

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.

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

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.

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



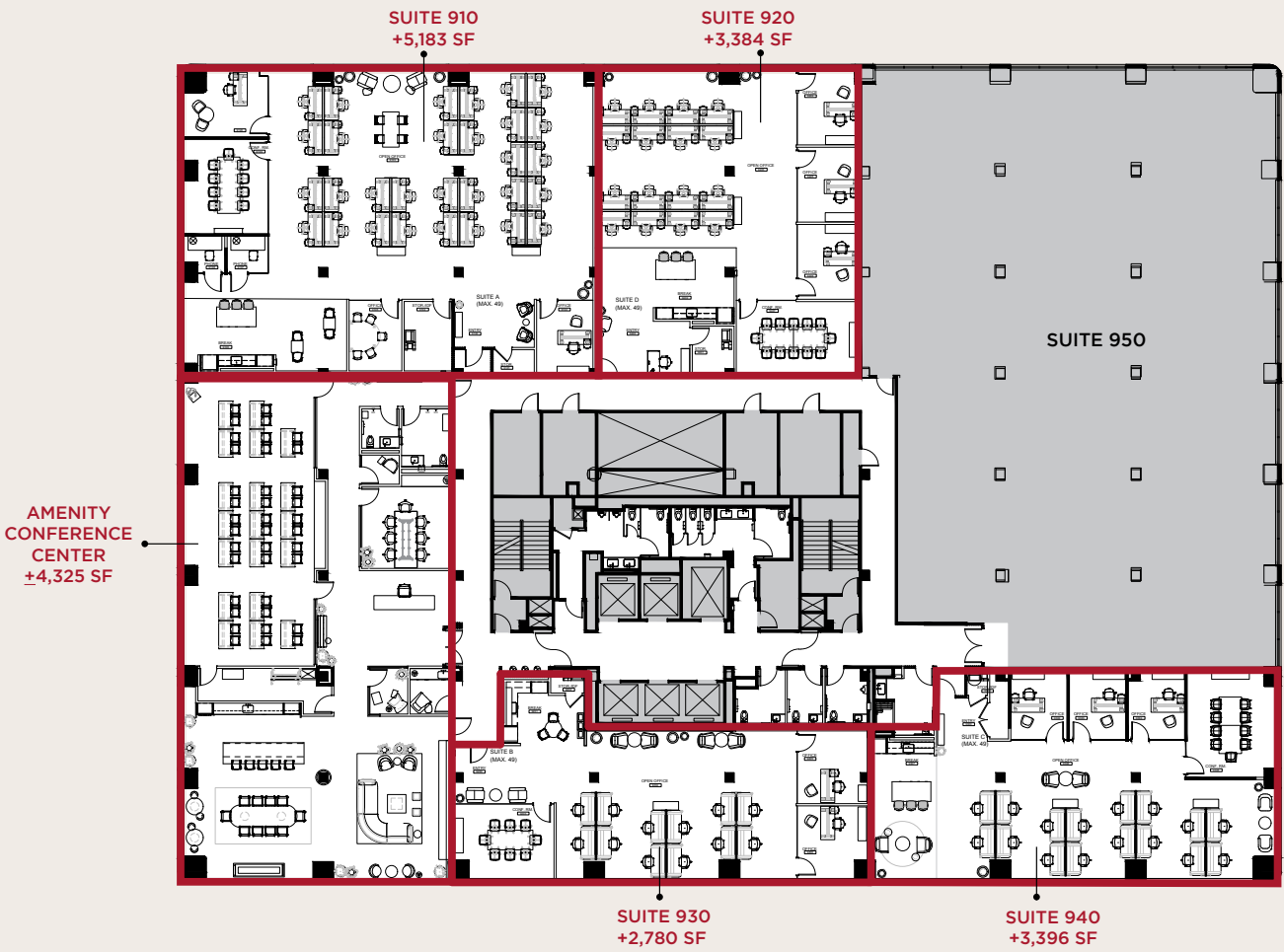
FRESHLY REIMAGINED FOR A PREMIUM EXPERIENCE

-  Renovated Lobby & Exterior
-  Sophisticated Hotel Inspired Lobby
-  Furnished Outdoor deck
-  Curated Campus Art



9TH FLOOR REDEVELOPMENT

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.



CONVENIENT ACCESS

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)

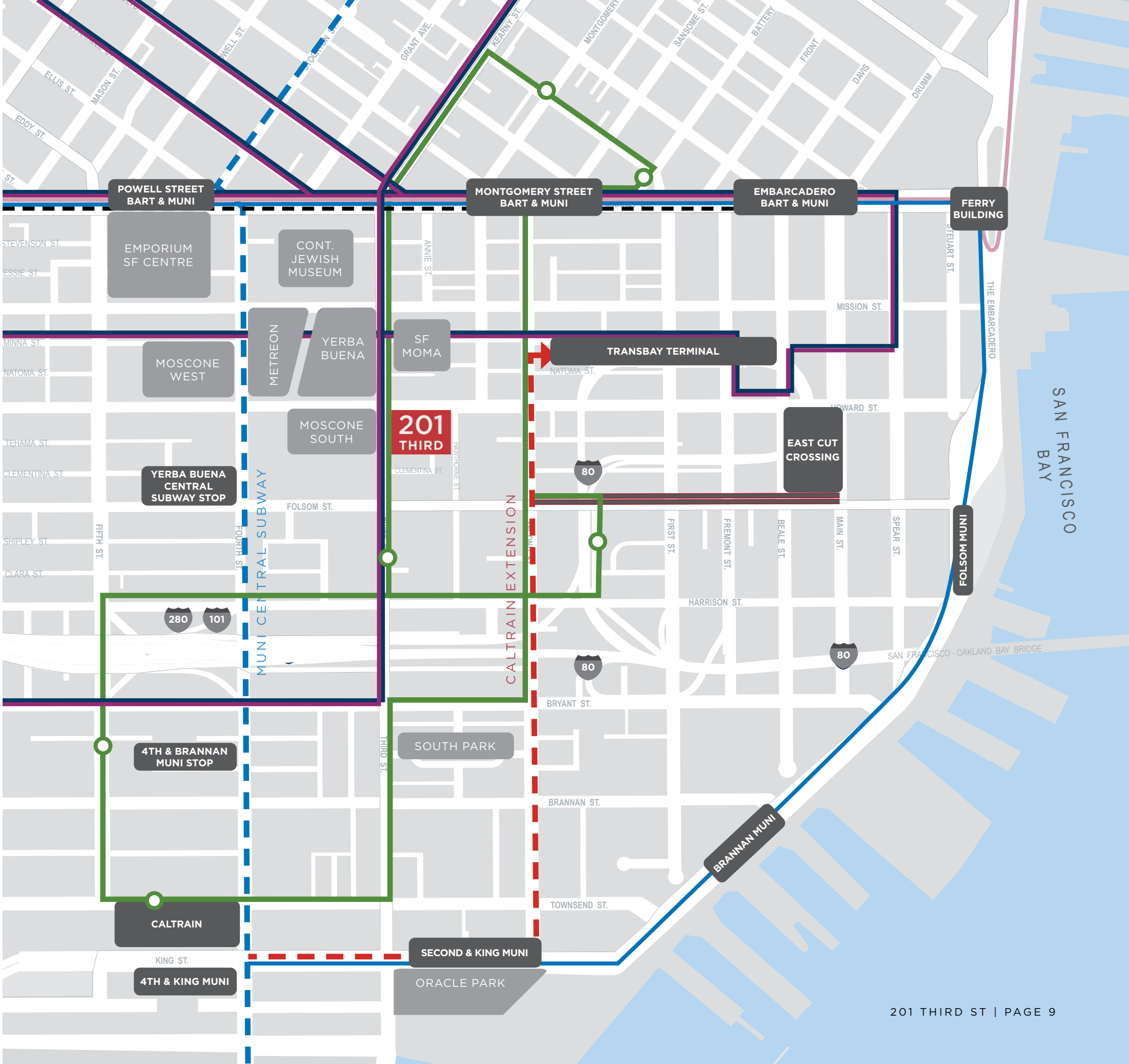
Central Subway (7 min walk)

Limited, express bus 8X, 38L
(2 min walk)

CALTRAIN

4th Street Station (18 min walk)

KILROY





360 THIRD ROOFDECK



201 THIRD PATIO

KILROY

NEARBY AMENITIES

● Restaurants ● Hotels



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

HOW WE STACK UP



Floor 11

Floor 10

Floor 9

Floor 8

Floor 4

61,781 RSF
AVAILABLE NOW

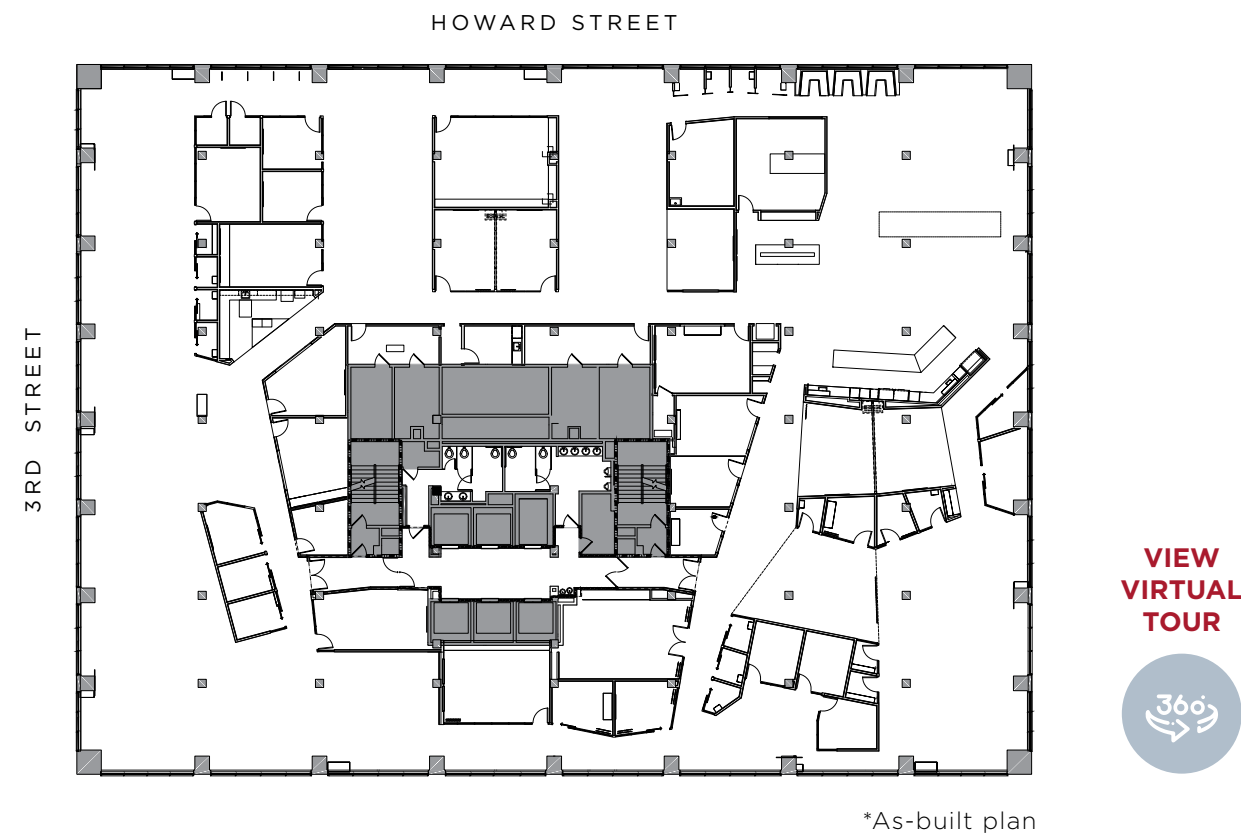
5 NEW PLUG AND PLAY SUITES
RANGING FROM 2,700 - 9,800 SF
AVAILABLE 1/1/2026

30,890 RSF
AVAILABLE NOW

30,890 RSF
AVAILABLE NOW

4TH FLOOR - SUITE 400

30,890 RSF

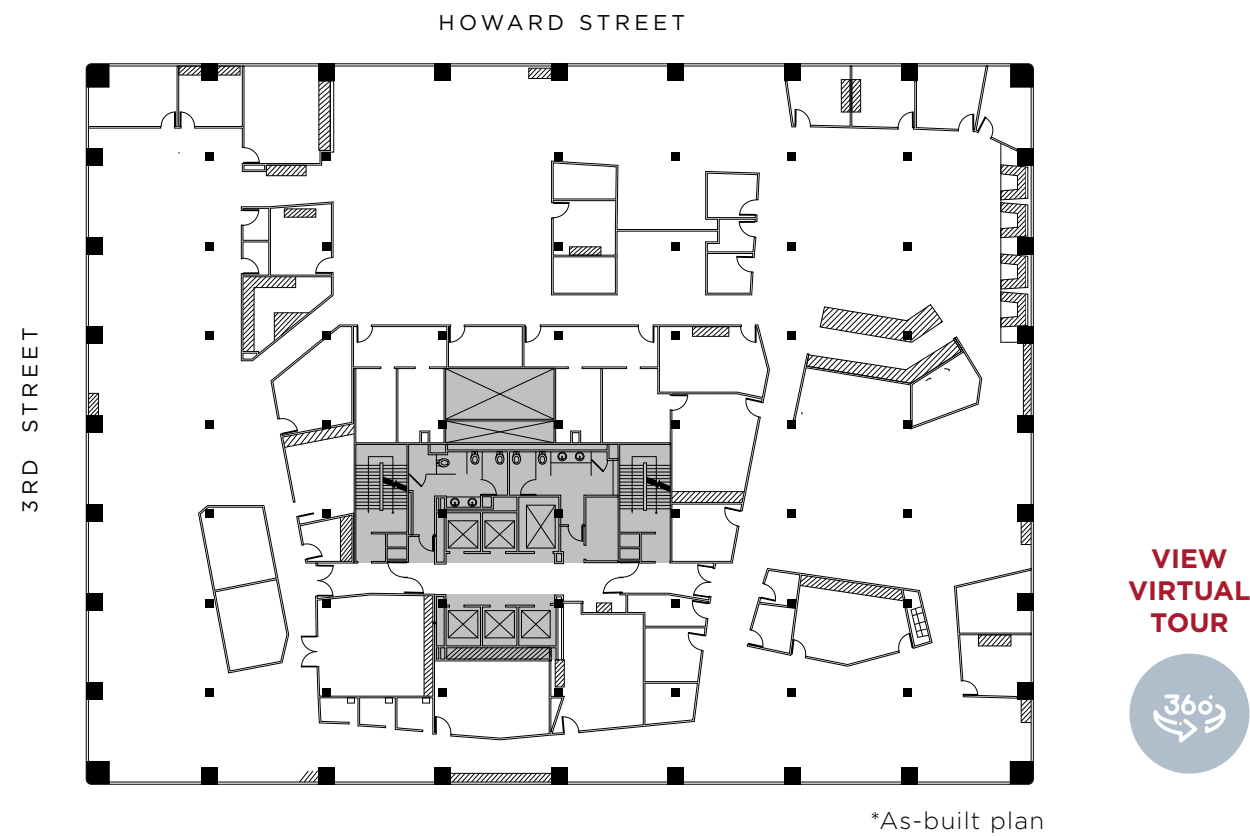


SPECS:

- 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
- In place furniture available

8TH FLOOR - SUITE 800

30,890 RSF

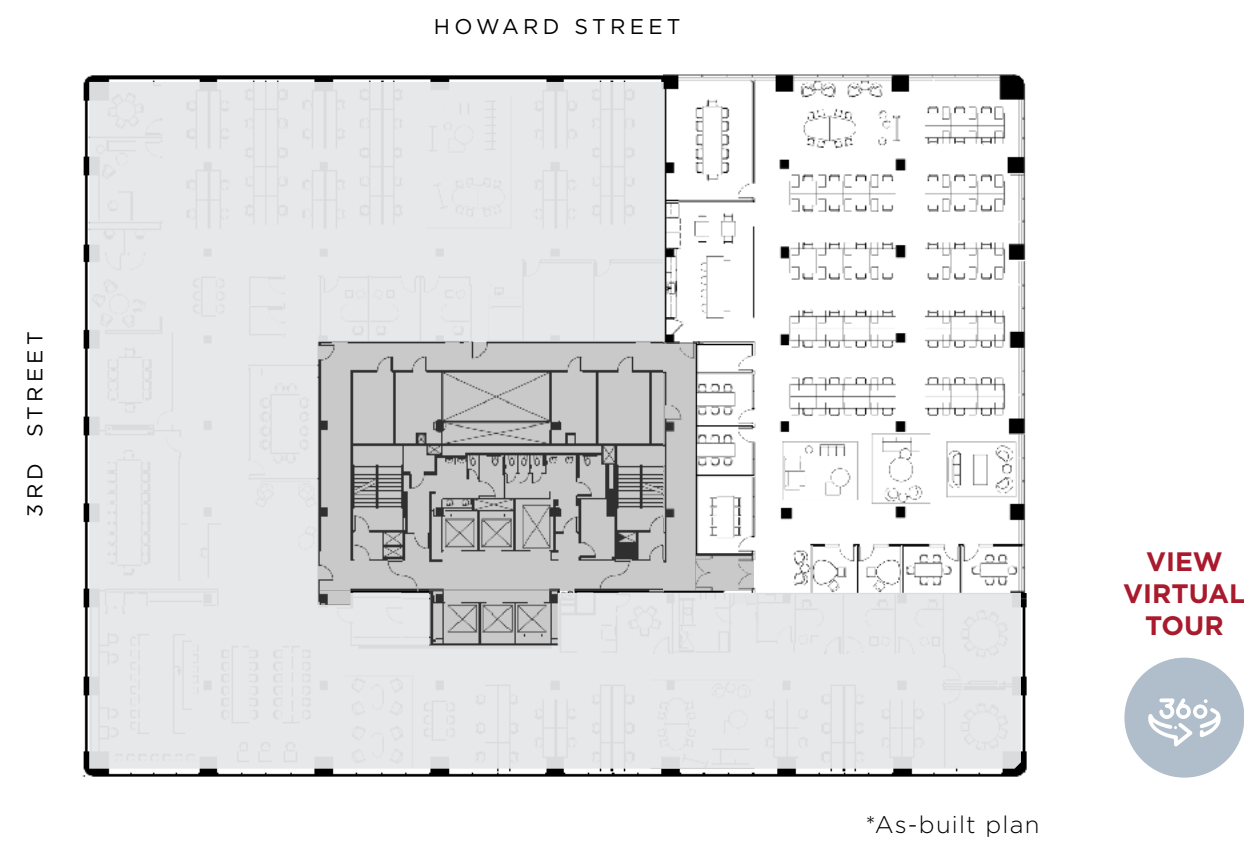


SPECS:

- 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
- In place furniture available

9TH FLOOR - SUITE 950

9,797 RSF

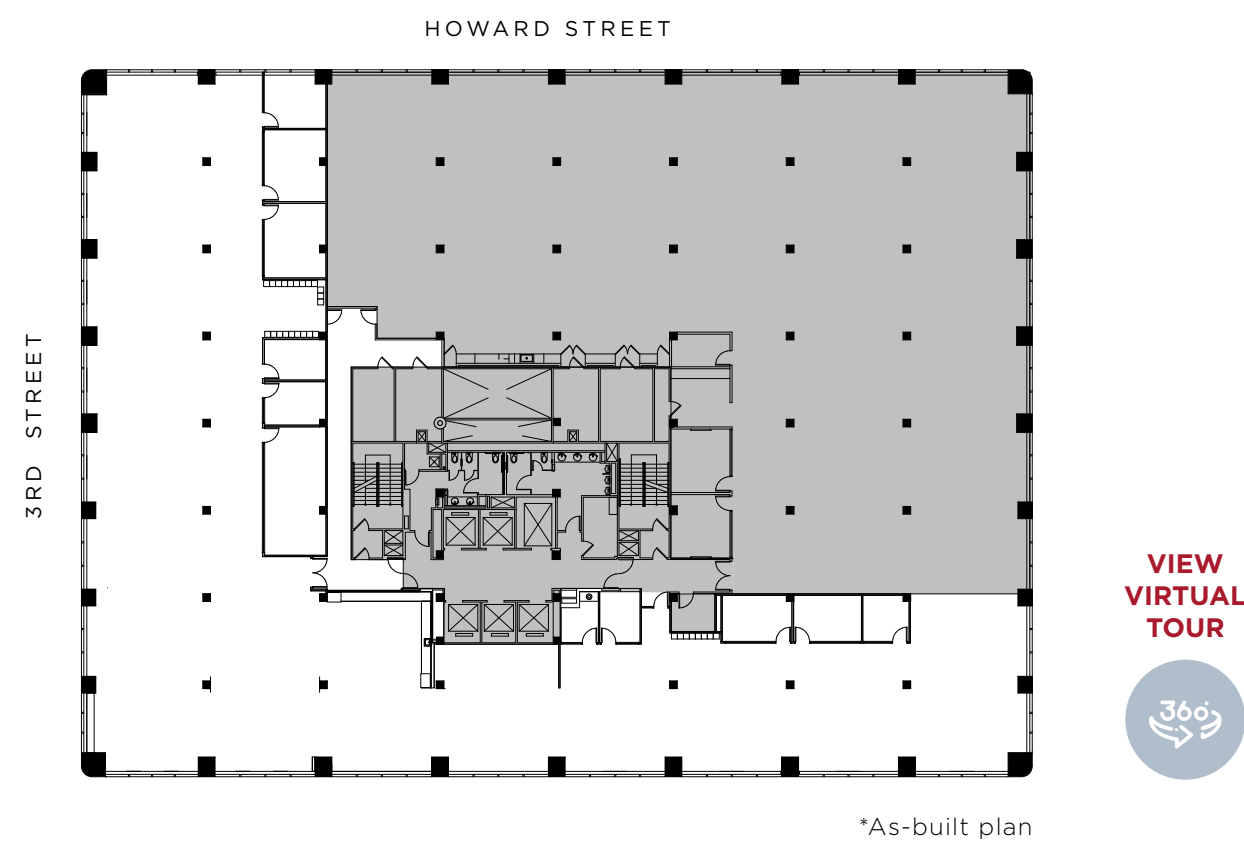


SPECS:

- 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 // 15,587 RSF

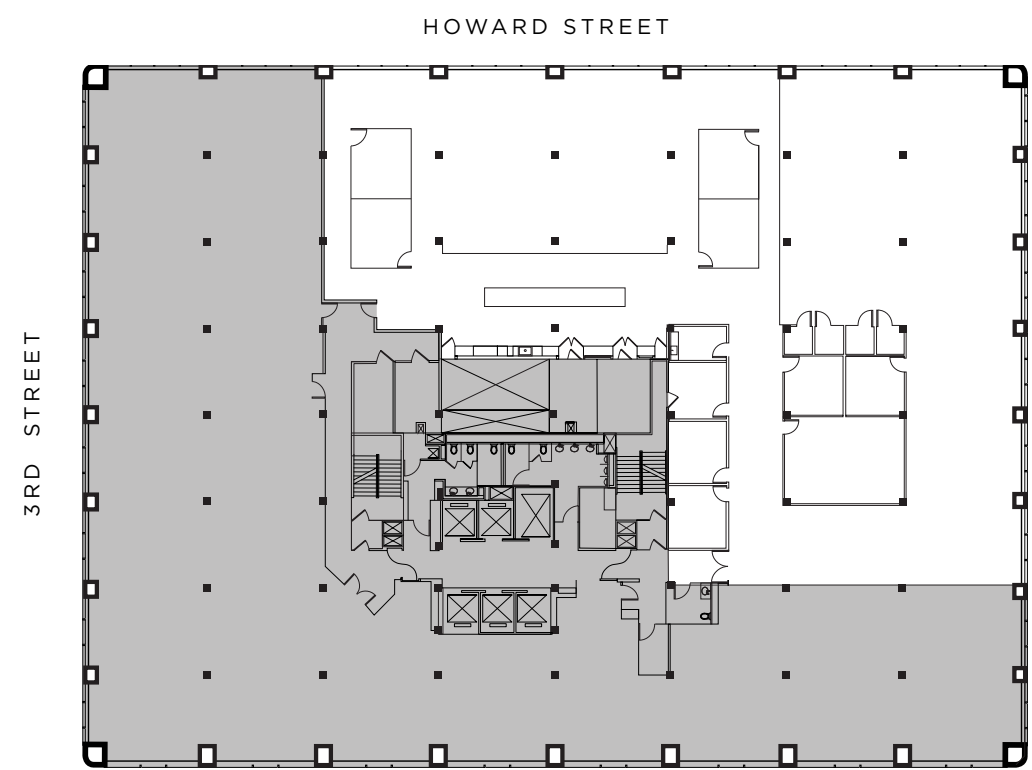


SPECS:

- 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 // 15,304 RSF



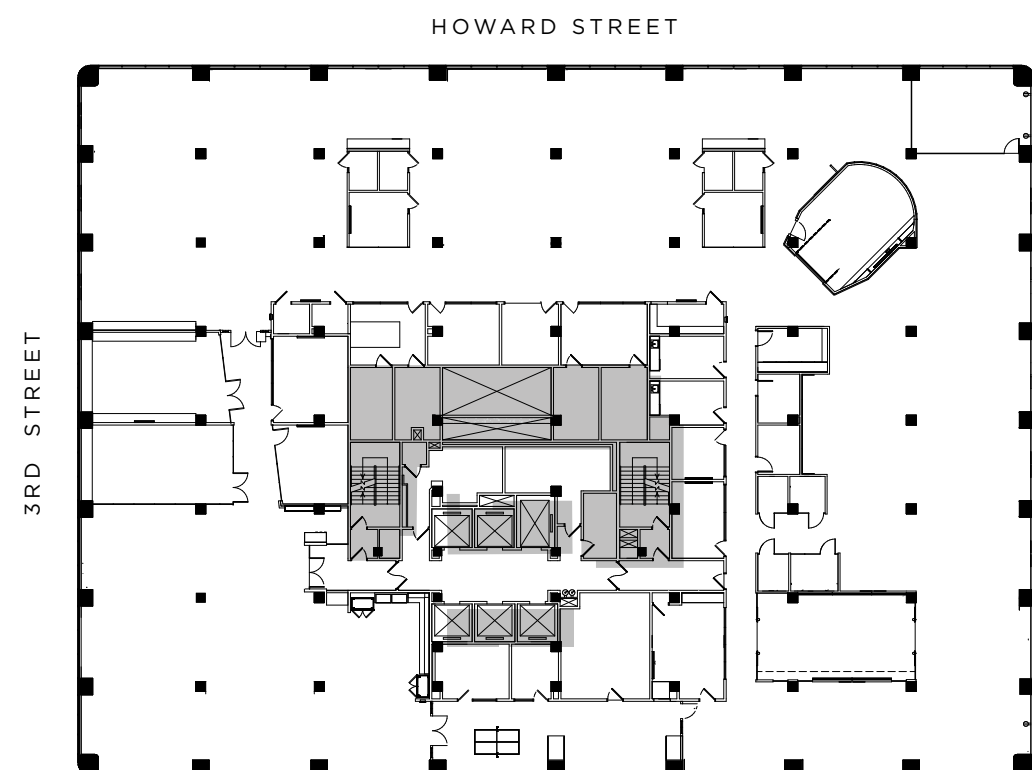
*As-built plan

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

30,890 RSF



*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

VIEW
VIRTUAL
TOUR

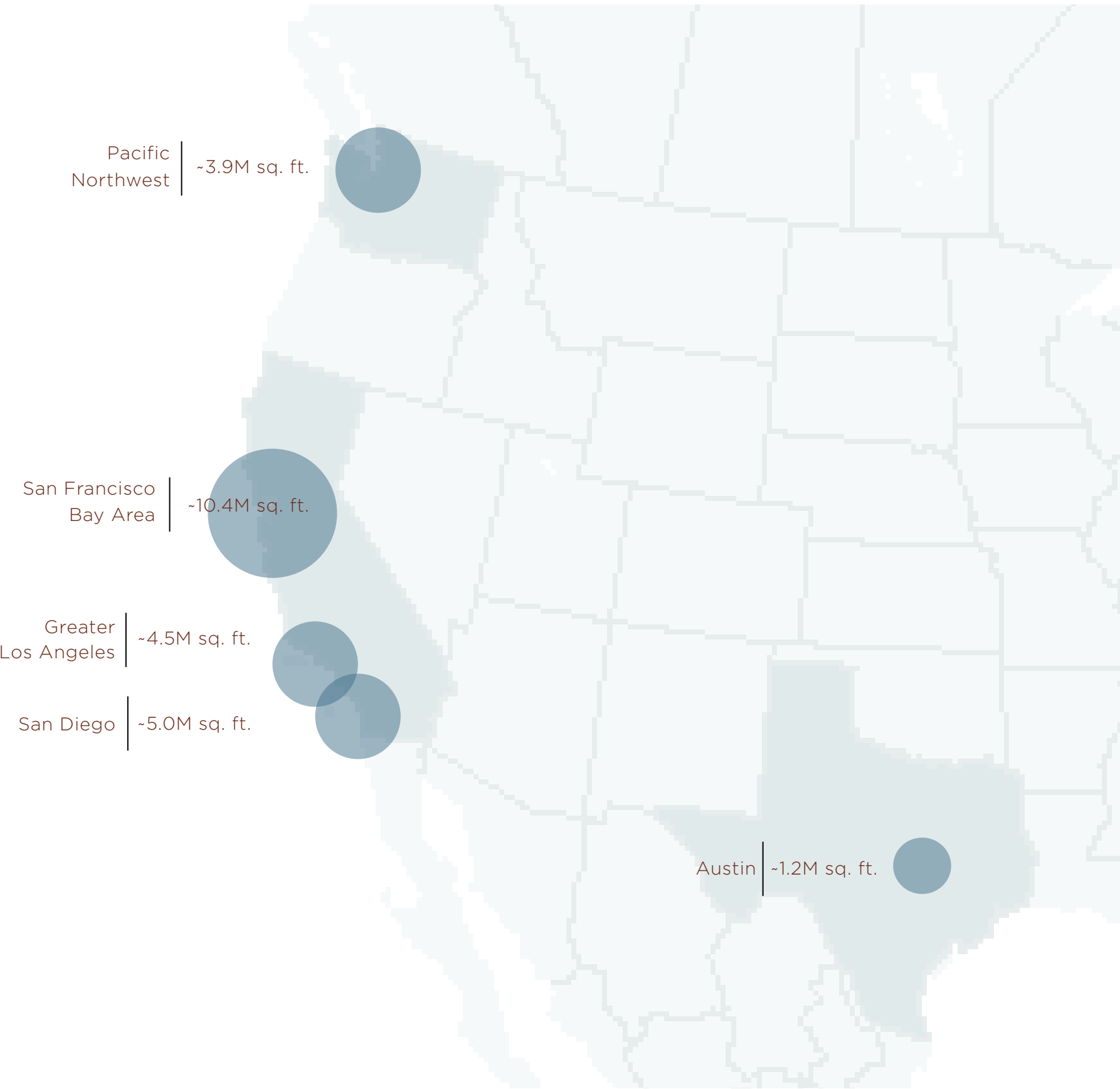


BEST-IN-CLASS PORTFOLIO

- 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

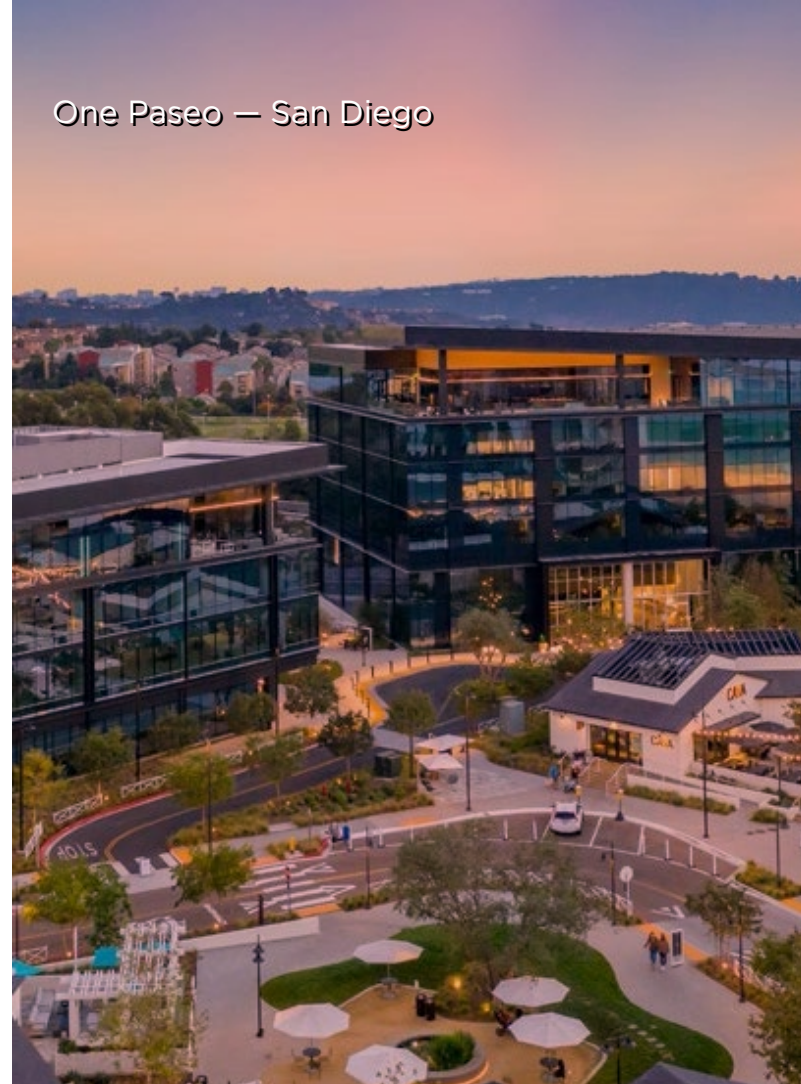


Square footages sourced from the Kilroy 2Q24 Supplemental and includes stabilized, tenant improvement, under construction, and development pipeline estimations.





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

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Where Innovation Works

Kilroy's socials:   

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