

CHINA BASIN



NEWMARK

MC⁺
Experience the Relationship
McCARTHY • COOK

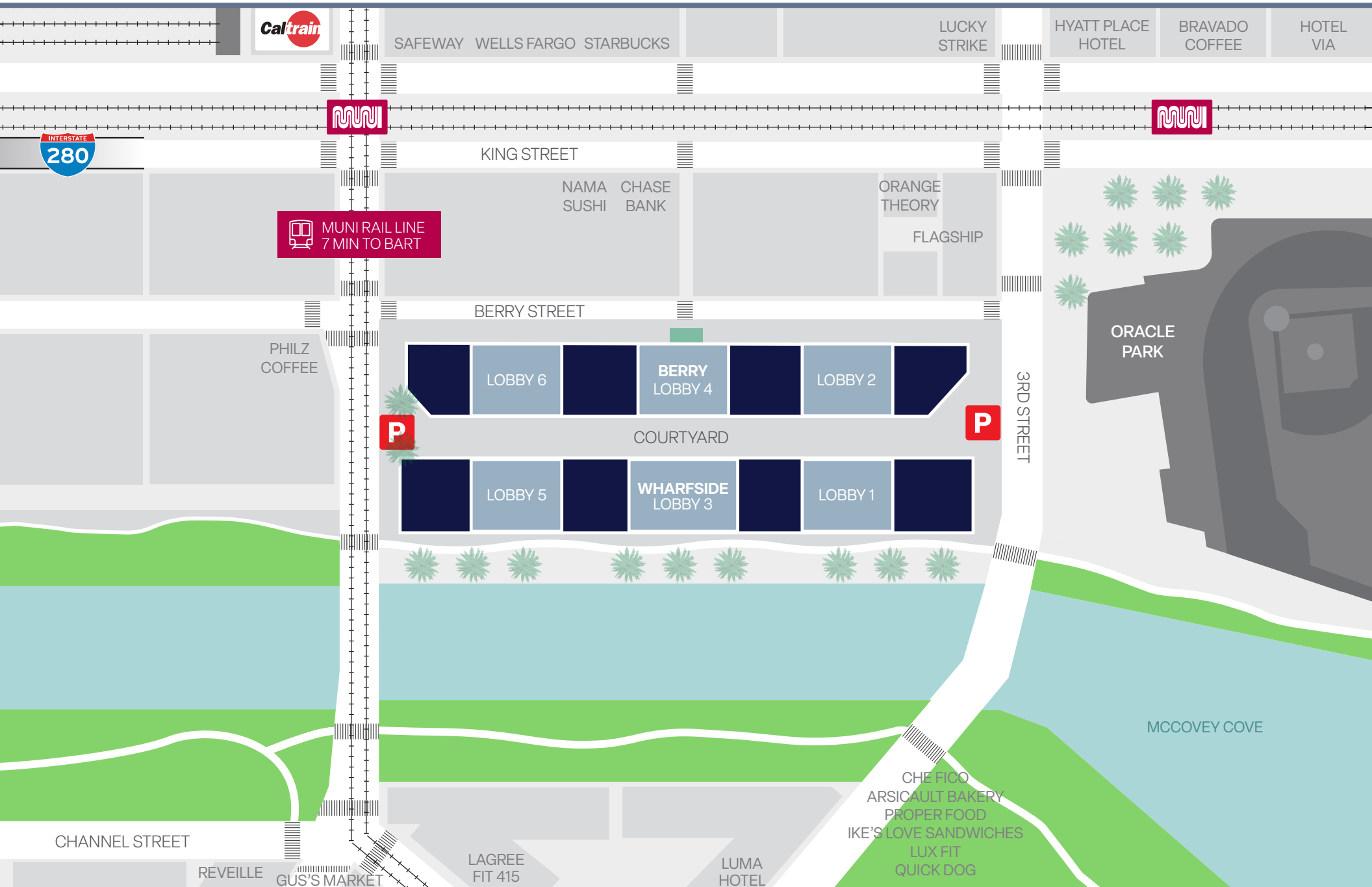
Experience The Waterfront

- Iconic 940,000 SF waterfront class A campus with the longest window line in San Francisco
 - Transit Centric: 1 Block to CalTrain / 2 Blocks to HWY 280 / 7 Minutes to BART
 - Active and amenity rich neighborhood
 - Surrounded by paths, parks and open space along the water
 - Premier institutional ownership
 - Relationship-driven management
- Flexible floor plates averaging 90,000 SF that are easily divisible
 - State of the art amenities
 - Expansive courtyard connecting the two buildings with outdoor seating and firepits
 - Onsite parking, EV charging, and valet assistance
 - Building conference center and event space
 - Luxury high-end showers



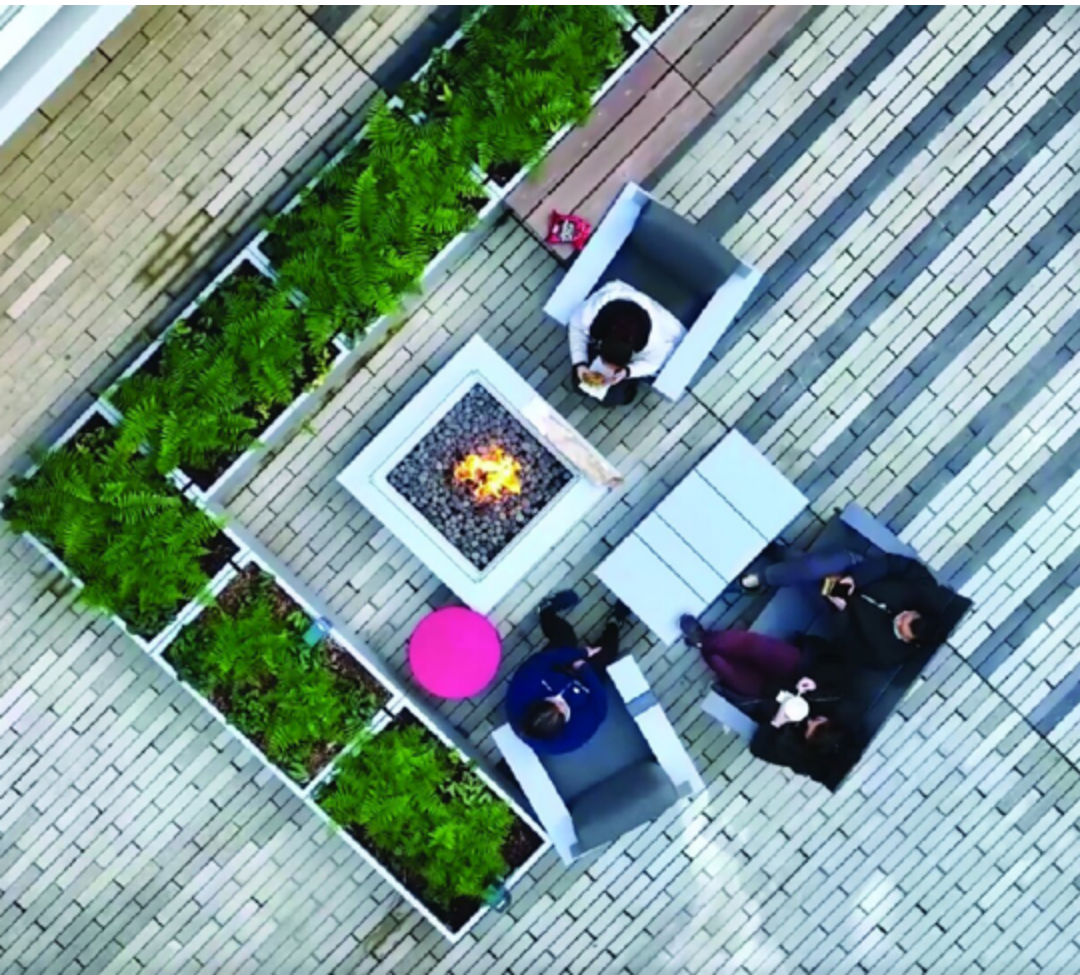
Total Convenience

Commuting is a breeze and all the action is nearby.









Collaborate + Connect in Style

- Multiple outdoor areas for social interactions, activities, and fitness
- Bay views and direct access to the waterfront
- Expansive outdoor event space



Availabilities

WHARFSIDE BUILDING

Suite	Size (SF)	Available	Floorplan	Virtual Tour	Comments
6000*	54,809 (Divisible)	Now	Page 14		Incredible water views, high ceilings, opportunity for exclusive elevator access. Divisible.
6800*	23,047 (Divisible)	Now	Page 15	 View Renderings	Ultra-premium waterfront spec suite delivering November 2024. 3 Sides of glass, high ceilings, elevator identity. Divisible.
5000*	94,349 (Divisible)	Now	Page 17		Incredible water views, high ceilings, 3 sides of glass. Divisible.
4000*	65,114	9/1/2025**	Page 18		Available for sublease now. Incredible water views, high-end creative build-out, large flexible floor plate.
4801	1,716	Now	Page 19		New spec suite, 1 conference room, 1 huddle room, open seating for ±16 workstations, kitchenette, courtyard view
4805	2,097	Now	Page 20		New spec suite, 1 conference room, 2 offices, open seating ±8 workstations, kitchenette, courtyard view.
2200	6,363 -18,460 (Divisible)	Now	Page 22		Planning underway for potential high-end spec suite. Incredible water views, high ceilings, double door identity.
1800	14,453	Now	Page 23		Brand new waterfront spec suite with exclusive promenade deck and with 3 sides of glass. 4 medium conference rooms, 3 larger conference rooms, 2 private offices, open seating for ±75 workstations. Double door identity and reception area.

BERRY STREET BUILDING

Suite	Size (SF)	Available	Floorplan	Virtual Tour	Comments
300	48,695	Now	Page 23		Ready for improvements. High ceilings, divisible.
210	5,460	Now	Page 24		Ready for improvements. High ceilings.

* Large Block Availability: Entire 5th floor, and partial 6th and 4th floors, totaling ±237,319 SF.

** Suite 4000: Potentially can be made available earlier

A Cornerstone of Success

China Basin has served as headquarters to some of San Francisco's most dynamic technology firms, including industry giants Stripe and Dropbox.

The iconic Wharfside Building was erected by the Southern Pacific Railroad in 1922 and extended with the Berry Building in 1991. In 2008, a pioneering 2-story extension was added, featuring a mid-structure base isolation system—a groundbreaking first in the U.S.

Planning for the Future



Welcome Lounge & Cafe Bar



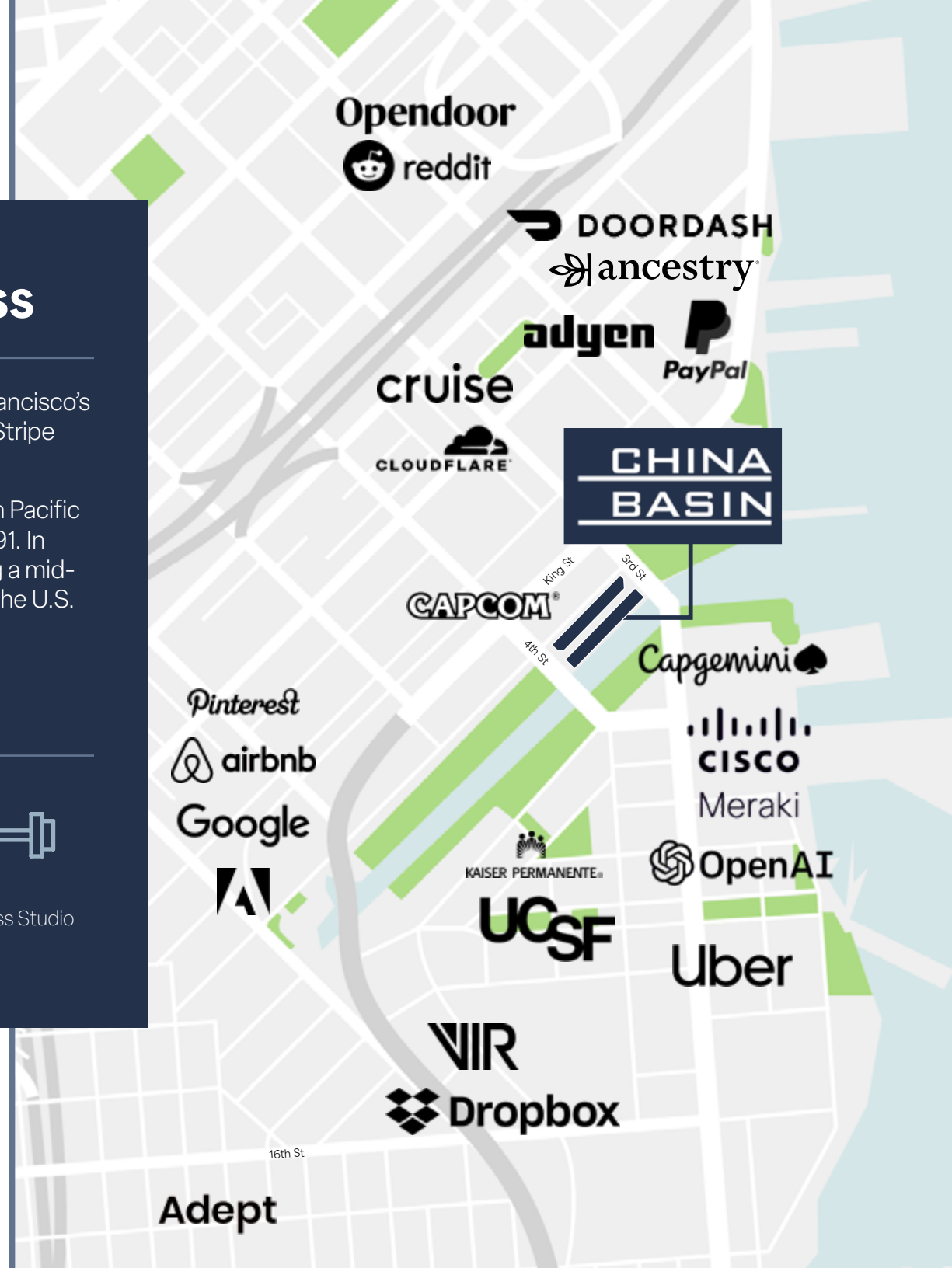
Waterfront Event Space



Expanded Meeting Services



Wellness Studio



Amenity Rich

China Basin is surrounded by world class dining, retail, and entertainment venues.



DINING

Alexander's Steakhouse
Bagel Bakery Cafe
BirdBox
Brixton
Cafe Okawari
Che Fico
Earl of Sandwich
Gus's Community Market Cafe
House of Tadu
Ike's Love & Sandwiches
Marlowe
Mercado
Mission Rock Resort
Momo's
Nama Sushi
Proper Food
Public House
ROOH SF
Saison
SAJJ Mediterranean
Spark Social SF
STEM Kitchen + Garden
Sun and Moon
Taco Bell
The Ramp
Town's End Brunch
Underdogs Cantina
Proper Foods

ENTERTAINMENT

Chase Center
Lucky Strike
Oracle Park
Stagecoach Greens

BAR

ATwater Tavern
Bar VIA
Cavana
District San Francisco
Harmonic Brewing
Local Tap
Quick Dog

CAFE

Arsicault Bakery
Blue Bottle Coffee
Bravado
Cafe Reveille
Happy Lemon
Joe & The Juice
Latte Express
Philz Coffee
South Beach Cafe
Starbucks

FITNESS

Bakar Fitness & Rec Center UCSF
CorePower Yoga
Crossfit
Flagship SOMA
Lagree Fit 415
Lux Fit
Orangetheory Fitness
PowerPlay SF
Rowhouse Fitness
United Barcell CrossFit SOMA

HOTEL

Hotel VIA
Hyatt Place
Luma Hotel



CHE FICO (COMING SOON) | 2 MIN WALK



CAVANA | 2 MIN WALK



PHILZ COFFEE | 2 MIN WALK



SAN FRANCISCO STATION | 2 MIN WALK



GUS'S COMMUNITY MARKET | 2 MIN WALK



ORACLE PARK | 1 MIN WALK



LUCKY STRIKE | 2 MIN WALK



CORE POWER YOGA | 2 MIN WALK



CHASE CENTER | 16 MIN WALK

Access + Connectivity



WALK SCORE
92



BIKE SCORE
90



TRANSIT SCORE
84



Caltrain
2 min walk



MUNI-N
1 min walk



MUNI-T
1 min walk



BART
7 min via MUNI-T
Central Subway



Ferry
14 min via MUNI-N
N Judah



UCSF Shuttle
On-Call Available



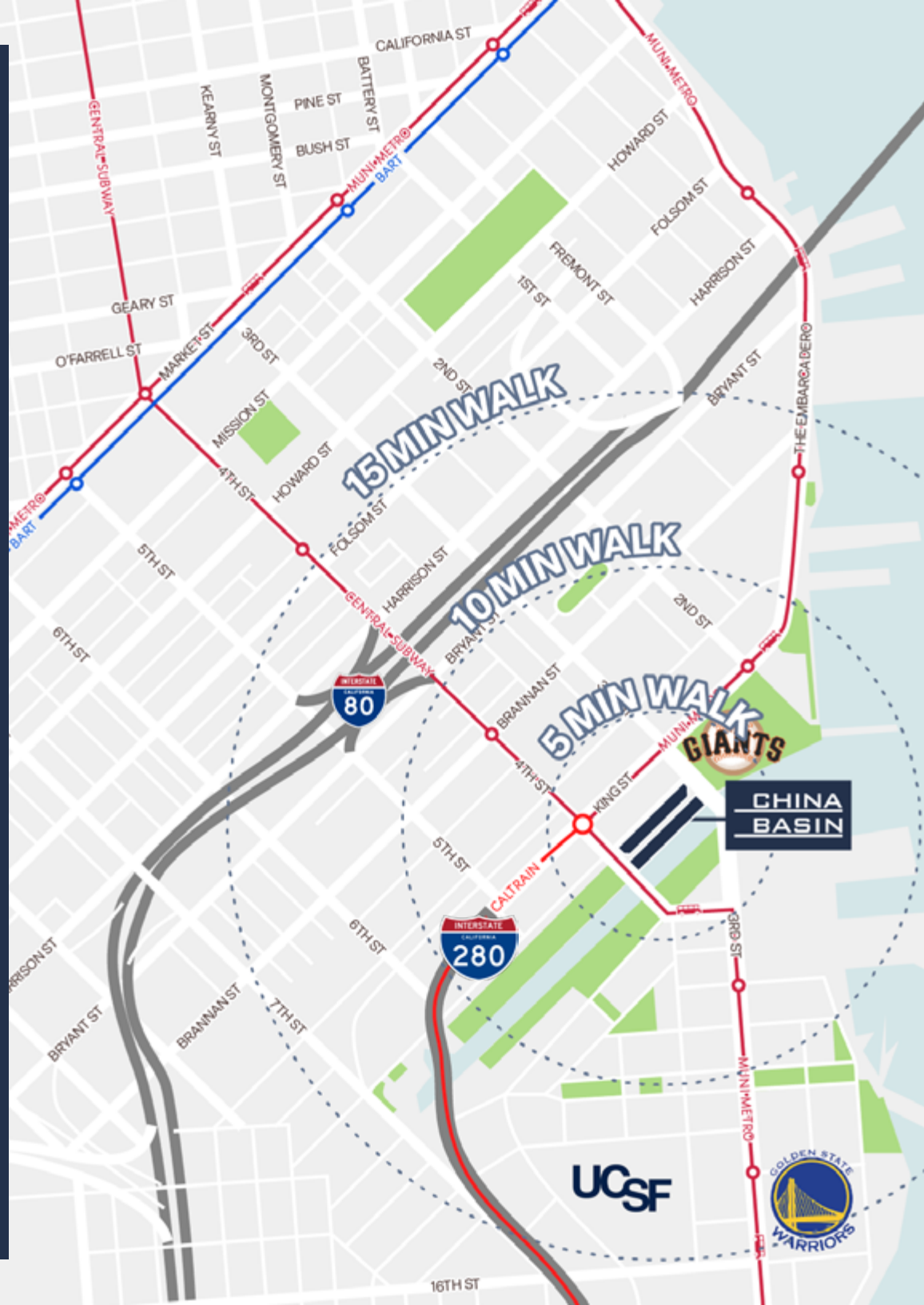
HWY 80
5 min drive



HWY 280
4 min drive

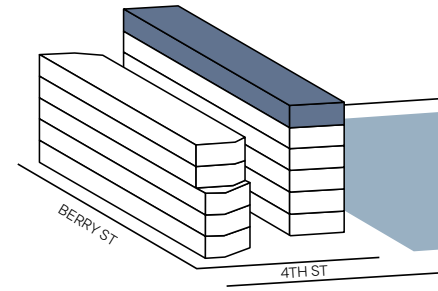


SFO
20 min drive



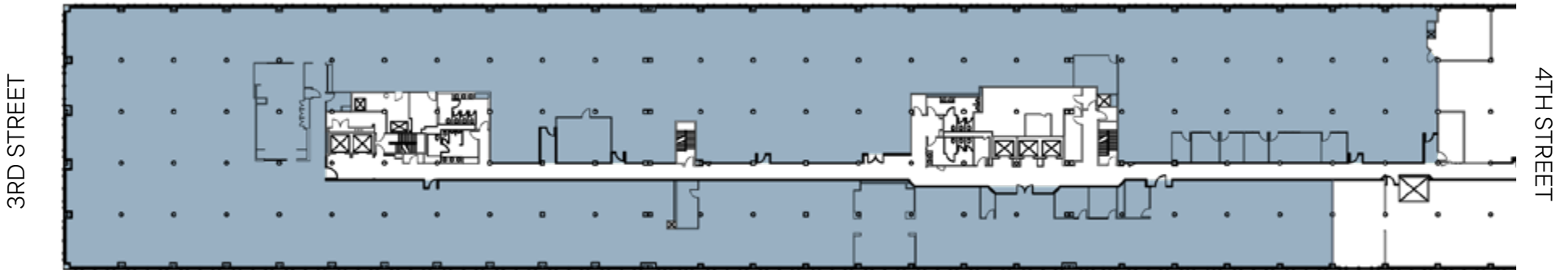
WHARFSIDE

Suite 6000 | 54,809 SF (Divisible)



- Incredible water views
- Large efficient floorplate
- High ceilings
- 3 sides of glass with elevator opportunity
- Currently in shell condition
- Available now for tenant improvements

WHARFSIDE



COURTYARD

KEYPLAN

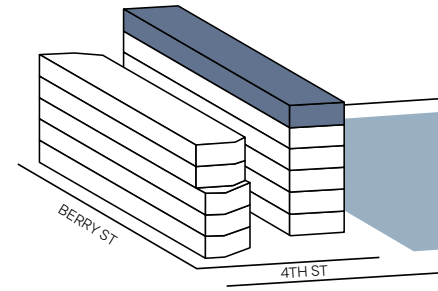


WHARFSIDE

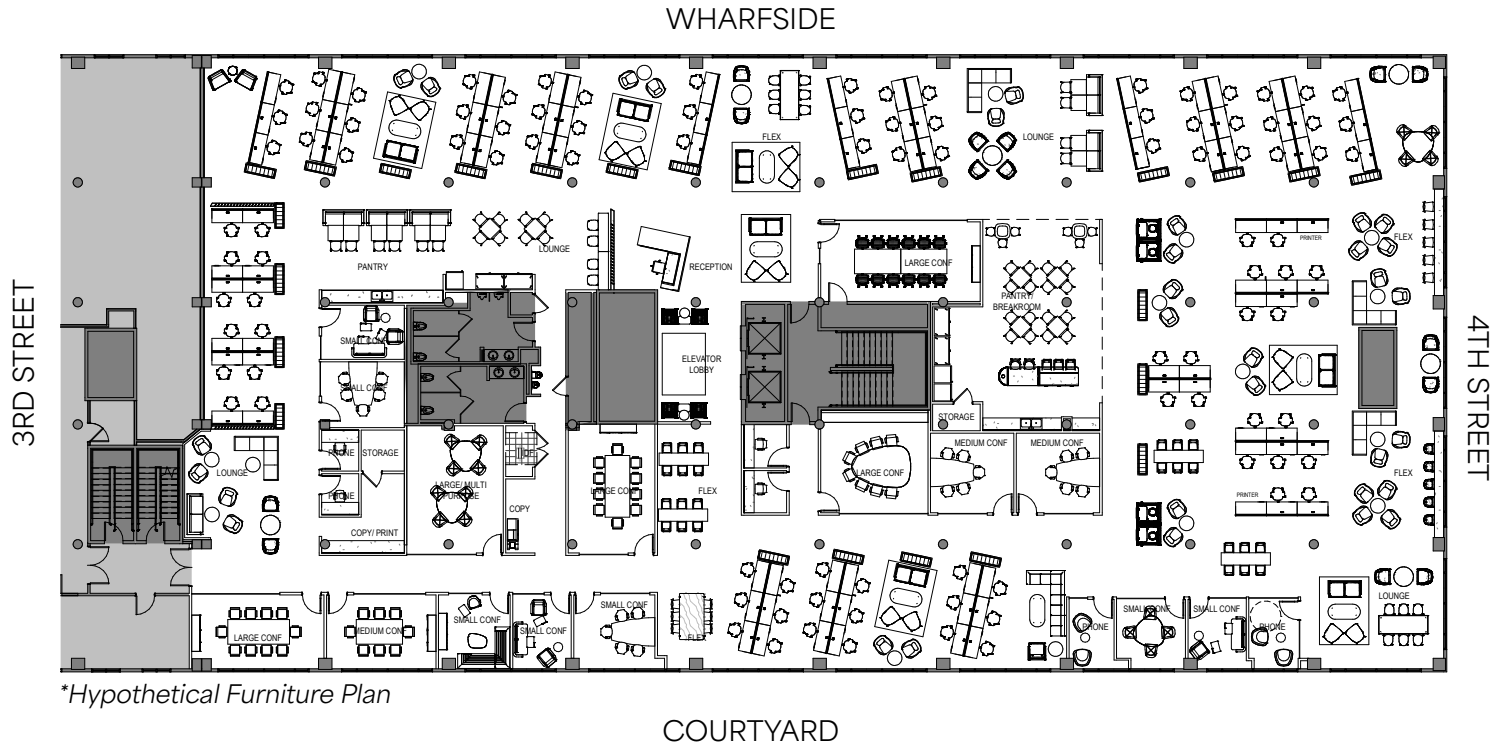
Suite 6800 | 23,047 (Divisible)



View Renderings

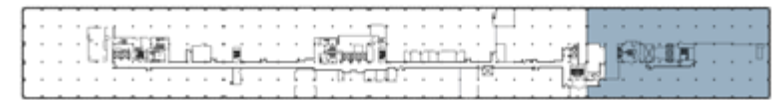


- Flex and lounge seating for 80+
- 99 Workstations
- 4 large conference rooms
- 3 medium conference rooms
- 6 small conference rooms
- Large Pantry/Break Room



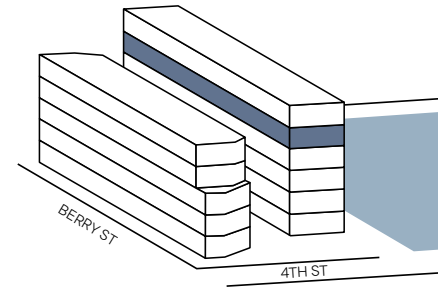
*Hypothetical Furniture Plan

KEYPLAN



WHARFSIDE

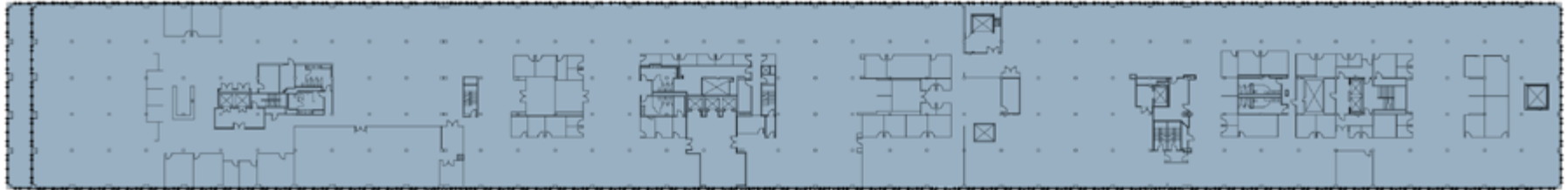
Suite 5000 | 94,349 SF (Divisible)



- Incredible water views
- High-end creative improvements
- Full floor with elevator identity
- High ceilings
- Large flexible floor plate

WHARFSIDE

3RD STREET



4TH STREET

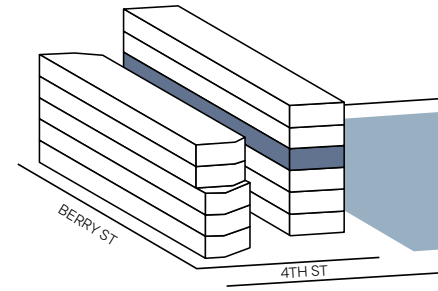
COURTYARD

KEYPLAN



WHARFSIDE

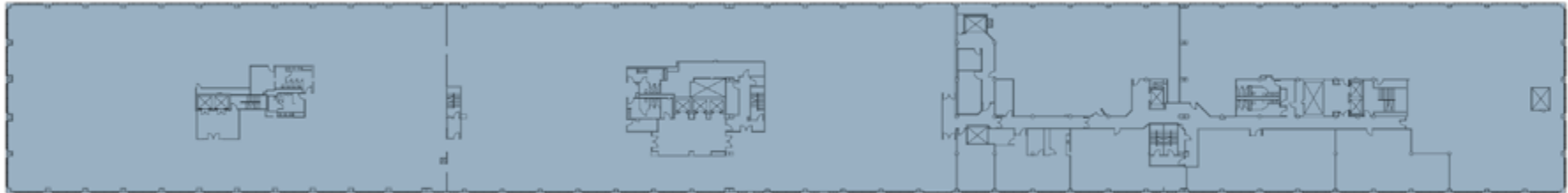
Suite 4000 | 65,114 SF (Divisible)



- Available 9/1/25 - available for sublease now
- Incredible water views
- High-end creative build-out
- Large flexible floor plate
- Full floor with elevator identity

WHARFSIDE

3RD STREET



4TH STREET

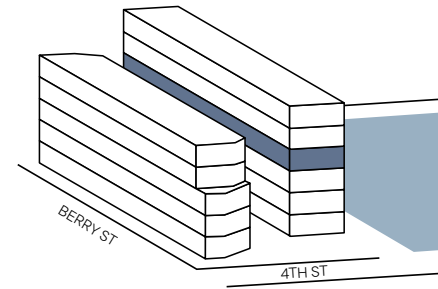
COURTYARD

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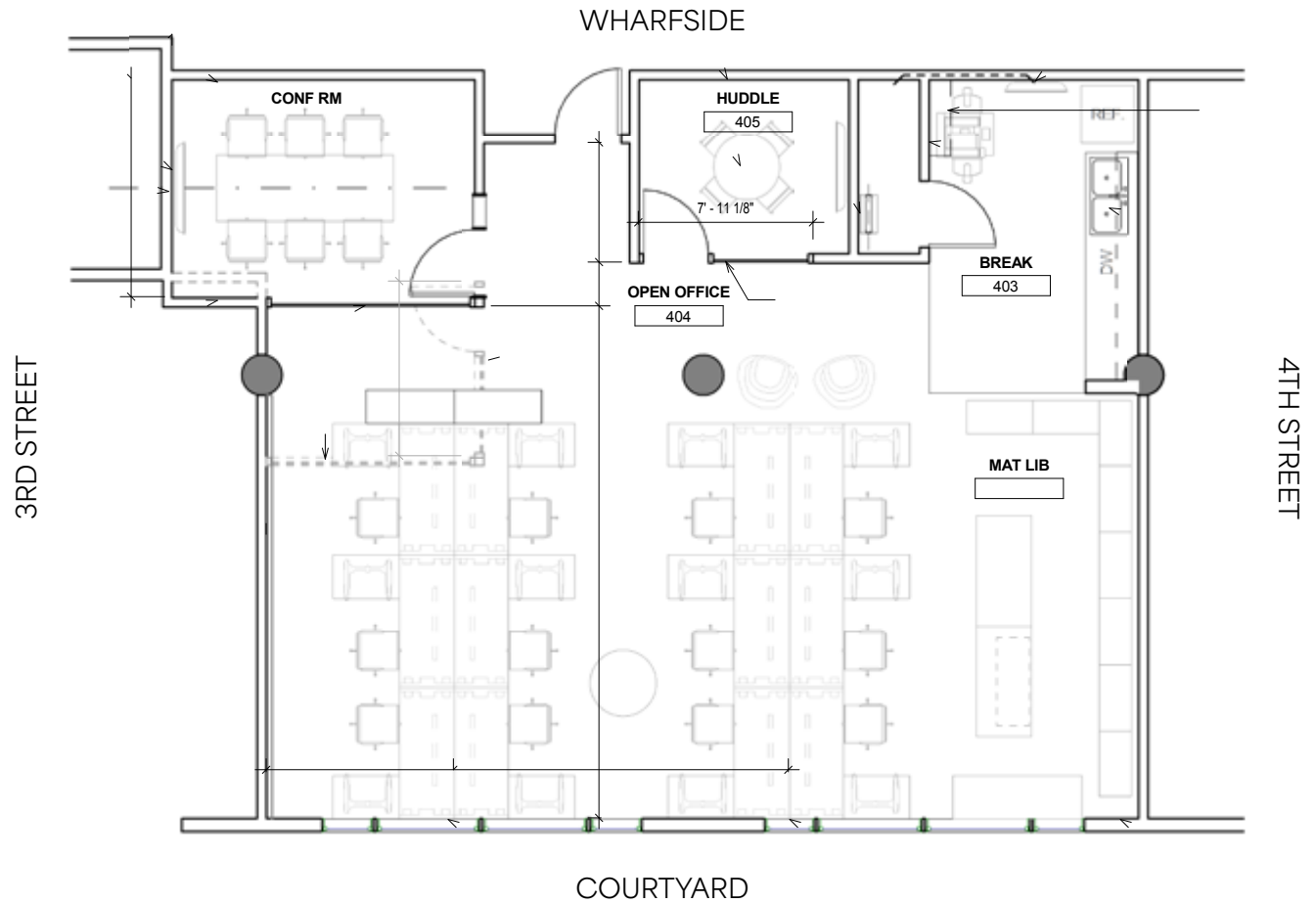


WHARFSIDE

Suite 4801 | 1,716 SF



- New spec suite
- 1 conference room
- 1 huddle room
- Open seating for #16 workstations
- Kitchenette
- High Ceilings
- Courtyard view
- Available now

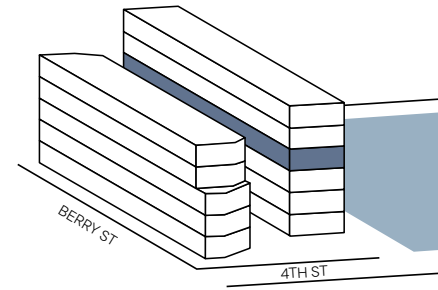


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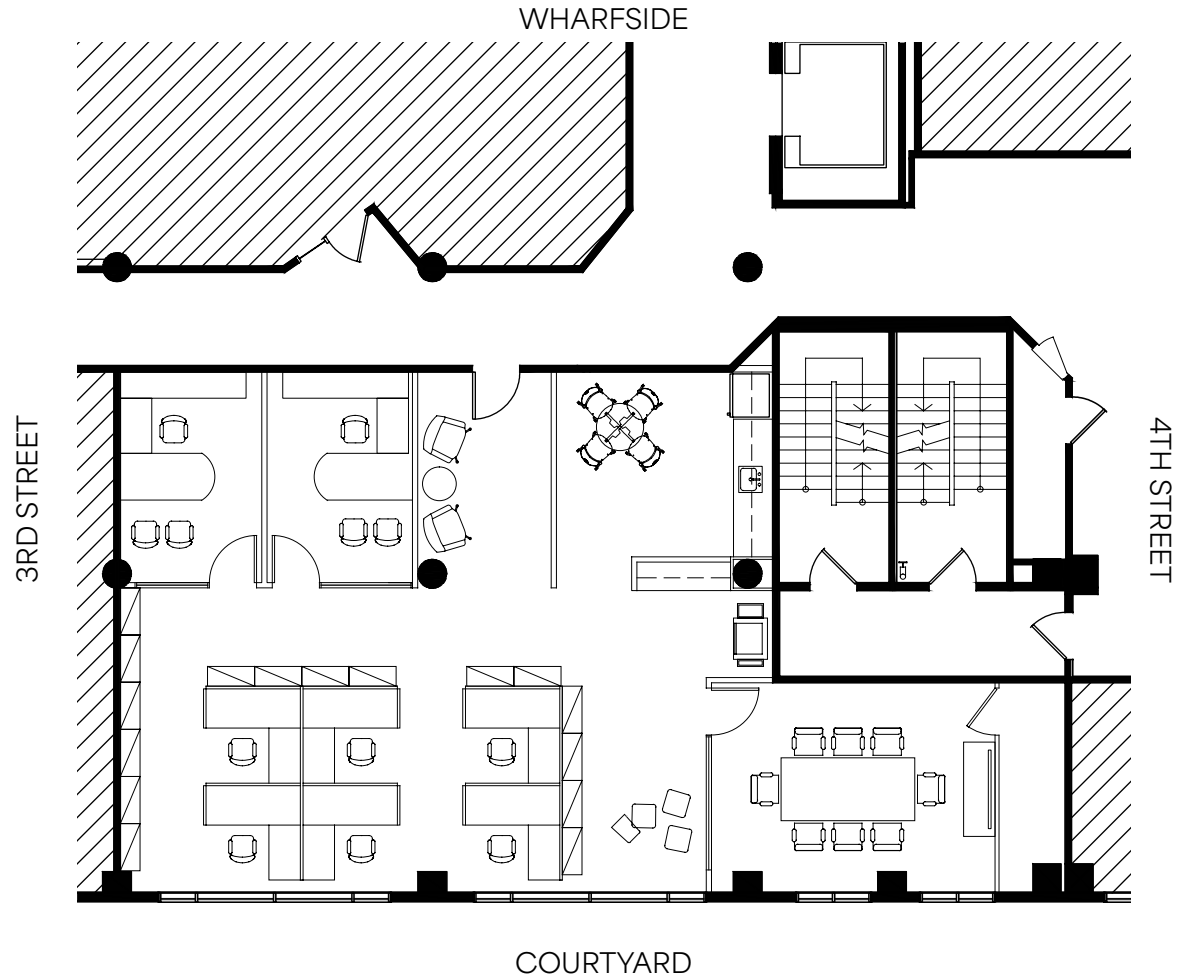


WHARFSIDE

Suite 4805 | 2,097 SF



- New spec suite
- 1 conference room
- 2 offices
- Open seating for +8 workstations
- Kitchenette
- High Ceilings
- Courtyard view
- Available now

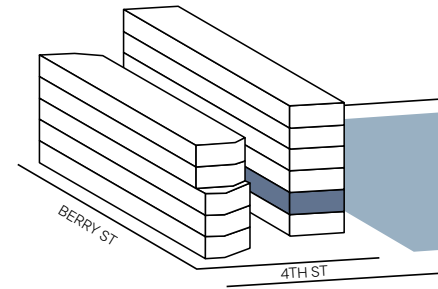


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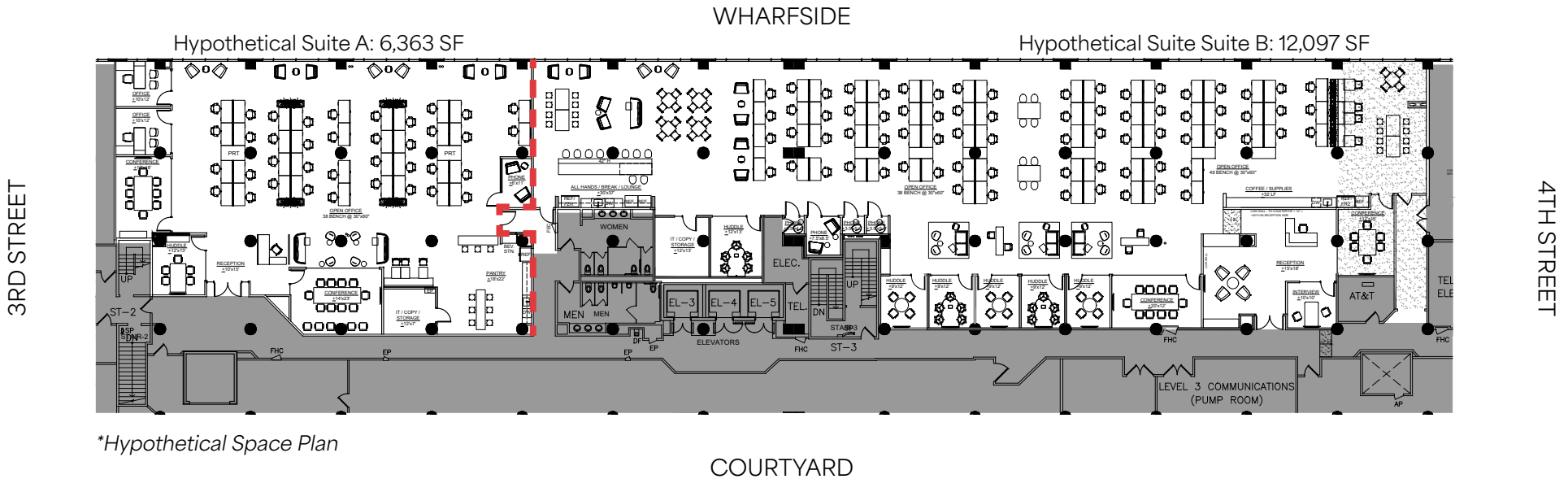


WHARFSIDE

Suite 2200 | 18,460 (Divisible)



- Incredible water views
- Double door identity opportunity
- High Ceilings
- Hypothetical plans below. Available now for tenant improvements



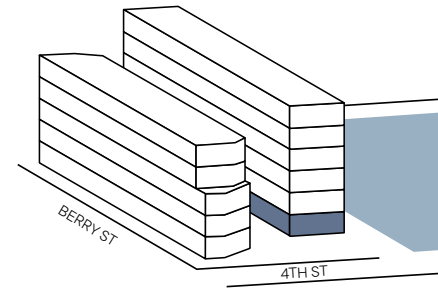
*Hypothetical Space Plan

KEYPLAN

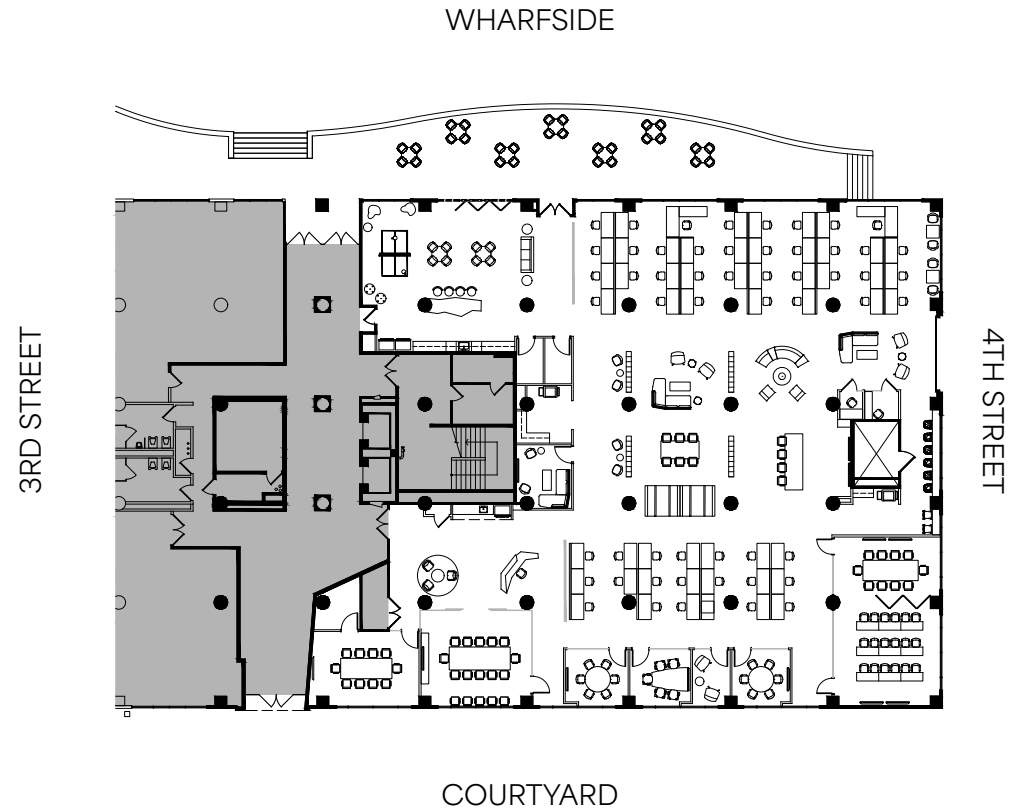


WHARFSIDE

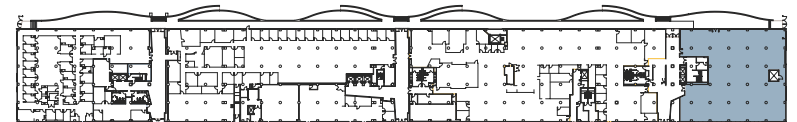
Suite 1800 | 14,453 SF



- Brand new waterfront spec suite
- Exclusive promenade deck
- 3 Sides of glass
- 4 medium conference rooms
- 3 larger conference rooms
- 1 training room
- 2 private offices
- 4 phone rooms
- Open seating for ±75 workstations
- Double door identity and reception area
- Double-paned glass roll up door overlooking 4th Street and waterfront
- High Ceilings
- Available now



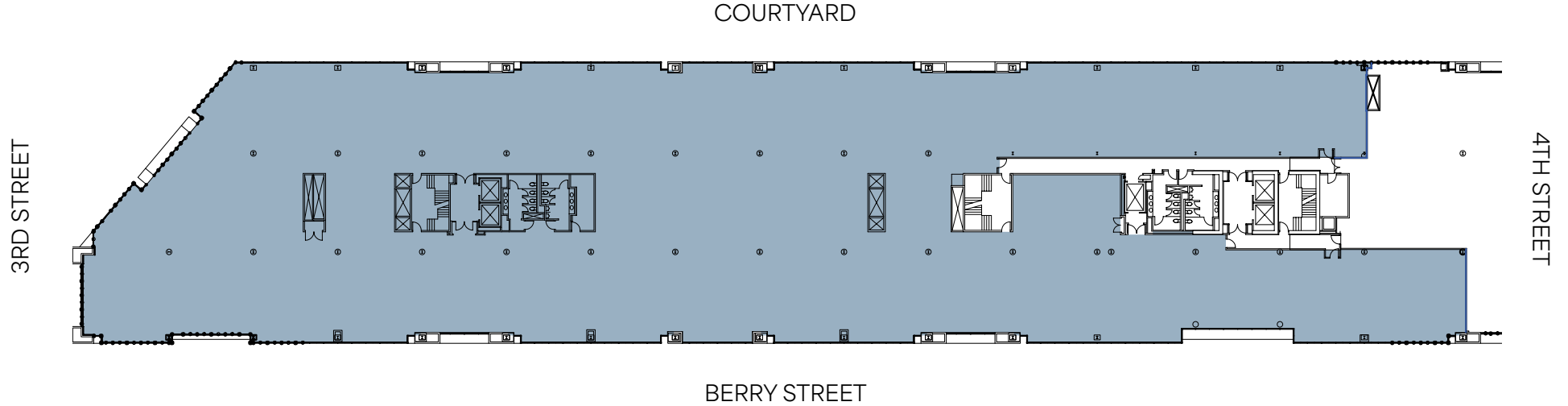
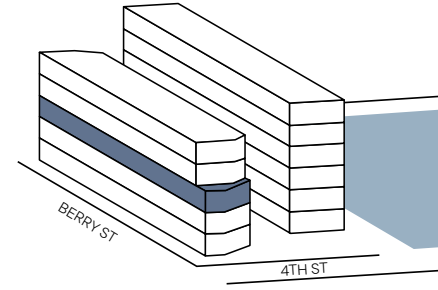
KEYPLAN



BERRY STREET

Suite 300 | 48,695 SF (Divisible)

- Shell condition
- Divisible
- High Ceilings
- Available now



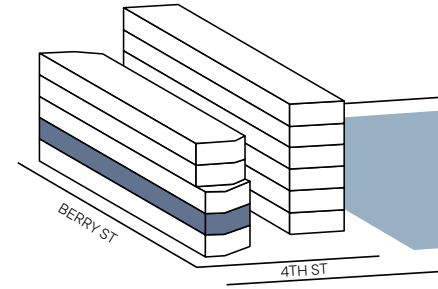
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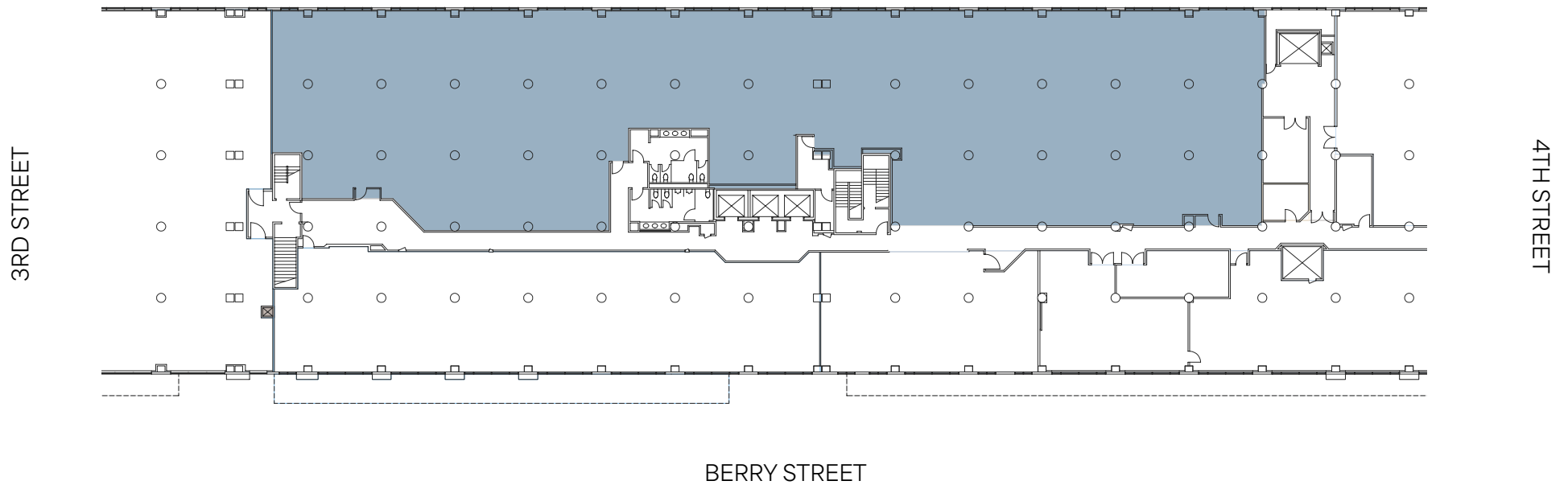
BERRY STREET

Suite 210 | 5,460 SF

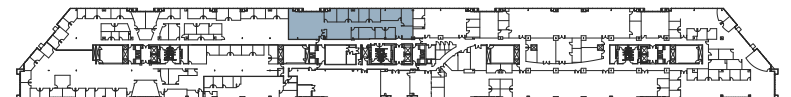
- Shell condition
- High Ceilings
- Available now



COURTYARD



KEYPLAN



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NEWMARK

Karl Baldauf

Executive Managing Director
415.445.5117
karl.baldauf@nmrk.com
CA RE LIC #00960724

Cassidy Zerrer

Senior Managing Director
415.283.9910
cassidy.zerrer@nmrk.com
CA RE LIC #01779321

Maurice Spikes

Senior Managing Director
510.356.8492
maurice.spikes@nmrk.com
CA RE LIC #02001506

Hannah Potter

Managing Director
415.445.5113
hannah.potter@nmrk.com
CA RE LIC #01924485

Bob Garner

Executive Managing Director
650.358.5266
bob.garner@nmrk.com
CA RE LIC #00936790

Richard Hayes

Vice President, Leasing
415.993.5778
rbh@mccarthycook.com
CA RE LIC #01055368

ONE SANSOME ST, FLOOR 41, SAN FRANCISCO, CA 94104

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