



ONE  
LETTERMAN

# WELCOME TO ONE LETTERMAN

The serene, 23-acre campus features a public park designed by world-renowned Landscape Architect Lawrence Halprin. Incredible views and lushly-landscaped grounds offer a breath of fresh air during the workday.



# THE EPITOME OF EXCELLENCE

Crafted with careful consideration, this one-of-a-kind campus epitomizes excellence with its best-in-class characteristics.



Large 23-acre Campus



Extensive Underground Parking



Raised Floor System



24/7 On-site Security



17-acre Public Park



Operable Windows



Slab-to-slab: 13'-24' Ceilings

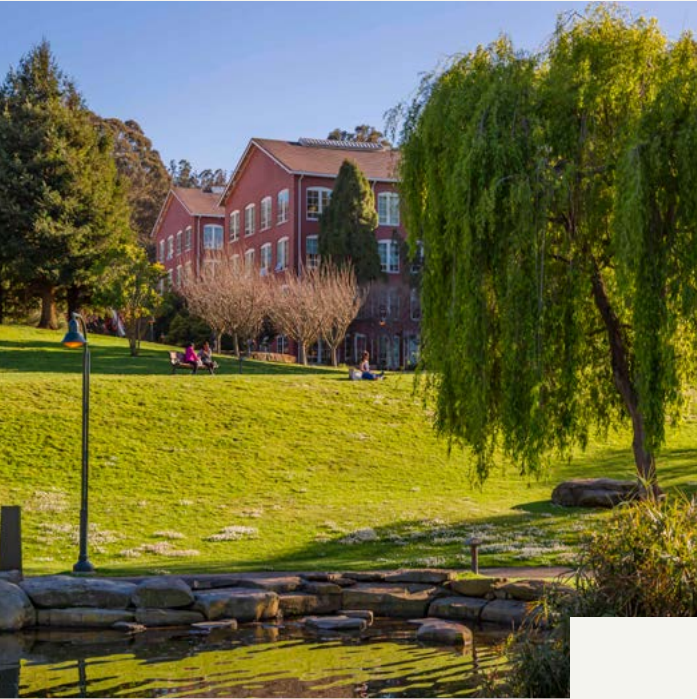


LEED Gold Standards



ONE LETTERMAN'S BEAUTIFULLY LANDSCAPED GROUNDS

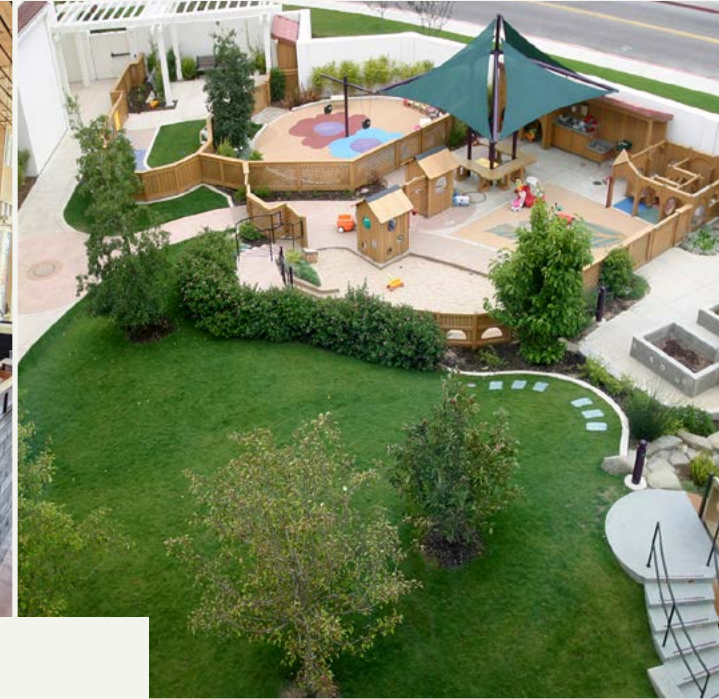
17-ACRE  
PUBLIC PARK



ON-SITE RESTAURANT  
PICCINO



ON-SITE DAYCARE CENTER WITH  
INDOOR AND OUTDOOR FACILITIES



AN UNBEATABLE COLLECTION OF  
**UNIQUE AMENITY OFFERINGS**



ON-SITE STARBUCKS



PRIVATE DINING ROOM



RANCH GENERAL STORE

THE COMMONS DINING HALL  
DAILY CATERING, DINING AND EVENT SPACE



299-SEAT THEATRE



**EXCLUSIVE TENANT AMENITIES**



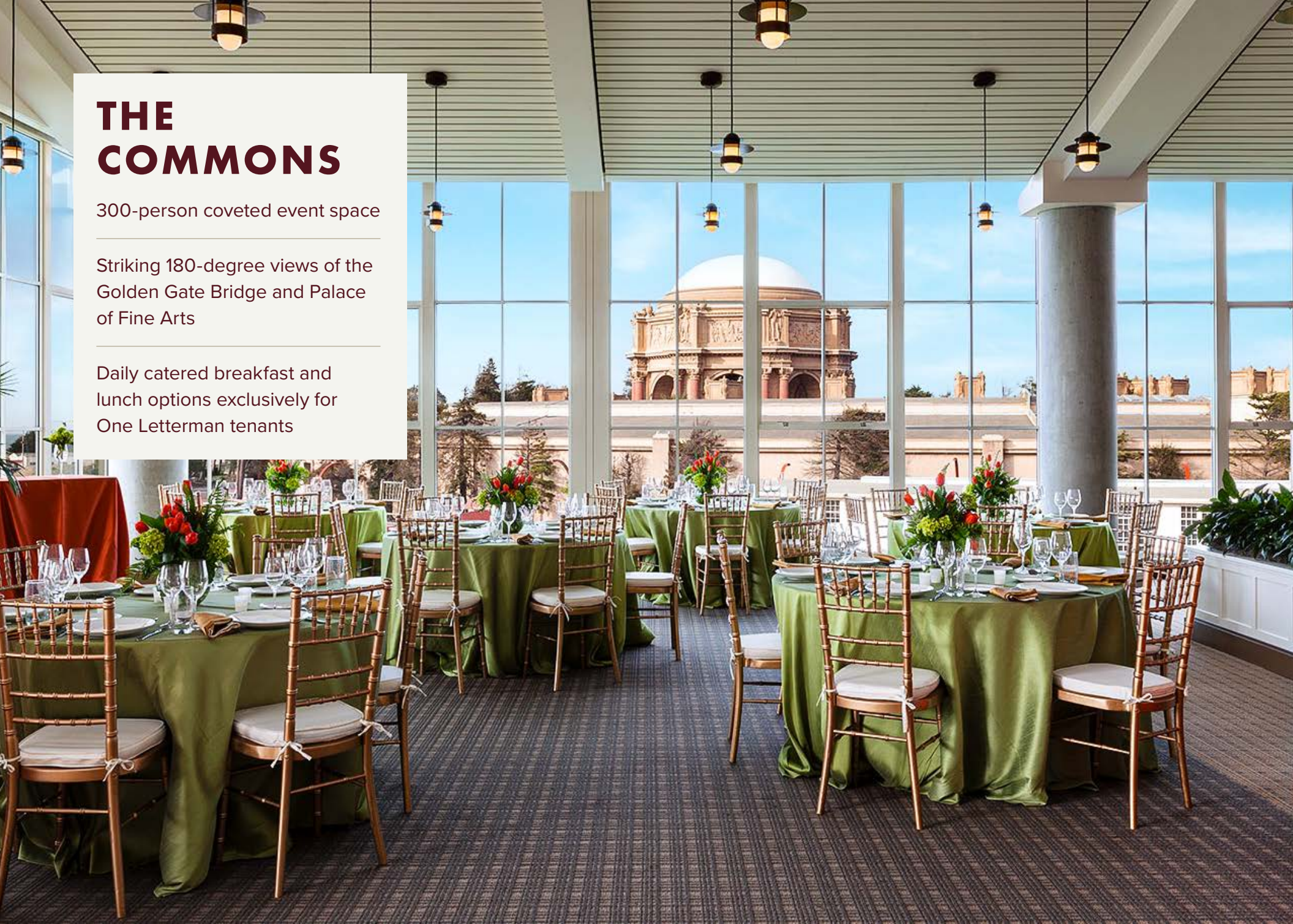
FITNESS CENTER WITH SWEEPING BAY VIEWS,  
PERSONAL TRAINING AND A VARIETY OF CLASSES

# THE COMMONS

300-person covered event space

Striking 180-degree views of the Golden Gate Bridge and Palace of Fine Arts

Daily catered breakfast and lunch options exclusively for One Letterman tenants



101



# CONVENIENTLY CONNECTED

A highly connected campus with easy access to the free Presidio Go Shuttle Bus, the 101 freeway and Golden Gate Bridge.

- PRESIDIO GO SHUTTLE (SOUTH HILLS)
- PRESIDIO GO SHUTTLE (DOWNTOWN)
- GOLDEN GATE TRANSIT

ONE LETTERMAN





**EXPLORE THE  
NEIGHBORHOOD**  
NEAR THE ONE LETTERMAN CAMPUS



BUILDING C

# CP-500

## 8,489 RSF

AVAILABLE APPROXIMATELY ON  
10/1/2026

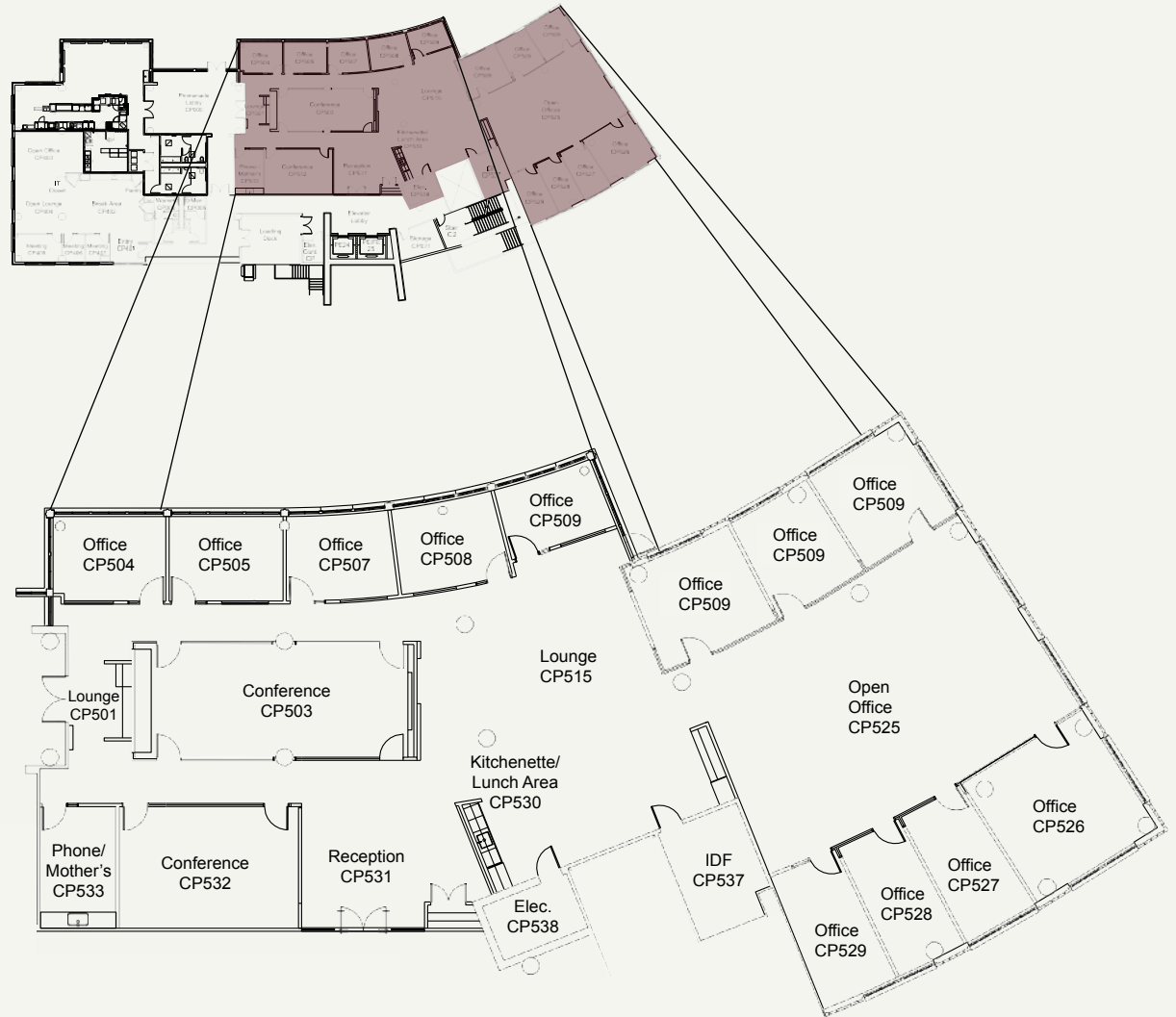
High-end Buildout in Place

2 Conference Rooms

12 Perimeter Private Offices

Large Kitchen

Mother's Room



BUILDING D

# DM-700

## 6,256 RSF

AVAILABLE 12/16/2026

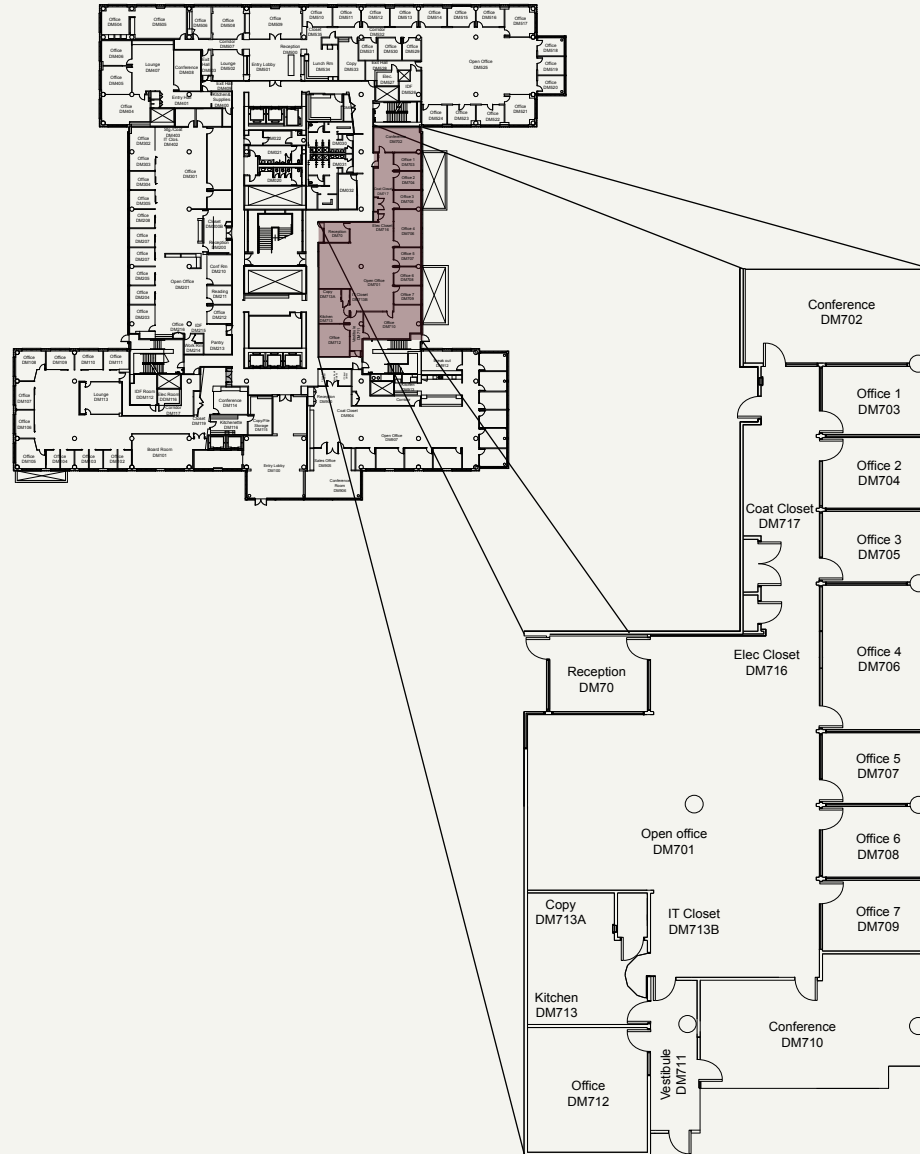
7 Perimeter Private Offices

1 Interior Private Office

2 Conference Rooms

Kitchen

Open Area





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