

1455 MARKET

SAN FRANCISCO / CA



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1455 MARKET

THE PLACE TO BE

1455 MARKET has undergone a dramatic transformation from its days as a data processing center for confidential financial institution. It's now home to today's leading tech companies, including Square and Uber, who enjoy the building's block-long floor plates and abundant windows. Retail and restaurant along bustling Market Street has been completely reimagined for the neighborhood's day-to-evening customers and spaces feature new facades, covered outdoor seating and building signage.

In 2011, the city government introduced a tax incentive to encourage the densification of tech businesses. Twitter Inc headquartered to the former SF Furniture Mart and since then nearly two dozen tech companies, venture capitalists and co-working space providers have located to the area, including Zendesk, Yammer, Spotify and Dolby.



THE MARKET



OFFICE TENANTS

#	Tenant	Date	Address	Total SF
1	Twitter	11-Apr	1355 Market Street	210,000
1	Twitter	12-Jun	1355 Market Street	85,000
1	Call Socket	12-Jan	1355 Market Street	28,654
2	Square, Inc.	12-Oct	1455 Market Street	350,000
3	City of San Francisco	12-Nov	1155 Market Street	110,717
4	Arista Networks	12-Apr	1390 Market Street	8,145
5	Dolby	12-Jul	1275 Market Street	335,000

RESIDENTIAL PROJECTS

#	Project/Address	Units	Year Built/Status
6	Fifteen Fifty, 1500 Mission St.	551	2020
7	One Brady, 1 Brady St	352/227	2023/Pre-Planned
8	1177 Market at Trinity Place	502	2021
9	1560 Folsom St.	244	2023
10	550 O'Farrell St.	1111	2023
11	Chorus, The Hub	418	2021
12	Citizens Housing, 1400 Mission St.	165	2015
13	HQ at 1532 Harrison	136	2021
14	Prism, Mid Market*	193	2022
15	City of San Francisco	300	2018
16	50 Jones St.	303	2020
17	TL 361, 361 Turk St.	240	2022
18	Honda Site	400	2018
19	Plumbers Union Site	400	2019
20	Trumark Urban	100	2017
21	Gough St. & Fulton St.	40	2016
22	Goodwill Site- Related Co's	1,300	2018

*Not Pictured

- RESIDENTIAL UNITS
- OFFICE UNITS
- NEIGHBORHOODS

THE NEIGHBORHOOD

DINING



COPAS



BIRDSONG



VILLON

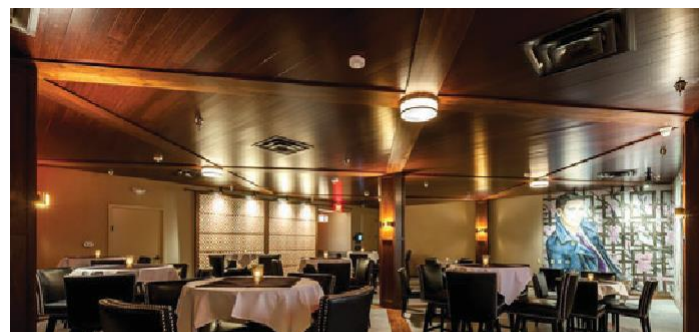


ESPETUS CHURRASCARIA

NIGHTLIFE



WHITECHAPEL



**MR. TIPPLE'S
RECORDING STUDIO**



ABSINTHE



**CHARMAINE'S
ROOFTOP BAR & LOUNGE**

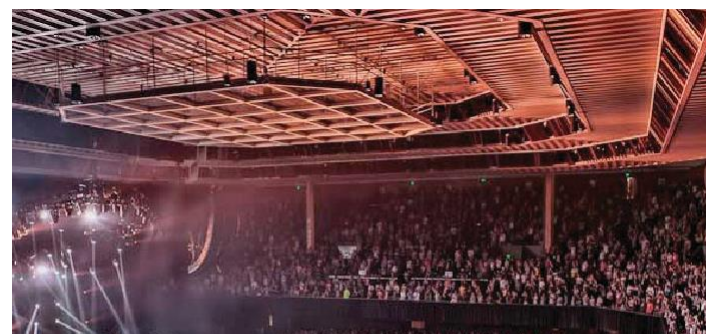
ENTERTAINMENT



ORPHEUM THEATER



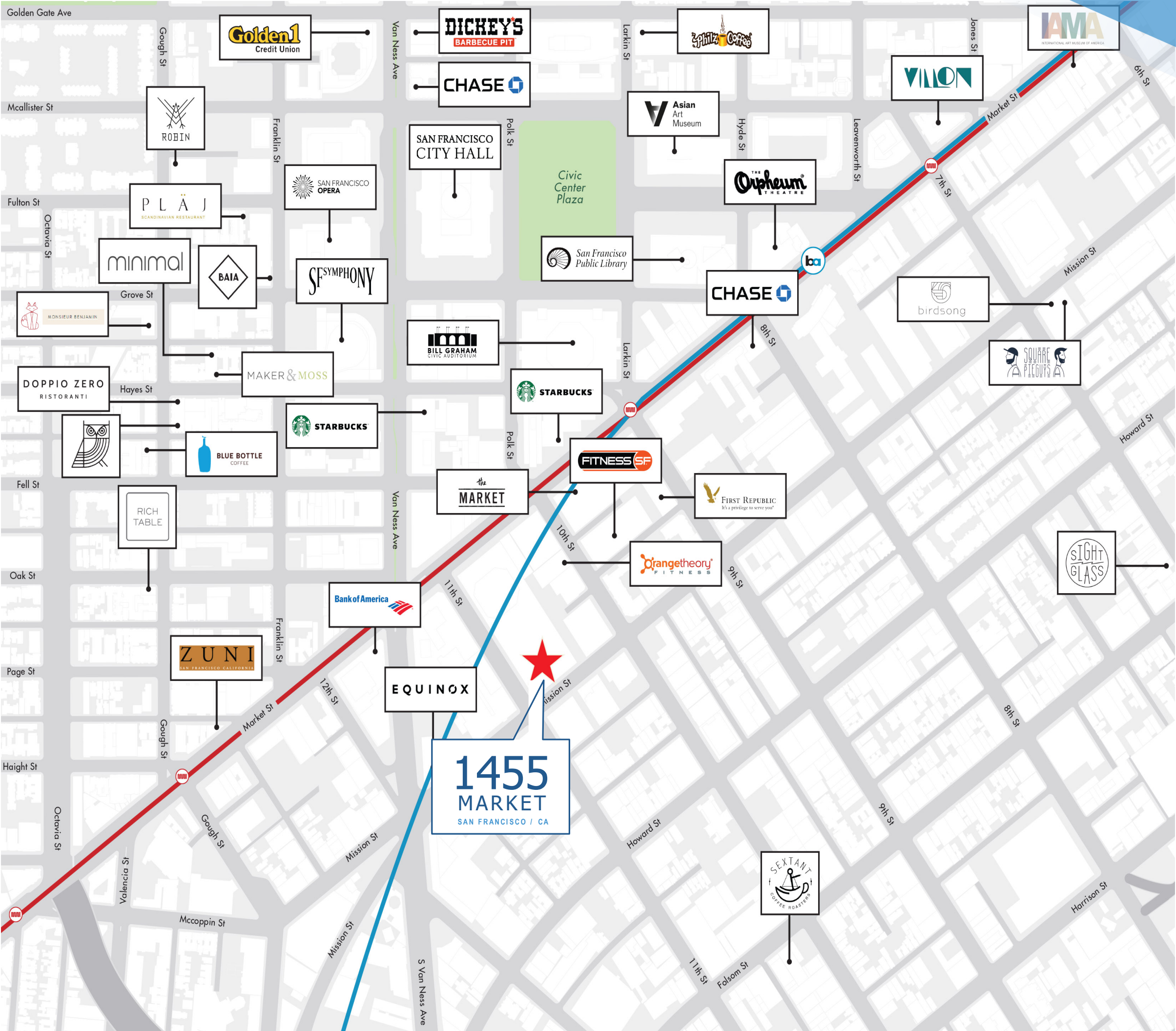
**SAN FRANCISCO
SYMPHONY**



**BILL GRAHAM
CIVIC AUDITORIUM**



**SAN FRANCISCO
JAZZ CENTER**



DEMOGRAPHICS

5,853

BUSINESSES WITHIN
0.75 MILES

40.3

MEDIAN AGE

76,631

EMPLOYEES WORKING
WITHIN 0.75 MILES

100,185

DAYTIME POPULATION

79,476

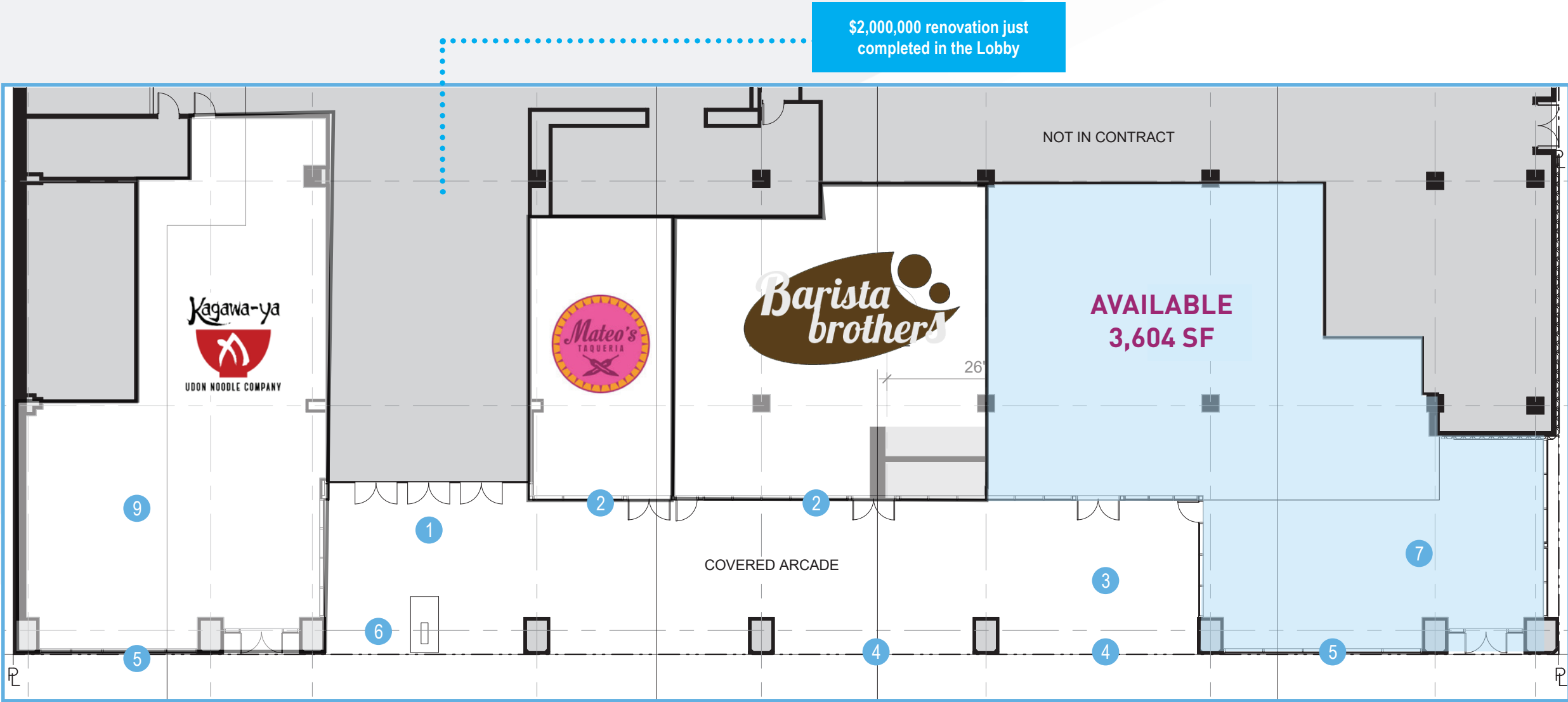
RESIDENTS LIVING
WITHIN 0.75 MILES

\$60,669

AVERAGE HH INCOME



THE SPACE



KEY

- 1. BUILDING ENTRY
- 2. NEW "JEWEL BOX" RETAIL FACADE
- 3. COVERED OUTDOOR SEATING
- 4. POTENTIAL WIND BREAK LOCATION
- 5. NEW RETAIL FACADE
- 6. BUILDING SIGNAGE
- 7. 30' HIGH SLOPING CEILINGS

BUILDING HIGHLIGHTS

- 1. CLASS A HIGH-RISE OFFICE WITH STREET RETAIL
- 2. MUTLI-MILLION DOLLAR RETAIL RENOVATION
- 3. UBER AND SQUARE'S HEADQUARTERS
- 4. FRONTS AN ENTER BLOCK ALONG MARKET STREET
- 5. NEWLY REMODELED STORE FRONTS
- 6. CORNER VISIBILITY WITH BLADE SIGNAGE

THE SPACE



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SAN FRANCISCO • SEATTLE

HUDSONPACIFICPROPERTIES.COM

WHERE WE WORK IS NOT JUST WHERE WE WORK. IT'S PART OF WHO WE ARE AND HOW WE THRIVE. AT HUDSON PACIFIC PROPERTIES, THAT'S WHAT DRIVES US TO STAY ONE STEP AHEAD, LOOKING FOR OPPORTUNITIES IN JUST THE RIGHT PLACES TO BRING INNOVATION TO LIFE.

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