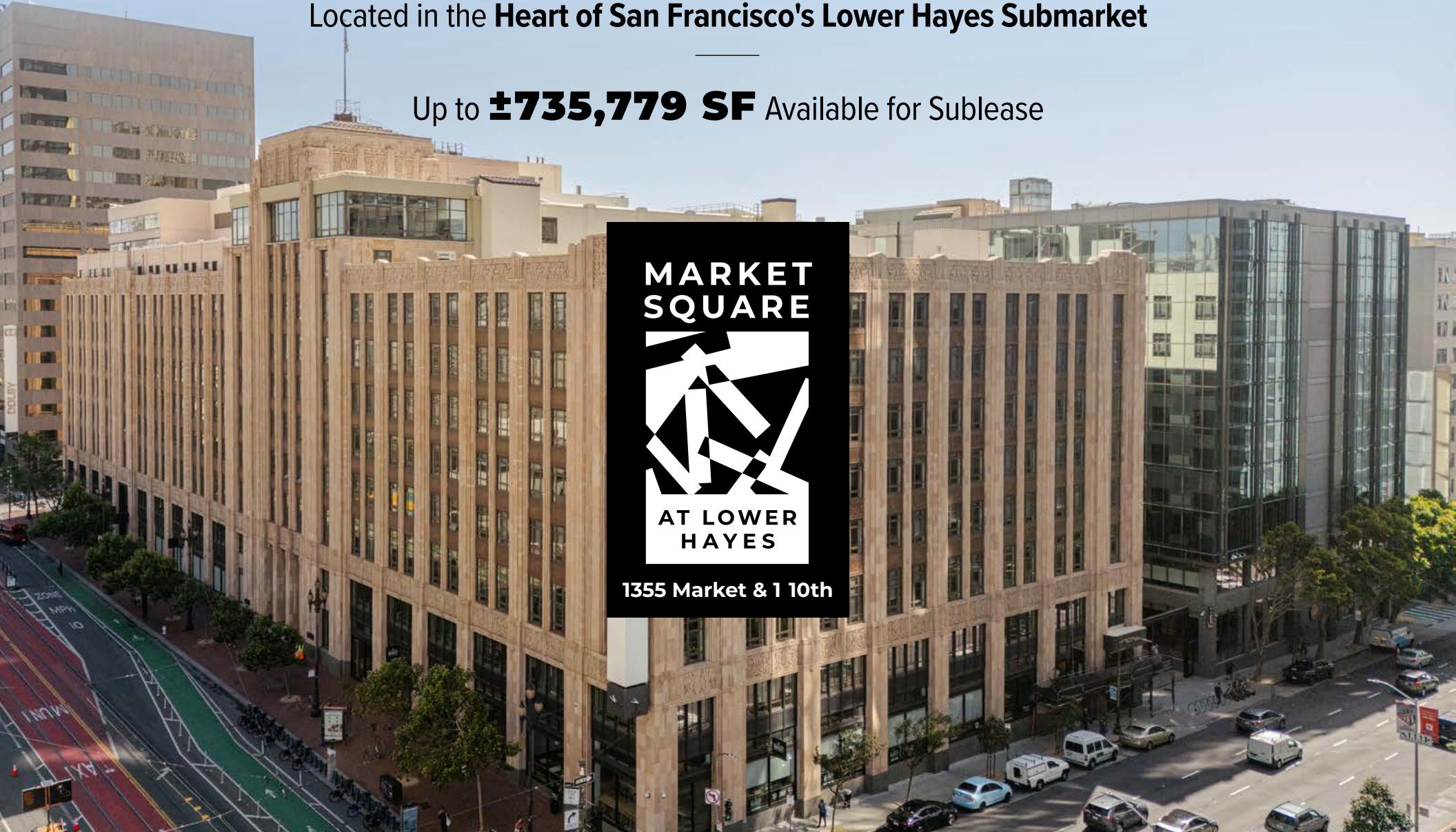
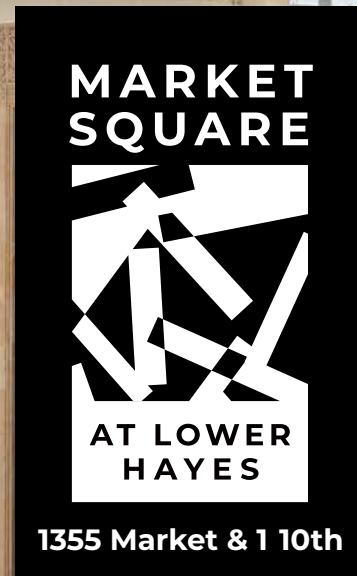


WORLD CLASS Plug-&-Play Headquarters Opportunity

Located in the Heart of San Francisco's Lower Hayes Submarket

Up to **±735,779 SF** Available for Sublease



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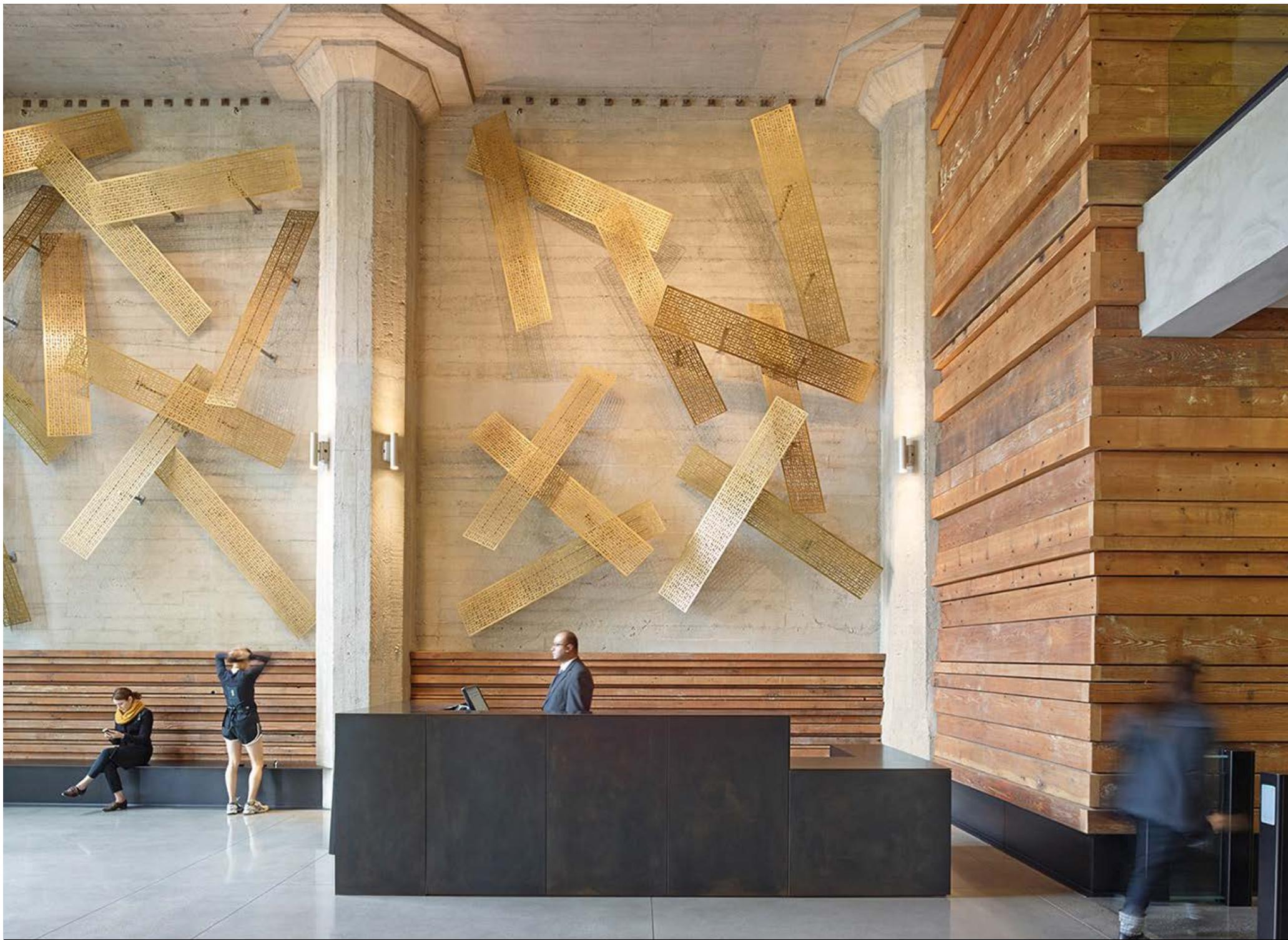
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1355 Market | Lobby



1355 Market | Roofdeck

Lower Hayes

Lower Hayes is a fun, energetic, and exciting neighborhood located southeast of Hayes Valley. This neighborhood has some of the best cuisine and nightlife options in the city, and is perfectly placed within the largest residential boom in recent years.

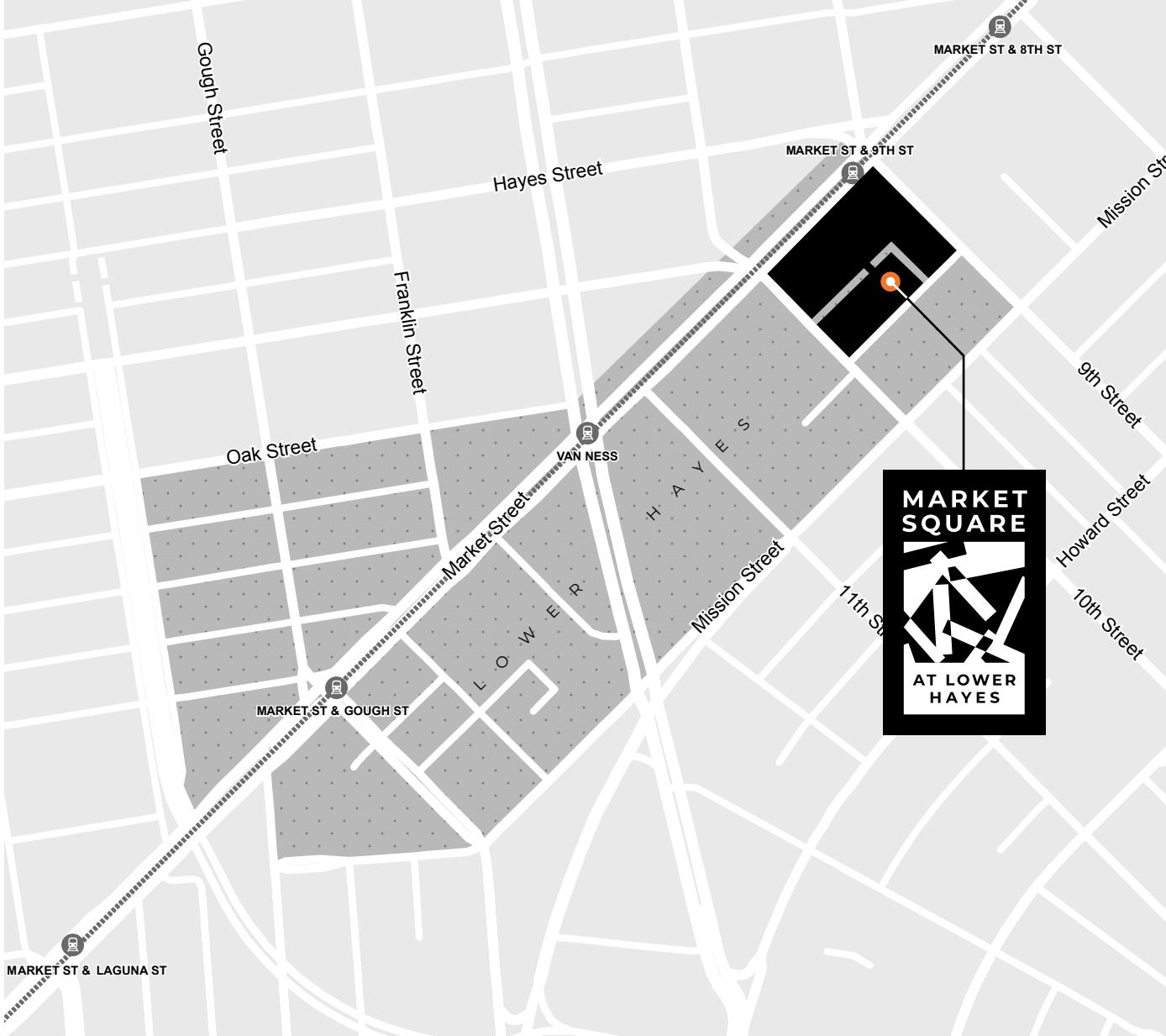
Within a 5 min. Walk:

20+

Restaurants
+ Cafes

10+

Concert
Venues





1355 Market | All-Hands Area

Why San Francisco?

San Francisco has seen a positive evolution in recent years; emerging once again as the epicenter for startups & innovation, as supported by the following statistics...



There are **53** Fortune 500 companies in California, 14 of those are headquartered in San Francisco



San Francisco dominates the world in total funding at **\$30.0B** which is almost twice that of the #2 spot of New York



So far the Bay Area has raised **\$37.9B** in funding through H1 2024



Northern California's economy is roughly **\$1.6 trillion** in GDP

San Francisco constitutes **46%** of the overall U.S. AI funding

San Francisco has received **56B** in generative AI funding



of the U.S. AI talent is based in the Bay Area

San Francisco

has the highest concentration of AI companies in the U.S.



Home to major tech companies such as **Salesforce, Databricks, OpenAI and Block.**

Why San Francisco?

San Francisco has seen a positive evolution in recent years; emerging once again as the epicenter for startups & innovation, as supported by the following statistics...



SF ranks
4th

in the U.S. on
America's best
cities list



SF population is
885,932



\$120,910

Median household
income



40.5
years

Median age

1st

in the nation for
walkability

4th

in the nation
for biking

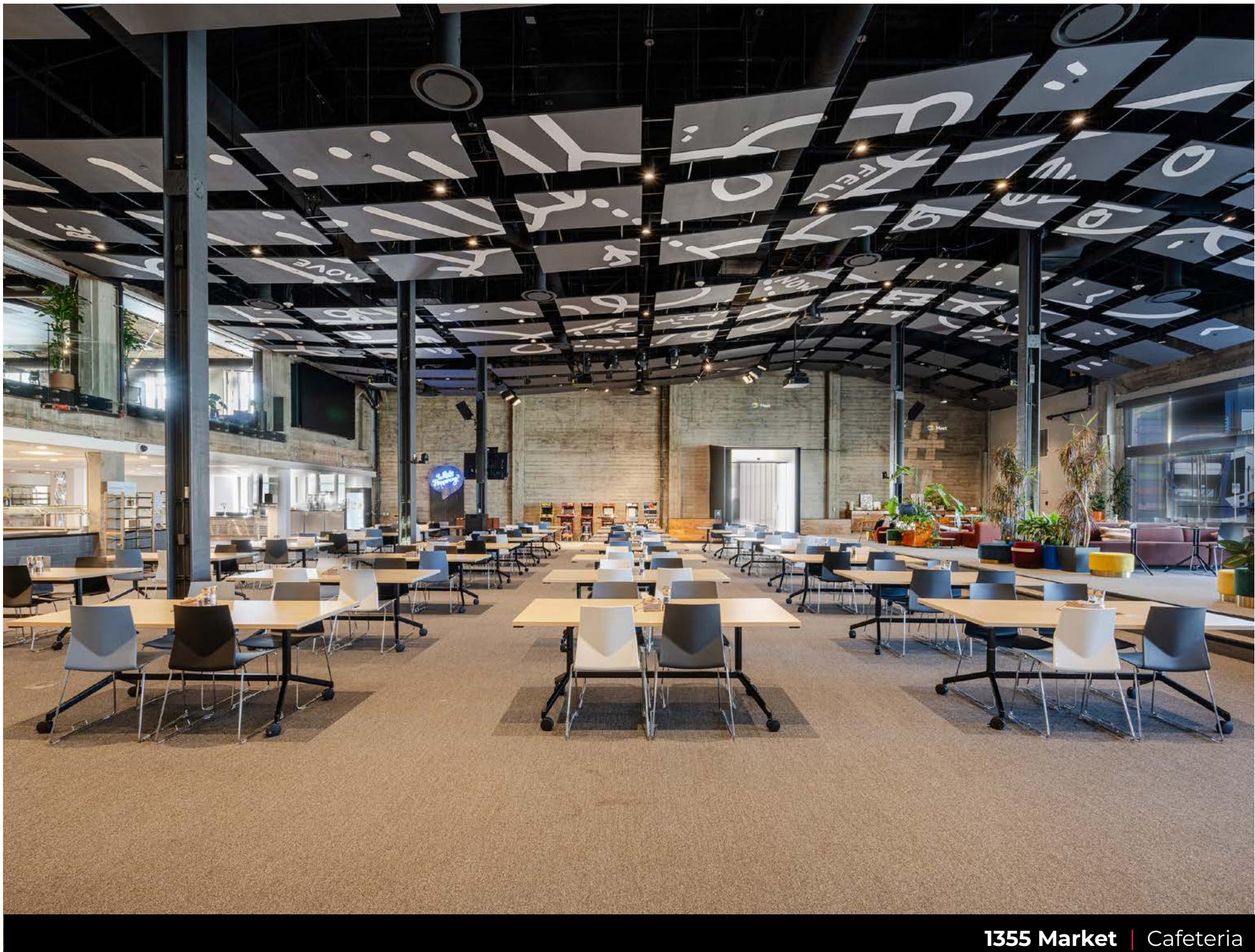
4.78

per 1,000 residents is the
per capita restaurant
count in San Francisco,
the highest among all
U.S. cities. (US census)

100%

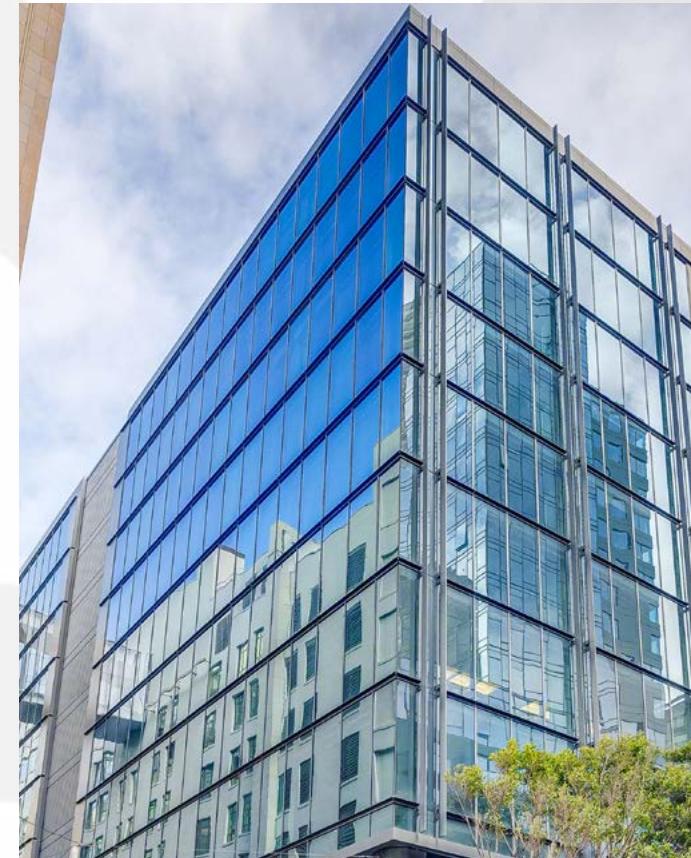
of SF residents live
within a 10 min walk to
a public park (US top
100 most populous city
median is 74%).





1355 Market | Cafeteria

Building Facts





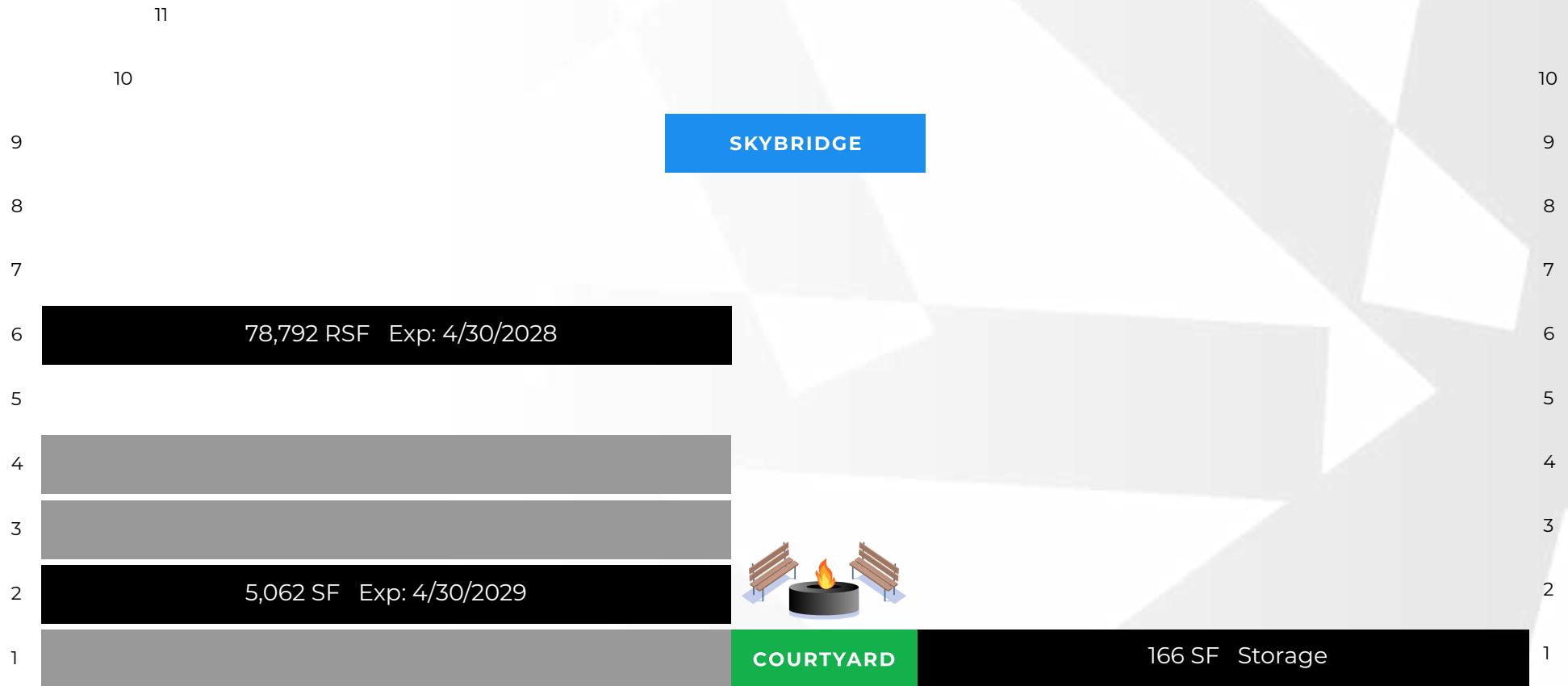
1355 Market | Informal Meeting Spaces

Stacking Plan

1355 Market | 422,550 RSF

1 Tenth | 313,229 RSF

Term through February 28, 2026



→ [View floor plans.](#)

1355 Market

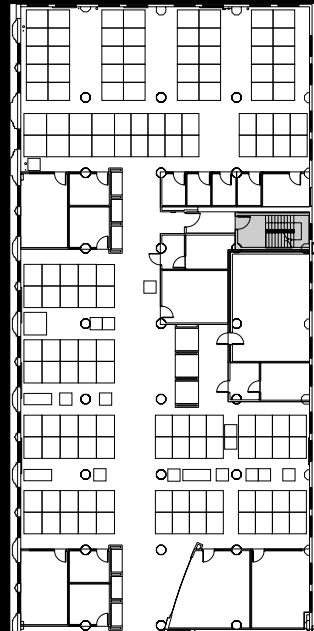
Floor 5 | 78,792 RSF

MARKET
SQUARE



1355 Market & 110th

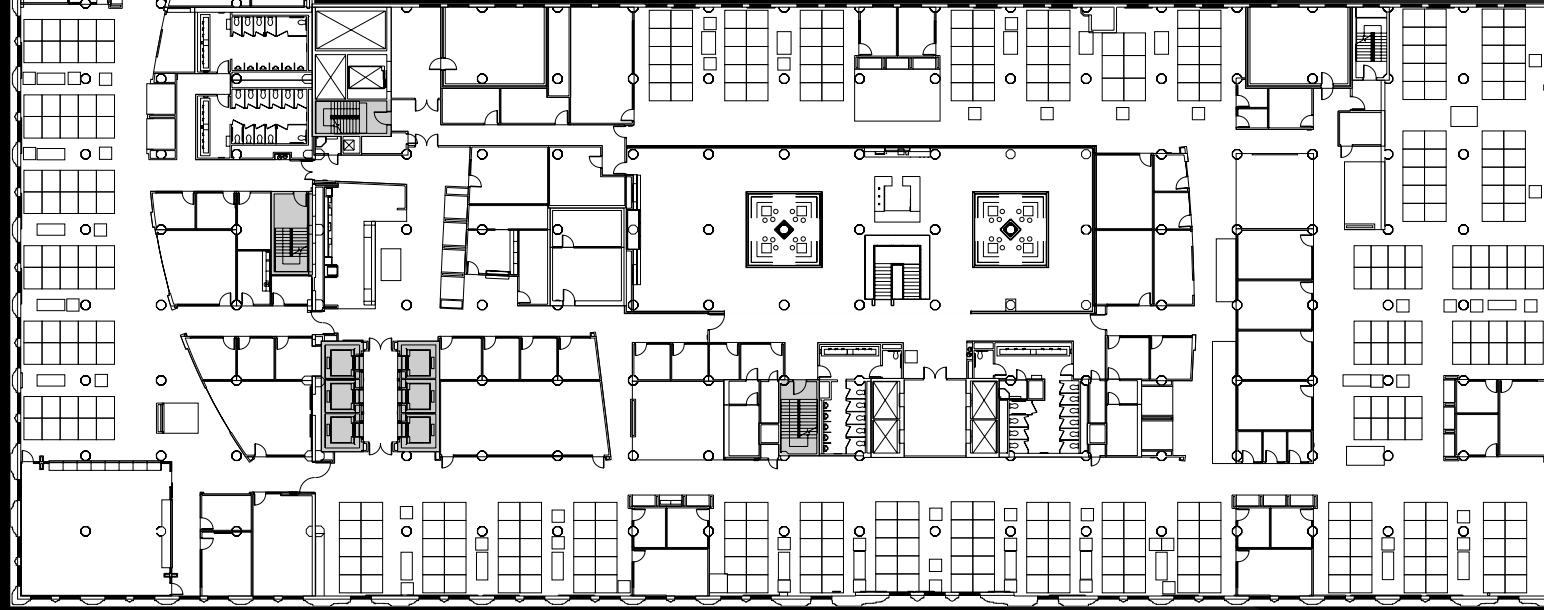
X



- 488 Desk Count
- 55 Conference Rooms/Meeting Spaces
- Micro Kitchen
- Mother's Room (2)

**Plans are representative*

9TH ST



MARKET ST

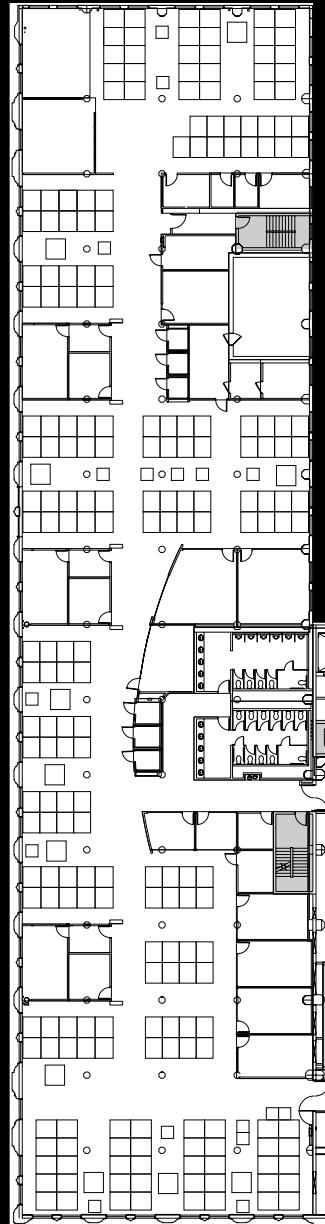
Hypothetical Furniture Plan



10TH ST

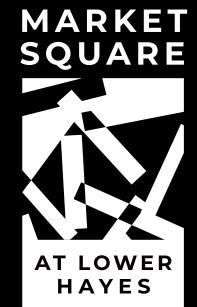
1355 Market

Floor 7 | 78,792 RSF



- 539 Desk Count
- 52 Conference Rooms/Meeting Spaces
- Mother's Room
- Mail Room
- Work Room (2)

**Plans are representative*

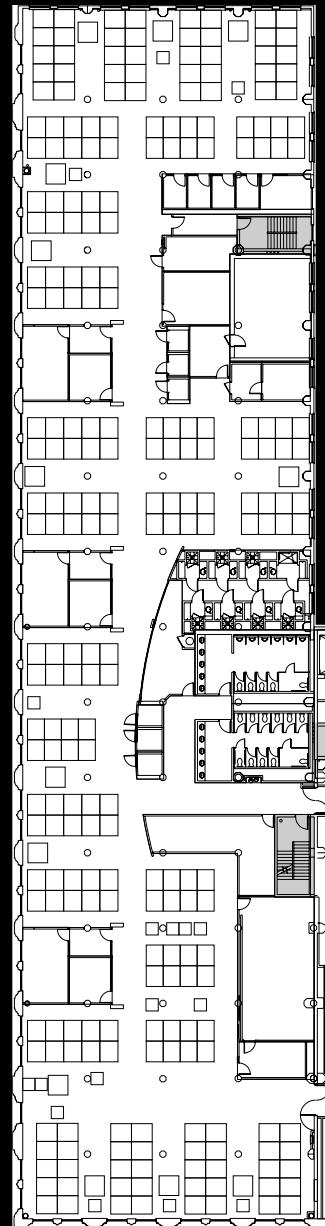


1355 Market & 1 10th

MARKET ST

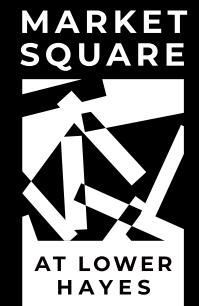
1355 Market

Floor 8 | 78,792 RSF



- 596 Desk Count
- 48 Conference Rooms/Meeting Spaces
- Showers
- Mother's Room (2)
- Print Area

**Plans are representative*



1355 Market & 1 10th

MARKET ST

9TH ST

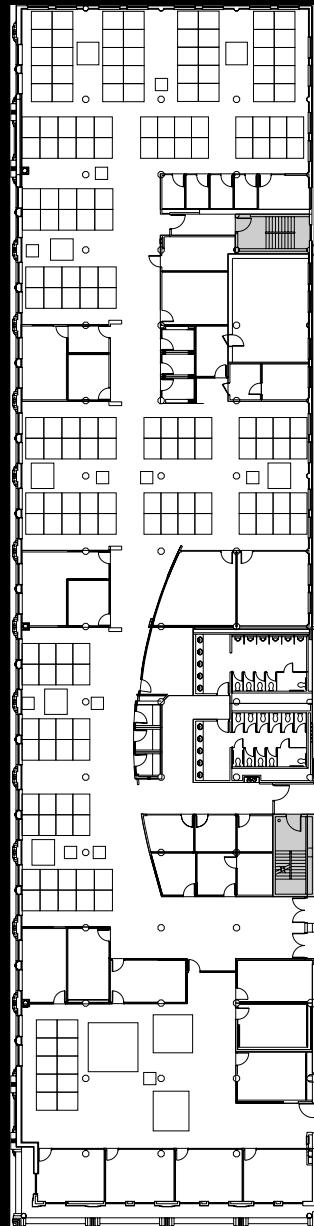
10TH ST

X

1355 Market

Floor 9 | 57,366 RSF Office

+6,000 RSF Roof Deck

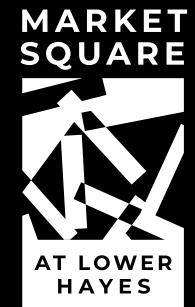


**Plans are representative*

- 230 Desk Count
- 44 Conference Rooms/Meeting Spaces
- 4 Private Offices
- Cafeteria & Commercial Kitchen
- Micro Kitchen
- Reception Area

Sky bridge to 1 Tenth

MARKET ST



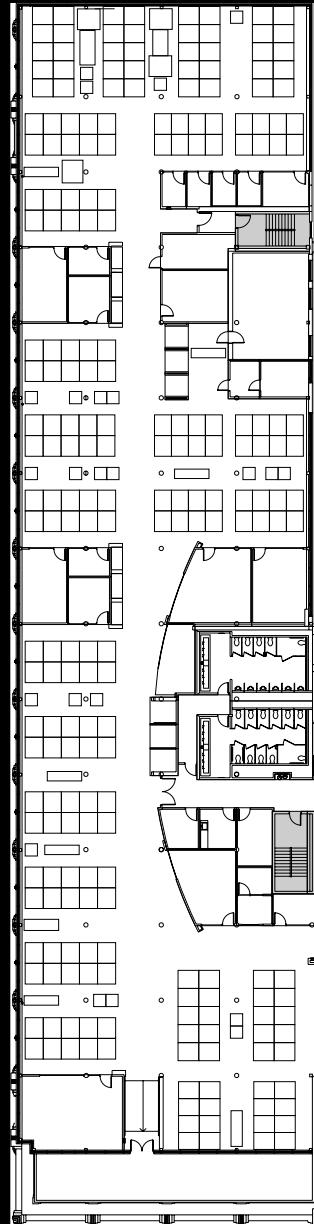
1355 Market & 1 10th



10TH ST

1355 Market

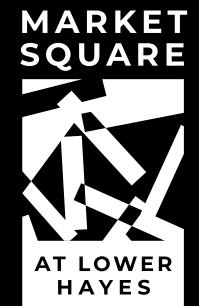
Floor 10 | 44,954 RSF



- 234 Desk Count
- 26 Conference Rooms/Meeting Spaces
- Mother's Room

**Plans are representative*

MARKET ST



1355 Market & 1 10th



9TH ST

10TH ST

X

1 Tenth

Floor 2 | 33,606 RSF



1355 Market & 1 10th

- 3 large boardrooms
- 3 fully wired training rooms
- 2 large auditorium style seatings
- 12 conference rooms
- 16 phone rooms

**Plans are representative*



1 Tenth

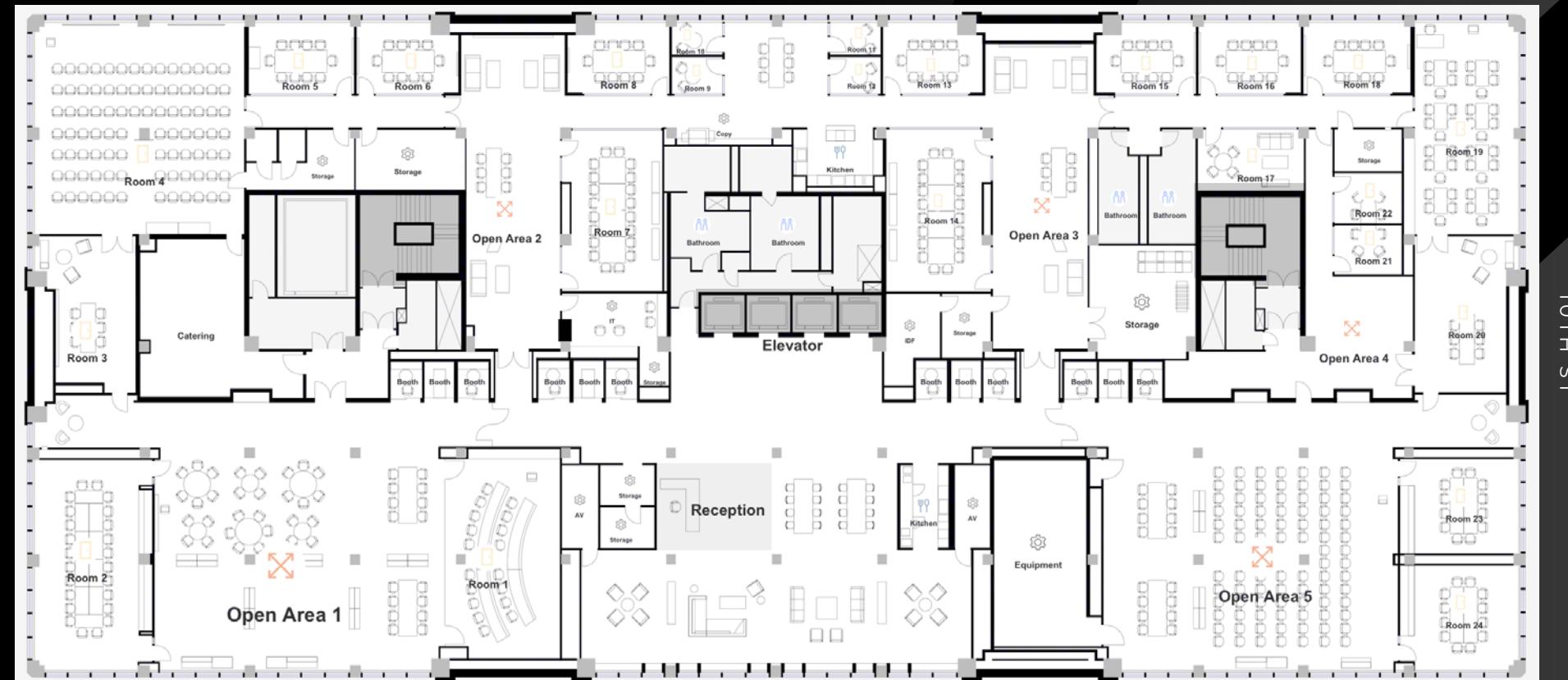
Floor 3 | 34,950 RSF



1355 Market & 1 10th

- 296 workstations
- 18 conference rooms
- Multiple collaboration / lounge areas
- Kitchen area
- AV available

**Plans are representative*



1 Tenth

Floor 4 | 34,950 RSF



1355 Market & 1 10th

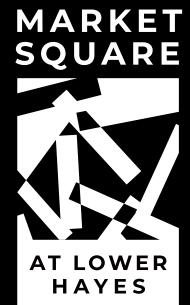
- 296 workstations
- 24 conference rooms
- Multiple collaboration / lounge areas
- Kitchen area
- AV available

*Plans are representative



1 Tenth

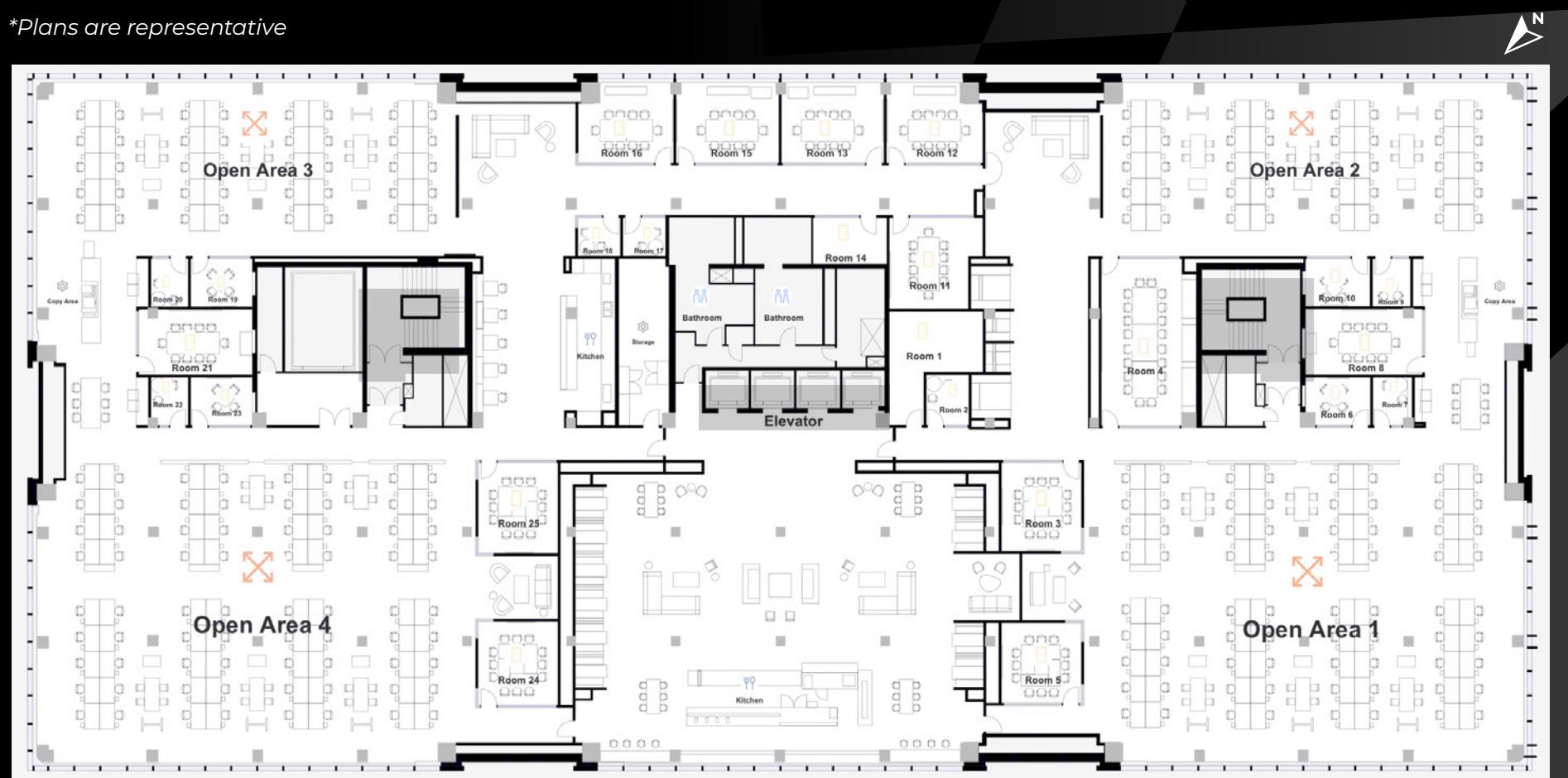
Floor 5 | 34,950 RSF



1355 Market & 1 10th

- 256 workstations
- 23 conference rooms
- Multiple collaboration / lounge areas
- Large kitchen/communal area with coffee bar
- AV available

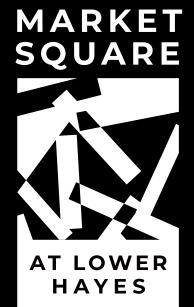
*Plans are representative



1 Tenth

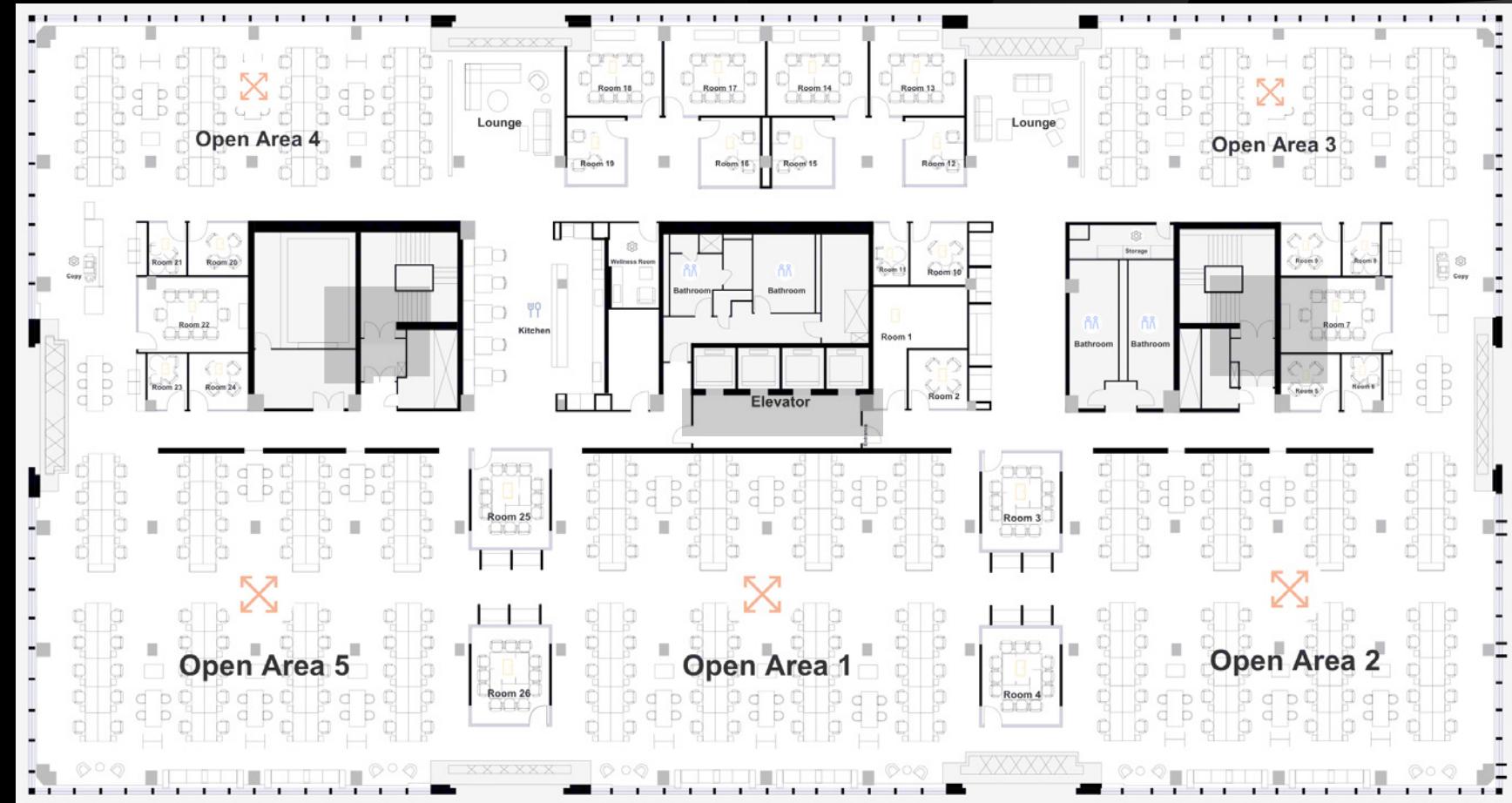
Floor 6 | 34,950 RSF

- 286 workstations
- 25 conference rooms
- Multiple collaboration / lounge areas
- Kitchen area
- AV available



1355 Market & 1 10th

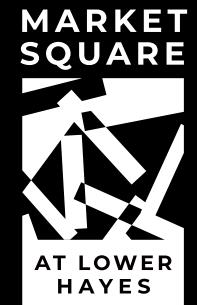
*Plans are representative



1 Tenth

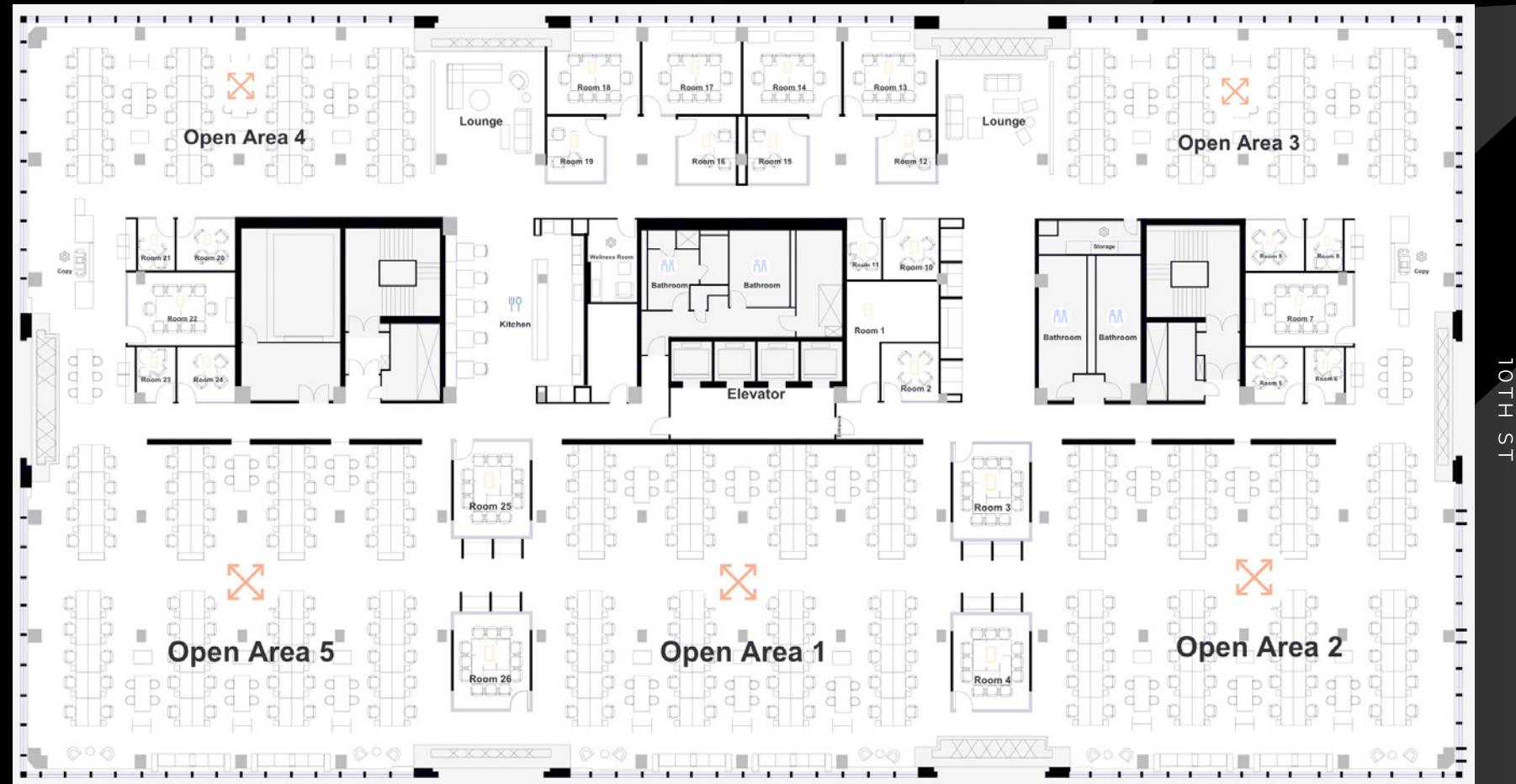
Floor 7 | 34,950 RSF

- 296 workstations
- Kitchen area
- 24 conference rooms
- AV available
- Multiple collaboration / lounge areas



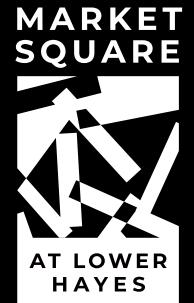
1355 Market & 1 10th

*Plans are representative



1 Tenth

Floor 8 | 34,950 RSF



1355 Market & 1 10th

- 224 workstations
- 24 conference rooms
- Large open break area
- Multiple soft seating throughout

*Plans are representative



1 Tenth

Floor 9 | 34,950 RSF



1355 Market & 1 10th

- 136 workstations
- 15 conference rooms
- Commercial kitchen
- Large dining area

*Plans are representative

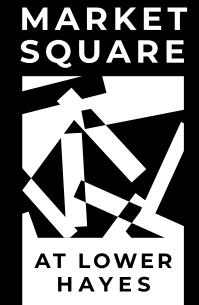


Sky bridge to 1355 Market Street

1 Tenth

Floor 10 | 34,807 RSF

- 98 workstations
- 11 conference rooms
- Commercial kitchen
- Dining area
- Library
- Executive boardroom



1355 Market & 1 10th

*Plans are representative





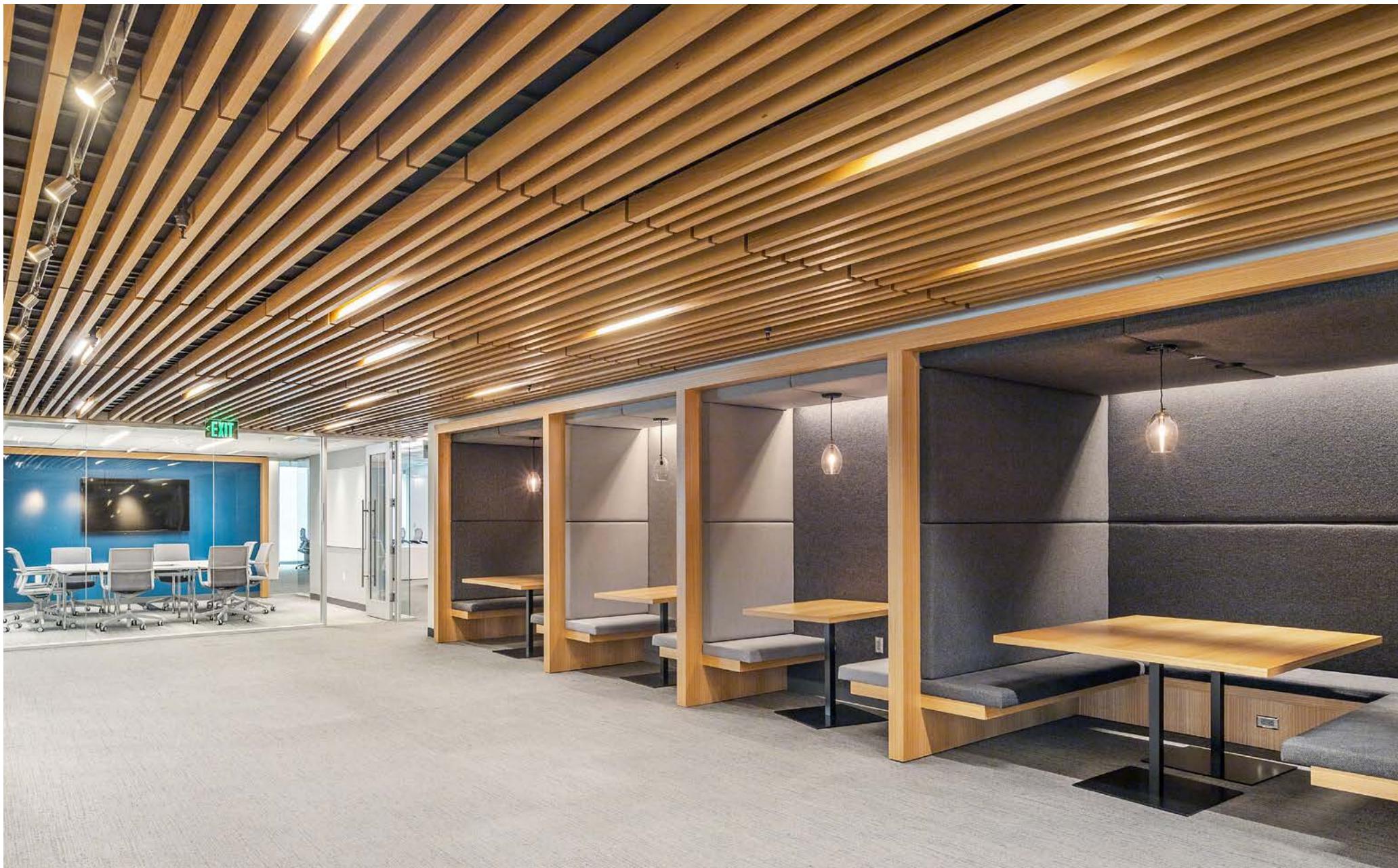
1355 Market | Open Meeting/Lounge Areas



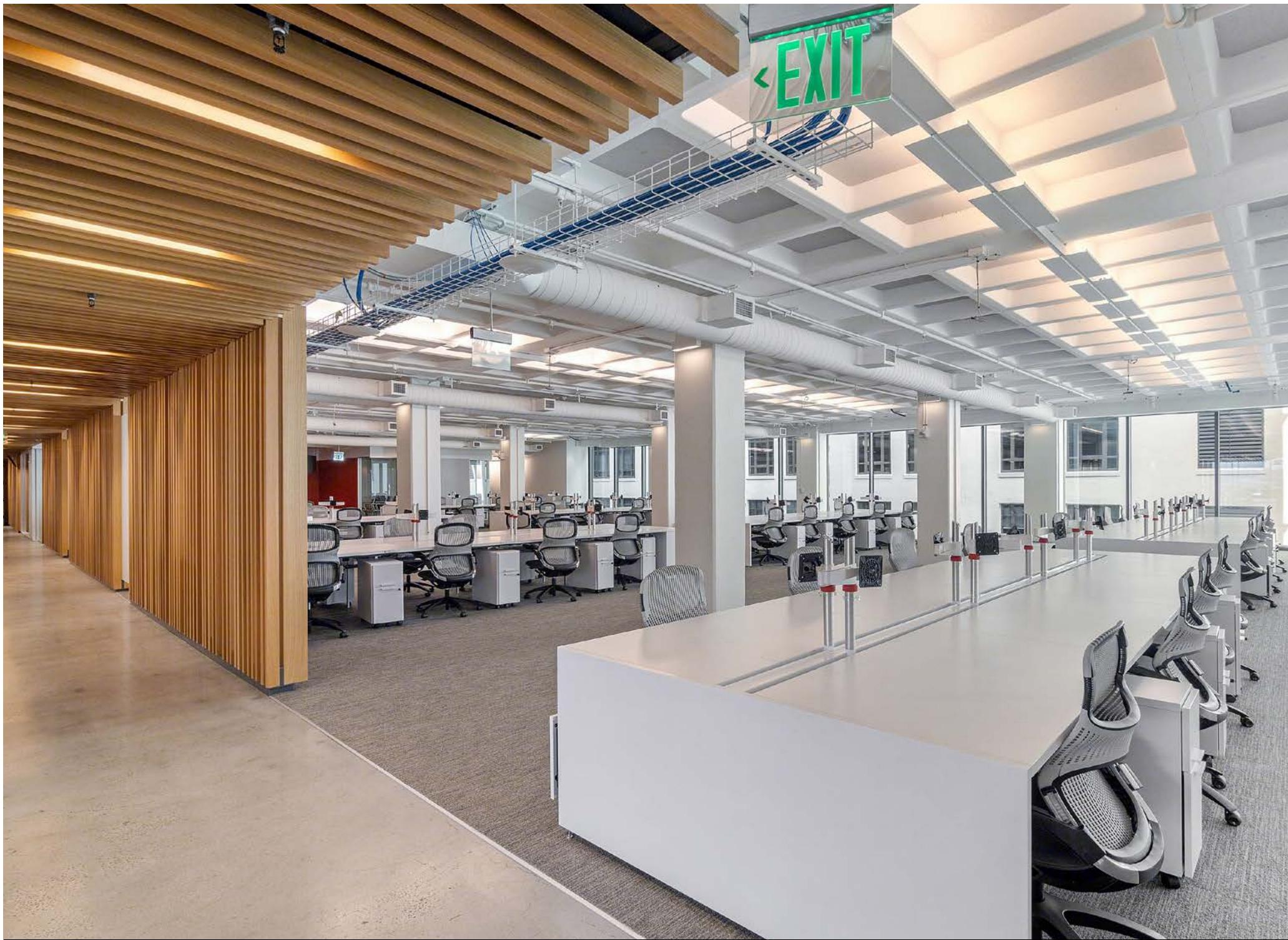
1355 Market | Cafeteria



1355 Market | Conference Room



1 Tenth | Conference Room and Huddle Spaces



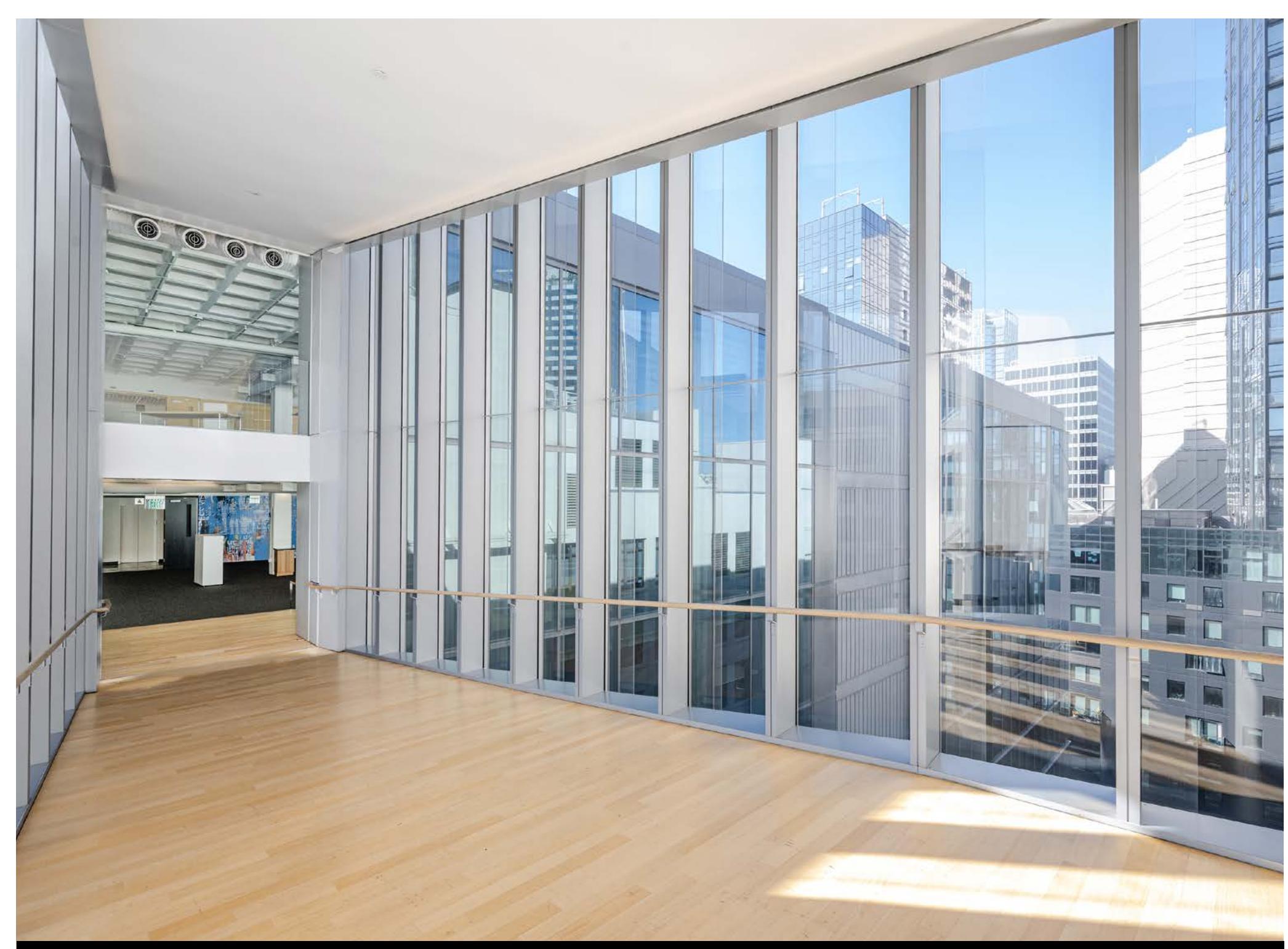
1 Tenth | Open Work Area



1355 Market | Rooftop



1355 Market | Courtyard



1355 Market | Skybridge



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