

199 F**RE**MONT



This  
must  
be the  
place.

199 FREMONT



## Work, dine and unwind.

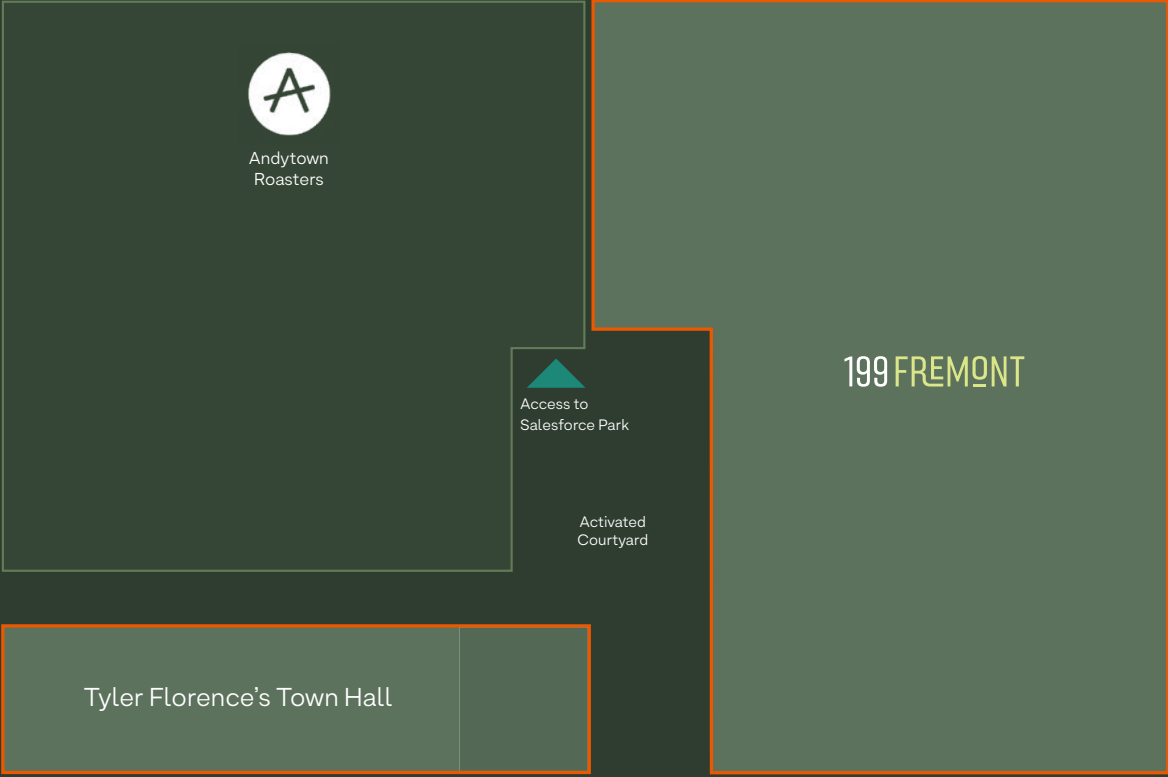
Introducing 199 Fremont - a premier workplace destination in the South Financial District. With over 400,000 SF of office, a restaurant, and an outdoor plaza steps from the Salesforce Park and Transit Center, this is a unique opportunity to establish your company's presence in San Francisco. Whether 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



Beale Street

Howard 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



Renovated Lobby



Onsite Retail



Parking Garage / EV Chargers



Tenant Lounge / Library



Onsite Restaurant



Conference Center



Wellness Center / Gym

COMING SOON!





First impressions *inspire*  
lasting impressions.





By foot or by car  
nothing is very far.



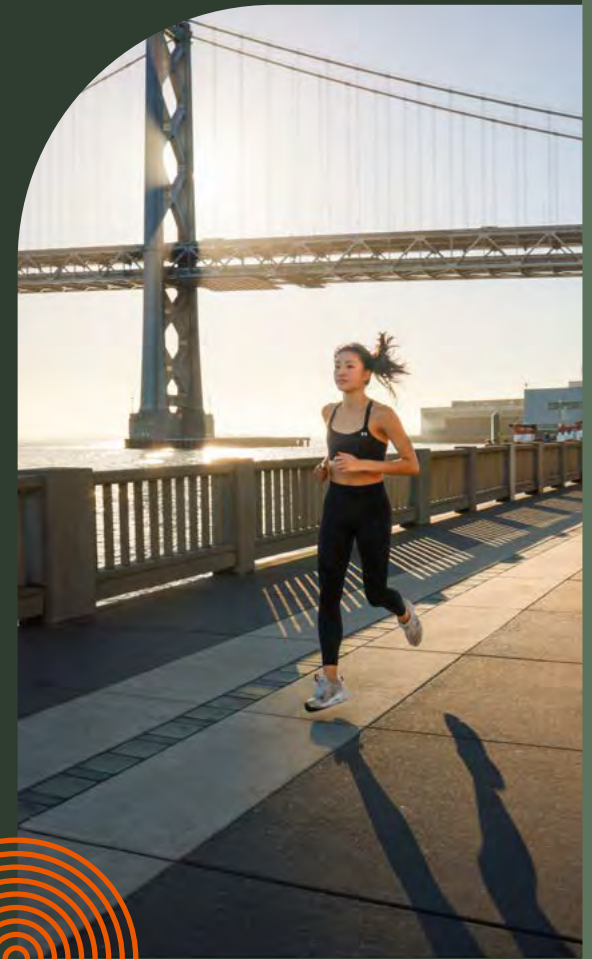
Alongside everywhere you want to be — stunning nature, cultural hotspots, and a myriad of shopping and dining experiences within walking distance. Steps from Salesforce Transit Center and a block from the freeway entrance, South FiDi is the next destination for the future of work and play.





# 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.



199 FREMONT

# 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**



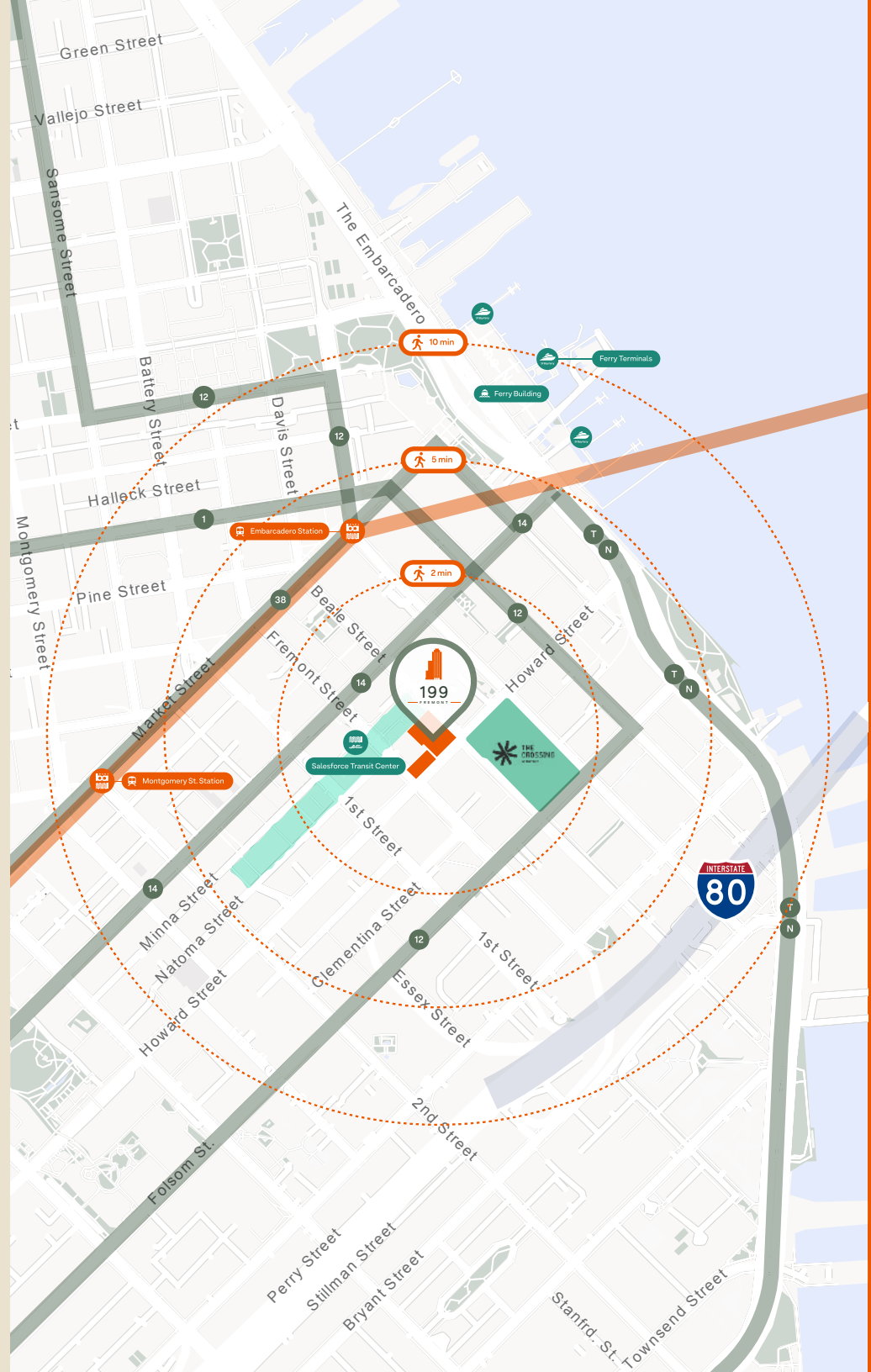
**BART**

Embarcadero, Montgomery,  
Powell Station



**MUNI**

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



Transit

199 Fremont

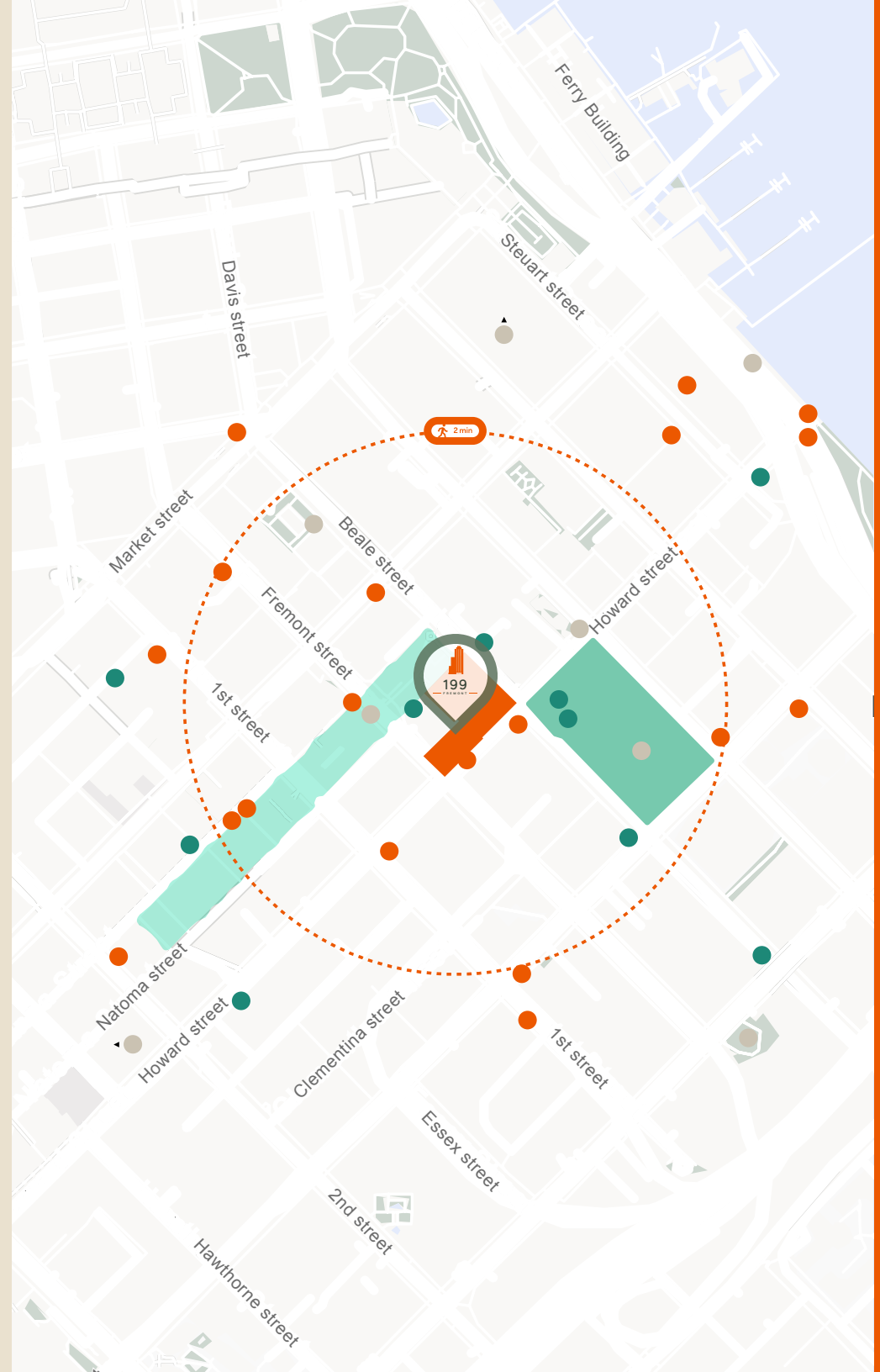


# A vibrant neighborhood



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



199 FREMONT



# 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.

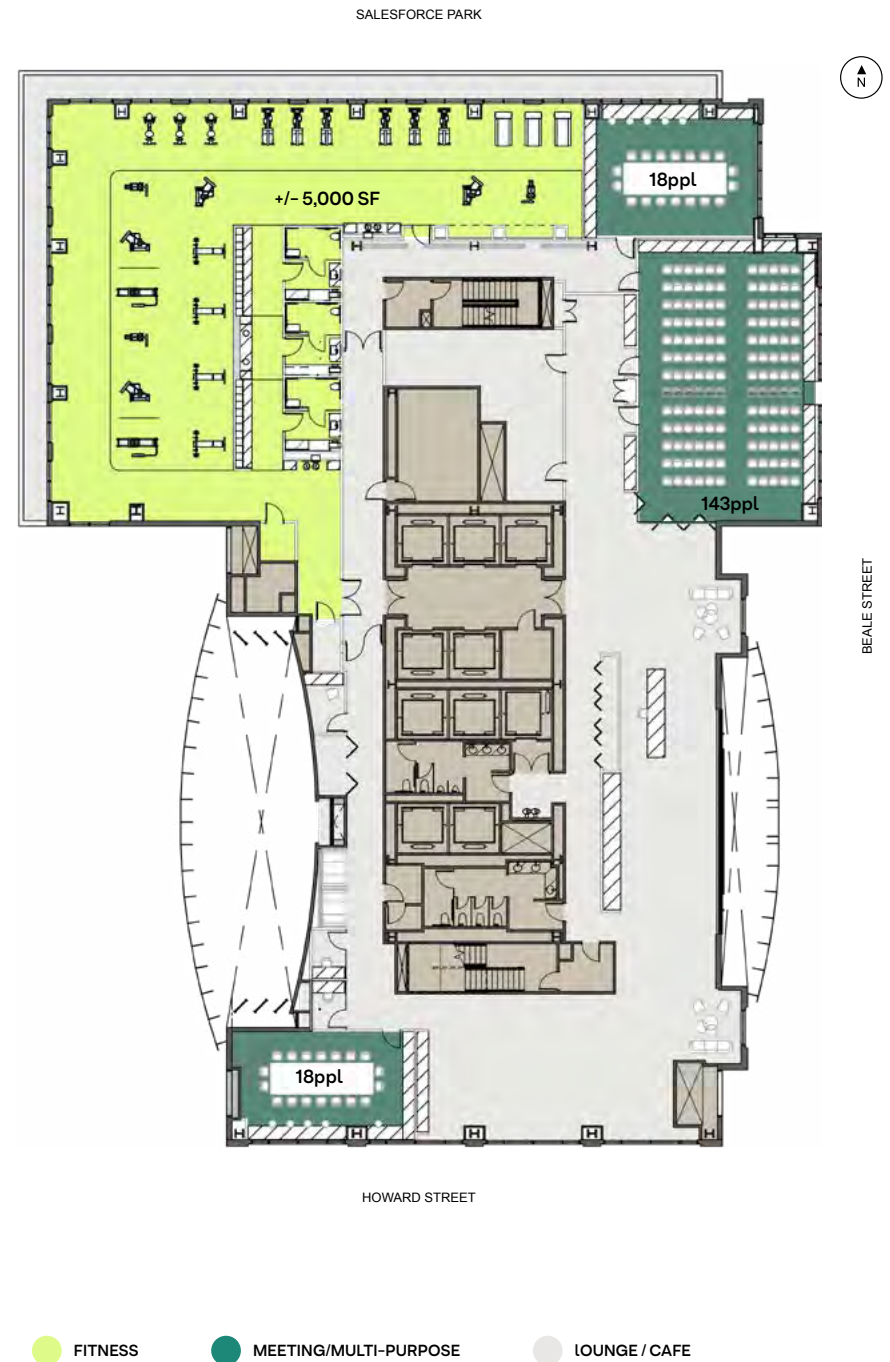




# Tenant Amenity Center



**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.



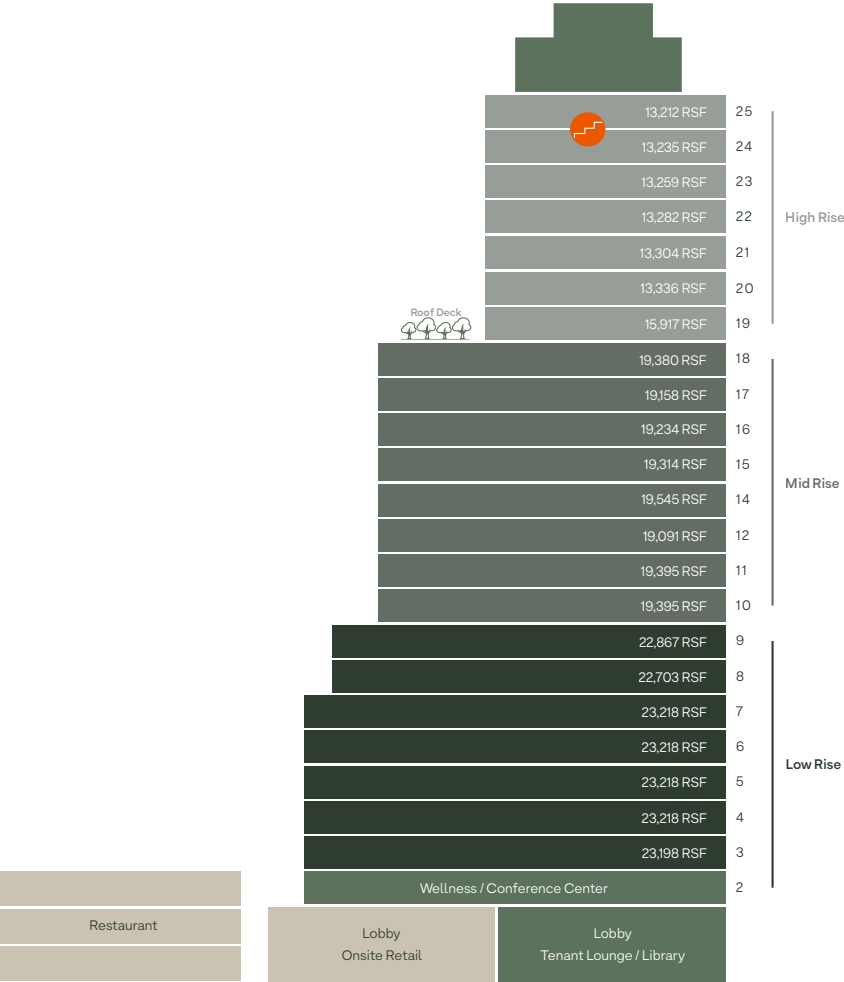
# Large Block Opportunities



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



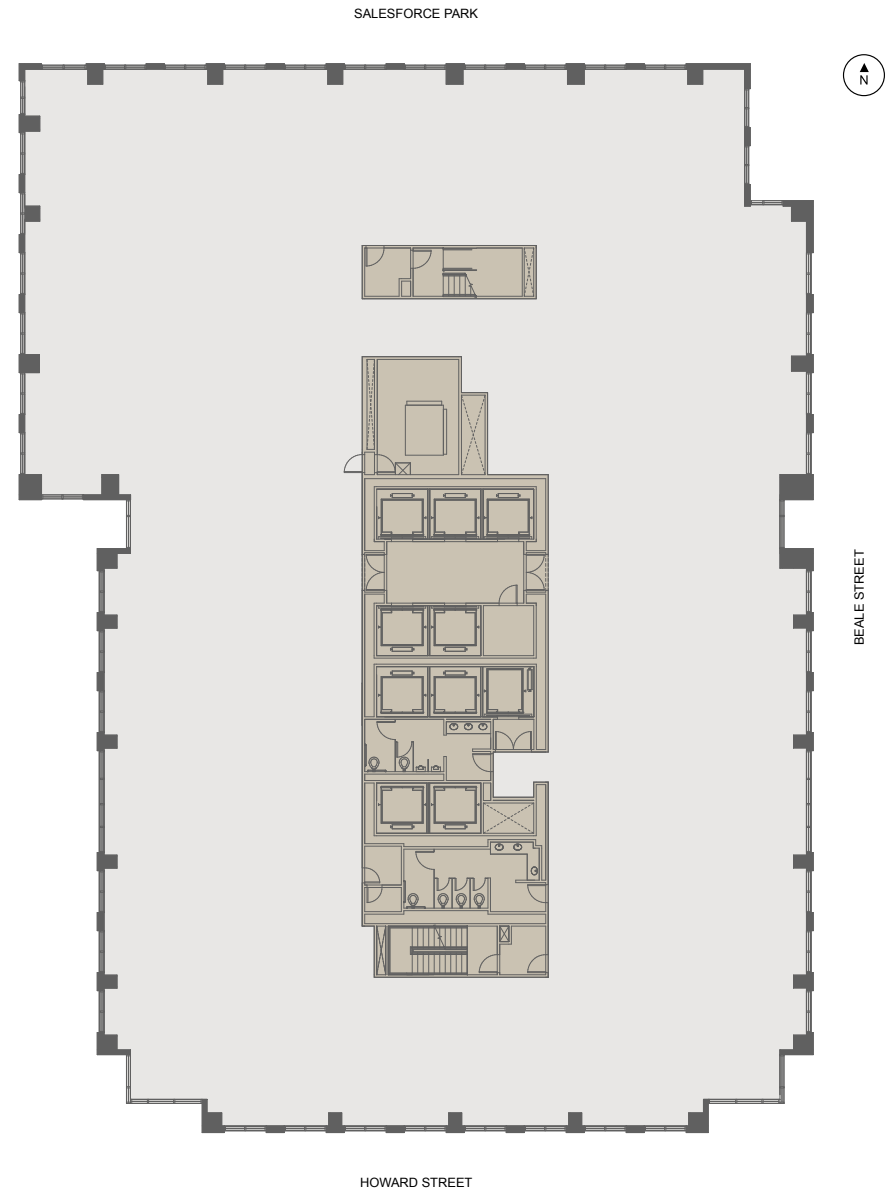




## — Typical Floorplate

Low Rise ± 23,218 RSF

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



— Hypothetical Office Intensive (244 RSF / Person)

## Low Rise (Floors 3-9)

- |  |                         |
|--|-------------------------|
| 31 Offices                                 | 1 Café (37 seats)       |
| 40 Workstations                            | 1 Wellness              |
| 22 Co-Working                              | 2 All-Gender Restroom   |
| 2 Reception                                | 2 Print / Mail / Supply |
| 2 Large Meeting                            | 1 IT Room               |
| 4 Medium/Small Meeting                     | 1 Storage               |
| 5 Flex Rooms<br>(office / meeting / phone) |                         |

- |  |  |  |
|--|--|--|
| <span style="color: #008080;">●</span> ENCLOSED OFFICE | <span style="color: #D3D3D3;">●</span> OPEN OFFICE | <span style="color: #808080;">●</span> MEETING     |
| <span style="color: #90EE90;">●</span> RECEPTION       | <span style="color: #A9A9A9;">●</span> SUPPORT     | <span style="color: #40E0D0;">●</span> COMMON AREA |

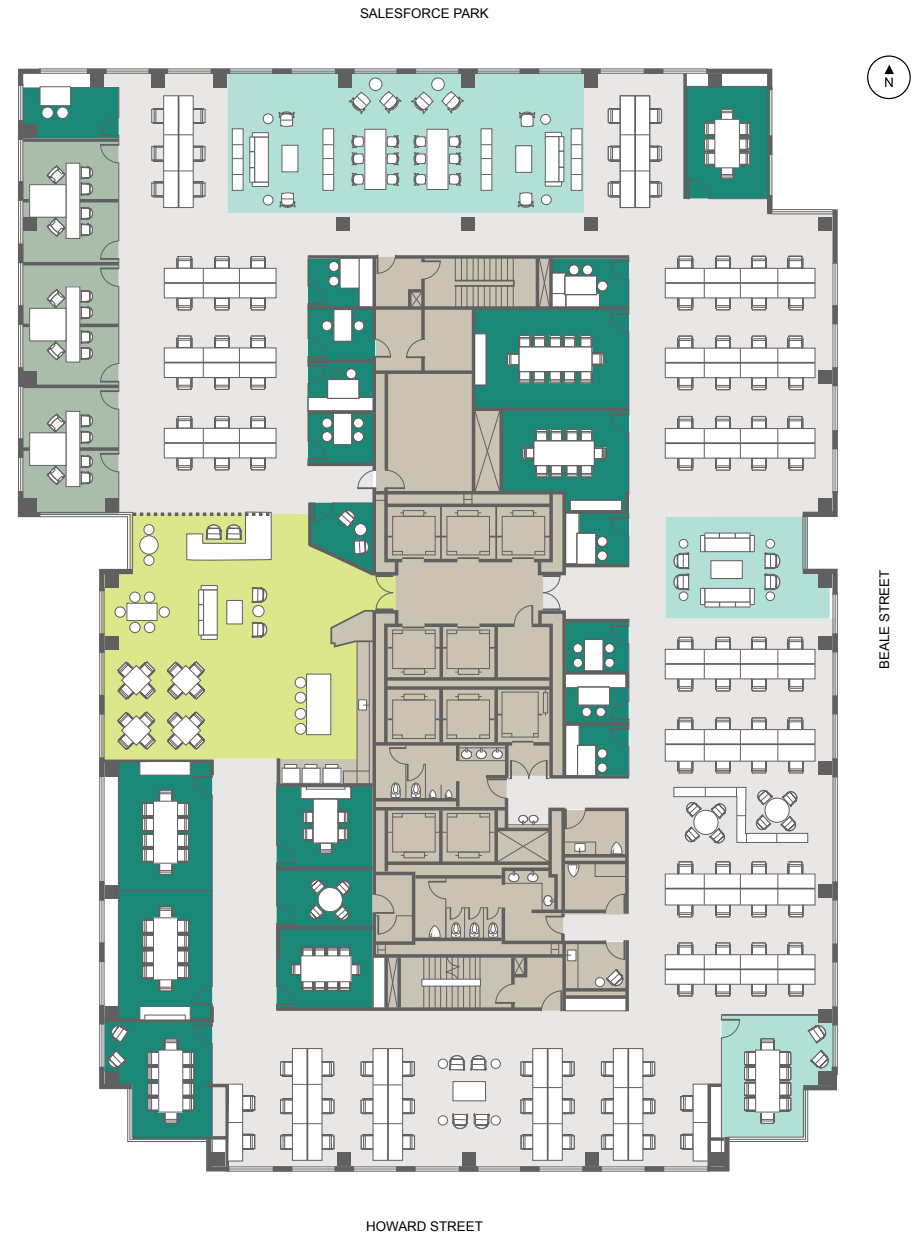


— Hypothetical Creative Tech (163 RSF / Person)

## Low Rise (Floors 3–9)

- |   |                         |
|---|-------------------------|
| 114 Workstations                            | 1 Café (28 seats)       |
| 20 Co-Working                               | 1 Wellness              |
| 6 Offices                                   | 2 All-Gender Restroom   |
| 2 Reception                                 | 1 Print / Mail / Supply |
| 3 Large Meeting                             | 1 IT Room               |
| 7 Medium/Small Meeting                      | 2 Storage               |
| 11 Flex Rooms<br>(office / meeting / phone) |                         |

- |  |  |  |
|--|--|--|
| <span style="color: #008080;">●</span> ENCLOSED OFFICE | <span style="color: #D3D3D3;">●</span> OPEN OFFICE | <span style="color: #808080;">●</span> MEETING     |
| <span style="color: #90EE90;">●</span> RECEPTION       | <span style="color: #A9A9A9;">●</span> SUPPORT     | <span style="color: #40E0D0;">●</span> COMMON AREA |





# 199 FREMONT



## — Typical Floorplate

Mid Rise ± 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                                 | 1 Café (28 seats)       |
| 42 Workstations                            | 1 Wellness              |
| 0 Co-Working                               | 2 All-Gender Restroom   |
| 2 Reception                                | 2 Print / Mail / Supply |
| 2 Large Meeting                            | 1 IT Room               |
| 4 Medium/Small Meeting                     | 0 Storage               |
| 6 Flex Rooms<br>(office / meeting / phone) |                         |

- |  |  |  |
|--|--|--|
| <span style="color: #006666;">●</span> ENCLOSED OFFICE | <span style="color: #cccccc;">●</span> OPEN OFFICE | <span style="color: #669966;">●</span> MEETING     |
| <span style="color: #99ff66;">●</span> RECEPTION       | <span style="color: #999966;">●</span> SUPPORT     | <span style="color: #66cccc;">●</span> COMMON AREA |





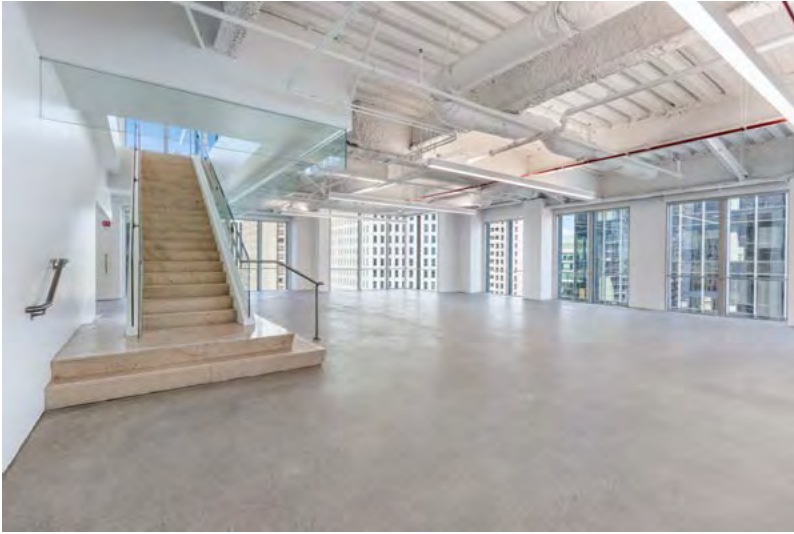
— Hypothetical Creative Tech (197 RSF / Person)

## Mid Rise (Floors 10–18)

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

- |                 |             |             |
|-----------------|-------------|-------------|
| ENCLOSED OFFICE | OPEN OFFICE | MEETING     |
| RECEPTION       | SUPPORT     | COMMON AREA |

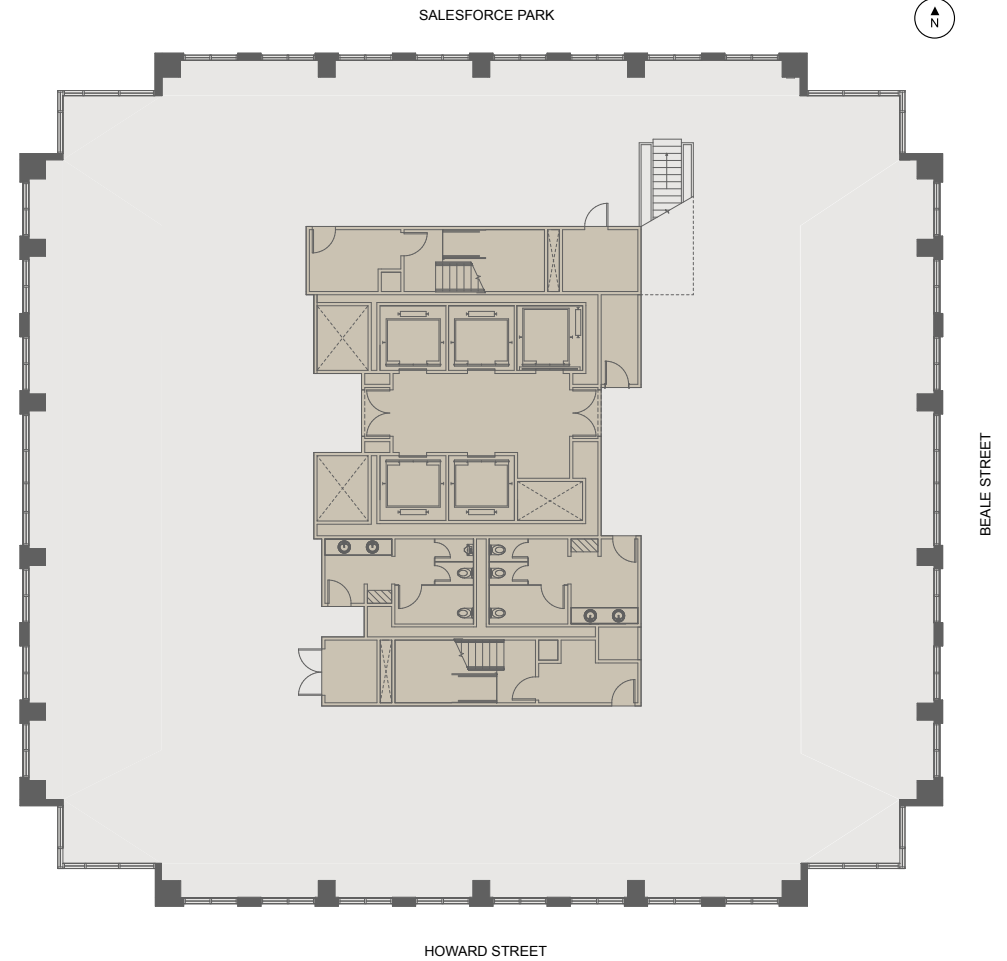




— Typical Floorplate

## 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



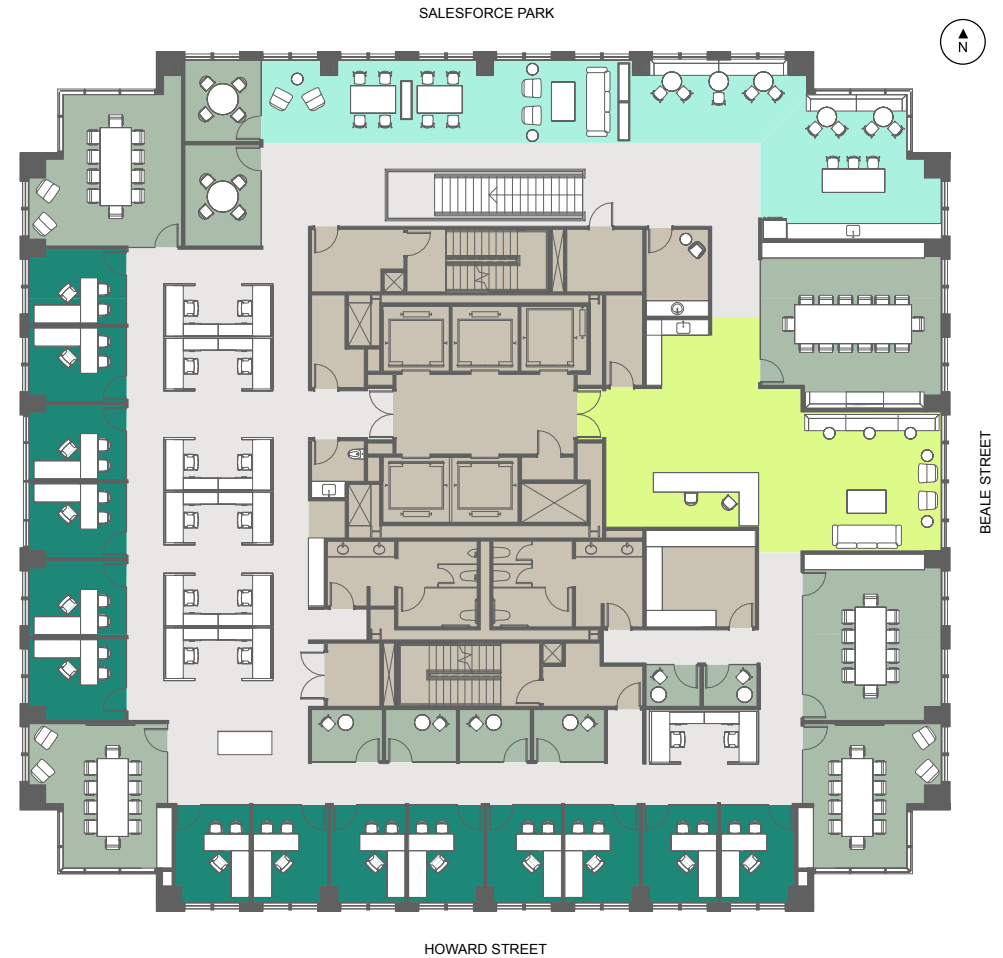


— Hypothetical Office Intensive (243 RSF / Person)

## High Rise (Floors 19-25)

- |  |                         |
|--|-------------------------|
| 14 Offices                                 | 1 Coffee Bar (11 seats) |
| 12 Workstations                            | 1 Wellness              |
| 27 Co-Working                              | 1 All-Gender Restroom   |
| 2 Reception                                | 2 Print / Mail / Supply |
| 1 Large Meeting                            | 1 IT Room               |
| 6 Medium/Small Meeting                     | 1 Storage               |
| 6 Flex Rooms<br>(office / meeting / phone) |                         |

- |                 |             |             |
|-----------------|-------------|-------------|
| ENCLOSED OFFICE | OPEN OFFICE | MEETING     |
| RECEPTION       | SUPPORT     | COMMON AREA |

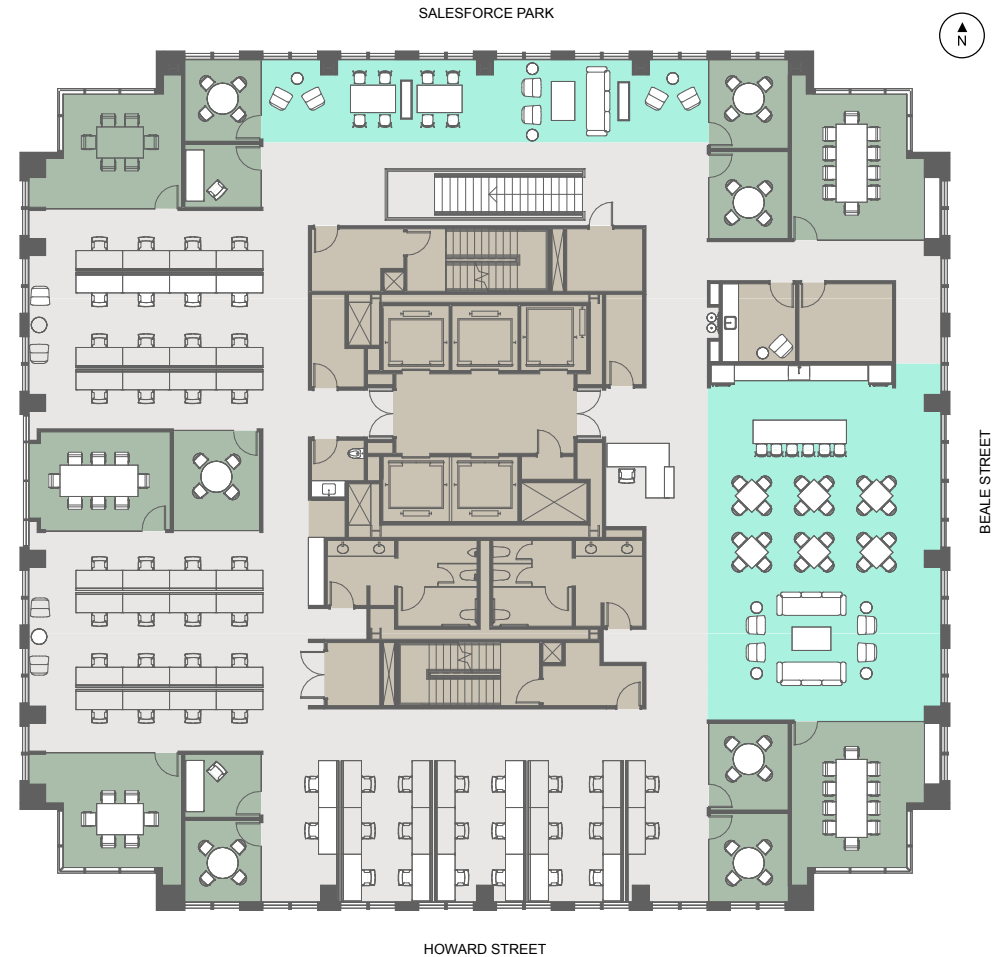


— Hypothetical Creative Tech (185 RSF / Person)

## High Rise (Floors 19-25)

- |  |                         |
|--|-------------------------|
| 54 Workstations                            | 1 Café (38 seats)       |
| 17 Co-Working                              | 1 Wellness              |
| 0 Offices                                  | 2 All-Gender Restroom   |
| 1 Reception                                | 1 Print / Mail / Supply |
| 0 Large Meeting                            | 1 IT Room               |
| 12 Medium/Small Meeting                    | 2 Storage               |
| 2 Flex Rooms<br>(office / meeting / phone) |                         |

- |               |               |
|---------------|---------------|
| ○ OPEN OFFICE | ● MEETING     |
| ● SUPPORT     | ● COMMON AREA |





Work simplified  
life amplified.

## The Team

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