

CREATIVE SPACES FOR LEASE

160 PINE ST
SAN FRANCISCO CA

160PINEOFFICE.COM
KIDDER.COM

km Kidder
Mathews

SUITE AVAILABILITY

Suite #	Total SF	Office(s)	Conference Rooms	Open Work Space	Available
SUITE 400	±12,870	8	2	Yes	Now
SUITE 410*	±5,493	3	3	Yes	Now
SUITE 450*	±7,377	7	3	Yes	Now
SUITE 510	±6,843	1	2	Yes	1.1.26
SUITE 530	±3,661	3	5	Yes	Now
SUITE 710*	±6,021	3	1	Yes	Now

*Represented by hypothetical floor plans



SUITE 400

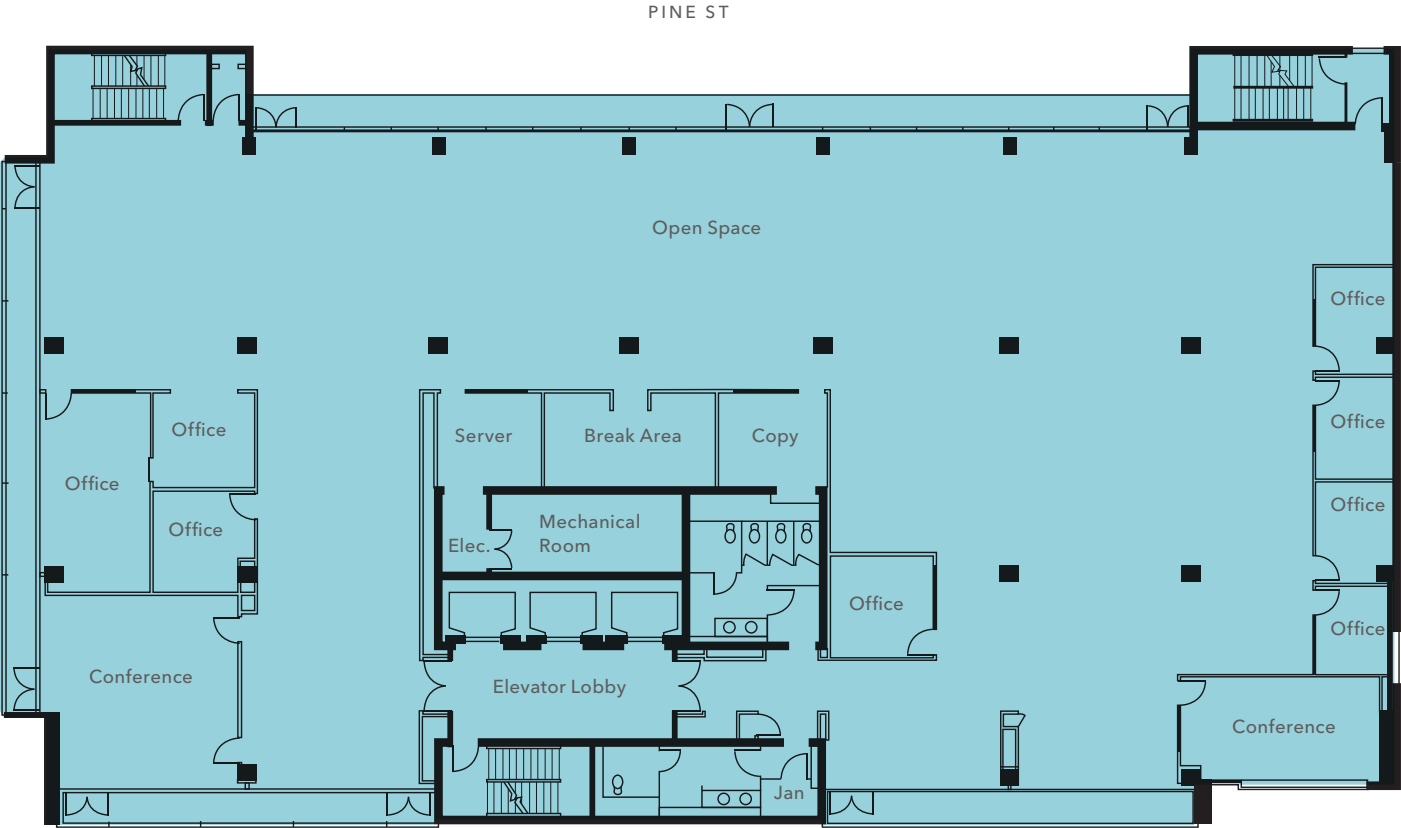
Current Floor Plan

±12,870 SF

TOTAL AREA

NOW

AVAILABLE



- Full floor identity with direct elevator access
- Open area
- 8 offices/meeting rooms
- Floor-to-ceiling windows on 3 sides
- Kitchenette & in-suite restrooms

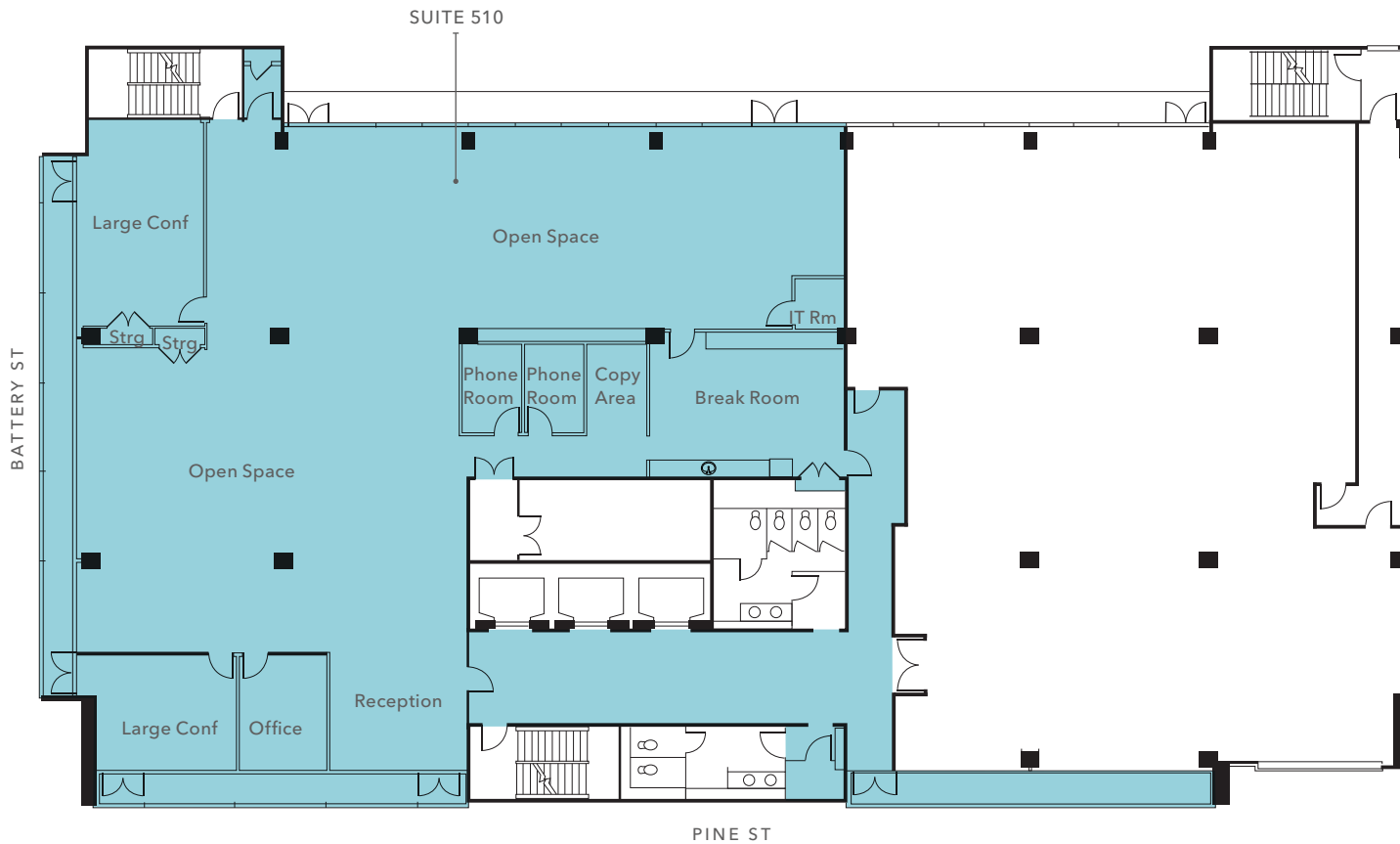
SUITES 410 & 450

Hypothetical Floor Plan



SUITE 510

Current Floor Plan



±6,843 SF

TOTAL AREA

1.1.26

AVAILABLE

\$50 FS

LEASE RATE

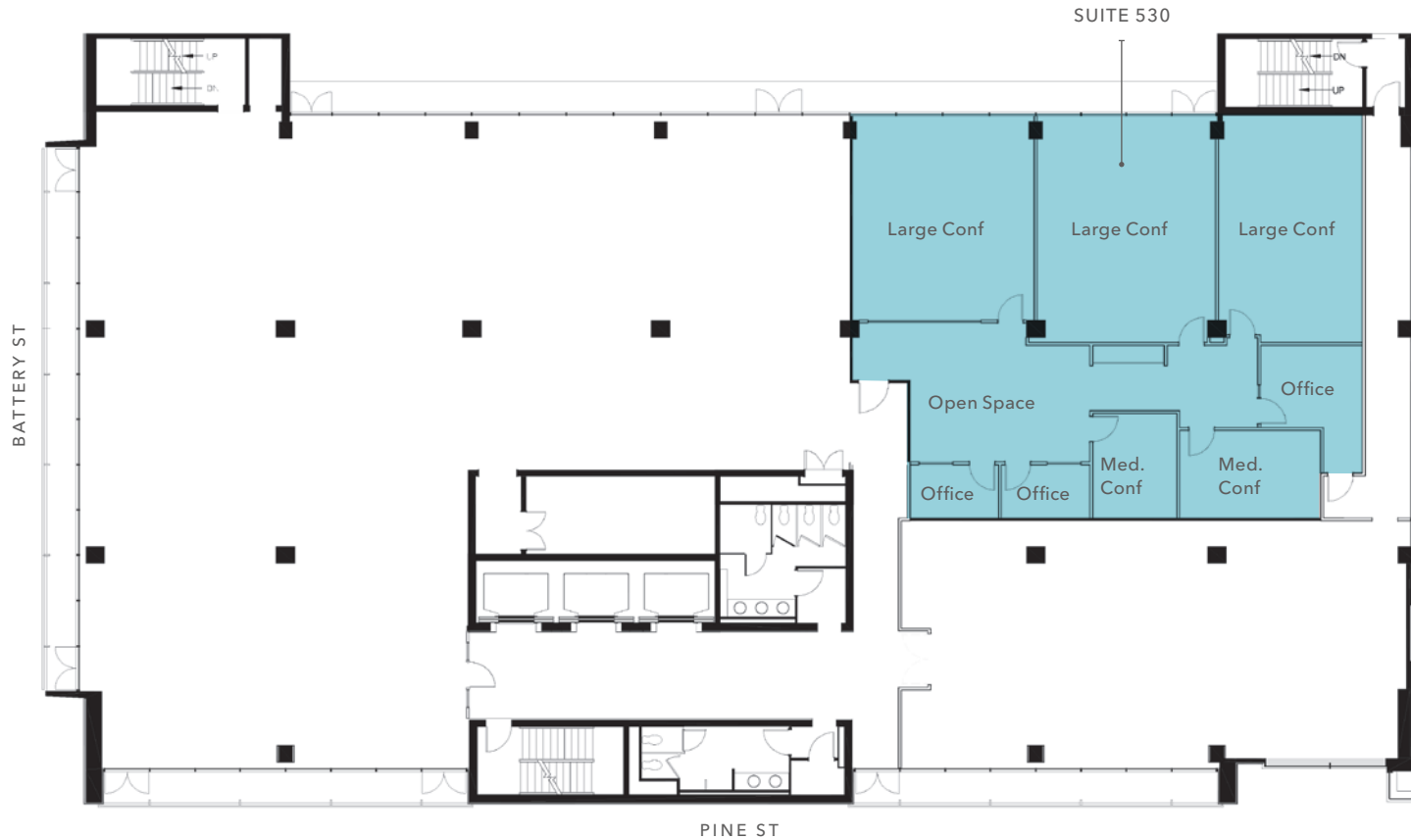
- One (1) large team / conference room
- One (1) medium meeting room
- One (1) private office
- Two (2) phone rooms
- Large kitchen/break area
- Large open plan area
- Excellent natural light on 3 sides
- Dropped ceiling
- Furniture availability - TBD

SUITE 510



SUITE 530

Current Floor Plan



±3,661 SF

TOTAL AREA

NOW

AVAILABLE



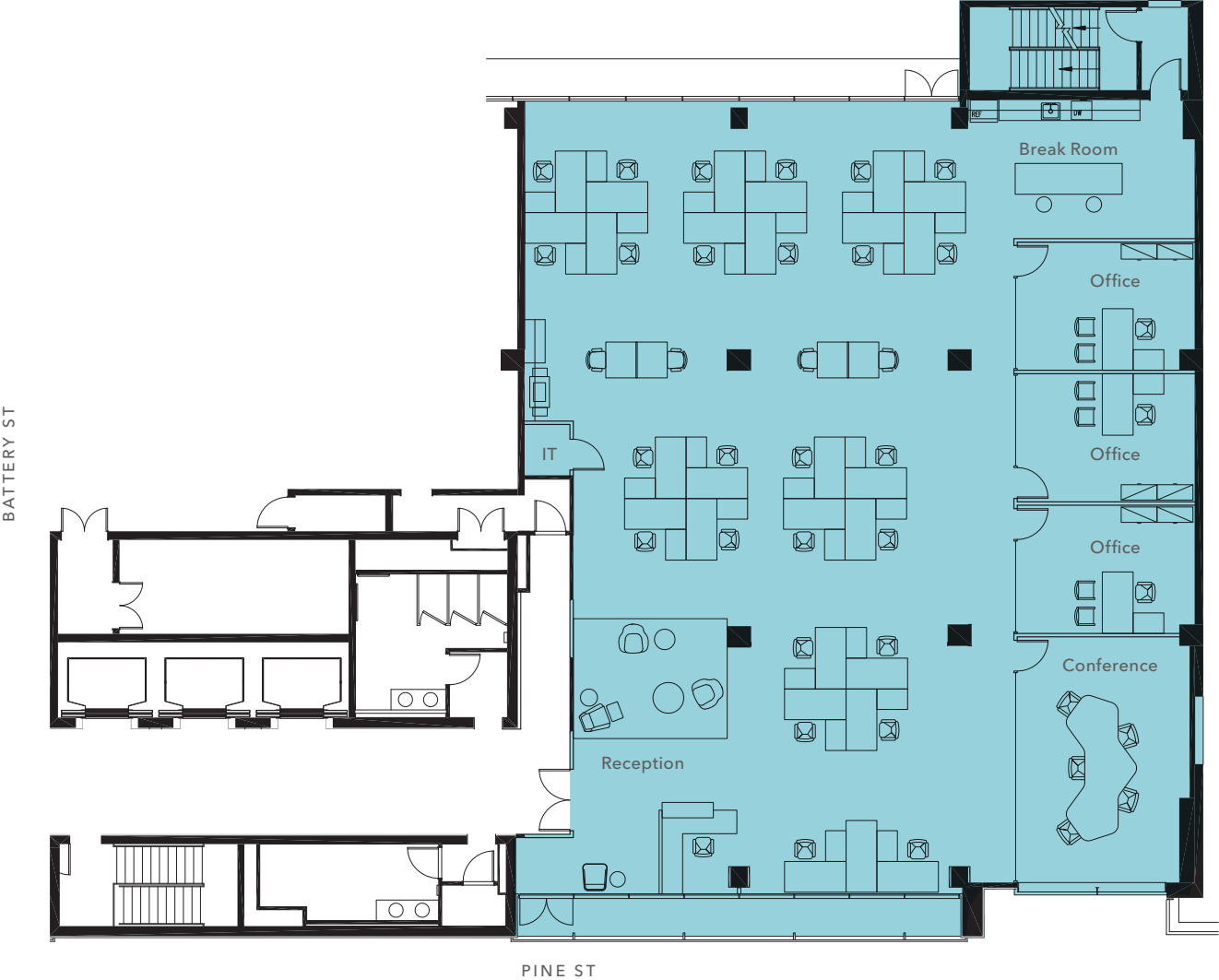
- Open area / reception
- Three (3) large team / conference rooms
- Two (2) medium meeting rooms
- Two (2) phone room
- Server room
- Plug & Play (13 sit stand desks & room for more)
- Dedicated HVAC
- Kitchenette
- Flexible term
- Includes furniture and fixtures

SUITE 530



SUITE 710

Hypothetical Floor Plan



±6,021 SF

TOTAL AREA

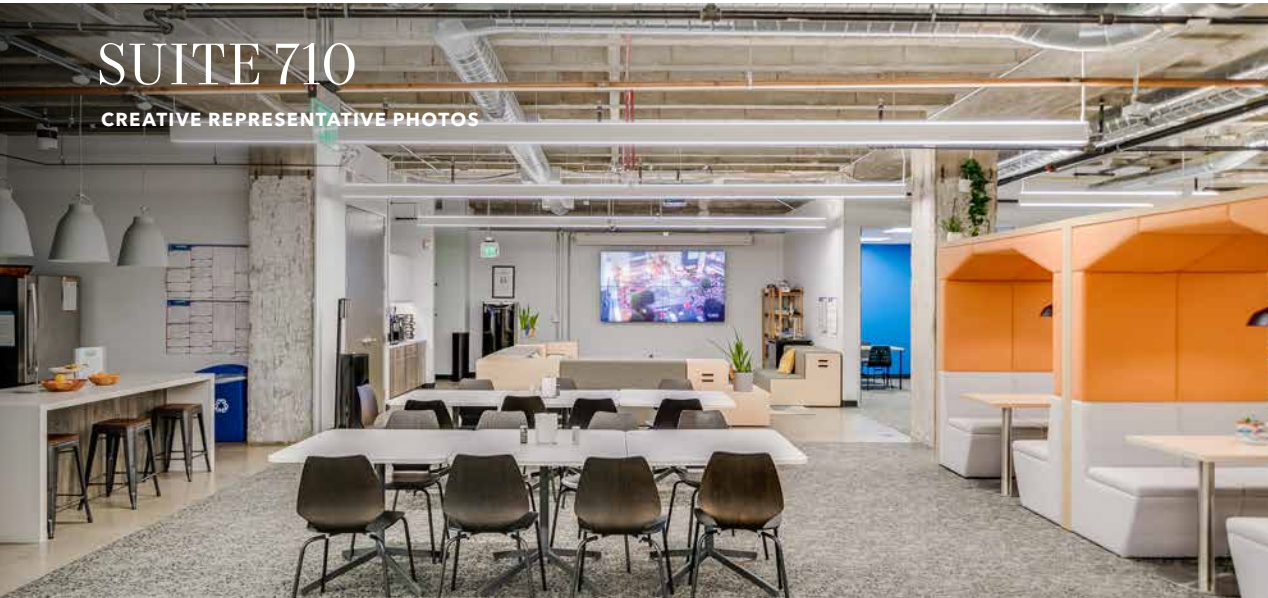
NOW

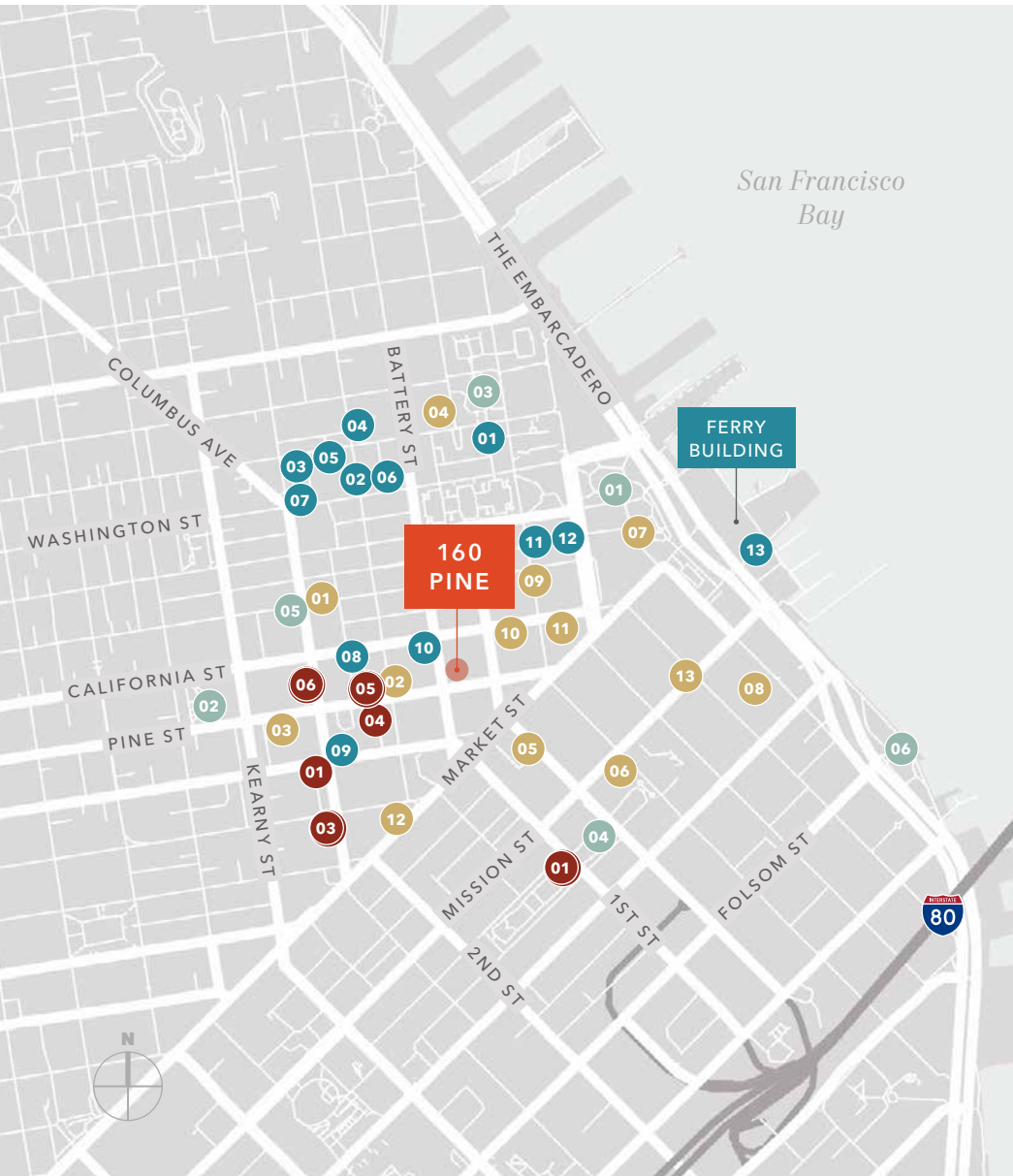
AVAILABLE

Suite will be delivered turn-key with open plan, exposed ceilings, & kitchenette
Available upon completion of TI's

SUITE 710

CREATIVE REPRESENTATIVE PHOTOS





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Wayfare Tavern
- 02 Chez BeeSen
- 03 La Fusion
- 04 Kokkari
- 05 Barcha
- 06 International Smoke
- 07 Harborview Restaurant & Bar
- 08 Yank Sing
- 09 Schroeder's
- 10 Tadich Grill
- 11 Pabu Izakaya
- 12 Paris Baguette
- 13 Mendocino Farms

LIFESTYLE & FITNESS

- 01 Barry's - Financial District
- 02 24 Hour Fitness - Montgomery
- 03 Fitness SF - Transbay
- 04 Equinox - Pine Street
- 05 Bodyrok FIDI Studio
- 06 Bay Club - Financial District

RETAIL

- 01 Safeway
- 02 Aesop
- 03 Allbirds
- 04 Thom Browne
- 05 Isabel Marant
- 06 APC
- 07 Filson
- 08 Walgreens
- 09 Walgreens
- 10 Chase Bank
- 11 Sephora
- 12 UPS
- 13 Fog City Flea Trading Post

RECREATION & PARKS

- 01 Sue Bierman Park
- 02 St. Mary's Square
- 03 Sydney G. Walton Square
- 04 Salesforce Park
- 05 Wells Fargo Museum
- 06 Rincon Park



For more information, contact

JIM WALKER
Kidder Mathews
415.229.8910
jim.walker@kidder.com
LIC N° 01750435

SCOTT VIX, CCIM, SIOR
Kidder Mathews
415.309.4015
scott.vix@kidder.com
LIC N° 01407761

160PINEOFFICE.COM | KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

