

199 FREMONT



This
must
be the
place.

DIVCOWEST

DWS



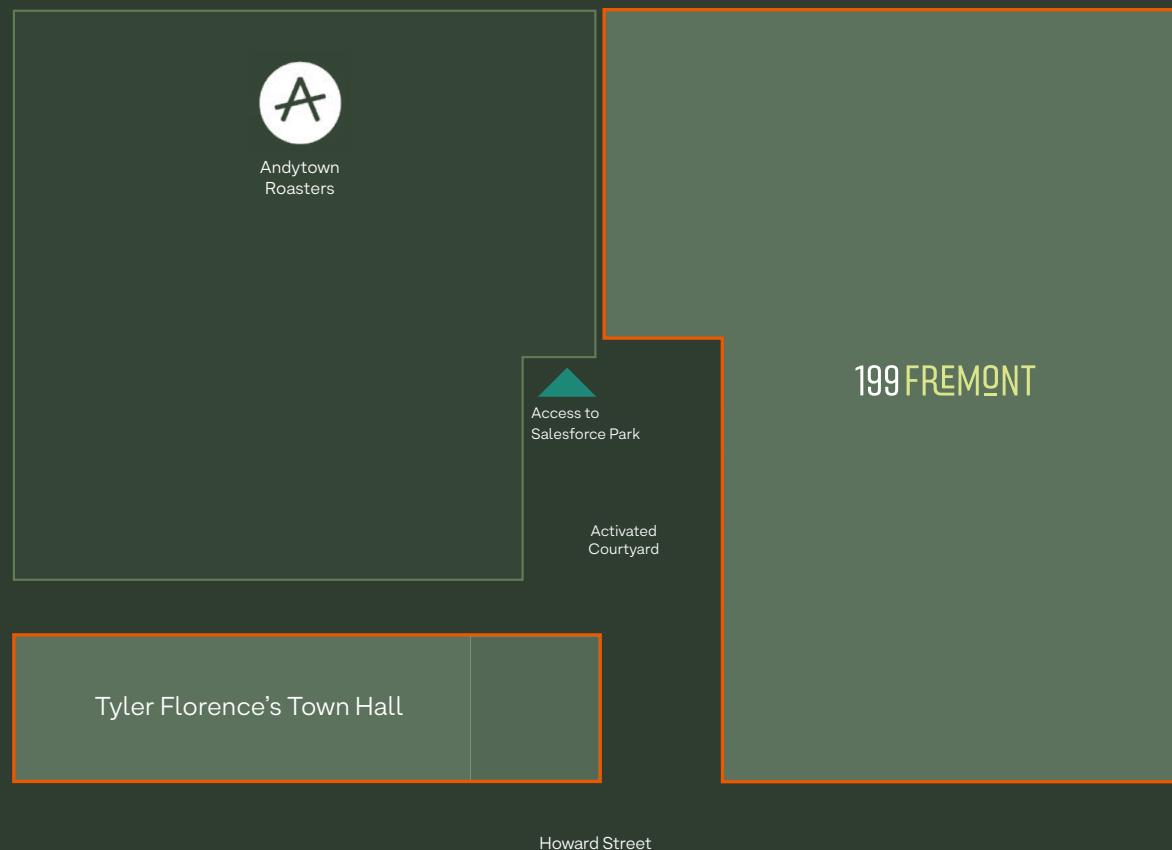
Work, dine and unwind.

Introducing 199 Fremont - a premier workplace destination in the South Financial District. With over 400,000 SF of office, a restaurant, and an outdoor plaza steps from the Salesforce Park and Transit Center, this is a unique opportunity to establish your company's presence in San Francisco. Whether you're looking to consolidate, expand, or relocate, 199 Fremont offers an ideal fit with unparalleled access and modern amenities.

At a glance



Fremont Street



Premier amenities and parkside perks.

Everything you want and more. 199 Fremont provides the complete indoor and outdoor tenant experience package for optimal work-life balance.



Activated Courtyard



Tenant Lounge / Library



Renovated Lobby



Onsite Restaurant



Onsite Retail



Conference Center



Parking Garage / EV Chargers



Wellness Center / Gym

COMING SOON! }



First impressions *inspire*
lasting impressions.



By foot or by car
nothing is very far.



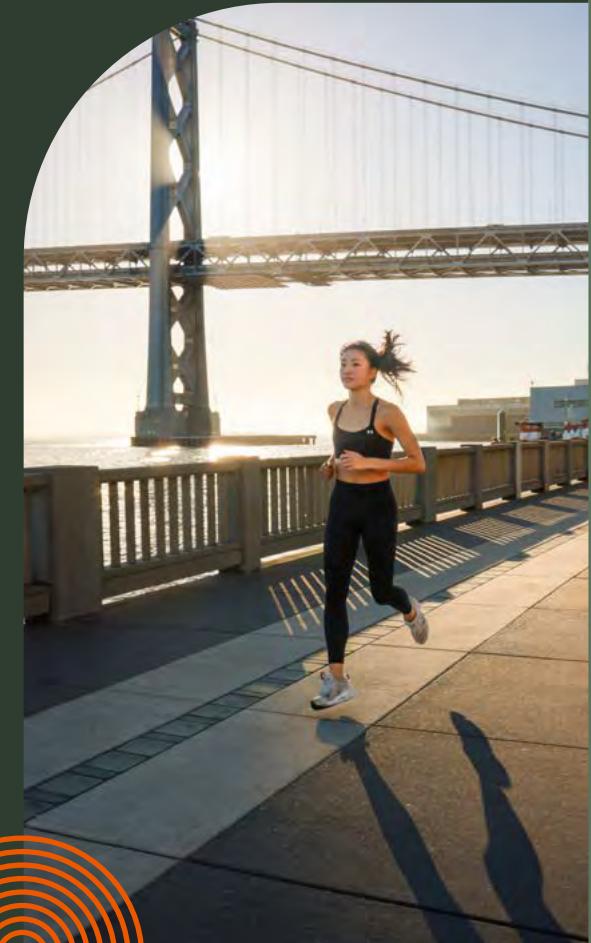
Alongside everywhere
you want to be — stunning
nature, cultural hotspots,
and a myriad of shopping
and dining experiences
within walking distance.
Steps from Salesforce
Transit Center and a block
from the freeway
entrance, South FiDi is the
next destination for the
future of work and play.



Food, fitness
and fun...

We've got it all.

An ever-evolving urban destination that inspires us to be well. Bringing people together with around the clock activations and amenities to celebrate the local community, promote active wellness, and enjoy a dynamic spectrum of entertainment experiences.



100

Transit & Walk score



Transportation just minutes away

10 mins

FERRY BUILDING

5 mins

BART / MUNI

2 mins

MUNI / AC TRANSIT
BUS LINES

2 mins

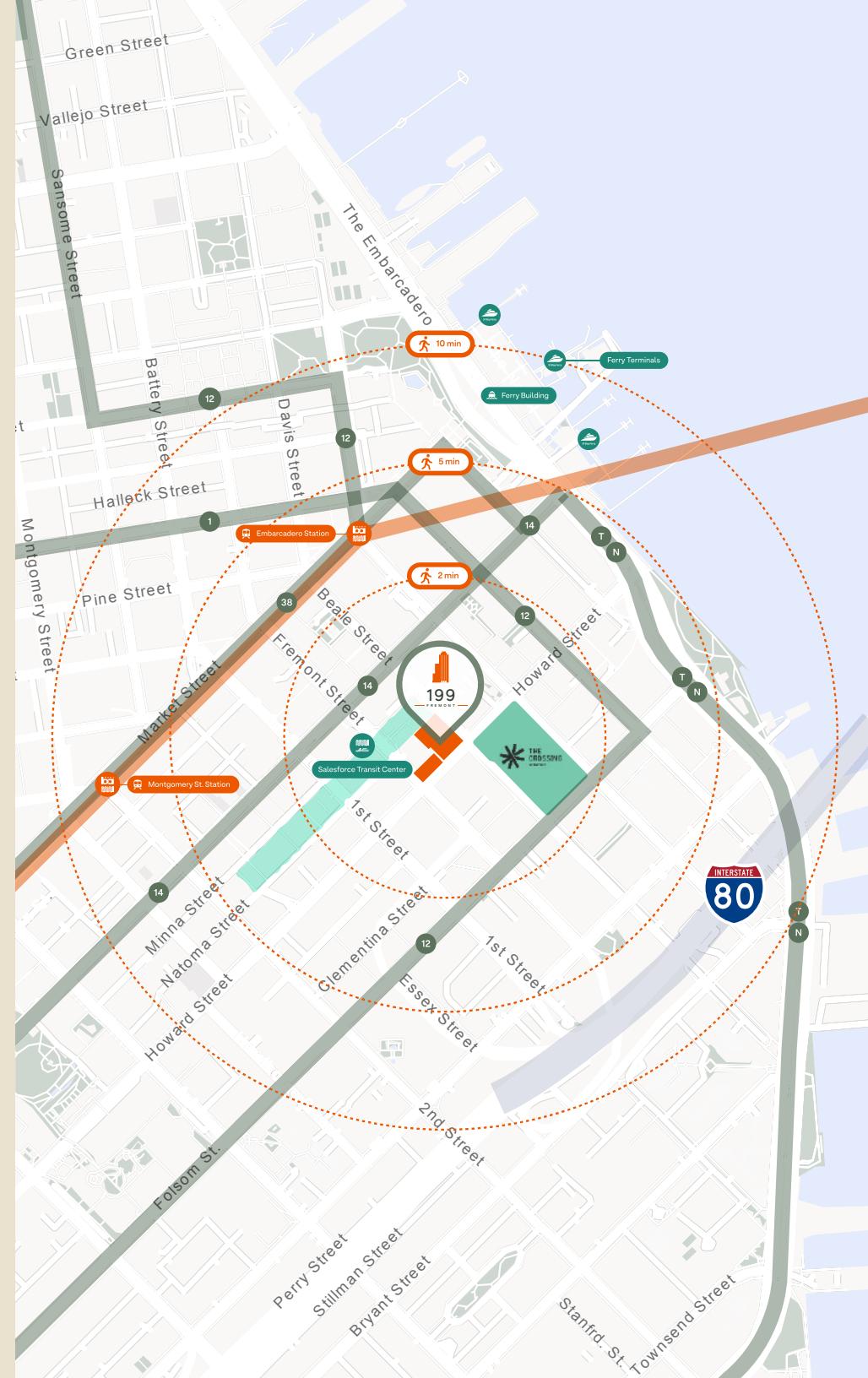
SALESFORCE
TRANSIT CENTER



Embarcadero, Montgomery,
Powell Station



Local Bus 38, 45, Cable Car,
Light Rail, J, K, L, M, N

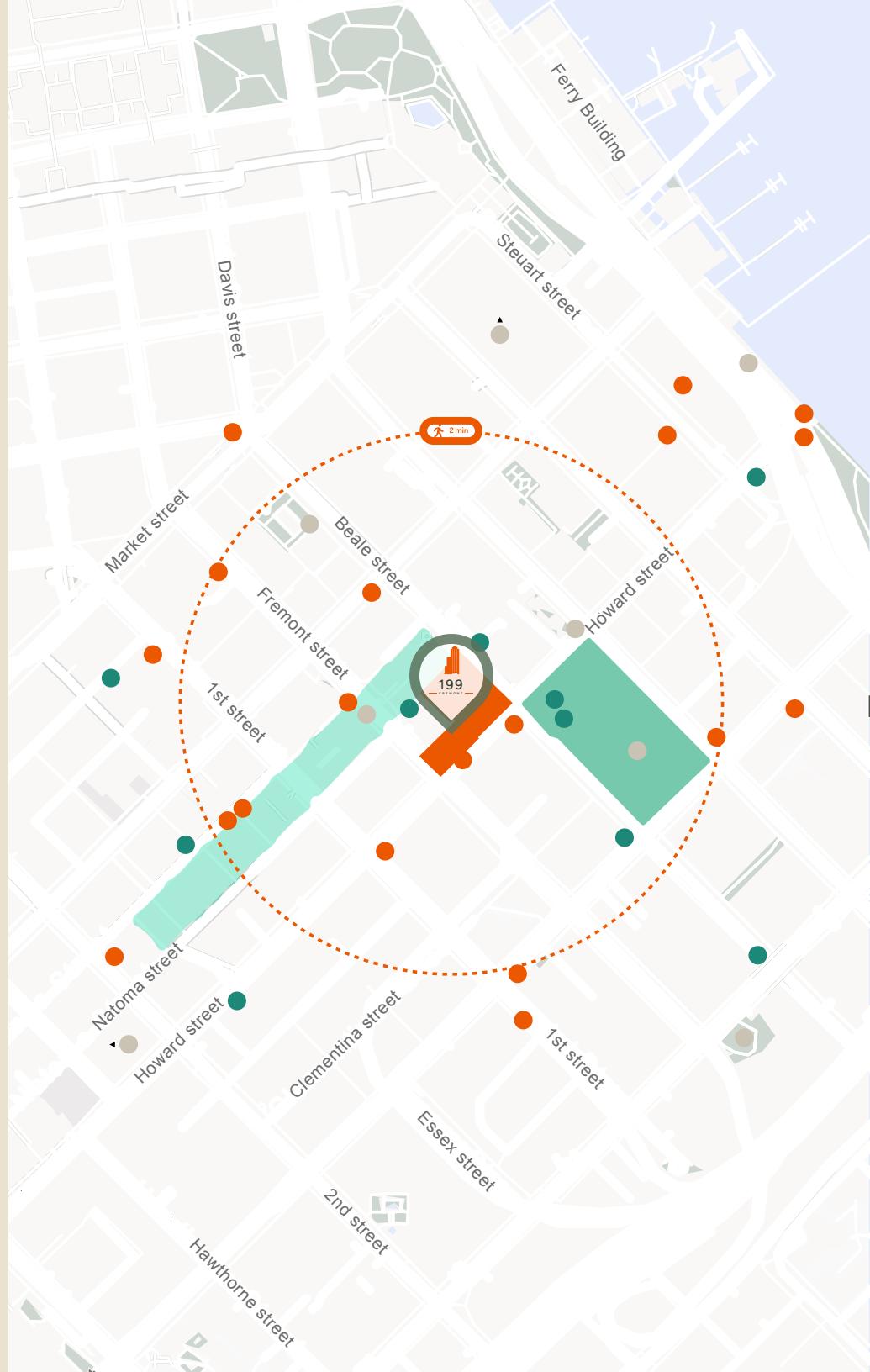


A vibrant neighborhood



Centrally located in the heart of South FiDi, 199 Fremont is surrounded by a hub of activity, all within walking distance.

- Restaurants
- Coffee Shops & Bars
- Museums & Parks





Gather and Unwind. Experience it all.

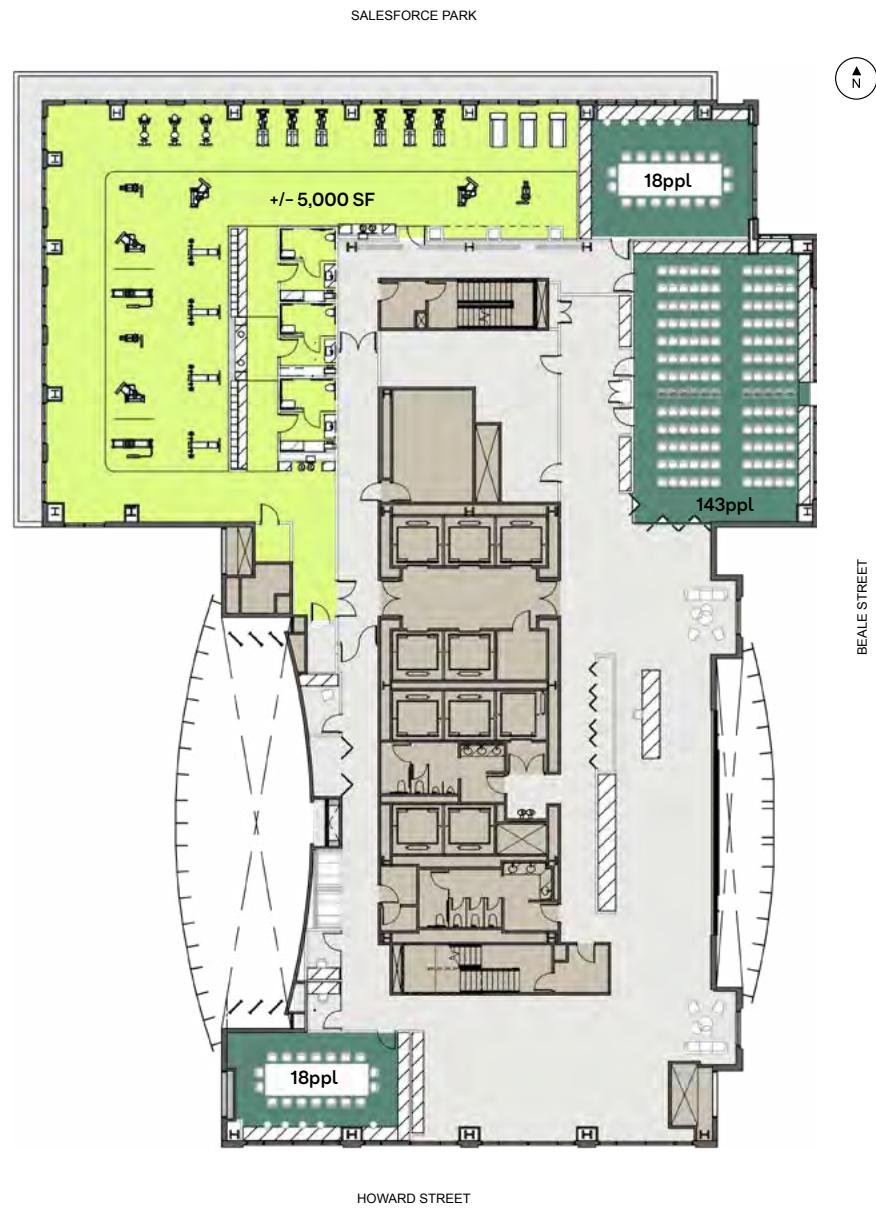
Experience convenience and work-life balance with our new Tenant Amenity Center on the 2nd floor. Spaces perfect for collaboration, socializing and working out.



Tenant Amenity Center



Coming Soon! Stay active with our state-of-the-art fitness center and collaborate seamlessly in our conference rooms. When it's time to unwind, step into our inviting lounge areas perfect for socializing, networking, or simply relaxing.



● FITNESS

● MEETING/MULTI-PURPOSE

● LOUNGE / CAFE

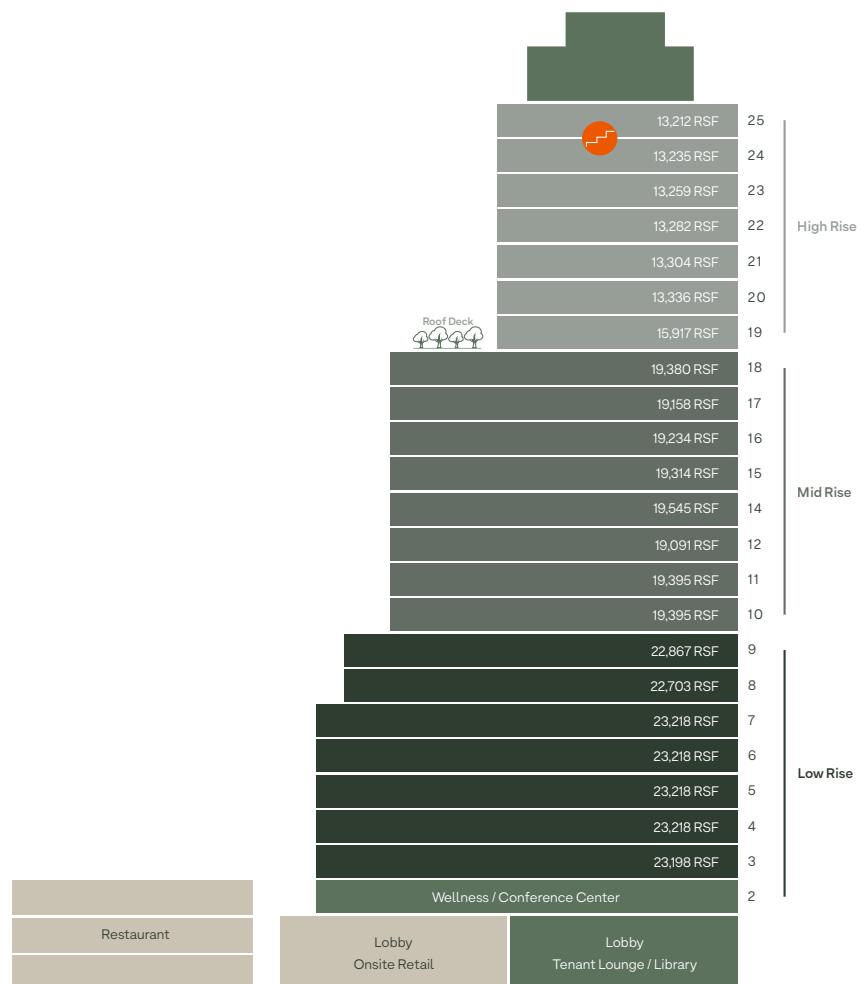
Large Block Opportunities



Seize the opportunity to establish your presence in San Francisco with this ideal South FiDi location.

Full building opportunity or large contiguous floor blocks are available.

+/- 412,000 RSF

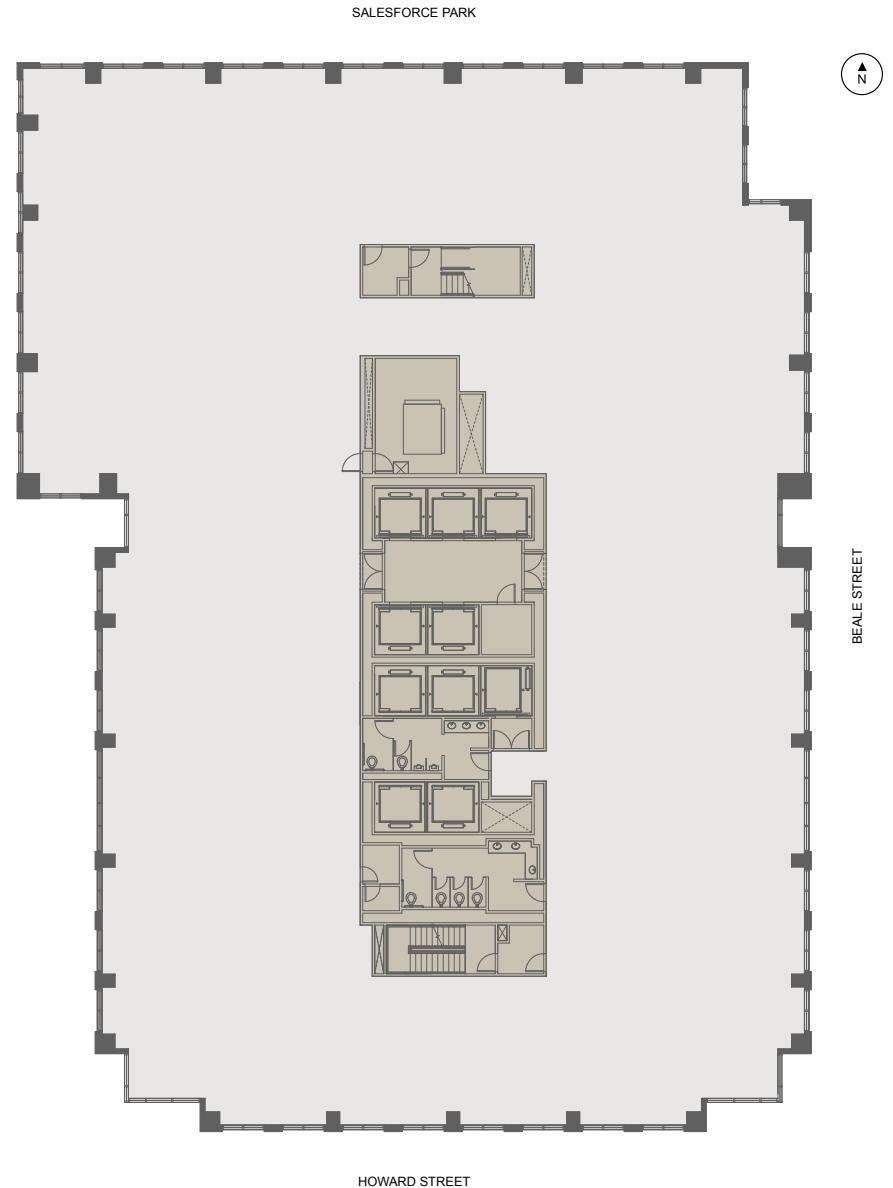




— Typical Floorplate

Low Rise \pm 23,218 RSF

- Large, Efficient Floor Plate
- Warm Shell Condition
- Polished Concrete Floors
- Column-free Floor Plate
- Ample Natural Light



— Hypothetical Office Intensive (244 RSF / Person)

Low Rise (Floors 3-9)

- 31 Offices
- 40 Workstations
- 22 Co-Working
- 2 Reception
- 2 Large Meeting
- 4 Medium/Small Meeting
- 5 Flex Rooms
(office / meeting / phone)

- 1 Café (37 seats)
- 1 Wellness
- 2 All-Gender Restroom
- 2 Print / Mail / Supply
- 1 IT Room
- 1 Storage

● ENCLOSED OFFICE
 ● OPEN OFFICE
 ● MEETING
● RECEPTION
 ● SUPPORT
 ● COMMON AREA



— Hypothetical Creative Tech (163 RSF / Person)

Low Rise (Floors 3-9)

114 Workstations

20 Co-Working

6 Offices

2 Reception

3 Large Meeting

7 Medium/Small Meeting

11 Flex Rooms
(office / meeting / phone)

1 Café (28 seats)

1 Wellness

2 All-Gender Restroom

1 Print / Mail / Supply

1 IT Room

2 Storage

ENCLOSED OFFICE

OPEN OFFICE

MEETING

RECEPTION

SUPPORT

COMMON AREA

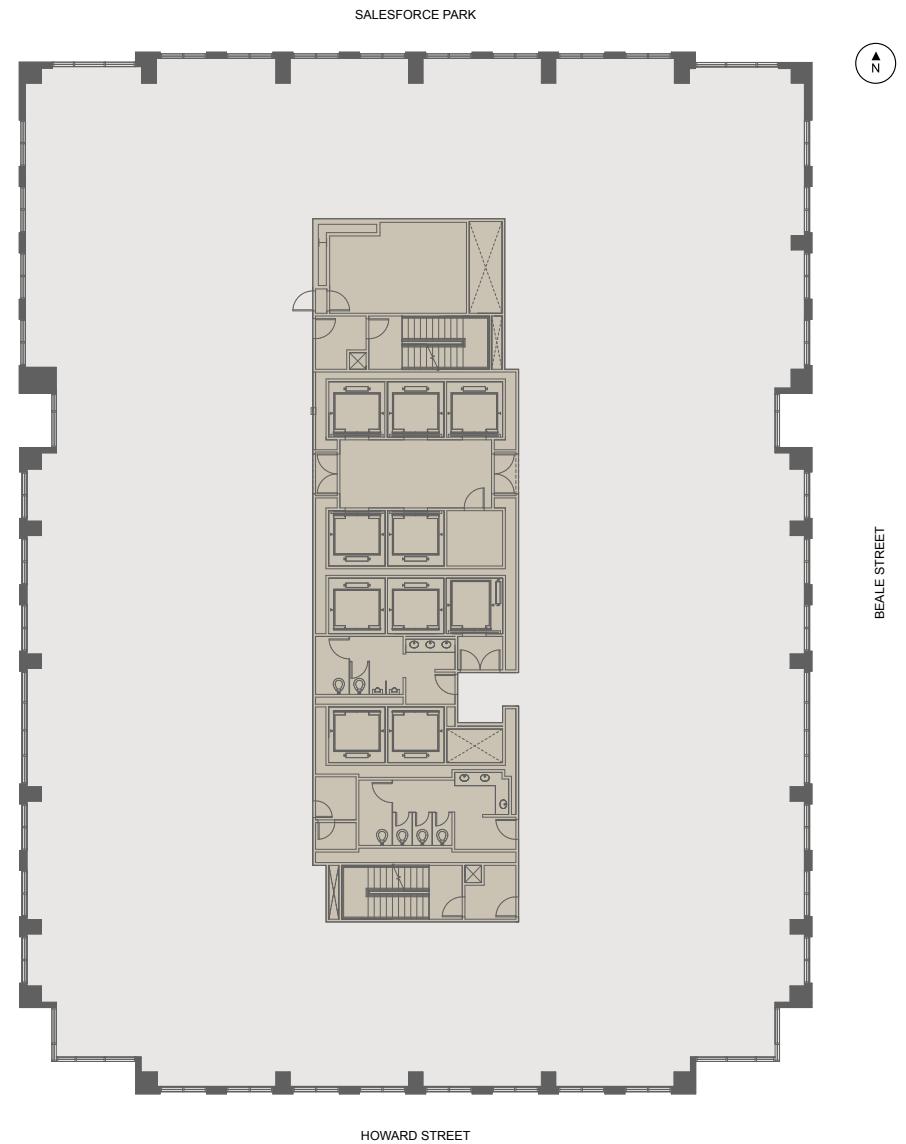




— Typical Floorplate

Mid Rise \pm 19,395 RSF

- Efficient Floor Plate
- Warm Shell Condition
- Polished Concrete Floors
- Column-free Floor Plate
- Ample Natural Light from Full Height Glass
- Views of Salesforce Park and The Crossing



— Hypothetical Office Intensive (223 RSF / Person)

Mid Rise (Floors 10-18)

- 24 Offices
- 42 Workstations
- 0 Co-Working
- 2 Reception
- 2 Large Meeting
- 4 Medium/Smal Meeting
- 6 Flex Rooms
(office / meeting / phone)

- 1 Café (28 seats)
- 1 Wellness
- 2 All-Gender Restroom
- 2 Print / Mail / Supply
- 1 IT Room
- 0 Storage

● ENCLOSED OFFICE ● OPEN OFFICE ● MEETING
● RECEPTION ● SUPPORT ● COMMON AREA



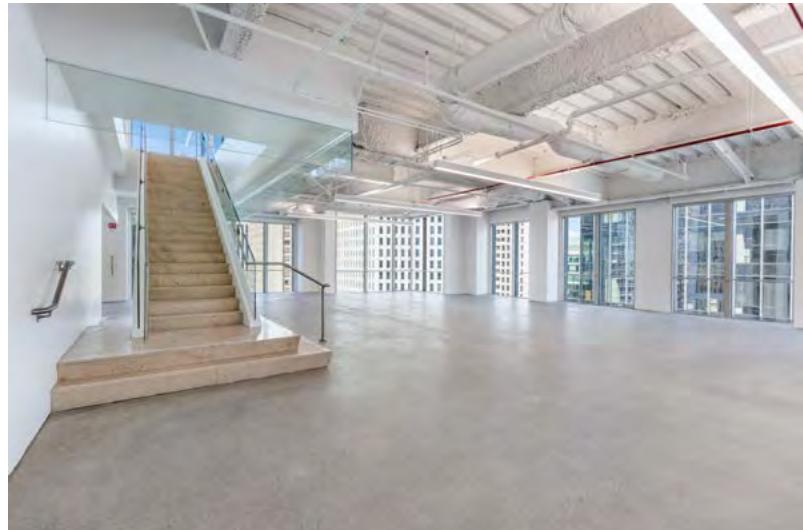
— Hypothetical Creative Tech (197 RSF / Person)

Mid Rise (Floors 10-18)

96	Workstations
0	Co-Working
0	Offices
2	Reception
2	Large Meeting
7	Medium/Small Meeting
10	Flex Rooms (office / meeting / phone)
1	Café (28 seats)
1	Wellness
2	All-Gender Restroom
1	Print / Mail / Supply
1	IT Room
3	Storage

● ENCLOSED OFFICE
 ● OPEN OFFICE
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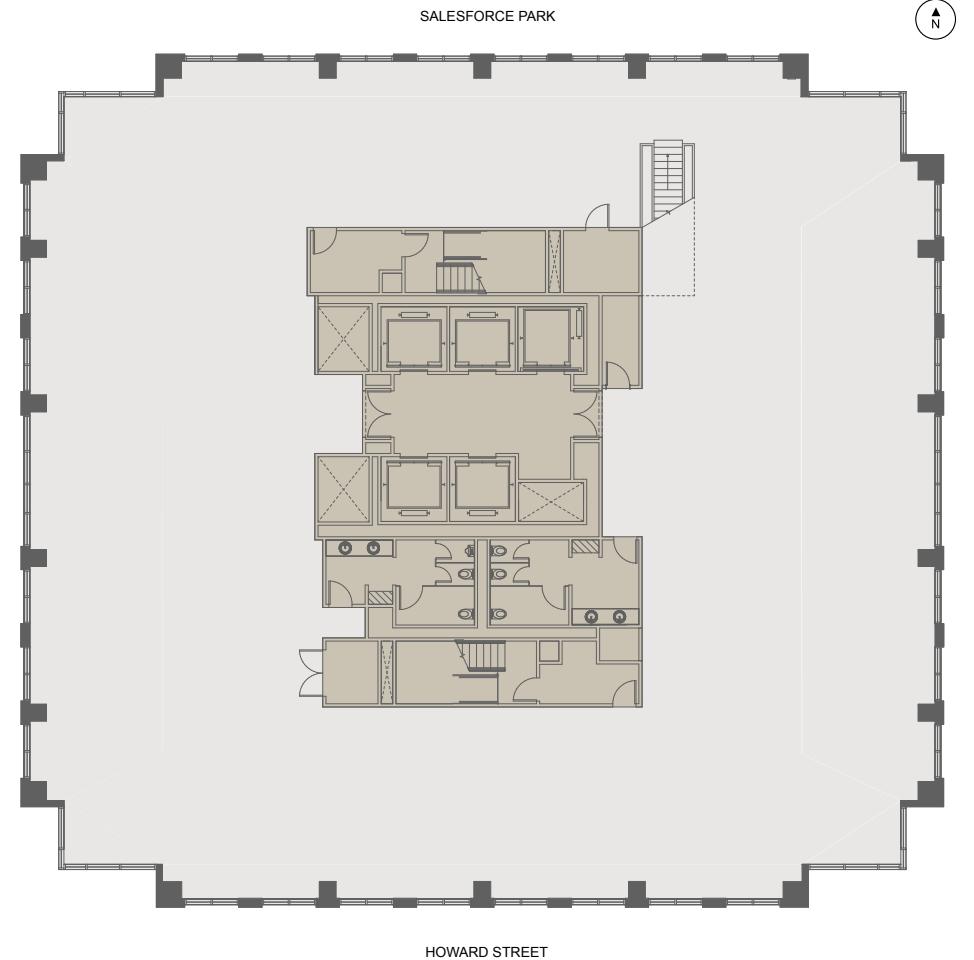




— Typical Floorplate

High Rise \pm 13,212 RSF

- Column-free, Efficient Floor Plate
- Warm Shell Condition
- Polished Concrete Floors
- Interconnecting Stairwell between 24th & 25th Floors
- Expansive Views, Full Height Glass



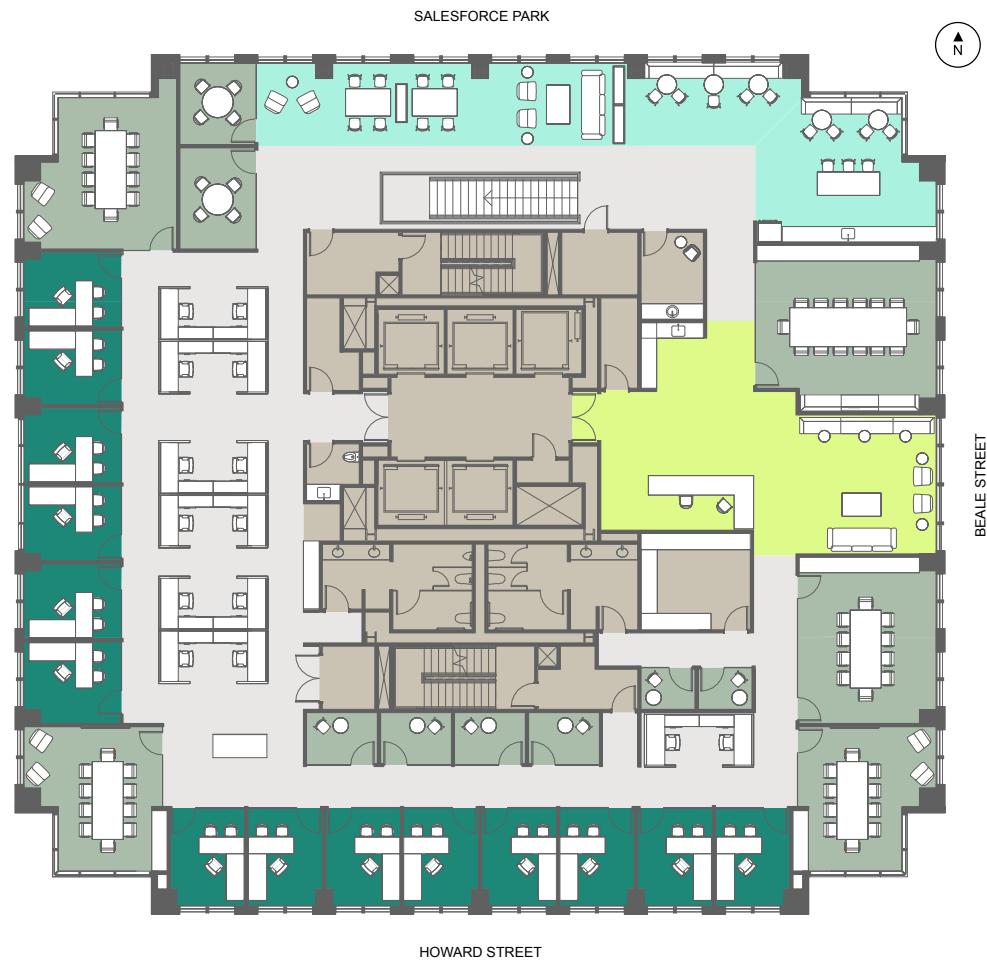
— Hypothetical Office Intensive (243 RSF / Person)

High Rise (Floors 19-25)

- 14 Offices
- 12 Workstations
- 27 Co-Working
- 2 Reception
- 1 Large Meeting
- 6 Medium/Small Meeting
- 6 Flex Rooms
(office / meeting / phone)

- 1 Coffee Bar (11 seats)
- 1 Wellness
- 1 All-Gender Restroom
- 2 Print / Mail / Supply
- 1 IT Room
- 1 Storage

● ENCLOSED OFFICE ● OPEN OFFICE ● MEETING
● RECEPTION ● SUPPORT ● COMMON AREA



— Hypothetical Creative Tech (185 RSF / Person)

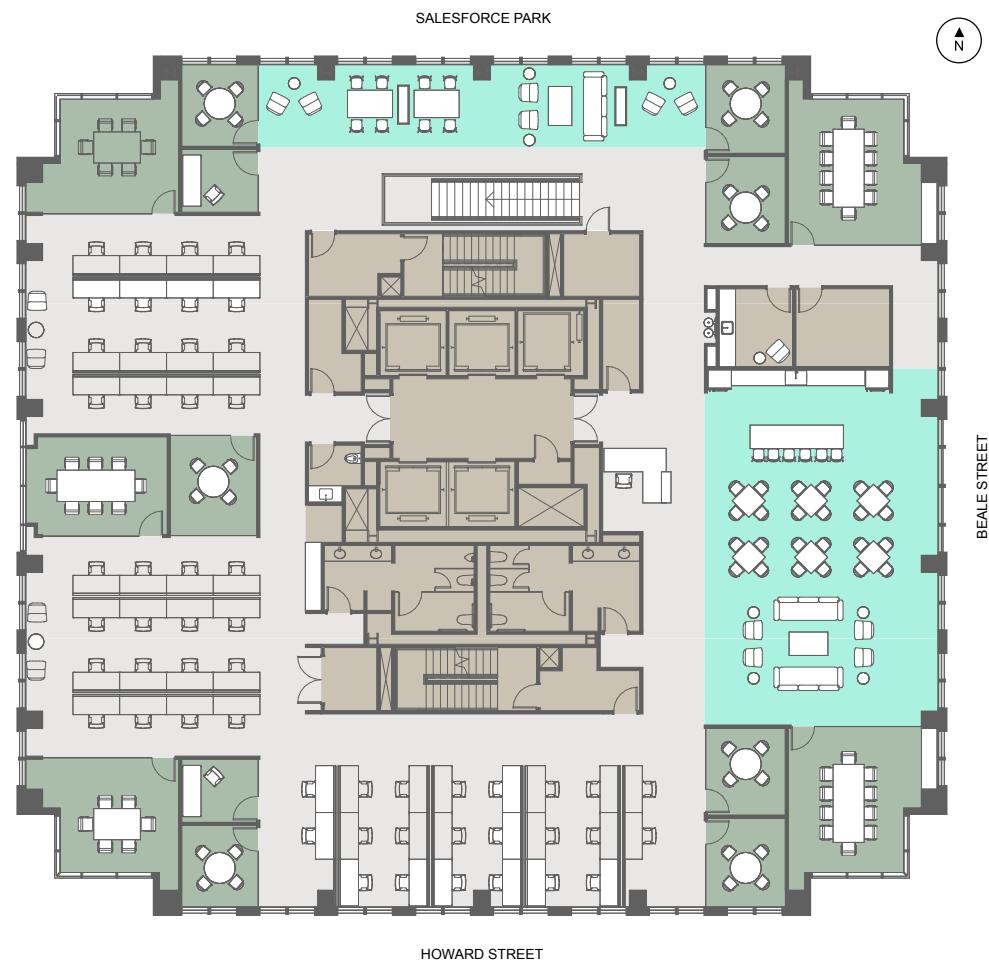
High Rise (Floors 19-25)

- 54 Workstations
- 17 Co-Working
- 0 Offices
- 1 Reception
- 0 Large Meeting
- 12 Medium/Small Meeting
- 2 Flex Rooms
(office / meeting / phone)

- 1 Café (38 seats)
- 1 Wellness
- 2 All-Gender Restroom
- 1 Print / Mail / Supply
- 1 IT Room
- 2 Storage

OPEN OFFICE
SUPPORT

MEETING
COMMON AREA





Work simplified
life amplified.

The Team

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