

SUBLEASE AVAILABLE

3 Embarcadero Ctr

San Francisco, CA 94111

Space Profile

Floor	5th Floor, Suite 550
RSF	18,259 SF
Rent	Inquire with Broker
Term	Negotiable

Features

- Ideal layout for financial services firms and law practices
- Oversized boardroom with Bay View
- Double door entry reception with Bay View
- Conference room and breakout areas
- 31 private offices
- 24 open workstations
- 3 production rooms
- 2 break areas
- Mail/supply area
- Mothers' room
- Abundant natural light with city and Bay views
- All FF&E can be provided
- Potential to demise

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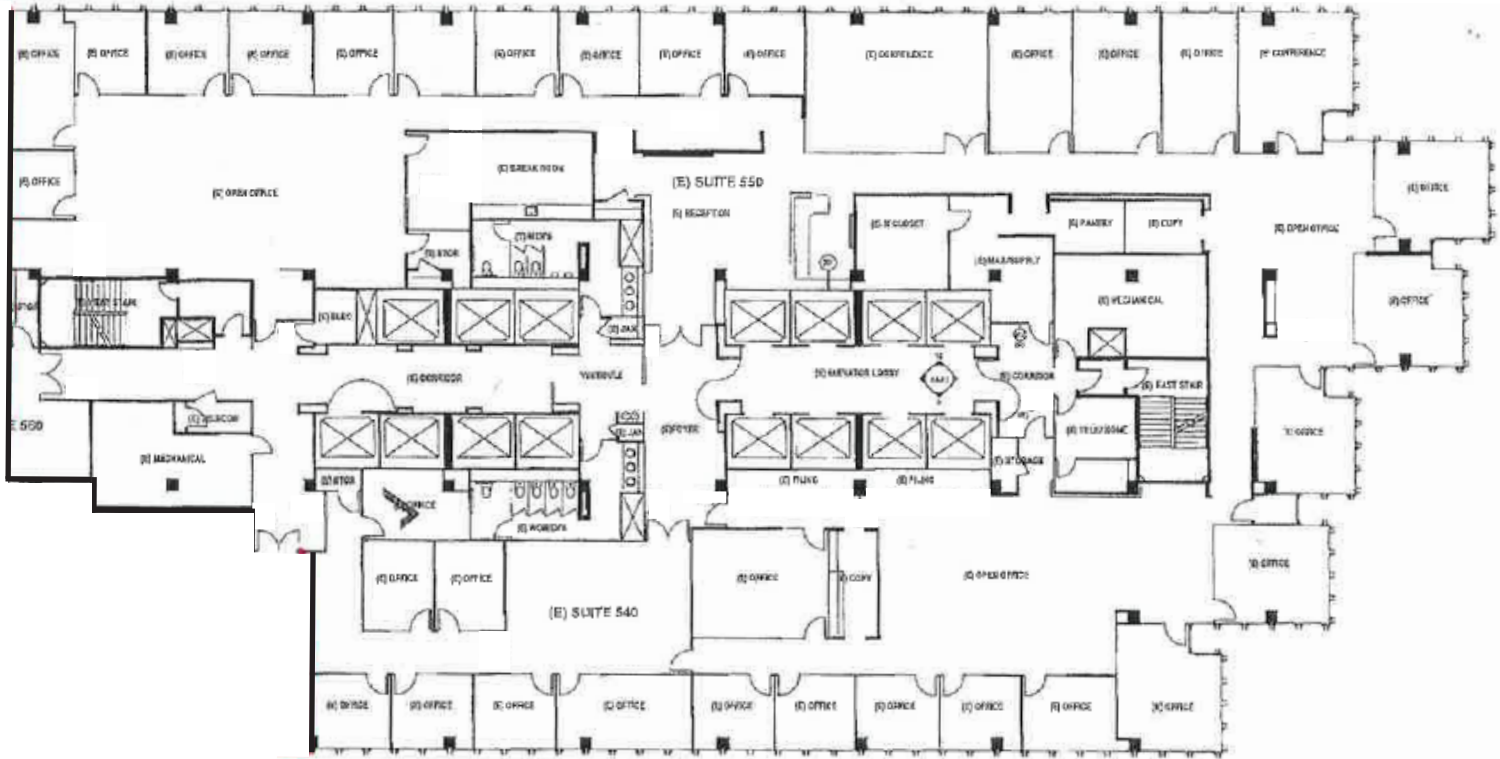
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FLOORPLAN

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PHOTOS

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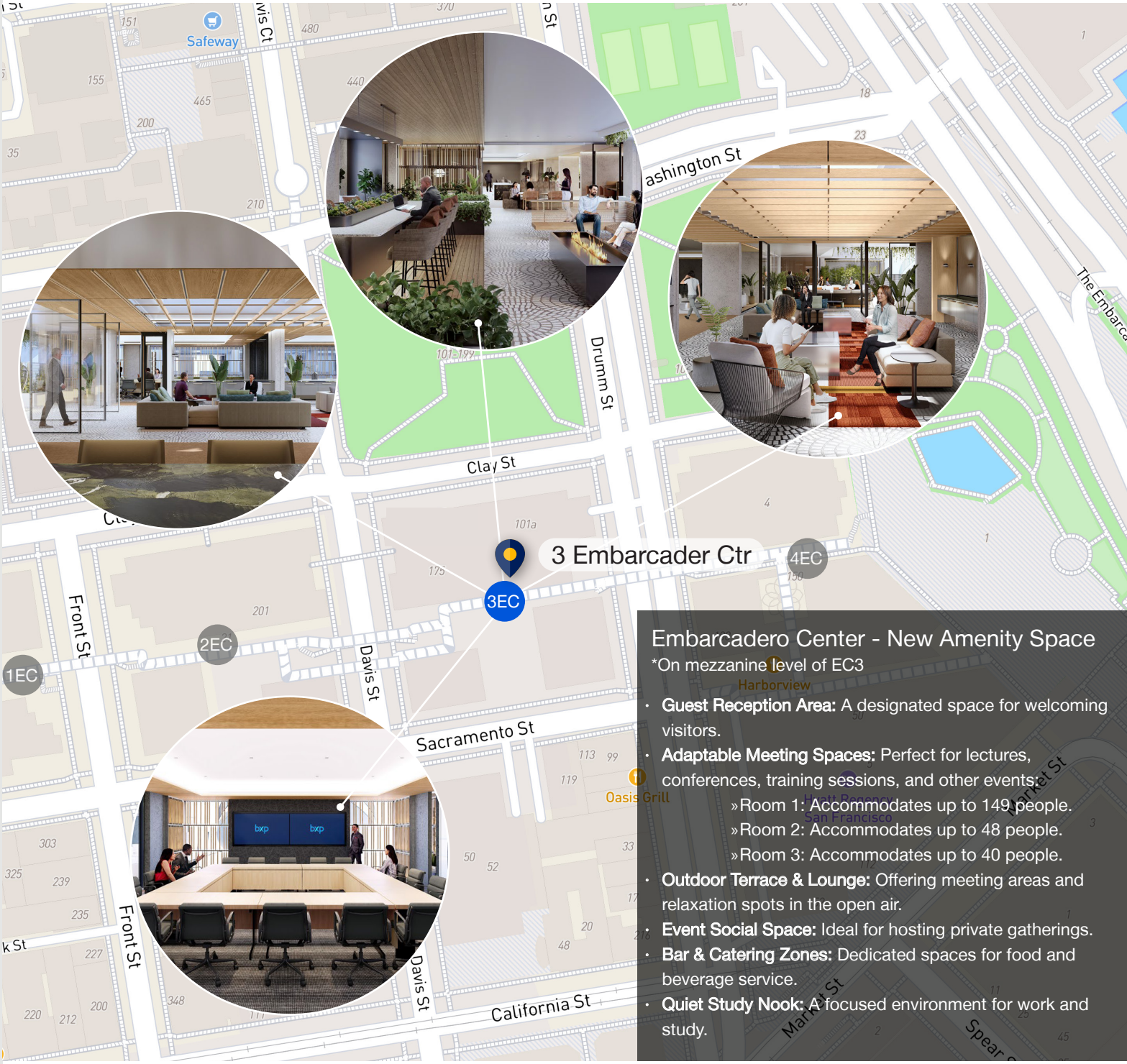
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NEW AMENITY CENTER

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Embarcadero Center - New Amenity Space

*On mezzanine level of EC3

- **Guest Reception Area:** A designated space for welcoming visitors.
- **Adaptable Meeting Spaces:** Perfect for lectures, conferences, training sessions, and other events:
 - » Room 1: Accommodates up to 149 people.
 - » Room 2: Accommodates up to 48 people.
 - » Room 3: Accommodates up to 40 people.
- **Outdoor Terrace & Lounge:** Offering meeting areas and relaxation spots in the open air.
- **Event Social Space:** Ideal for hosting private gatherings.
- **Bar & Catering Zones:** Dedicated spaces for food and beverage service.
- **Quiet Study Nook:** A focused environment for work and study.

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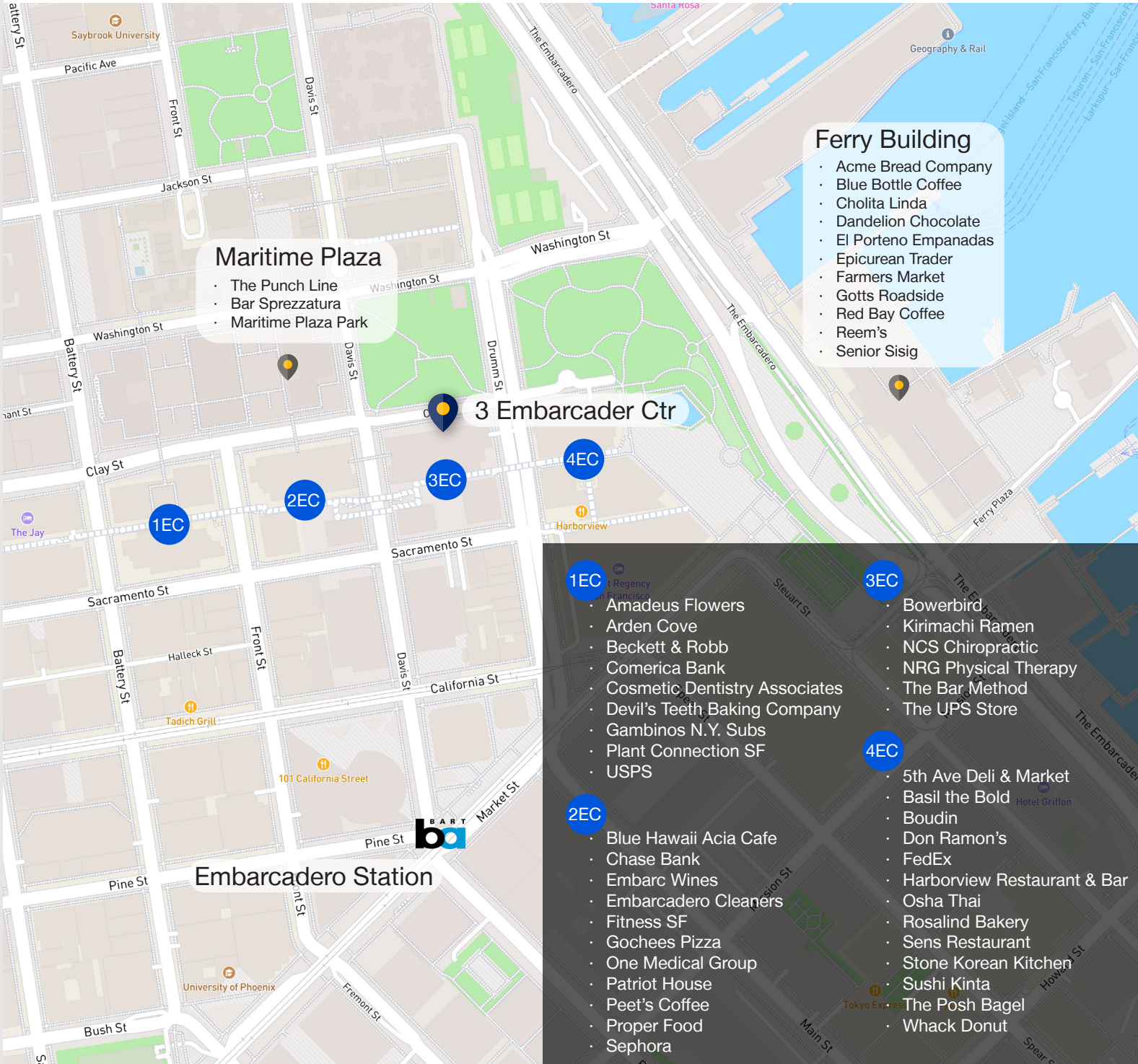
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AMENITY MAP

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Maritime Plaza

- The Punch Line
- Bar Sprezzatura
- Maritime Plaza Park

Ferry Building

- Acme Bread Company
- Blue Bottle Coffee
- Cholita Linda
- Dandelion Chocolate
- El Porteno Empanadas
- Epicurean Trader
- Farmers Market
- Gotts Roadside
- Red Bay Coffee
- Reem's
- Senior Sisig

3 Embarcadero Ctr

1EC

- Amadeus Flowers
- Arden Cove
- Beckett & Robb
- Comerica Bank
- Cosmetic Dentistry Associates
- Devil's Teeth Baking Company
- Gambinos N.Y. Subs
- Plant Connection SF
- USPS

3EC

- Bowerbird
- Kirimachi Ramen
- NCS Chiropractic
- NRG Physical Therapy
- The Bar Method
- The UPS Store

2EC

- Blue Hawaii Aciacafe
- Chase Bank
- Embarc Wines
- Embarcadero Cleaners
- Fitness SF
- Gochees Pizza
- One Medical Group
- Patriot House
- Peet's Coffee
- Proper Food
- Sephora

4EC

- 5th Ave Deli & Market
- Basil the Bold
- Boudin
- Don Ramon's
- FedEx
- Harborview Restaurant & Bar
- Osha Thai
- Rosalind Bakery
- Sens Restaurant
- Stone Korean Kitchen
- Sushi Kinta
- The Posh Bagel
- Whack Donut

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