

SECOND

 **JLL** | ELLIS PARTNERS

Jones Lang LaSalle Brokerage, Inc.

THE HIGHLIGHTS.

387,000 SF

26-story, class A office tower

New Ownership

Ellis Partners

Efficient Floorplates

Nearly column free for maximized light and functionality

13 Foot Ceilings

Offering sweeping views of San Francisco

South Financial District Location

Positioned in the highly desirable Mission-Market Street corridor

Modern Construction

Built in 2002 with award-winning design by Heller Manus Architects

All Electric Building

LEED Platinum

RENOVATIONS COMING SOON!
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IN PLACE AMENITIES.



Solarium Lounge

Available for private events after hours



Fitness Center

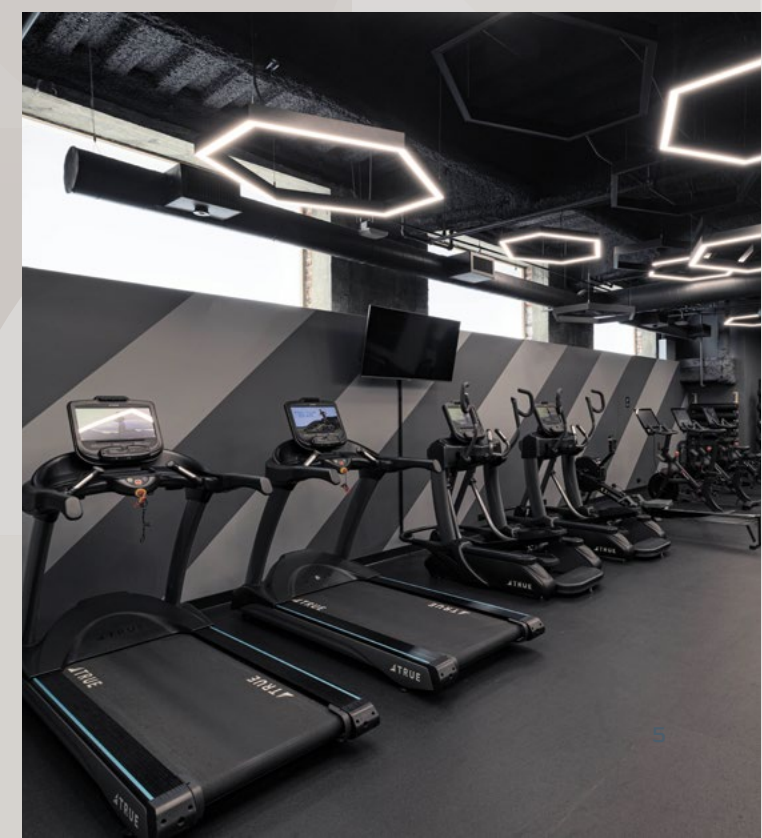
With showers and lockers



Valet Parking Garage



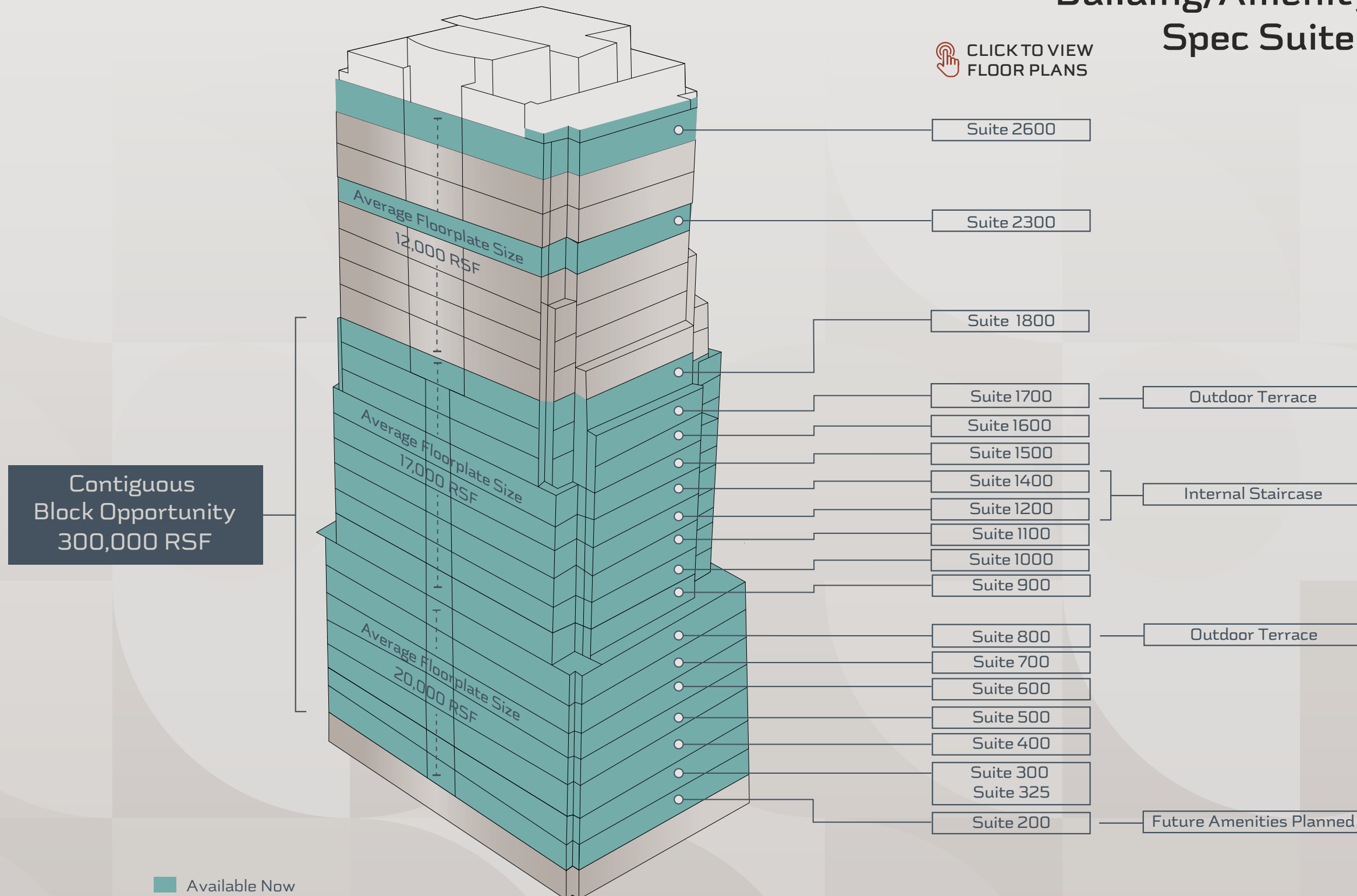
Bike Room



AVAILABILITIES.

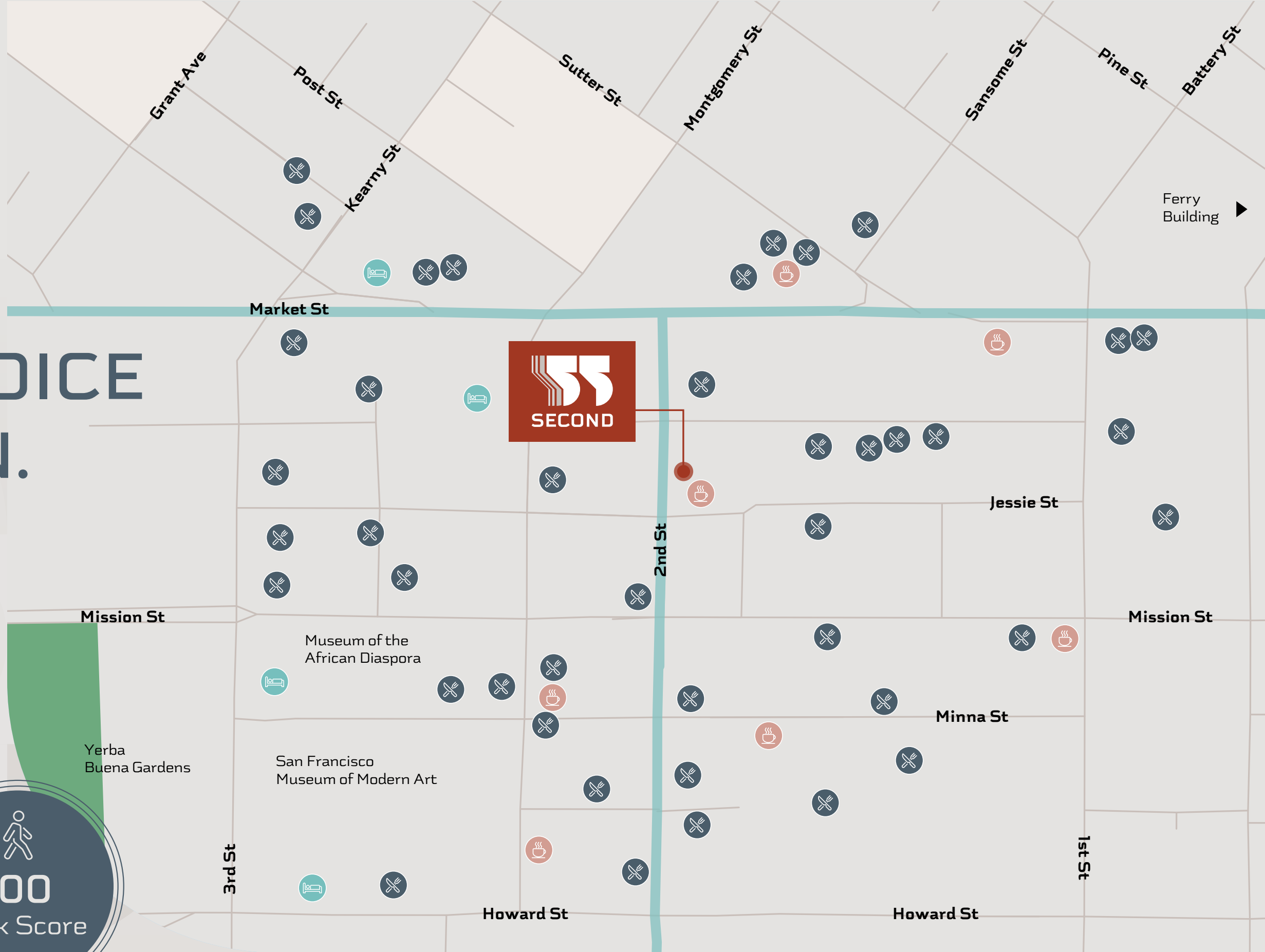
Building/Amenity Improvements and
Spec Suite Program on the way

 [CLICK TO VIEW
FLOOR PLANS](#)



SECOND STREET. FIRST CHOICE LOCATION.

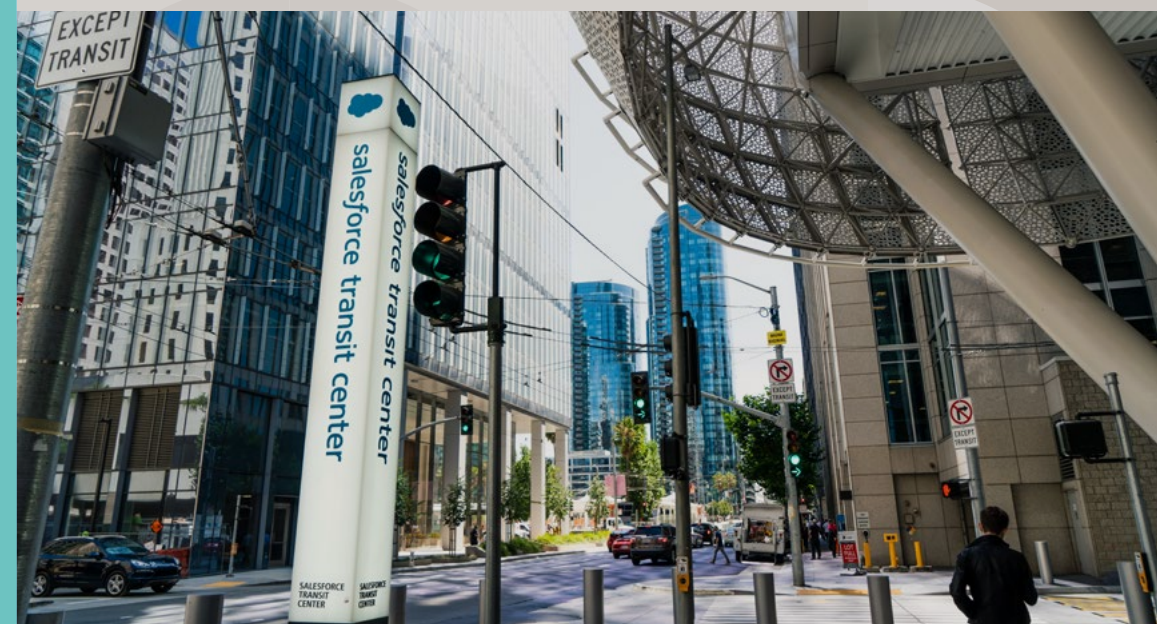
55 Second Street sits at the epicenter of San Francisco's South Financial District. The building places tenants at the pulse of the city's most dynamic corridor—surrounded by premier dining, boutique coffee culture, luxury hospitality, and world-class museums.





Positioned just steps from BART and Muni lines, one block from the Salesforce Transit Center and a short walk to The Ferry Building.

CONNECTED TO WHAT MATTERS.





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SUITE 200

± 19,000 RSF

Large Conference Room

6 Conference Rooms

8 Phone Rooms

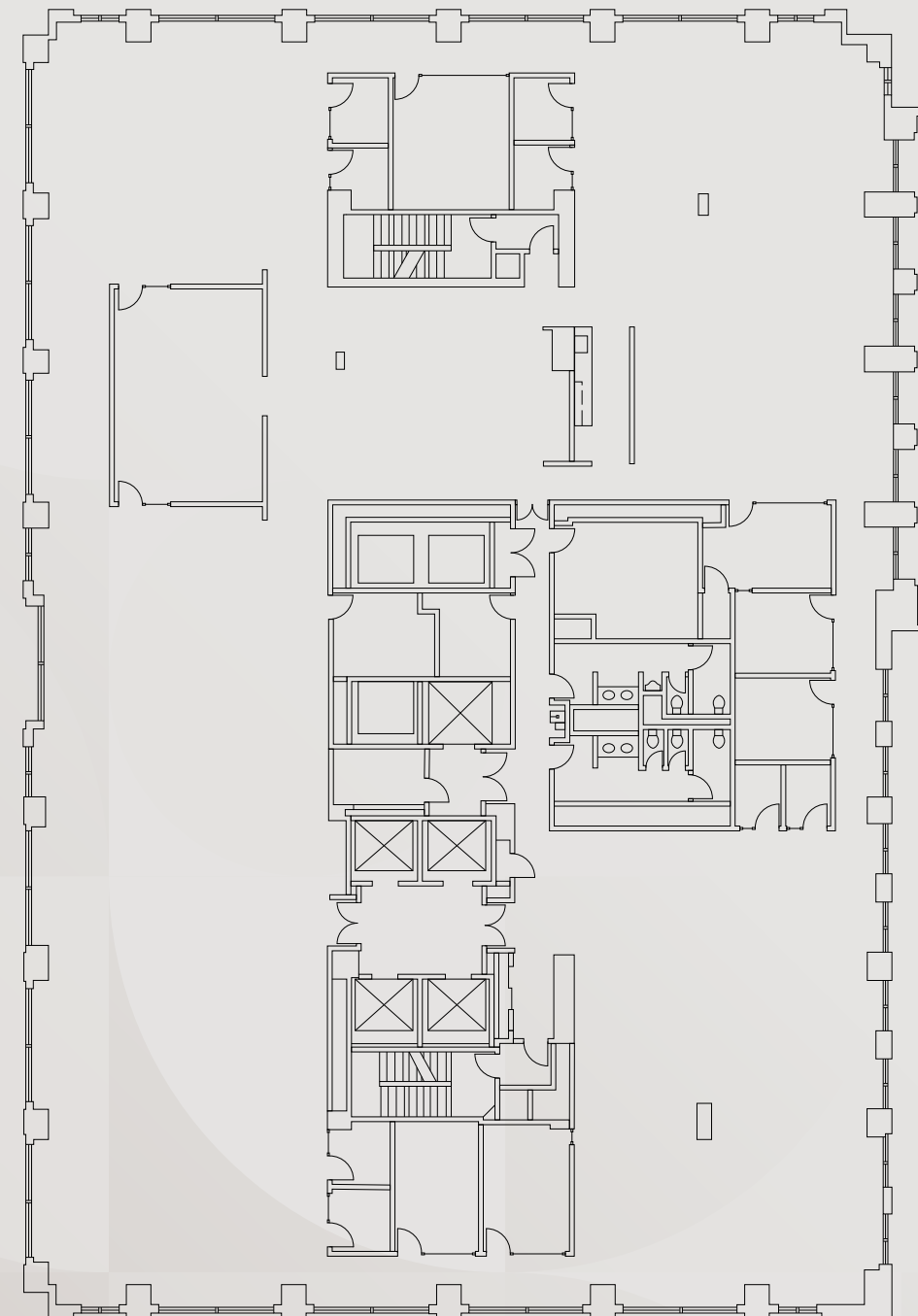
Kitchen

Copy/Print

Open Area for Workstations

2ND STREET

STEVENSON STREET





SUITE 300

± 10,000 RSF

Move-in Ready Suite
A highly creative build out

6 Meeting Rooms

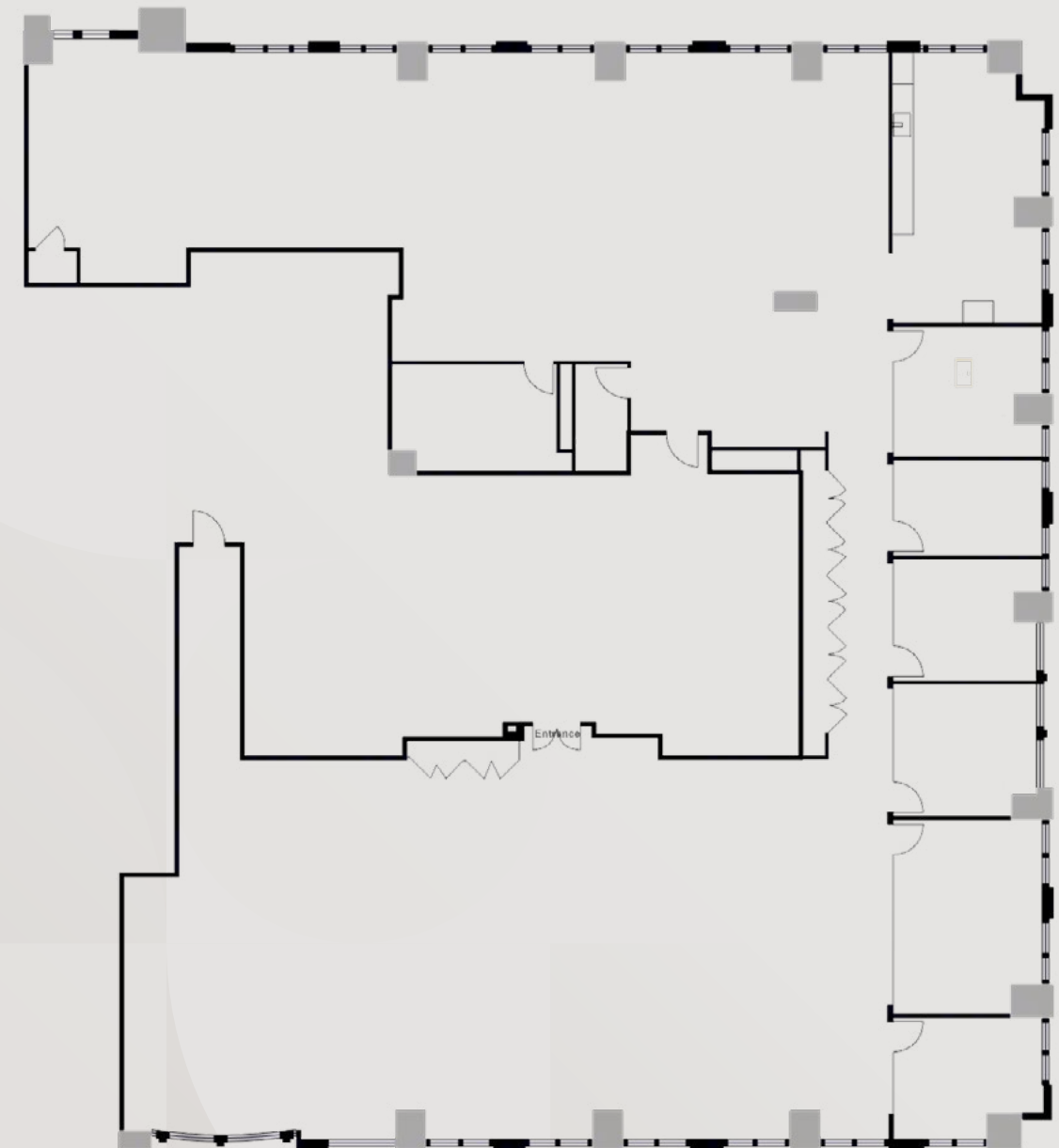
1 Large Break-Room/Kitchen

Open Area for Workstations

Ample Storage Space

2ND STREET

STEVENSON STREET





SUITE 325

± 9,000 RSF

Creative 2nd Generation Suite
With modern finishes

San Francisco Cityscape Views

7 Meeting Rooms

2 Phone Rooms

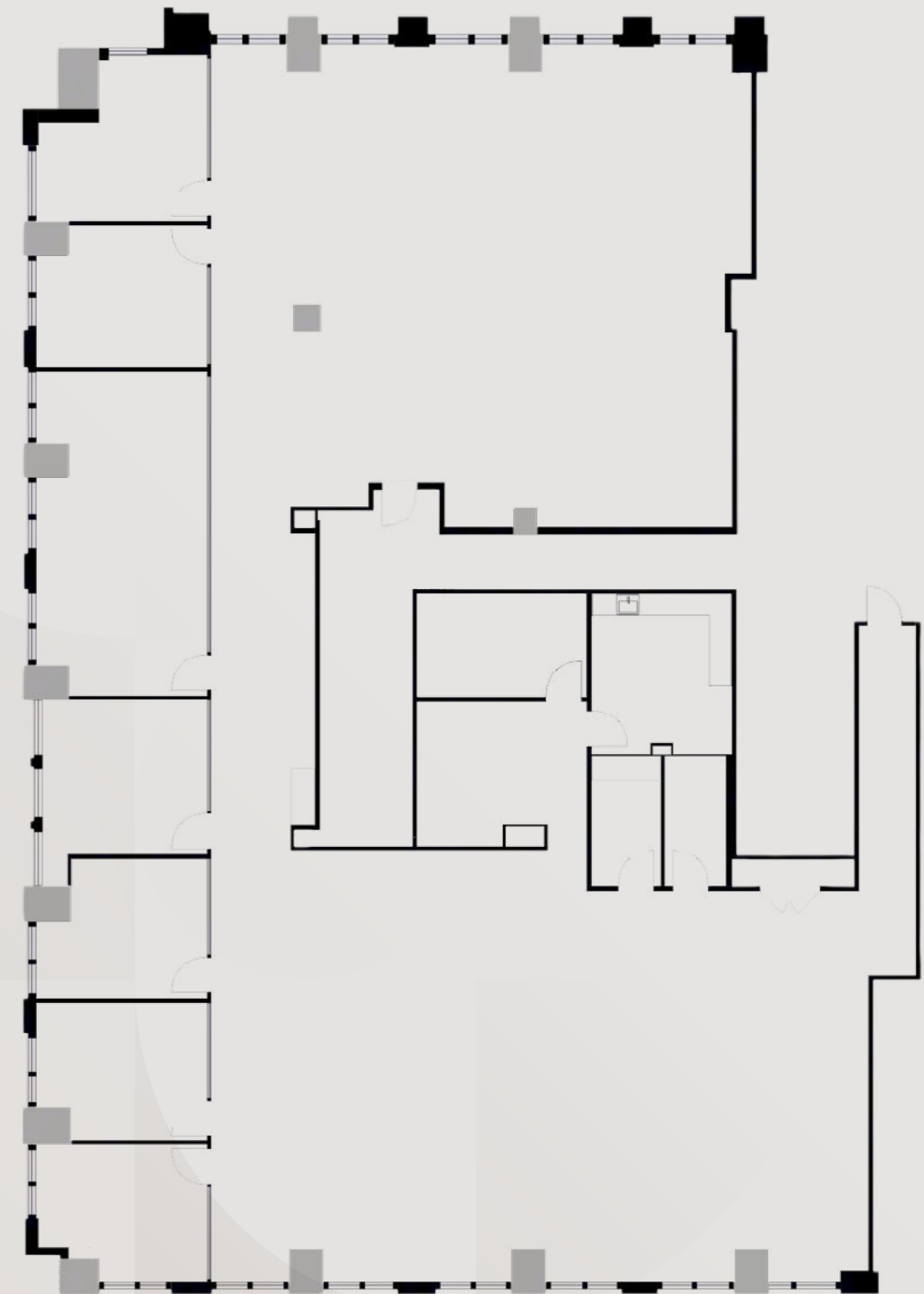
Kitchen

Storage

Ample Open Area

2ND STREET

STEVENSON STREET





SUITE 400

± 20,000 RSF

Highly Creative Full Floor Opportunity

Large Training Room

14 Conference Rooms

6 Phone Rooms

1 Additional Gender-Neutral Restroom

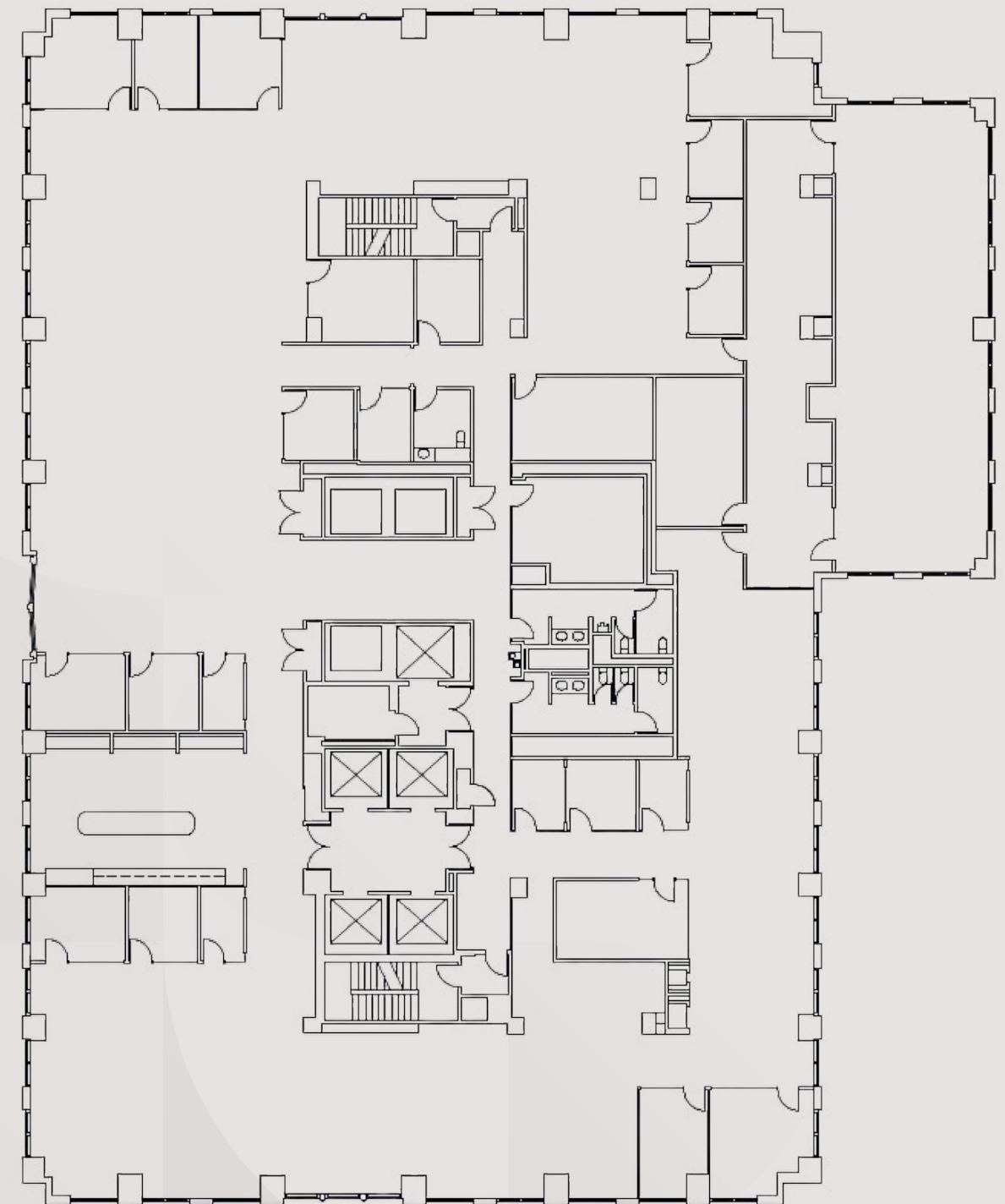
Kitchen

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Open Area for Workstations

2ND STREET

STEVENSON STREET





SUITE 500

± 20,000 RSF

Highly Creative Full Floor Opportunity

5 Large Conference Rooms

7 Meeting Rooms

5 Call Rooms

2 Additional Gender-Neutral Restrooms

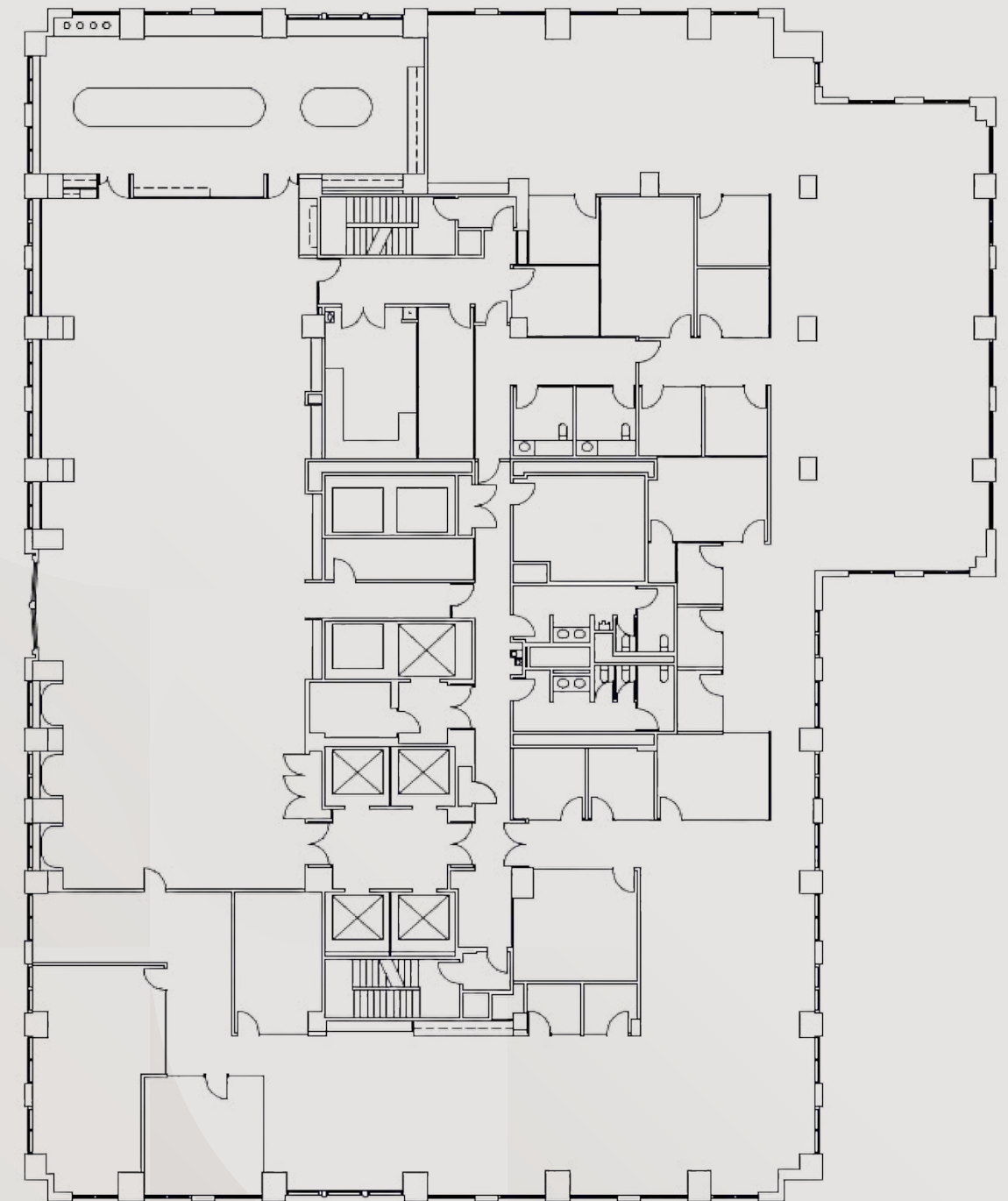
Large All-Hands Kitchen

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Open Area for Workstations

2ND STREET

STEVENSON STREET





SUITE 600

± 20,000 RSF

Spec Suite in Construction

2ND STREET

STEVENSON STREET





SUITE 700

± 20,000 RSF

6 Conference Rooms

26 Private Offices

Production Area

Open Space for Workstations

Contiguous Block of 140K SF

Can be combined

STEVENSON STREET

2ND STREET





SUITE 800

± 20,000 RSF

Move-In Ready Full Floor

5 Conference Rooms

26 Private Offices

2 Phone Rooms

Kitchen

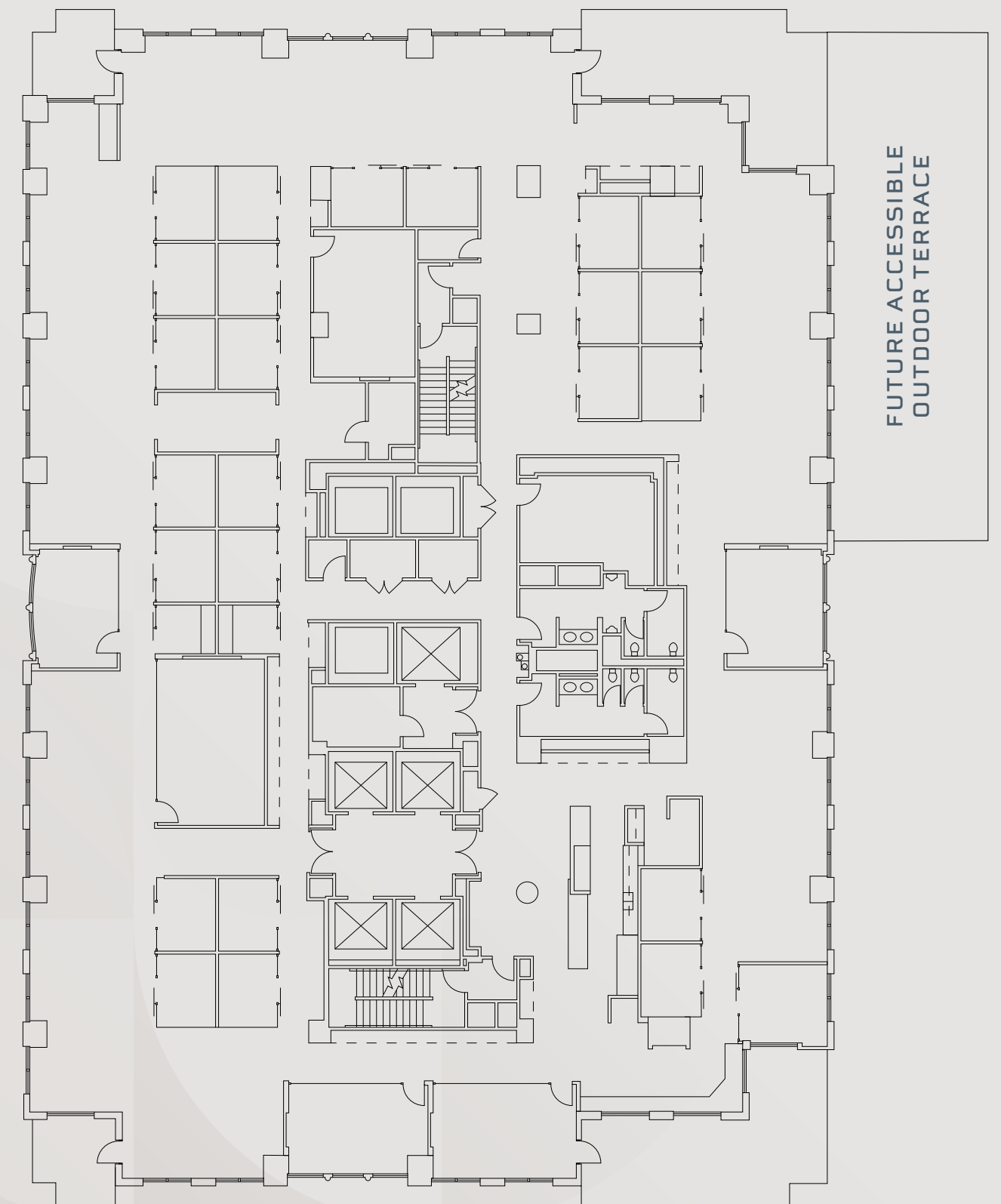
Production Area

Open Space for Workstations

Exclusive Use of 2 Outdoor Terraces

2ND STREET

STEVENSON STREET





SUITE 900

± 17,000 RSF

6 Conference Rooms

25 Private Offices

2 Phone Rooms

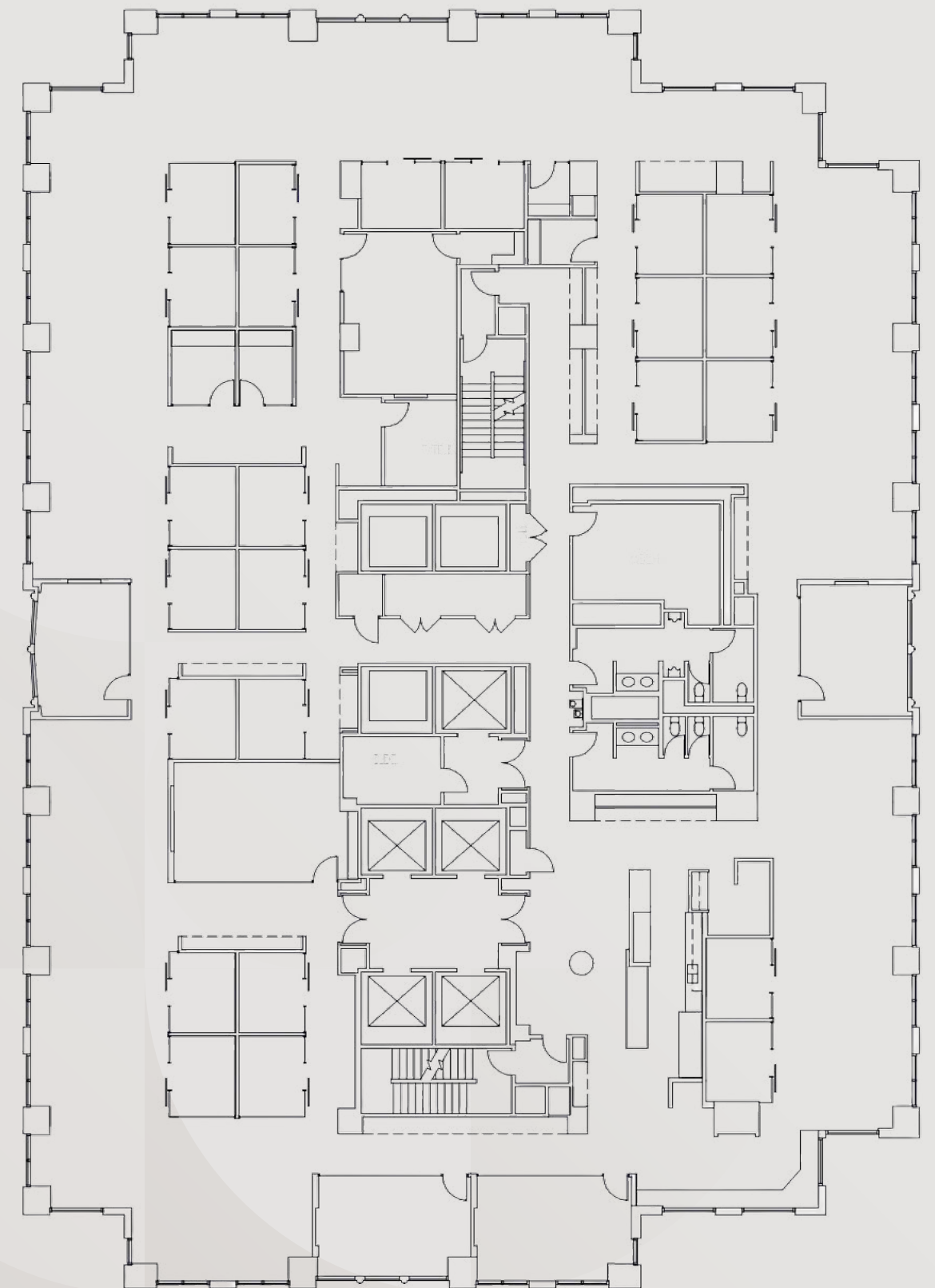
Kitchen

Production Area

Open Space for Workstations

2ND STREET

STEVENSON STREET





SUITE 1000

± 17,000 RSF

5 Conference Rooms

16 Private Offices

Kitchen

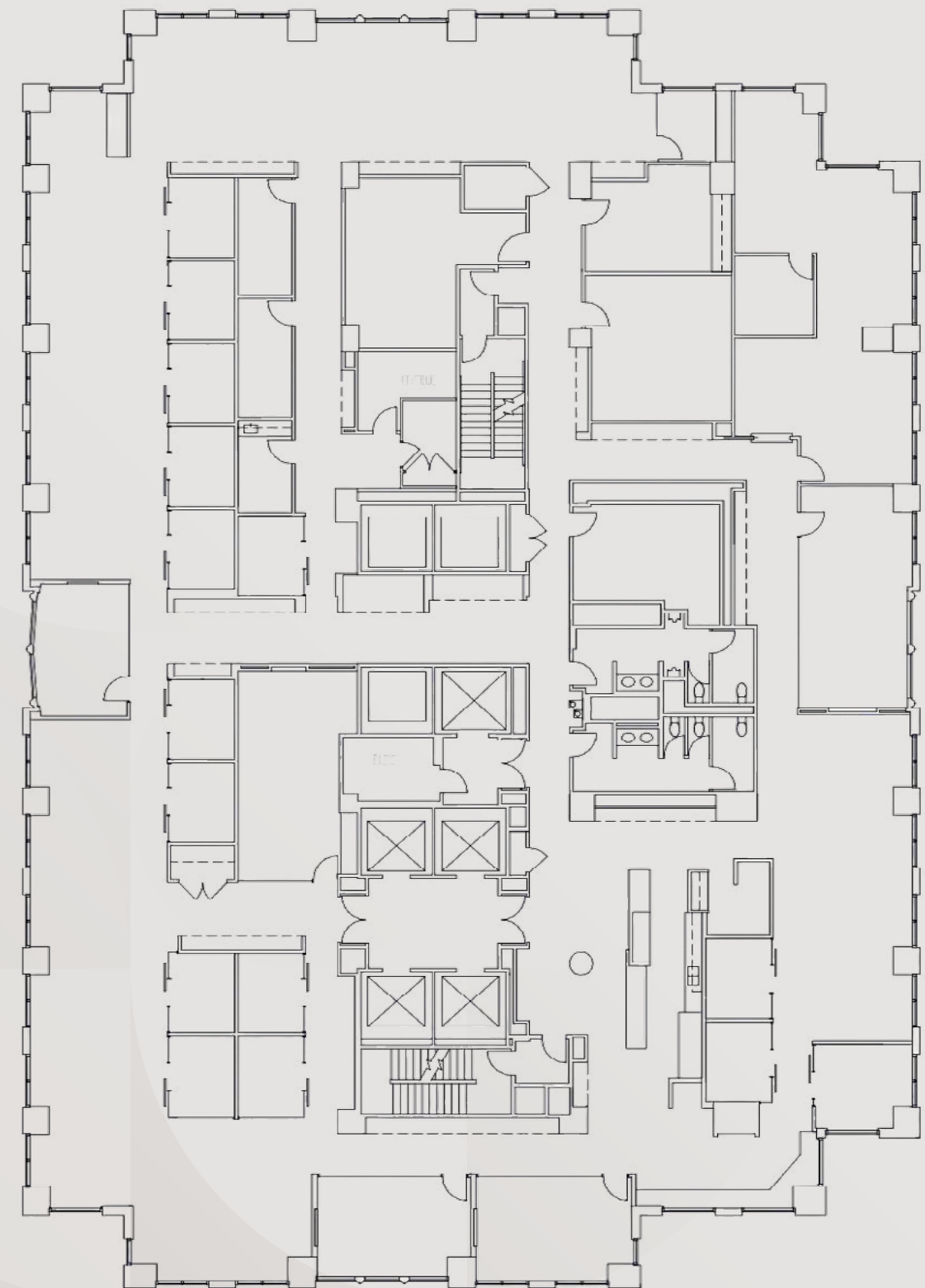
Large Production Area

Mother's Room

Open Space for Workstations

2ND STREET

STEVENSON STREET





SUITE 1100

± 17,000 RSF

3 Large Training Rooms
With Movable Partitions

2 Large Conference Rooms

2 Small Conference Rooms

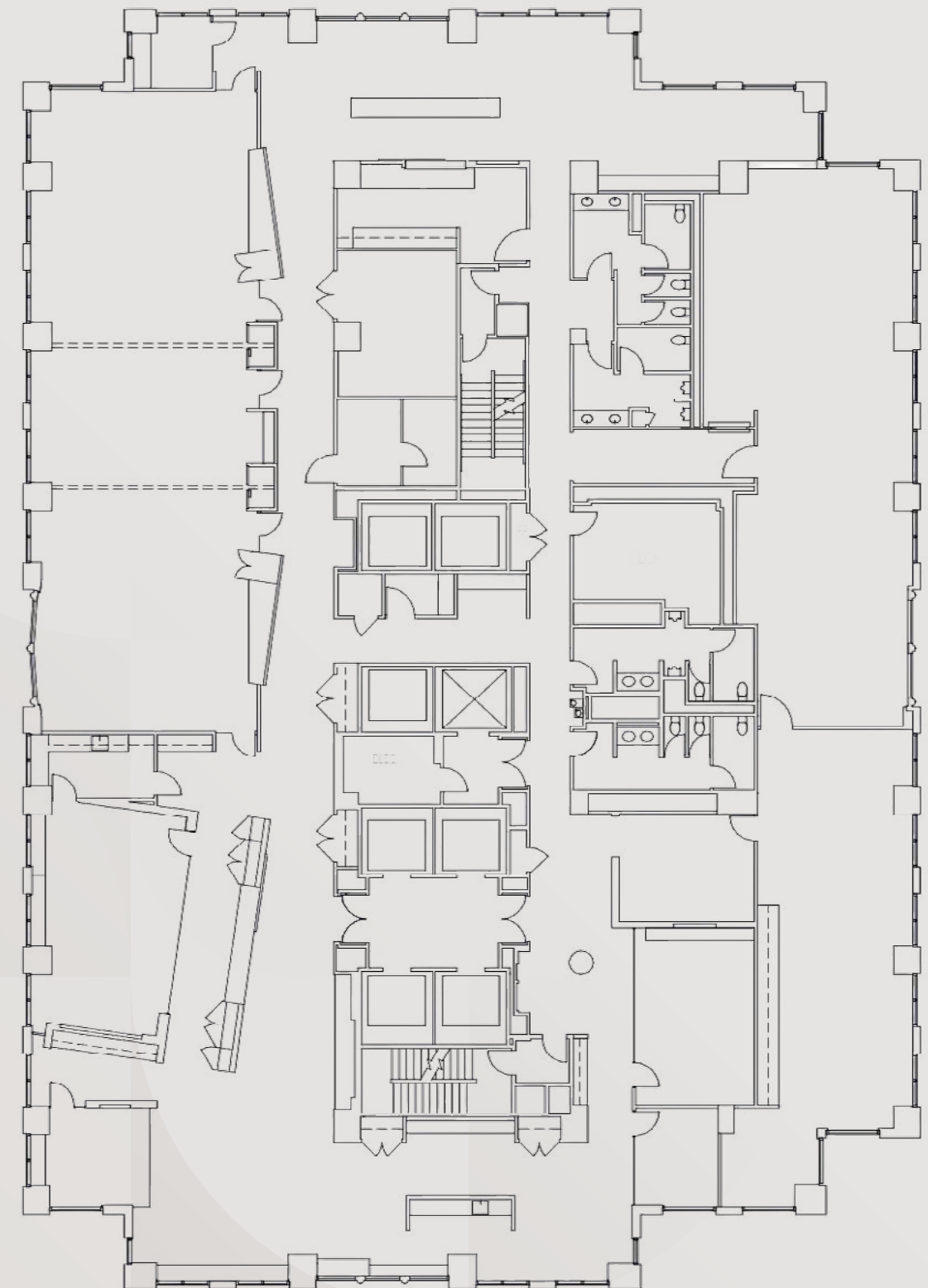
Kitchen

Production Area

Open Space for Workstations

2ND STREET

STEVENSON STREET





SUITE 1200

± 17,000 RSF

7 Conference Rooms

19 Private Offices

2 Phone Rooms

Kitchen

Large Production Area

Mother's Room

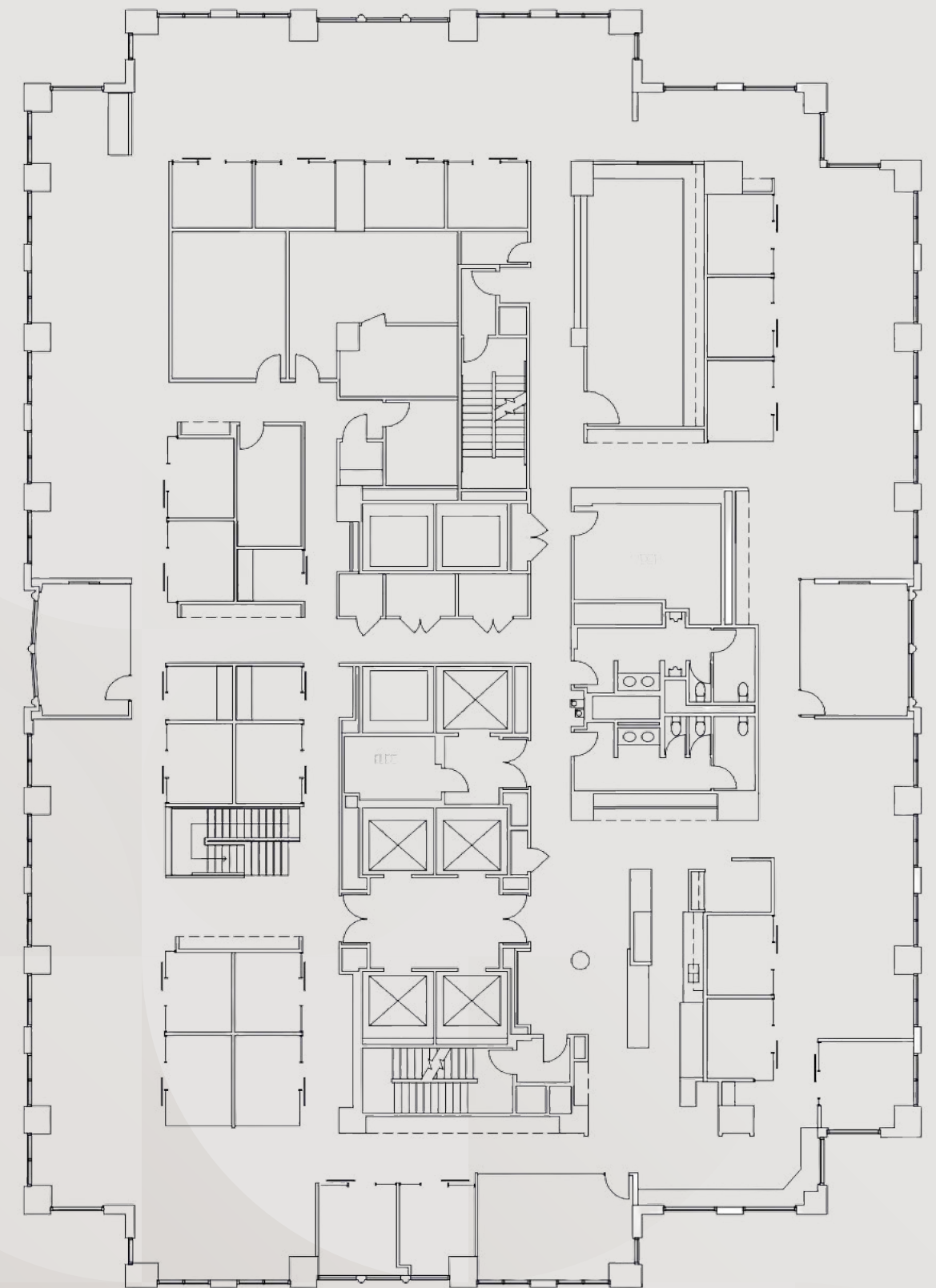
Open Space for Workstations

Interconnecting Staircase Connecting the 14th Floor
(No 13th Floor)

RETURN TO STACKING PLAN

2ND STREET

STEVENSON STREET





SUITE 1400

± 17,000 RSF

Move-In Ready Full Floor

4 Conference Rooms

17 Private Offices

Kitchen

Production Area

Mother's Room

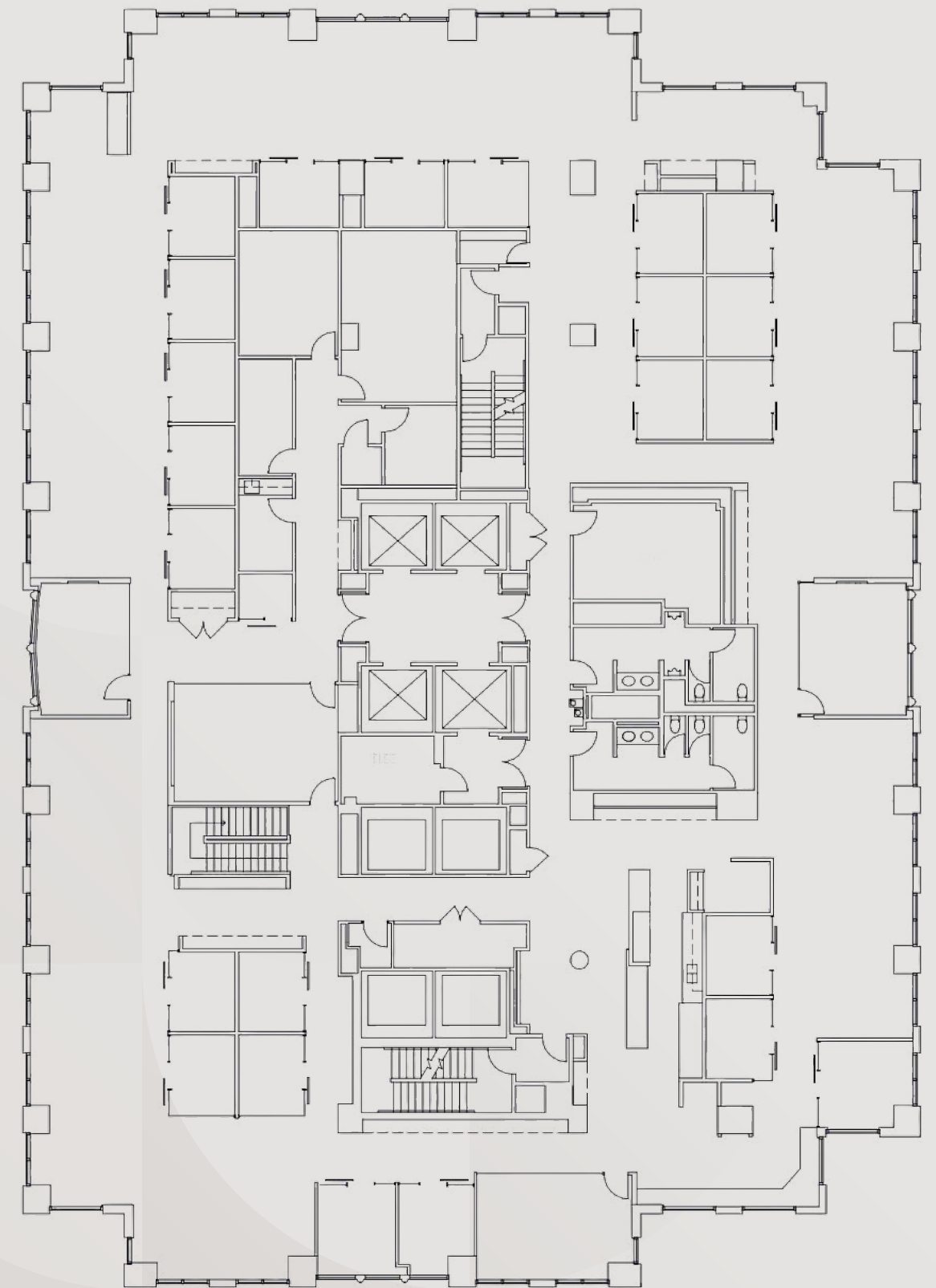
Open Space for Workstations

Interconnecting Staircase Connecting the 12th Floor
(No 13th Floor)

RETURN TO STACKING PLAN

2ND STREET

STEVENSON STREET





SUITE 1500

± 17,000 RSF

Full Floor Opportunity

Views of Nob Hill, South Financial District,
Oracle Park and San Francisco Bay

4 Conference Rooms

9 Meeting Rooms

3 Phone Rooms

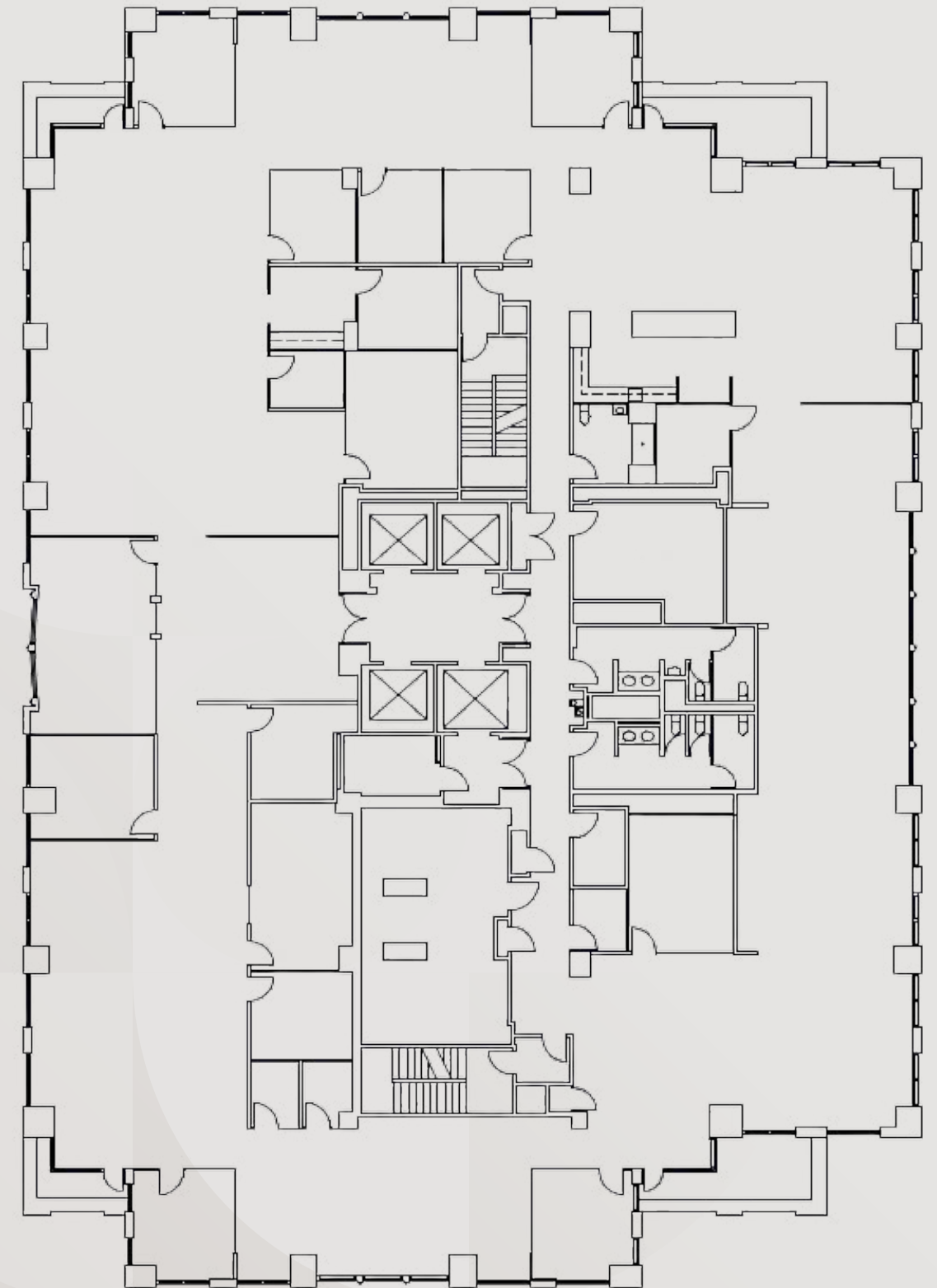
Large Kitchen

1 Added Unisex Restroom

Open Space for Workstations

2ND STREET

STEVENSON STREET





SUITE 1600

± 17,000 RSF

Full Floor Opportunity

Views of Nob Hill, South Financial District,
Oracle Park and San Francisco Bay

Law Firm Build Out

2 Large Conference Rooms

28 Exterior Private Offices

6 Interior Private Offices

Kitchen

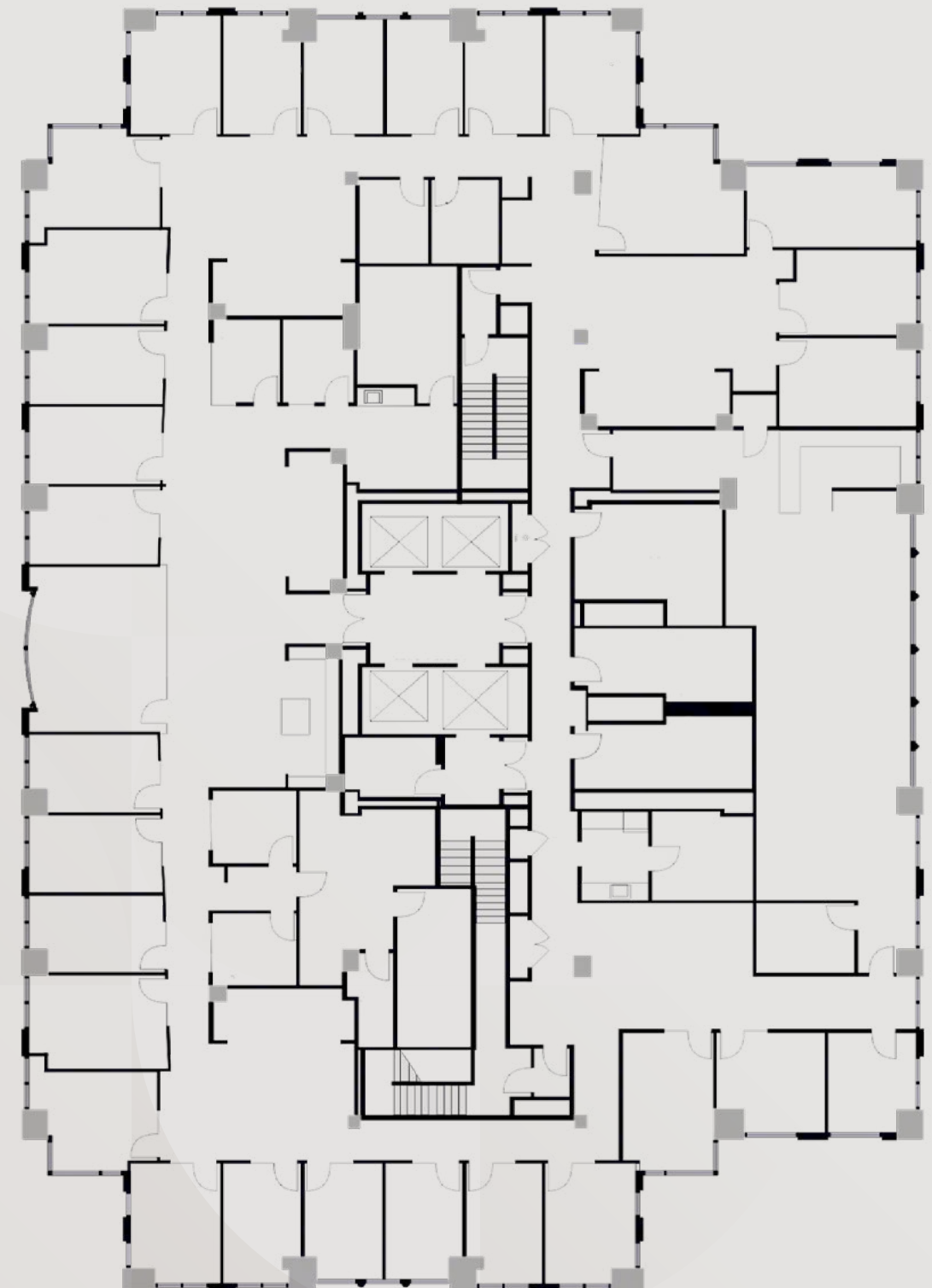
Production Room

IT/Storage

RETURN TO STACKING PLAN

2ND STREET

STEVENSON STREET





SUITE 1700

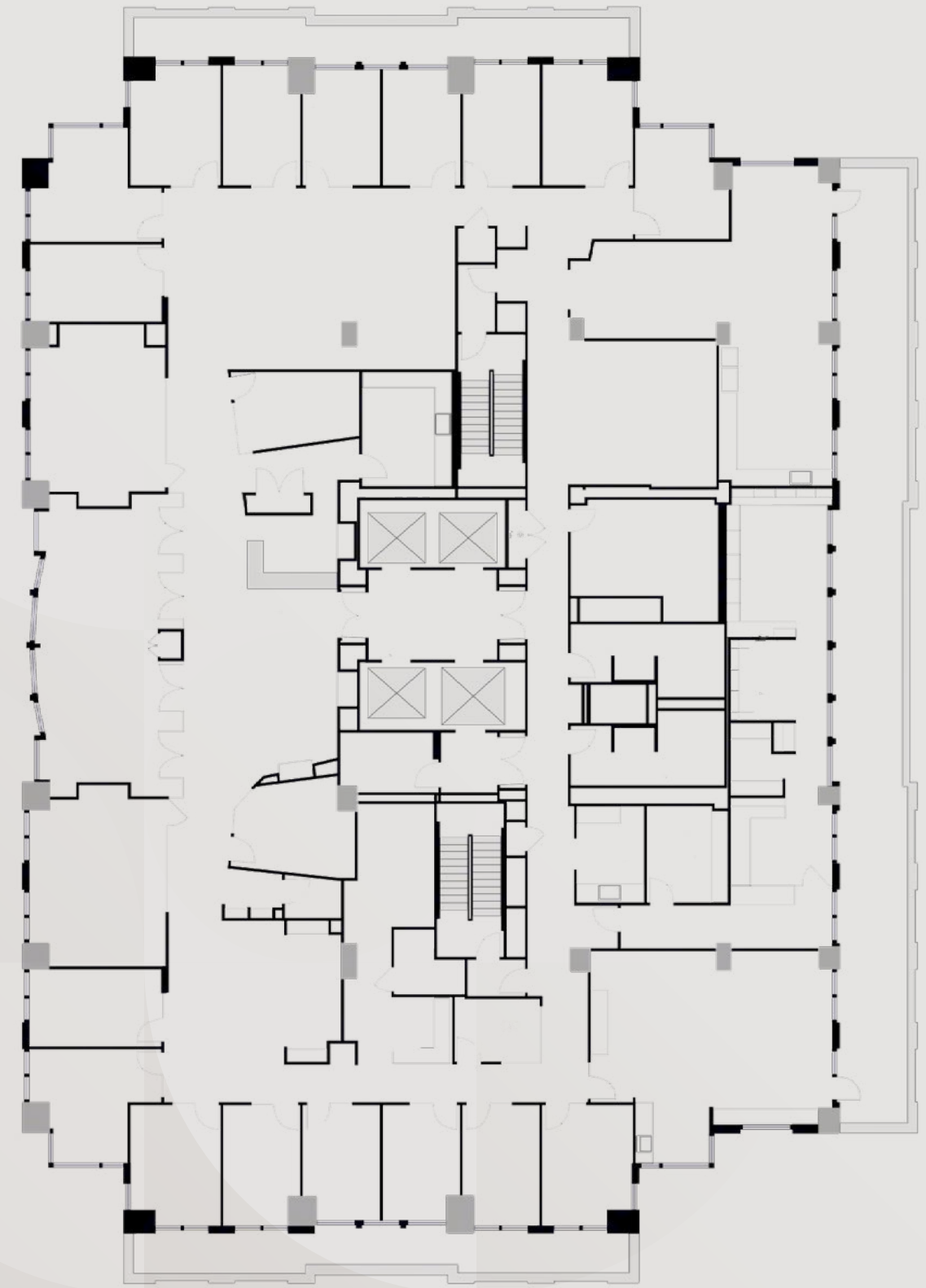
± 16,000 RSF

Full Floor Opportunity
Views of Nob Hill, South
Financial District, Oracle
Park and San Francisco Bay
Law Firm Build Out
Large Exclusive
Outdoor Terrace
Boardroom
2 Large Conference Rooms
2 Small Conference Rooms
17 Exterior Private Offices

1 Interior Conference Room
Kitchen
Production Room
Storage
Open Space for Workstations

STEVENSON STREET

2ND STREET



RETURN TO STACKING PLAN



SUITE 1800

± 15,000 RSF

Full Floor Opportunity

Views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay

2 Large Conference Rooms

12 Private Office/Meeting Rooms

Large Kitchen

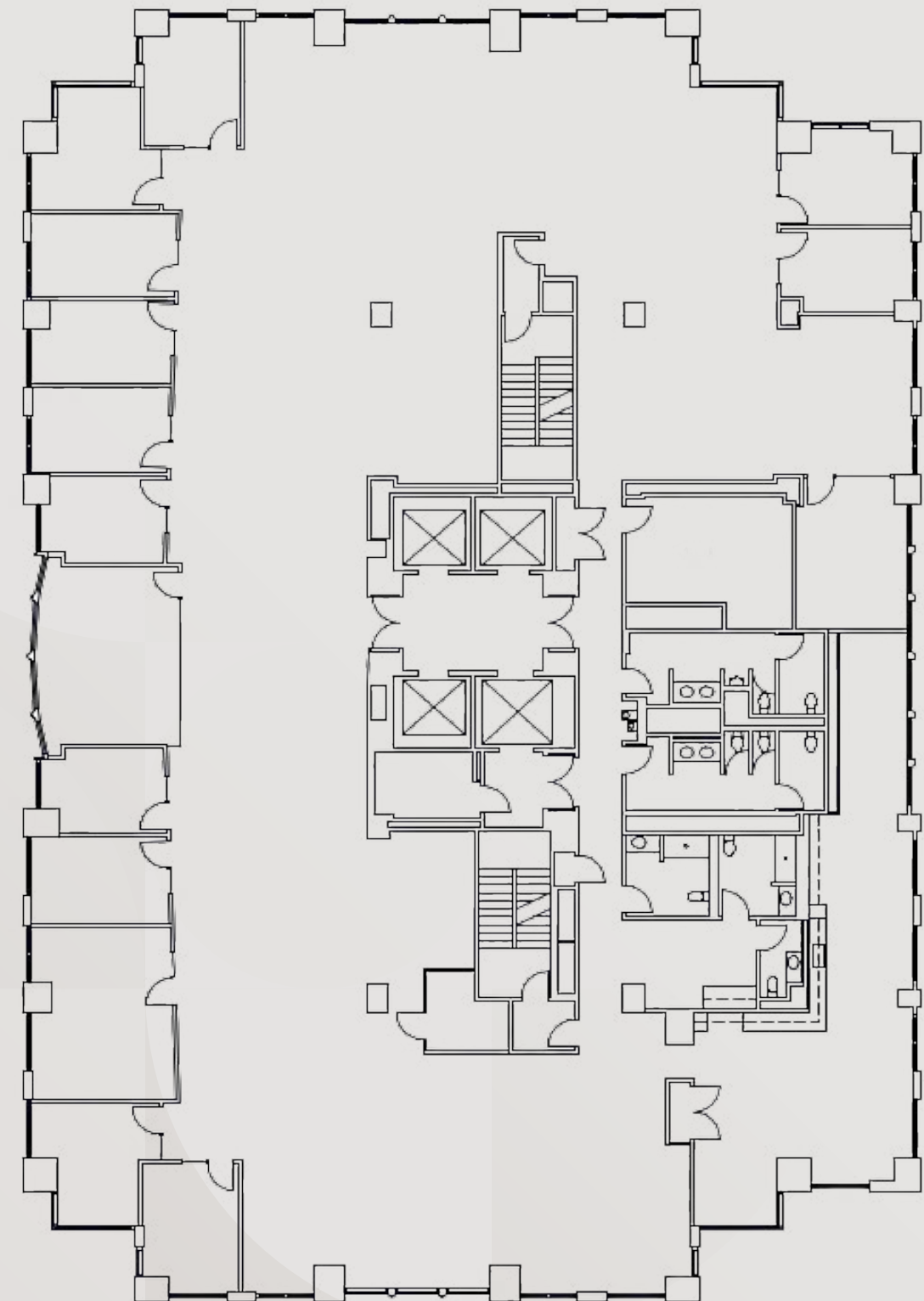
Production Area

3 Added Unisex Restrooms

Open Space for Workstations

STEVENSON STREET

2ND STREET





SUITE 2300

± 12,000 RSF

Large Conference Room

6 Prive Offices

8 Phone Rooms

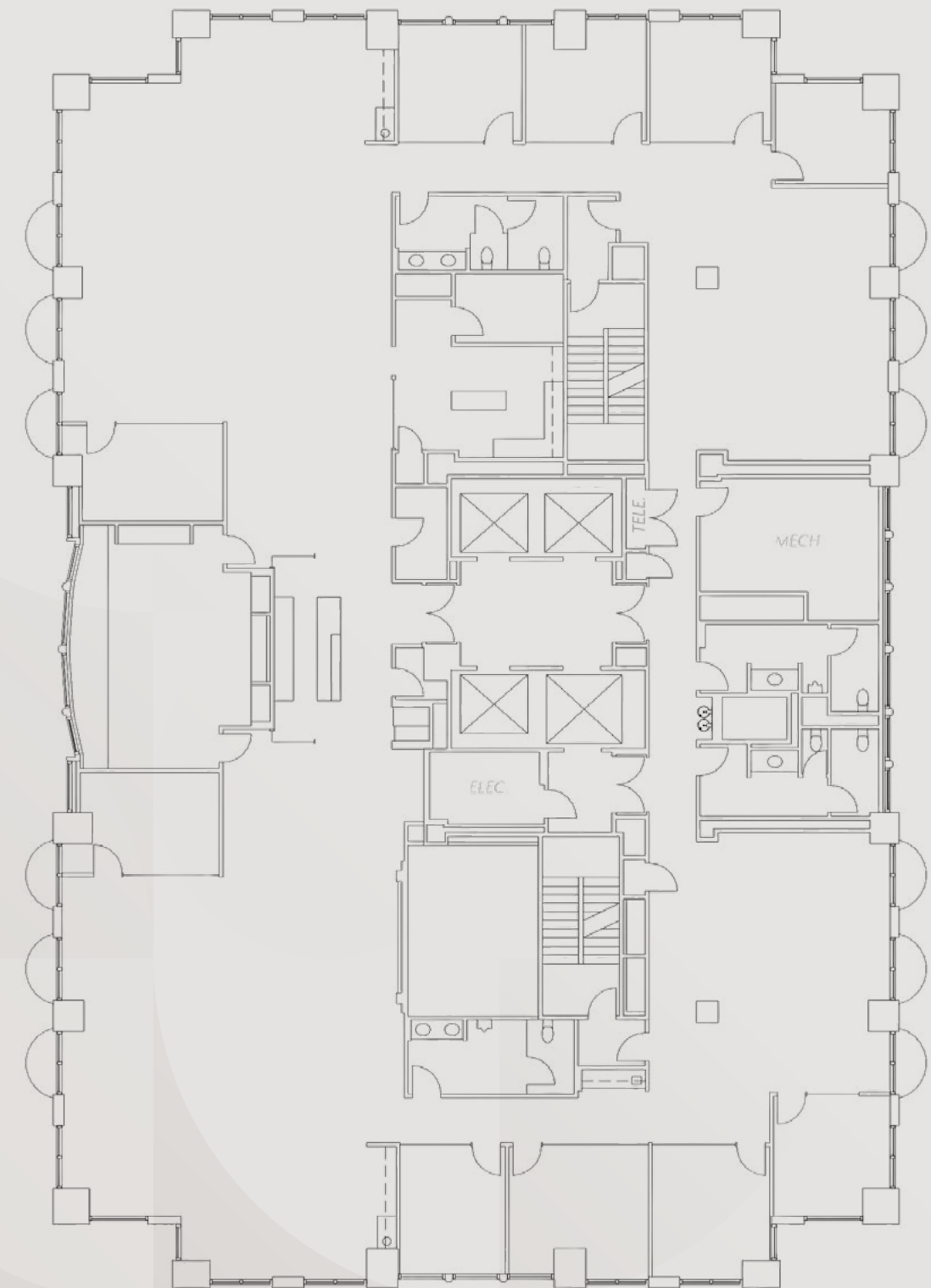
Kitchen

Copy/Print

Open Area for Workstations

2ND STREET

STEVENSON STREET





SUITE 2600

± 12,000 RSF

Full Floor Opportunity

Views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay

Highly Creative Suite with Exposed Ceilings

Large Conference Room

8 Meeting Rooms

Large All Hands Kitchen

Open Area for Workstations

STEVENSON STREET

2ND STREET

