

the
BRANNANS

RETAIL SPACE FOR LEASE
AT 345 BRANNAN ST





Historic Character, Modern Design

The Brannan buildings are prominently located in the heart of SoMa, San Francisco's technology hub. They are just minutes away from South Park, a renovated urban outdoor community space, Oracle Park, landmark and home of the San Francisco Giants, and have easy access to and from the local transit CalTrain station.



CENTER OF EVERYTHING

Blocks from
transportation,
entertainment



INNOVATIVE NEIGHBORS

Downstairs from up
to 1,500 employees
daily



CAMPUS HIGHLIGHTS



KEY LOCATION

Located in the heart of SoMa



NEAR EVERYTHING

Walking distance to iconic SF landmarks and amenities



480,000 SF

Total campus



ROOF TOP GARDEN

Lounge high with the city skyline as your backdrop



24-HR SECURITY

Dedicated on-site management



PREPARED WORKPLACE

See how Kilroy has prepared our properties.

The Center of SoMa



central subway

BRANNAN STREET

345 BRANNAN

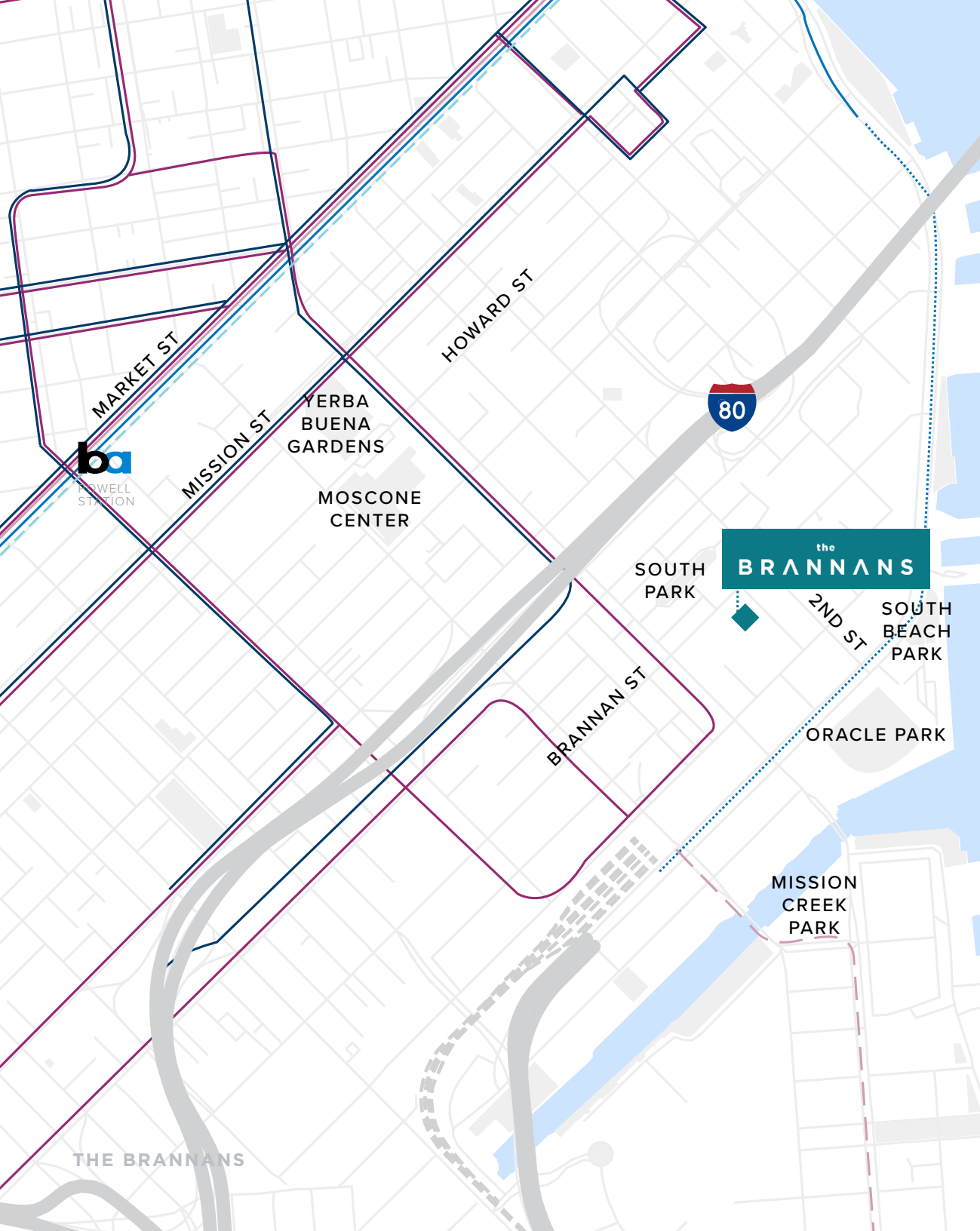
2ND STREET

INTERSTATE 80

BAY BRIDGE

ORACLE PARK

THE BRANNAN



To and From

- Three blocks to Caltrain, Southpark and Oracle Park
- Easy access to BART & MUNI
- Direct access to Highway 80 and 280

--- BART

— MUNI

— Local Bus 1, 5, 6, 9, 21, 38, 71

— F line (streetcar)

— Metro J, K, L, M, N, T lines

••••• Metro T line

— Limited, express bus 8X, 38L

Nearby Spots

dining + entertainment within 3 blocks



Dottie's
True blue café

GARAJE



MROAD

METREON



SAN FRANCISCO
MARLOWE
EST. 2010



saison



**SFMO
MA**



MOSCONE CENTER



THE BRANNANS



ALCHEMIST BAR & LOUNGE



THE BRANNANS

Near the Office

fitness + lodging within 3 blocks



Bay Bridge Inn

YOUR HOME AWAY FROM HOME IN THE HEART OF THE CITY



OMNI HOTELS
san francisco



**BARRY'S
BOOTCAMP**

FOUR SEASONS HOTEL
San Francisco



VIA
HOTEL-VIA
SAN FRANCISCO

W
SAN FRANCISCO

INTERCONTINENTAL
SAN FRANCISCO

345 BRANNAN ST OVERVIEW



SUSTAINABLE

WELL Health-Safety
Rated & LEED Platinum



320 SF

Space Availability



2015

Year Developed



CEILING HEIGHT

Up to 9'8"



92

Walking Score



5

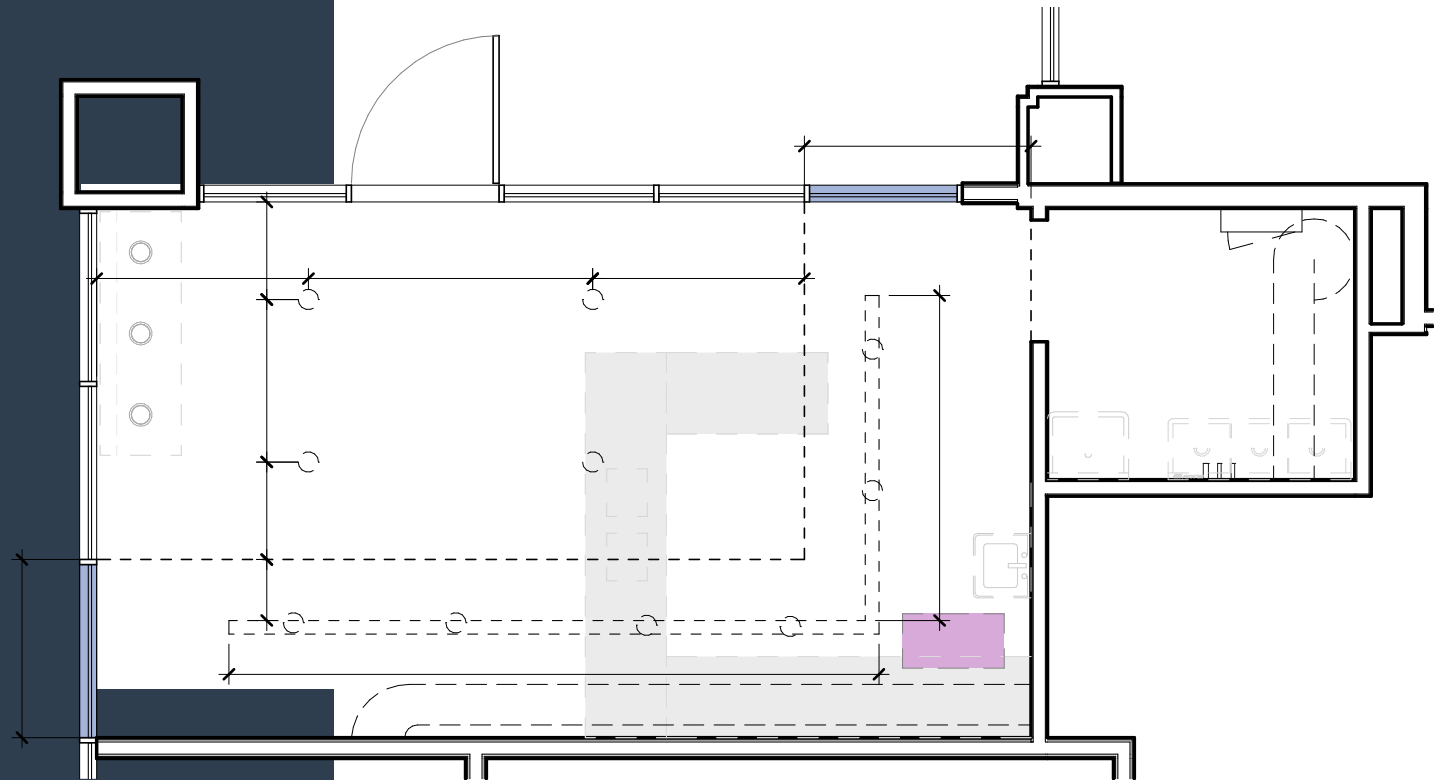
Floors



Floor Plan

345 Brannan Street, San Francisco

- 320 RSF
- Accessible, pedestrian-friendly ground floor retail space
- Massive window lines, giving a flood of natural light





ABOUT KILROY

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 23.6 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

KILROYREALTY.COM

#1 GRESB Company
in the Americas,
7 of last 8 yrs
Global Leader,
Listed Office
Global Leader, Listed
Office Development

100% LEED
Gold or Platinum
Developments

41% FITWEL
Certified
Portfolio

71% LEED
Certified
Portfolio

NAIOP
National
Developer of
the Year, 2020

NAREIT Leader
in the Light
Office Sector,
2014-2020

DOW JONES
SUSTAINABILITY
WORLD INDEX
Member,
2017-2020

Center for Active
Design **BEST IN**
BUILDING HEALTH
2019-2021

ENERGY STAR
Sustained
Excellence,
2016-2021

CLIMATE REGISTRY
Climate Leadership
Award, 2020

GREEN LEASE
LEADER
2014-2021
Gold Level,
2018-2021

BLOOMBERG
EQUALITY INDEX
Member, 2020-2021



KILROY

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use development projects, made of millions of stabilized and to-be-developed premium commercial square footage in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Pacific Northwest.

[kilroyrealty.com](https://www.kilroyrealty.com)

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