

# NorthPark

N↑

Rediscover  
a Natural Refuge







NorthPark

\* 650 Davis, 560 Davis, and 75 Broadway

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# Your Ideal Space to Grow

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Comprised of mixed-use low-rise buildings, a landscaped park, and creative neighbors, North Park is the rare downtown campus in a natural environment that covers 4 city blocks—an ideal space for inventive talent.

## Generous Open Space

Spacious open plan interiors with scenic views of the park and San Francisco Bay. Connected to shaded walkways and outdoor meeting spaces. Because sometimes a change of scenery is just what your team needs to come together and cultivate new ideas.

## Take the Path Less-Traveled

Nestled amongst San Francisco's scenic waterfront, the Financial District bustle, and vibrant Jackson Square, NorthPark is perfectly off-centered.

From the morning commute to lunch by the San Francisco Bay to drinks after work, it's all just a short stroll, ride or scoot away.

# Your Unique Hub



## RESTAURANTS

- 1 Kokkari Estiatorio
- 2 Bix
- 3 Cotogna
- 4 Verjus
- 5 Coquette
- 6 Roka Akor
- 7 Trestle
- 8 5A5 Steak Lounge
- 9 Wayfare Tavern
- 10 Osha
- 11 The Battery
- 12 Kusakabe
- 13 Piperade
- 14 COI
- 15 Quince
- 16 Harborview
- 17 Slanted Door
- 18 Starbucks
- 19 Jackson Place cafe
- 20 The old ship Saloon
- 21 Subway
- 22 Grumpy's Restaurant & PUB
- 23 La Mar Cebicheria Peruana
- 24 Waterfront

## COMMUTING HUBS

- 25 Market St. Muni,
- 26 Express Bus Stops Waterfront
- 27 Ferry Building

## ADDITIONAL AMENITIES

- 28 Bay Club - Gym
- 28 Bay Club - Fitness Center w/ Tennis Courts and Pool
- 29 Carbon Health
- 30 The Gateway Theatre

## RETAIL

- 31 Allbirds
- 32 Theory
- 33 Shinola
- 34 Eden & Eden
- 35 Fjällräven
- 36 Filson
- 37 LOFT
- 38 Aesop
- 39 Isabel Marant
- 40 Zimmerman
- 41 Pia
- 42 Rothy's
- 43 Lost Coast Outfitters
- 44 SAFEWAY
- 45 Two Furnish
- 46 granger busines forms
- 47 Exploratorium Store
- 48 GAP
- 49 Banana Republic

## BARS

- 50 The Old Ship Saloon
- 51 Barbarossa
- 52 Hard Water
- 53 The Battery
- 54 Kell's Irish Pub
- 55 The Cigar Bar
- 56 Comstock Saloon
- 57 Hidden Vine
- 58 15 Romolo
- 59 Patriot House Pub
- 60 Harrington's Bar and Grill



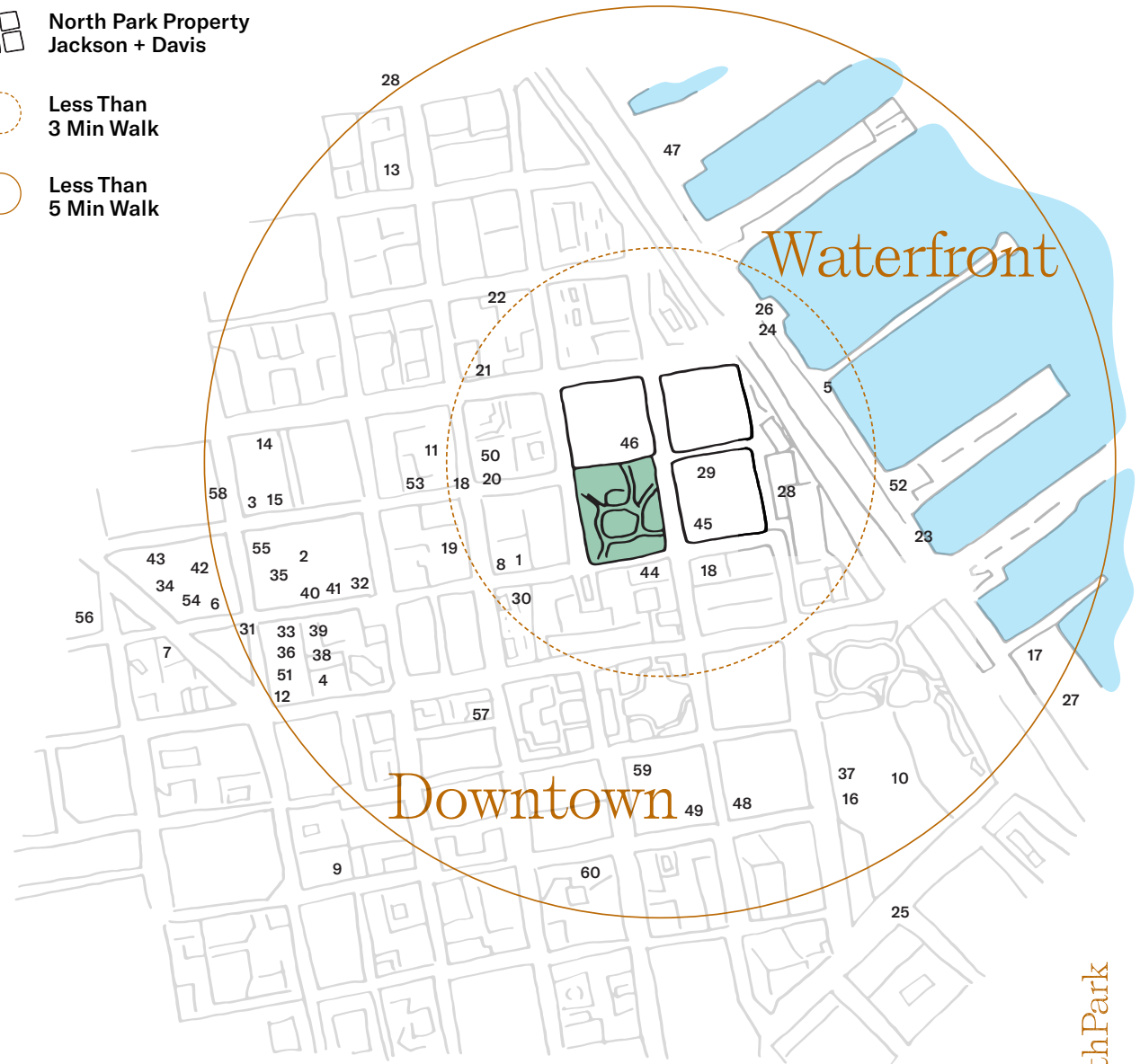
North Park Property  
Jackson + Davis



Less Than  
3 Min Walk



Less Than  
5 Min Walk







# Create, Meet, and Play—Inside and Out

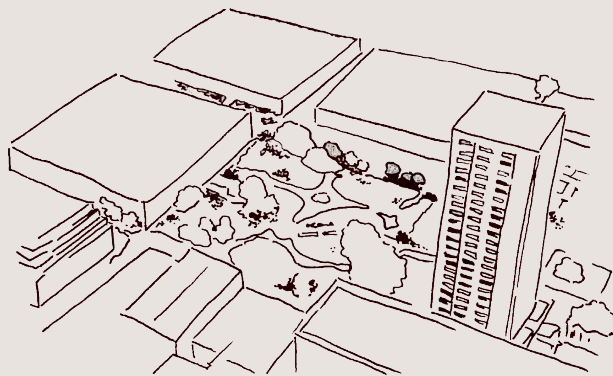
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## AMENITIES

- Exclusive entrances.
- Low density neighborhood and project.
- Sydney Walton Park at your doorstep that is adorned with art, seating areas, and meeting spaces.
- A comprehensive renovation of four lobbies. Inviting spaces designed for collaboration.
- Tenant clubhouse created to foster community and innovation.
- Walking steps from restaurants, retail, and relaxation.
- High quality ownership and property management ensuring ‘Best of Class’ Covid-19 protocols.

Excellent parking ratio:  
Avoid public transportation

2 Story office campus:  
Take the stairs, not the elevator



Abundant outdoor space:  
A scenic park that provides spacious  
settings for large gatherings and events

Direct street access for most suites:  
Avoid busy building lobbies and corridors

## Health & Wellness Benefits

Navigating the Next Normal after COVID-19



# Discover NorthPark

From its history in San Francisco as a produce market to today's thriving Jackson Square, NorthPark is a great escape that blends energy and creativity to inspire new connections and great ideas.

ADDRESS

SQUARE FOOTAGE

FLOOR PLATES

STORIES

560 Davis

294,000

49,000

2 Stories

650 Davis

75 Broadway

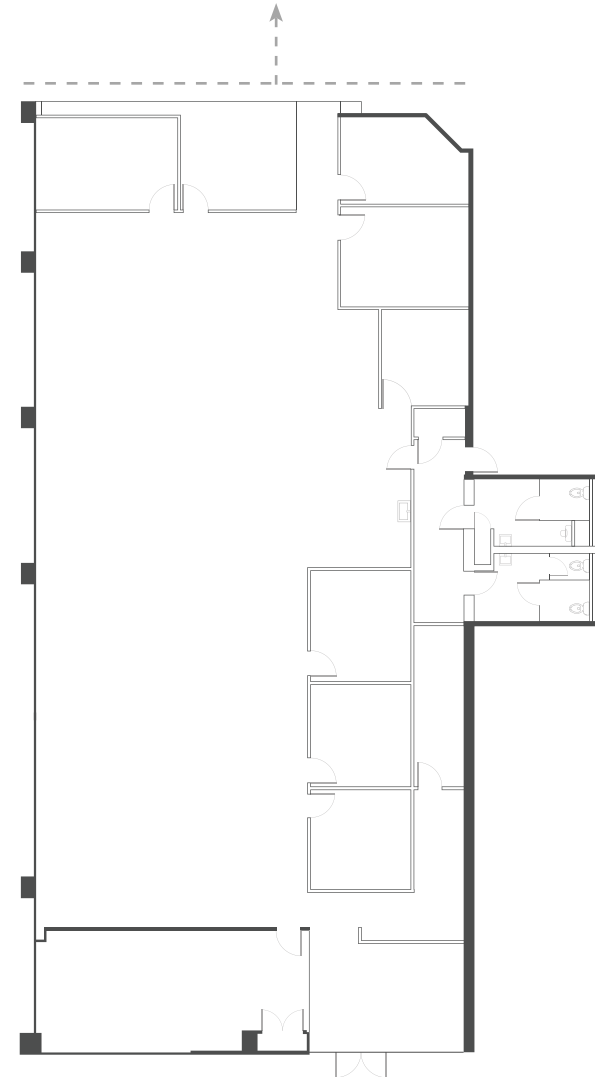




# Private Entrance with Park Views

- Private Davis Street entrance facing Sydney Walton Park.
- High-end existing creative build-out with high exposed ceilings.
- Open plan with multiple conference rooms, meeting rooms and offices.
- Floor to ceiling windows with outlooks over newly landscaped gardens and arcade.

View To Park



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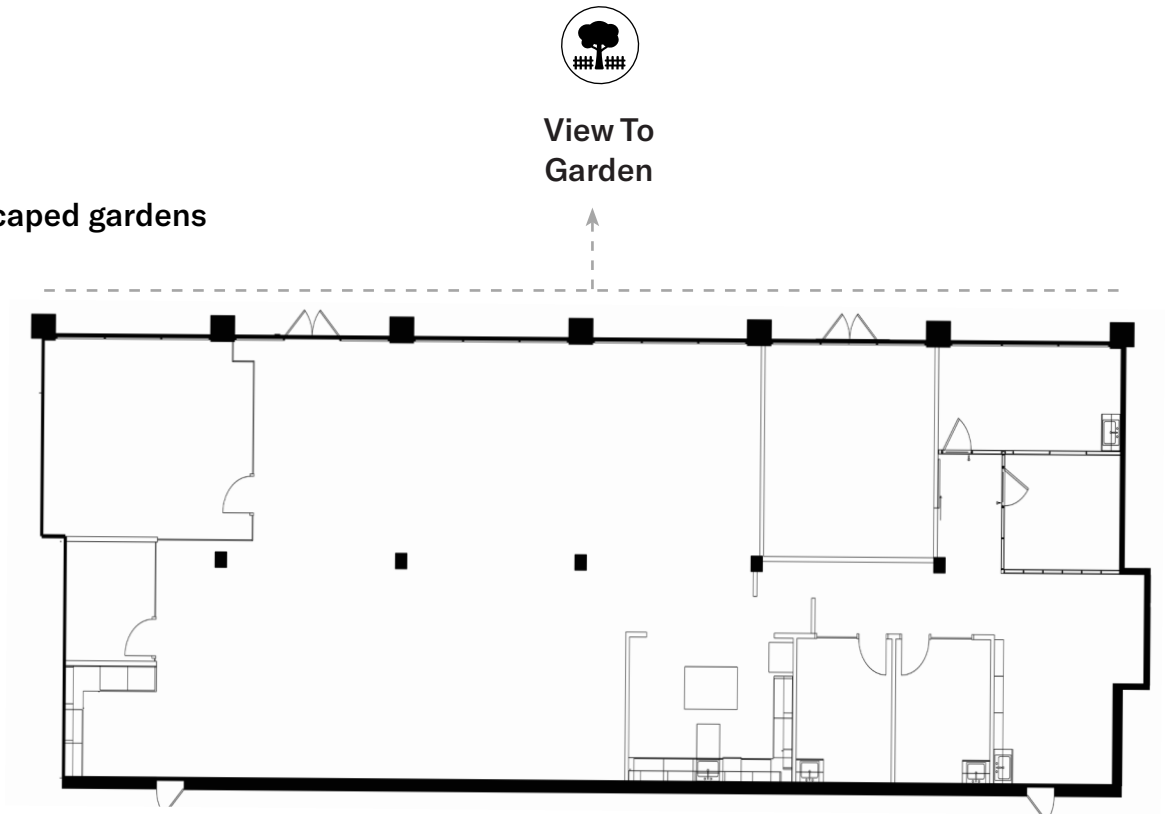
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## Private Entrance on Pacific Ave Mall

- Former creative spec suite
- 5 private offices
- 1 large conference room
- 2 kitchens
- Open area
- Floor to ceiling windows over newly landscaped gardens



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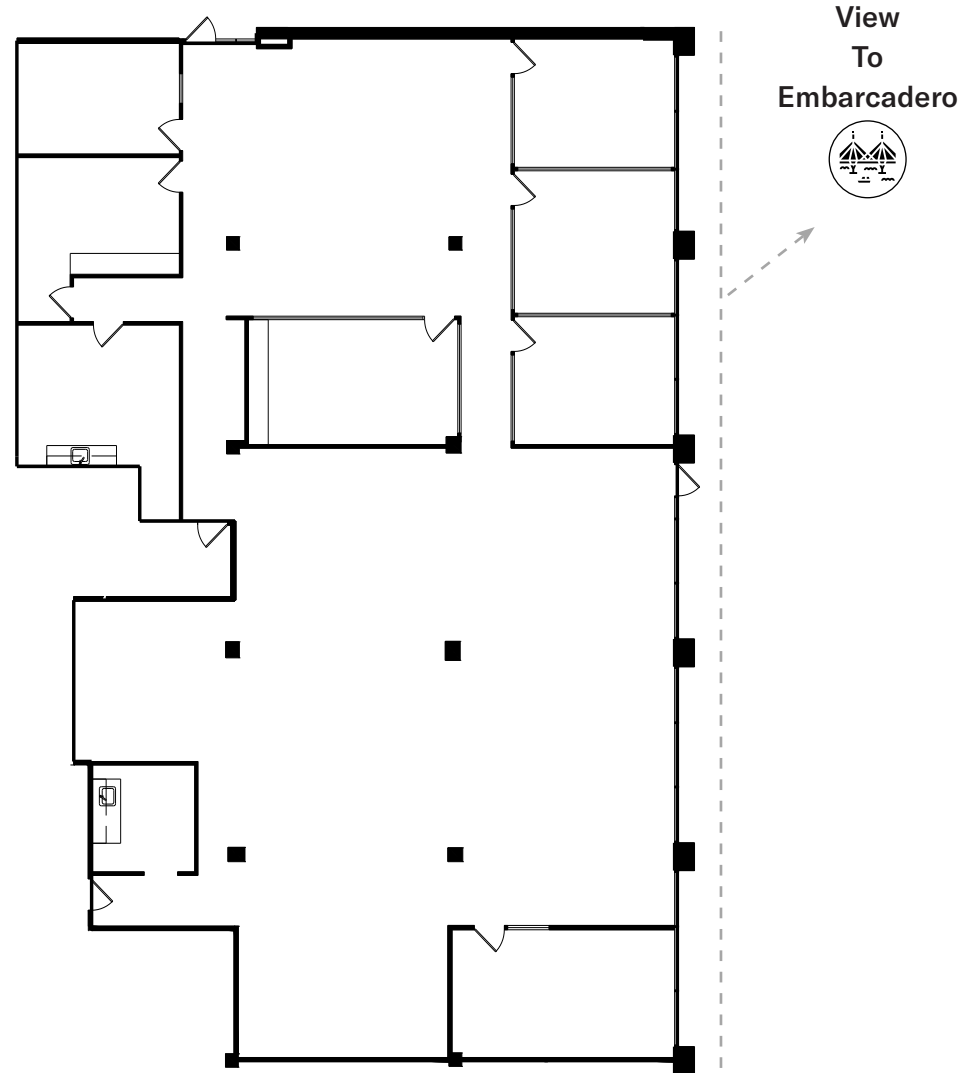
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## Embarcadero View With Private Entrance

- 2 large conference rooms
- 4 medium conference rooms
- 2 kitchens
- Telco room
- Open area
- Floor to ceiling windows with outlooks over newly landscaped gardens



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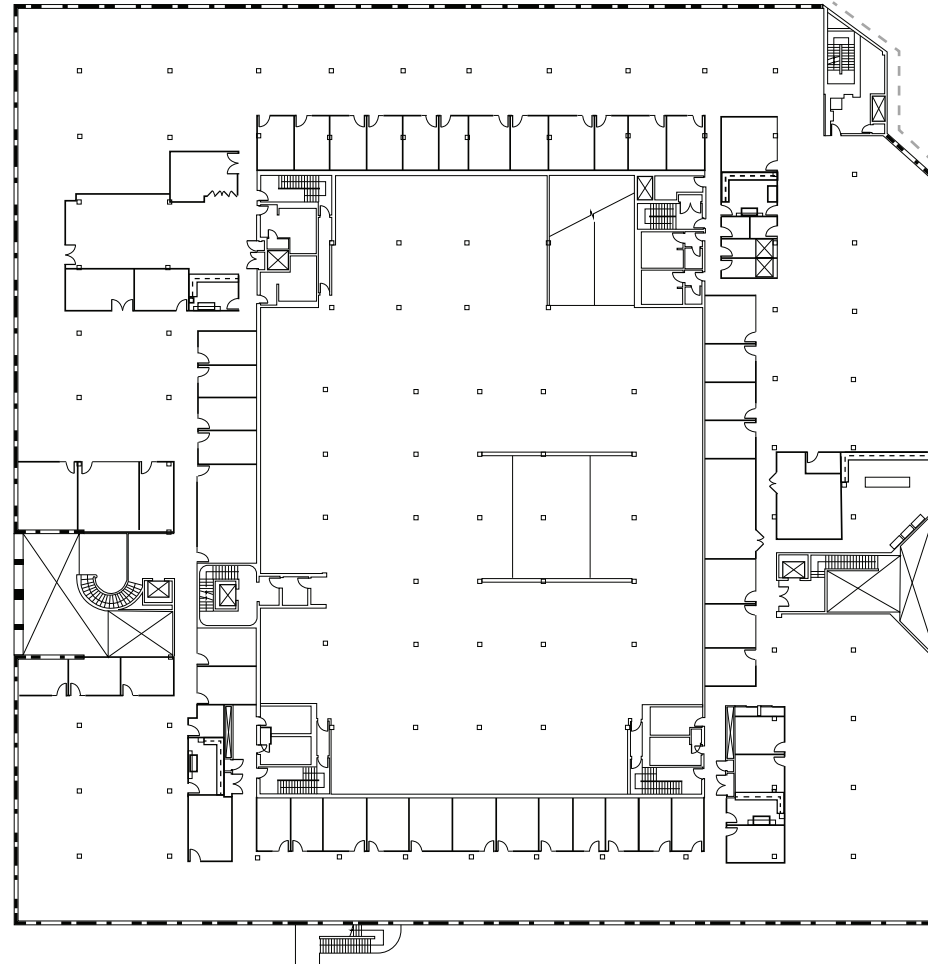
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# Full Floor Creative Office with Bay Views

- **Contiguous with ground floor 18,089 rsf for a total of 69,706 rsf.**
- **Full floor with bay views over the Embarcadero as well as views over Sydney Walton Park.**
- **Existing creative buildout with exposed ceilings.**
- **Open plan with multiple conference rooms, meeting rooms and offices.**
- **Private ground floor entrance on Davis Street (potential for Embarcadero entrance if leased with ground floor).**
- **Large efficient floor with 16% load factor.**



View To Embarcadero



 [Click Here for Virtual Tour](#)



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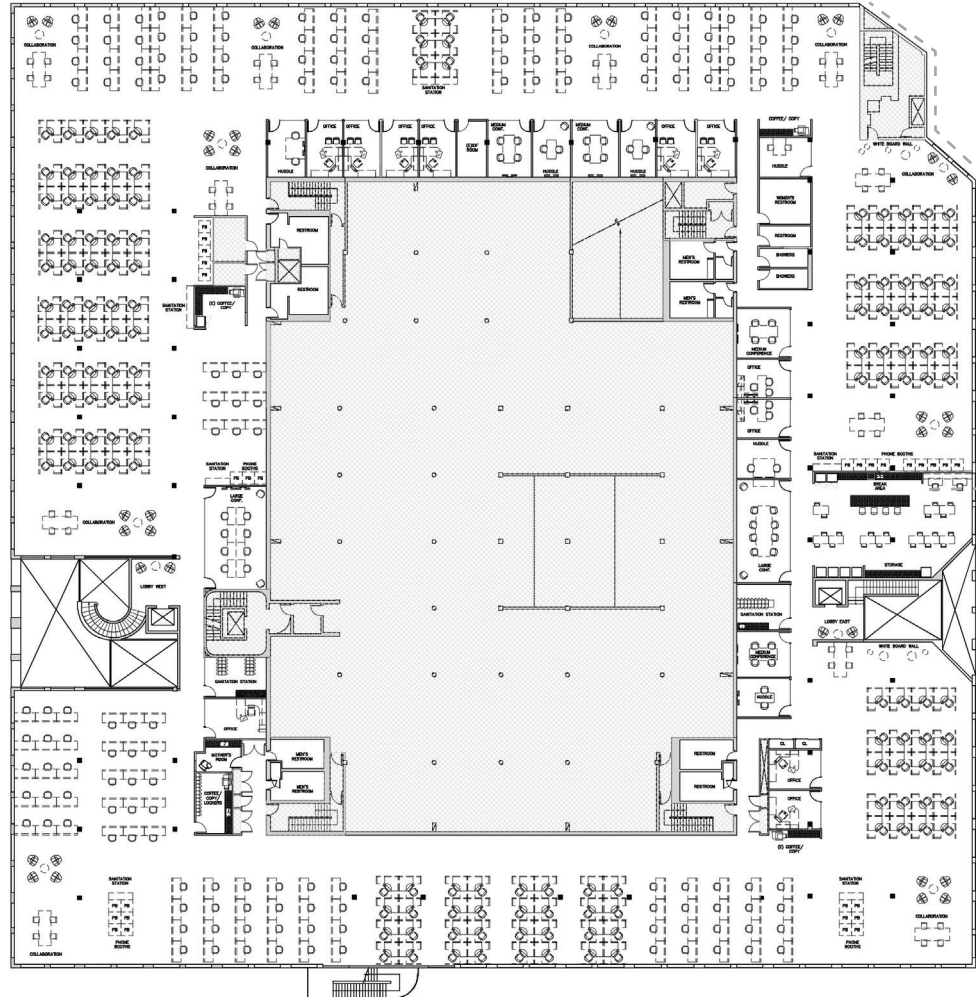
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# Hypothetical Plan

- 154 workstations
- 144 cubicles
- 2 large conference rooms
- 4 medium conference rooms
- 1 shared office; 10 offices
- 6 huddle rooms
- 16 collaborations
- 1 break area
- 3 copy/coffee areas
- 45 phone booths
- 1 mothers room
- 3 storages
- 1 IDF room
- 10 restrooms
- 2 shower rooms
- 8 sanitation stations



View To Embarcadero



 [Click Here for Virtual Tour](#)



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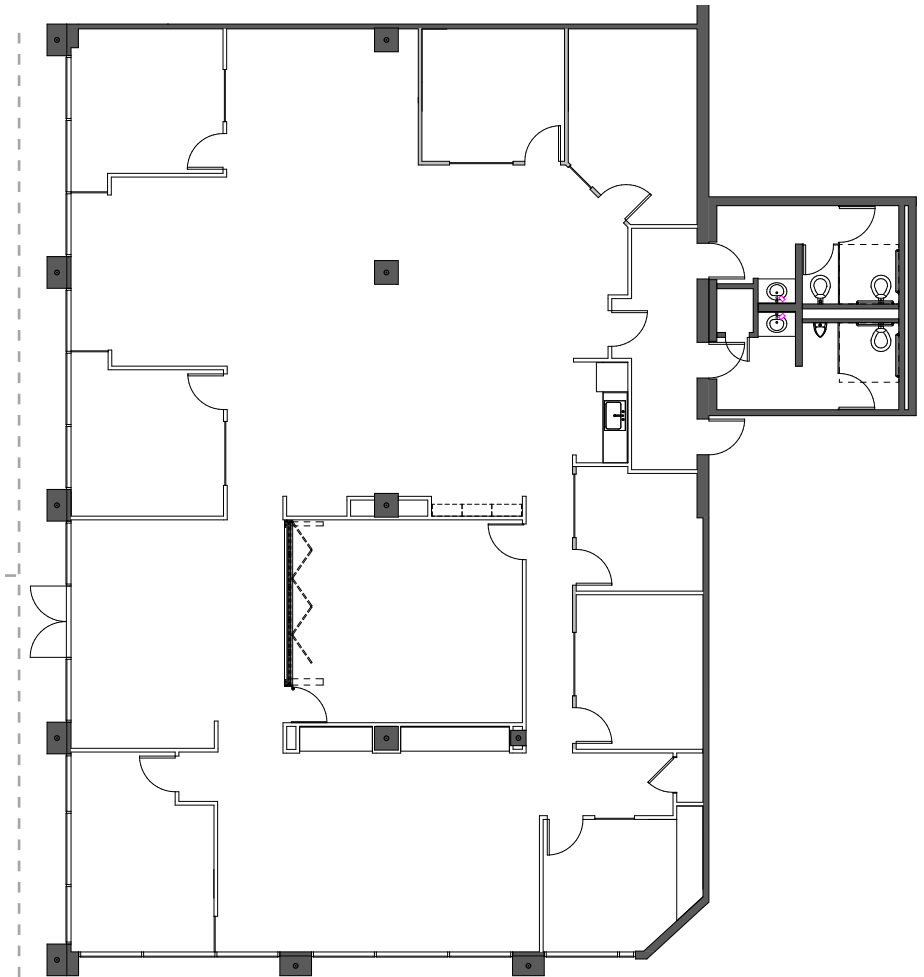




## Open Plan with Park Views

- Private Davis Street entrance facing Sydney Walton Park.
- Mixture of open plan and office/meeting rooms.
- Large conference room with bi-fold doors onto reception area to create all hands meeting space.
- Floor to ceiling windows with outlooks over newly landscaped gardens and arcade.

View To  
Park



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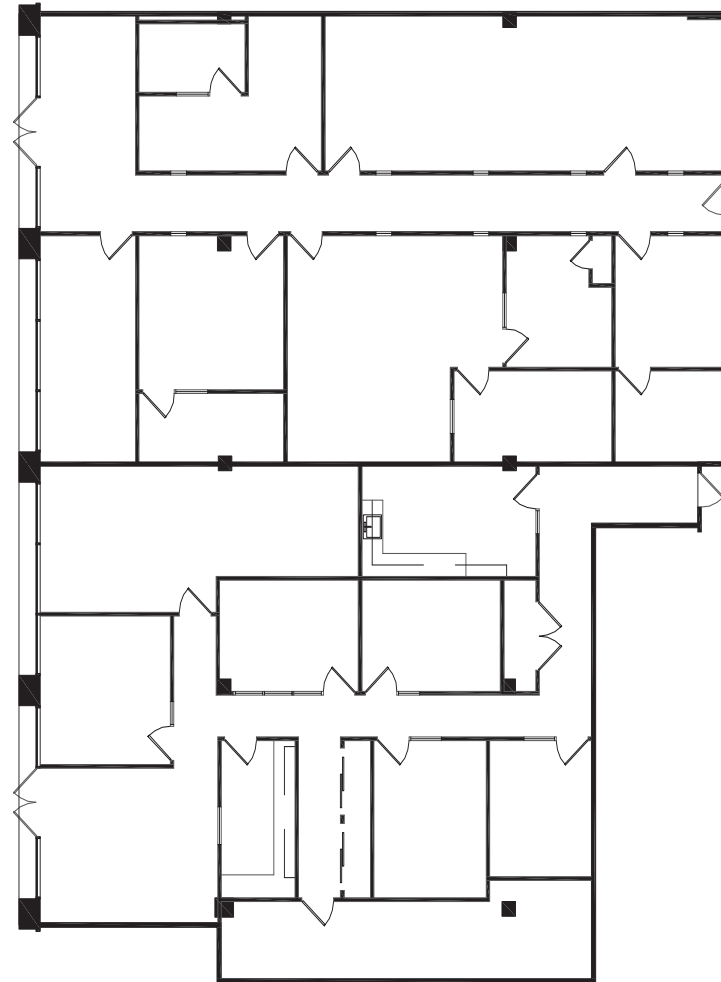
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## Private Entrance on Davis Street

- 10 private offices; 2 with back rooms
- 1 large conference room
- Storage room
- Kitchen
- Great light with floor to ceiling windows



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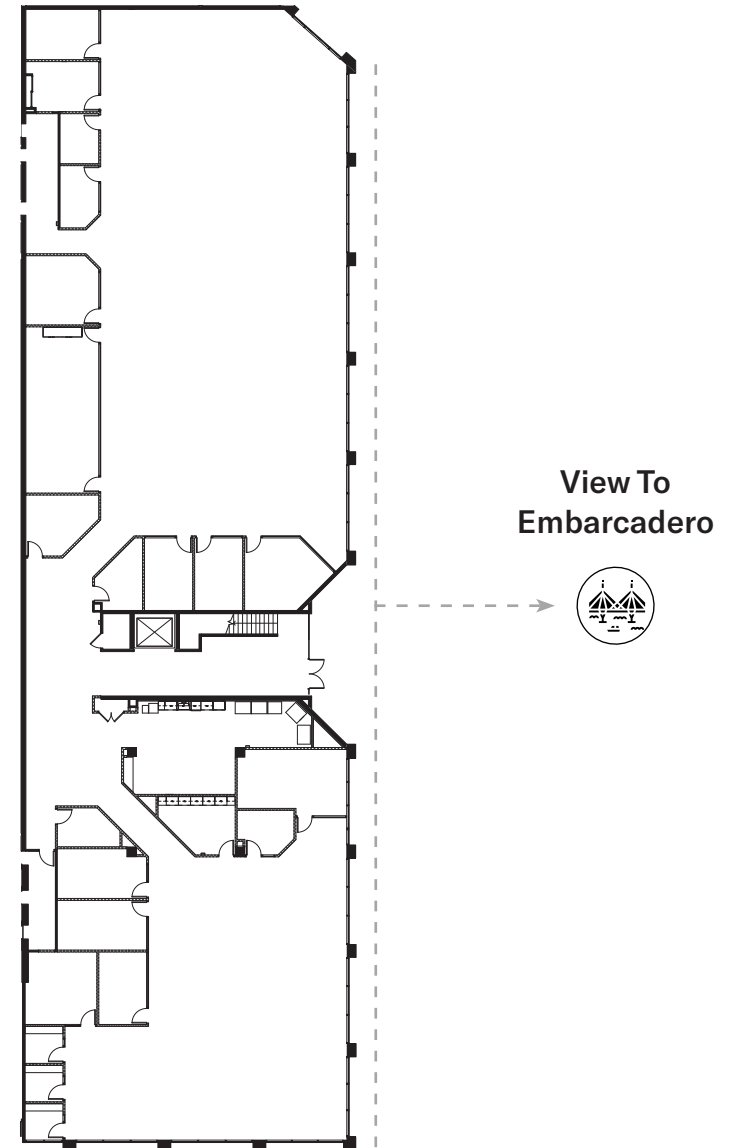
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# Embarcadero View Office Suite

- **Contiguous with second floor 51,617 rsf for a total of 69,706 rsf.**
- **Potential for private Embarcadero address and entrance.**
- **High end existing creative build-out with high exposed ceilings and floor to ceiling window line.**
- **Open plan with multiple conference rooms, meeting rooms and offices.**
- **Views over the Embarcadero and newly landscaped gardens.**

 [Click Here for Virtual Tour](#)



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# Hypothetical Plan

- 82 workstations
- 1 large conference room
- 2 medium conference rooms
- 3 shared office
- 5 huddle rooms
- 7 collaborations
- 1 break area
- 6 phone rooms; 9 phone booths
- 2 storages
- 1 IDF rooms
- 2 women’s restrooms; 2 men’s restrooms
- 3 sanitation stations

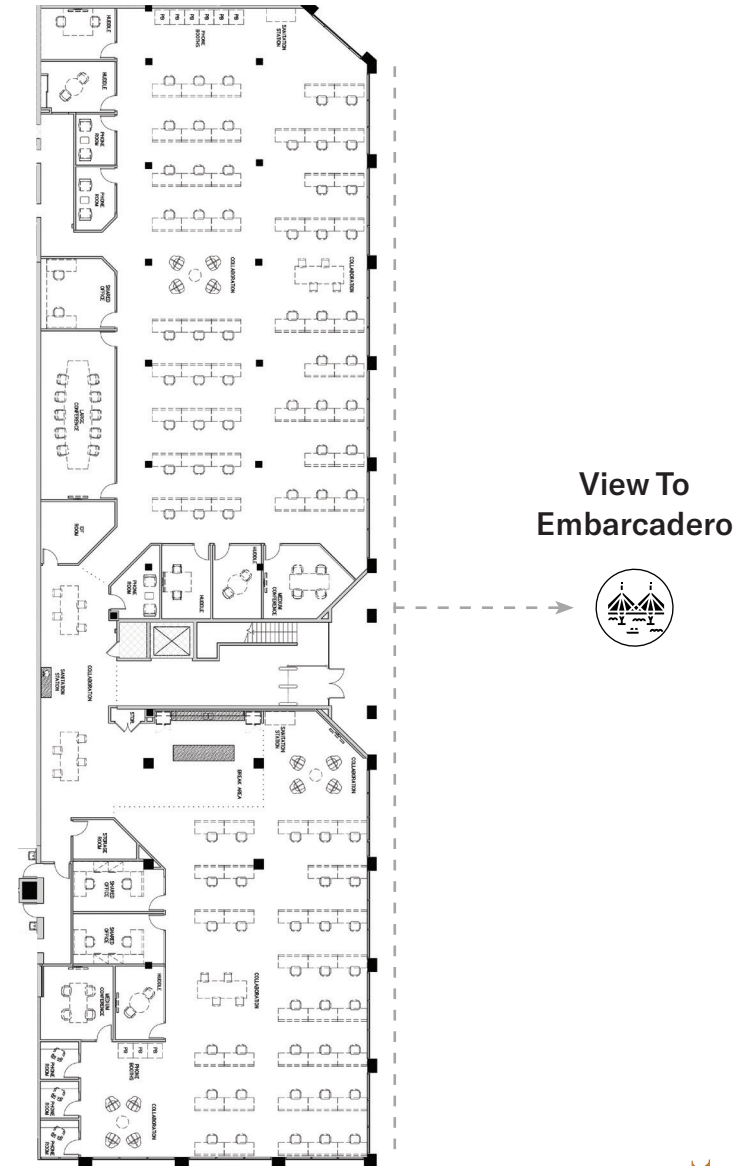
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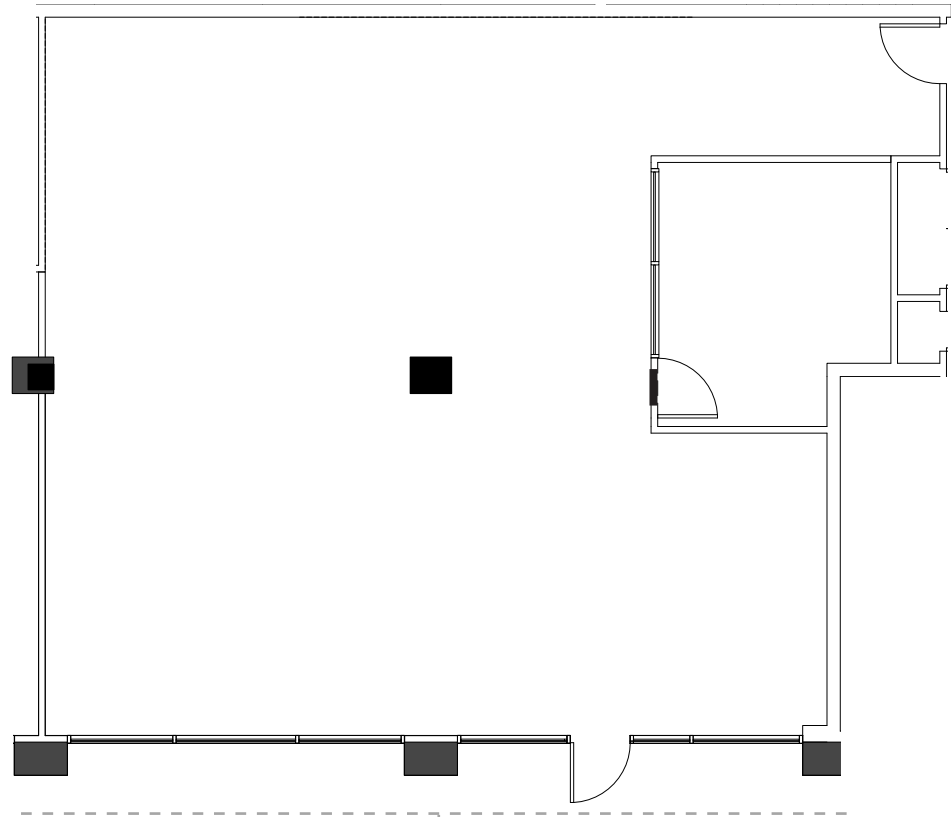
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## Creative Spec Suite With Garden & Arcade Outlooks

- Brand new creative spec suite be to completed by April 1, 2021!
- Open plan with 1 conference room
- Kitchen
- Private entrance off Pacific Avenue Mall.
- Floor to ceiling windows with outlooks over the newly landscaped gardens.



View To Garden

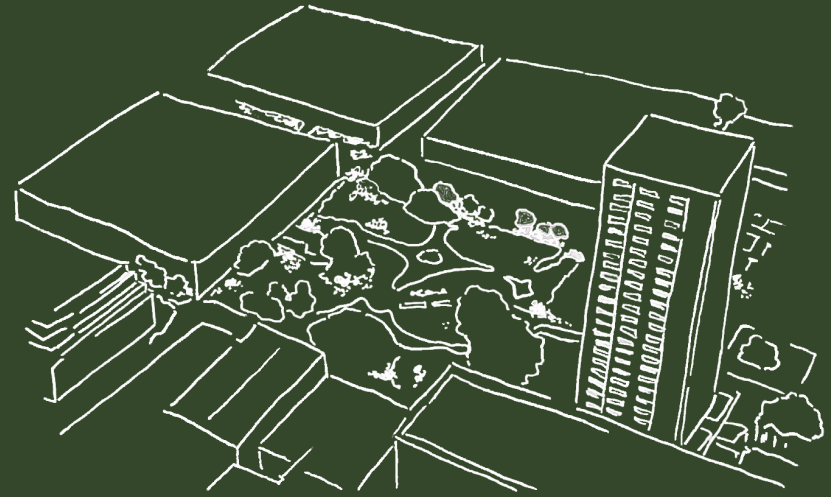


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Discover your  
ideal space.



LEASING

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