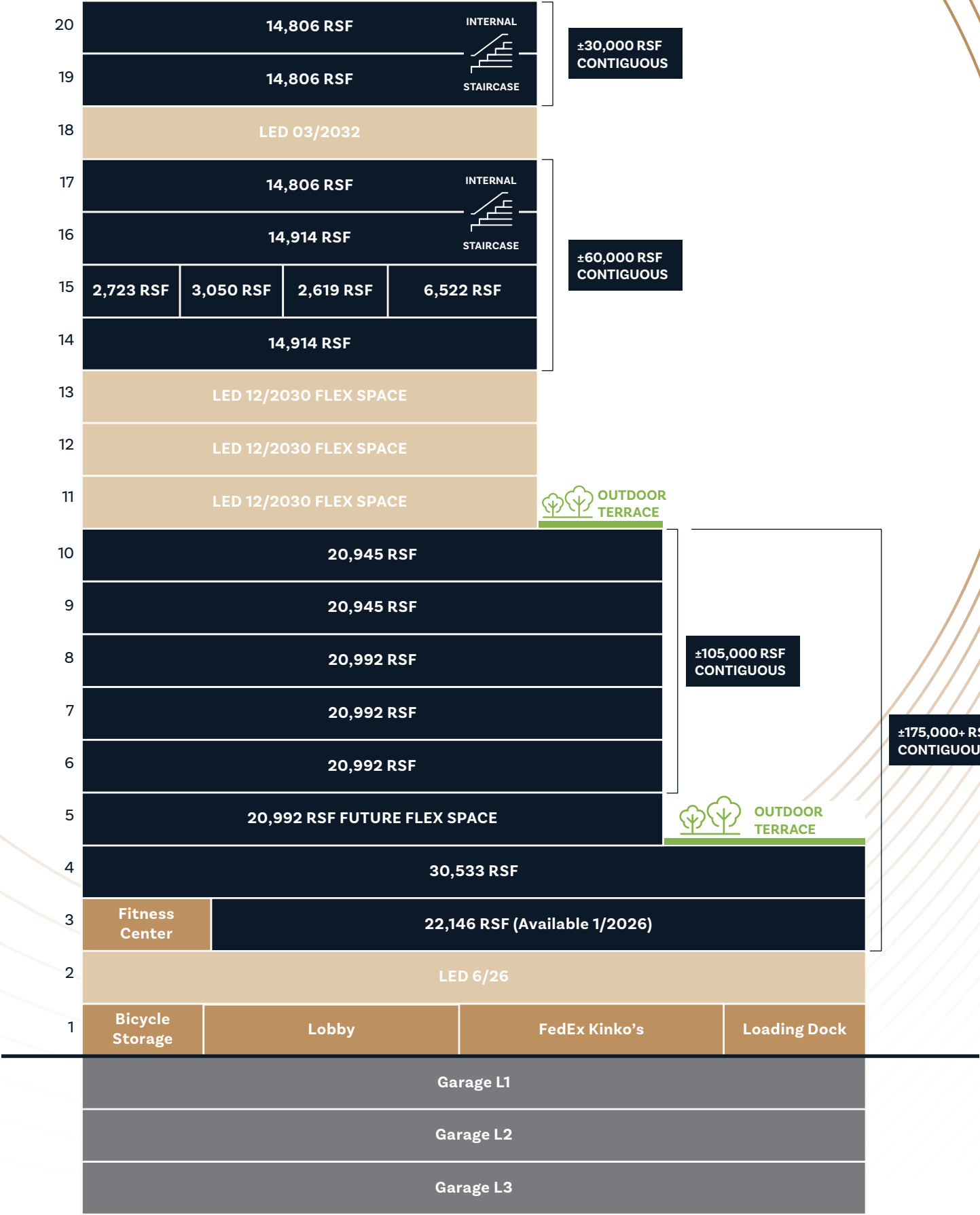
FLOOR 16 & 17 INTERCONNECTING STAIRCASE



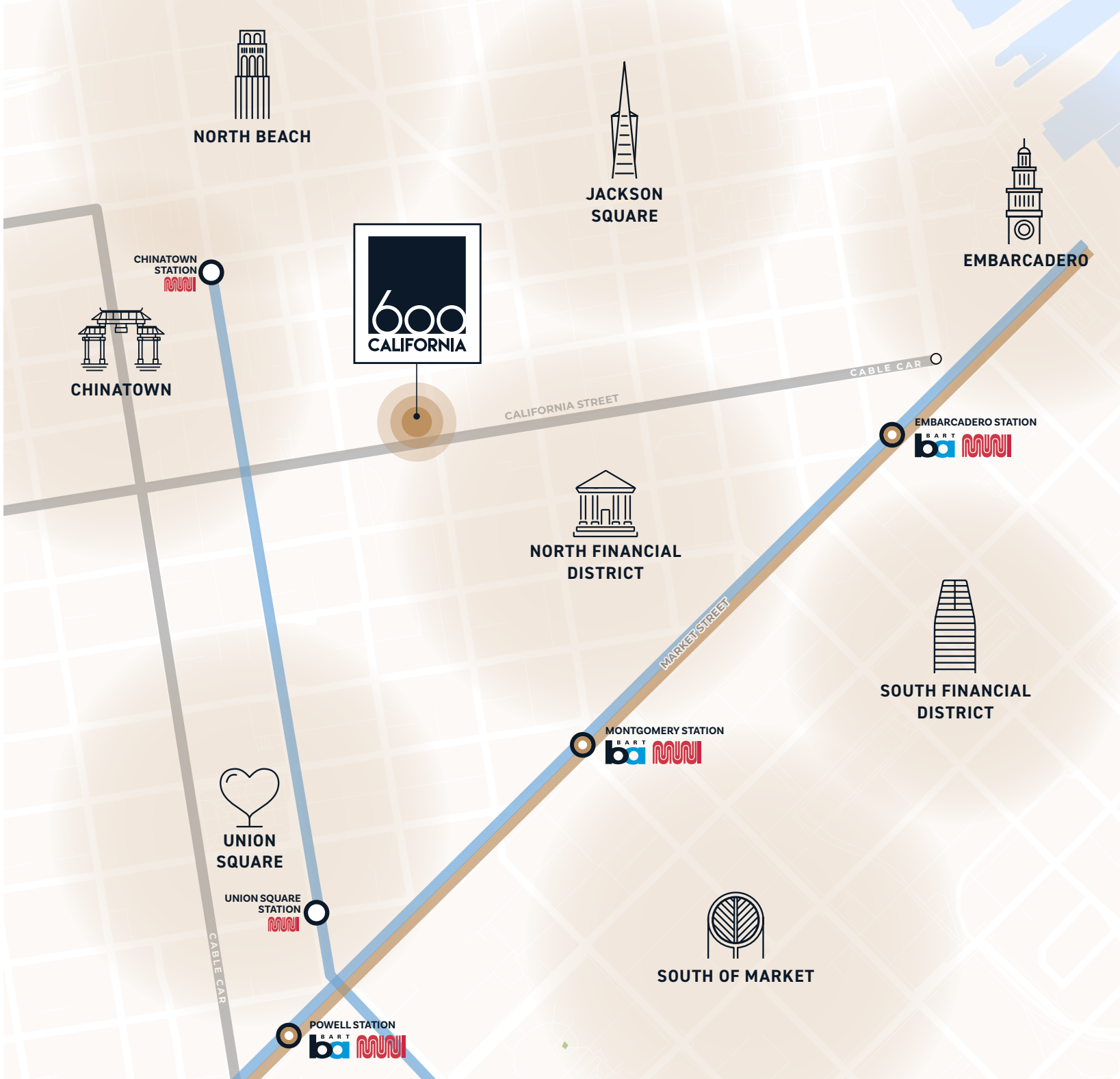
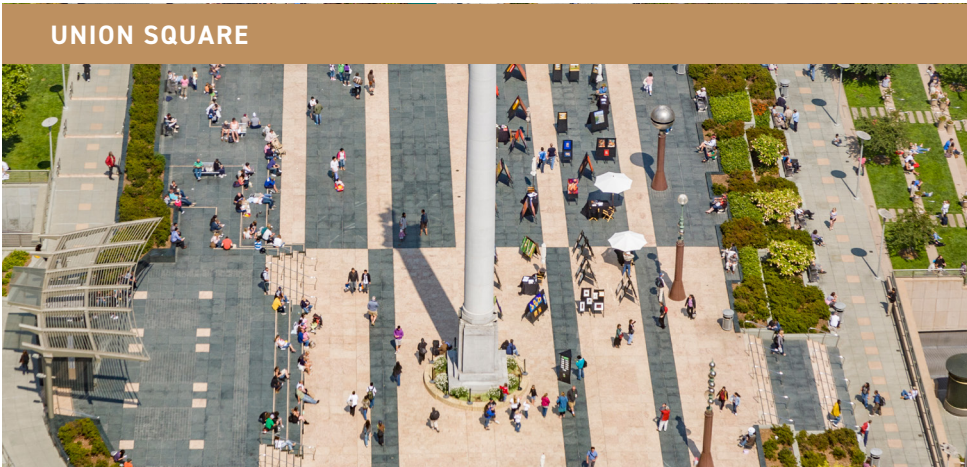
CREATIVE OFFICE CONFERENCE ROOM

UNIQUE SIDE-CORE CREATIVE OFFICE LAYOUT

OVER 265,000 RSF AVAILABLE



NESTLED IN BETWEEN THE
5 MOST ICONIC SUBMARKETS
IN SAN FRANCISCO



TRANSPORTATION

- MUNI Metro
- BART
- MUNI Metro Station
- BART Station

WALK-TO

Biden Place Food Court	Montgomery St Station	California St Cable Car
1 BLOCK	4 BLOCKS	6 BLOCKS
Chinatown MUNI Station	Embarcadero St Station	Ferry Building
2 BLOCKS	5 BLOCKS	7 BLOCKS



**OPTIMIZED, MODERN, SIDE-CORE
DESIGN BUILT FOR EFFICIENT AND
UNIQUE OPEN WORK AREAS.**

18TH FLOOR CREATIVE OFFICE

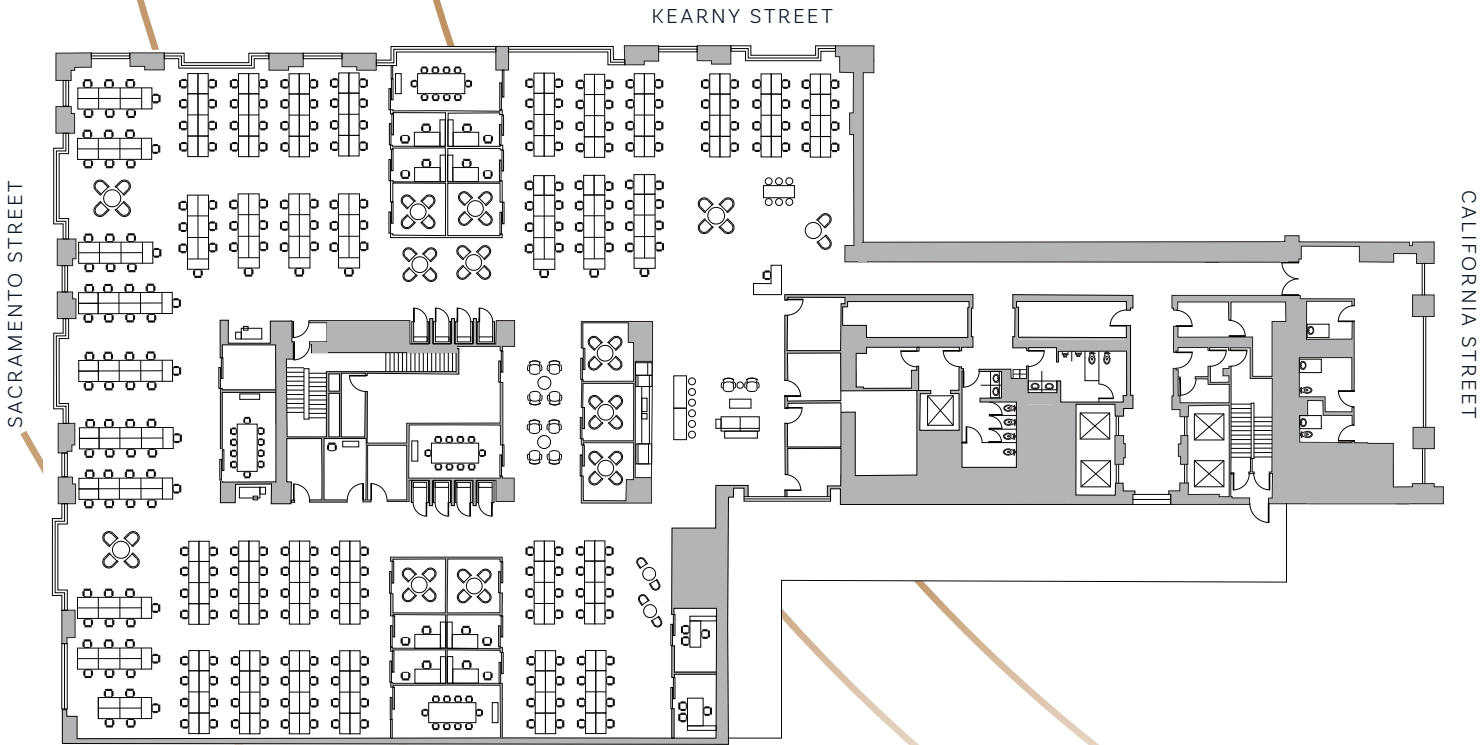
FLOOR 3

22,146 RSF

Column free side-core creative design



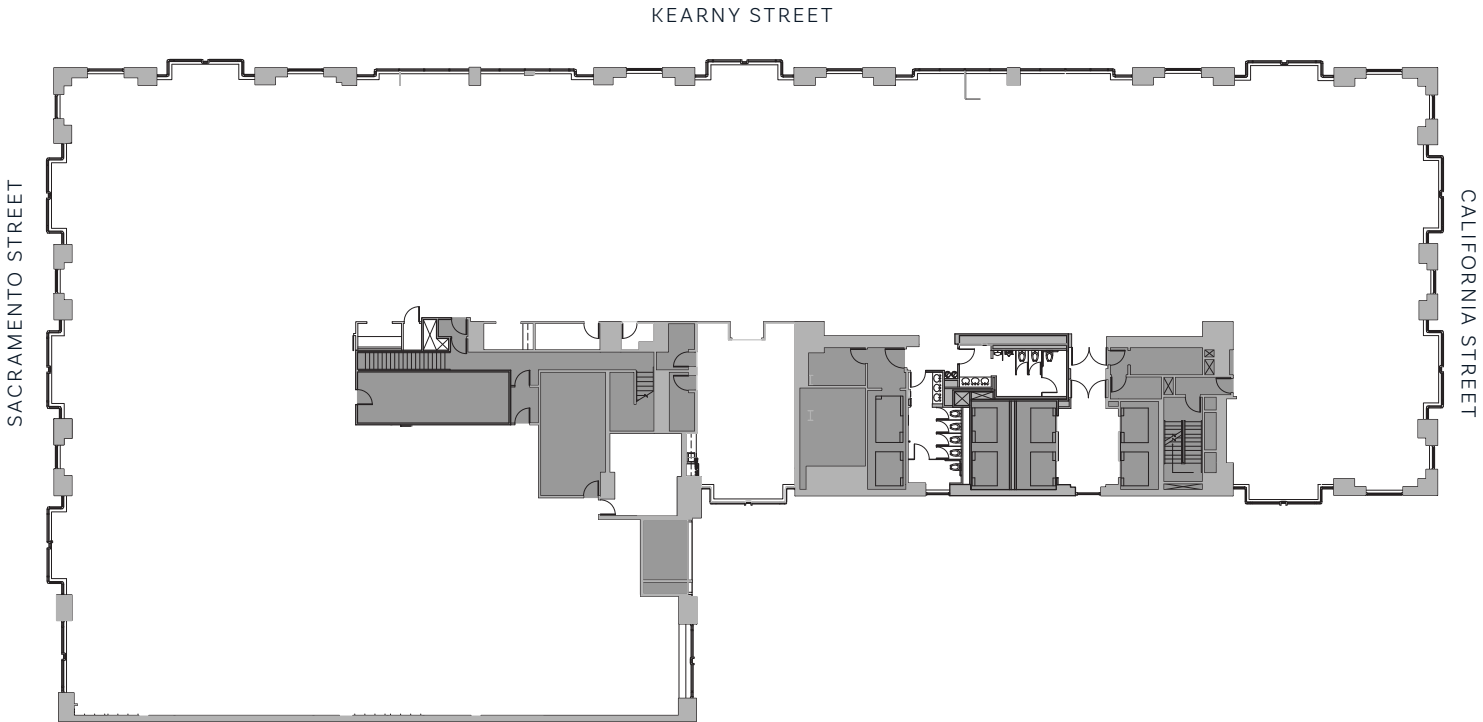
- OPEN Area
- 310+ Workstations
- 4 Large conference rooms
- 6 Huddle rooms
- 10 Private offices



SUITE 400

30,533 RSF

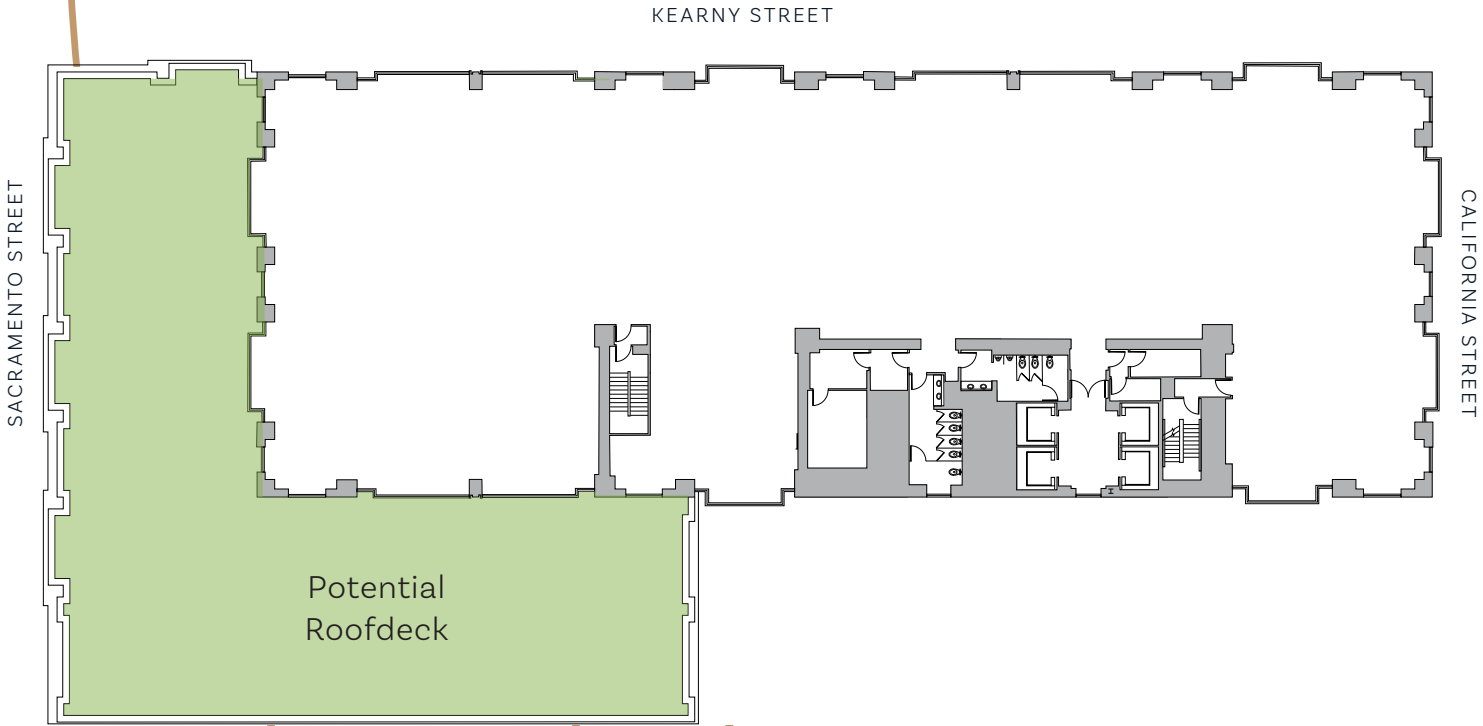
Column free side-core design
Warm shell condition



FLOOR 5

20,992 RSF

Full Floor Availability
Column free side-core design

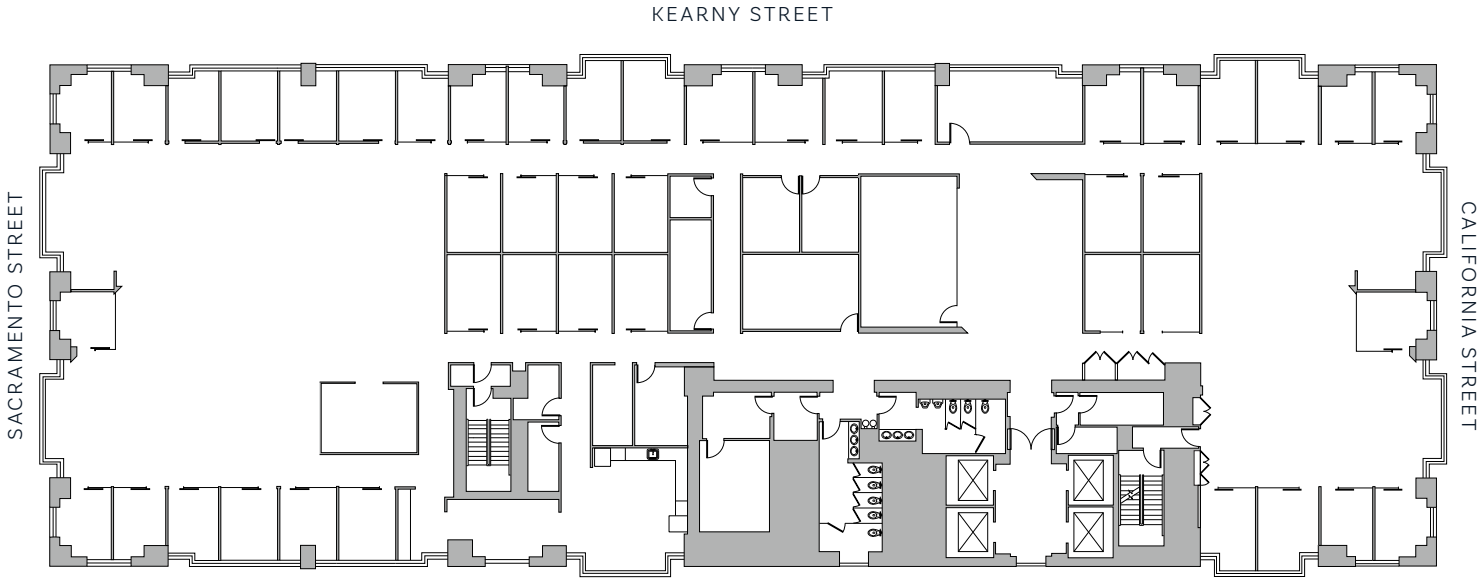


COIT TOWER VIEWS

SUITE 600

20,992 RSF

Column free side-core design



COIT TOWER VIEWS

- 114 Workstations
- 24 Private Offices
- 5 Meeting Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Mother's Room

SUITE 600

20,992 RSF

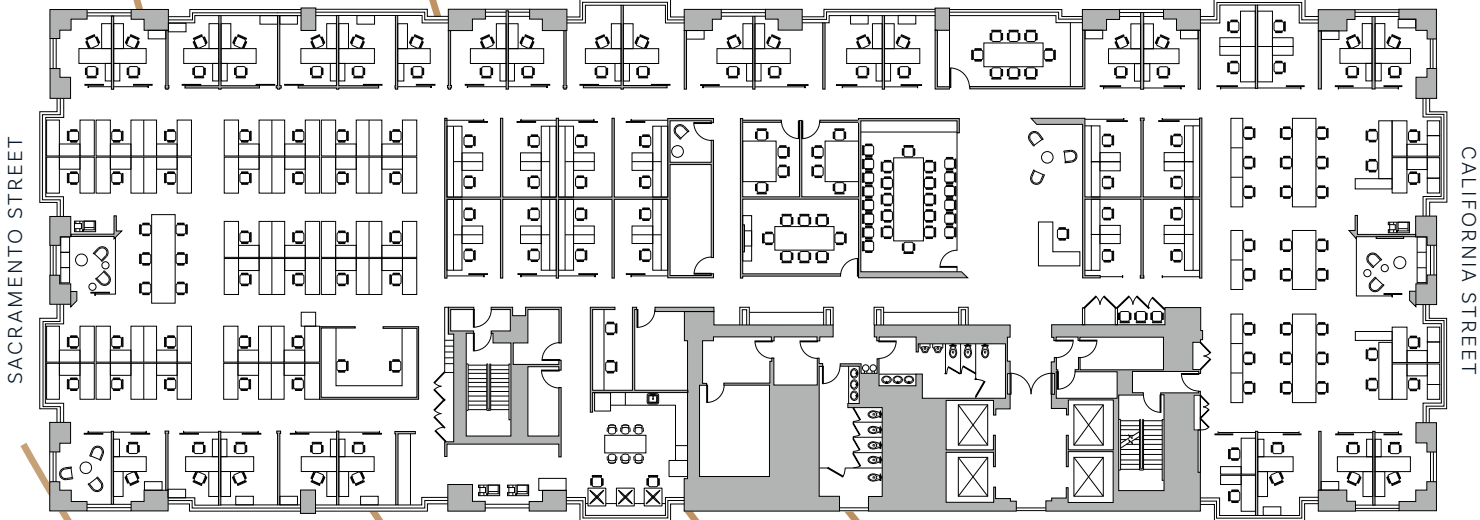
Column free side-core design

HYPOTHETICAL FURNITURE LAYOUT



- 114 Workstations
- 24 Private Offices
- 5 Meeting Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Mother's Room

KEARNY STREET



COIT TOWER VIEWS

SUITE 700

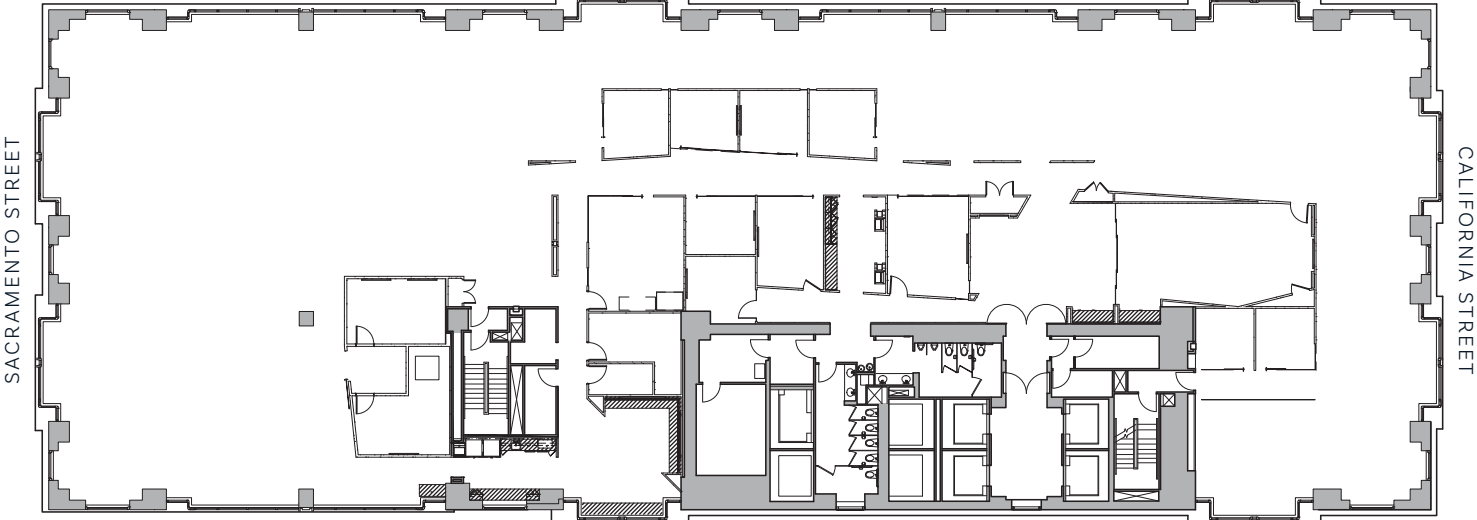
20,992 RSF

Creative finishes



- 1 Boardroom
- 5 Conference Rooms
- 6 Huddle Rooms
- 2 Private Offices
- OPEN Area For 100+ Desks
- 1 Kitchen With Break Area
- 1 IDF Room

KEARNY STREET



COIT TOWER VIEWS

SUITE 800

20,992 RSF

Creative finishes

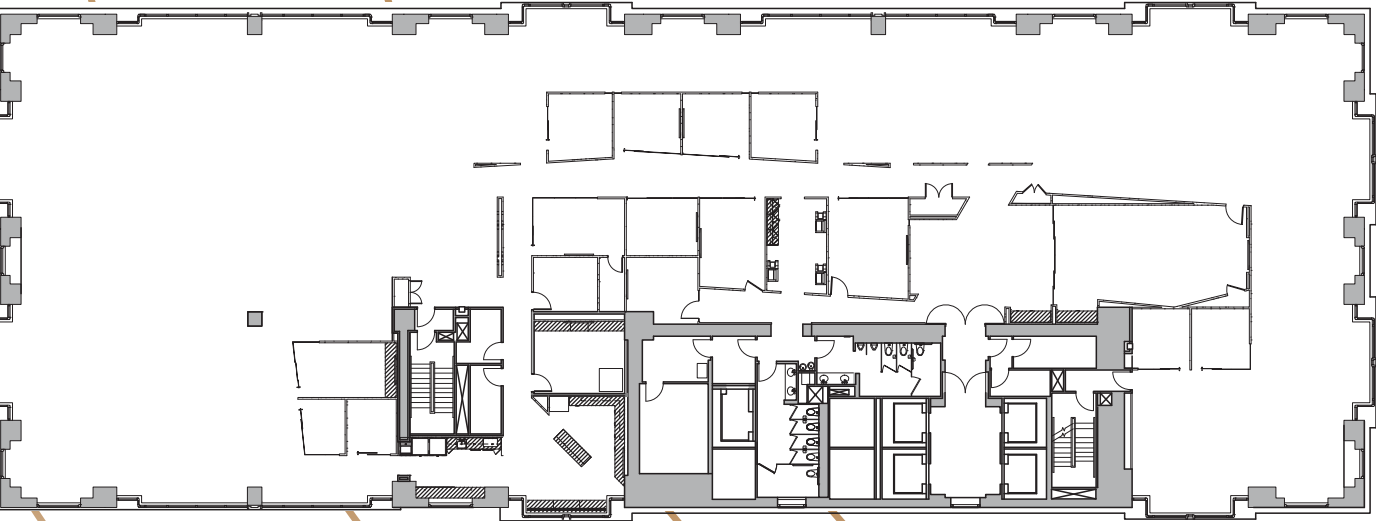


- 1 Boardroom
- 3 Conference Rooms
- 11 Huddle Rooms
- 2 Private Offices
- OPEN Layout
- OPEN Area for 100+ Desks
- 1 Kitchen With Break Area
- 1 IDF Room

KEARNY STREET

SACRAMENTO STREET

CALIFORNIA STREET



COIT TOWER VIEWS

SUITE 900

20,945 RSF

Professional services open plan layout
Column free side-core design

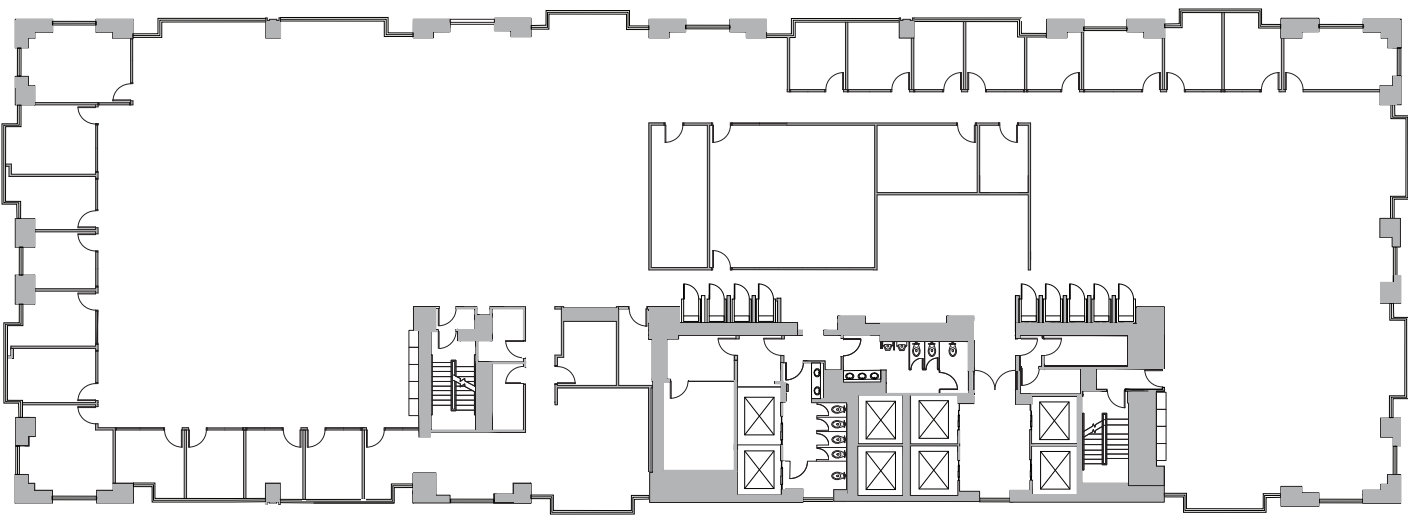


- 100+ Workstations
- 1 Training Room
- 16 Private Offices
- 5 Meeting Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Wellness Room

KEARNY STREET

SACRAMENTO STREET

CALIFORNIA STREET



COIT TOWER VIEWS

SUITE 1400

14,914 RSF

Fully furnished plug-and-play creative suite
Column free side-core design



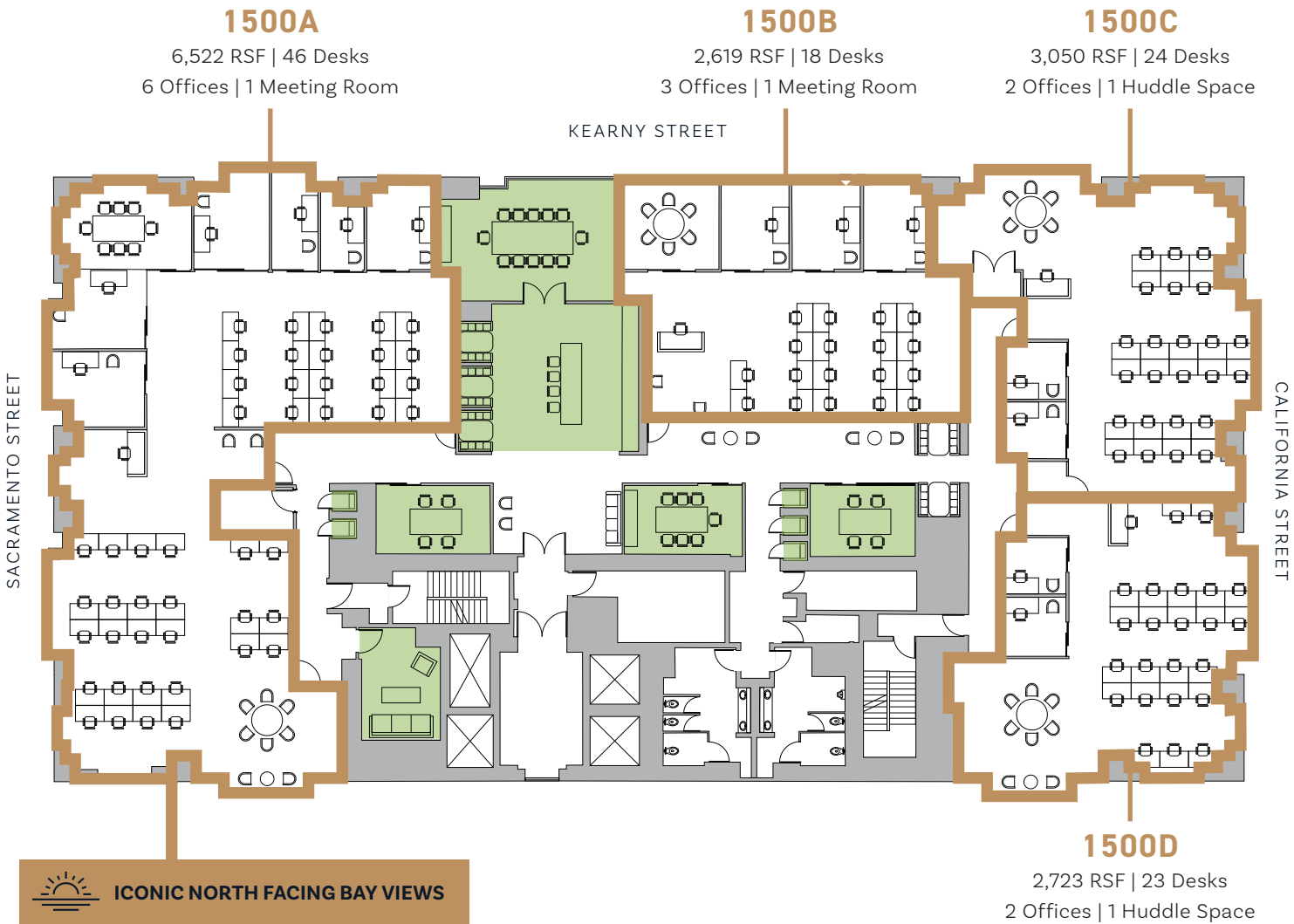
- 280 Workstations
- 60 Team Rooms
- 4 Meeting Rooms
- 4 Call Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- IT Storage Rooms



FLOOR 15

2,619 - 14,914 RSF

Fully Furnished Plug-n-Play
2025 Renovations
Column free side-core design



COMUNAL KITCHEN AND BREAK AREA



SHARED BOARD ROOM

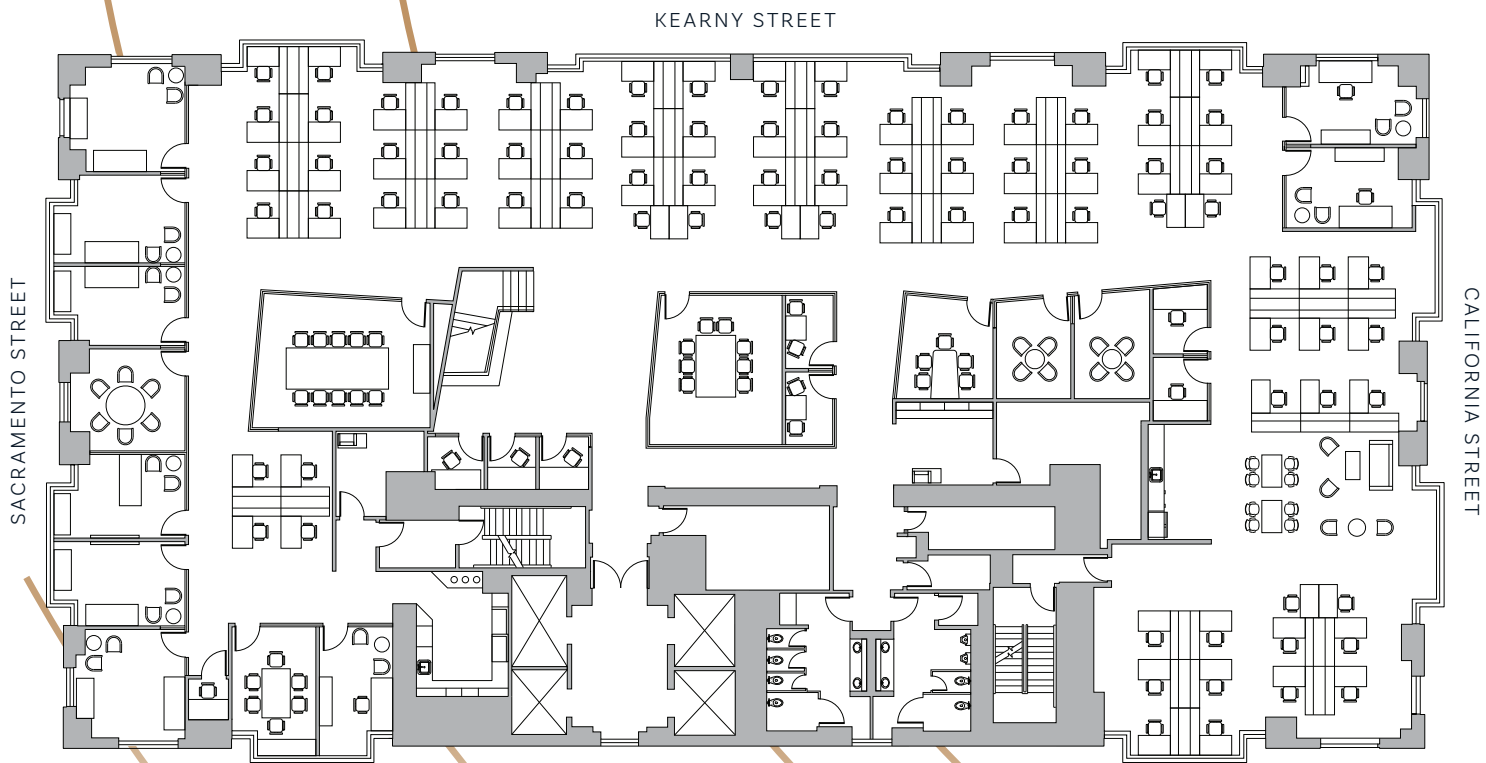
SUITE 1600

14,914 RSF

Fully furnished plug-and-play creative suite
Column free side-core design
Internal stairwell to 17th floor



- 81 Workstations
- 10 Private Offices
- 5 Meeting Rooms
- 4 Huddle Rooms
- 2 Conference Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Printing Room



☀️ **ICONIC NORTH FACING BAY VIEWS**

🏢 **INTERCONNECTING STAIRWELL WITH FLOOR 17**

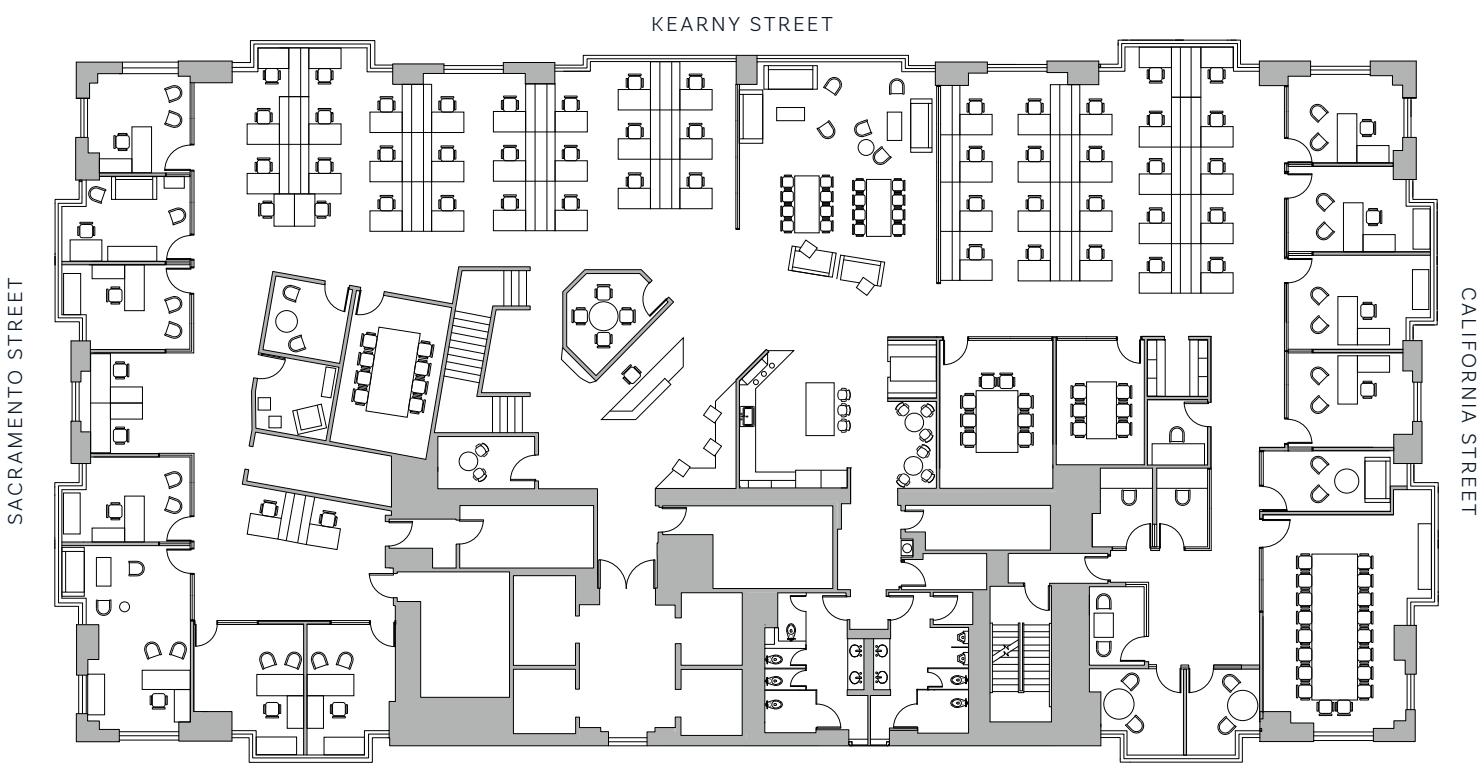
SUITE 1700

14,806 RSF

Fully furnished plug-and-play creative suite
Column free side-core design
Internal stairwell to 16th floor



- 52 Workstations
- 4 Conference Rooms
- 14 Private Offices
- 3 Meeting Rooms
- 1 Large Board Room
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Mother's Room



☀️ **ICONIC NORTH FACING BAY VIEWS**

🏢 **INTERCONNECTING STAIRWELL WITH FLOOR 16**



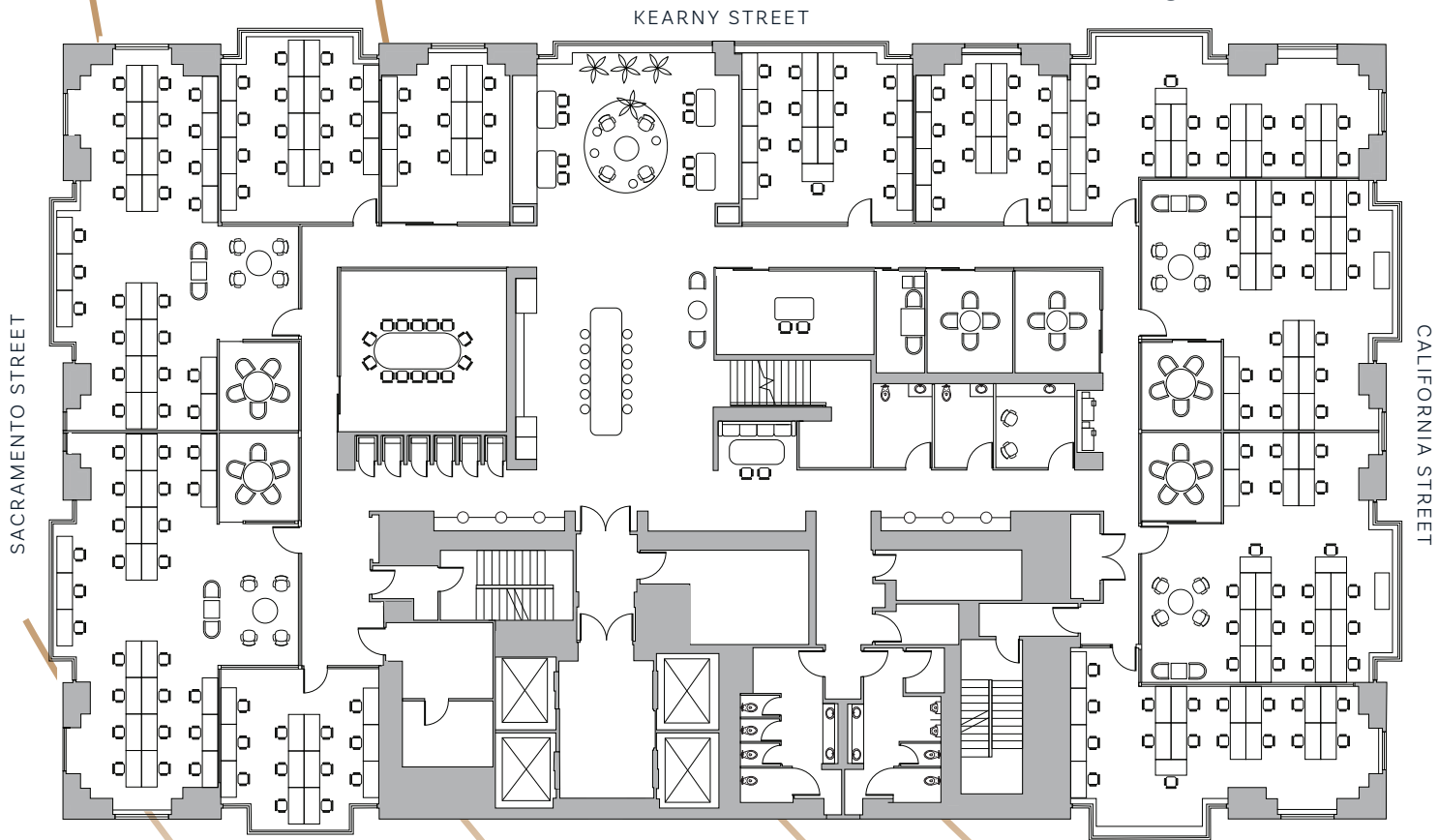
SUITE 1900

14,806 RSF

Fully furnished plug-and-play creative suite
Column free side-core design
Interior stairwell to 20th floor



- 139 Workstations
- 11 Team Rooms
- 8 Meeting Rooms
- 2 Conference Rooms
- 1 Lounge Break Area
- 1 Kitchenette
- 1 Mother's Room
- IT Storage Rooms



ICONIC NORTH FACING BAY VIEWS



INTERCONNECTING STAIRWELL WITH FLOOR 20

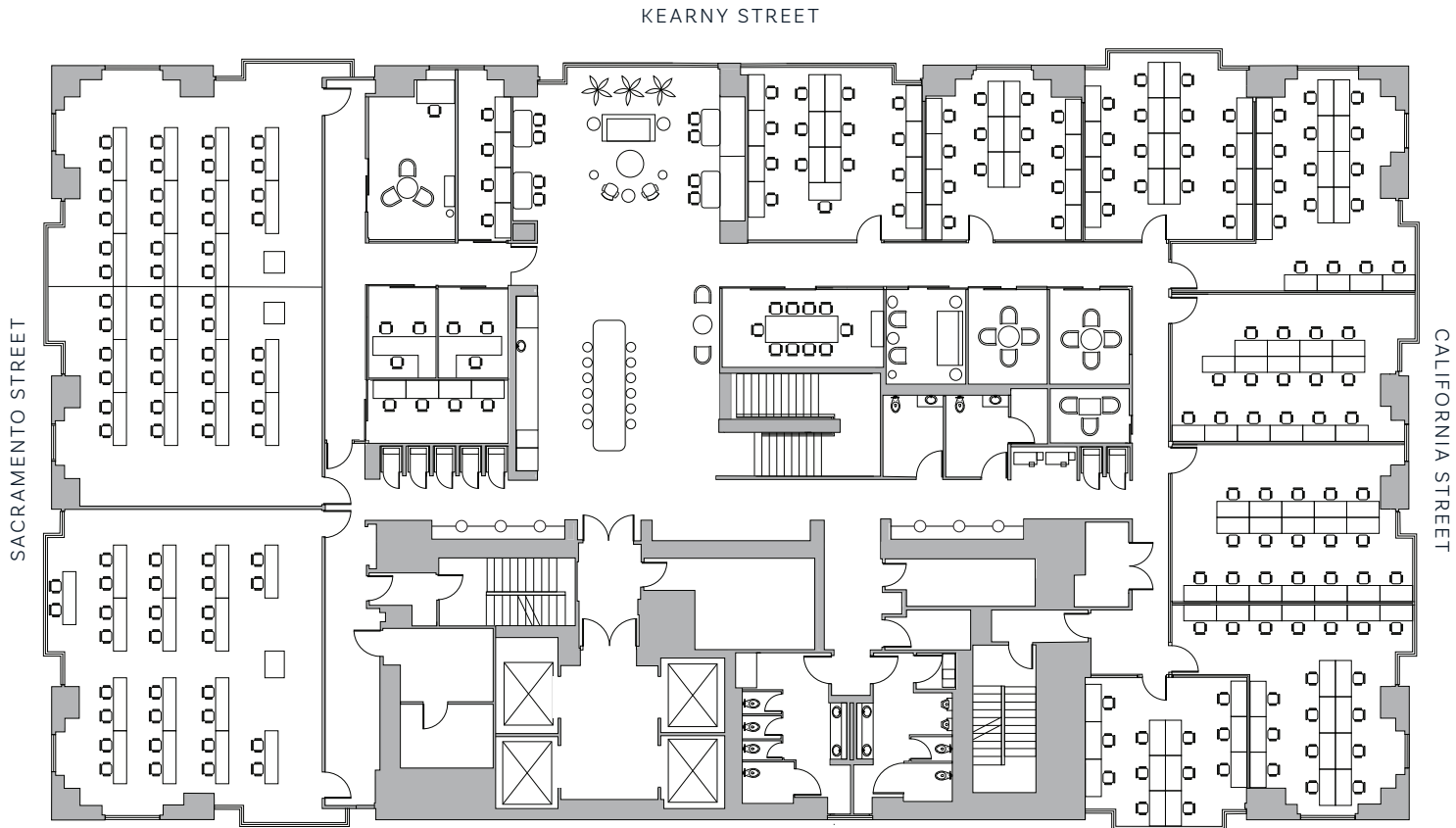
SUITE 2000

14,806 RSF

Fully furnished plug-and-play creative suite
Column free side-core design
Interior stairwell to 19th floor



- 200 Workstations
- 2 Conference Rooms
- 10 Team Rooms
- 7 Meeting rooms
- 1 Lounge break area
- 5 Call Rooms
- IT Storage Room



ICONIC NORTH FACING BAY VIEWS



INTERCONNECTING STAIRWELL WITH FLOOR 19





600
CALIFORNIA



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