



215 FREMONT
SAN FRANCISCO





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SOUTH FINANCIAL DISTRICT

215 Fremont is a Class A, 8-story building at the juxtaposition of South FiDi and the emerging East Cut neighborhood. Positioned near Google's San Francisco offices and blocks from Anthropic's new headquarters at 300 Howard Street, it sits steps from the Transbay Transit Center with its 5.4-acre rooftop park and adjacent to BART, Golden Gate Ferry, MUNI and Cal Train, offering convenient access for the 276,070 daytime employee base.

No submarket in San Francisco has experienced more growth than Transbay and East Cut. **With Anthropic's arrival at 300 Howard and Google's continued presence, this has become one of the fastest growing submarkets in the country, seeing record breaking office growth over the past 3 years.** On average, Fremont Street sees 45,281 drivers per day and Howard Street sees 12,795.

Active. Educated. Affluent. Creative. Tech-forward. With major innovators like Google and Anthropic anchoring the area, the customer profile provides excellent demographics for urban retailers to thrive.





215 FREMONT

SAN FRANCISCO

THE DEMOGRAPHICS

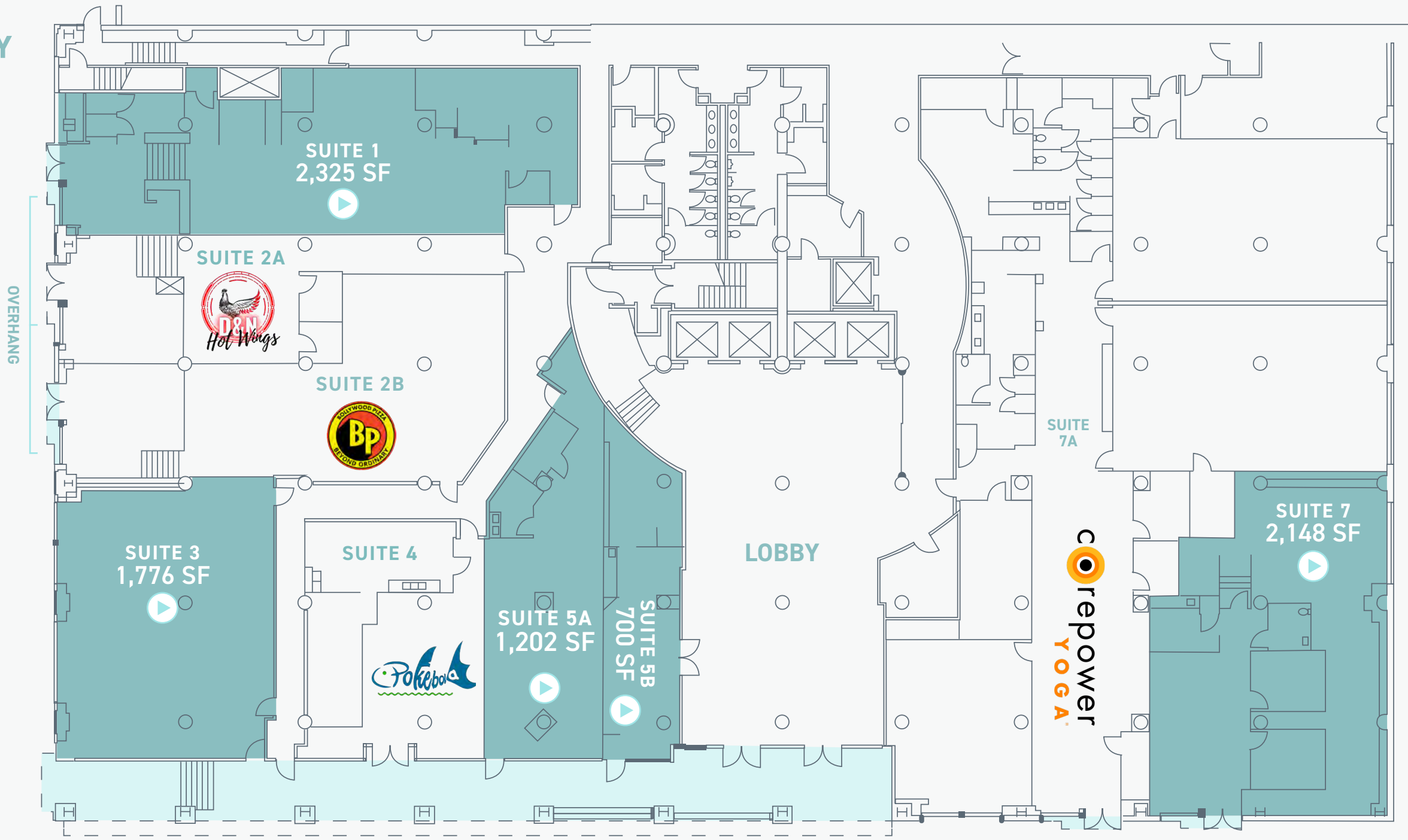




215 FREMONT
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THE
PROPERTY

HOWARD ST



FREMONT ST

*SUITE 1 AND SUITE 5B CURRENTLY ACTIVATED BY VACANT TO VIBRANT TENANTS





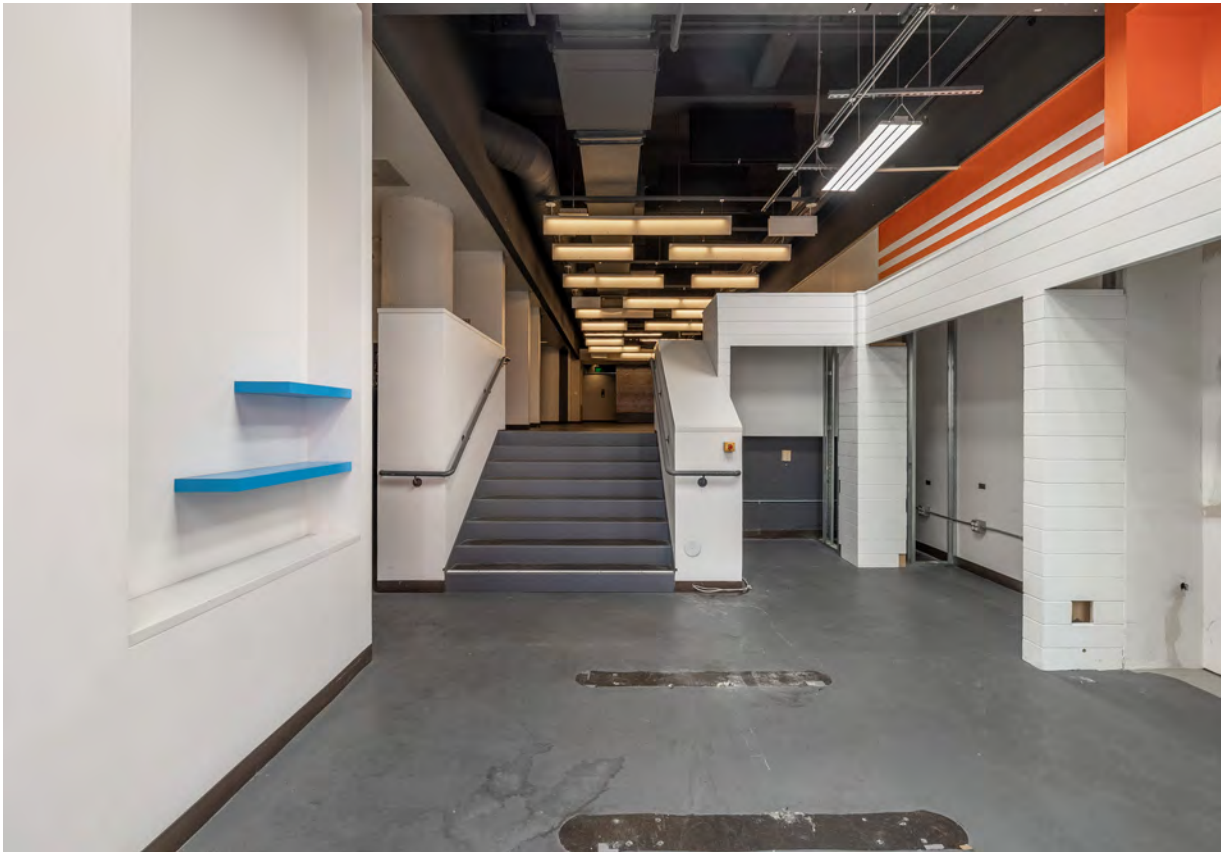
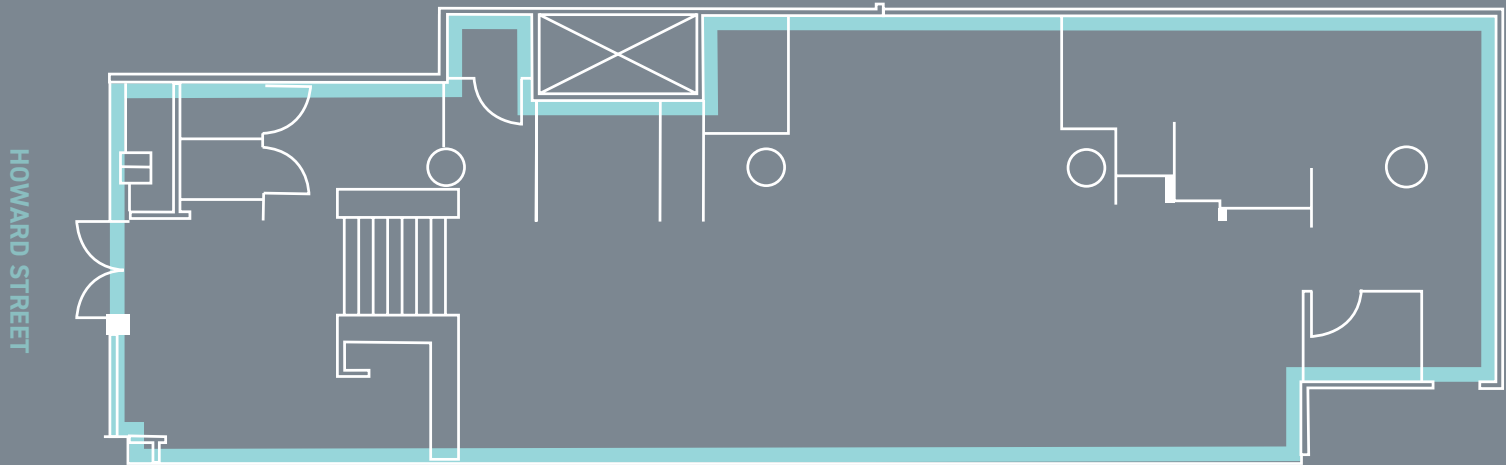
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THE SPACE

SUITE 1 - 2,325 SF

HIGHLIGHTS:

- Ideal for boutique retail, health, and beauty services
- Move-in ready (formerly a salon)
- Employee kitchen and ADA bathrooms





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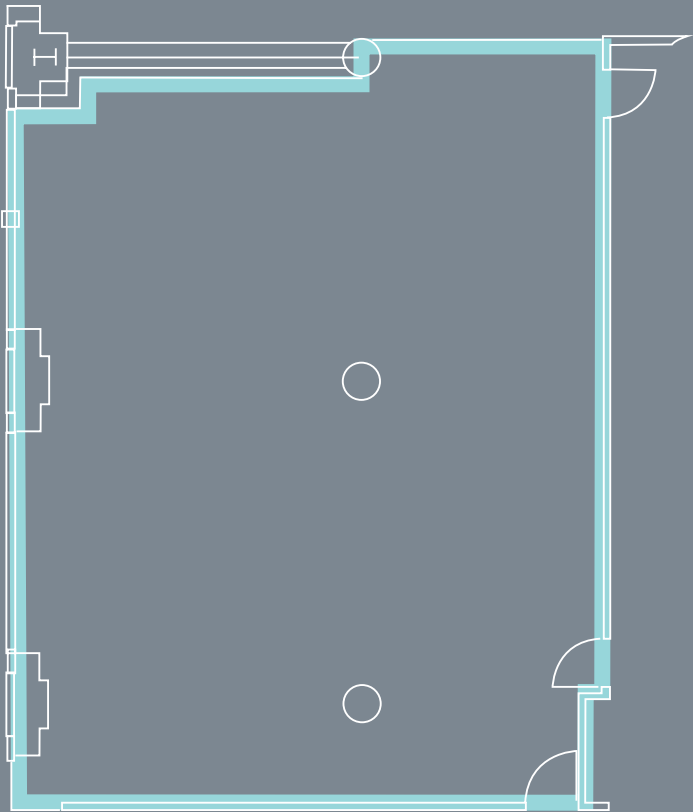
THE SPACE

SUITE 3 - 1,776 SF

HIGHLIGHTS:

- Landlord willing to install Type 1 Venting for Credit F&B
- Prime Visibility of corner suite available
- Ideal 2nd gen café space

HOWARD STREET





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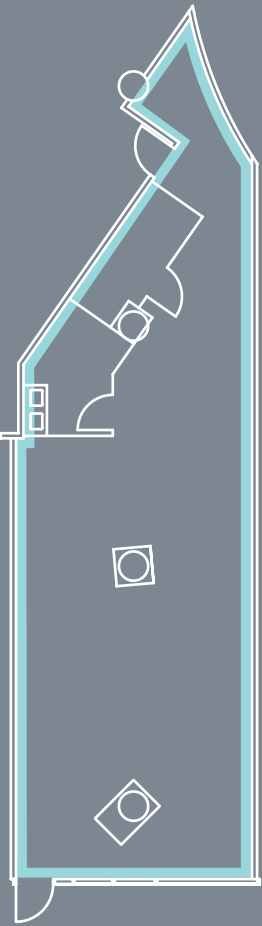
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THE SPACE

SUITE 5A - 1,202 SF

HIGHLIGHTS:

- Ideal for QSR or Counter Service Retailer
- Potential ability to combine with adjacent space, 5B, for approximately 1,800 SF



FREMONT STREET





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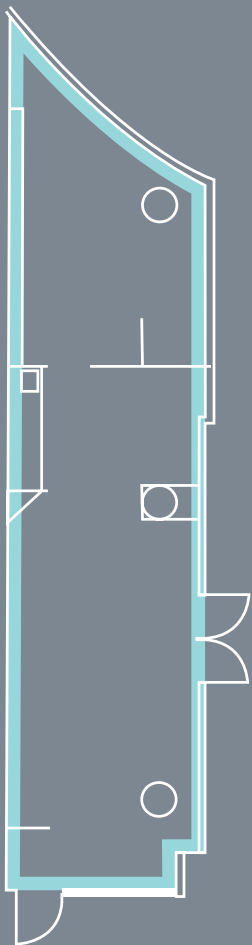
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THE SPACE

SUITE 5B - 700 SF

HIGHLIGHTS:

- Ideal for coffee or cafe
- Updated interior includes FFE
- Direct lobby access with 2nd entrance
- Potential ability to combine with adjacent space, 5A, for approximately 1,800 SF



FREMONT STREET





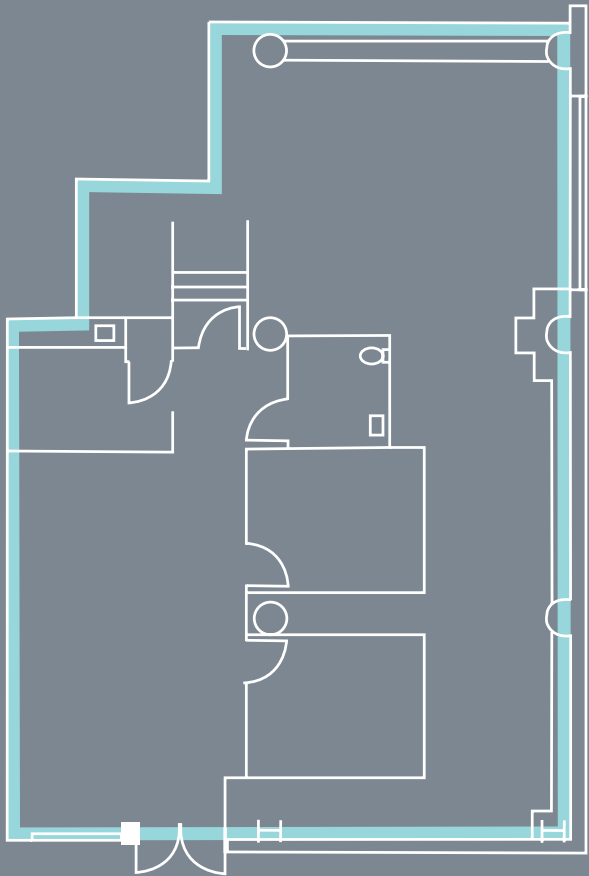
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THE SPACE

SUITE 7 - 2,148 SF

HIGHLIGHTS:

- Ideal for Medical and/or health and wellness
- Existing patient rooms in place
- Adjacent to CorePower Yoga



FREMONT STREET





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