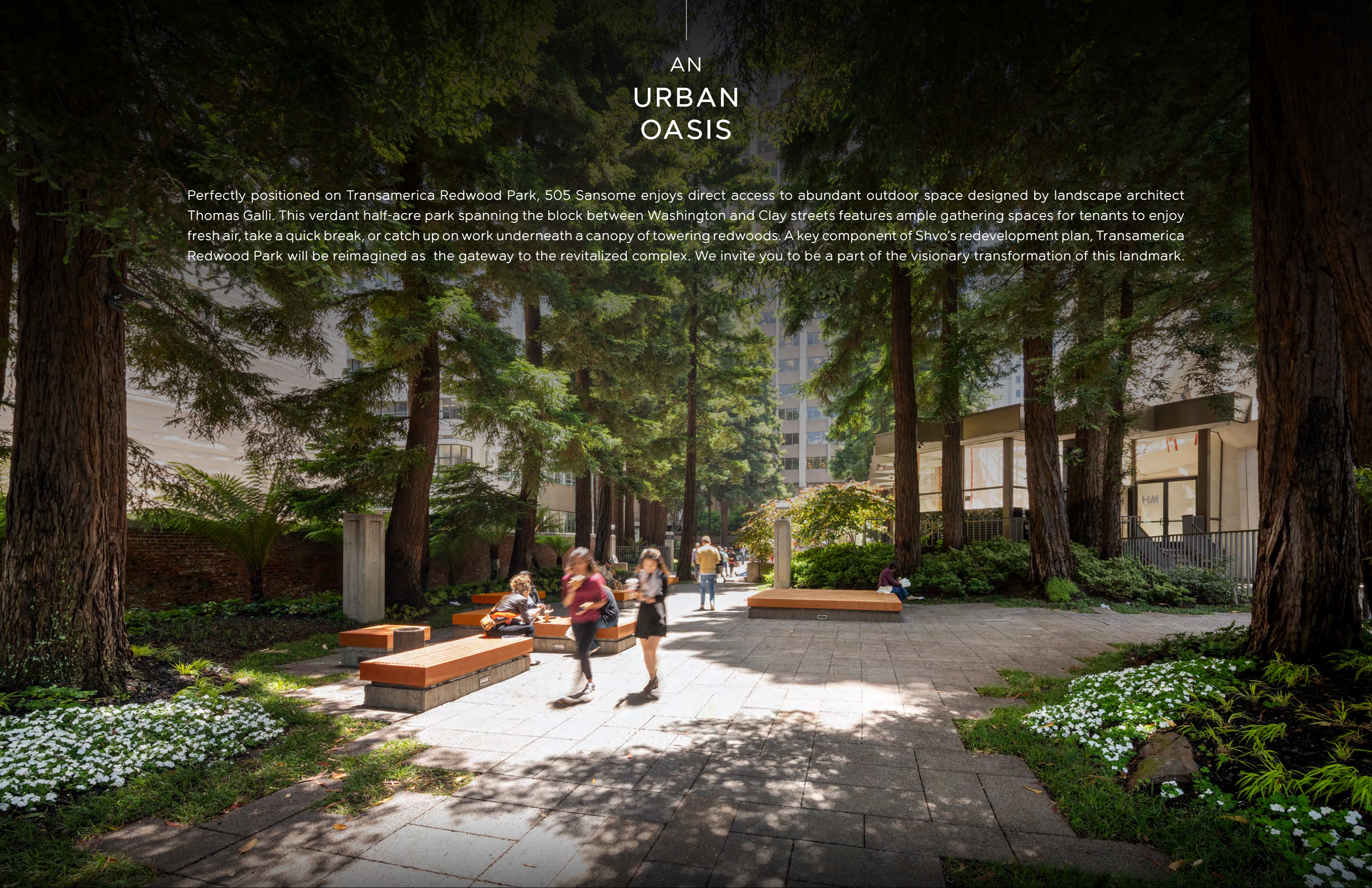


505 SANSOME

THE NEXT GENERATION



SHVO  JLL

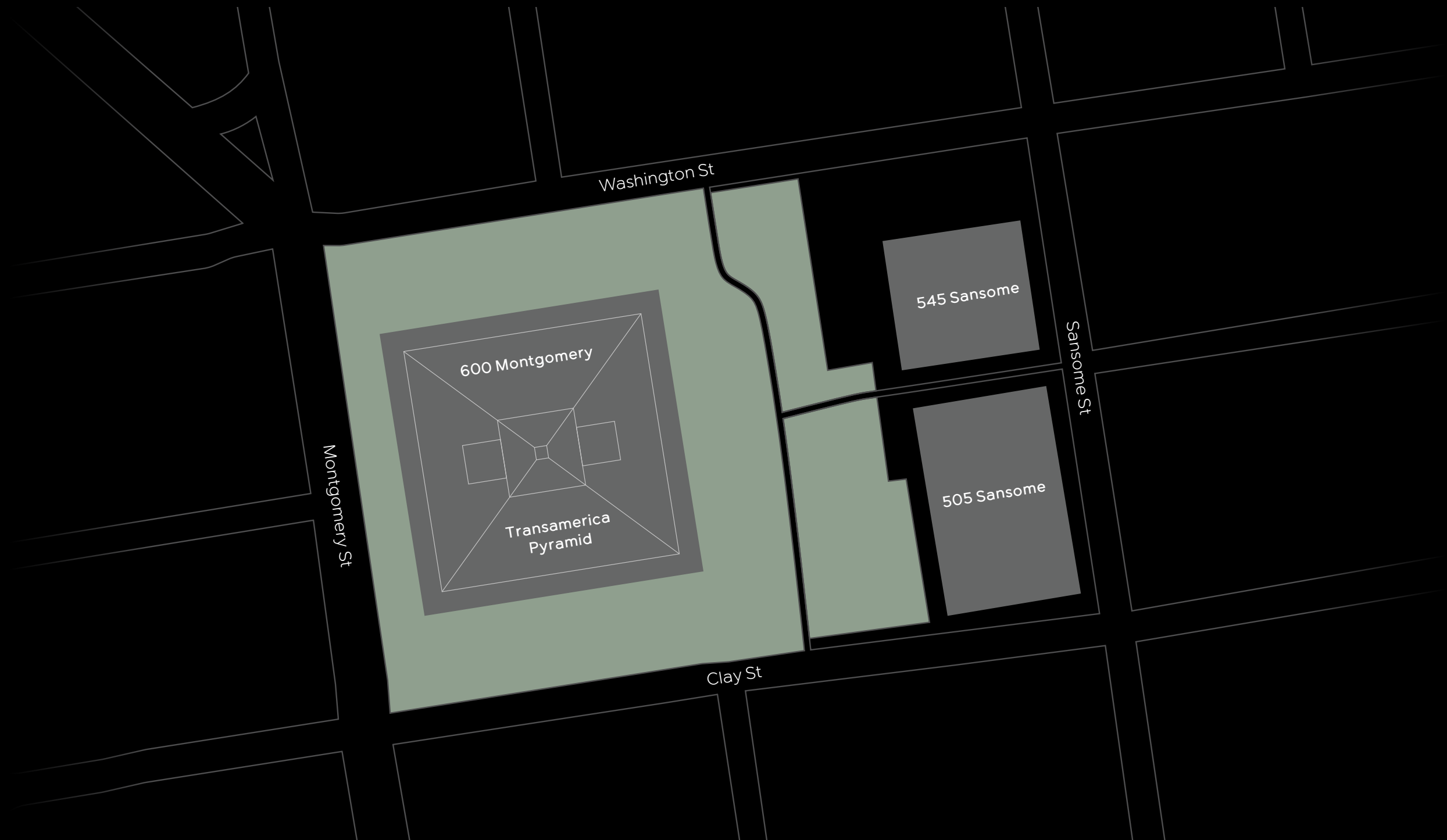


AN URBAN OASIS

Perfectly positioned on Transamerica Redwood Park, 505 Sansome enjoys direct access to abundant outdoor space designed by landscape architect Thomas Galli. This verdant half-acre park spanning the block between Washington and Clay streets features ample gathering spaces for tenants to enjoy fresh air, take a quick break, or catch up on work underneath a canopy of towering redwoods. A key component of Shvo's redevelopment plan, Transamerica Redwood Park will be reimagined as the gateway to the revitalized complex. We invite you to be a part of the visionary transformation of this landmark.

SITE PLAN

The Transamerica Pyramid Center covers an entire city block and includes three buildings – the Transamerica Pyramid, the office building at 505 Sansome Street, and an office redevelopment site at 545 Sansome Street. Anchoring all three buildings is the Transamerica Redwood Park, an urban oasis featuring a grove of mature redwood trees shading public open space. SHVO plans to execute a renovation project to provide first-class amenity and state-of-the-art spaces throughout.



BUILDING HIGHLIGHTS

- Designed by famed architecture firm William L. Pereira & Associates, which helped define California’s distinctive modernism in the second half of the 20th century
- 505 Sansome’s lobby features a two-story Wintergarden Atrium and direct access to Transamerica Redwood Park
- Adjacent Transamerica Redwood Park features gathering spaces with towering redwood trees transplanted from the nearby Santa Cruz Mountains that anchor the full city block site

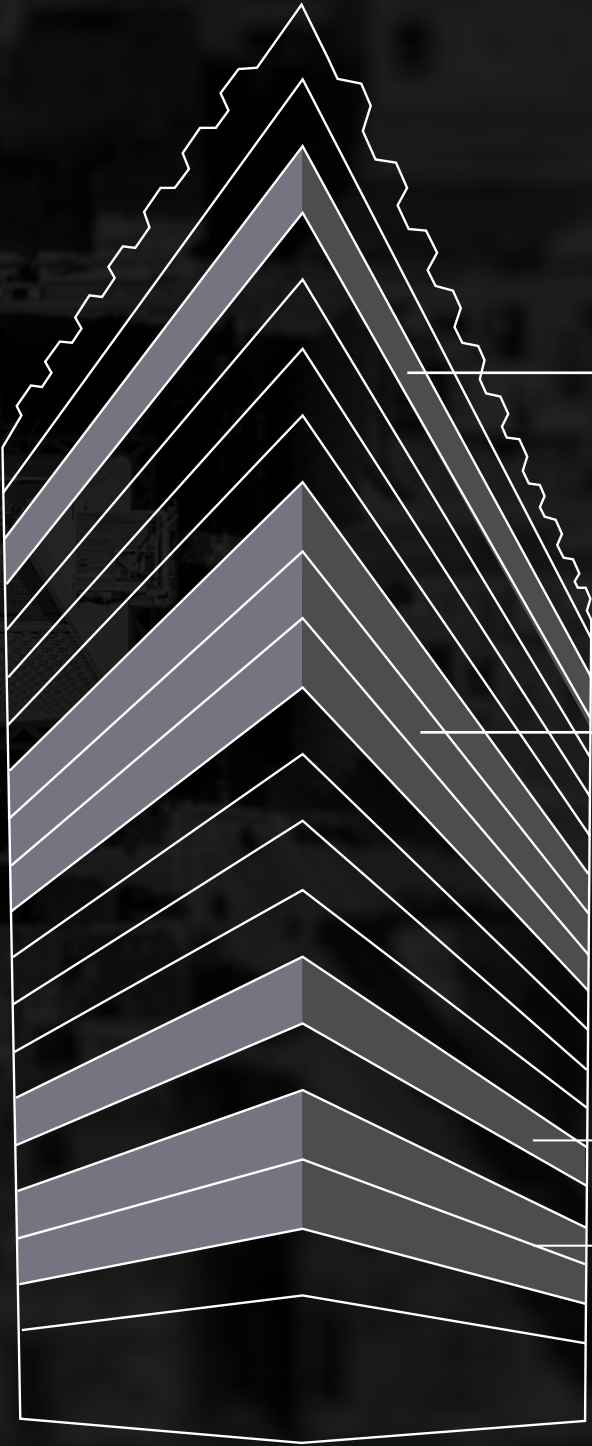
BUILT 1981	SLAB HEIGHT Typical Floor-to-Floor: 11'	AMENITIES Fitness Center (Transamerica Pyramid) Bicycle Storage Showers Conferencing
HEIGHT 20 Floors / 263 FT	SECURITY 24/7 manned lobby	PARKING (Transamerica Pyramid) 230 stall garage 24/7 access EV Charging Valet and carwash service
SIZE 191,142 RSF	ELEVATORS 5 passenger dispatch elevators 1 swing freight elevator	
FLOOR PLATES Range from ± 9,000 RSF to ± 10,600 RSF		



ENERGY STAR
Score 89



LEED CERTIFIED
Platinum



FLOOR 19
3,139 RSF
Suite 1950 – Shell Condition

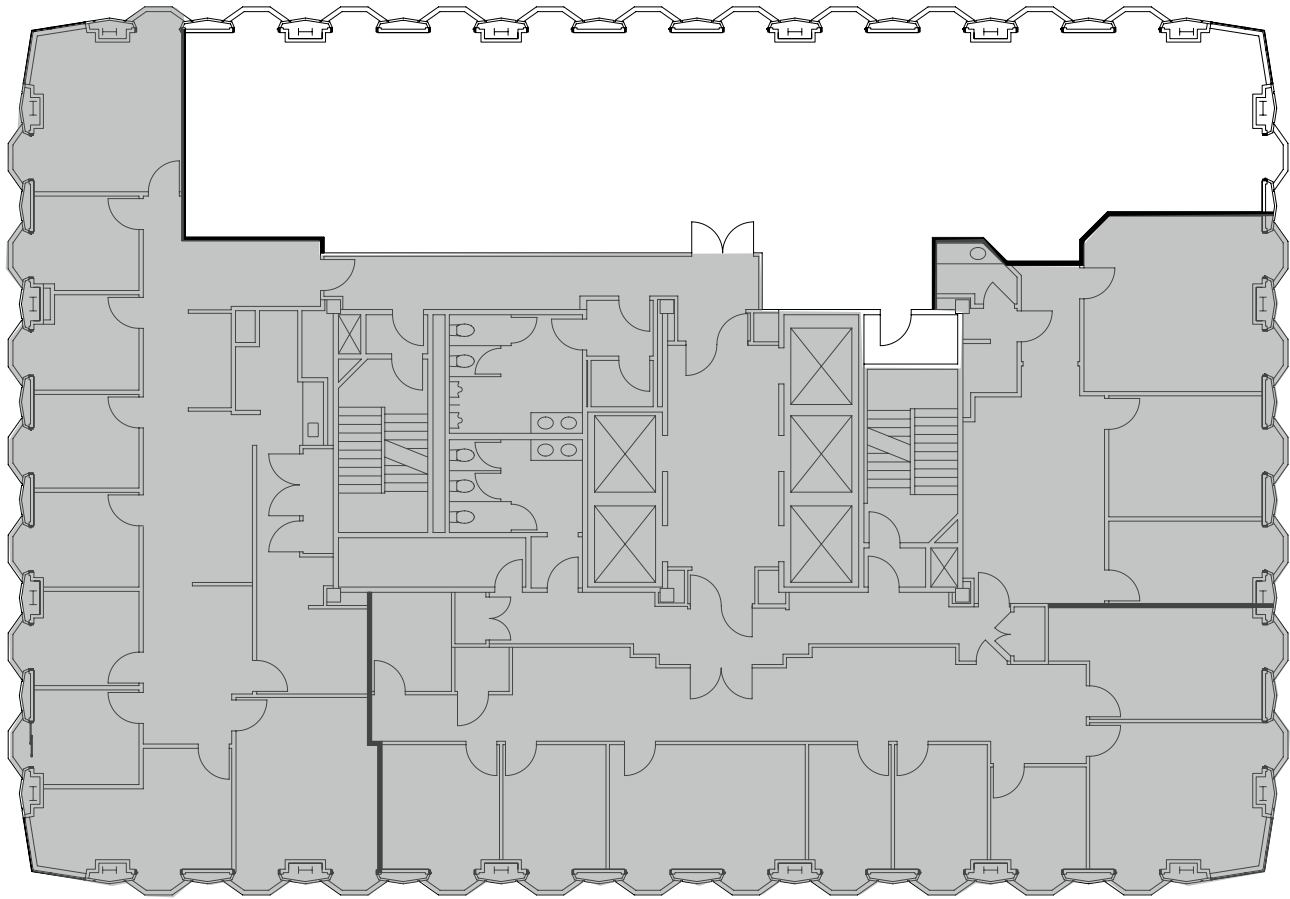
FLOORS 11-14
10,460 RSF/Floor
3 Full Floor Stack Opportunity

FLOOR 6
10,460 RSF
Full Floor

FLOORS 3-4
Suite 425 – 2,433 RSF
Suite 400 – 2,819 RSF
Suite 300 – 6,336 RSF

19TH FLOOR

3,139 RSF

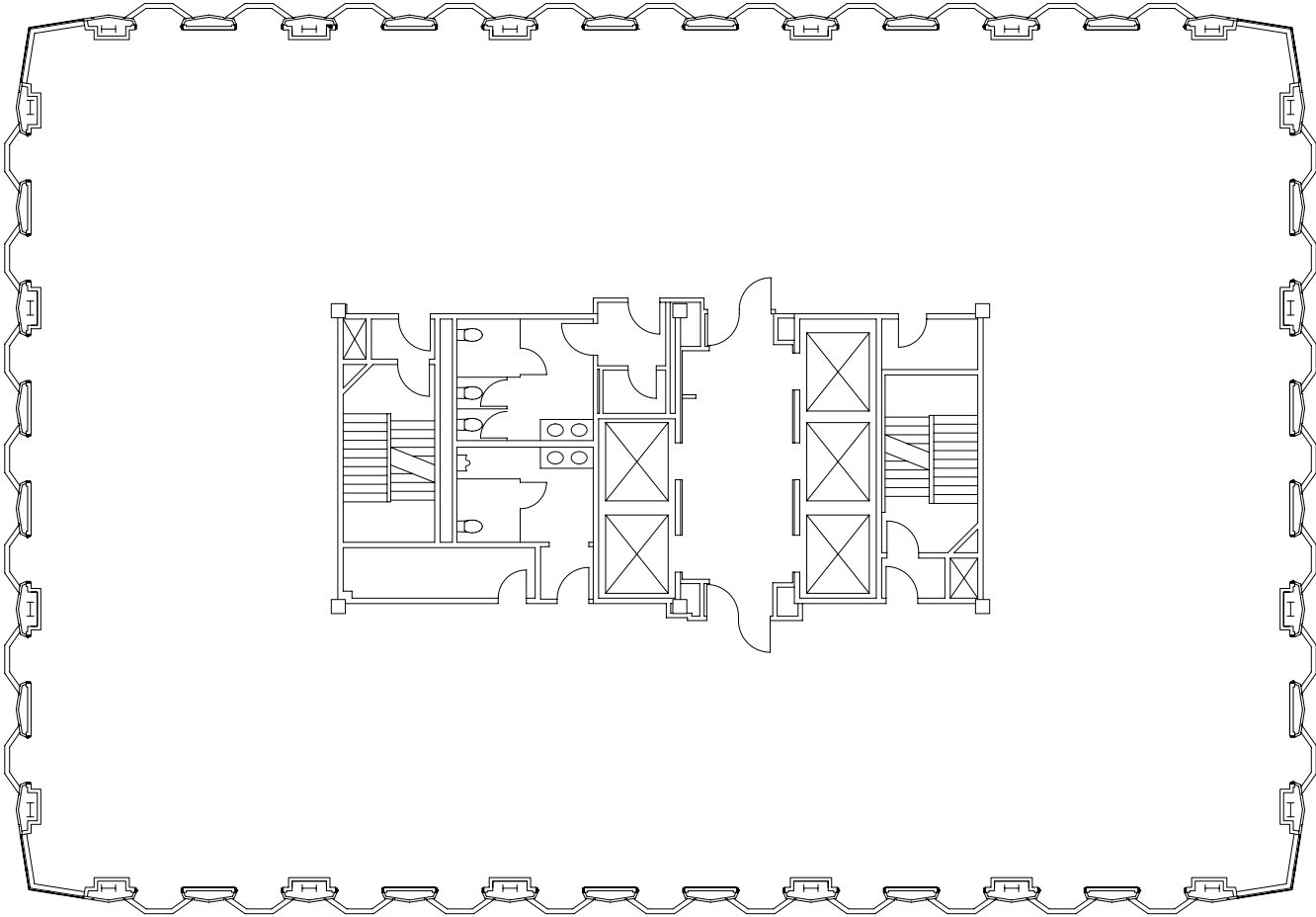


SUITE 1950

Available now
To be delivered in shell condition
Northern Bay views

14TH FLOOR

10,460 RSF



14TH FLOOR

Available now
Full floor opportunity
To be delivered in shell condition



www.pyramidcenter.com
www.shvo.com

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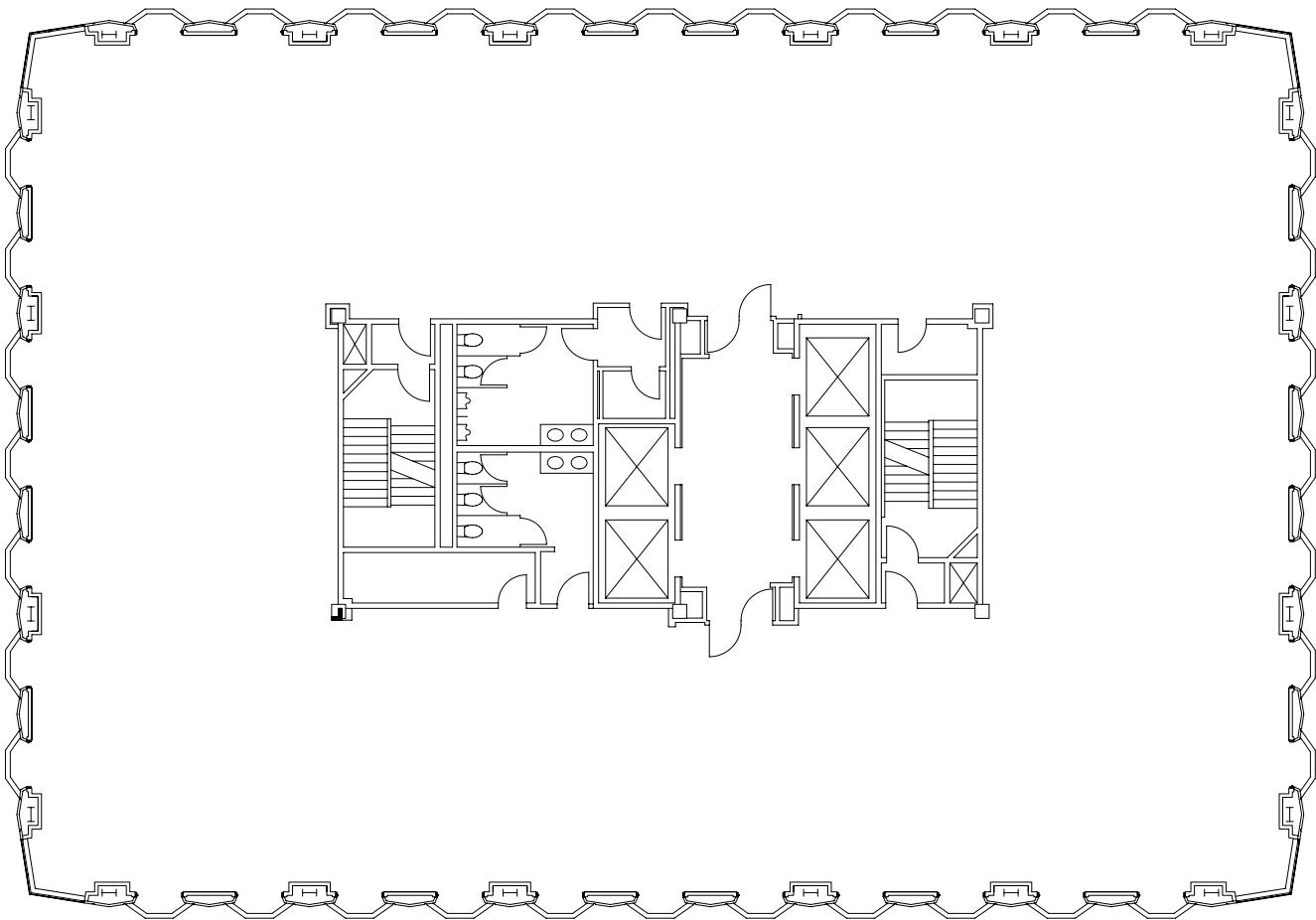
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12TH FLOOR

10,460 RSF

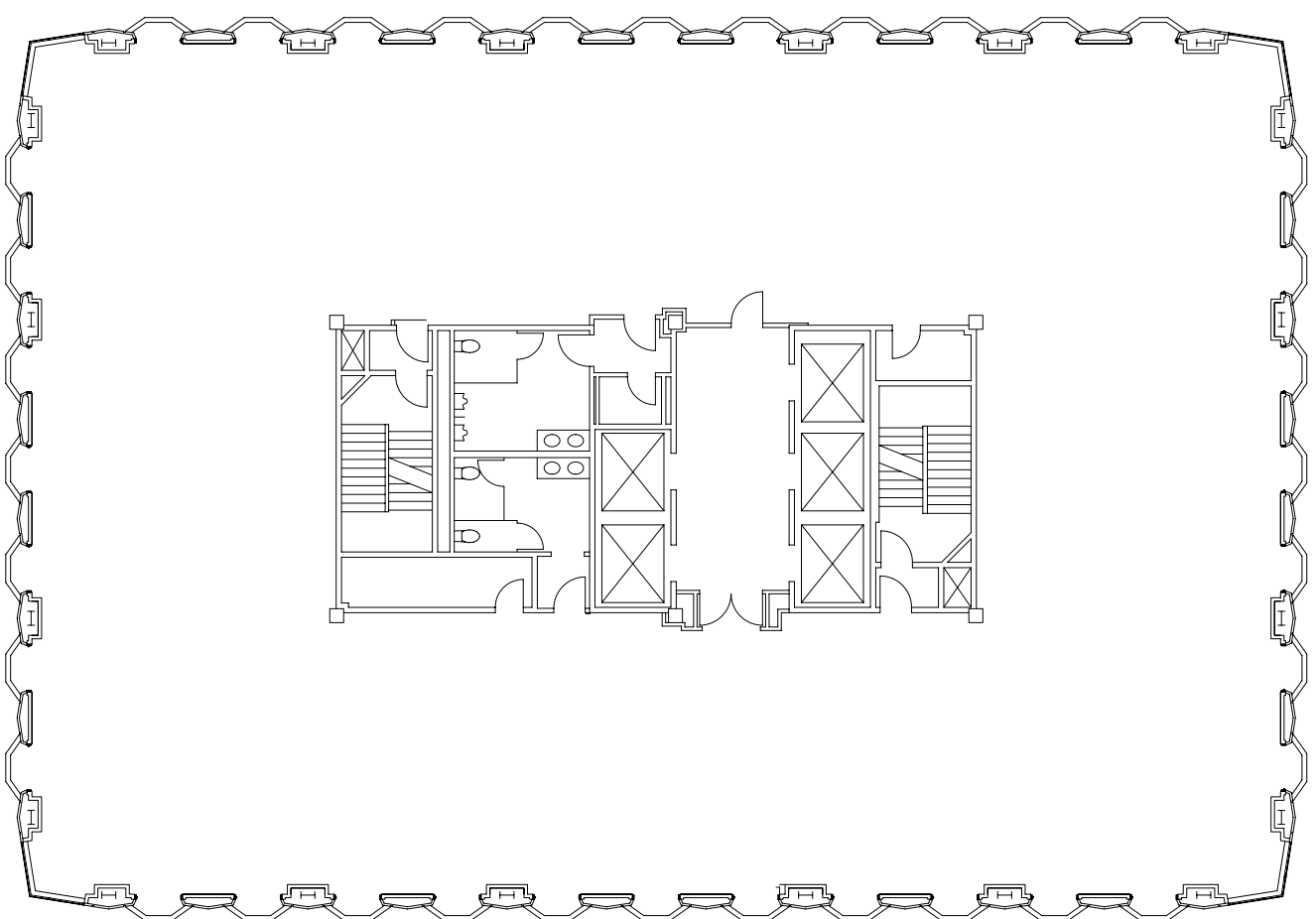


12TH FLOOR

Available now
Full floor opportunity
To be delivered in shell condition

11TH FLOOR

10,460 RSF



11TH FLOOR

Available now
Full floor opportunity
To be delivered in shell condition



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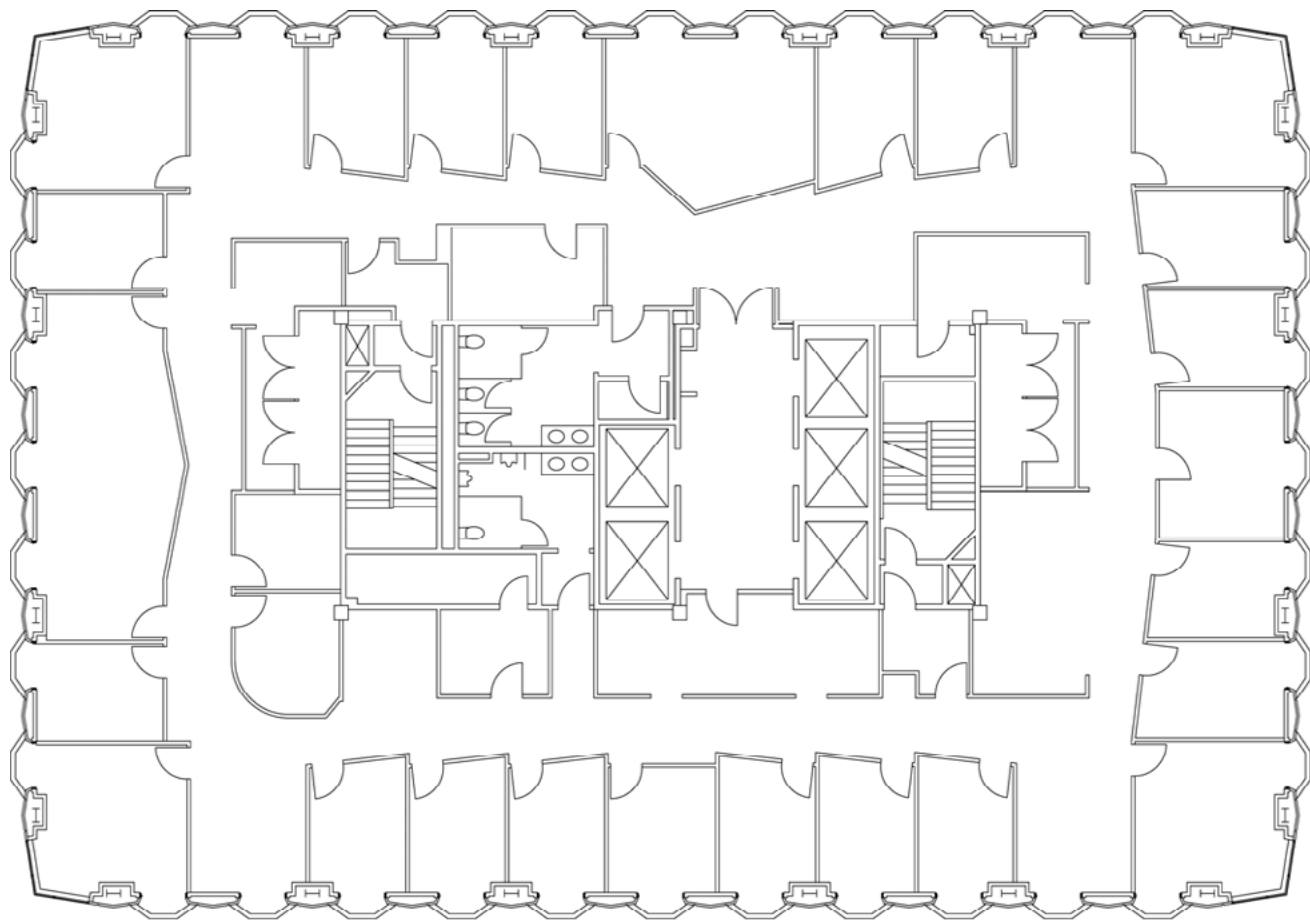
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6TH FLOOR

10,460 RSF



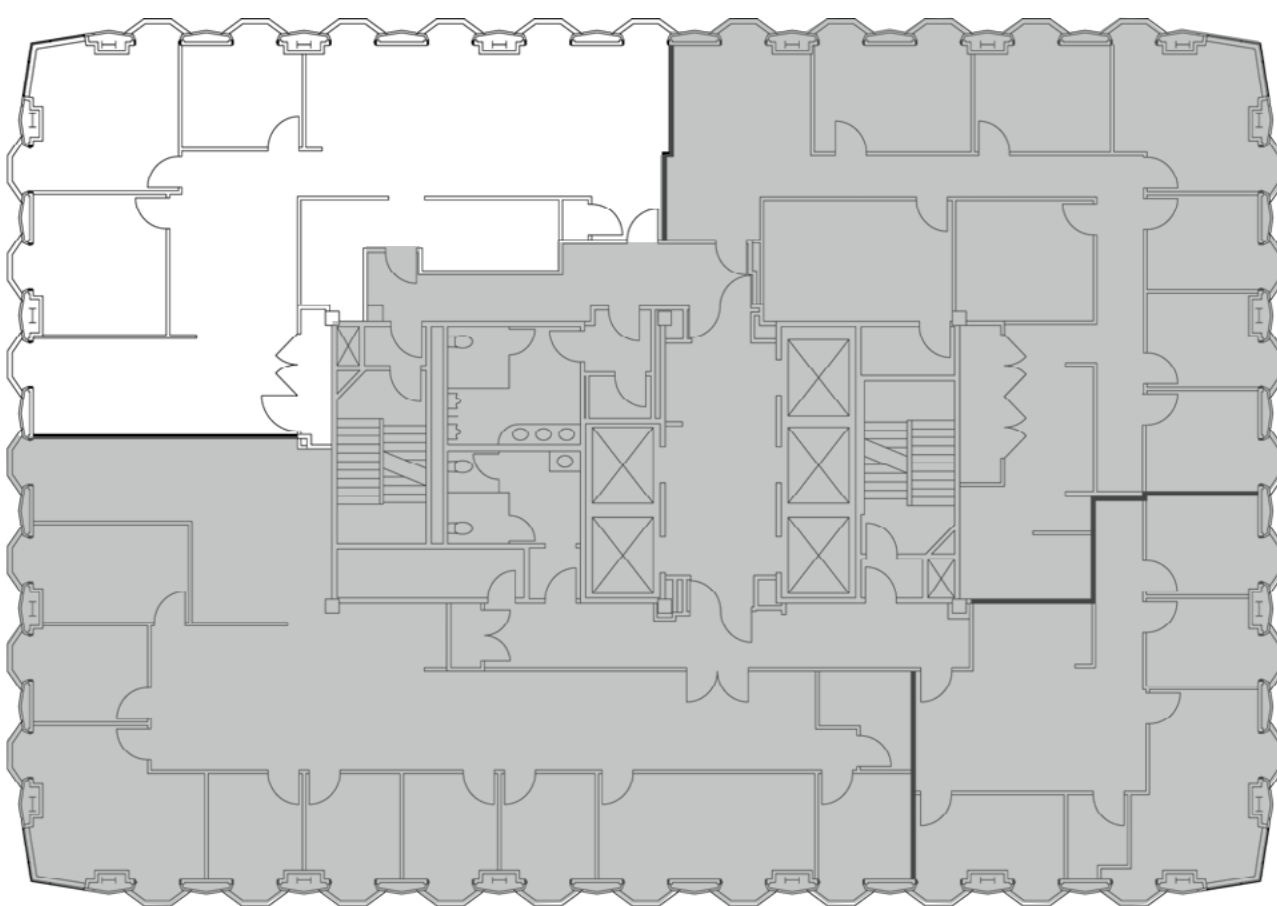
6TH FLOOR

- Available now
- Full floor opportunity
- Private office intensive
- 22 Window line private offices

- 1 Large boardroom
- 1 Large conference room
- 4 Interior huddle rooms

4TH FLOOR

2,433 RSF



SUITE 425

- Available now
- Can be combined with Suite 400 for a total of 5,285 RSF

- 3 Window line private offices / conference rooms
- Open space



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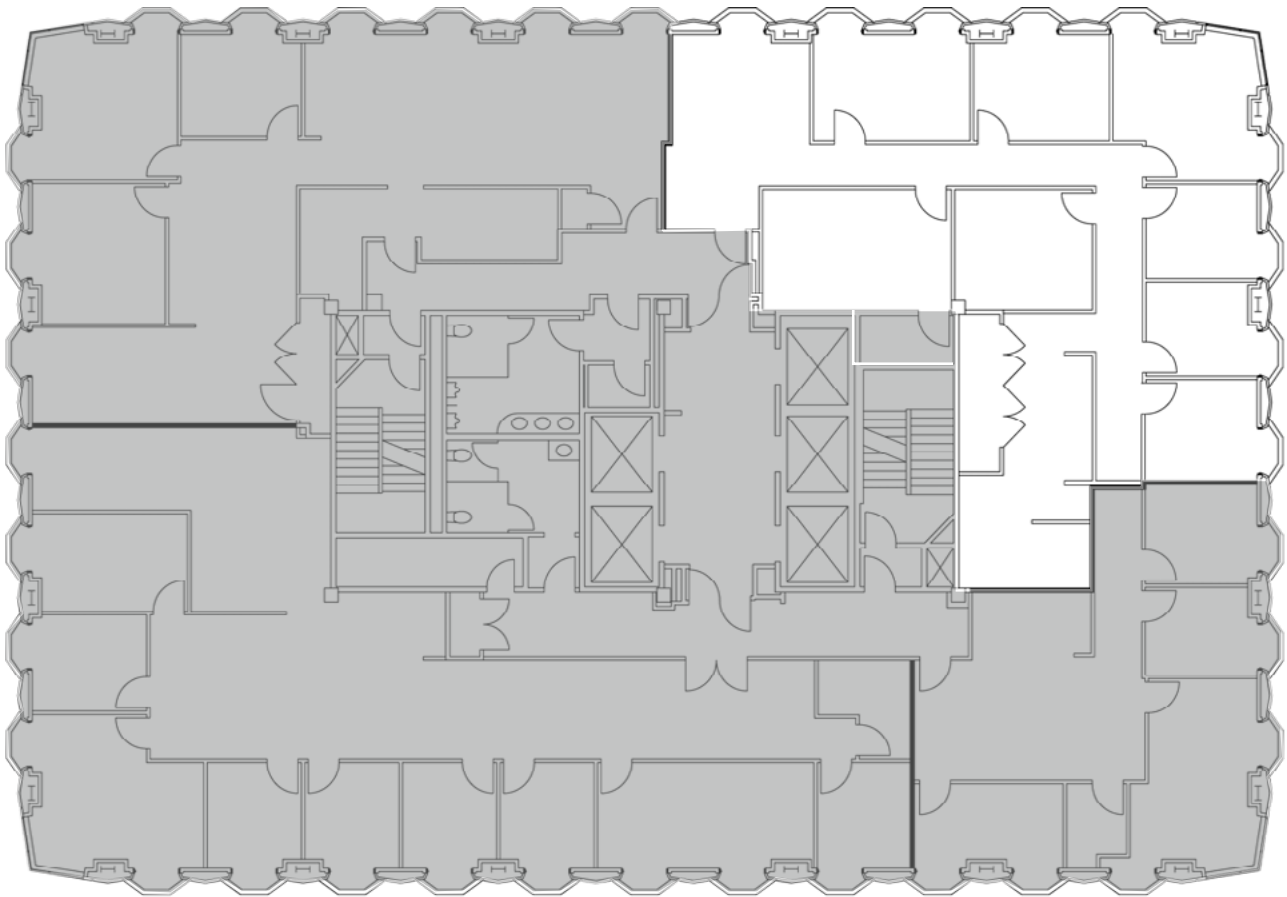
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4TH FLOOR

2,819 RSF



SUITE 400

Available now

Can be combined with Suite 425
for a total of 5,285 RSF

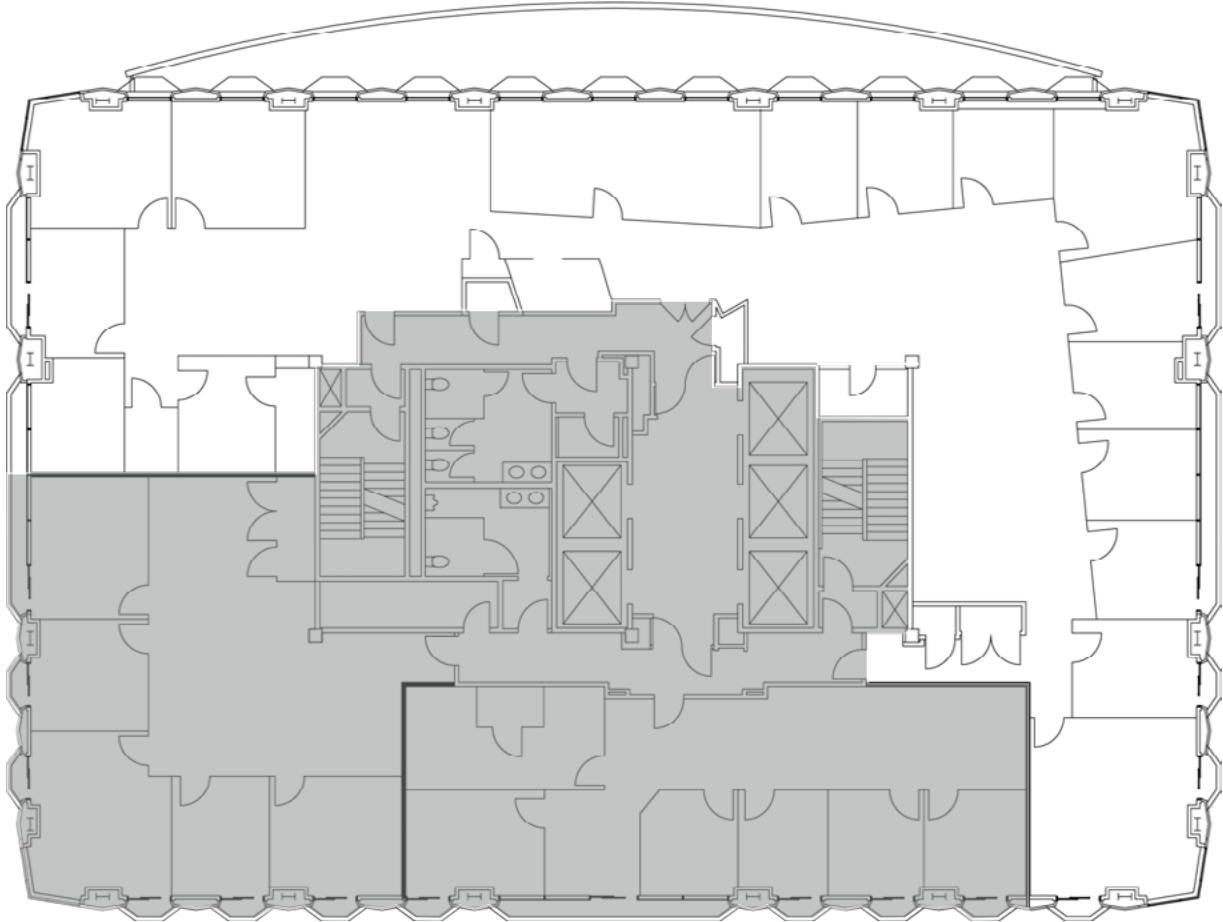
6 Window line private offices

1 Large conference room

1 Internal private office/
conference room

3RD FLOOR

6,336 RSF



SUITE 300

Available now

11 Window line private offices

1 Boardroom

2 Medium conference room



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THE CENTER OF THE CITY

Located at the intersection of San Francisco's North Financial and Jackson Square Districts, 505 Sansome is surrounded by world-class hotels, shopping and dining and is just minutes away from BART, Muni, and ferry terminals.

60+
RESTAURANTS
& CAFES

22+
RETAIL

10
HOTELS

5
GYMS

4 BLOCKS
FROM

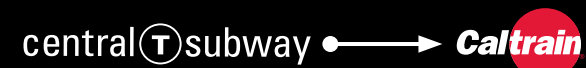


centralTsubway



CENTRAL T SUBWAY EXTENSION:

upon completion in Spring 2022, the commute from North FiDi to Caltrain will lower from 20 to 8 Minutes



EMBARCADERO STATION DESTINATIONS:

OAKLAND (7 Min)

SAN FRANCISCO INT'L AIRPORT (32 Min)

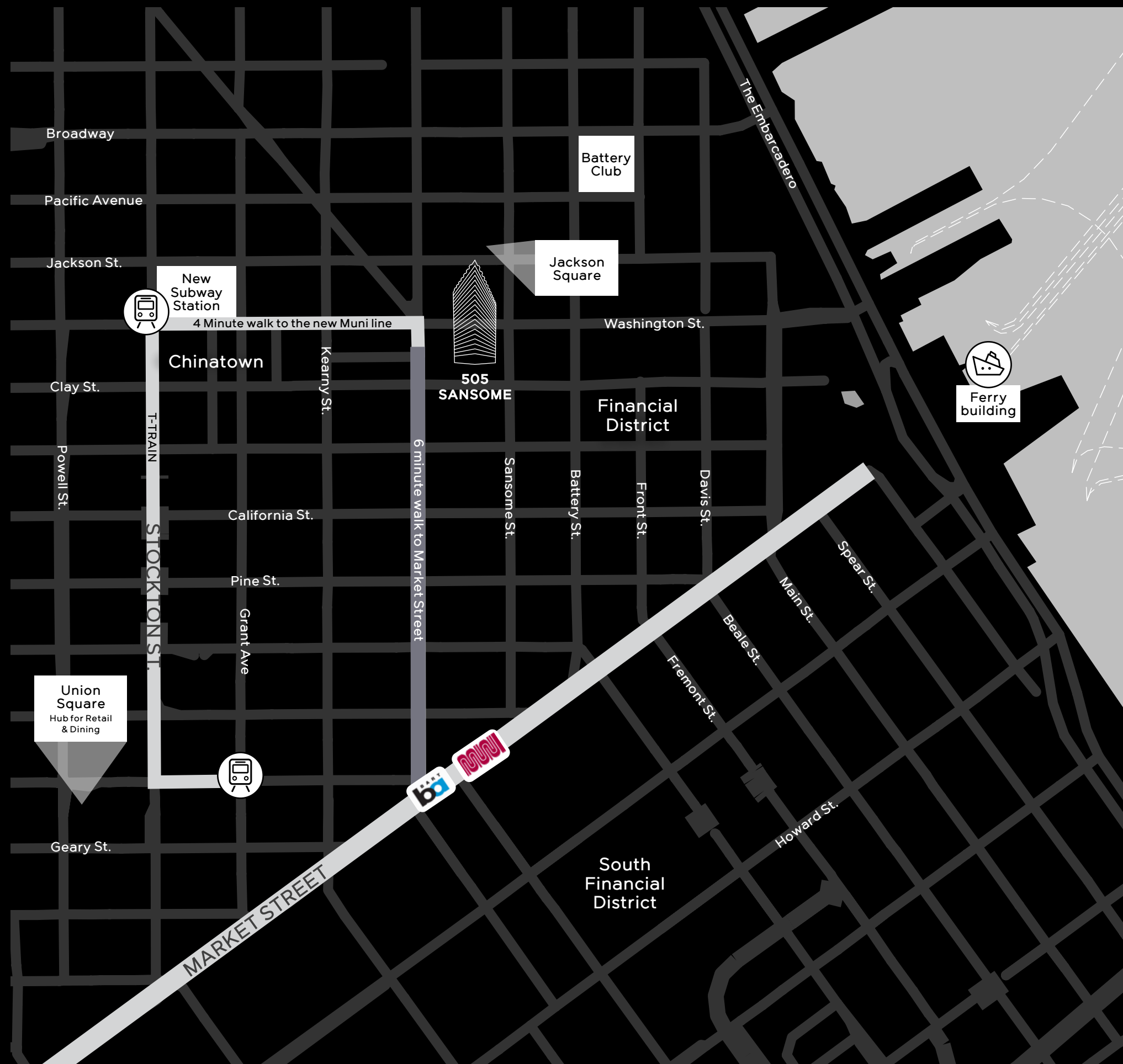
WALNUT CREEK (EXECUTIVE HOUSING) (33 Min)

OAKLAND INTERNATIONAL AIRPORT (33 Min)

2.5M
RIDERS

100
TRANSIT SCORE

99
WALK SCORE



ABOUT SHVO

SHVO is a real estate investment firm built on the vision of the firm's founder and CEO, Michael Shvo, to create culture defining experiences in iconic properties. SHVO has a proven track record of setting a standard that others follow, acquiring and managing, super-prime assets that result in extraordinary value for investors.

Leveraging a deep understanding of market fundamentals, insights into global trends, operational excellence, and top-tier talent, SHVO is best-in-class at unlocking value in every project the company undertakes. This record of increasing demand while achieving premiums has secured investment from the world's most selective institutional investors.



"We're proud to become the stewards of the Transamerica Pyramid and its brand – the most famous and recognizable skyscraper on the West Coast, and one of the most memorable office towers in the world. It's a classic building for all time that mirrors the forward-looking spirit of the Bay Area and of our own company. We're thrilled to bring this property into its next renaissance."

- Michael Shvo, Chairman and CEO





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