



ONE FRONT STREET

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



A NEW PERSPECTIVE

FRONT AND CENTER



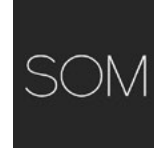
PARAMOUNT
GROUP

www.pgre.com

Overview



667,138 Sf Building;
36 Floors of
Class A Space



Iconic Skidmore
Owings & Merrill Design



Recessed Terraces on
Top 4 Floors



Efficient Side
Core Design



In Building Valet Parking
1:3,000 SF



Close Proximity to
Public Transportation

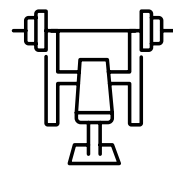
2027 Planned Amenities



Ground Floor
Restaurant And Bar



Tenant-Only
Speakeasy



State-Of-The-Art
Fitness Center



Conferencing
Facilities

Awards & Distinctions



Energy Star
Rating Of 94



Leed
Platinum Certified



Recipient of SF's
Earth Award



Private Roof Deck on 33rd - 36th Floors



Sweeping views of Golden Gate Bridge and Bay Bridge



Ground Floor Restaurant and Bar



Tenant Only Speakeasy



Conferencing Facilities



State-of-the-Art Fitness Center

Location & Amenities



Abundant valet parking on-site



24-hour manned security



Excellent access to Bay Bridge, highways, and ferries



Philz coffee



Various fiber providers including AT&T & Verizon



Located on market bordering North & South Financial Districts



UNBEATABLE ACCESS
to transit and amenities



Philz coffee on-site



Immediate access to BART, Muni, & trolleys



Restaurants

- | | | |
|-------------------------|-----------------------------|-------------------------|
| 1 Tlalo | 8 Credo | 15 International Smoke |
| 2 Wayfare Tavern | 9 Plant Organic Cafe | 16 Yank Sing |
| 3 Homegrown | 10 Sam's Grill | 17 Pied Piper |
| 4 Michael Mina | 11 Barcha Restaurant | 18 Town Hall Restaurant |
| 5 Tadich Grill | 12 Boulevard Restaurant | 19 Prospect |
| 6 Perbacco | 13 Ozuma | |
| 7 One Market Restaurant | 14 The Cosmo Bar and Lounge | |



Hospitality

- | | |
|----------------------------|-----------------------|
| 20 Le Meridien Hotel | 24 Hotel Griffon |
| 21 Omni Hotel | 25 Harbor Court Hotel |
| 22 Mandarin Oriental Hotel | 26 The Palace Hotel |
| 23 Hyatt Regency Hotel | |



Fitness

- | | |
|--------------------------------------|--------------------|
| 27 Golden Gateway Tennis & Swim Club | 30 24-Hour Fitness |
| 28 Club One | 31 Equinox |
| 29 The Bar Method | 32 Crunch Fitness |

Availabilities



PRIVATE TERRACE

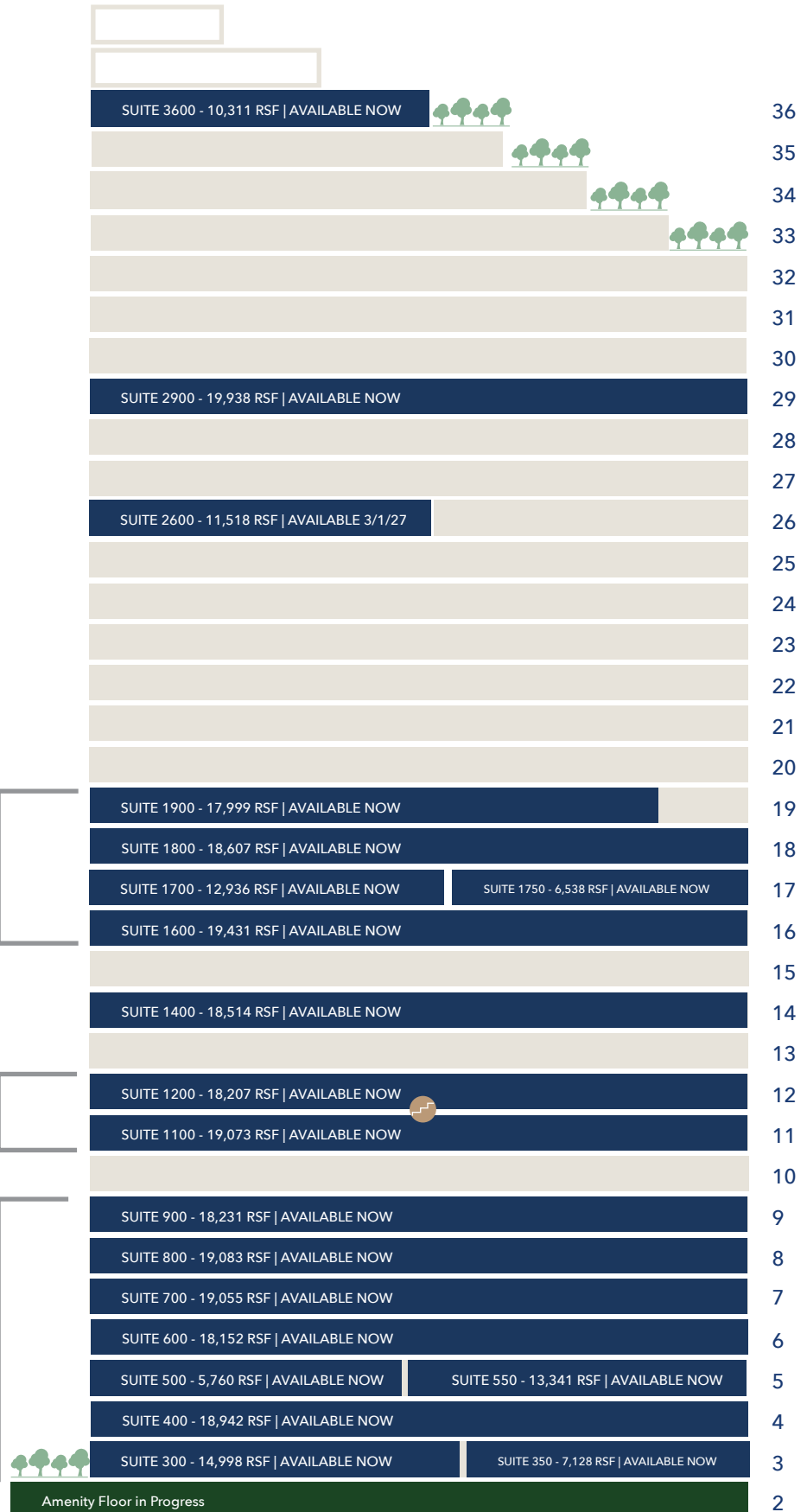


INTERCONNECTING
STAIR

56,904 RSF
BLOCK

37,280 RSF
BLOCK

115,757 RSF
BLOCK



SUITE 300 & 350



SUITE 300

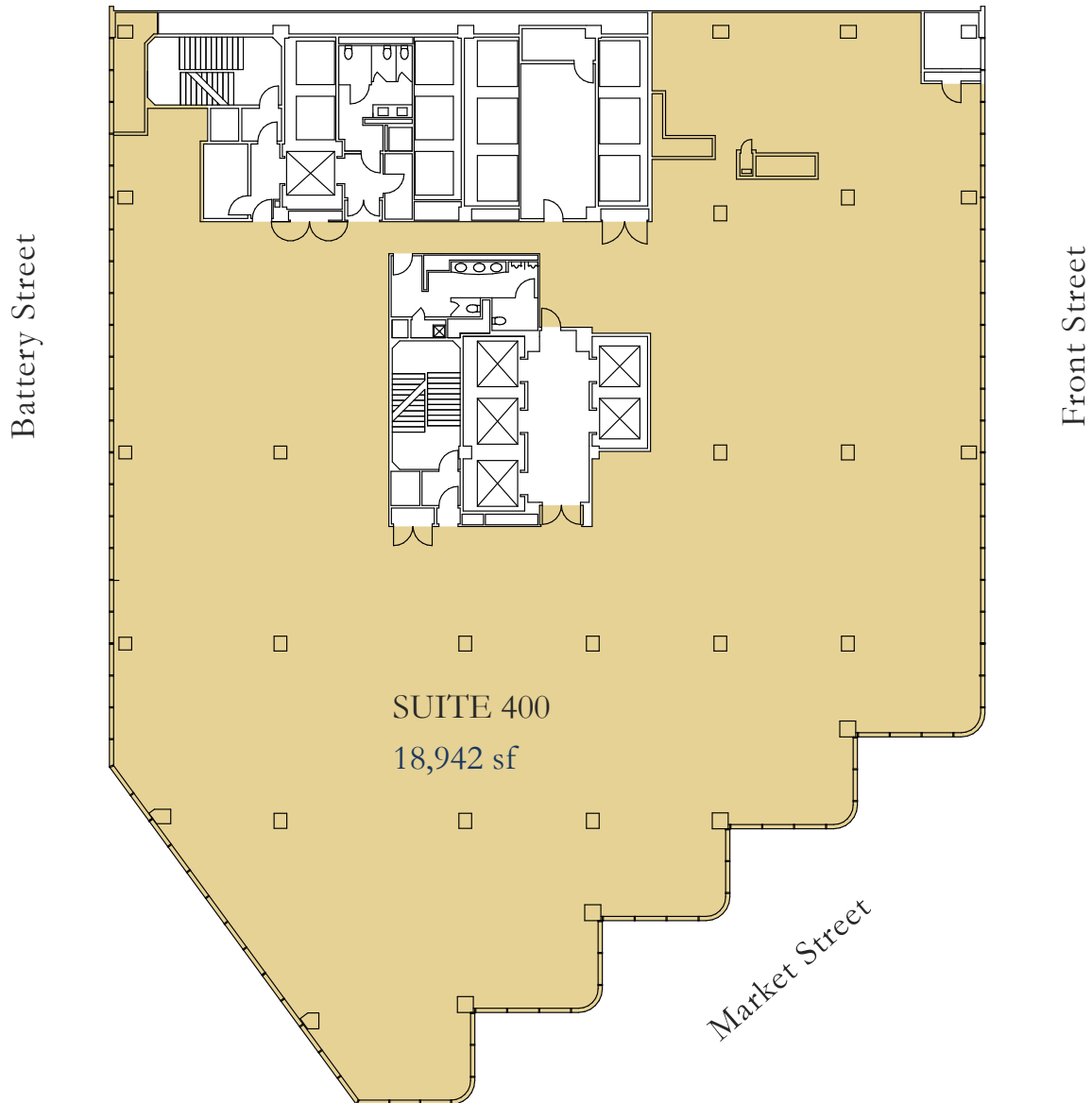
- Available now
- 11 private offices
- 3 conference rooms
- Kitchen/break room
- Private outdoor terrace

SUITE 350

- Available now
- Can be delivered in shell condition
- Can be combined with Suite 300 for a total of 22,126 RSF

SUITE 400

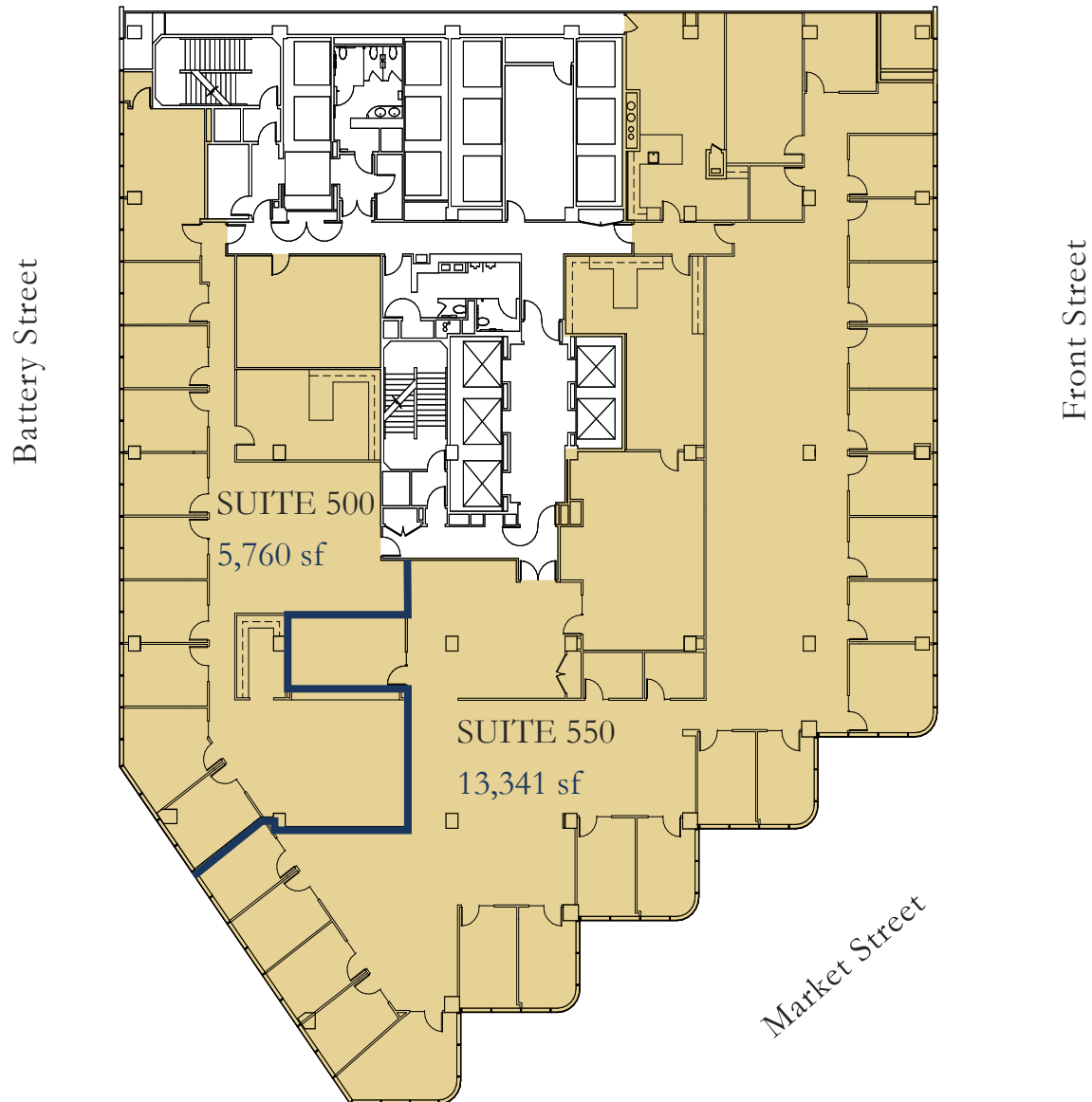
18,942 sf



SUITE 400

- Available now
- To be delivered in clean, “white-box” condition and ready for tenant improvements.

SUITE 500 & 550



SUITE 500

- Available now
- 1 large conference room
- 9 perimeter offices
- Kitchen
- Can be combined with Suite 550 for a total of 19,101 RSF

SUITE 550

- Available now
- 18 perimeter offices
- 2 large conference rooms
- 2 phone rooms
- 3 medium conference rooms
- Kitchen
- Can be combined with Suite 500 for a total of 19,101 RSF

SUITE 600

18,152 sf



SUITE 600

- Available now
- 4 conference rooms
- 19 private offices
- Kitchen/break area
- Production/storage area

SUITE 700

19,055 sf

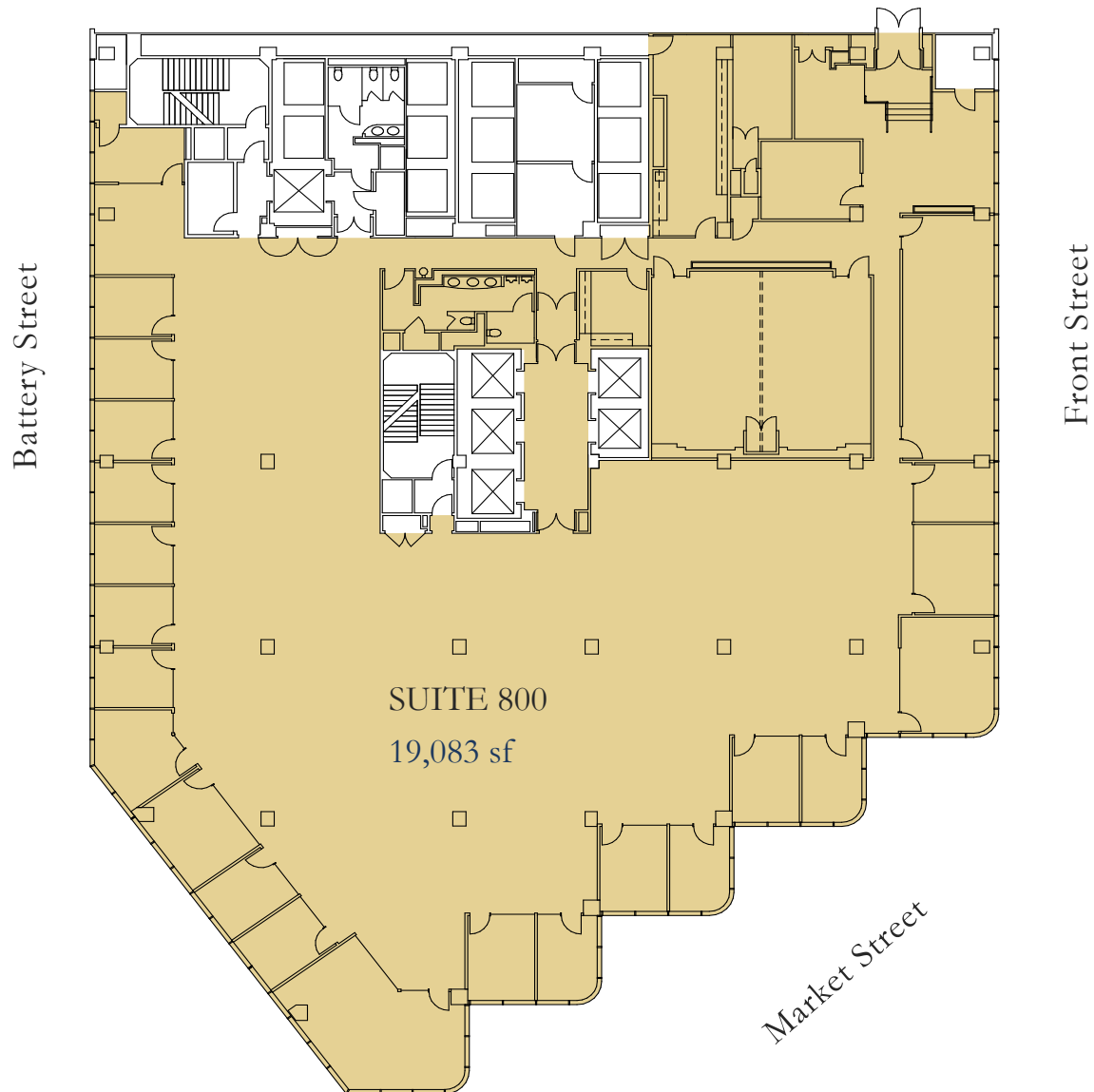


SUITE 700

- Available now
- 4 conference rooms
- 24 private offices
- 6 phone rooms
- Single stall gender-neutral restroom
- Production/storage area
- Kitchen
- Mother's room

SUITE 800

19,083 sf



SUITE 800

- Available now
- 8 conference rooms
- 18 private offices
- 1 large boardroom
- Kitchen
- Storage/production room

SUITE 900

18,231 sf



SUITE 900

- Available now
- 7 conference rooms
- 21 private offices
- 1 large boardroom
- 2 phone rooms
- Server room
- Kitchen
- Storage/production room

SUITE 1100

19,073 sf



SUITE 1100

- Available now
- 6 conference rooms
- 23 private offices
- 1 large boardroom
- 5 phone rooms
- Interconnecting stairwell
- Additional single-stall gender-neutral restroom
- Reception
- Kitchen
- Storage/production area

SUITE 1200

18,207 sf



SUITE 1200

- Available now
- 2 conference rooms
- 32 private offices
- 5 phone rooms
- Interconnecting stairwell down to suite 1100
- Additional single-stall gender-neutral restroom
- Kitchen
- Storage/production area

SUITE 1400

18,514 sf



SUITE 1400

- Available now
- 26 window-lined private offices
- 12 internal private offices
- 2 phone rooms
- 2 small meeting rooms
- 4 conference rooms
- Additional single-stall gender-neutral restroom
- Kitchen
- Storage/production area

SUITE 1600

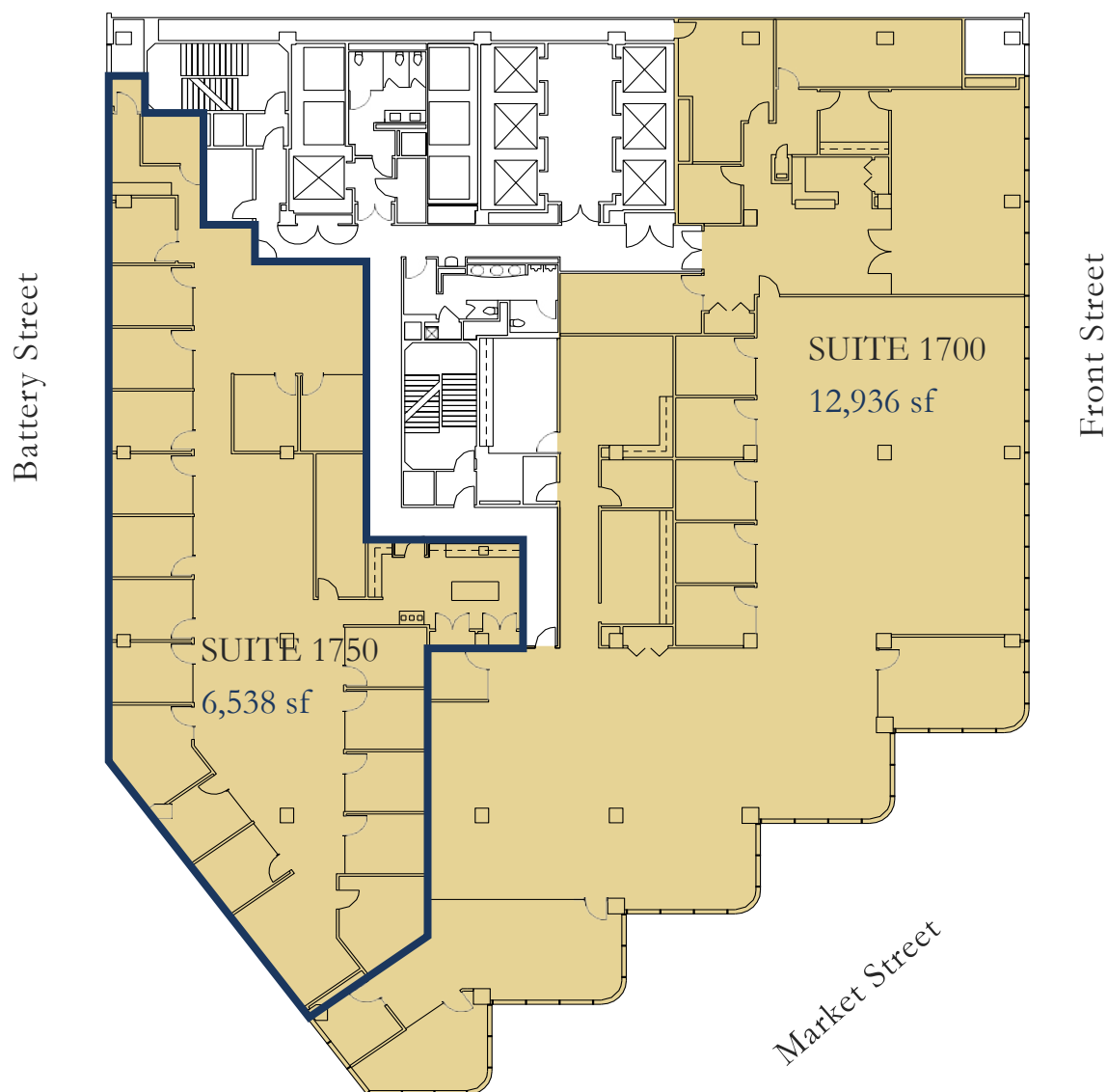
19,431 sf



SUITE 1600

- Available now
- 14 private offices
- 6 conference rooms
- 6 phone rooms
- Additional single-stall gender-neutral restroom
- Kitchenette
- Server room
- Storage/production room

SUITE 1700 & 1750



SUITE 1700

- Available now
- 3 conference rooms
- 5 private offices
- Kitchen
- Production / storage area
- Open space

SUITE 1750

- Available now
- 11 window-lined private offices
- 7 interior private offices
- 2 server rooms
- Kitchen
- 1 phone room

18,607 sf

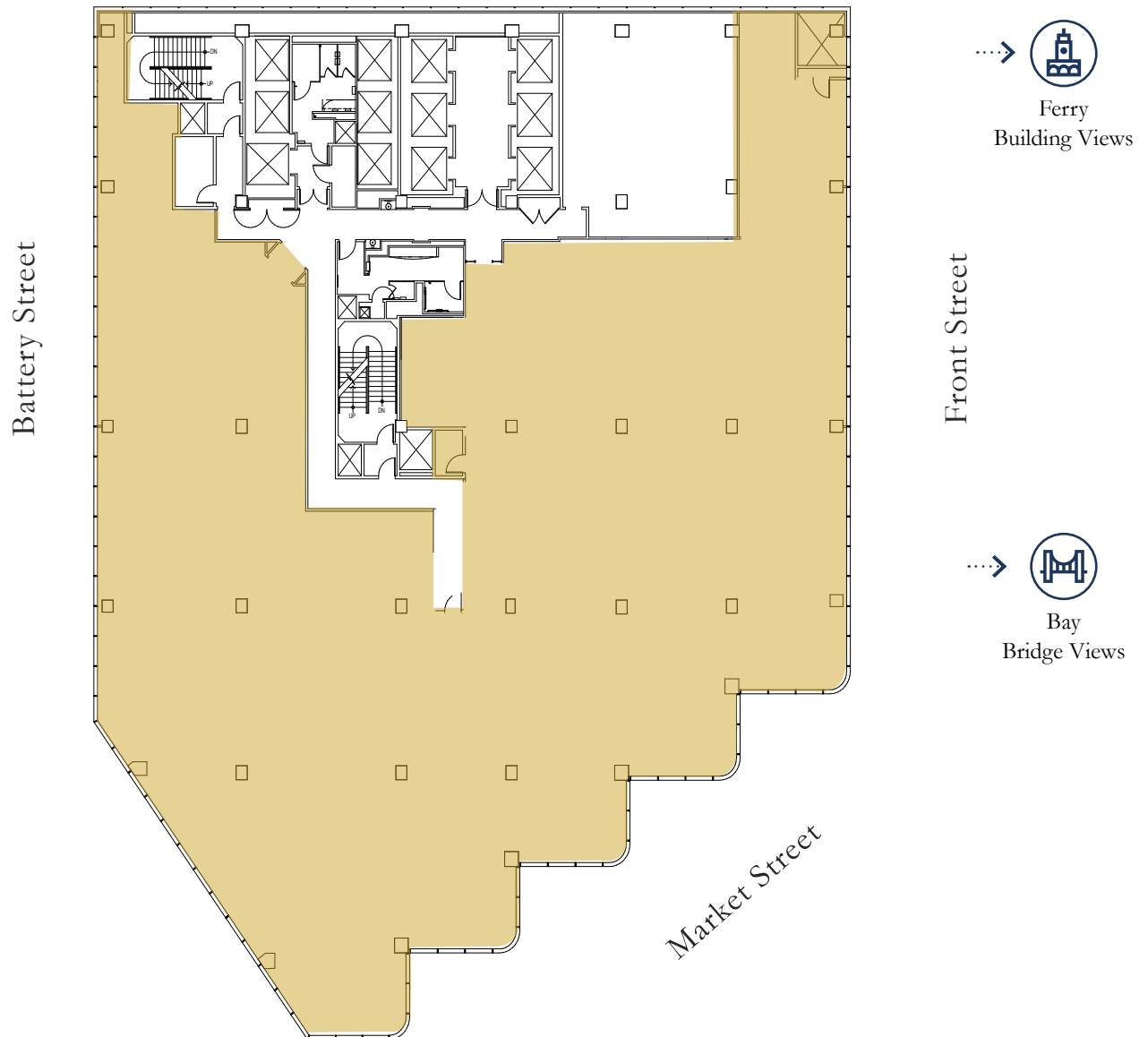


- Available now
- Pre-built traditional office
- 29 window-line offices
- 3 interior offices
- 2 meeting rooms
- Kitchen
- Production room
- Storage
- Ample open area for workstations

SUITE 1900

17,999 sf

[Click Here for Virtual Tour](#)

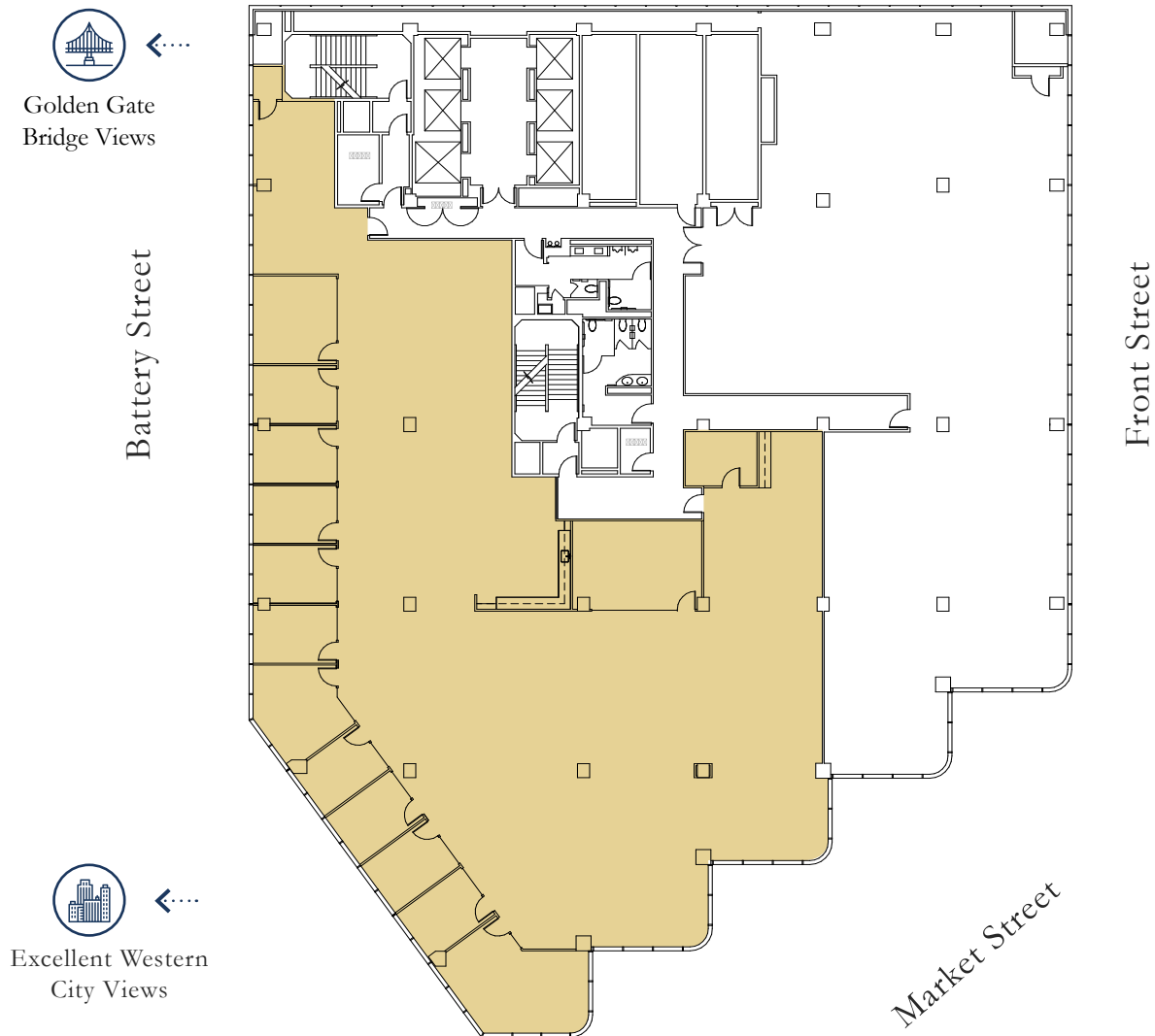


SUITE 1900

- Available now
- Full floor in “clean white-box” condition
- Outstanding views of the Ferry Building, Bay Bridge, and down Market Street
- Suite can be demised from 8,000 to 10,000 RSF
- Brand new upgrades to the common areas and restrooms

SUITE 2600

11,518 sf



SUITE 2600

- Available 3/1/27
- 10 perimeter offices
- 2 large conference rooms
- 2 medium conference rooms
- Open kitchen
- Can be combined with 27th – 36th floors for a total of 195,222 RSF

SUITE 2900

19,938 sf

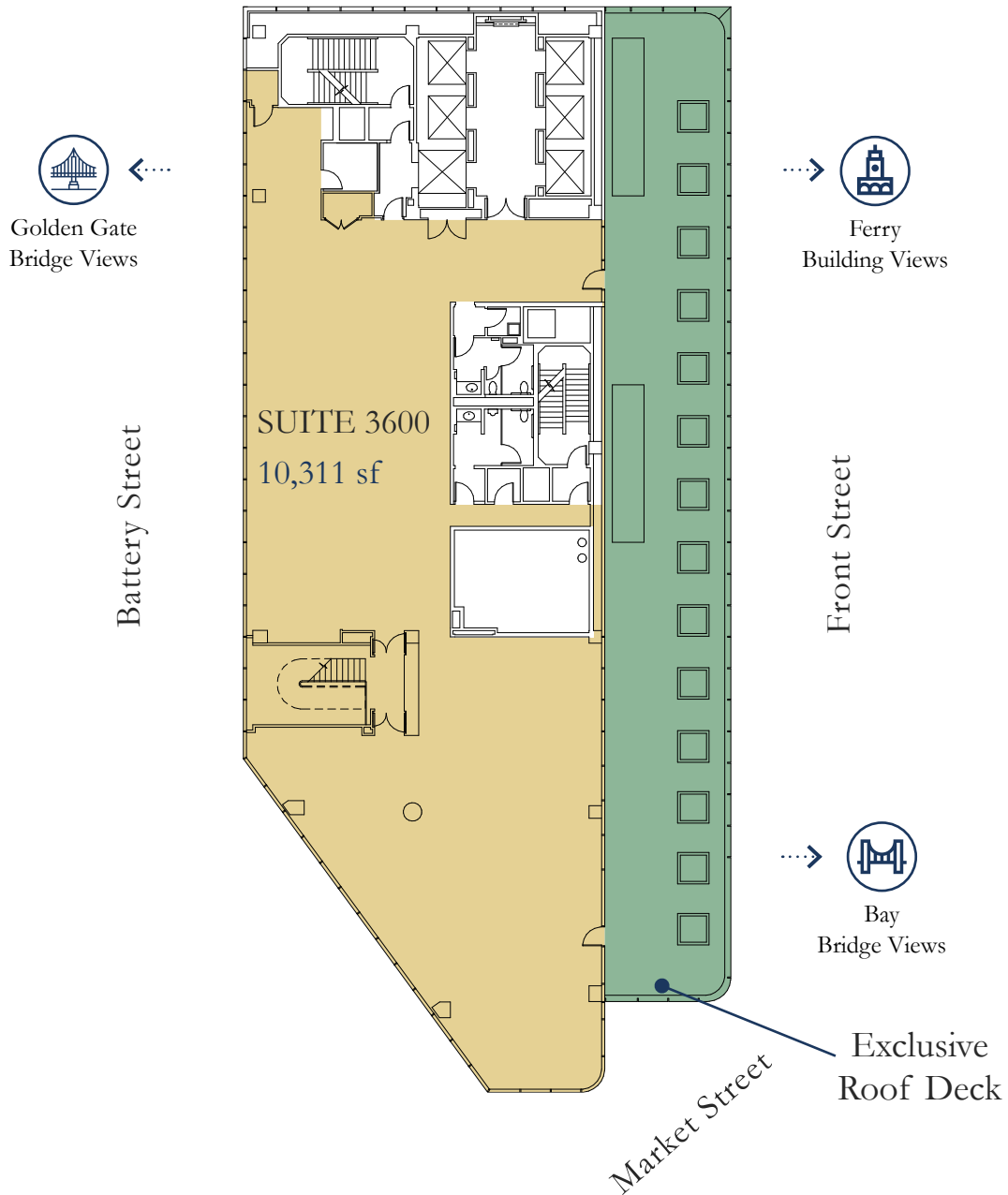


SUITE 2900

- Available now
- 1 large boardroom
- 10 medium conference rooms
- Open ceiling creative space
- 5 phone rooms
- Kitchen
- Can be combined with 26th –36th floors for a total of 195,222 RSF

SUITE 3600

10,311 sf



SUITE 3600

- Available now
- To be delivered in warm shell condition, ready for TIs

A NEW PERSPECTIVE FRONT AND CENTER



ONE FRONT STREET

Christopher T. Roeder

(415) 395 4971
chris.roeder@jll.com
RE License # 01190523

Wes Powell

(415) 395 4901
wesley.powell@jll.com
RE License # 01702003

Ted Davies

(415) 395 4972
ted.davies@jll.com
RE License # 01460185

Tom Doupe

(415) 395 4933
tom.doupe@jll.com
RE License # 01921218

Teva Myatt

(415) 395 7290
teva.myatt@jll.com
RE License # 0 02198058

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2025 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



PARAMOUNT
GROUP

www.pgre.com