

# ONE BEACH



**A FULLY RENEWED  
HISTORIC 3-STORY  
BUILDING OFFERING  
±103,693 RSF**



**SPEC BUILD BEGINNING,  
ESTIMATED DELIVERY  
4/1/26**

Suite	RSF
100+200L+200W .....	<b>39,172</b>
250E .....	13,799
300W <b>LEASED</b>	12,874
350 E .....	18,622



PROJECT OWNED &  
RENOVATED BY



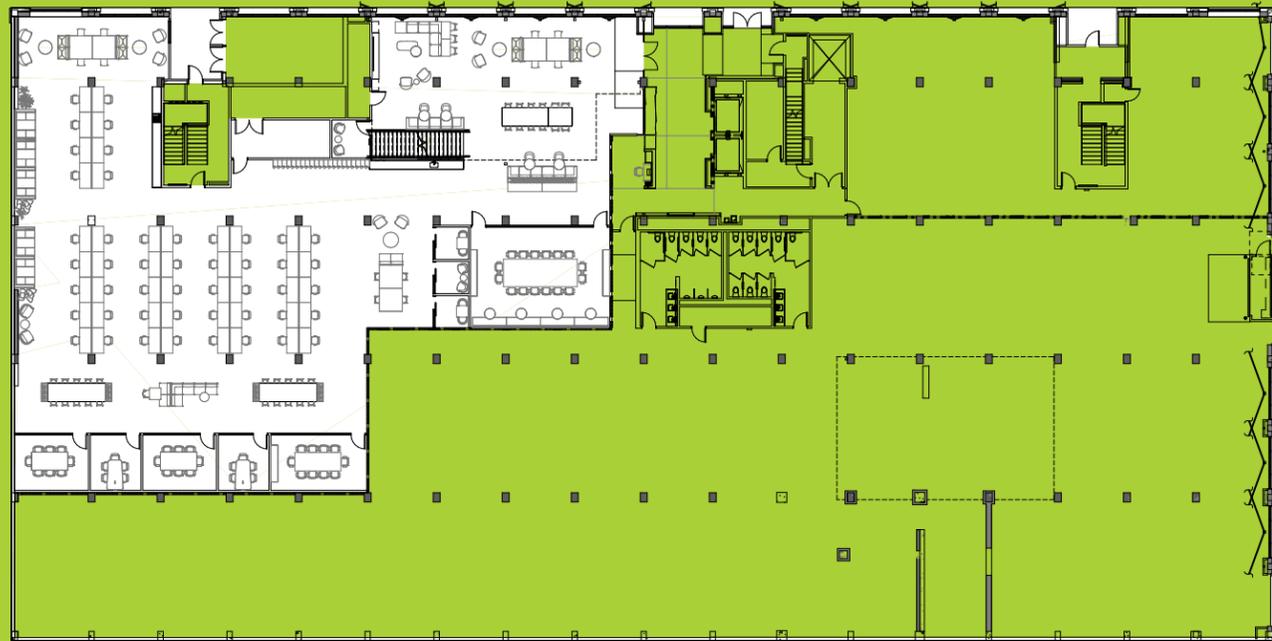
PROJECT  
LEASED BY



# SPEC BUILD PLANS

DELIVERING APRIL 1, 2026

SUITE 100 WEST ○  
11,613 SF

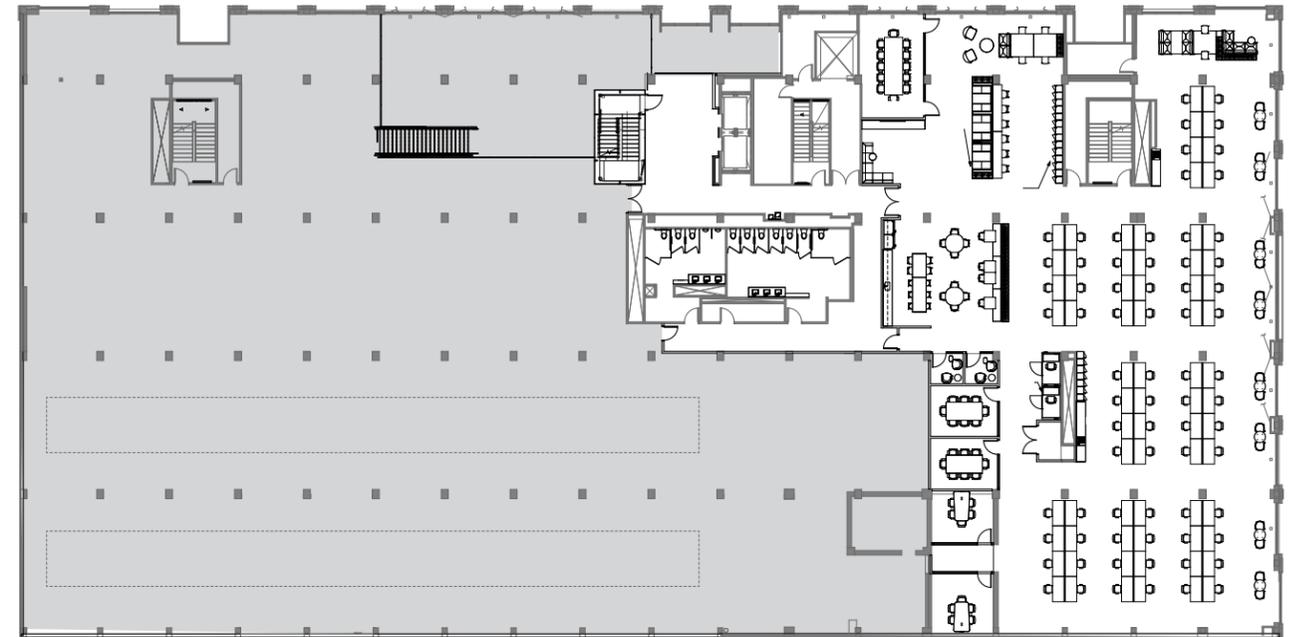


SUITE 200 WEST ○  
25,222 SF



# ONE BEACH

SUITE 250 EAST ○  
13,799 SF



SUITE 350 EAST  
18,622 SF



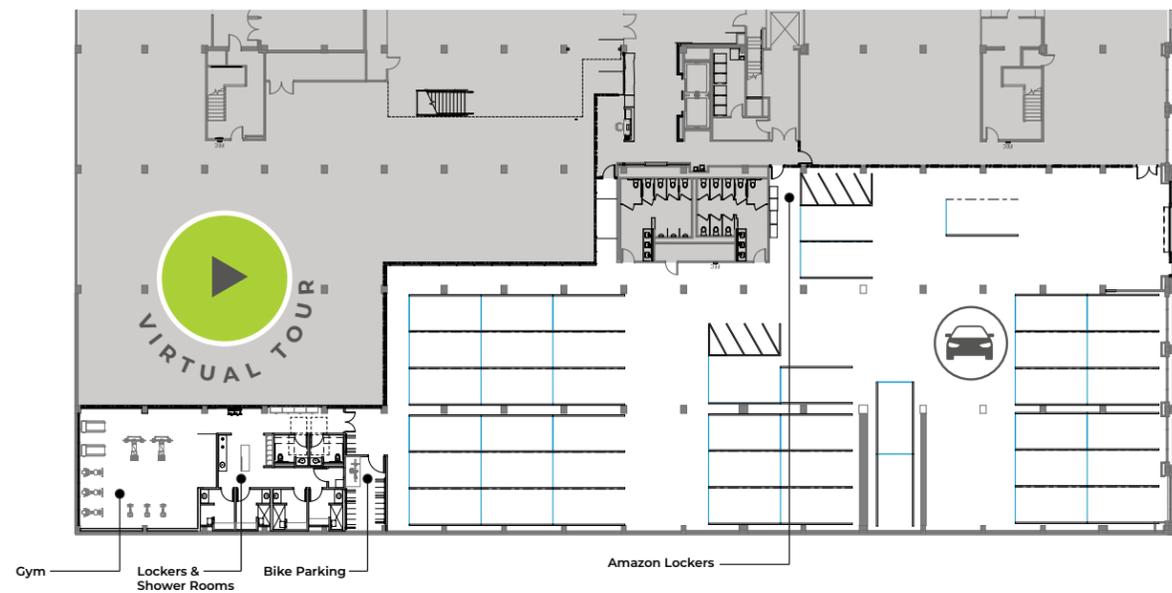
# FLOOR PLANS

# ONE BEACH

## FIRST FLOOR

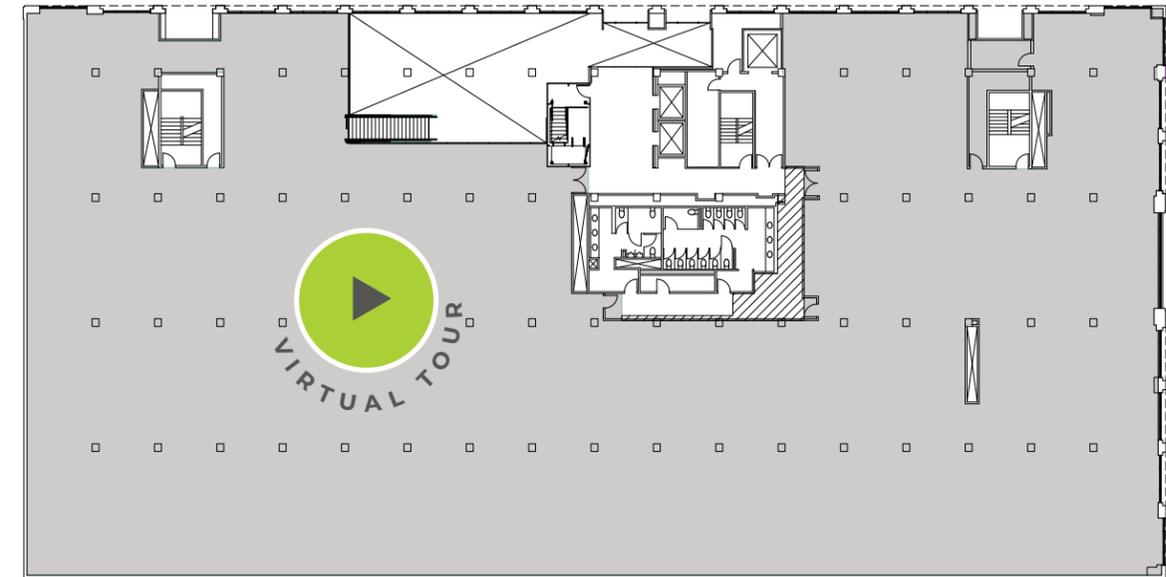
32,487 RSF

16,618 RSF of Office Space with a Fitness Center, Bike Storage, Showers and Lockers and 15,869 RSF containing 42 Parking spaces. 42 Parking spaces include 16 compact, 2 EV stations, 16 standard, 2 ADA, 3 60°, 1 ADA van, 2 large.



## SECOND FLOOR

39,021 RSF



## THIRD FLOOR

31,495 RSF



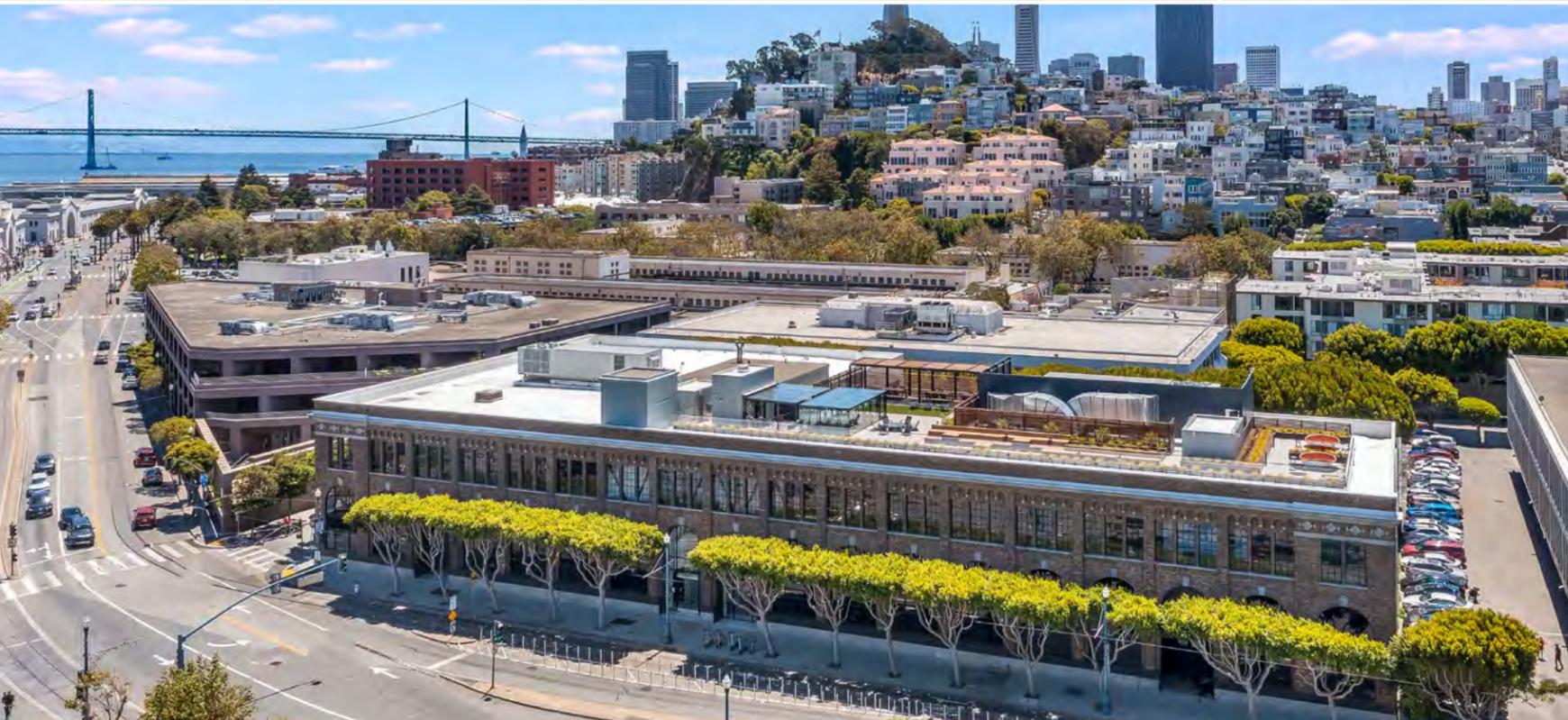
## ROOF DECK\*

5,200 RSF





# WELCOME TO **ONE BEACH**

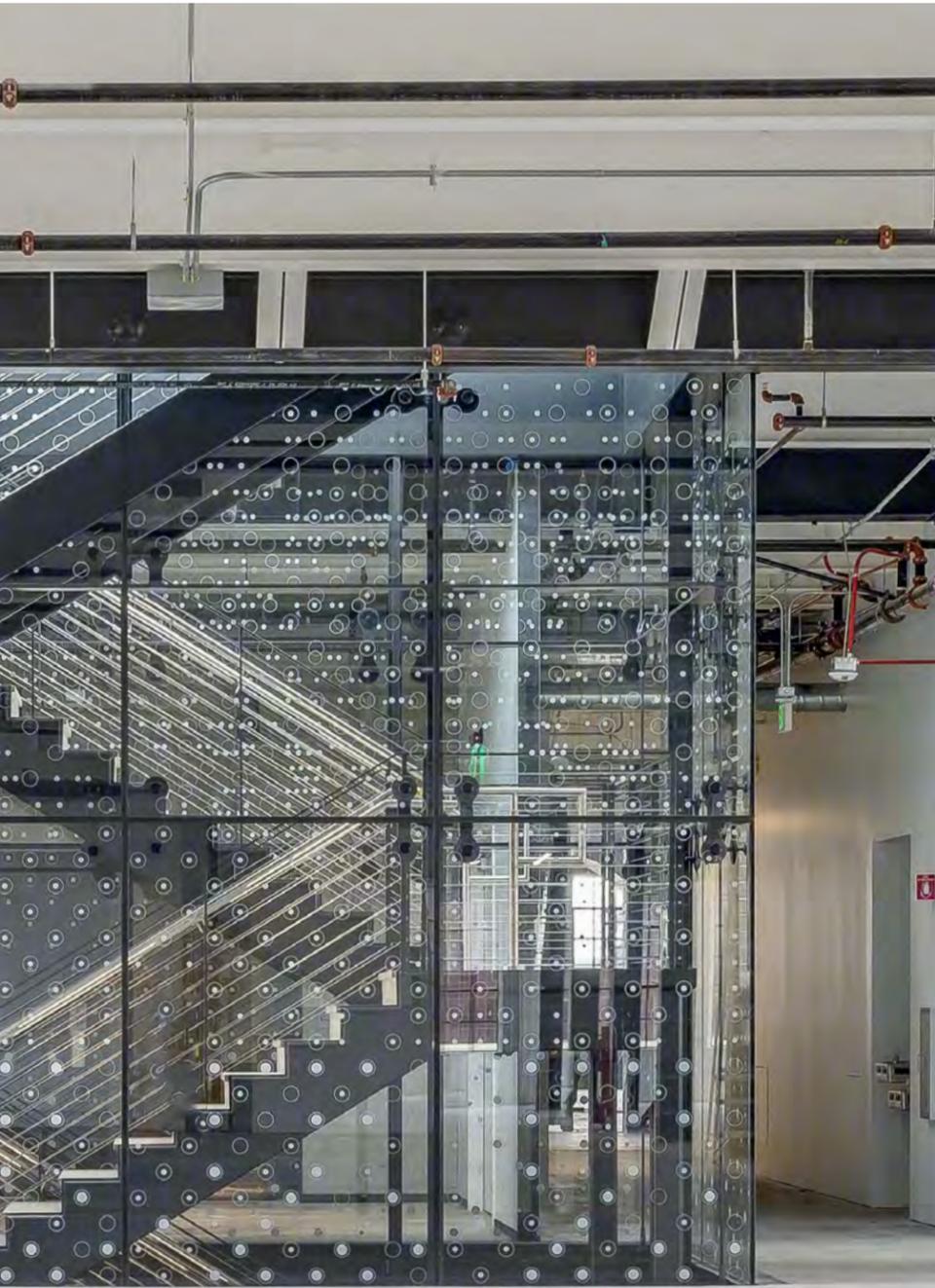


- **One-of-a-kind views**, excellent amenities, beautiful historic architecture, efficient floor plates, abundant parking and an amazing Embarcadero waterfront location.
- **103,693 RSF\*** overlooking the San Francisco Bay is available at One Beach Street.
- **New** rooftop terrace
- Newly completed **\$35 Million renovation**
- **New** HVAC and electrical equipment
- **New** passenger and freight Elevators
- 2 **New** feature stairs
- Seismic retrofit
- **New** roof
- **LEED Gold** and **Fitwel** certified

*\*89,067 RSF of Office Space and Amenities and 14,626 RSF containing 42 Parking Spaces*







# ONE BEACH

## BUILDING FEATURES

Floor	Slab to Slab Height	Rentable SF
3rd Floor	18'	31,495 SF
2nd Floor	12'	39,021 SF
1st Floor	12'	32,487 SF

*\*Rooftop deck: ±5,200 SF included in the Office Space figures above*

### STRUCTURAL INFORMATION

- One Beach Street is a three-story concrete shear wall building, originally constructed in 1923 with renovations performed in 1970 and 1990. The ground floor consists of a new 4-inch thick reinforced slab-on-grade over the existing 8" concrete slab, supported by existing pile foundations.
- Second Floor added after the original construction date with a 4-inch one-way concrete slab over steel framing.
- The third floor contains a 4-inch one-way concrete slab over concrete beams and a roof terrace with two skylights.
- The existing roof is comprised of a 3-inch lightly-reinforced one-way concrete slab over concrete beams with new steel beams added below the roof structure to support the new terrace.
- North and East exterior elevations: 16" thick brick masonry walls

# LOCATION OVERVIEW

One Beach is located along the Embarcadero in San Francisco's North Waterfront District within walking distance of numerous restaurants, shops, and entertainment. One Beach offers stunning views of the San Francisco Bay, Alcatraz, and the boat marina at Pier 39. One Beach offers tenants convenient regional access via the Embarcadero to nearby Interstate 280, U.S. Highway 101, and numerous public transportation options.



## OAKLAND / BAY BRIDGE

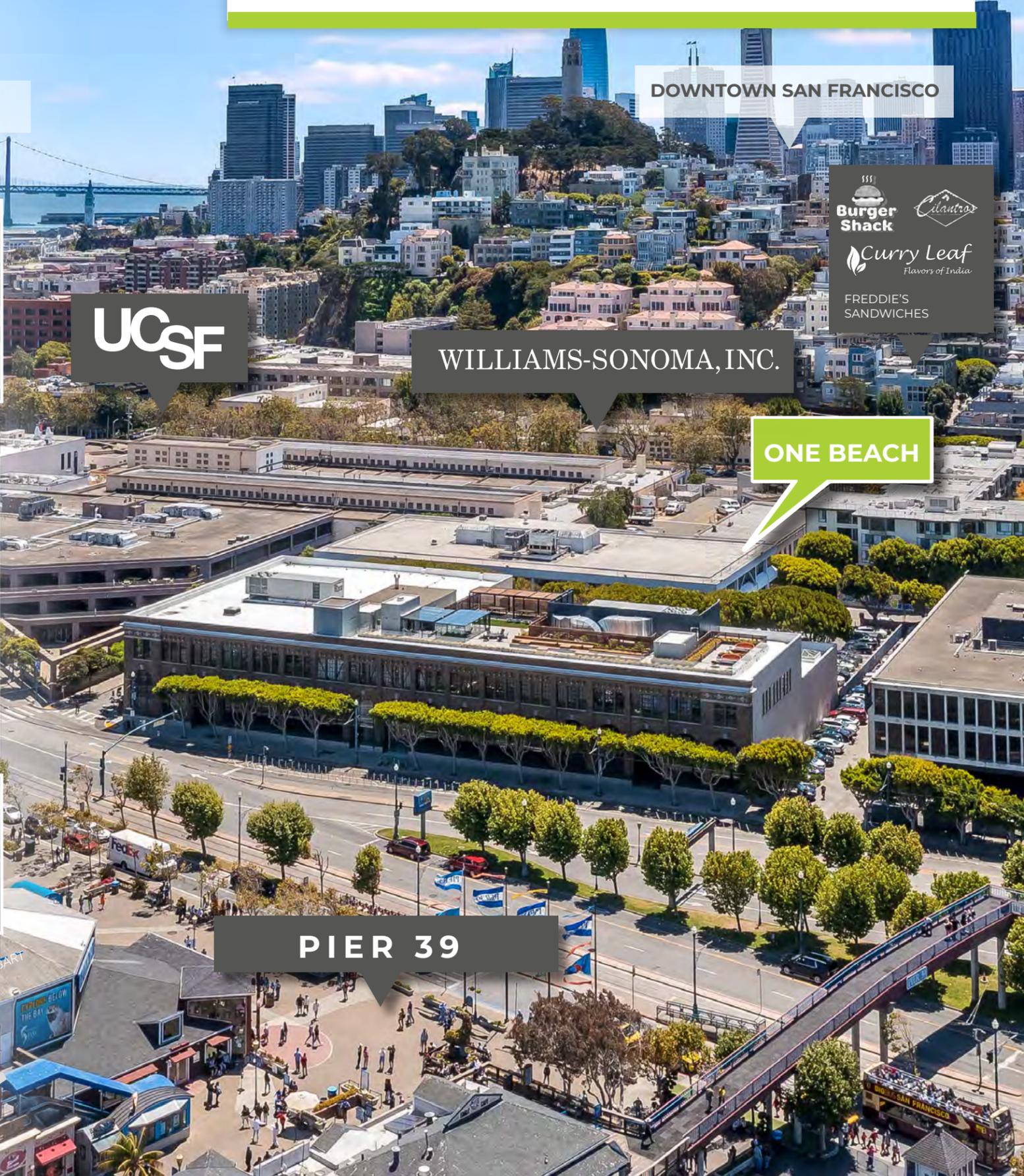


## LEVI'S PLAZA

Less than a mile from One Beach is Levi Strauss Plaza, also known as Levi's Plaza. Levi's Plaza is an office complex that houses the headquarters of Levi Strauss & Co., Snap Inc. offices, and Supercell offices.

It is currently hosting daily Off the Grid trucks, Free Admission to 'Plaza Palooza' (live concert series every Thursday), and many other fun events during the week.

## DOWNTOWN SAN FRANCISCO



- Burger Shack
- Curry Leaf
- Freddie's Sandwiches

## FISHERMAN'S WHARF



## PIER 39



# ONE BEACH



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