

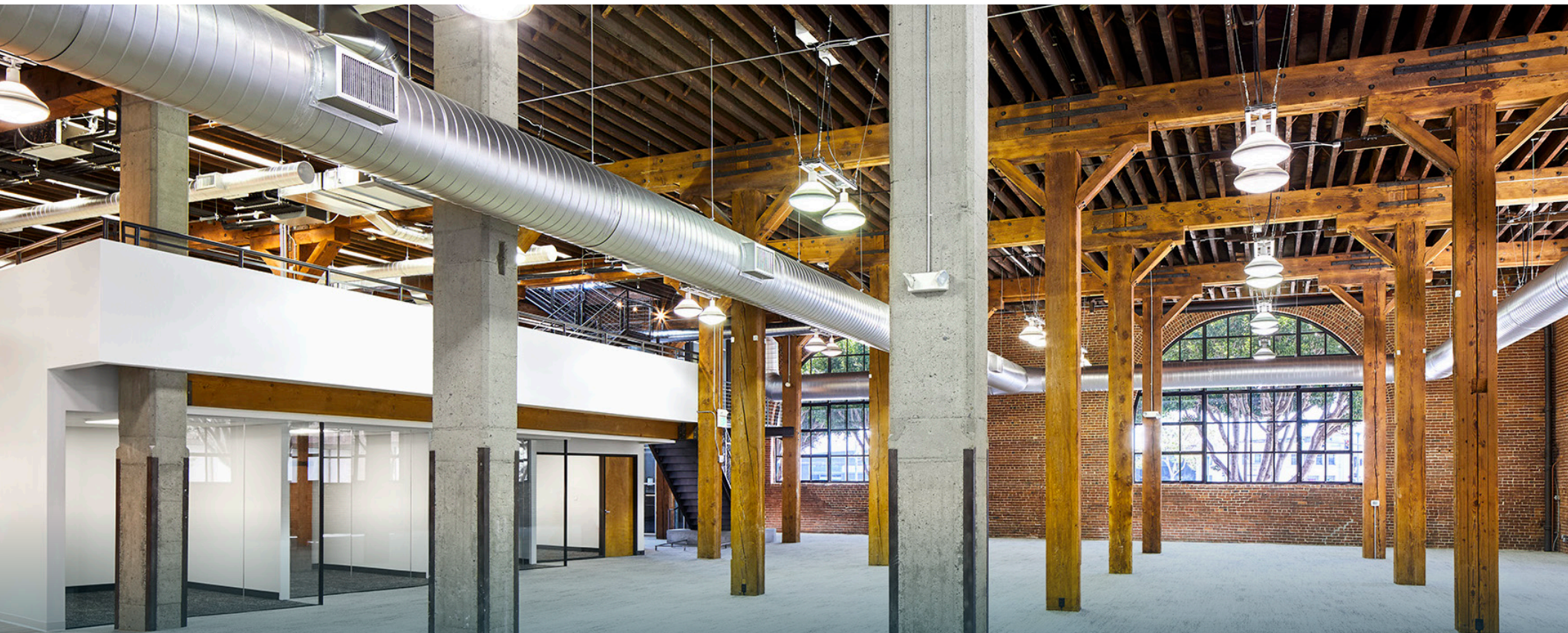
FULL BUILDING OPPORTUNITY

1001 FRONT | 1010 BATTERY | 1040 BATTERY

MULTIPLE RSF SIZE CONFIGURATIONS
6,218 - 86,048 RSF AVAILABLE



NORTH WATERFRONT
PORTFOLIO



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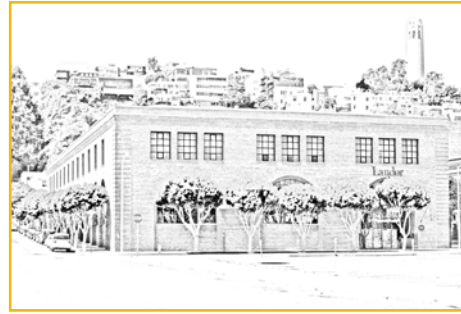


Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

NORTH WATERFRONT PORTFOLIO

The North Waterfront Portfolio's historic set of buildings—some even recognized by the National Historic Registry—have been artfully renovated to class A status and are conveniently located along the north waterfront in San Francisco. They blend historic charm with modern, creative interiors. Each of the buildings create a unique environment where your company can grow.

The “Barbary Coast”, the original coast line of San Francisco, is now full of modern amenities, including top restaurants, shopping, and parking. Seconds away from the financial district, tenants have easy access to San Francisco businesses without sacrificing their environment.



1001 Front
59,429 RSF office

1010 Battery
20,401 RSF Office

1040 Battery
6,218 RSF Office

The Following RSF size configurations available now:

- 86,048 RSF - (1001 Front + 1010 Battery + 1040 Battery)
- 79,830 RSF - (1001 Front + 1010 Battery)
- 65,647 RSF - (1001 Front + 1040 Battery)
- 26,619 RSF - (1010 Battery + 1040 Battery)



1050 Battery
Lower Level - 8,161 RSF
First Level - 7,002 RSF
Second Level - 8,588 RSF
Third Level - 8,556 RSF
Total: 32,307 RSF

One Lombard

Suite 200 - 6,028 RSF

Suite 202 - 2,112 RSF



A BUILDING BUILT FOR THE FUTURE



WELL HEALTH-SAFETY RATED

LaSalle is embracing WELL Certifications and Health-Safety Ratings, a performance-based system for measuring, certifying, and monitoring features of the built environment that impacts the health, safety, and happiness of our partners. Being WELL Health-Safety Rated, North Waterfront, has achieved recognition on the following six health-safety themes:



Cleaning & sanitation procedures



Air & water quality management



Emergency preparedness programs



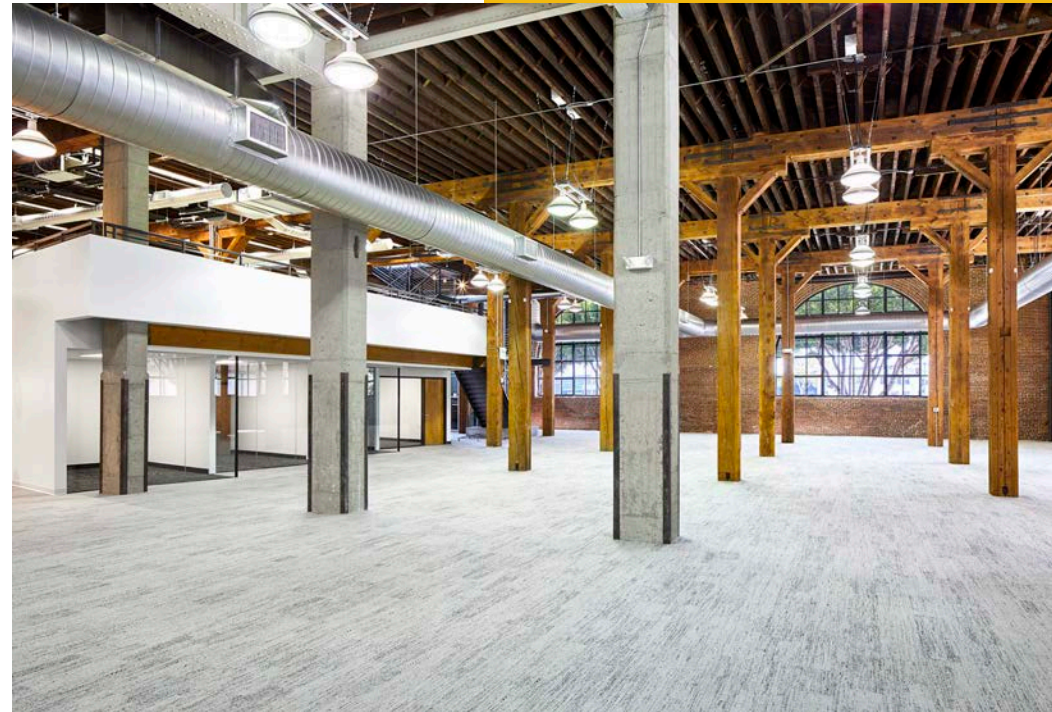
Stakeholder engagement & communication



Health service resources



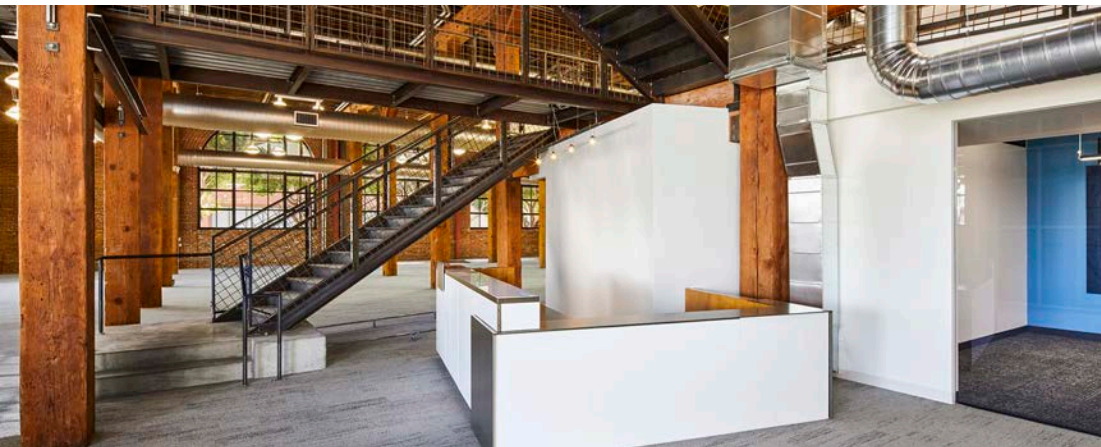
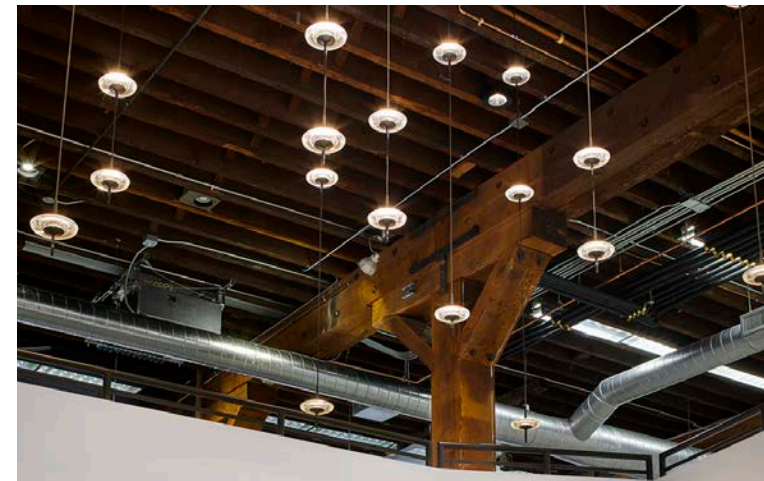
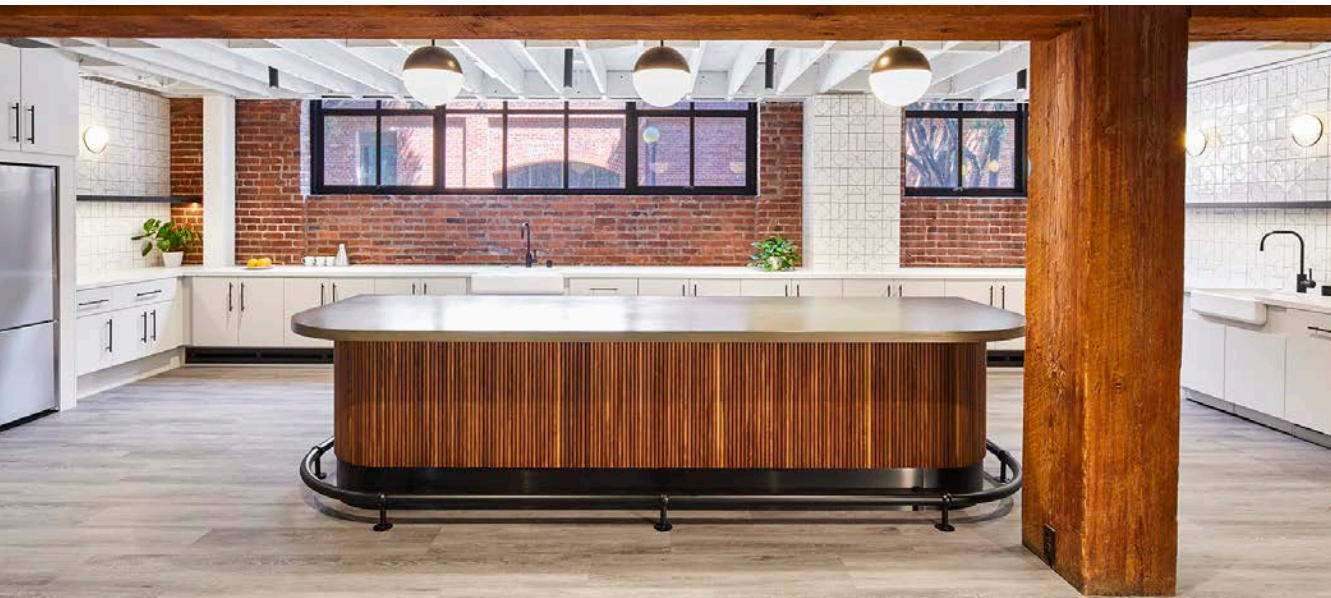
Innovation



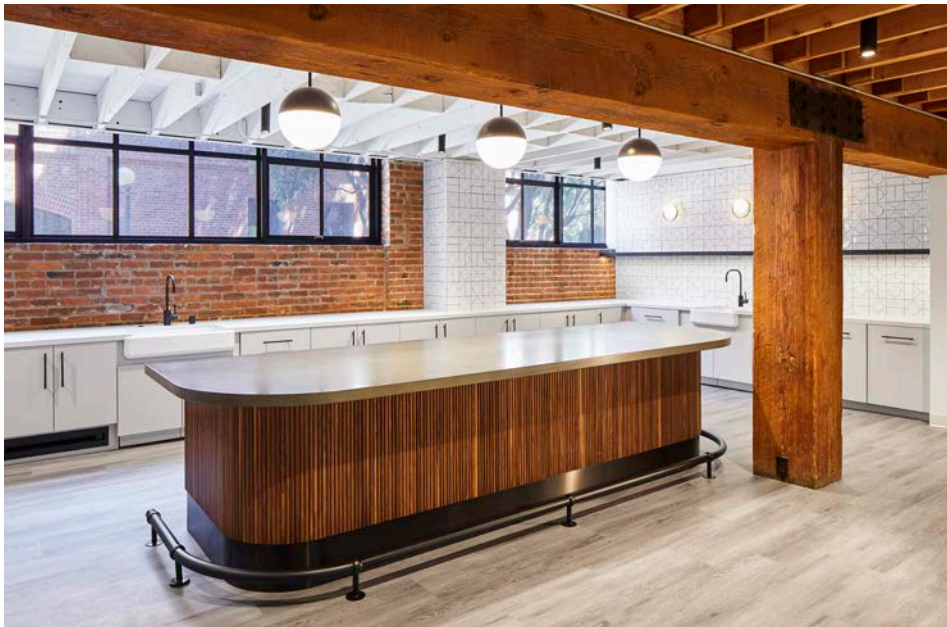
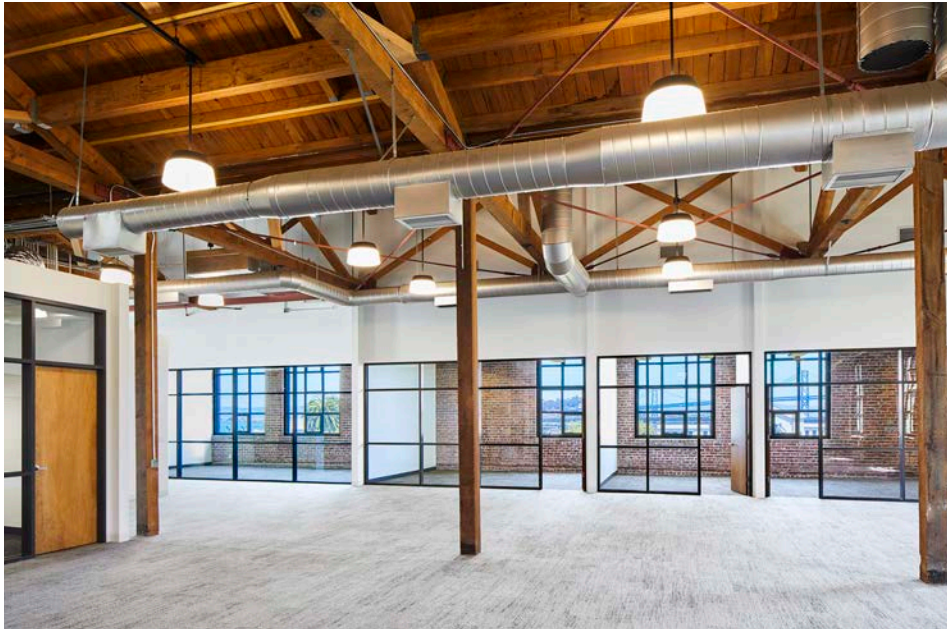
We're proud to recognize these features that promote best practices in design and construction to achieve optimal health and wellness.

1001 FRONT STREET

SAN FRANCISCO | CA 94111



SPECTACULAR BUILDOUT



AMENITIES MAP

Restaurants ●

- | | |
|---------------------------|---|
| 1. Kokkari Estiatorio | 15. The American Grilled Cheese Kitchen |
| 2. Cafe Prague | 16. Subway |
| 3. Kirimachi Ramen | 17. Waterfront Restaurant |
| 4. Coquette | 18. Hard Water |
| 5. Sai's Vietnamese | 19. House of Nanking |
| 6. Trestle | 20. Hunan Home's |
| 7. The Old Ship Saloon | 21. Begoni Bistro |
| 8. The Battery | 22. Enjoy Vegetarian |
| 9. COI | 23. Bask |
| 10. Cotogna | 24. Tosca Cafe |
| 11. Quince | 25. Pier 23 |
| 12. The Cigar Bar & Grill | 26. Piperade |
| 13. Bix | 27. Fogg City |
| 14. Roka Bar | 28. Grumpy's |
| | 29. Starbucks |

Gym ●

- | |
|---------------------------------|
| 30. Bay Club at the Gateway |
| 31. Bay Club Company |
| 32. Tariq Gym |
| 33. National Fitness Campaign |
| 34. Tribe SF - Fitness and Yoga |
| 35. APEX Personal Wellness |
| 36. FITNESS SF Embarcadero |
| 37. 24 Hour Fitness |
| 38. Planet Fitness |
| 39. Orangetheory Fitness |
| 40. Empower |

Retail ●

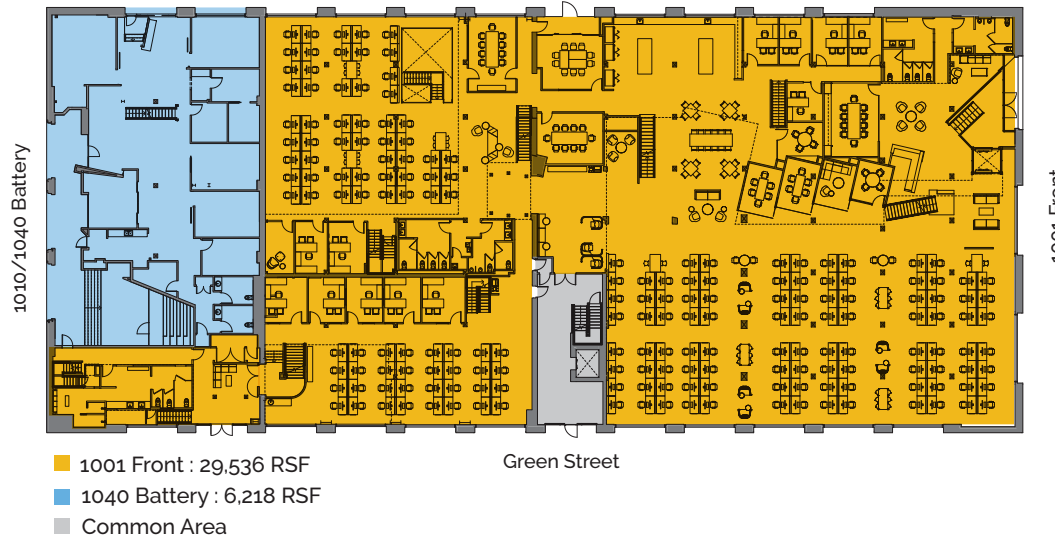
- | |
|------------------------|
| 41. All Birds |
| 42. Shinola |
| 43. Eden & Eden |
| 44. Aesop |
| 45. Isabel Marant |
| 46. Zimmerman |
| 47. Safeway |
| 48. Rali Couture |
| 49. Mei Wah |
| 50. Réveille Coffee Co |



FLOOR PLANS










1001 Front Street, 1st Floor - Available now

Spec Suite Space Plan




1001 Front

[Click Here for Virtual Tour](#)

-  11 private offices
-  4 large, 3 medium, 2 small conference rooms
-  1 phone room
-  4 collaborative work areas
-  Large kitchen/all-hands area
-  2 coffee bars
-  1 printer/copy areas
-  Women's showers/lockers
-  Room for 184 30" x 60" workstations










1010 Battery

[Click Here for Virtual Tour](#)

-  1 reception area

1040 Battery

[Click Here for Virtual Tour](#)

-  1 reception area
-  1 kitchen/break area
-  2 storage rooms
-  6 private offices
-  1 print/copy area
-  1 I.T room
-  1 large, 1 medium conference room
-  Men's + Women's restroom
-  1 Janitor closet

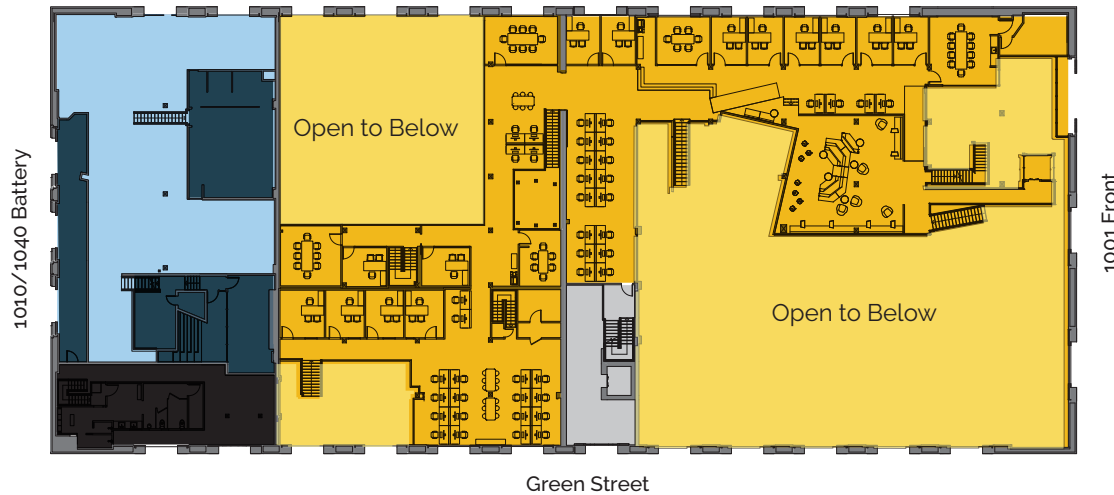
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FLOOR PLANS

1001 Front Street, 2nd Floor - Available now

Spec Suite Space Plan



- 1001 Front : 11,802 RSF
- 1010 Battery : 1,795 RSF
- 1040 Battery : 938 RSF
- Common Area
Open to Below

1001 Front

[Click Here for Virtual Tour](#)

-  14 private offices
-  1 large, 3 medium conference room
-  3 collaborative work areas
-  2 printer/copy areas
-  Room for 42 30" x 60" workstations
-  Men's shower/locker


1010 Battery

[Click Here for Virtual Tour](#)

-  1 open Mezzanine area

1040 Battery

[Click Here for Virtual Tour](#)

-  1 open Mezzanine area

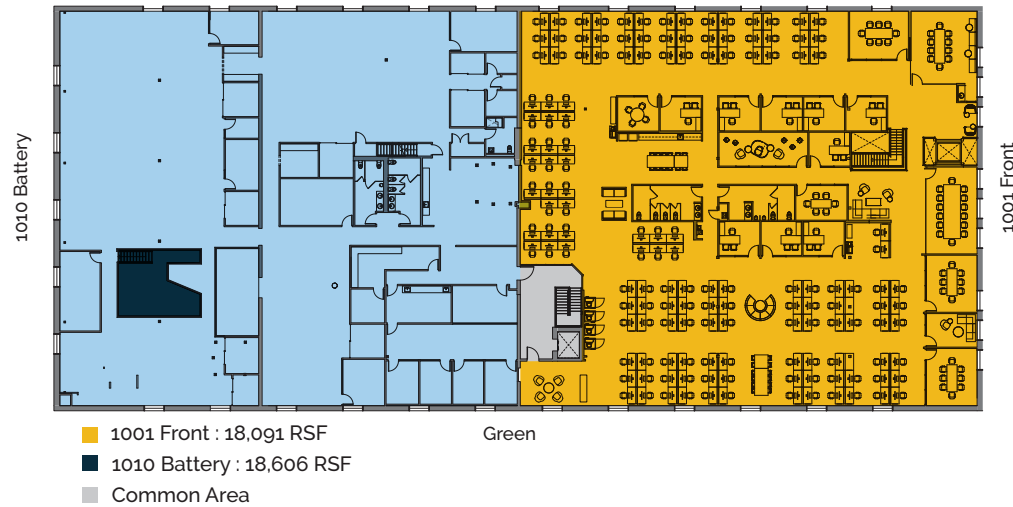
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FLOOR PLANS








1001 Front Street, 3rd Floor - Available now

Spec Suite Space Plan











1001 Front

[Click Here for Virtual Tour](#)

-  8 private offices
-  2 large, 4 medium, 2 small Conference Rooms
-  Break area
-  4 phone rooms
-  5 collaborative work areas
-  2 printer/copy areas
-  Room for 137 30" x 60" workstations

1010 Battery

[Click Here for Virtual Tour](#)

-  1 reception area
-  3 phone rooms
-  2 I.T room/electrical rooms
-  8 private offices
-  1 print/copy area
-  1 wellness room
-  1 large, 3 medium, 3 small conference rooms
-  Men's + Women's restroom + 1 unisex restroom
-  3 work/Prep/Viewing rooms
-  1 kitchen/break area
-  3 storage rooms
-  1 Janitor closet

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FLOOR PLANS

1001 Front Street, Lower Level - Storage



I.T. Room

1001 Front



Bike storage/repair room



1 restroom/shower



I.T. room

Available Storage - 27,612 USF

Occupied Space










Common Area

1050 Battery - Lower Level - 8,161 RSF

Available Now



1050 Battery








-  5 private offices
-  2 conference rooms
-  10 storage rooms
-  Kitchen/break room
-  Kitchenette
-  Break room
-  Shower
-  Restrooms
-  3 IT rooms

1050 Battery - First Level - 7,002 RSF

Available Now



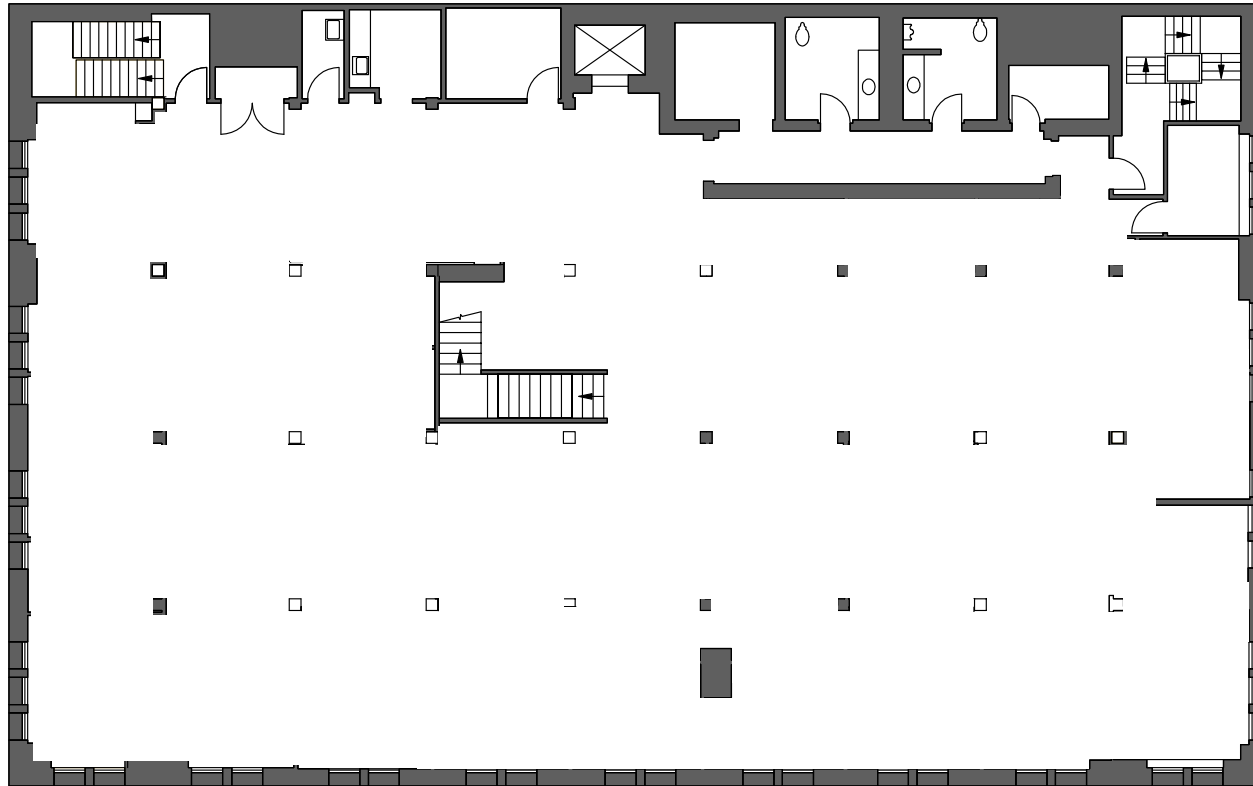
1050 Battery

-  2 private offices
-  2 conference rooms
-  storage room
-  Kitchen
-  Break room
-  Open area
-  IT room






■ 3,396 SF Available 4/01/25 (Suite 150)

1050 Battery - Second Level - 8,588 RSF

Available Now

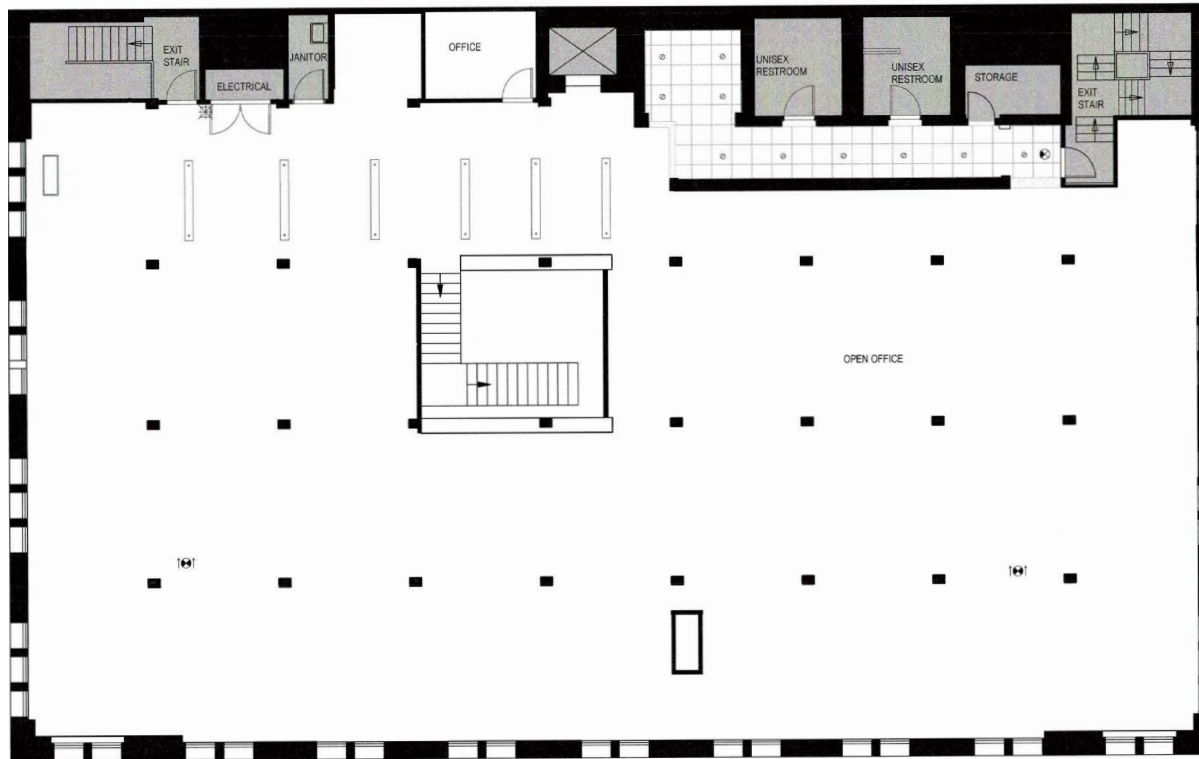


1050 Battery







-  Open Plan
-  Interconnecting Stairwell to Third Level
-  Storage Room
-  Restrooms
-  IT Room

1050 Battery - Third Level - 8,556 RSF

Available Now



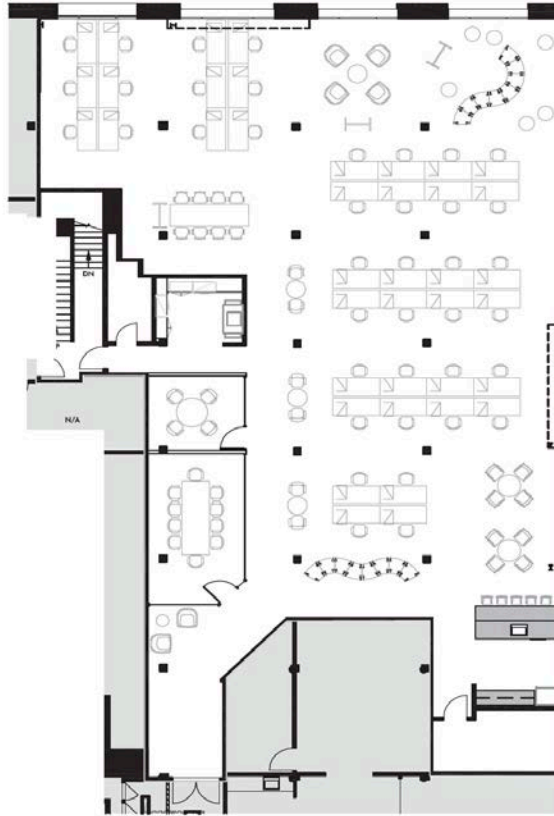
1050 Battery

-  1 Private Office
-  Open Plan
-  Interconnecting Stairwell to Second Level
-  Storage Room
-  Restrooms
-  IT Room

FLOOR PLANS

One Lombard Street - Suite 200 - 6,028 RSF

Available Now



*Hypothetical Furniture Plan



Creative suite



2 Conference rooms



Plans for 48 workstations



Kitchen/break area



Print/copy area



Great natural light



Exposed brick and timber



High ceiling

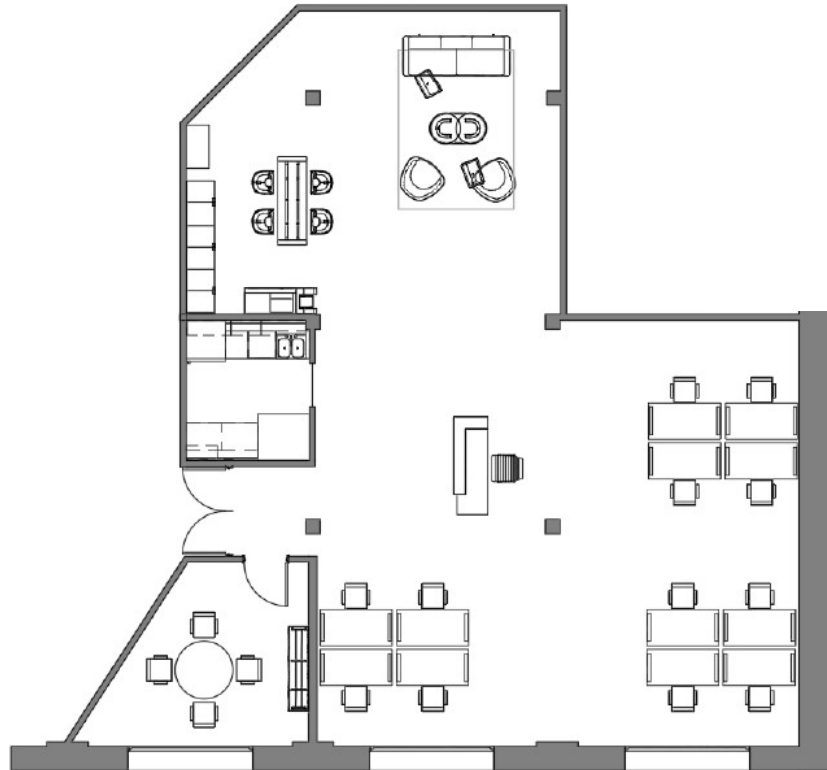


Open plan

One Lombard Street - Suite 202 - 2,112 RSF

Available now

[Click Here for Virtual Tour](#)



*Furniture included

-  Creative spec suite
-  1 Conference room
-  12 workstations
-  Kitchen/break area
-  Print/copy area
-  Great natural light
-  Exposed brick and timber
-  High ceiling
-  Open plan



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