

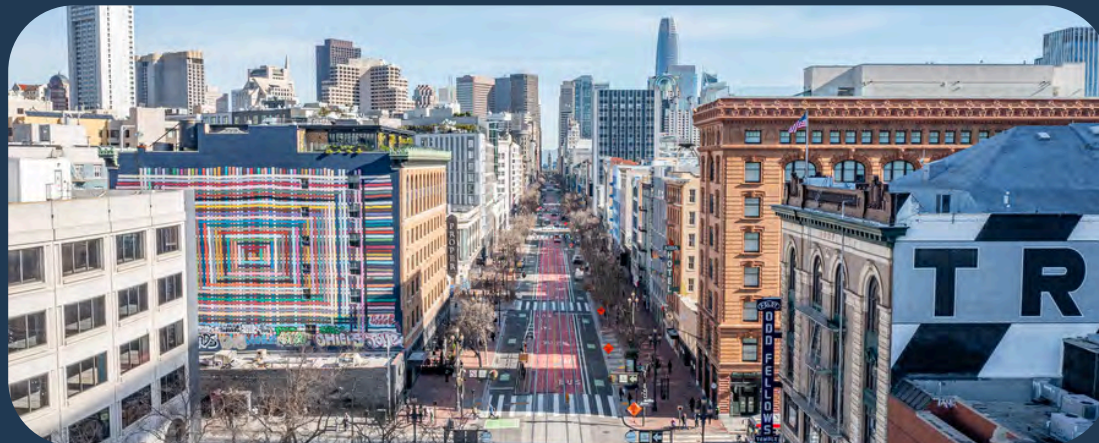


GROUND MATRIX

1128 MARKET

*Full Building
For Sale or Lease*

- +/- 63,750 SQFT OF OFFICE
- +/- 10,204 SQFT OF RETAIL
- +/- 12,750 SQFT FLOORS
- LEASE RATE: \$32/SF FSG
- SALE PRICE: CALL AGENTS
- IMMEDIATELY AVAILABLE



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1128

UNITED NATIONS PLAZA HQ

MARKET ST

San Francisco, CA 94102



GROUND MATRIX

FOR LEASE OR SALE | OFFICE BUILDING

Property Summary



PROPERTY DESCRIPTION

Nestled in the heart of San Francisco's dynamic Mid-Market corridor in United Nations Plaza, **1128 Market Street** offers a premier leasing opportunity in one of the city's most sought-after commercial districts. This high-visibility property boasts **an iconic presence** along Market Street, with **a prime retail** that benefits from heavy foot traffic, excellent transit access, and a thriving mix of neighboring businesses, City Hall, tech hubs, and cultural landmarks.

PROPERTY HIGHLIGHTS

- Whole Building or Full Floor Lease Options
- Premier Visibility on Market Street with Signage Opportunity
- New Modern Lobby Entrance
- Direct Access to BART/MUNI
- Commercial Kitchen Infrastructure on 6th Floor

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OFFERING SUMMARY

Building Size:	+/- 76,500 Square Feet
Typical Floor Plate:	+/- 12,750 Square Feet
Delivery:	Immediate
Lease Rate:	\$32/SQFT/Year - Full Service
Sale Price:	Call For Pricing

SUITE	LEASE RATE	SUITE SIZE
Suite 100	\$32/SQFT/Year	+/- 5,142 SQFT
Suite 150	\$32/SQFT/Year	+/- 5,062 SQFT
2nd Floor	\$32/SQFT/Year	+/- 12,750 SQFT
3rd Floor	\$32/SQFT/Year	+/- 12,750 SQFT
4th Floor	\$32/SQFT/Year	+/- 12,750 SQFT
5th Floor	\$32/SQFT/Year	+/- 12,750 SQFT
6th Floor	\$32/SQFT/Year	+/- 12,750 SQFT

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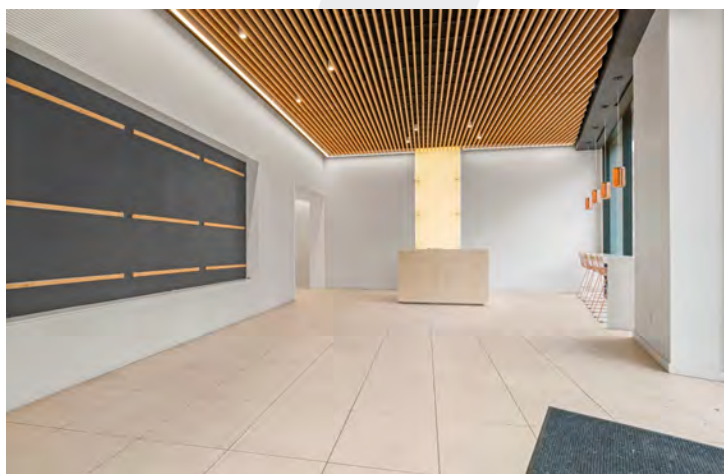
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Building Photos



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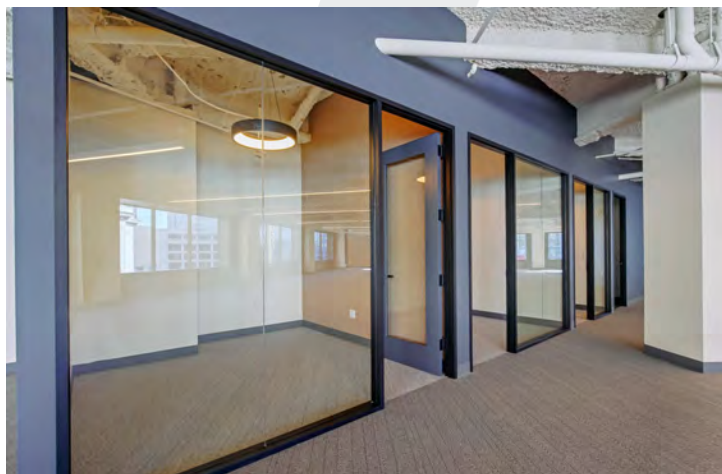
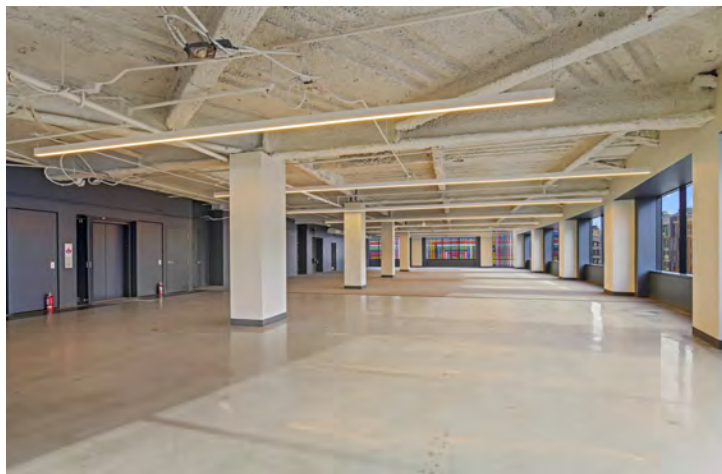
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5th Floor Spec Suite

**SUITE DESCRIPTION**

The 5th Floor has been improved for immediate occupancy. Thoughtfully designed with an open floor plan with several meeting rooms, the space is filled with light from large windows over-looking United Nations Plaza and Market Street.

SUITE DETAILS

- High ceilings and abundant natural light
- Polished concrete at elevator landing for reception
- New carpet in either direction for open office use
- Four (4) conference rooms
- Three (3) bathrooms
- Full HVAC
- Modern light fixtures
- Move-in ready

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6th Floor

**SUITE DESCRIPTION**

The 6th Floor is the top floor of the building. This suite is primarily in shell condition but uniquely offers the infrastructure of a commercial kitchen already in place. Users can take advantage of the sunk cost while offering a food service or amenity for their organization, with a great view of the United Nations Plaza.

SUITE DETAILS

- High ceilings and abundant natural light
- Permitted commercial kitchen with hood
- Plumbing infrastructure for the kitchen, drains and sinks
- Two (2) Large walk-in Refrigeration/Freezer units
- Two (2) bathrooms
- Full HVAC

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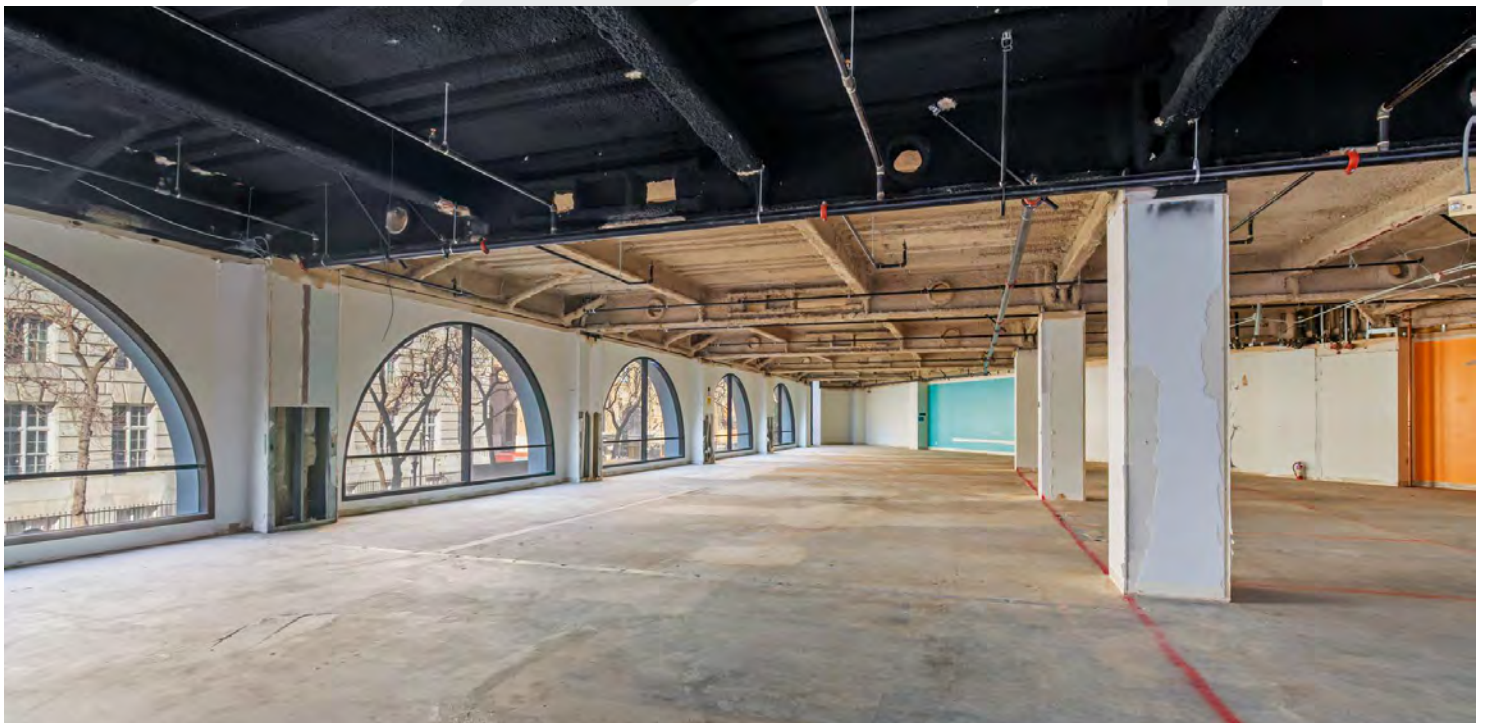
Floors 2-4

FLOOR DESCRIPTIONS

Floors 2-4 are a blank canvas, ready for custom build-outtailored to meet your unique business needs. Delivered improved or in shell condition, these floors offer the flexibility to create a workspace or commercial environment that aligns with your vision.

Each floor is easily accessible directly from the elevator landing and features an expansive window line stretching across 7th Street, Market Street, and Leavenworth, flooding the space with natural light and providing stunning city views.

This is your opportunity to design a space that works for you—now and into the future. Let your creativity shape a modern, functional environment that supports your success.



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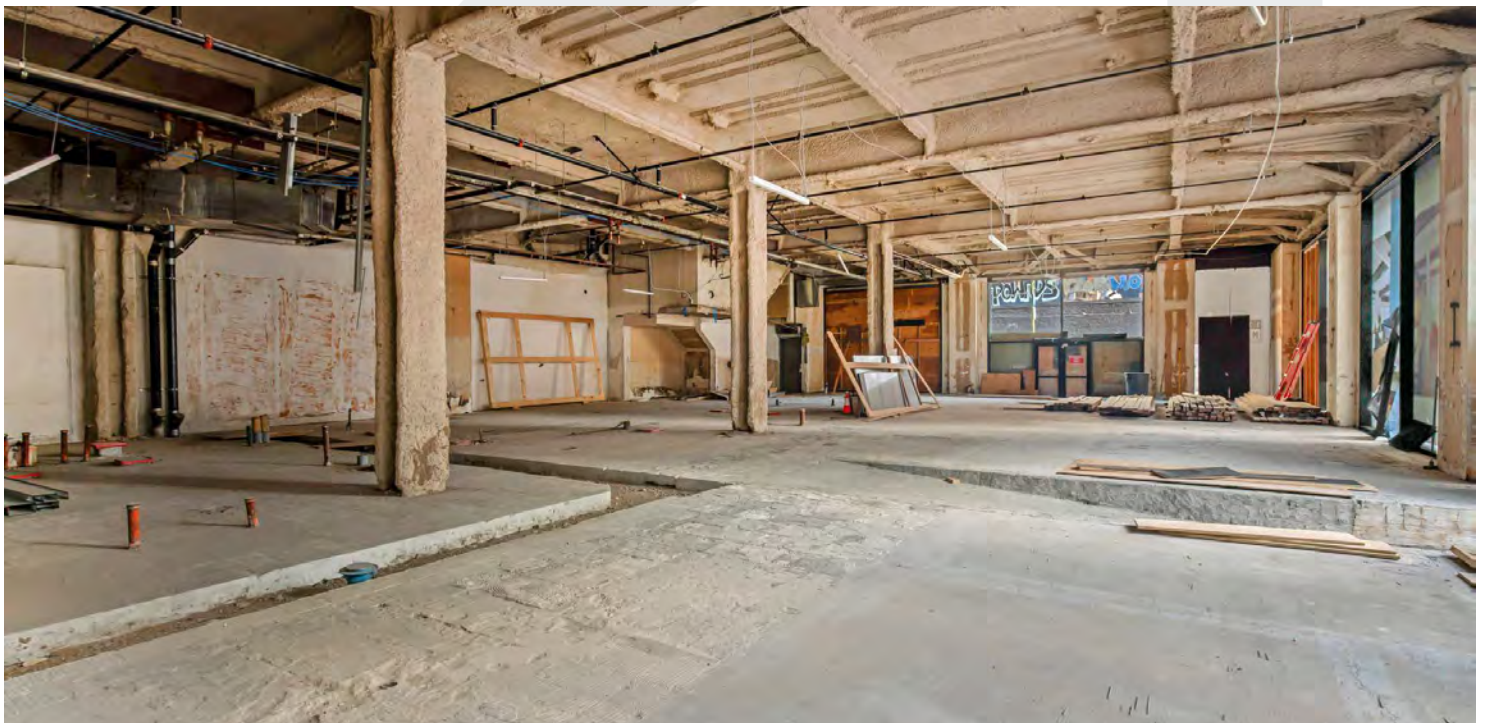
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Ground Floor | Suites 100/150

FLOOR DESCRIPTIONS

Discover an unparalleled opportunity, where two expansive ground-floor suites, each approximately 5,000 square feet, offer exceptional visibility and prime frontage facing United Nations Plaza. With soaring ceilings, flexible layouts, and a steady stream of pedestrian traffic, these spaces are ideal for service organizations, retail, or experiential concepts looking to make a lasting impression in San Francisco's dynamic Mid-Market district



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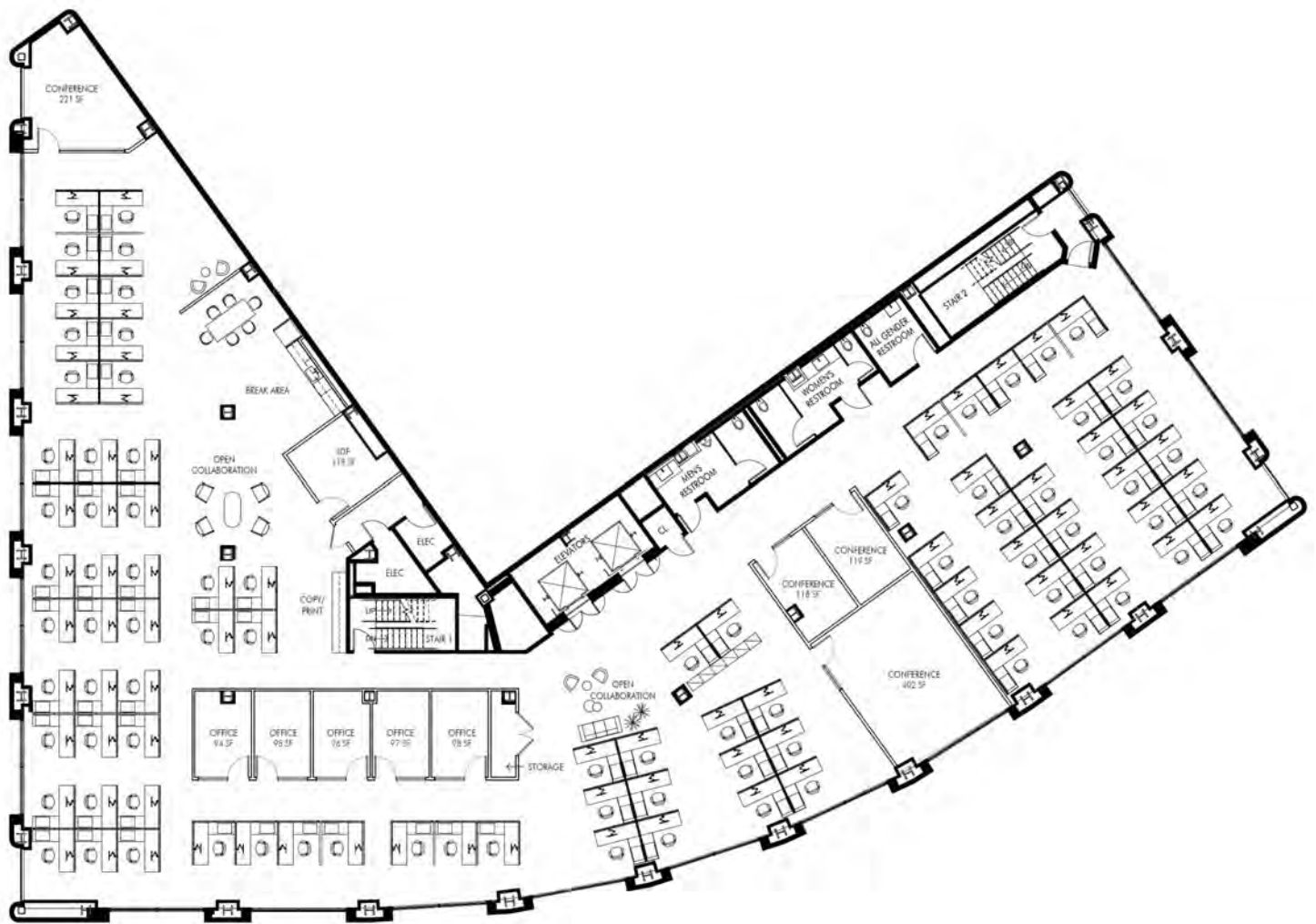
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Tenant Improvement - Test Fit



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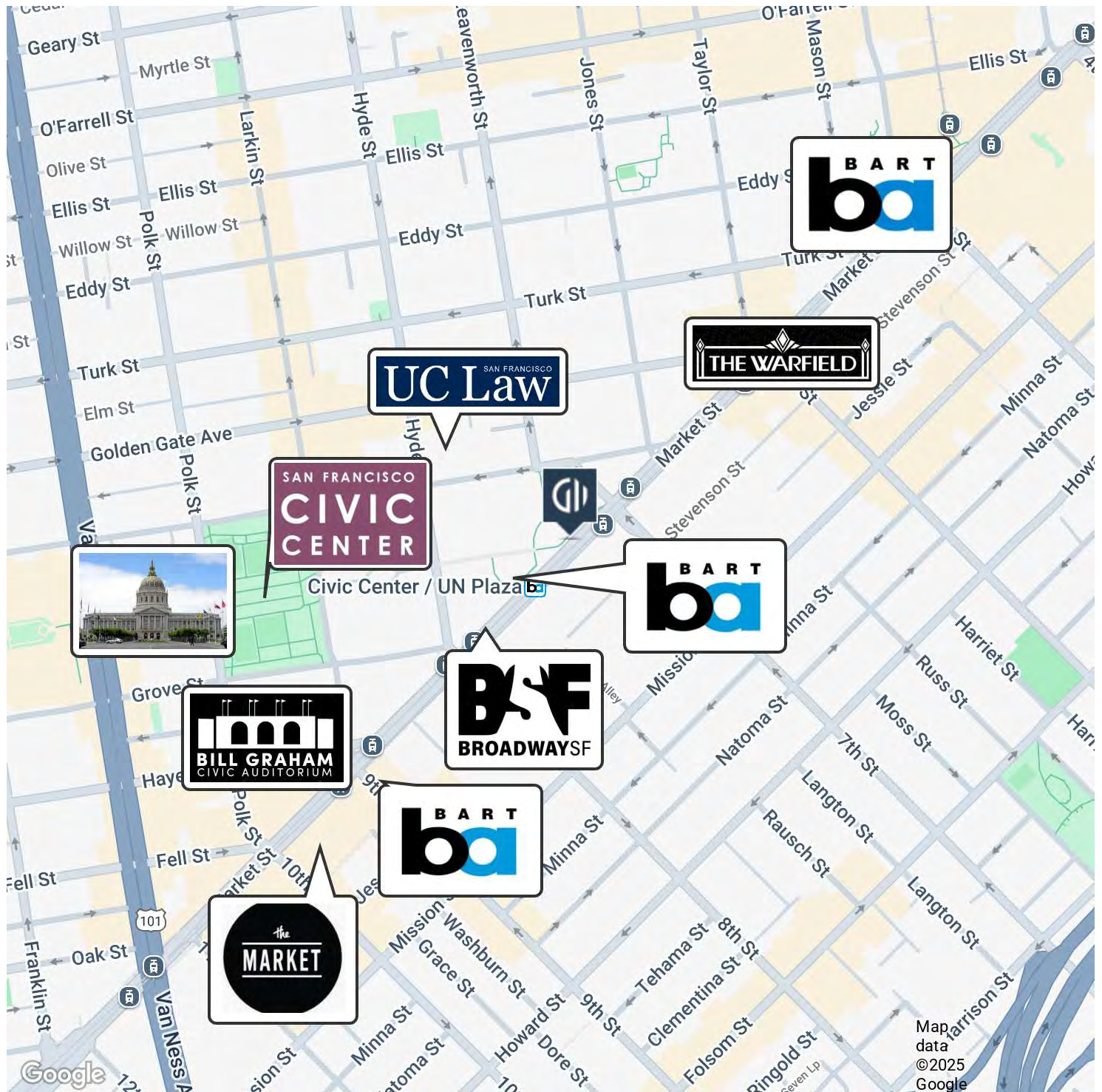
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Location Map



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