

CREATIVE OFFICE SPACES FOR LEASE

160 PINE ST
SAN FRANCISCO CA

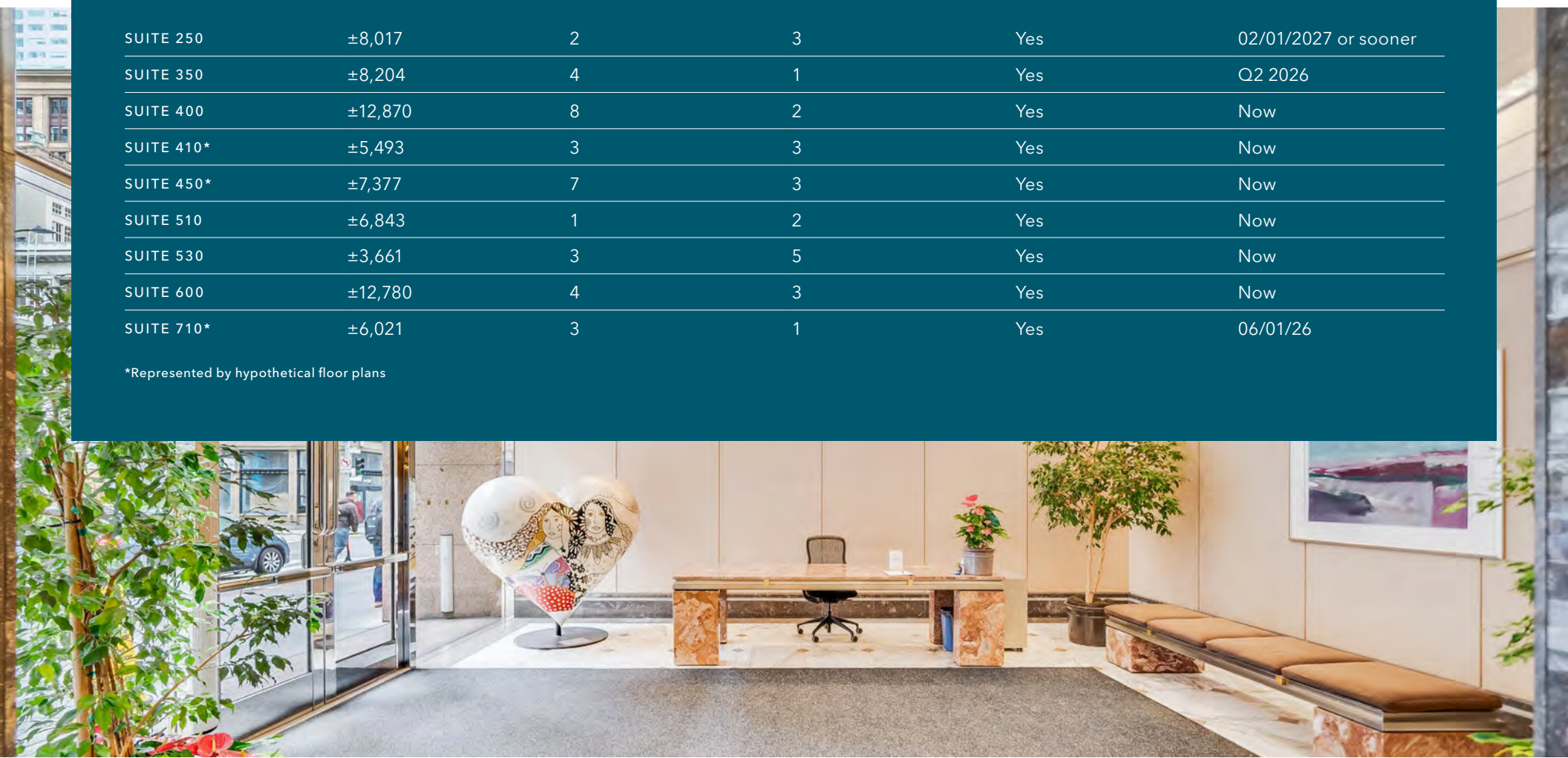
160PINEOFFICE.COM
KIDDER.COM

 **Kidder
Mathews**

SUITE AVAILABILITY

Suite #	Total SF	Office(s)	Conference Rooms	Open Work Space	Available
SUITE 250	±8,017	2	3	Yes	02/01/2027 or sooner
SUITE 350	±8,204	4	1	Yes	Q2 2026
SUITE 400	±12,870	8	2	Yes	Now
SUITE 410*	±5,493	3	3	Yes	Now
SUITE 450*	±7,377	7	3	Yes	Now
SUITE 510	±6,843	1	2	Yes	Now
SUITE 530	±3,661	3	5	Yes	Now
SUITE 600	±12,780	4	3	Yes	Now
SUITE 710*	±6,021	3	1	Yes	06/01/26

*Represented by hypothetical floor plans



SUITE 250

Current Floor Plan



±8,017 SF

TOTAL AREA

\$64.00

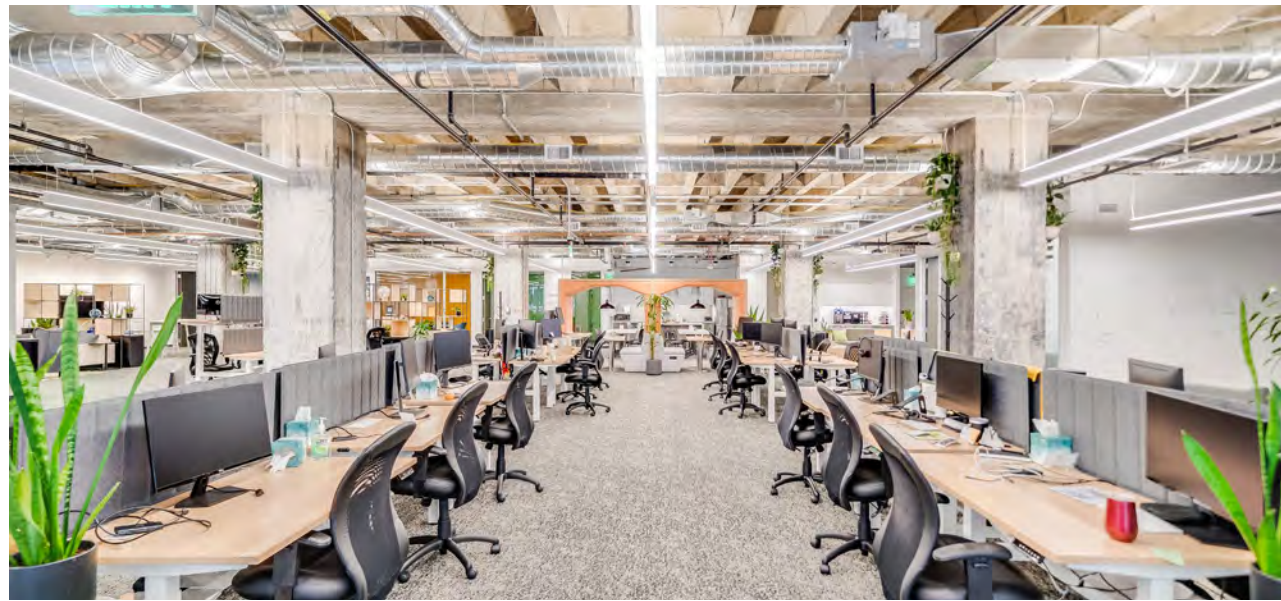
PSF/FS LEASE RATE

02/01/27 or sooner

AVAILABLE

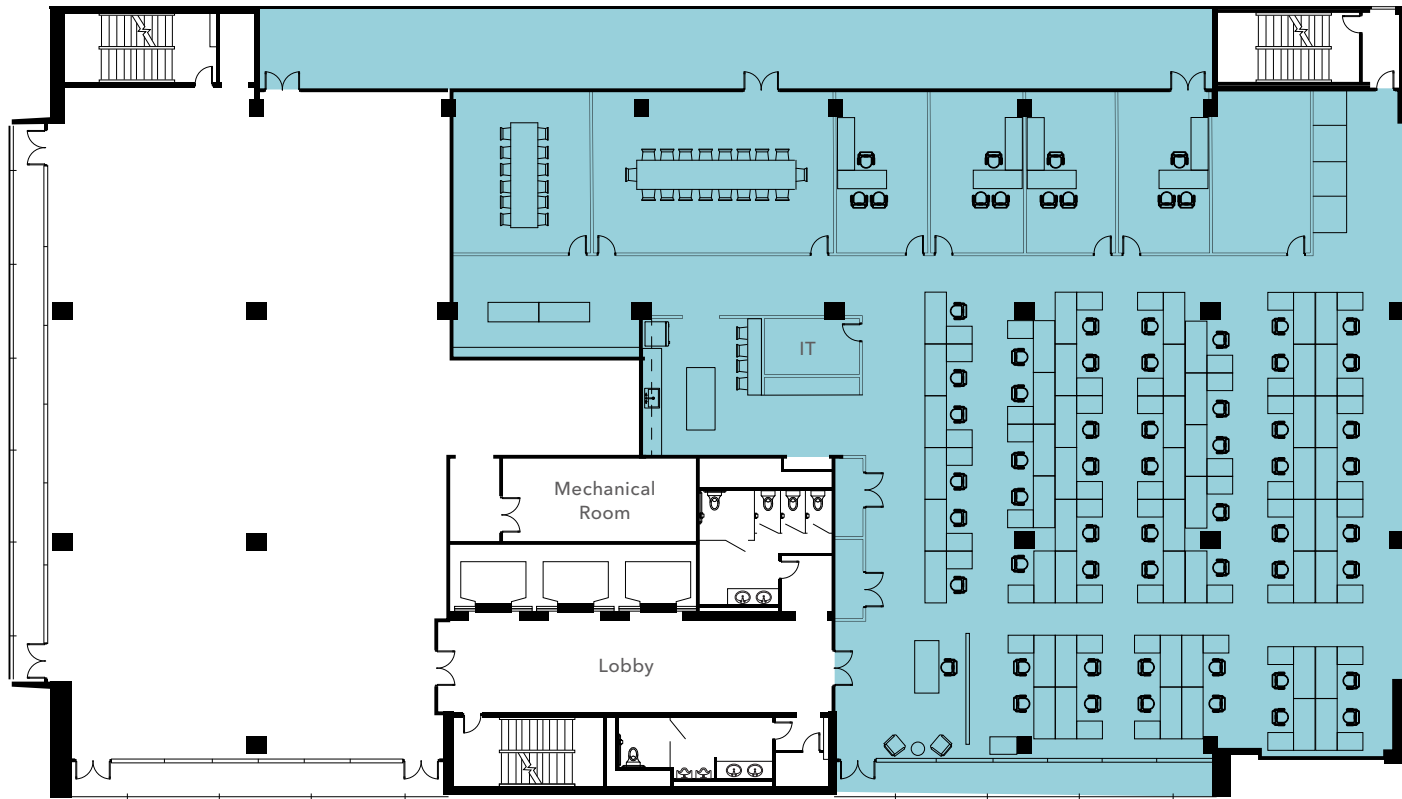
- Creative space with exposed ceilings
- Three (3) conference rooms
- Two (2) private offices
- Plug & play

SUITE 250



SUITE 350

Current Floor Plan



PINE ST

±8,204 SF

TOTAL AREA

\$55.00

PSF/FS LEASE RATE

Q2 2026

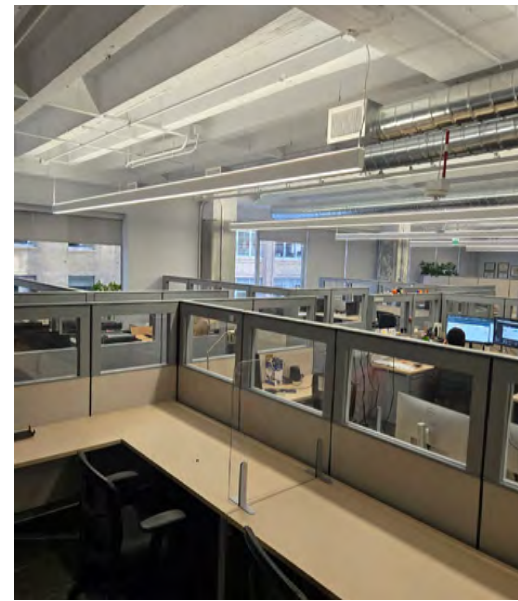
AVAILABLE

BATTERY ST

- Creative buildout
- Exposed Ceiling
- Large open area
- One (1) large conference room
- One (1) medium conference room
- Four (4) large private offices
- Modern open kitchen

FLOOR PLAN NOT TO SCALE

SUITE 350



SUITE 400

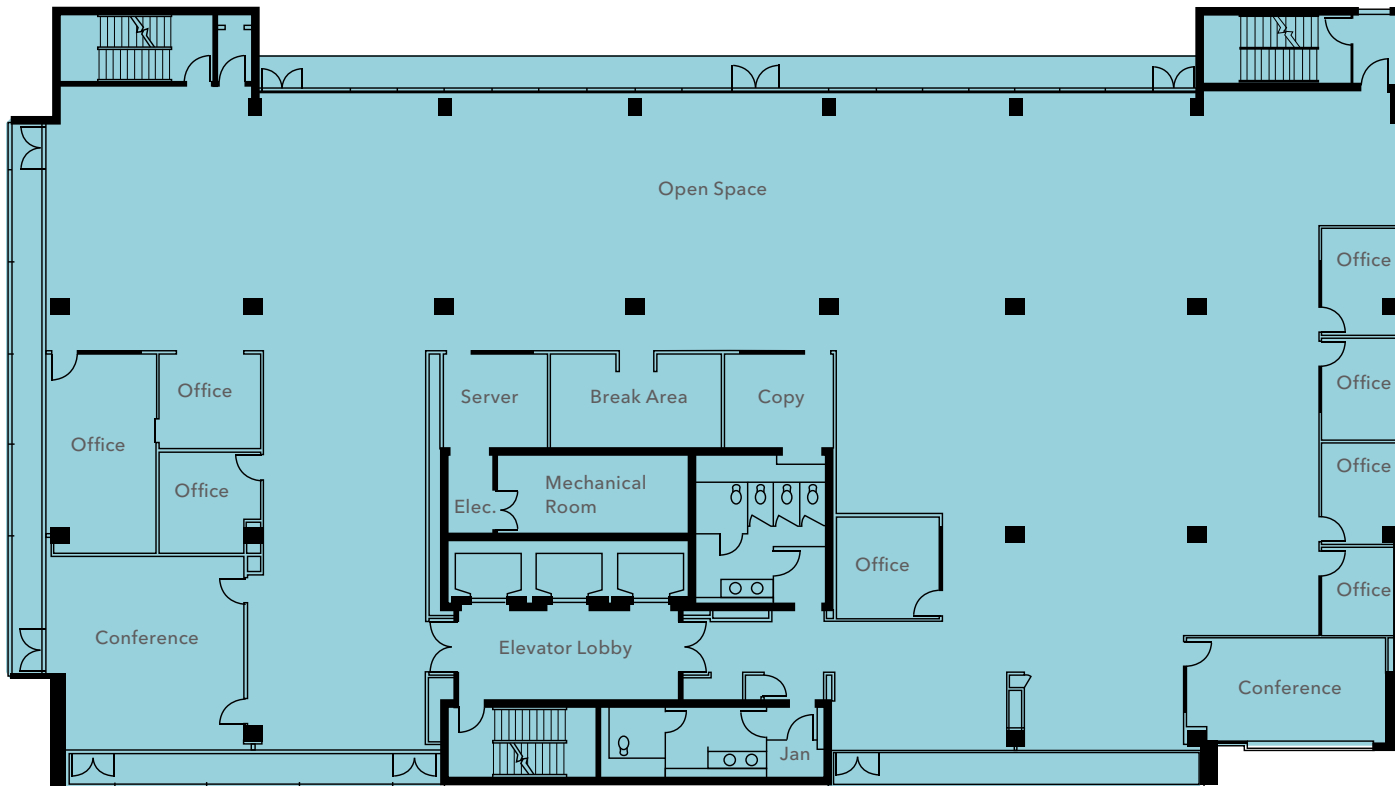
Current Floor Plan

±12,870 SF

TOTAL AREA

NOW

AVAILABLE



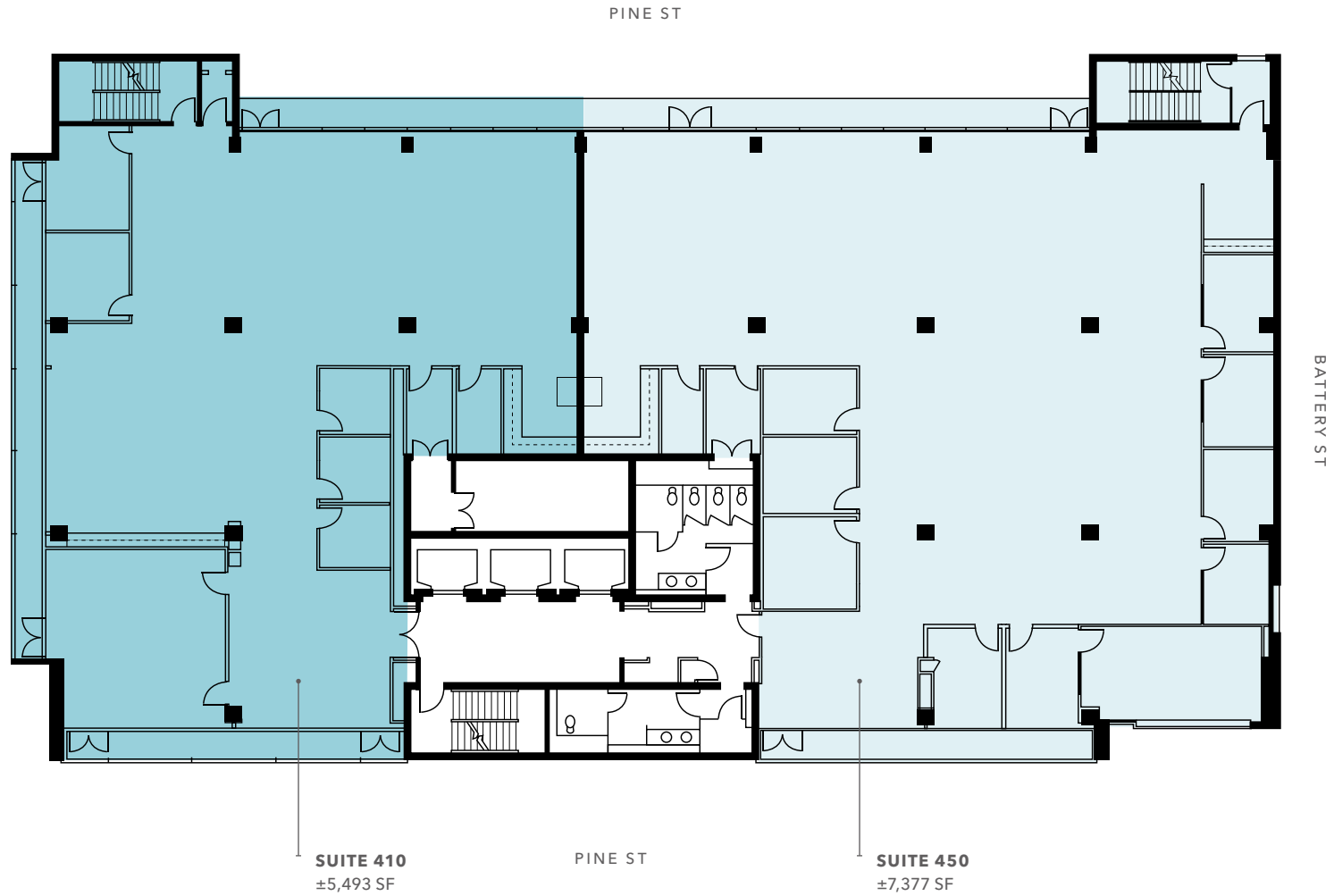
- Full floor identity with direct elevator access
- Open area
- Eight (8) offices/meeting rooms
- Floor-to-ceiling windows on 3 sides
- Kitchenette & in-suite restrooms

BATTERY ST

PINE ST

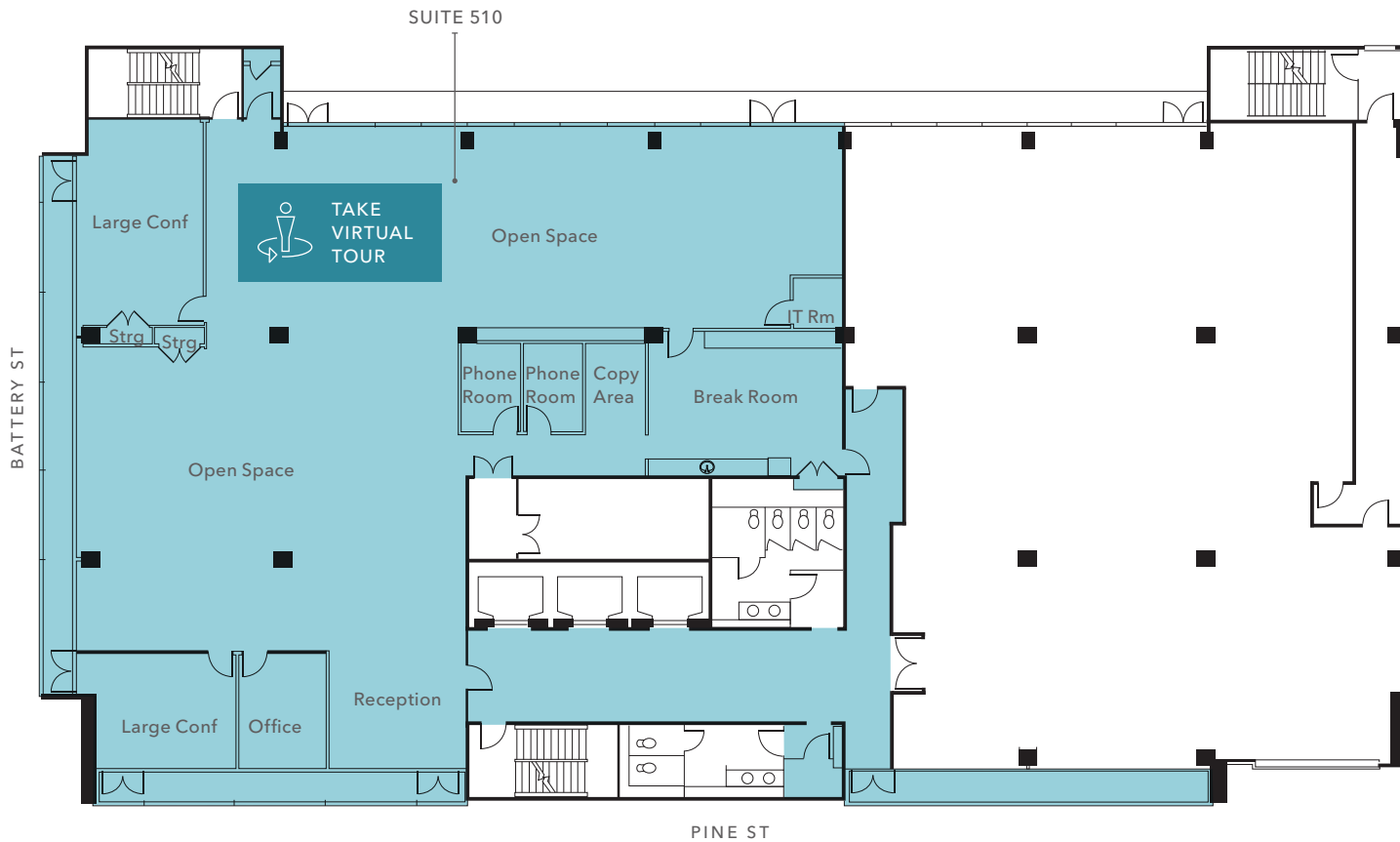
SUITES 410 & 450

Hypothetical Floor Plan



SUITE 510

Current Floor Plan



±6,843 SF

TOTAL AREA

\$45.00

PSF/FS LEASE RATE

NOW

AVAILABLE

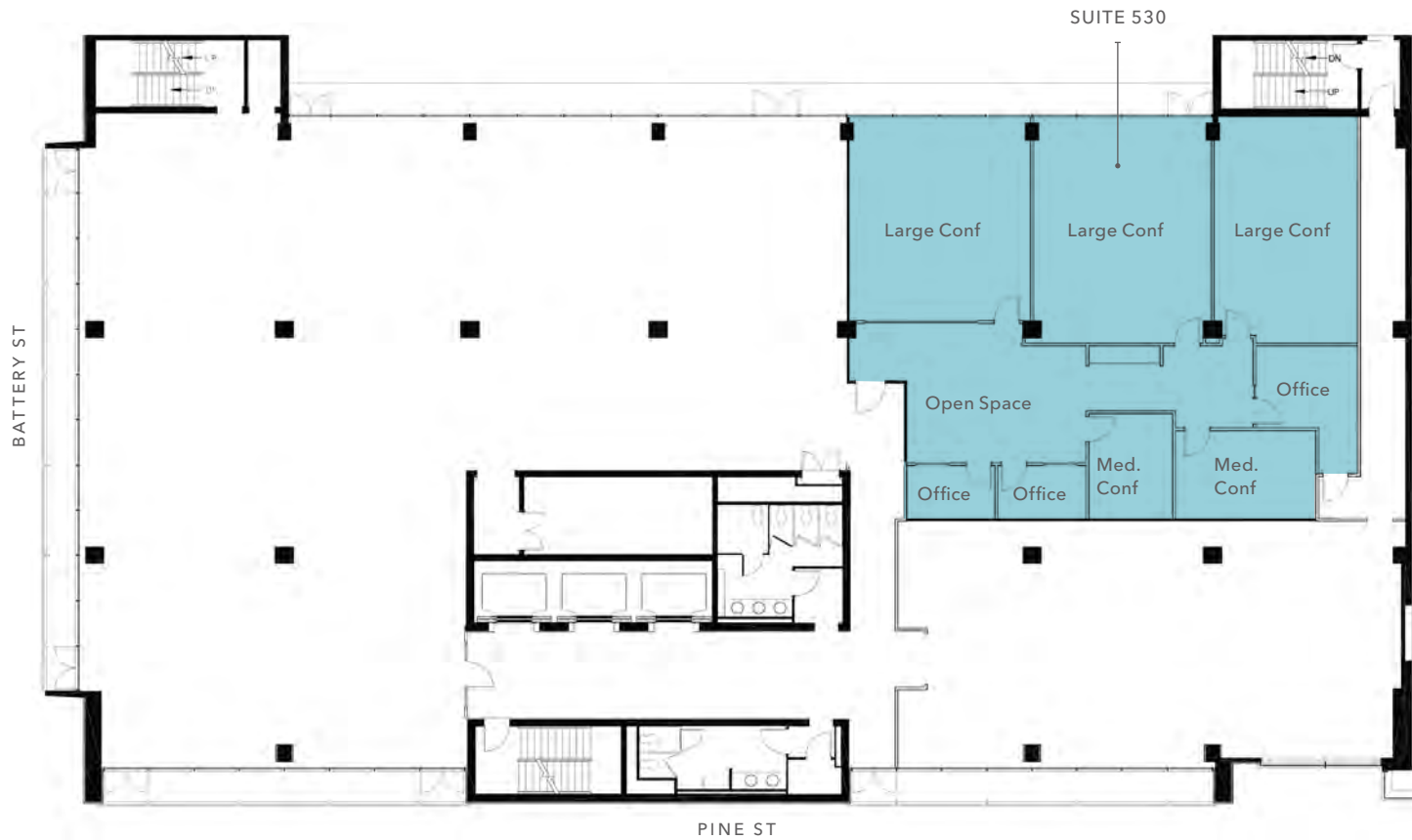
- One (1) large team / conference room
- One (1) medium meeting room
- One (1) private office
- Two (2) phone rooms
- Large kitchen/break area
- Large open plan area
- Excellent natural light on 3 sides
- Dropped ceiling
- Partially furnished

SUITE 510



SUITE 530

Current Floor Plan



±3,661 SF

TOTAL AREA

\$36.00

PSF/FS LEASE RATE

NOW

AVAILABLE

- Open area / reception
- Three (3) large team / conference rooms
- Two (2) medium meeting rooms
- Two (2) phone room
- Server room
- Plug & Play (13 sit stand desks & room for more)
- Dedicated HVAC
- Kitchenette
- Flexible term
- Includes furniture and fixtures

SUITE 530



SUITE 600

±12,780 SF

TOTAL AREA

NOW

AVAILABLE



BATTERY ST

PINE ST

- Full floor identity
- Three (3) conference rooms
- Four (4) private offices
- Floor to ceiling windows on 3 sides

SUITE 710

Hypothetical Furniture Layout

±6,021 SF

TOTAL AREA

\$64.00

PSF/FS LEASE RATE

06/01/26

AVAILABLE



- Three (3) private offices
- Two (2) phone rooms
- One (1) conference room
- Polished concrete
- Kitchen
- Exposed ceiling
- Excellent natural light

SUITE 710

CREATIVE REPRESENTATIVE PHOTOS





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Wayfare Tavern
- 02 Chez BeeSen
- 03 La Fusion
- 04 Kokkari
- 05 Barcha
- 06 International Smoke
- 07 Harborview Restaurant & Bar
- 08 Yank Sing
- 09 Schroeder's
- 10 Tadich Grill
- 11 Pabu Izakaya
- 12 Paris Baguette
- 13 Mendocino Farms

LIFESTYLE & FITNESS

- 01 Barry's - Financial District
- 02 24 Hour Fitness - Montgomery
- 03 Fitness SF - Transbay
- 04 Equinox - Pine Street
- 05 Bodyrok FIDI Studio
- 06 Bay Club - Financial District

RETAIL

- 01 Safeway
- 02 Aesop
- 03 Allbirds
- 04 Thom Browne
- 05 Isabel Marant
- 06 APC
- 07 Filson
- 08 Walgreens
- 09 Walgreens
- 10 Chase Bank
- 11 Sephora
- 12 UPS
- 13 Fog City Flea Trading Post

RECREATION & PARKS

- 01 Sue Bierman Park
- 02 St. Mary's Square
- 03 Sydney G. Walton Square
- 04 Salesforce Park
- 05 Wells Fargo Museum
- 06 Rincon Park



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