



WATERFRONT PLAZA

SAN FRANCISCO

FAR FROM ORDINARY

Located in San Francisco's Northern Waterfront just minutes from downtown, Waterfront Plaza offers a green campus environment, modern office spaces, abundant parking, and growing amenities as part of Jamestown's extensive multi-property Northern Waterfront Portfolio.

3 ACRES
OF GREEN SPACE



ONE OF THE
LARGEST
OFFICE CAMPUSES IN
SAN FRANCISCO



ON-SITE
PRESCHOOL/DAYCARE



MULTIPLE
ON-SITE
RESTAURANTS



STUNNING
BAY VIEWS



FREE EVENTS
& FITNESS CLASSES

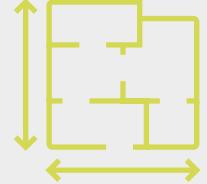


5-MINUTE
SHUTTLE TO
DOWNTOWN BART



FIND YOUR PERFECT FIT AT WATERFRONT PLAZA

Set along San Francisco's Northern Waterfront, Waterfront Plaza offers a peaceful, connected campus where work and lifestyle naturally intersect. With flexible office sizes, modern conveniences, and a location that continues to attract leading tech and AI tenants, the office campus is a destination designed to support growth and innovation.



1K - 20K SF AVAILABLE

Waterfront Plaza offers flexible suites of all sizes to support growth at every stage, from startup to scale-up

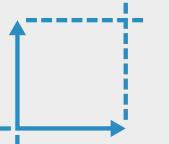


12 TECH & AI TENANTS

have recently moved to Jamestown's Northern Waterfront portfolio, including 6 AI tenants in the last 6 months totaling over 120K SF



SECURE PARKING WITH IMMEDIATE GARAGE ACCESS



1.6M SF

AI & tech firms leased 1.6 million SF in San Francisco last year, heavily focused along the Northern Waterfront

Join Industry Leaders at Waterfront Plaza:



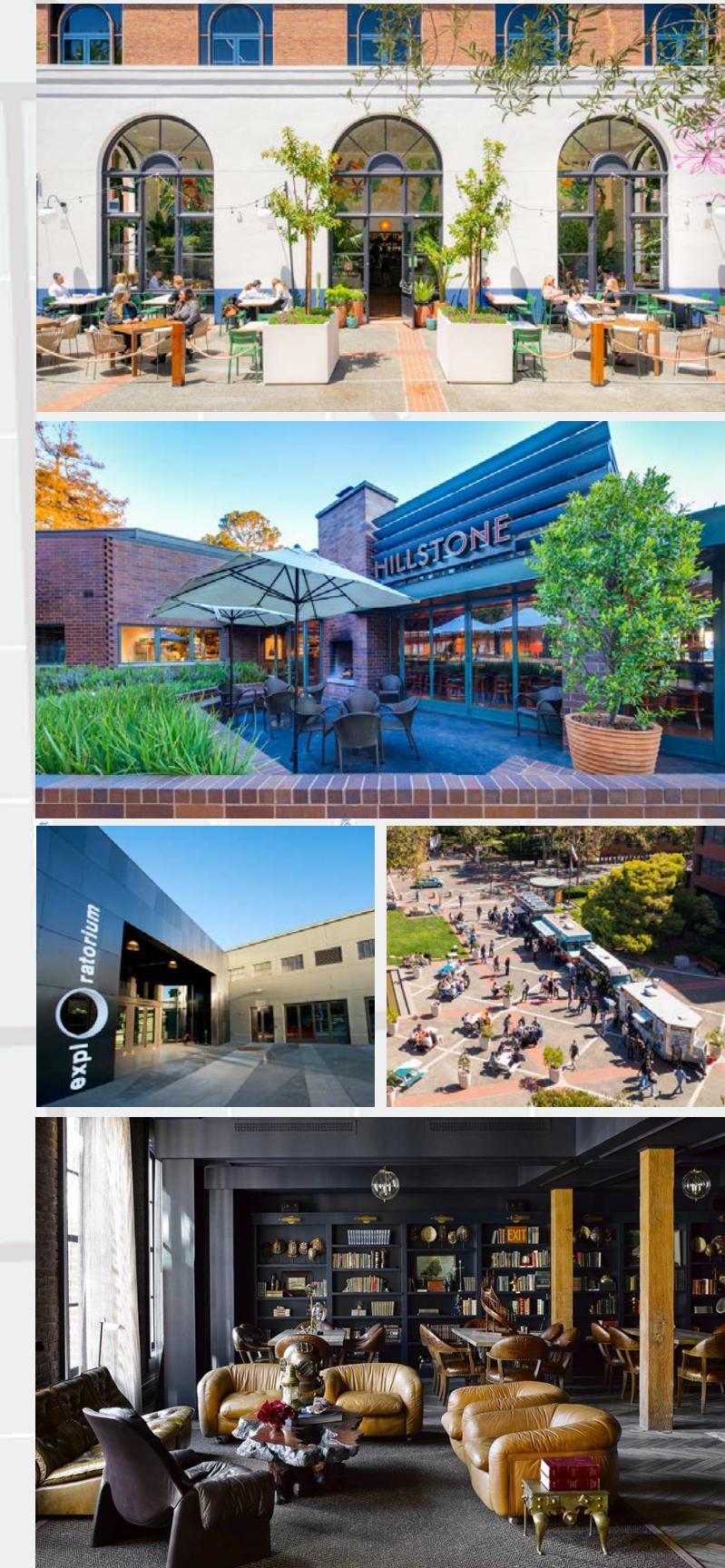


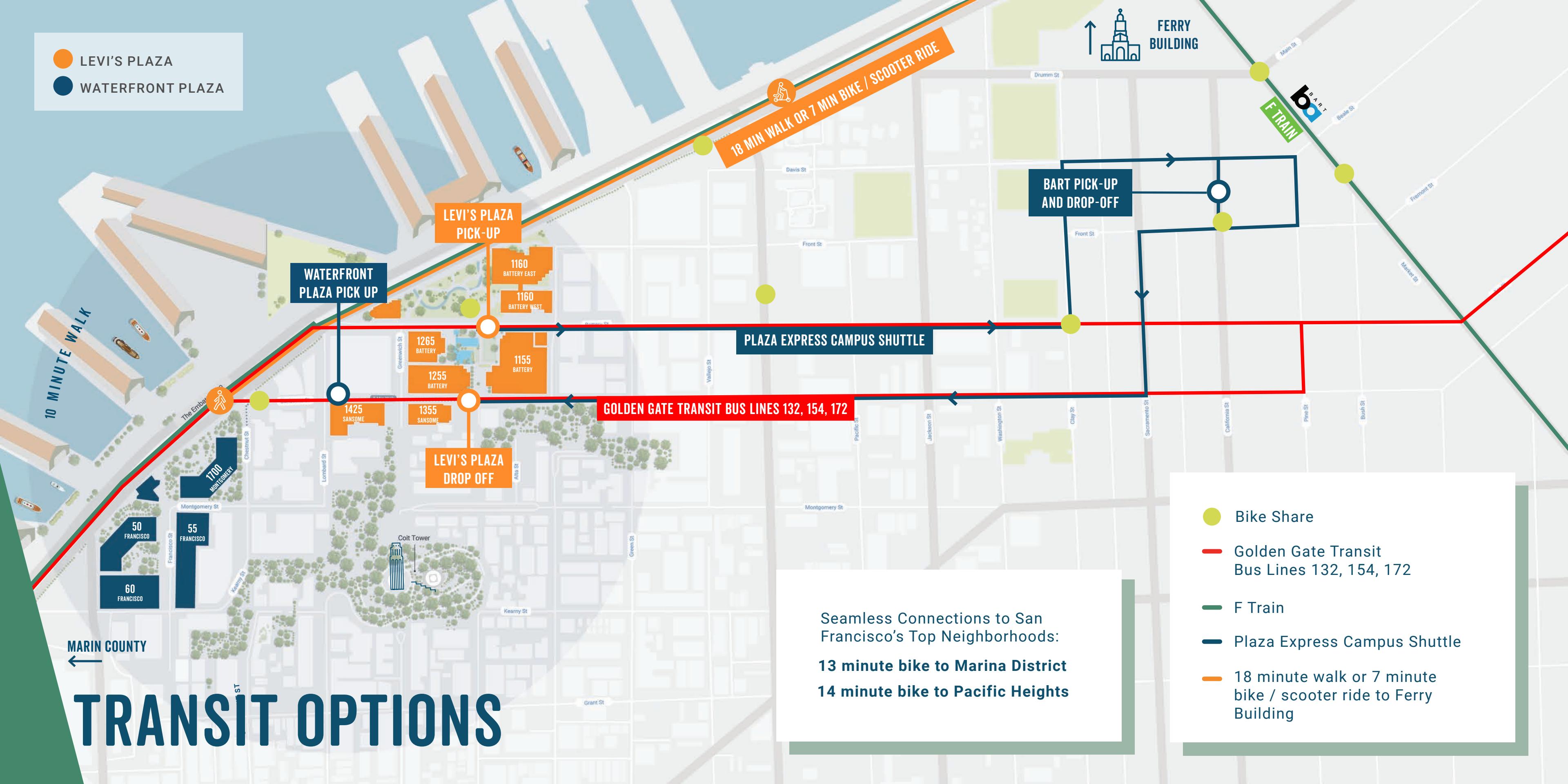
10 MINUTE WALK

AMENITIES

1	LULU FRESH CAFÉ AND PROVISIONS
2	SWEETGREEN OUTPOST
3	HILLSTONE
4	SF COSMETIC DENTAL GROUP
5	RJ'S MARKET
6	THE POP UP BY PORTER CAFE
7	HUCKLEBERRY BICYCLES
8	OFF THE GRID FOOD TRUCKS
9	COIT TOWER CAFE
10	XICA MEXICAN CUISINE
11	NEW RESTAURANT COMING SOON
12	THE BAY CLUB FITNESS
13	PIER 23 CAFE RESTAURANT & BAR
14	SEAGLASS RESTAURANT
15	THE EXPLORATORIUM
16	INDIE BEER & WINE BAR
17	MUSEO ITALO AMERICANO
18	GRUMPY'S
19	SUBWAY
20	THE WATERFRONT RESTAURANT
21	THE BATTERY
22	OLD SHIP SALON
23	KOKKARI ESTIATORIO GREEK RESTAURANT
24	ANDYTOWN COFFEE
25	SCULLERY CAFE

EASILY ACCESSIBLE TO DINING, WELLNESS, CULTURE, & SERVICES

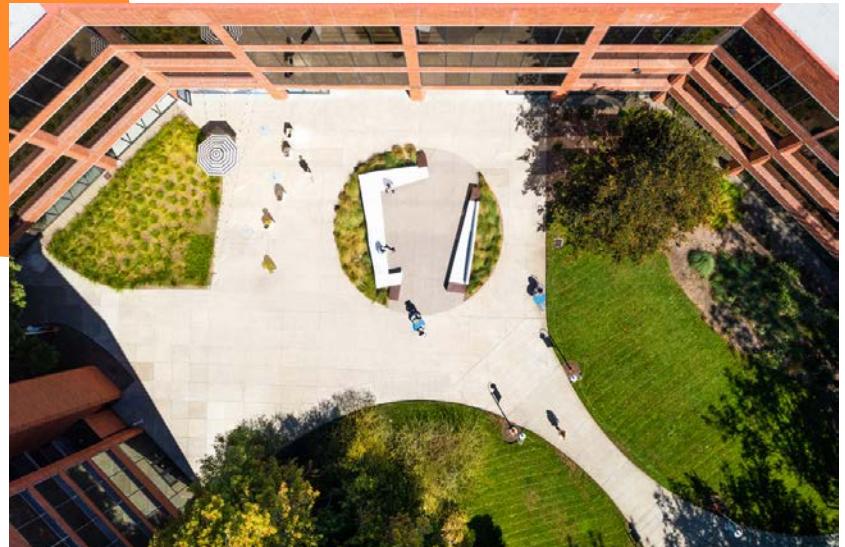




AVAILABILITY

1700 MONTGOMERY | 50 FRANCISCO

BUILDING	SUITE	RSF	ASKING	COMMENTS
50 Francisco	265	839	\$48 FS	Available March 2026, open area, kitchen
1700 Montgomery	209	1,736	\$47-\$49 FS	LEASED
1700 Montgomery	440	3,072	\$63 FS	Available 60-90 days, creative suite, exposed ceiling, 2 offices, conference room, kitchenette, open area.
50 Francisco	275	3,400	\$47-\$49 FS	LEASED
1700 Montgomery	110	4,743	\$50 FS	Available within 60 days, 2 private offices, 2 conference rooms, wellness room, storage room, open kitchen, open area.
1700 Montgomery	495	9,900	\$52 FS	Available now, furniture deliverable in 30 days, creative suite, 8 private offices, large conference room, 4 medium conference rooms, huddle room, lounge area, open kitchen, open area to accommodate 42 workstations.
50 Francisco	200	10,453	\$48 FS	Available now, 14 glass front private offices, 2 phone rooms, 2 conference rooms, kitchen, 2 large training rooms, open area to accommodate ±30 workstations.
50 Francisco	400	19,206	\$55 FS	Available now, furniture deliverable in 30 days, 20 private offices, 2 large conference rooms, 3 medium conference rooms, 2 break areas, large kitchen, open area to accommodate 96 workstations.



AVAILABILITY

FLEXIBLE/FURNISHED SUITES | 50 FRANCISCO | 60 FRANCISCO

BUILDING	SUITE	RSF	MONTHLY RENT	COMMENTS
50 Francisco	170	823	\$4,000	Available now, creative, exposed ceiling, 6 desks, large open space, includes furniture. Access to shared kitchen and conference room.
60 Francisco	110	1,119	\$4,500	Available now, creative suite, office, large open area, includes furniture. Access to shared conference room, game room, and tenant lounge.
60 Francisco	120	2,375	\$10,500	LEASED
60 Francisco	130	2,619	\$12,000	Available Q2 2026, creative suite, 3 offices, floor to ceiling windows, great natural light, large open area, includes furniture. Access to shared conference room, game room, and tenant lounge.
50 Francisco	110	2,966	\$13,500	Available now, creative suite, exposed ceiling, 3 offices, large open area, includes furniture. Access to shared kitchen and conference room.
50 Francisco	150	3,291	\$14,500	Available now, creative, exposed ceiling, large open space, kitchen, includes furniture. Access to shared kitchen and conference room.
50 Francisco	140	3,506	\$16,000	Available now, creative suite, exposed ceiling, 12 desks, 4 offices, large open area, includes furniture. Access to shared kitchen and conference room.
50 Francisco	120	5,171	\$23,500	Available now, creative suite, exposed ceiling, 6 offices, 2 phone rooms, large open area, includes furniture. Access to shared kitchen and conference room.

 = FURNISHED

AVAILABILITY

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55 FRANCISCO

BUILDING	SUITE	RSF	ASKING	COMMENTS
55 Francisco	100	6,507	\$42 FS	Available now, ground 5,615 SF + mezz 892 SF, private street entrance with exterior signage, 3 offices, conference room, kitchen, elevator, large open area, IT room, storage room, easy access to garage.
55 Francisco	200	19,322	\$62 FS	Available now, creative space with exposed ceiling, full floor, 5 offices, 2 conference rooms, 2 kitchens with break area, reception area, wellness room, IT room, large open area to accommodate ±133 workstations, partially furnished, direct access to parking garage.
55 Francisco	360	3,898	\$50-\$53 FS	LEASED
55 Francisco	700	6,142	\$81 FS	Available now, furniture deliverable in 30 days, 9 private offices, large conference room, 5 medium conference rooms, lounge area, open area to accommodate 22 workstations, exceptional views of the Bay Bridge and Alcatraz.
55 Francisco	710	8,868	\$81 FS	Available now, furniture deliverable in 30 days, creative with exposed ceiling, 5 private offices, phone room, large conference room, 2 medium conference rooms, kitchen with lounge area, open area to accommodate 40 workstations, exceptional views of the Bay Bridge, Alcatraz, and Golden Gate Bridge.
55 Francisco	760	2,355	\$34-\$36 FS	LEASED



50 FRANCISCO

SUITE 265 | 839 SF

- Available March 2026
- Open area
- Kitchen

For leasing information, please contact:

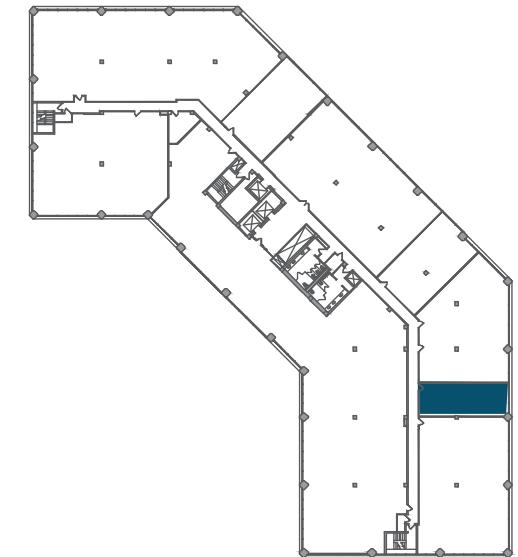
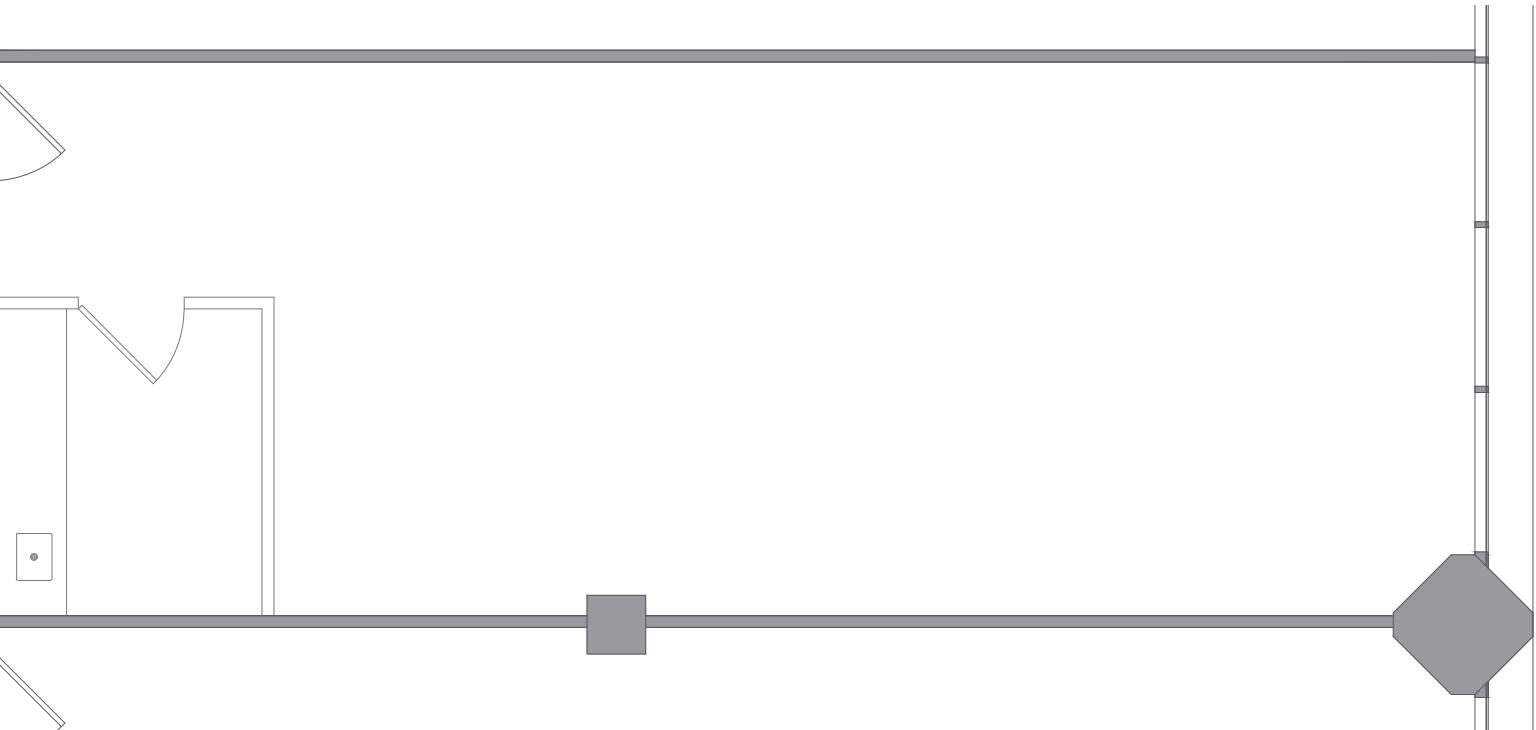
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1700 MONTGOMERY

SUITE 440 | 3,072 SF

- Available 60-90 days
- Creative suite
- Exposed ceiling
- 2 offices
- Conference room
- Kitchenette
- Open area



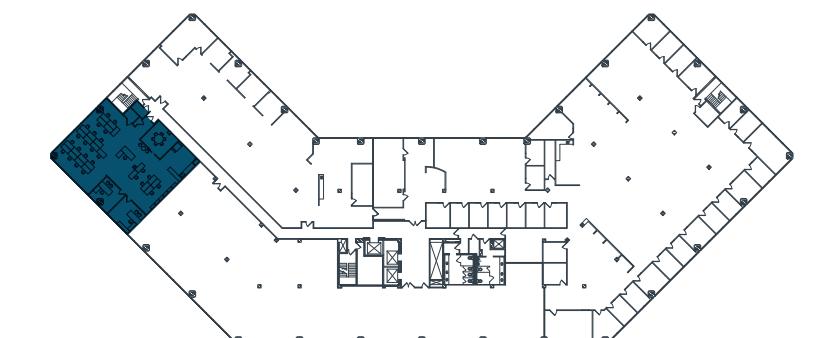
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1700 MONTGOMERY

SUITE 110 | 4,743 SF

- Available within 60 days
- 2 Private offices
- 2 conference rooms
- Wellness room
- Storage room
- Open kitchen
- Open area



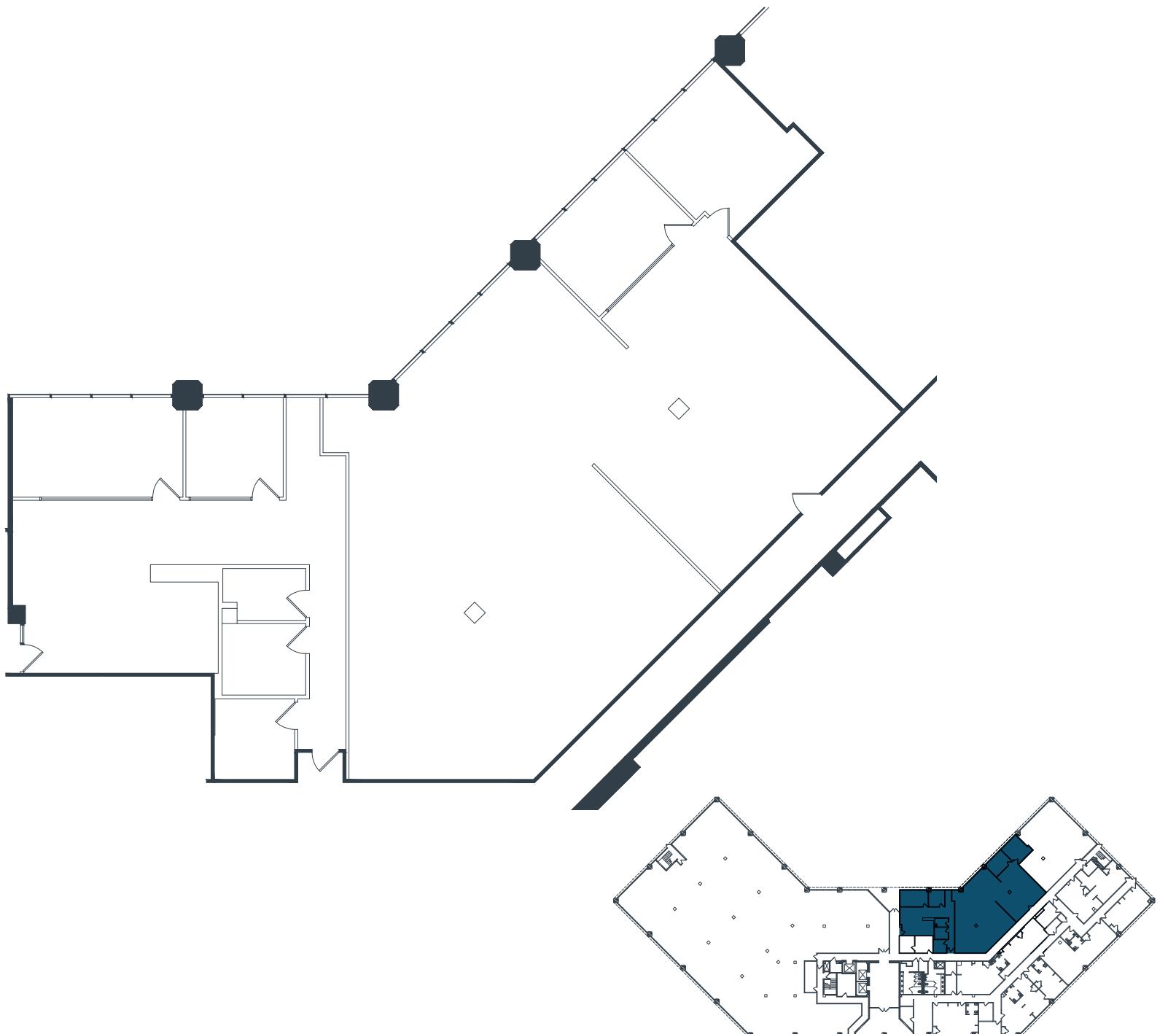
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1700 MONTGOMERY

SUITE 495 | 9,900 SF

HYPOTHETICAL FURNITURE PLAN

- Available now (furniture deliverable in 30 days)
- Creative suite
- 8 private offices
- 1 large conference room
- 4 medium conference rooms
- Huddle room
- Lounge area
- Open kitchen
- Open area to accommodate 42 workstations

[View Virtual Tour](#)



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50 FRANCISCO

SUITE 200 | 10,453 SF

- Available now
- 14 glass front private offices
- 2 phone rooms
- 2 conference rooms
- kitchen
- 2 large training rooms
- Open area to accommodate ±30 workstations

[View Virtual Tour](#)



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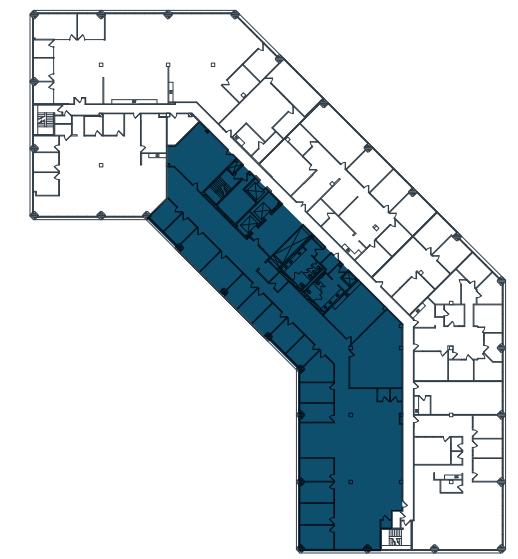
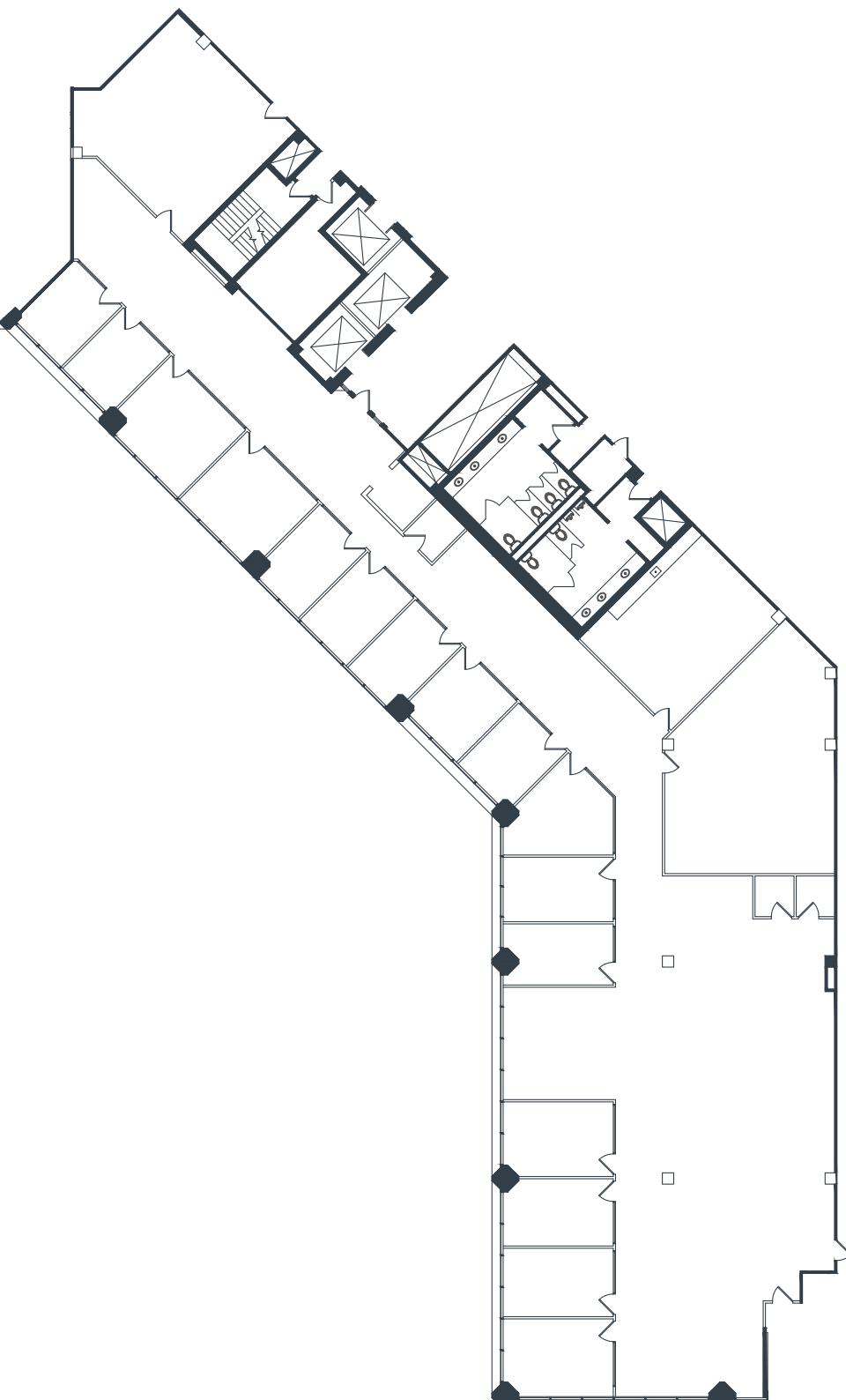
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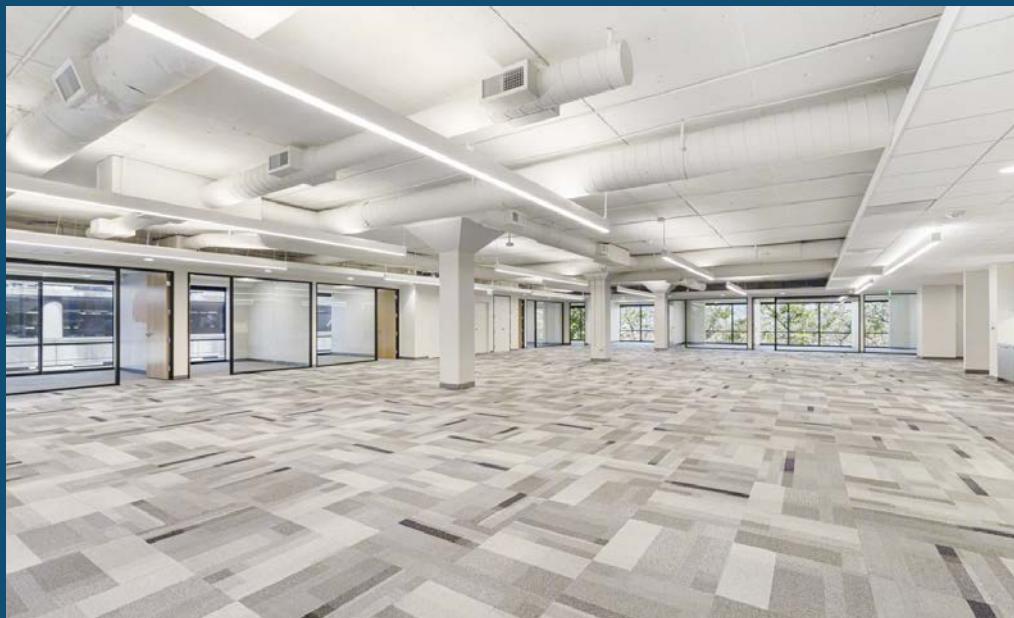
50 FRANCISCO

SUITE 400 | 19,206 SF

HYPOTHETICAL FURNITURE PLAN

- Available now (furniture deliverable in 30 days)
- 20 private offices
- 2 large conference rooms
- 3 medium conference rooms
- 2 break areas
- Large kitchen
- Open area to accommodate 96 workstations

[View Virtual Tour](#)



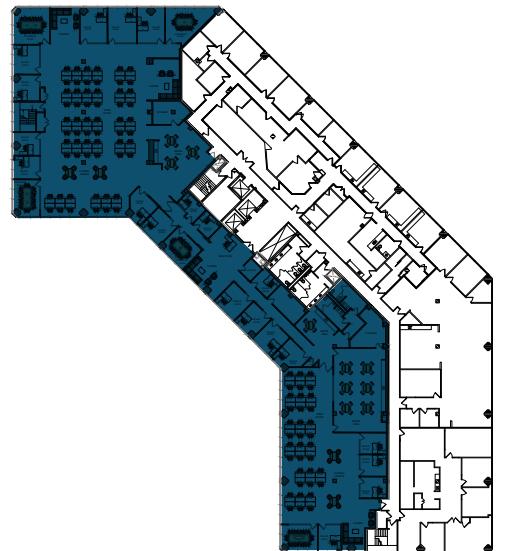
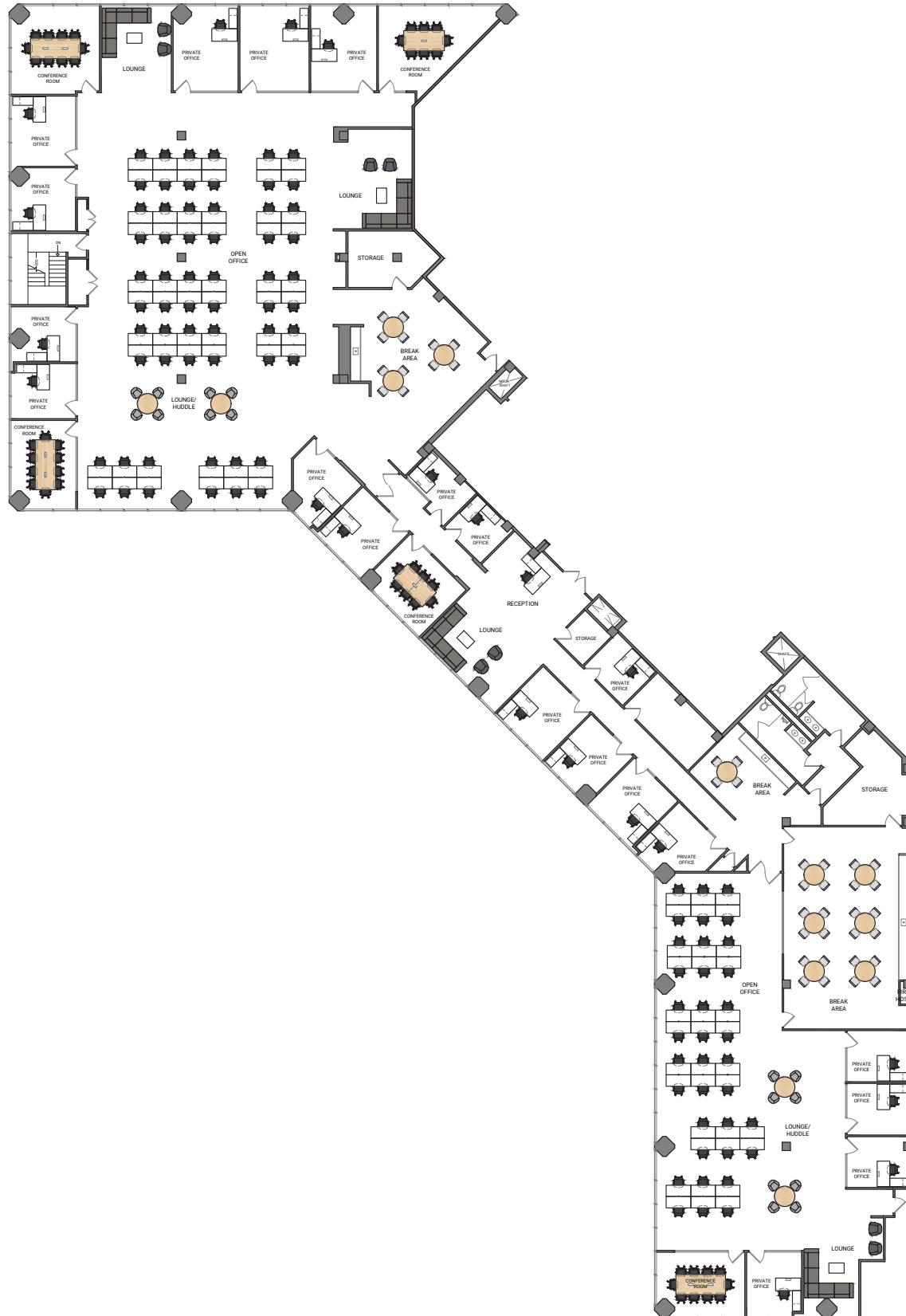
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50 FRANCISCO

SUITE 170 | 823 SF

- Available now
- Creative suite
- Exposed ceiling
- 6 desks
- Large open space
- Includes furniture
- Access to shared kitchen and conference room



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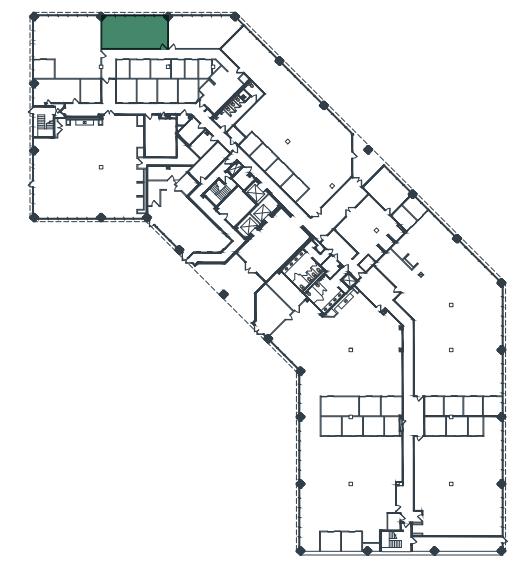
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60 FRANCISCO

SUITE 110 | 1,119 SF

- Available now
- Creative suite
- Office
- Large open area
- Includes furniture
- Access to shared conference room, game room, and tenant lounge



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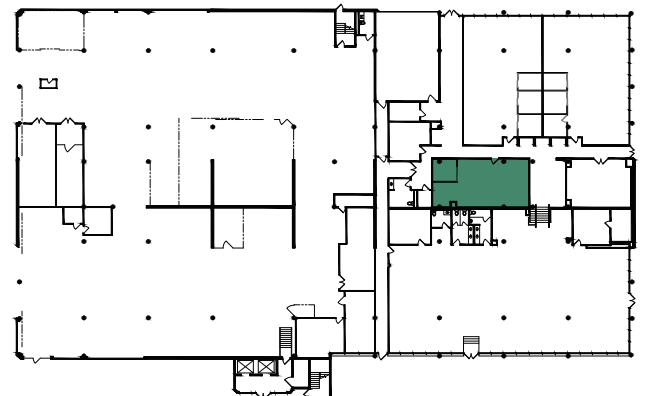
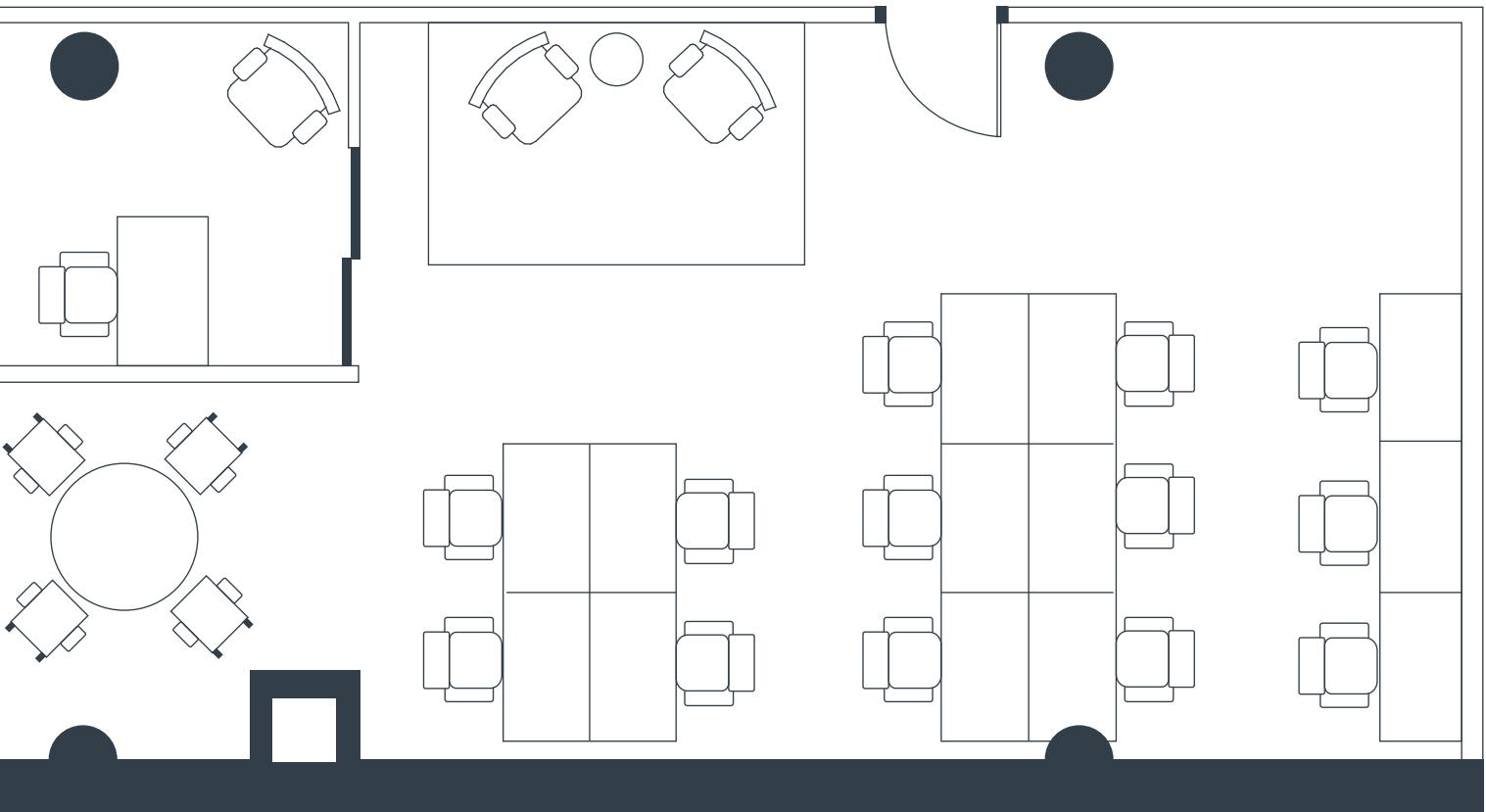
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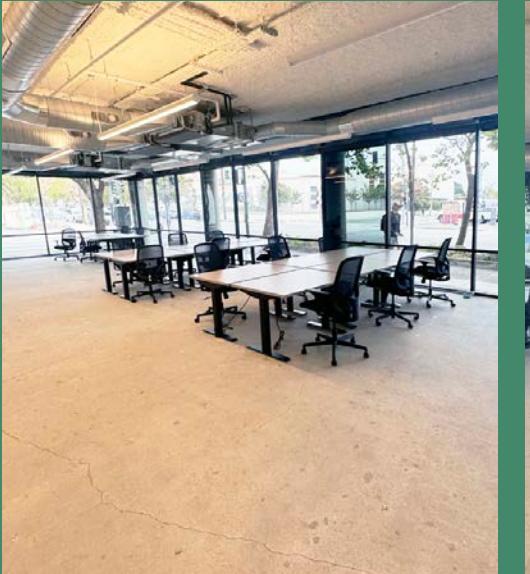
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60 FRANCISCO

SUITE 130 | 2,619 SF

- Available now
- Creative suite
- 3 offices
- Floor to ceiling windows
- Great natural light
- Large open area
- Includes furniture
- Access to shared conference room, game room, and tenant lounge



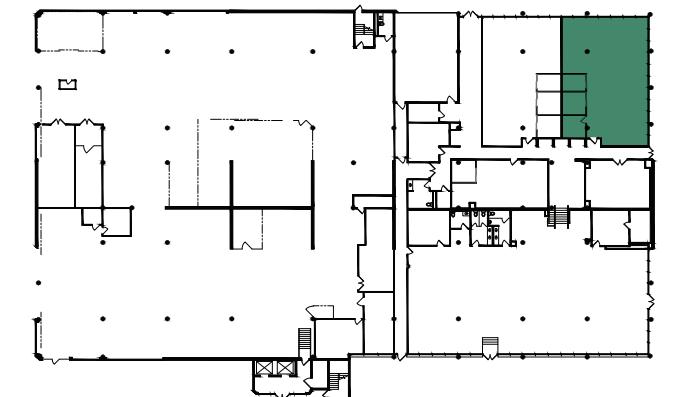
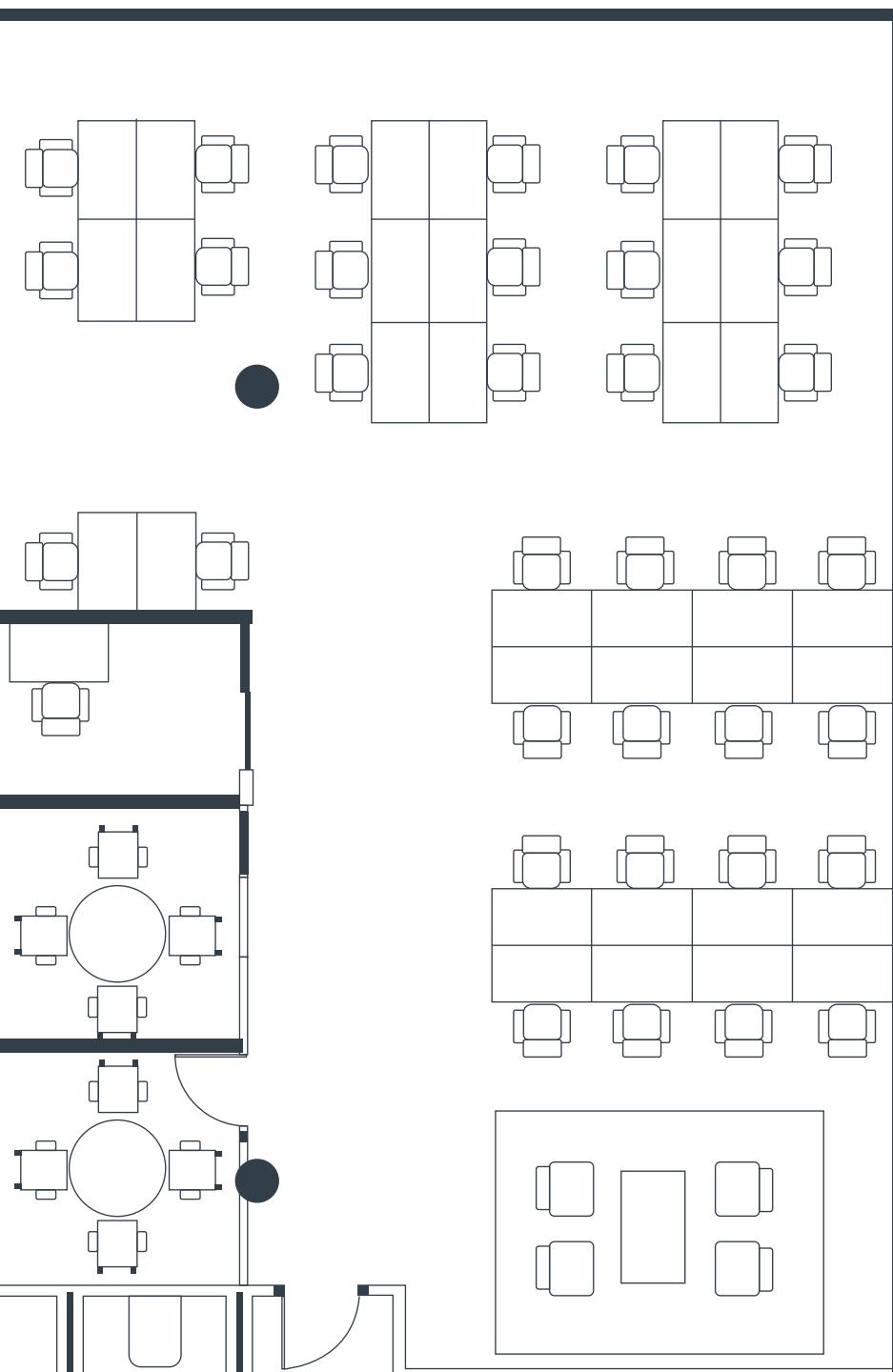
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50 FRANCISCO

SUITE 110 | 2,966 SF

- Available now
- Creative suite
- Exposed ceiling
- 3 offices
- Large open area
- Includes furniture
- Access to shared kitchen and conference room



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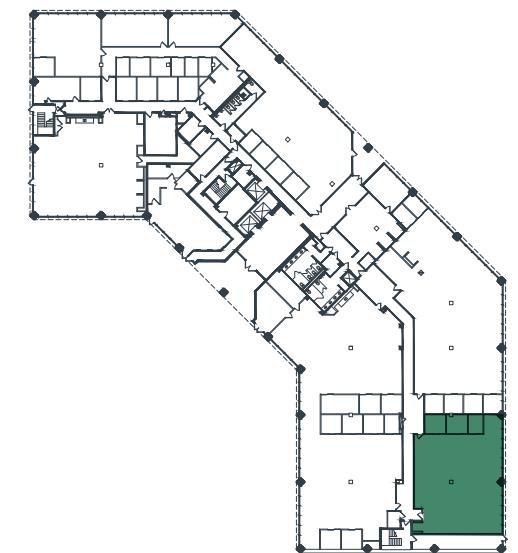
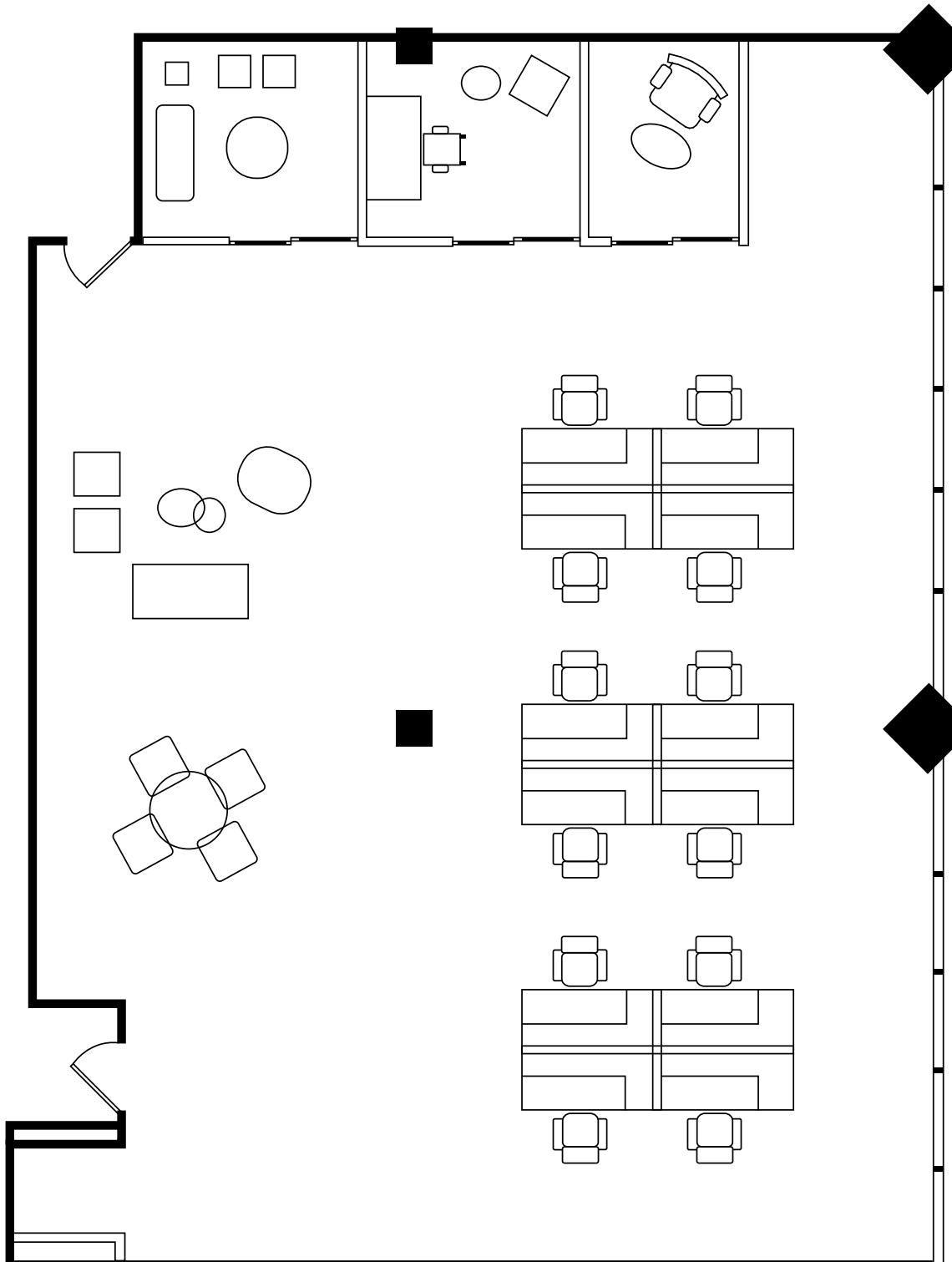
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50 FRANCISCO

SUITE 150 | 3,291 SF

- Available Q2 2026
- Creative suite
- Exposed ceiling
- Large open space
- Kitchen
- Includes furniture
- Access to shared kitchen and conference room



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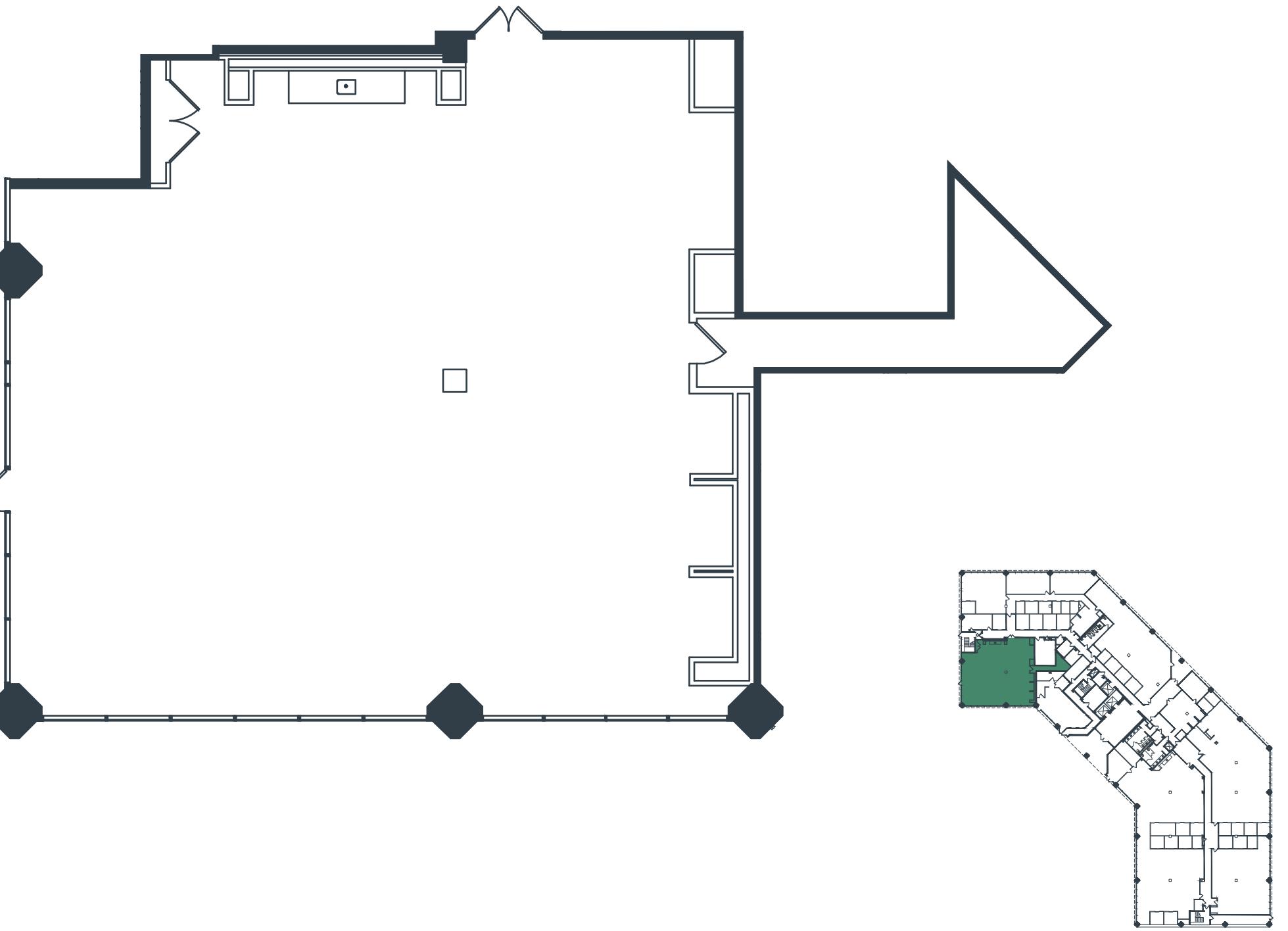
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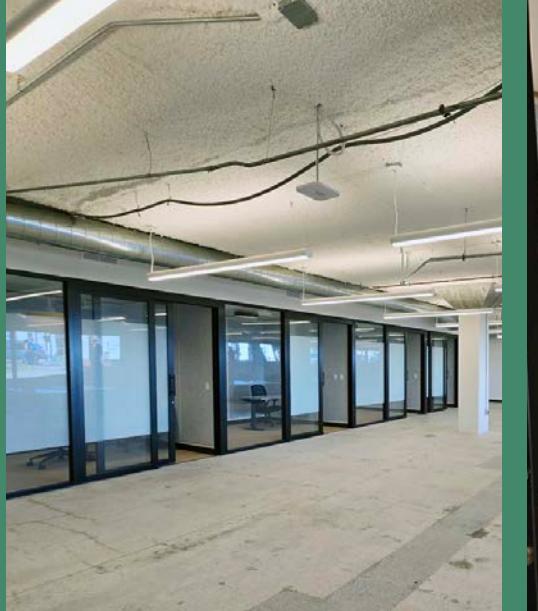
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50 FRANCISCO

SUITE 140 | 3,506 SF

- Available now
- Creative suite
- Exposed ceiling
- 12 desks
- 4 offices
- Large open area
- Includes furniture
- Access to shared kitchen and conference room



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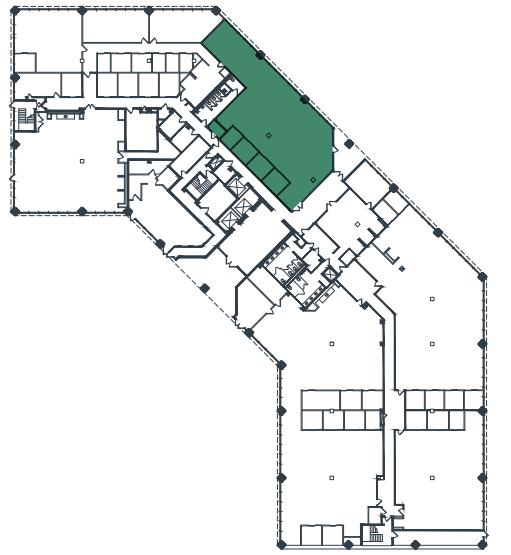
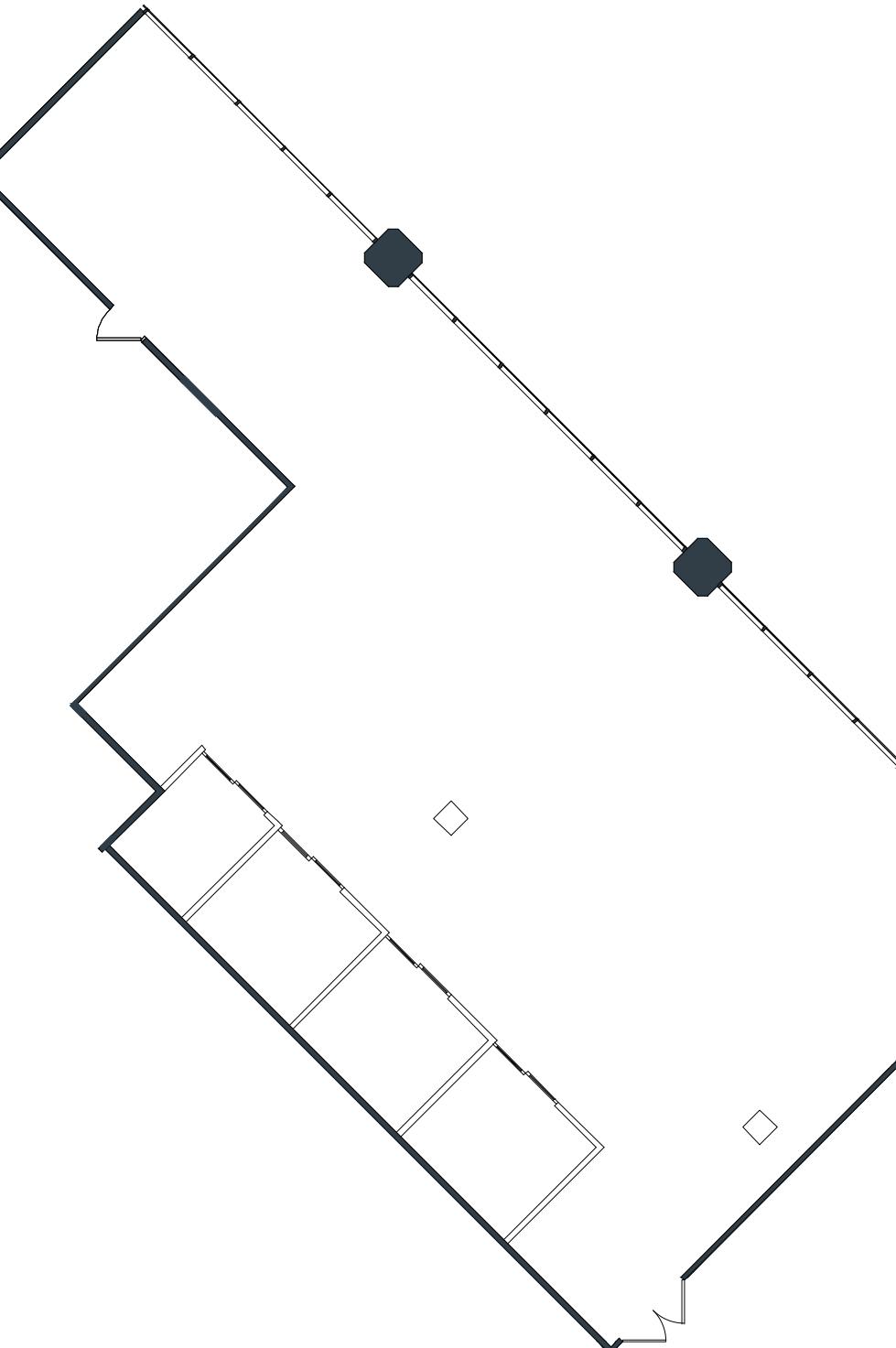
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50 FRANCISCO

SUITE 120 | 5,171 SF

- Available now
- Creative suite
- Exposed ceiling
- 6 offices
- 2 phone rooms
- Large open area
- Includes furniture
- Access to shared kitchen and conference room



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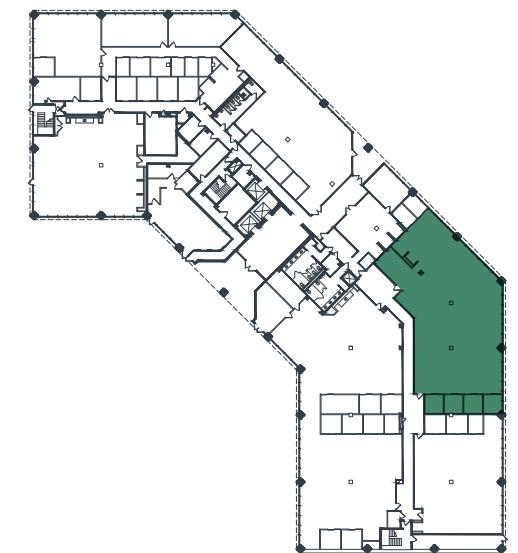
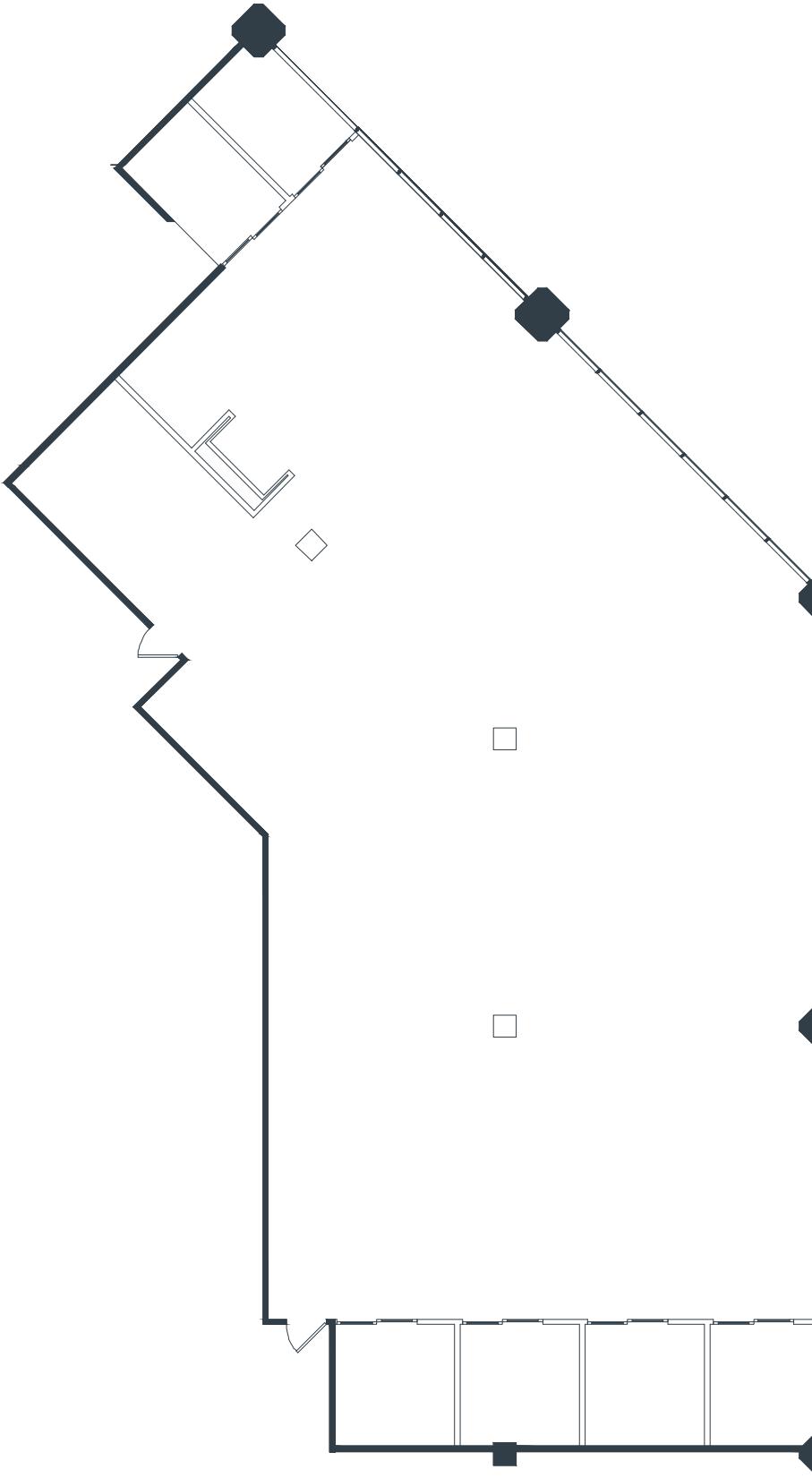
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55 FRANCISCO

SUITE 100 | 6,507 SF

5,615 SF GROUND + 892 SF MEZZANINE

- Private street entrance with exterior signage
- Consistent weekday traffic driven by surrounding office employees, medical patients and visitors
- Across from Hillstone with walkable access to the Embarcadero
- Dedicated parking lots with ample parking and easy access to multiple transit systems
- Ideal for fitness and health & wellness



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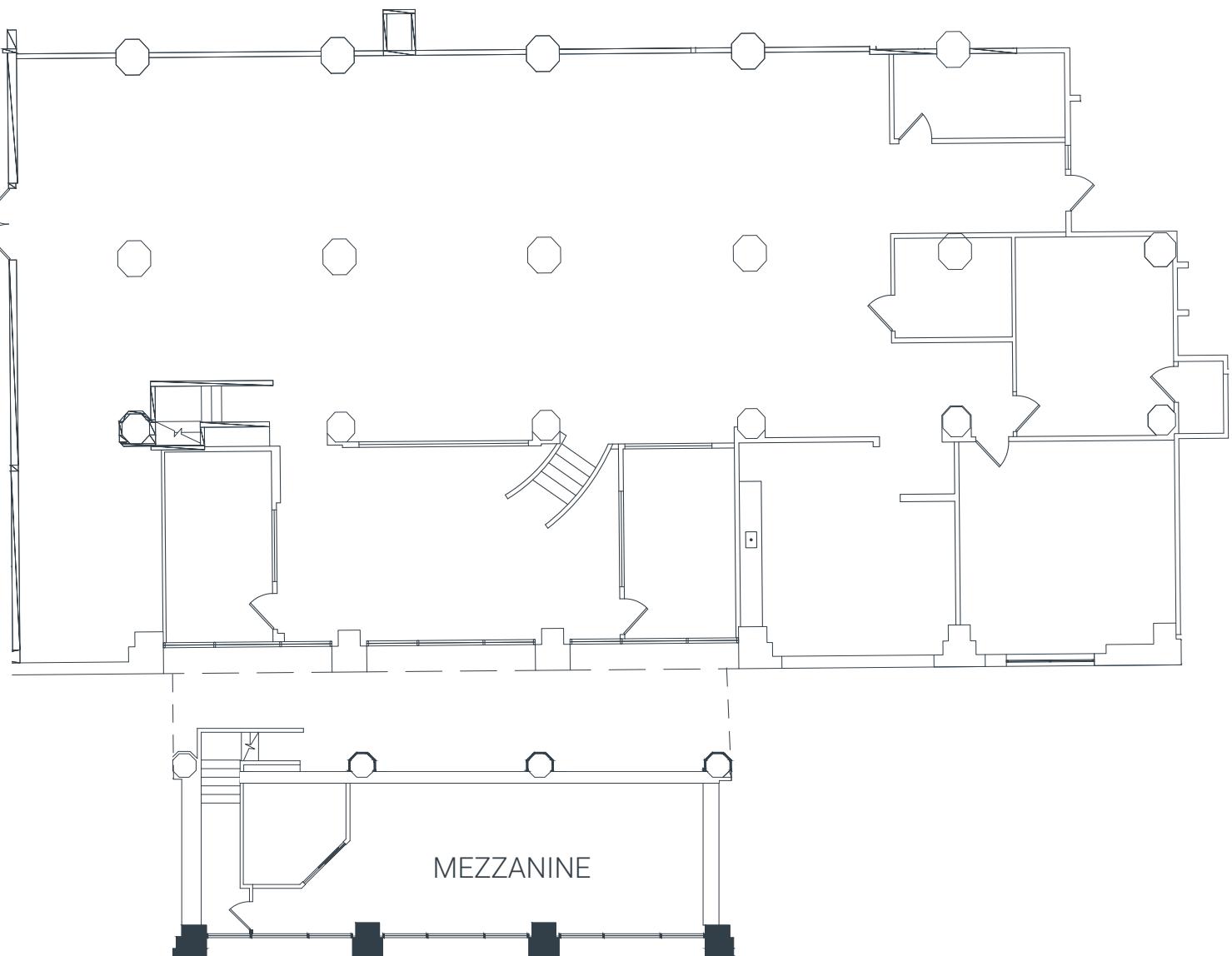
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55 FRANCISCO

SUITE 200 | 19,322 SF

- Available now
- Creative space with exposed ceiling
- Full floor
- 5 offices
- 2 conference rooms
- Training room
- 2 kitchens with break area
- Reception area
- Wellness room
- IT room
- Large open area to accommodate ±133 workstations
- Partially furnished
- Direct access to parking garage

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55 FRANCISCO

SUITE 700 | 6,142 SF

HYPOTHETICAL FURNITURE PLAN

- Available now (furniture deliverable in 30 days)
- 9 private offices
- 1 large conference room
- 5 medium conference rooms
- Lounge area
- Open area to accommodate 22 workstations
- Exceptional views of the Bay Bridge and Alcatraz



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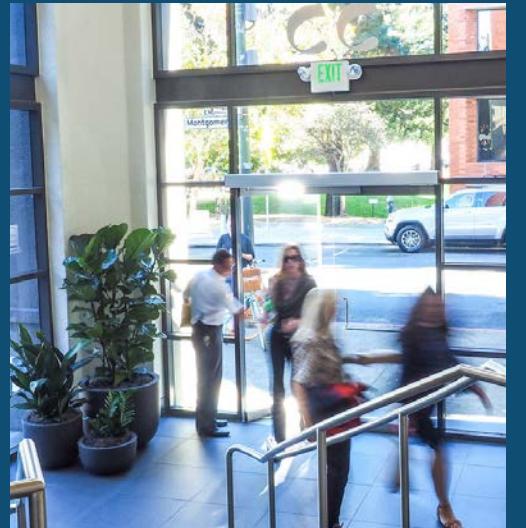


55 FRANCISCO

SUITE 710 | 8,868 SF

HYPOTHETICAL FURNITURE PLAN

- Available now (furniture deliverable in 30 days)
- Creative with exposed ceiling
- 5 private offices
- 1 phone room
- 1 large conference room
- 2 medium conference rooms
- Kitchen with lounge area
- Open area to accommodate 40 workstations
- Exceptional views of Bay Bridge, Alcatraz and Golden Gate Bridge



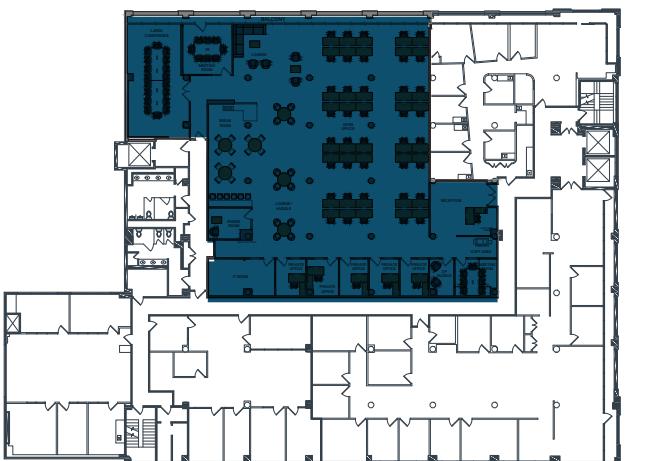
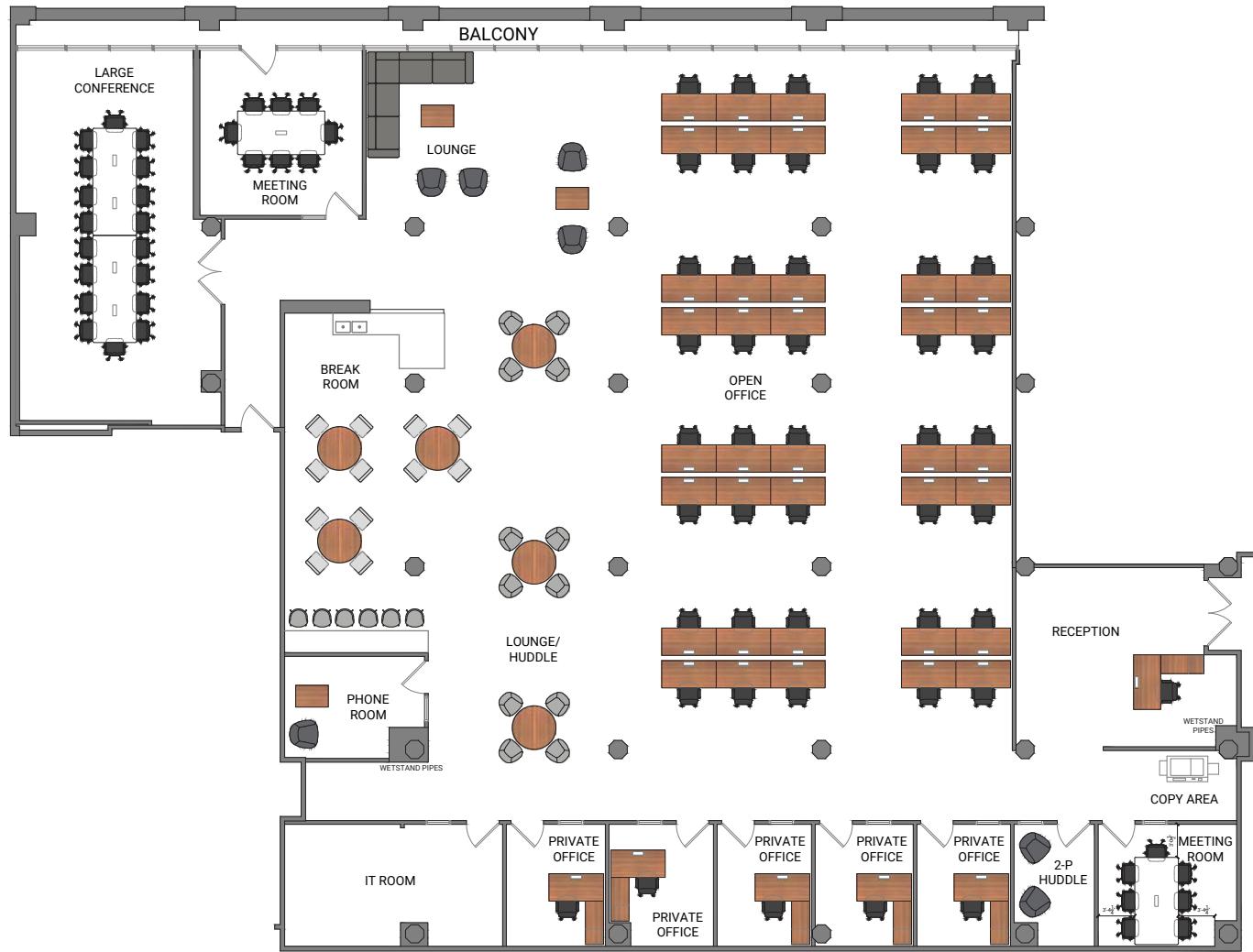
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ABOUT JAMESTOWN



Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of June 30, 2025, Jamestown manages \$14.4 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, and Groot Handelsgebouw in Rotterdam.



**JAMESTOWN OWNS
8 BAY AREA PROPERTIES
TOTALING 2.5M SF**

For more information, visit www.jamestownlp.com



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