

303

SECOND



KILROY

303 SECOND STREET, SAN FRANCISCO

MORE THAN MEETS THE EYE

JONES LANG LASALLE BROKERAGE, INC. LICENSE #01856260



303 SECOND HIGHLIGHTS



±782,116 RSF

2-tower Class-A
creative office building



±40K-106K RSF

Average floor plate
and super floors



±3K-280K RSF

Available space



±30K RSF

Total private
roof decks



EASY ACCESS

Located in the heart of
SoMa central to
Bart, Caltrain, and
nearby freeways



PARKING

3 Car Level Garage



KEY LOCATION

Growing retail on the
ground floor - restaurants,
cafes, health and wellness
services all along the
2nd Street corridor



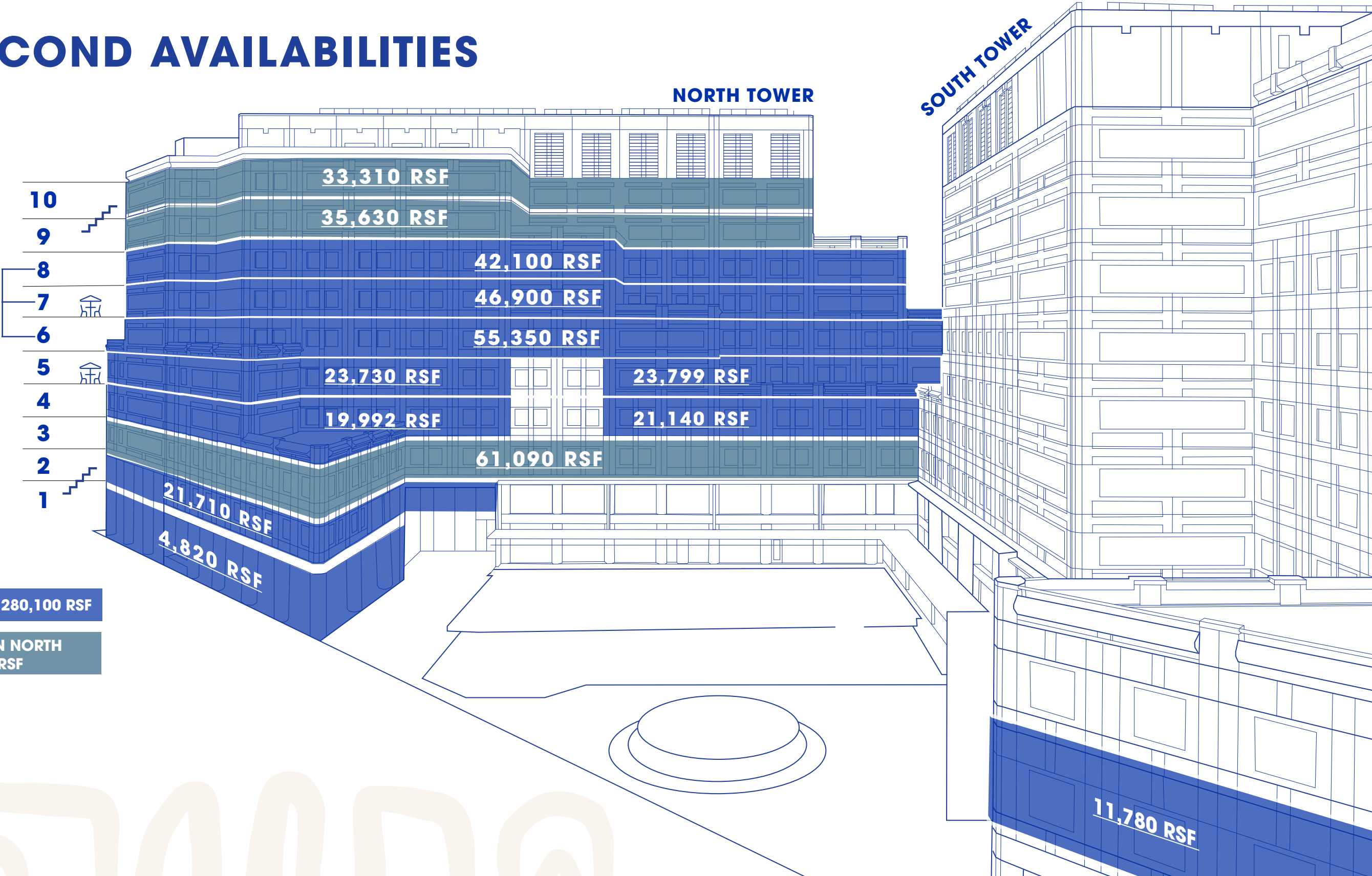
COME TOGETHER

Indoor & Outdoor
Community Spaces

303 SECOND AVAILABILITIES

CLICK ON SQUARE
FOOTAGE TO SEE
FLOOR PLAN

144,350 RSF
CONTIGUOUS
BLOCK



AVAILABLE DIRECT - 280,100 RSF

PATH TO GROWTH IN NORTH
TOWER +/- 130,030 RSF

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.

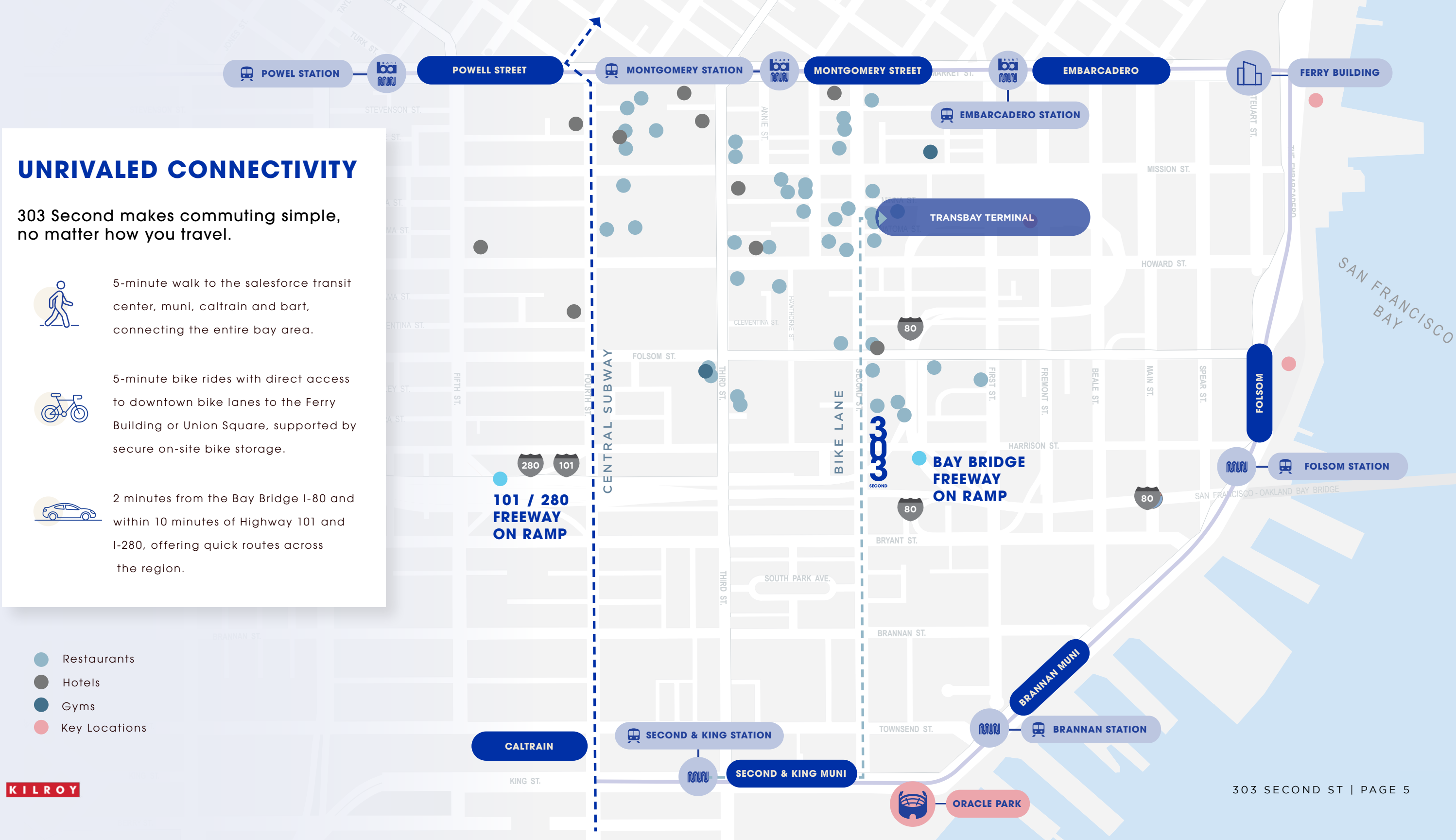


UNRIVALED CONNECTIVITY

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

-  5-minute walk to the salesforce transit center, muni, caltrain and bart, connecting the entire bay area.
-  5-minute bike 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 I-80 and within 10 minutes of Highway 101 and I-280, offering quick routes across the region.

-  Restaurants
-  Hotels
-  Gyms
-  Key Locations



303 SECOND STREET - NORTH TOWER

STE 800

Stack Plan

*Hypothetical furniture plan

TOTAL RSF	±42,085 RSF
CONDITION	• OPEN CEILING CREATIVE • PLUG AND PLAY • LARGE KITCHEN • CAN BE COMBINED WITH 6TH + 7TH FLOORS FOR ±144,306 RSF • 21 CONFERENCE ROOMS • 5 PHONE ROOMS • ±369 WORKSTATIONS



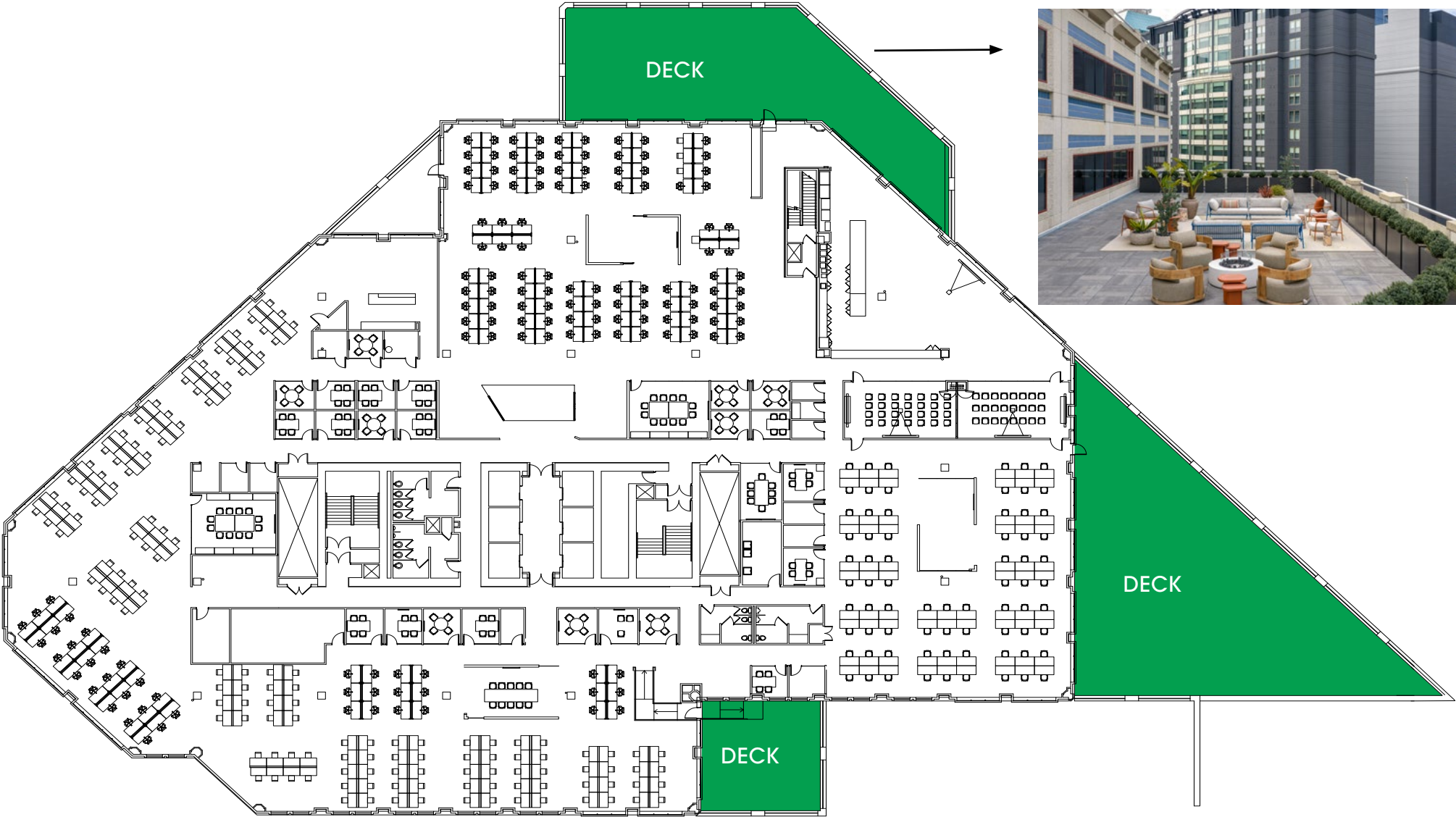


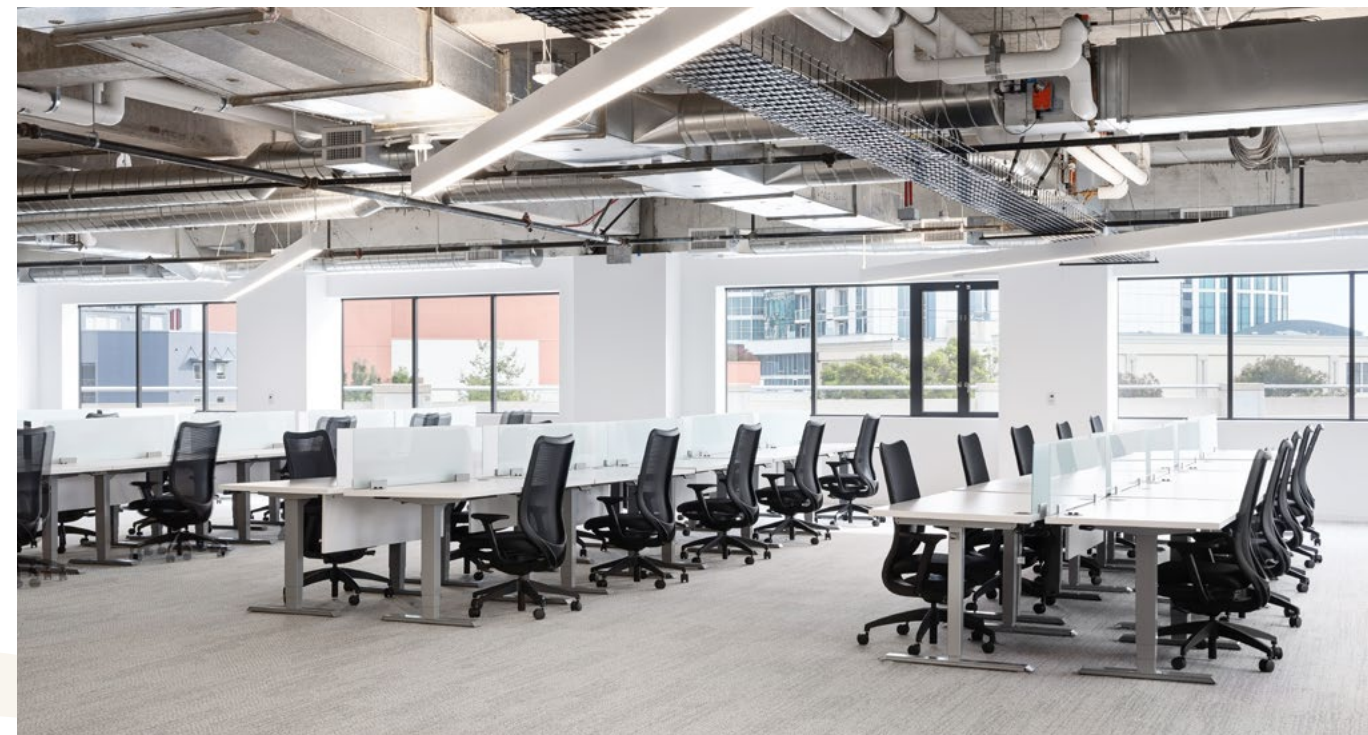
303 SECOND STREET - NORTH TOWER

STE 700

*Hypothetical furniture plan

TOTAL RSF	±46,868 RSF
CONDITION	• OPEN CEILING CREATIVE • PLUG & PLAY • MULTIPLE PRIVATE DECKS • CAN BE COMBINED WITH 6TH + 8TH FLOORS FOR ±144,306 RSF • ADDITONAL RESTROOMS • 33 CONFERENCE ROOMS • 2 TRAINING ROOMS • 5 PHONE ROOMS • ±354 WORKSTATIONS • 3 DECKS





303 SECOND STREET - NORTH TOWER

STE 600

*Hypothetical furniture plan

TOTAL RSF	±55,353 RSF
CONDITION	• OPEN CEILING CREATIVE • CAN BE COMBINED WITH 7TH + 8TH FLOORS FOR ±144,306 RSF • 5 GENDER NEUTRAL RESTROOMS • 28 CONFERENCE ROOMS • 2 TRAINING ROOMS • 9 PHONE ROOMS • ±305 WORKSTATIONS





303 SECOND STREET - NORTH TOWER

STE 550

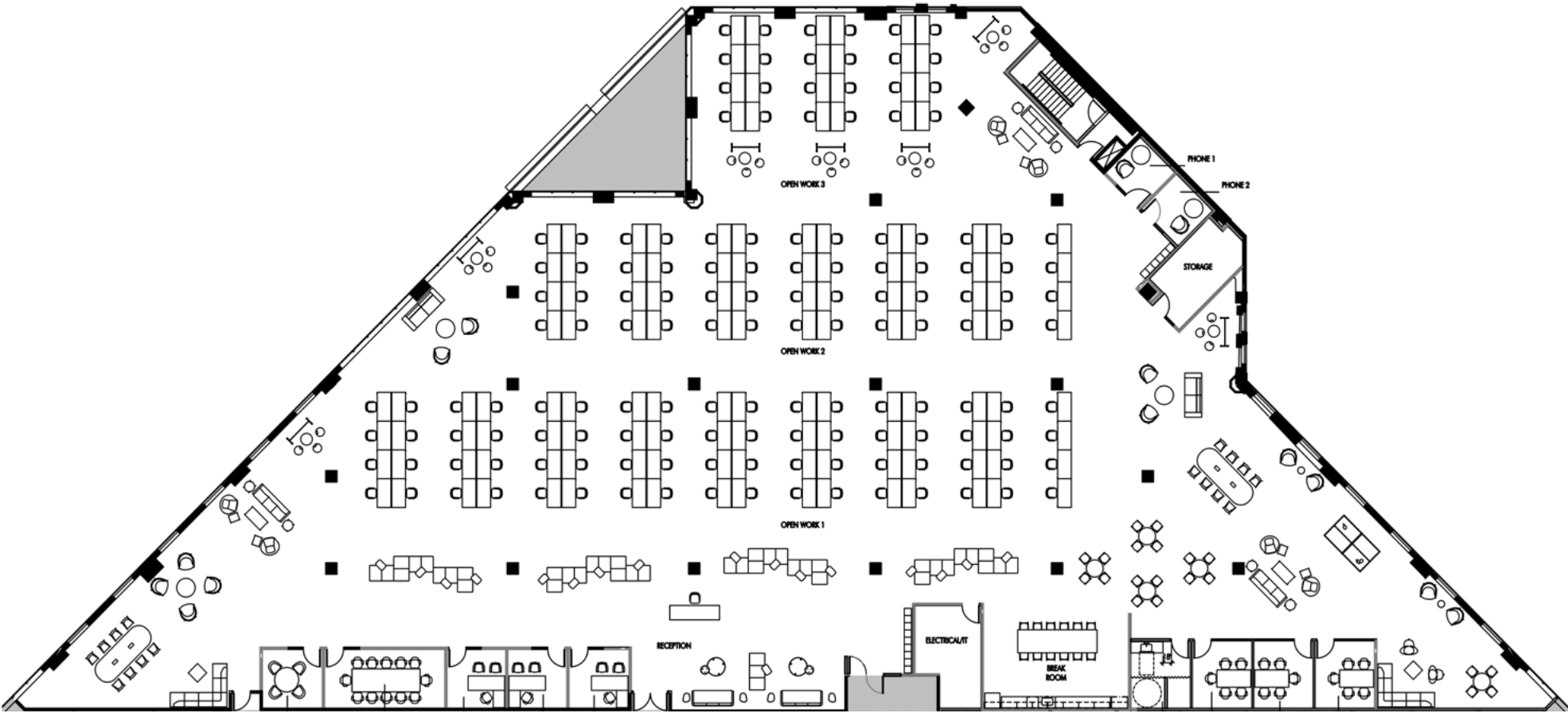
Stack Plan

*Hypothetical furniture plan



CHECK OUT
VIRTUAL TOUR

TOTAL RSF	±23,730 RSF
CONDITION	• OPEN CEILING CREATIVE SPEC SUITE • FURNISHED • 8 MEETING ROOMS • 2 PHONE ROOMS • 144 WORKSTATIONS WITH ROOM FOR MORE



FOLSOM STREET

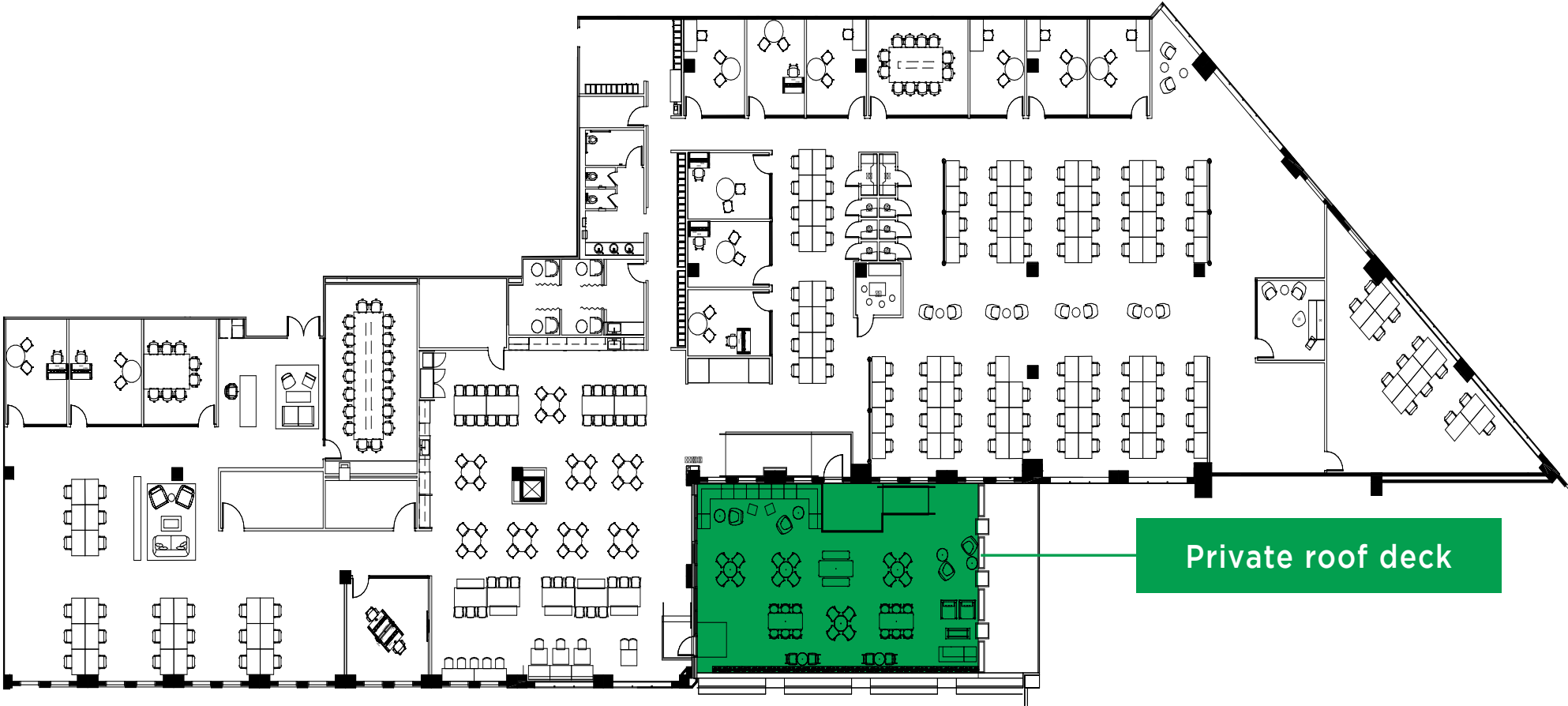


303 SECOND STREET - NORTH TOWER

STE 500

*Hypothetical furniture plan

TOTAL RSF	±23,799 RSF
CONDITION	• LARGE PRIVATE DECK • OPEN PLAN WITH NEWER FINISHES • 15 MEETING ROOMS • 2 LARGE BOARDROOMS • 10 PHONE ROOMS • 111 WORKSTATIONS WITH ROOM FOR MORE



FOLSOM STREET



303 SECOND STREET - NORTH TOWER

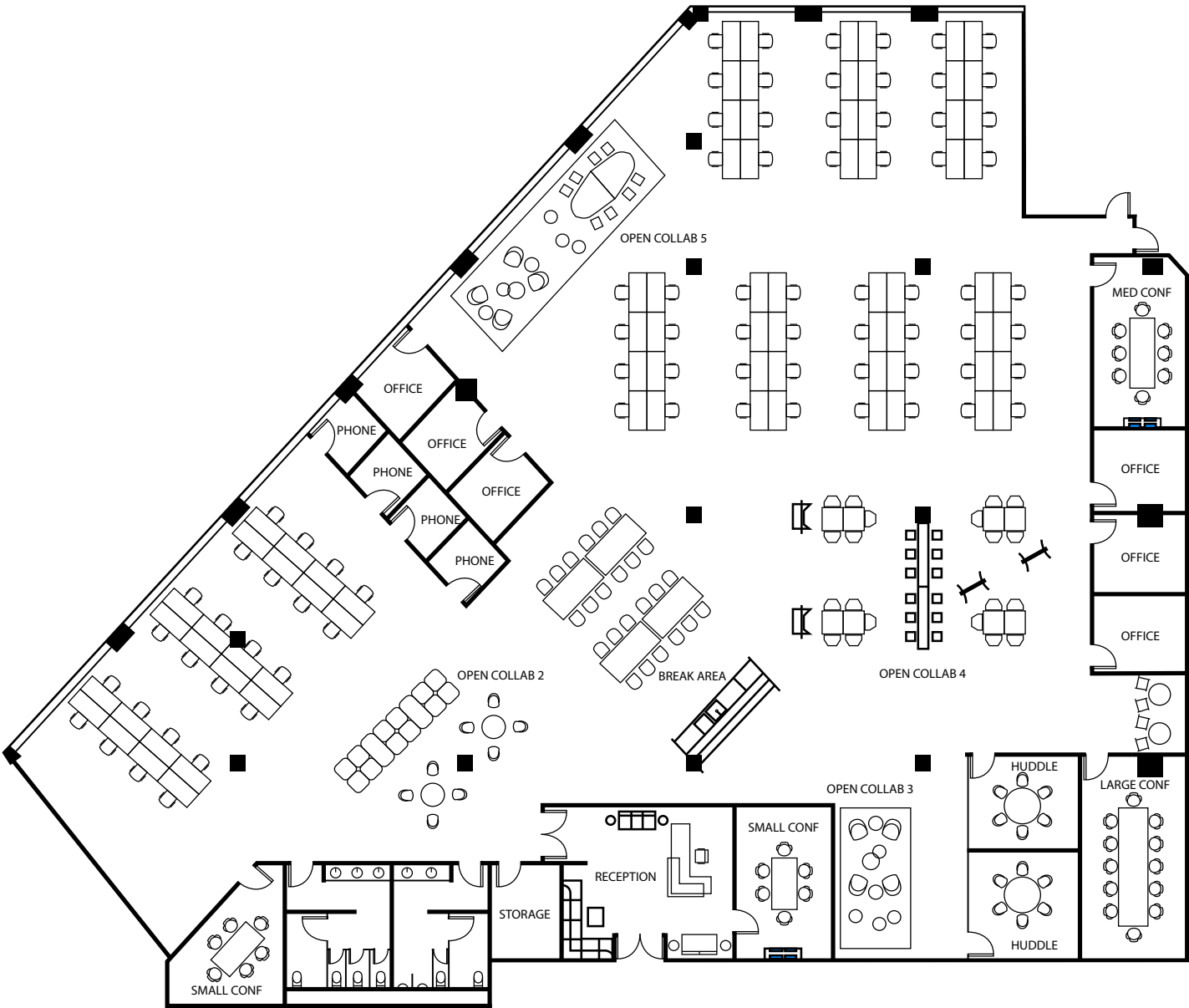
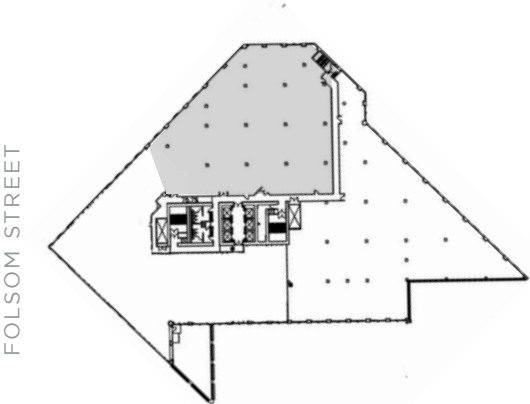
STE 450

*Hypothetical furniture plan



CHECK OUT
VIRTUAL TOUR

TOTAL RSF	±19,992 RSF
CONDITION	• OPEN CEILING CREATIVE SPEC SUITE • 11 MEETING ROOMS • 1 LARGE BOARDROOM • 4 PHONE ROOMS • 80 WORKSTATIONS WITH ROOM FOR MORE



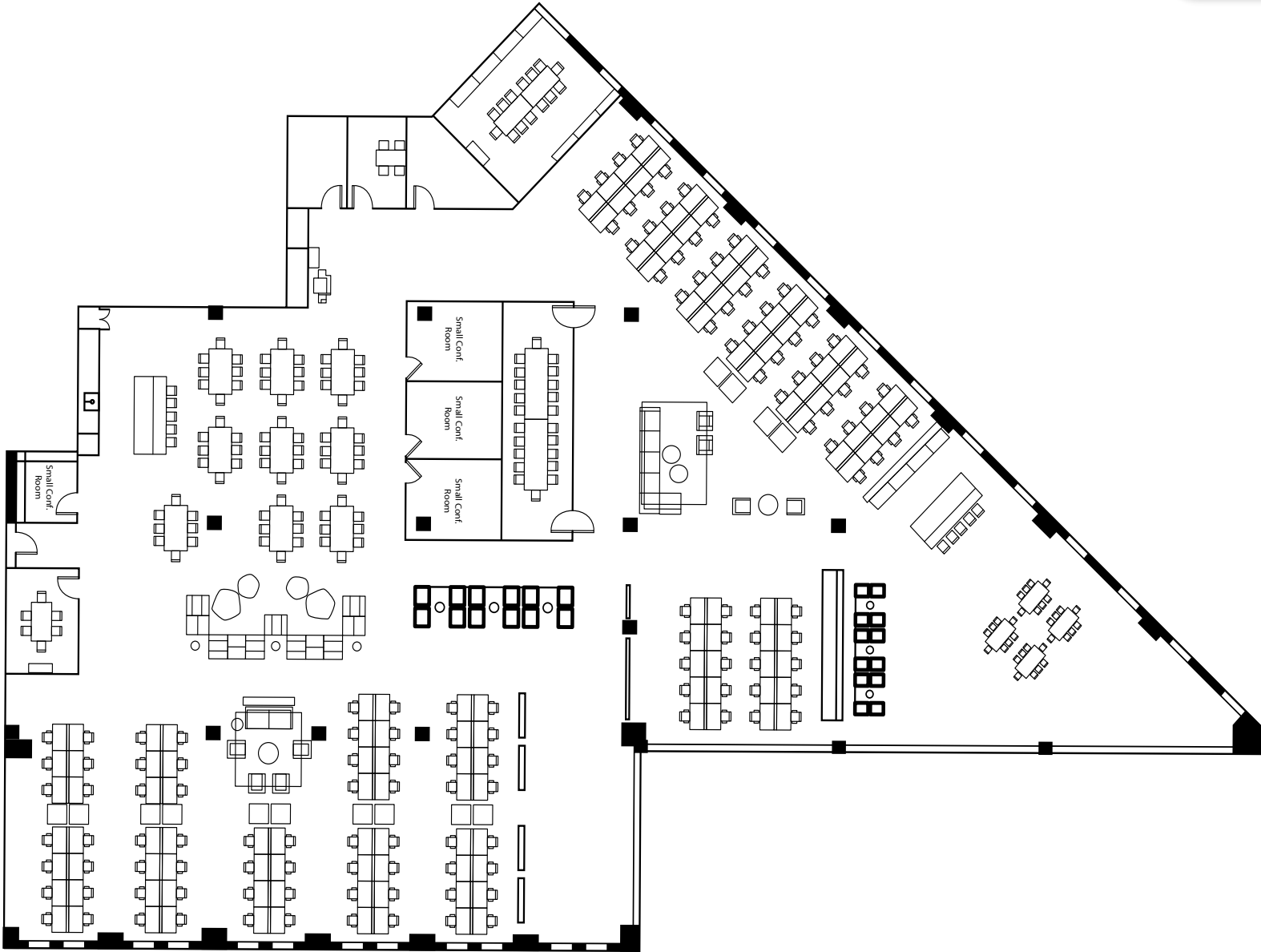


303 SECOND STREET - NORTH TOWER

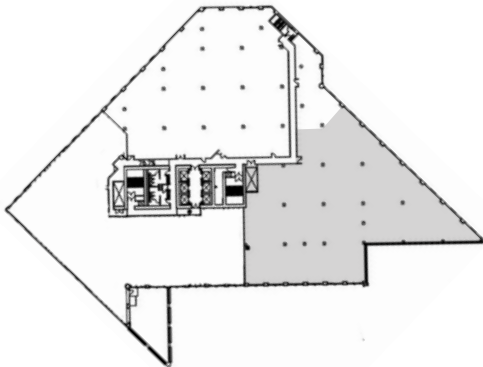
STE 400

Stack Plan

TOTAL RSF	±21,142 RSF
CONDITION	• OPEN CEILING CREATIVE SPEC SUITE • FULLY FURNISHED • 7 MEETING ROOMS • 1 LARGE BOARDROOM • ALL HANDS SPACE • 136 WORKSTATIONS WITH ROOM FOR MORE



FOLSOM STREET

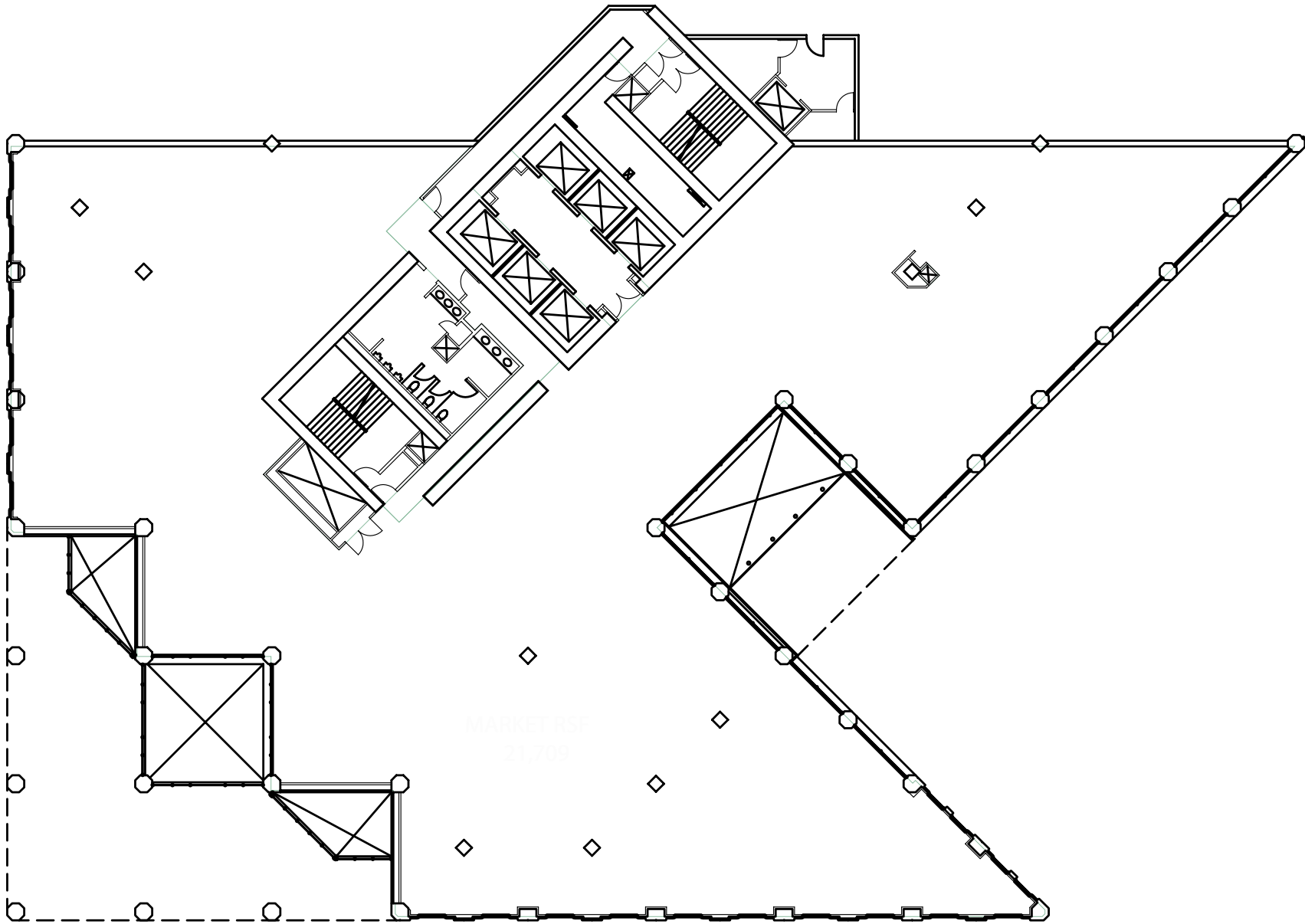
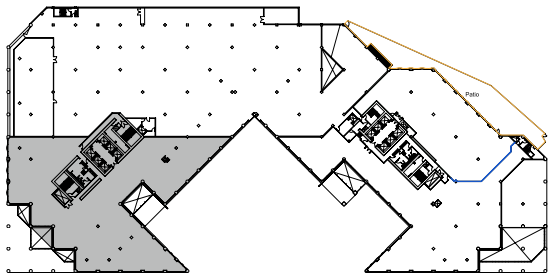


303 SECOND STREET - NORTH TOWER

STE 200

Stack Plan

TOTAL RSF	21,709 RSF
CONDITION	• INTERCONNECTING STAIRWELL TO N110 • EXCELLENT WINDOW LINE AND NATURAL LIGHT • CAN BE LEASED TOGETHER OR SEPARATELY • SHELL CONDITION • CONTIGUOUS EXPANSION OPPORTUNITY

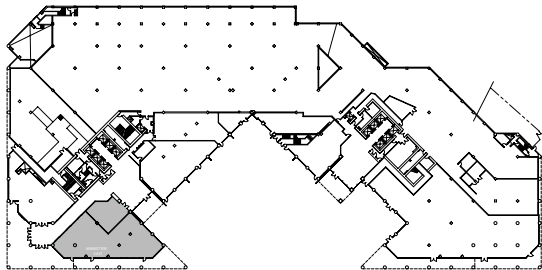
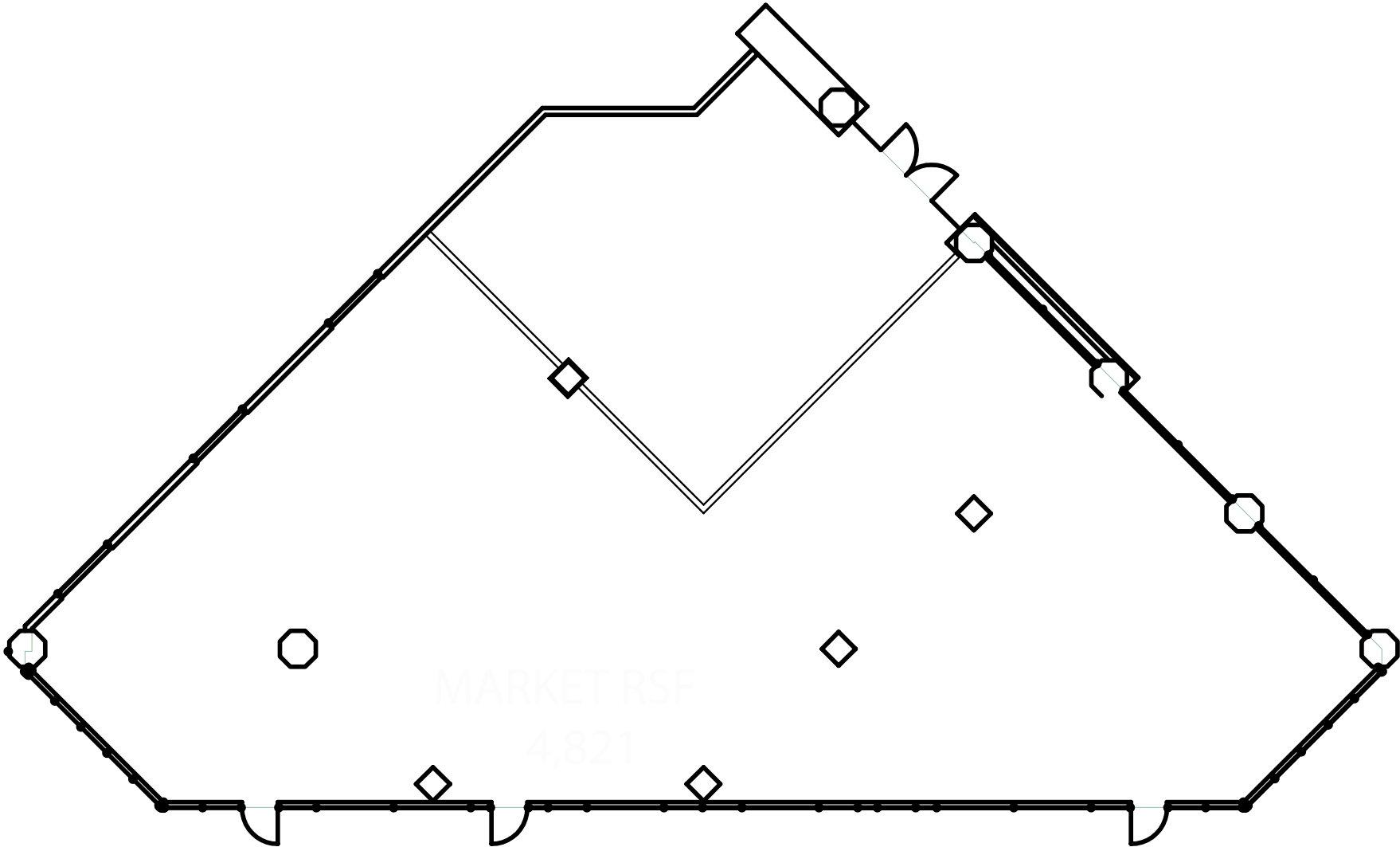


303 SECOND STREET - NORTH TOWER

STE 110

Stack Plan

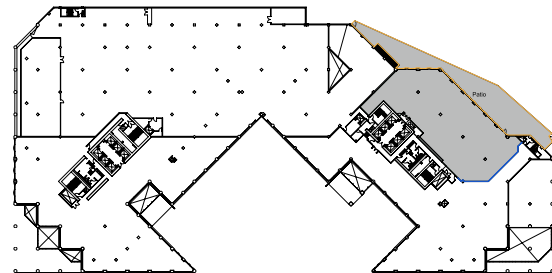
TOTAL RSF	4,821 RSF
CONDITION	• INTERCONNECTING STAIRWELL TO N200 • EXCELLENT WINDOW LINE AND NATURAL LIGHT • CAN BE LEASED TOGETHER OR SEPARATELY • SHELL CONDITION • CONTIGUOUS EXPANSION OPPORTUNITY



303 SECOND STREET - SOUTH TOWER STE 250

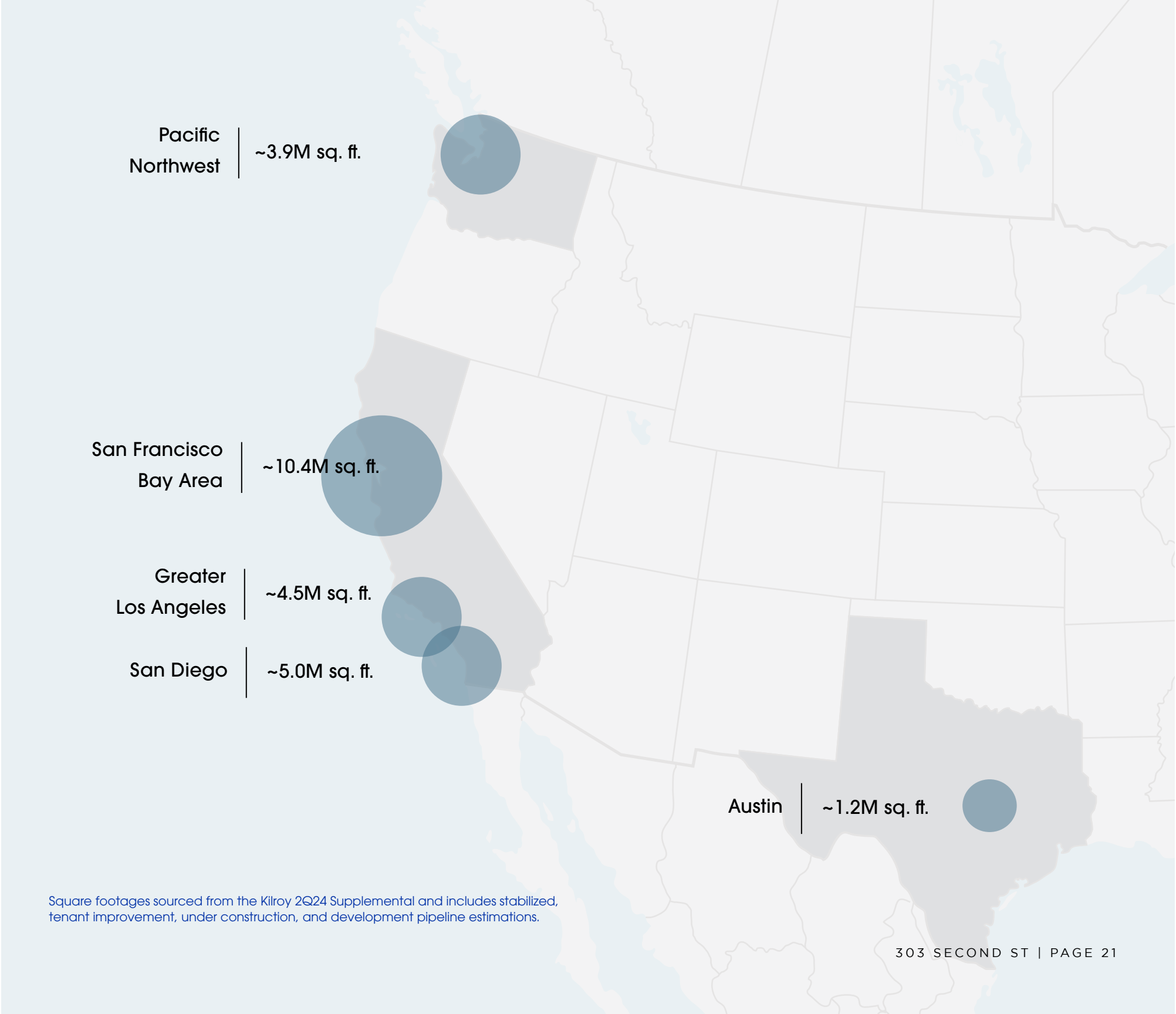
Stack Plan

TOTAL RSF	±11,784 RSF
CEILING HEIGHT	11'6"
OCCUPANCY	AVAILABLE NOW
CONDITION	• FORMER DAYCARE • PRIVATE OUTDOOR PATIO



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



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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MORE THAN MEETS THE EYE



KILROY

Kilroy's socials:

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