



**303**  
SECOND

**KILROY**

303 SECOND STREET, SAN FRANCISCO

**MORE THAN MEETS THE EYE**

JONES LANG LASALLE BROKERAGE, INC. LICENSE #01856260

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303 Second is the largest office complex South of Market, offering some of the city's most generous and efficient floorplates. Positioned in the heart of the neighborhood, the property provides excellent accessibility with direct connections to major transit lines and convenient on-site parking.

Tenants and visitors also enjoy a welcoming outdoor plaza with distinctive sculptures, a cascading fountain, vibrant retail, and plenty of sunny seating areas—an ideal setting for coffee, lunch, or a moment of downtime.



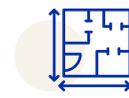


# 303 SECOND OVERVIEW



**±782,116 RSF**

2-tower Class-A  
creative office building



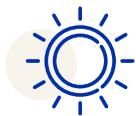
**±40K-106K RSF**

Average floor plate  
and 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



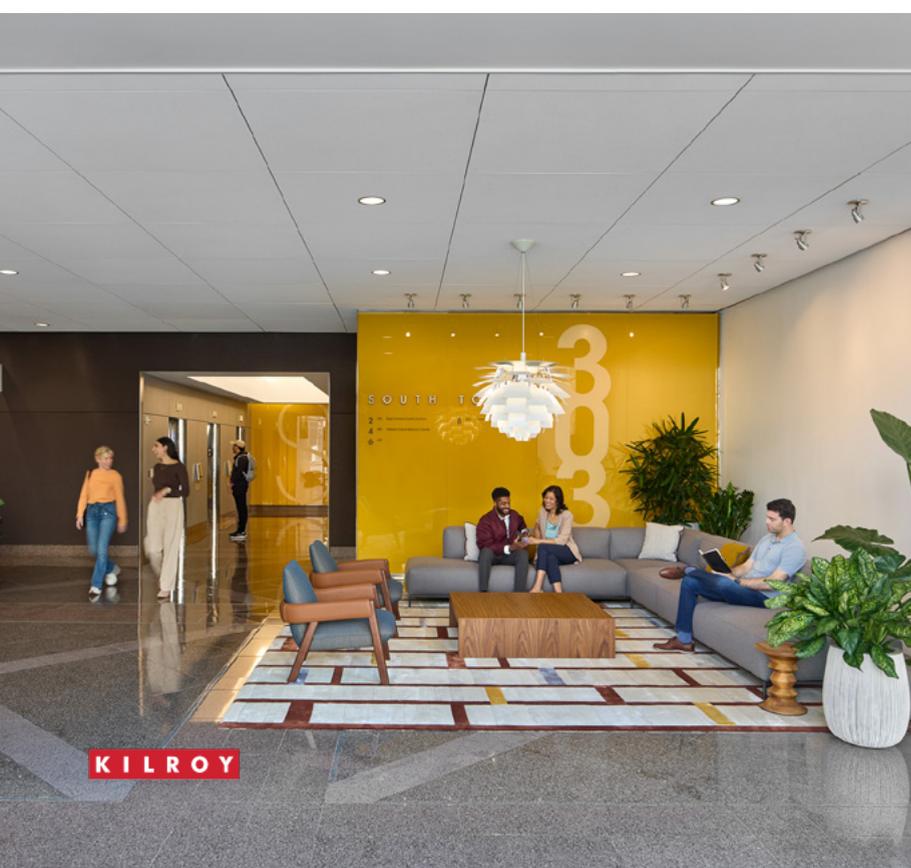
**1988**

Concrete  
construction



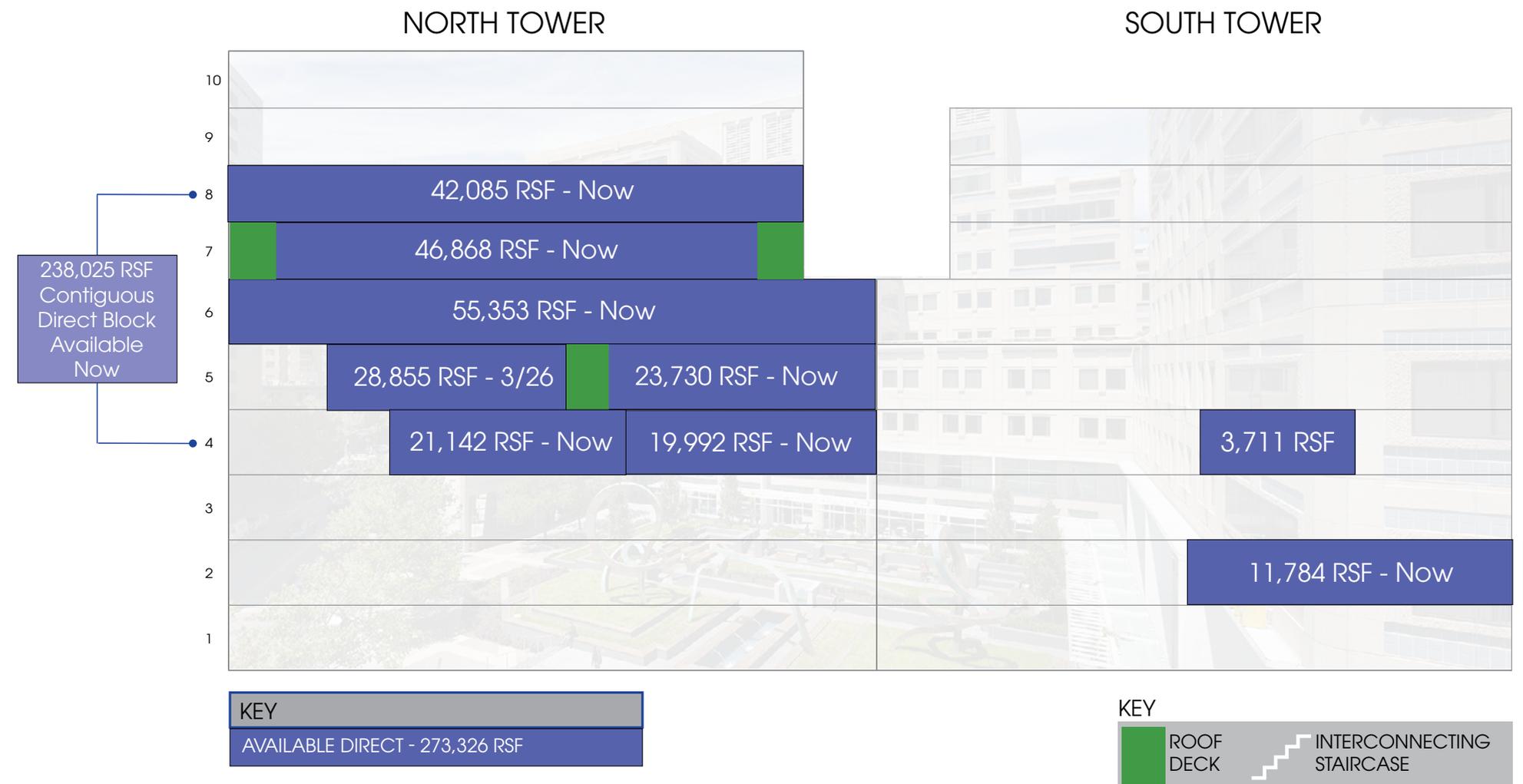
**±203K SF**

Total amenity space:  
bike parking, showers, etc.



# 303 SECOND STACK PLAN

CLICK ON SQUARE FOOTAGE TO SEE FLOOR PLAN





SUITE	RSF	AVAILABLE	DESCRIPTION
<b>303 SECOND - SOUTH TOWER</b>			
250	±11,784 RSF	Now	Potential for creative or professional services buildout with large private outdoor space. Currently built out as a daycare.
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.
<b>303 SECOND - NORTH TOWER</b>			
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.

# 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 - restaurants, cafes, health and wellness services, etc.



## SUSTAINABLE

Energy Star, LEED Gold, TOBY Award, and WELL Health-Safety Rated



## COME TOGETHER

Indoor and outdoor community spaces



## 24-HR SECURITY

Dedicated on-site management



## PREPARED WORKPLACE

See how Kilroy has prepared our properties.



# UNRIVALED CONNECTIVITY

303 Second makes commuting simple, no matter how you travel.



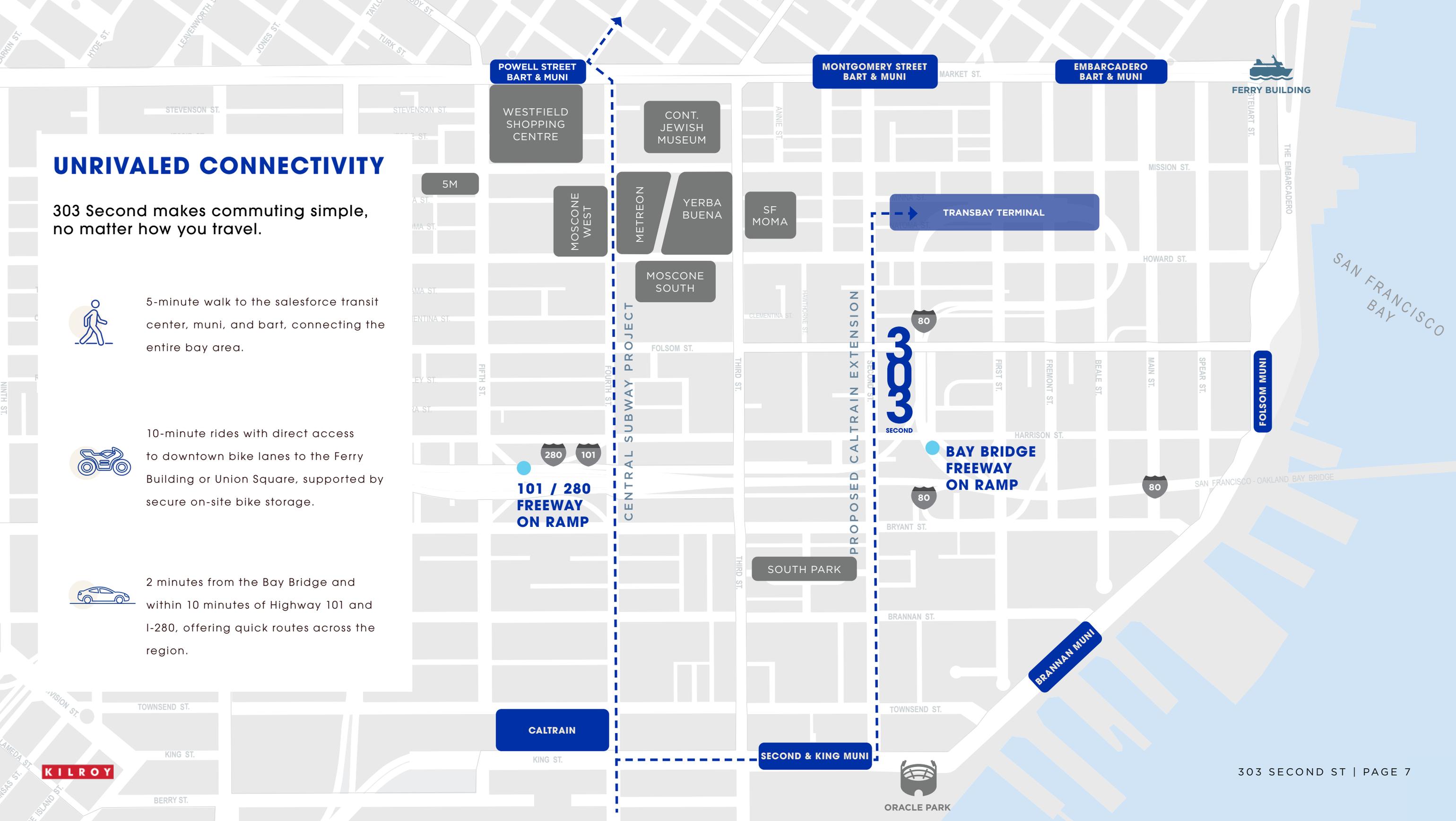
5-minute walk to the salesforce transit center, muni, and bart, connecting the entire bay area.



10-minute rides with direct access to downtown bike lanes to the Ferry Building or Union Square, supported by secure on-site bike storage.

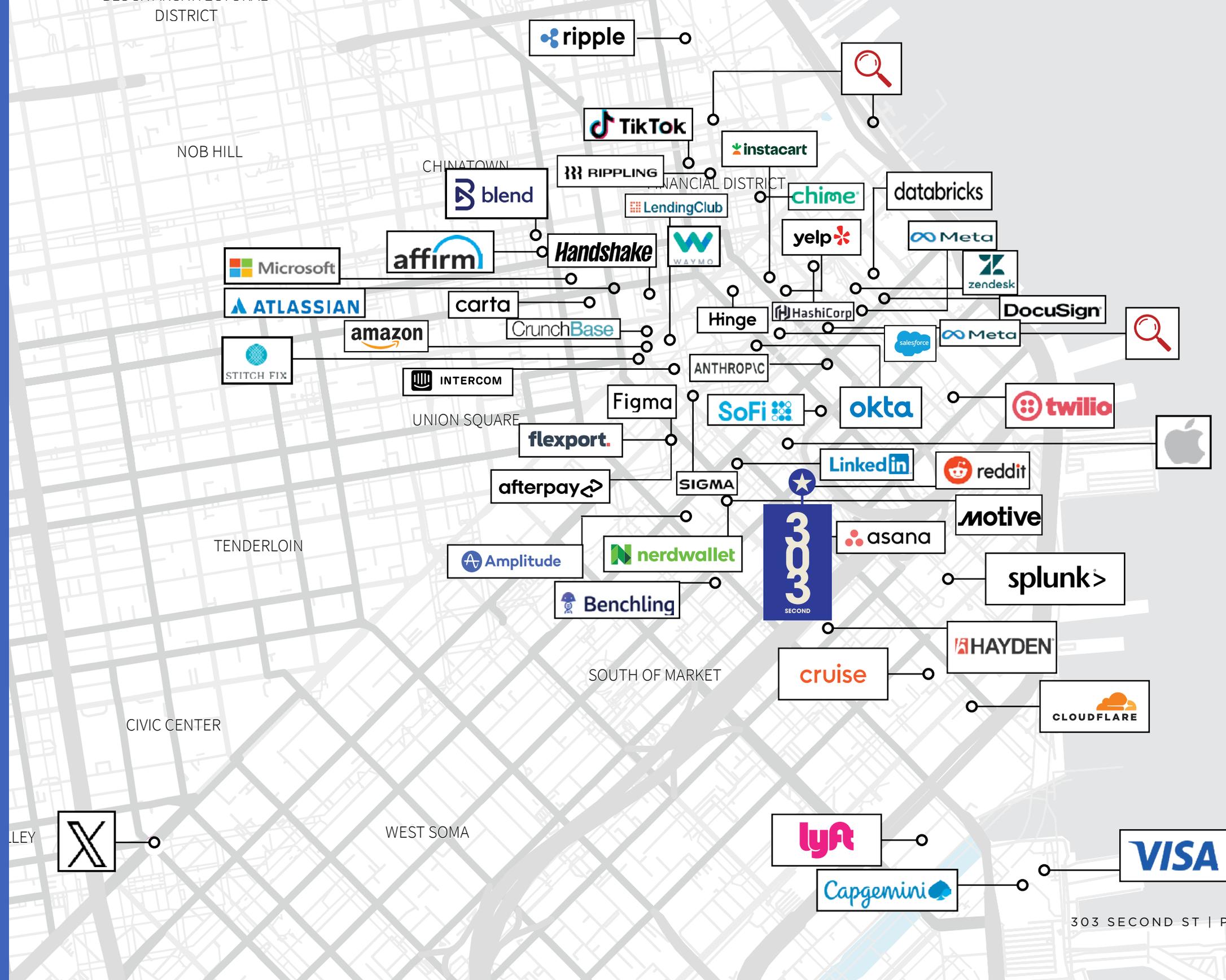


2 minutes from the Bay Bridge and within 10 minutes of Highway 101 and I-280, offering quick routes across the region.



# IN GOOD COMPANY

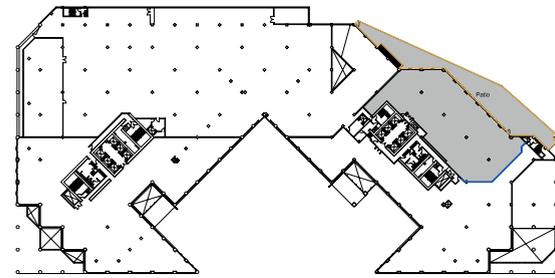
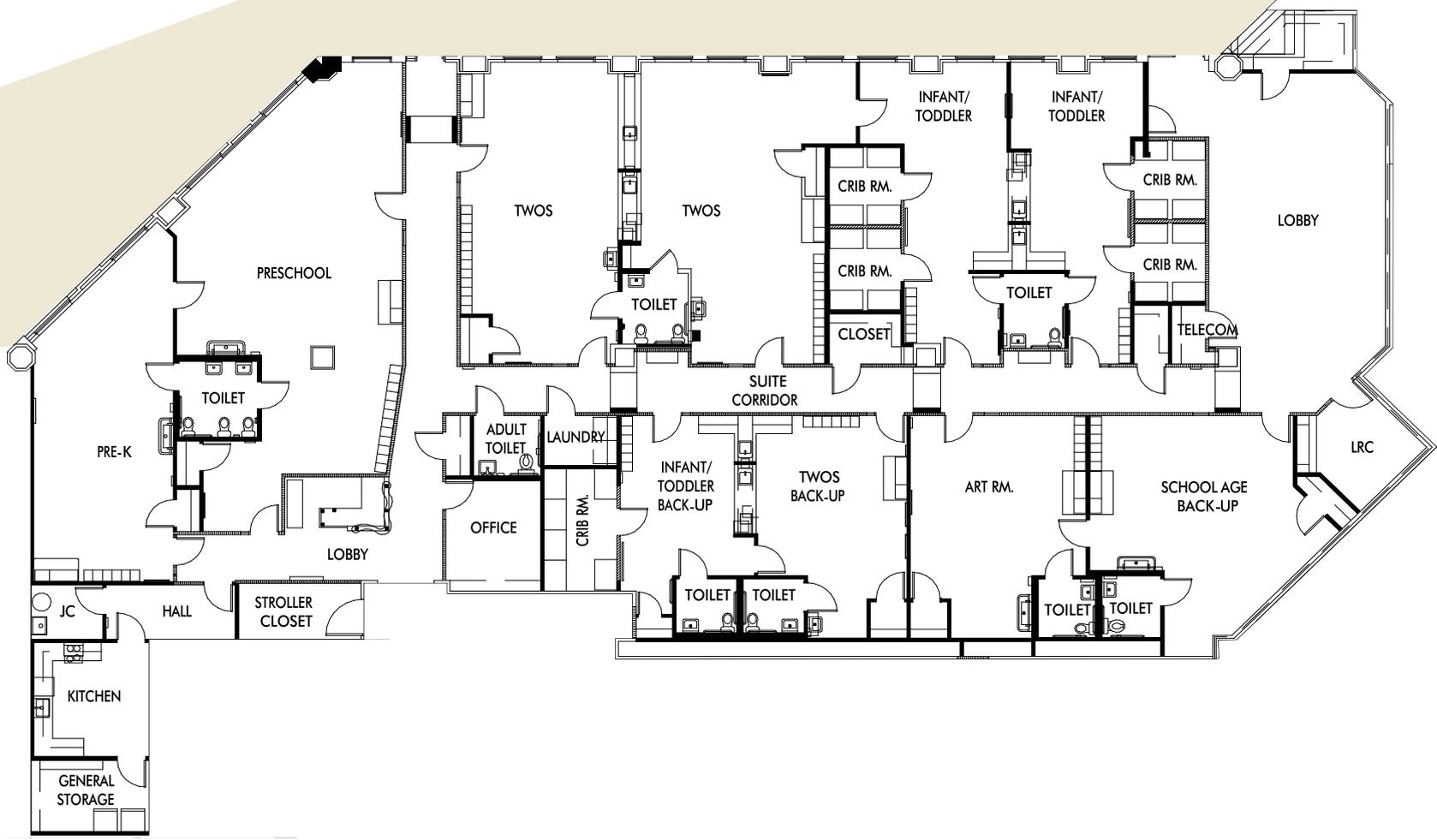
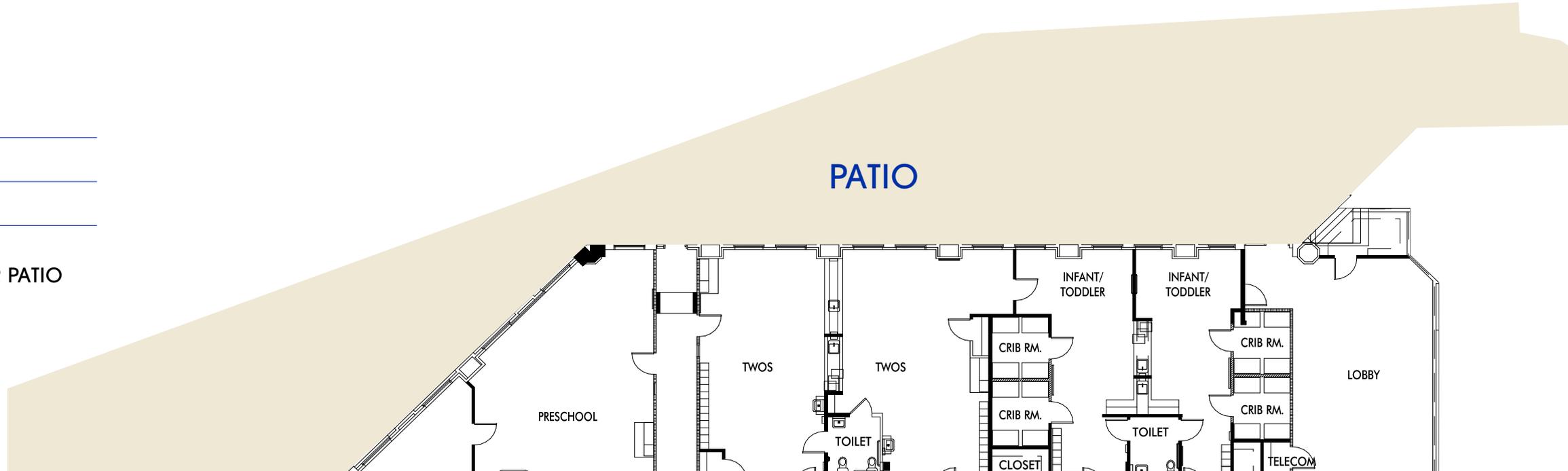
Be part of a thriving community with world class technology and innovation. SoMa continues to draw some of the world's most influential companies—neighbors include LinkedIn, Google, Cruise, and Asana—creating an ecosystem that inspires collaboration and drives progress.



# 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 460

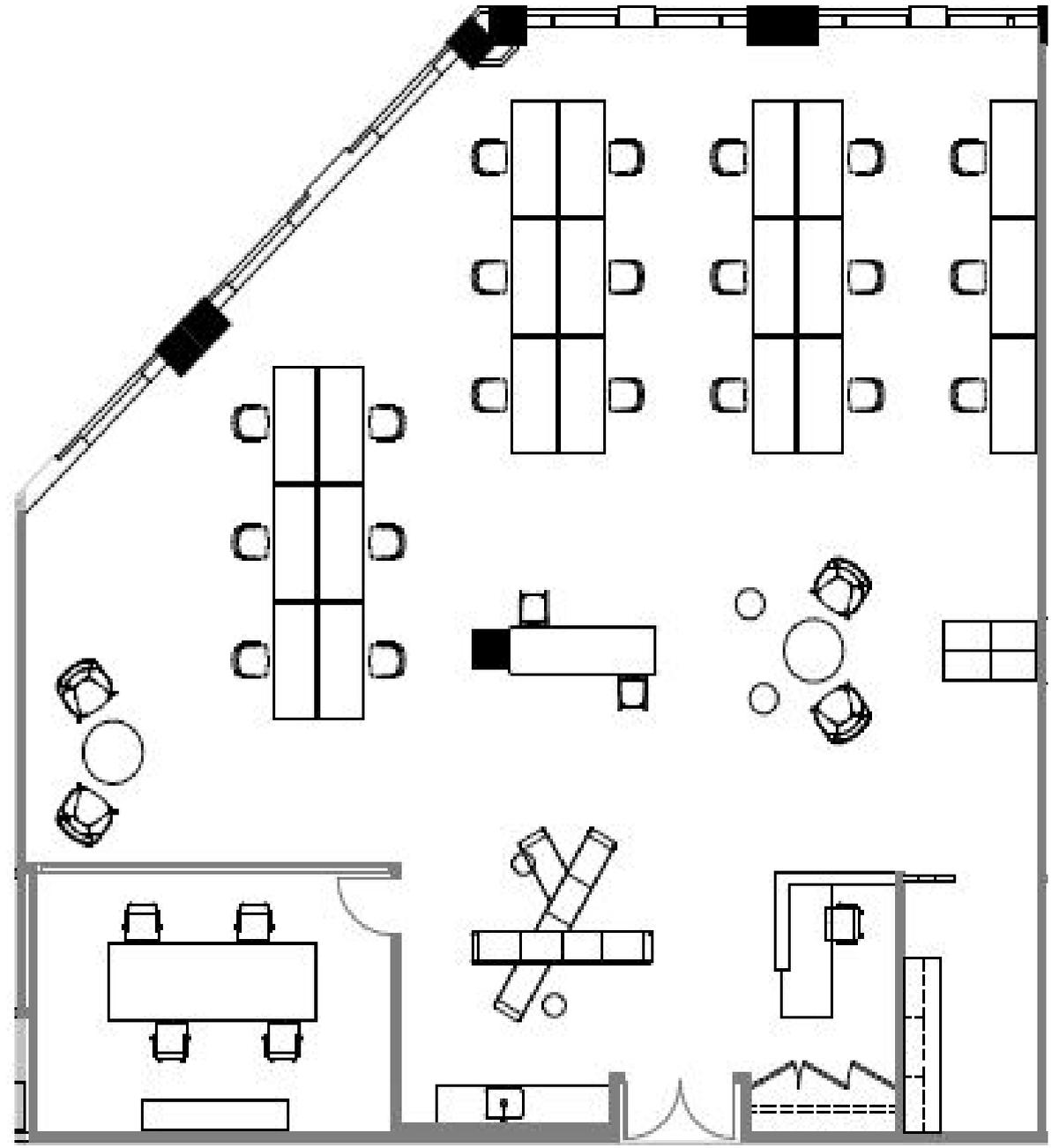
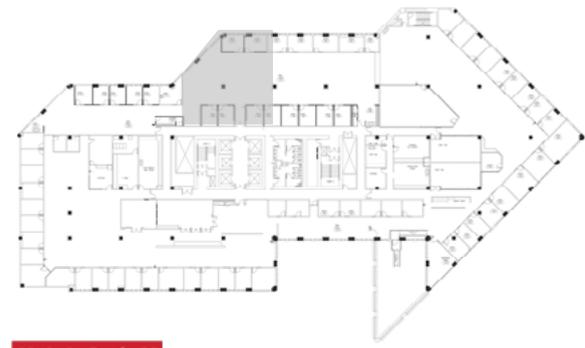
\*Hypothetical furniture plan



[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> </ul>

FOLSOM STREET

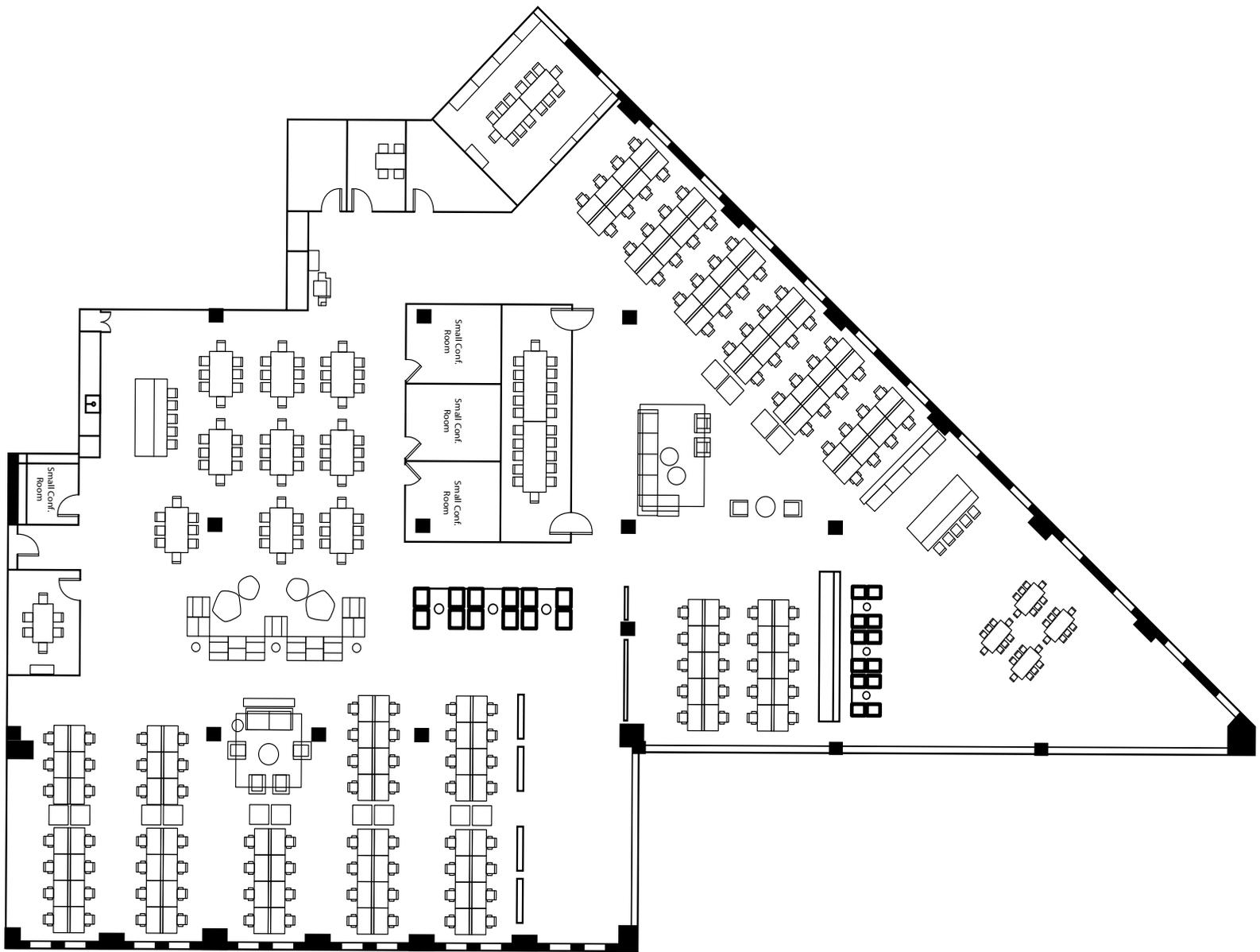
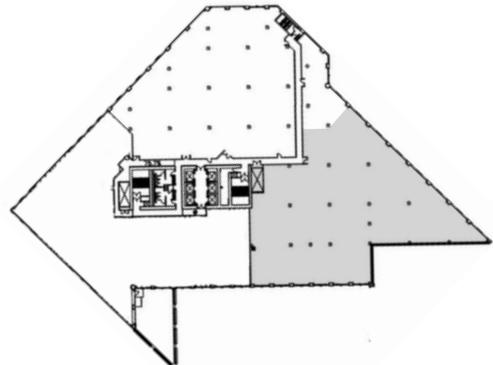


# 303 SECOND STREET - NORTH TOWER

## 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>

FOLSOM STREET



- 7 MEETING ROOMS
- 1 LARGE BOARDROOM
- ALL HANDS SPACE
- 136 WORKSTATIONS WITH ROOM FOR MORE



# 303 SECOND STREET - NORTH TOWER

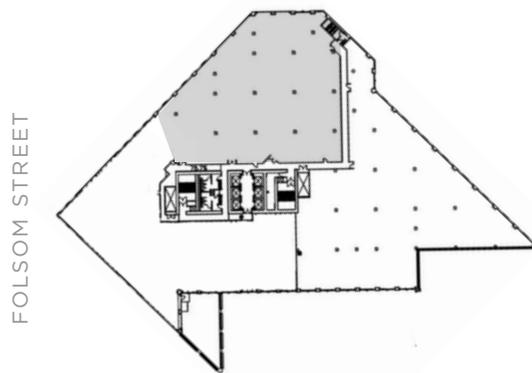
## STE 450

\*Hypothetical furniture plan

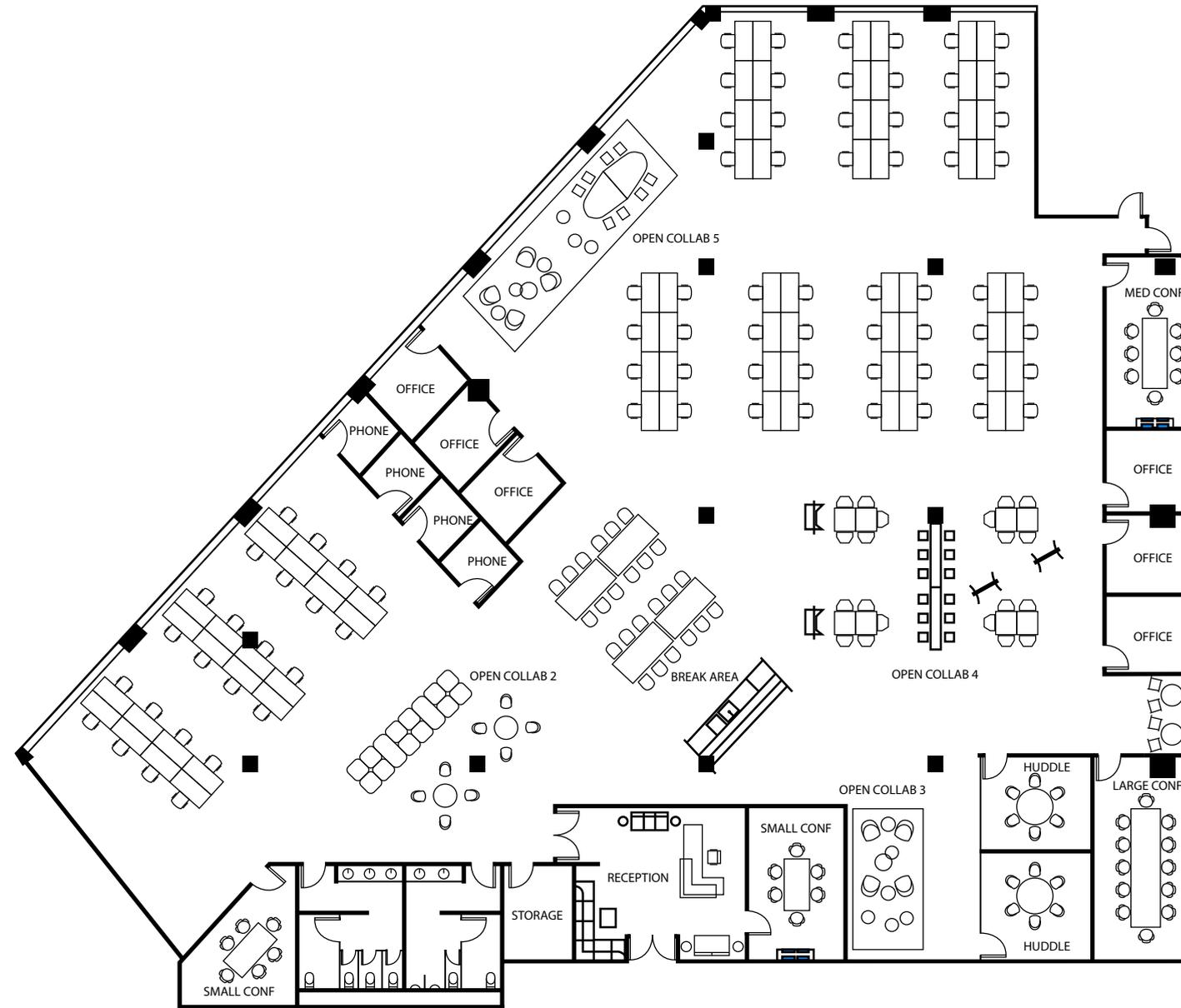


[CHECK OUT VIRTUAL TOUR](#)

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>



FOLSOM STREET



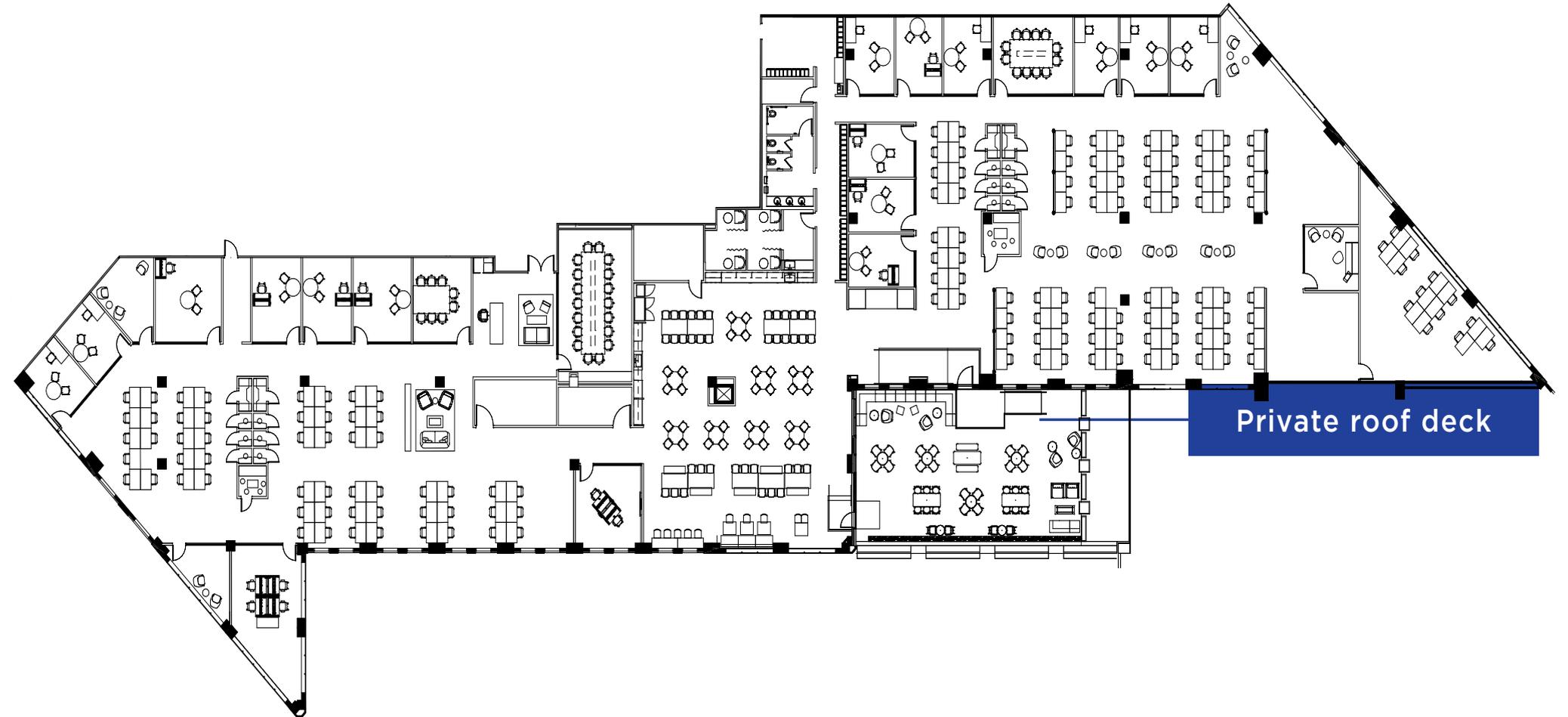
- 11 MEETING ROOMS
- 1 LARGE BOARDROOM
- 4 PHONE ROOMS
- 80 WORKSTATIONS WITH ROOM FOR MORE

# 303 SECOND STREET - NORTH TOWER

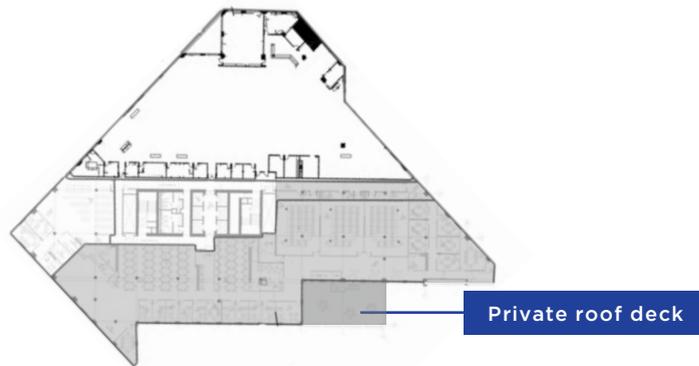
## STE 500

\*Hypothetical furniture plan

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



FOLSOM STREET



- 24 MEETING ROOMS
- 2 LARGE BOARDROOMS
- 18 PHONE ROOMS
- 126 WORKSTATIONS WITH ROOM FOR MORE

# 303 SECOND STREET - NORTH TOWER

## STE 550

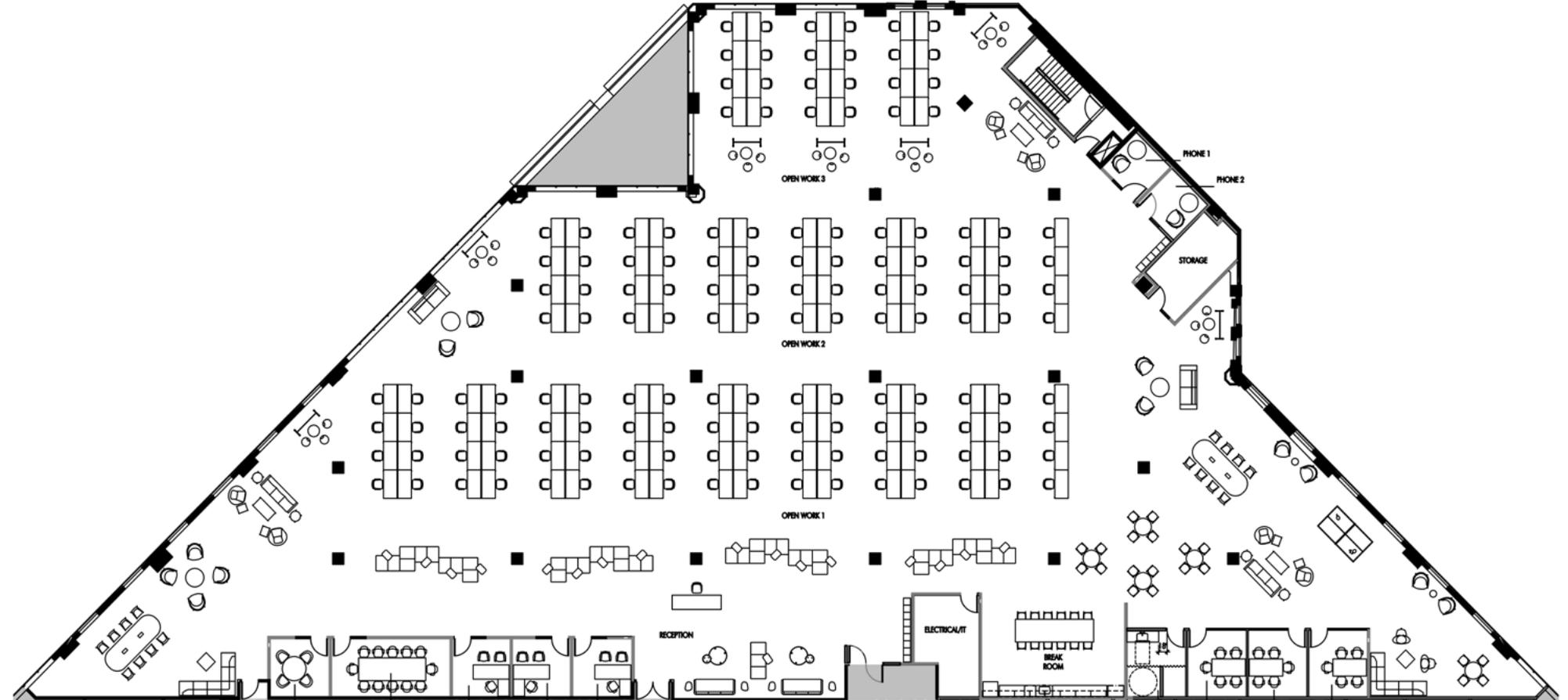
\*Hypothetical furniture plan



[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 SPEC SUITE</li> <li>• FURNISHED</li> </ul>

FOLSOM STREET



- 8 MEETING ROOMS
- 2 PHONE ROOMS
- 144 WORKSTATIONS WITH ROOM FOR MORE

# 303 SECOND STREET - NORTH TOWER

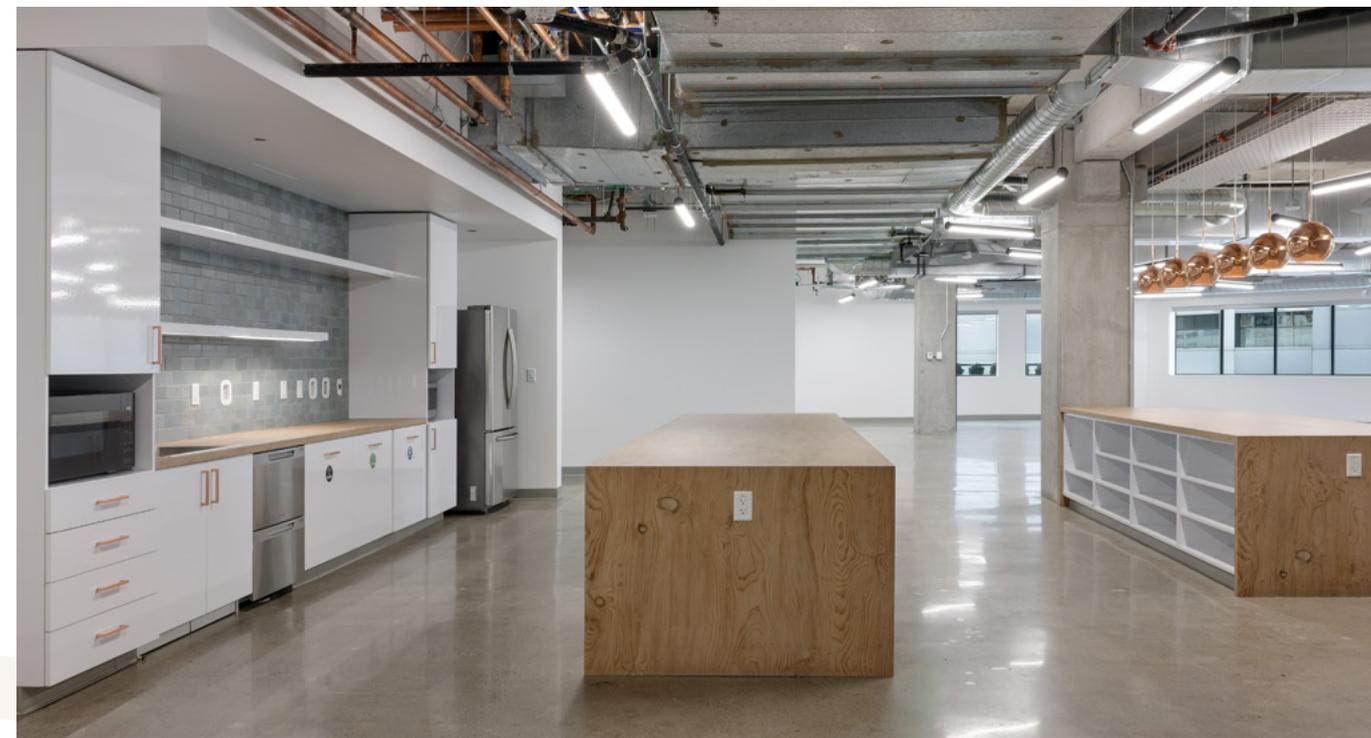
## STE 600

\*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

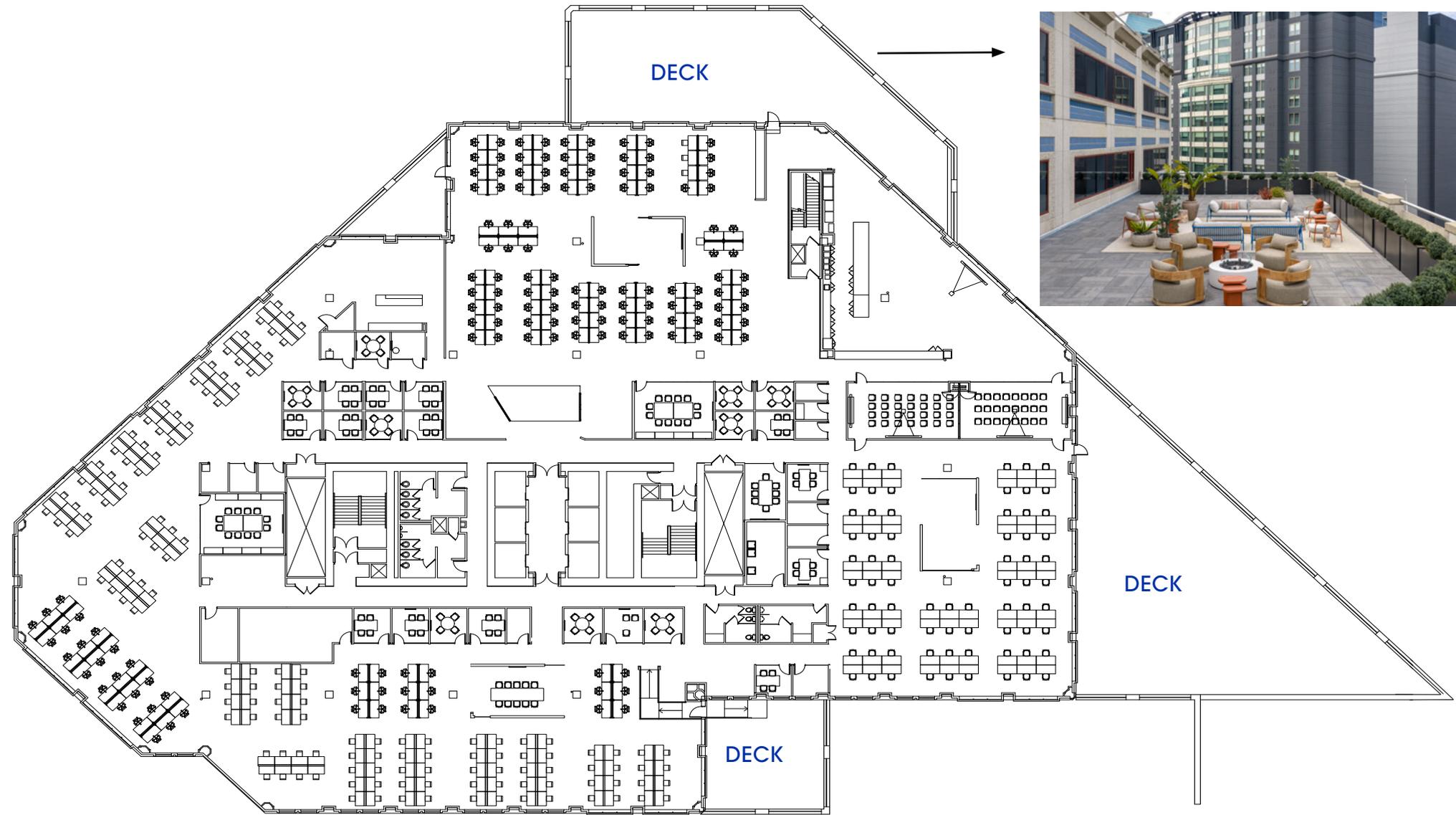


# 303 SECOND STREET - NORTH TOWER

## 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>• ADDITIONAL RESTROOMS</li> </ul>



- 33 CONFERENCE ROOMS
- 2 TRAINING ROOMS
- 5 PHONE ROOMS
- ±354 WORKSTATIONS



# 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 AND 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



# 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: acquisitions, development, property management, leasing, and finance
- 11-year average portfolio age
- Strong commitment to sustainability

Pacific Northwest | ~3.9M sq. ft.

San Francisco Bay Area | ~10.4M sq. ft.

Greater Los Angeles | ~4.5M sq. ft.

San Diego | ~5.0M sq. ft.

Austin | ~1.2M sq. ft.

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



ON VINE - HOLLYWOOD



333 DEXTER - SEATTLE

# 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.

## 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](https://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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**MORE THAN MEETS THE EYE**



**KILROY**

Kilroy's socials:   

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