

A graphic featuring a background photograph of a modern brick building with large glass windows, surrounded by lush green trees. In the distance, the San Francisco skyline is visible, including the Transamerica Pyramid. Overlaid on the image are five large, semi-transparent geometric shapes: a dark blue triangle on the left, an orange triangle pointing downwards in the center-left, a green triangle pointing upwards in the center-right, a light green triangle pointing downwards on the right, and a blue triangle on the far right. The text 'WATERFRONT PLAZA' is centered in a large, white, bold, sans-serif font, with 'SAN FRANCISCO' in a smaller, white, bold, sans-serif font directly below it.

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.



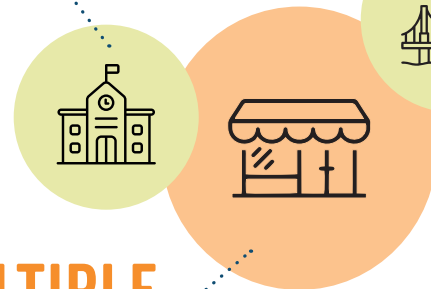
3 ACRES
OF GREEN SPACE



ONE OF THE LARGEST
OFFICE CAMPUSES IN
SAN FRANCISCO



**ON-SITE
PRESCHOOL/DAYCARE**

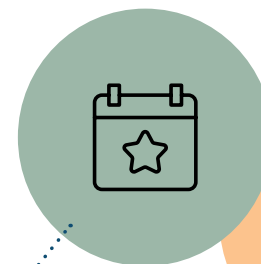


**MULTIPLE
ON-SITE
RESTAURANTS**

**STUNNING
BAY VIEWS**



**FREE EVENTS
& FITNESS CLASSES**

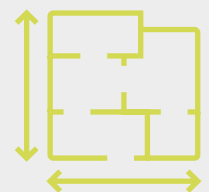


**5-MINUTE
SHUTTLE TO
DOWNTOWN BART**



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

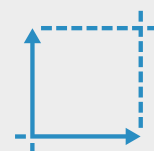


**SECURE PARKING
WITH IMMEDIATE
GARAGE ACCESS**



**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



1.6M SF

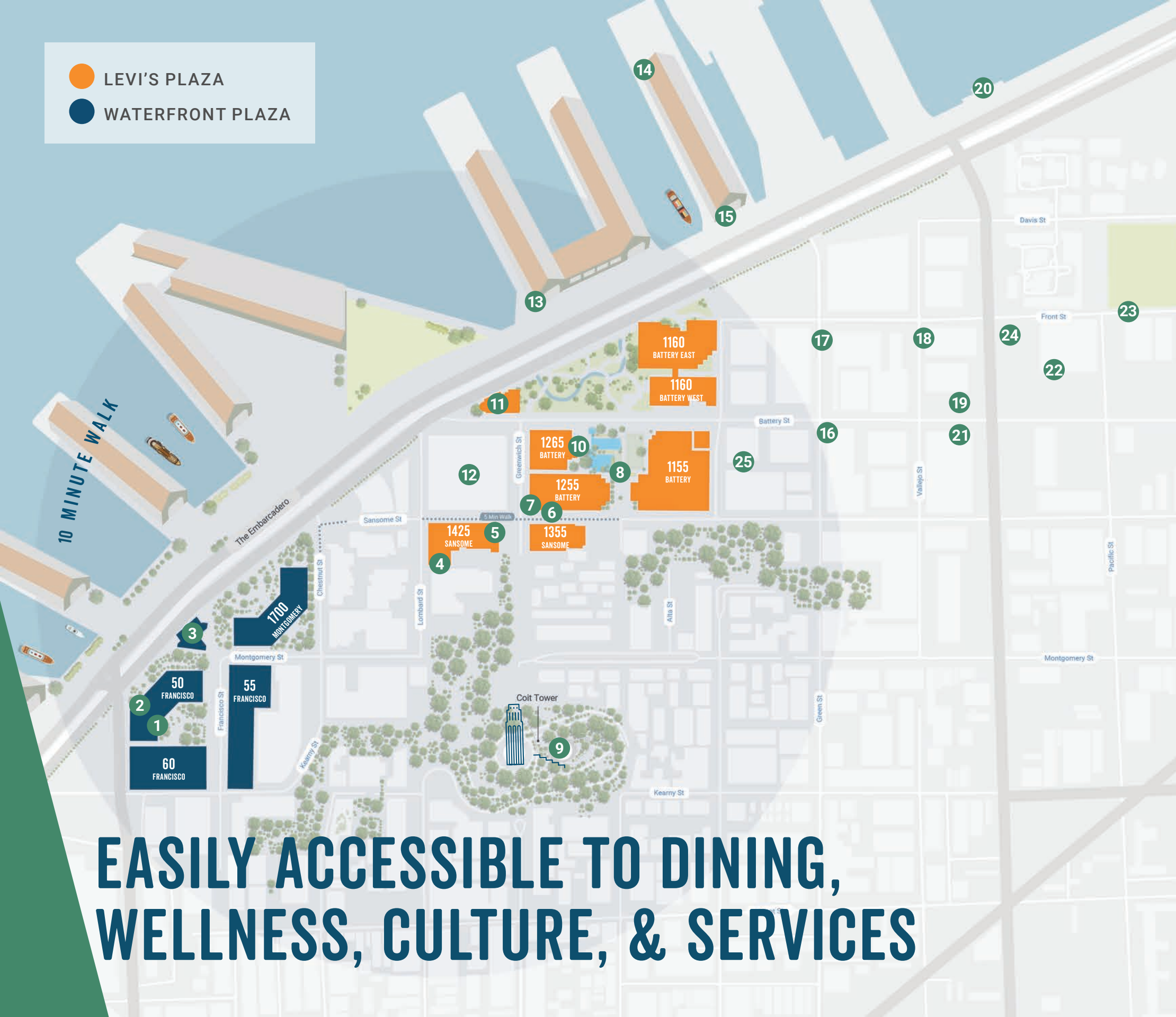
AI & tech firms leased 1.6 million SF in San Francisco last year, heavily focused along the Northern Waterfront

Join Industry Leaders at Waterfront Plaza:



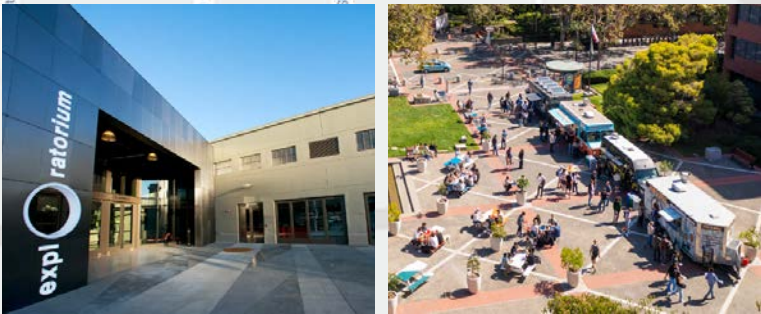
LEVI'S PLAZA

WATERFRONT PLAZA

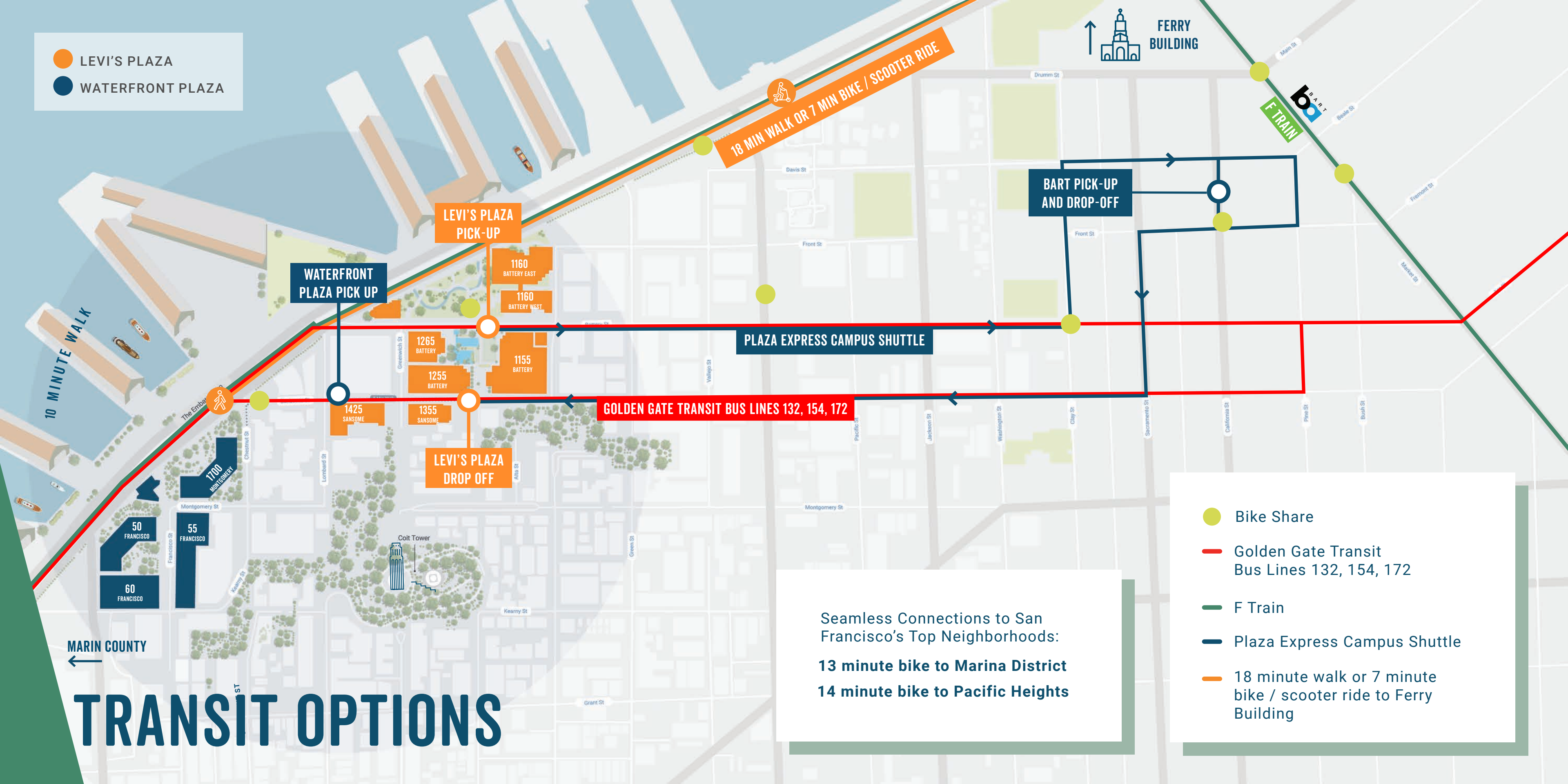


EASILY ACCESSIBLE TO DINING,
WELLNESS, CULTURE, & SERVICES

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



- LEVI'S PLAZA
- WATERFRONT PLAZA



MARIN COUNTY

TRANSIT OPTIONS

Seamless Connections to San Francisco's Top Neighborhoods:
13 minute bike to Marina District
14 minute bike to Pacific Heights

- Bike Share
- Golden Gate Transit Bus Lines 132, 154, 172
- F Train
- Plaza Express Campus Shuttle
- 18 minute walk or 7 minute bike / scooter ride to Ferry Building

AVAILABILITY

1700 MONTGOMERY | 50 FRANCISCO

BUILDING	SUITE	RSF	ASKING	COMMENTS
1700 Montgomery	440	3,072	\$62-64 FS	Available 60-90 days, creative suite, exposed ceiling, 2 offices, conference room, kitchenette, open area.
50 Francisco	275	3,400	\$47-\$49 FS	Available now, 3 private offices, conference room, 2 phone rooms, kitchenette, IT room, Embarcadero views.
1700 Montgomery	110	4,743	\$47-\$49 FS	Available within 60 days, 2 private offices, 2 conference rooms, wellness room, storage room, open kitchen, open area.
1700 Montgomery	495	9,900	\$47-\$49 FS	Available now, creative suite, 4 private offices, 3 conference rooms, IT/storage room, kitchen/break area, production room, open area.
50 Francisco	200	10,851	\$47-\$49 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	19,883	\$50-\$53 FS	Available now, large training room, 18 private offices, 5 conference rooms, 2 kitchens, break room, IT room, open area to accommodate ±111 workstations.



AVAILABILITY

WATERFRONTPLAZA.NET

FLEXIBLE/FURNISHED SUITES | 50 FRANCISCO | 60 FRANCISCO

BUILDING	SUITE	RSF	MONTHLY RENT	COMMENTS
 50 Francisco	170	812	\$3,500	Available now, creative, exposed ceiling, 6 desks, large open space, includes furniture. Access to shared kitchen and conference room.
 60 Francisco	110	1,119	\$5,000	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	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.
 60 Francisco	130	2,619	\$11,500	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	2,926	\$12,500	Available now, creative suite, exposed ceiling, 3 offices, large open area, includes furniture. Access to shared kitchen and conference room.
 50 Francisco	150	3,259	\$14,000	Available now, creative, exposed ceiling, large open space, kitchen, includes furniture. Access to shared kitchen and conference room.
 50 Francisco	140	3,460	\$15,000	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	5,102	\$22,000	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

55 FRANCISCO

BUILDING	SUITE	RSF	ASKING	COMMENTS
55 Francisco	100	6,507	\$40-\$43 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	\$47-\$49 FS	Available now, creative space with exposed ceiling, full floor, 6 offices, 4 conference rooms, kitchen, IT room, large open area to accommodate ±133 workstations, direct access to parking garage.
55 Francisco	360	3,898	\$50-\$53 FS	Available 3/1/2026, creative space, exposed ceiling, 4 meeting rooms, boardroom, large open kitchen, large storage room.
55 Francisco	700	6,142	\$47-\$49 FS	Available now, 12 offices, 2 conference rooms, kitchen, production room, restroom en suite, reception area, exceptional views of the Bay Bridge and Alcatraz.
55 Francisco	710	8,868	\$80-\$83 FS	Available now, creative with exposed ceiling, 7 offices, conference room, production room, outstanding views of Bay Bridge, Alcatraz and Golden Gate Bridge.
55 Francisco	760	2,355	\$34-\$36 FS	Available now, 5 offices, conference room, kitchen, IT room.



1700 MONTGOMERY

SUITE 440 | 3,072 SF

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



For leasing information, please contact:

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50 FRANCISCO

SUITE 275 | 3,400 SF

- Available now
- 3 private offices
- Conference room
- 2 Phone rooms
- Kitchenette
- IT room
- Embarcadero views



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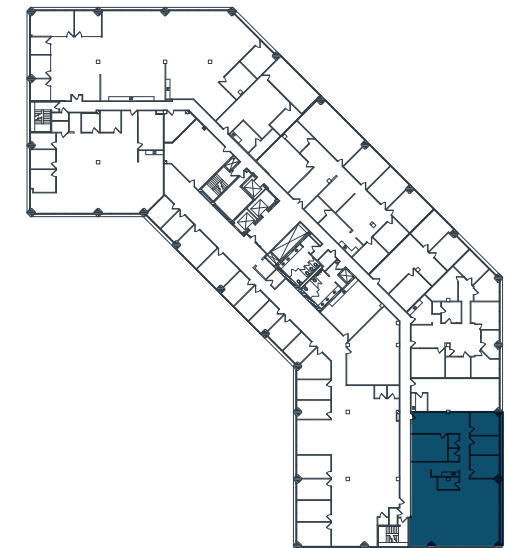
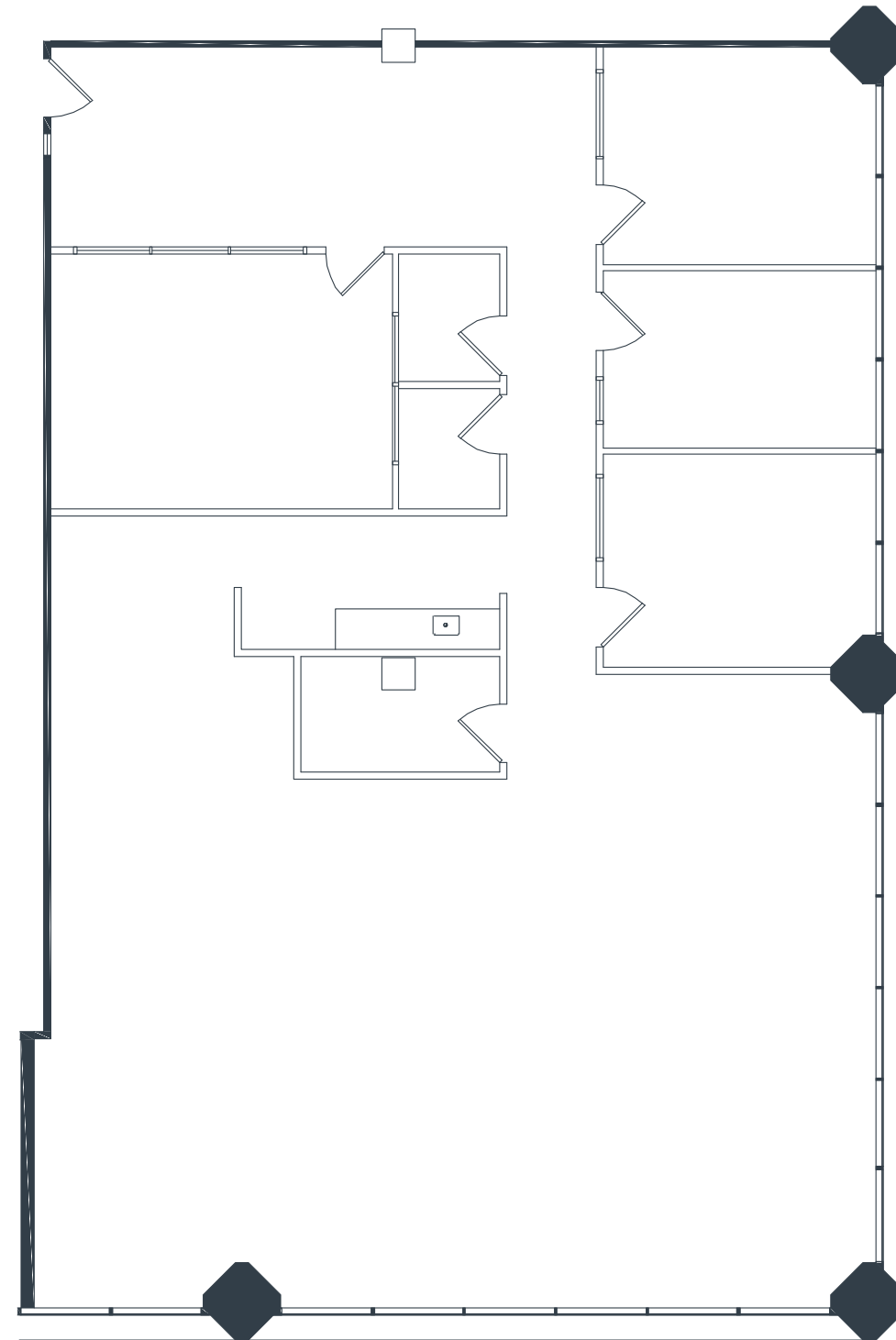
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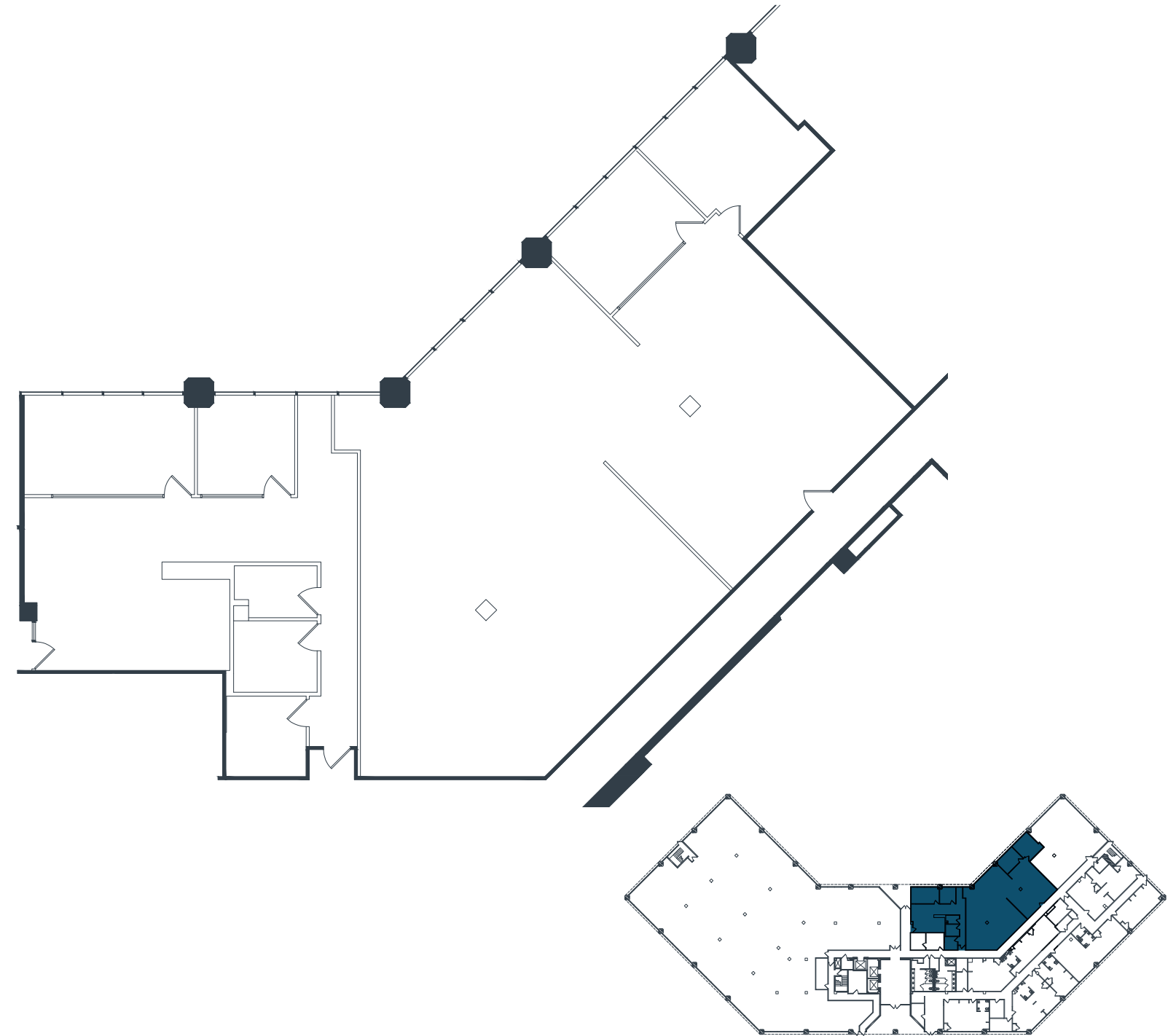
1700 MONTGOMERY

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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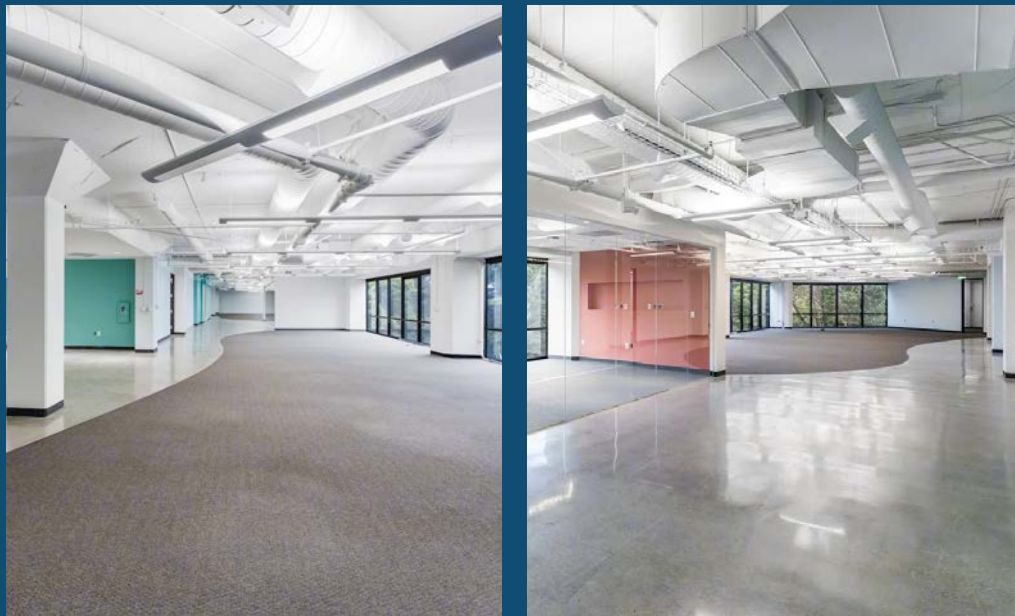
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1700 MONTGOMERY

SUITE 495 | 9,900 SF

- Available now
- Creative suite
- 4 private offices
- 3 conference room
- IT/storage room
- Kitchen/break area
- Production room
- Open area

[View Virtual Tour](#)



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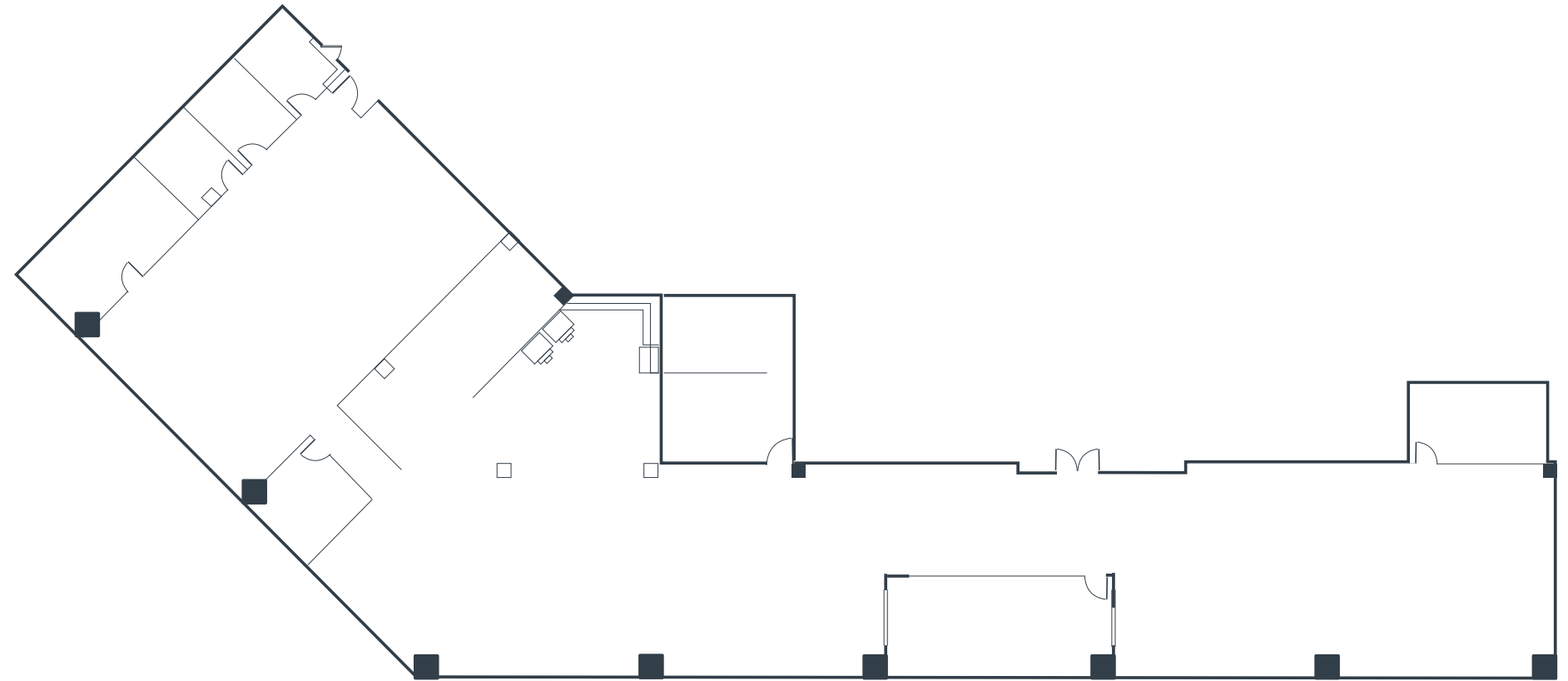
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50 FRANCISCO

SUITE 200 | 10,851 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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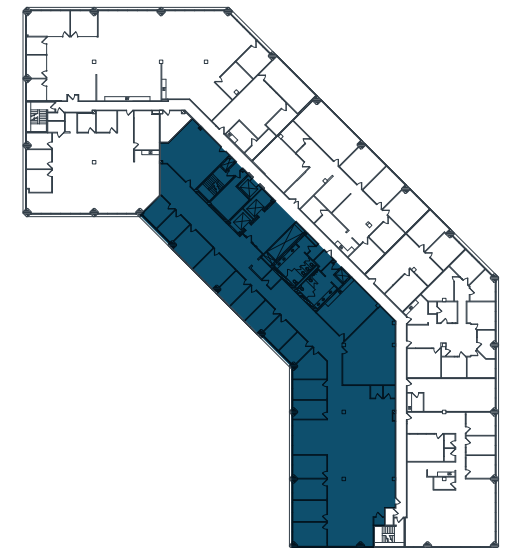
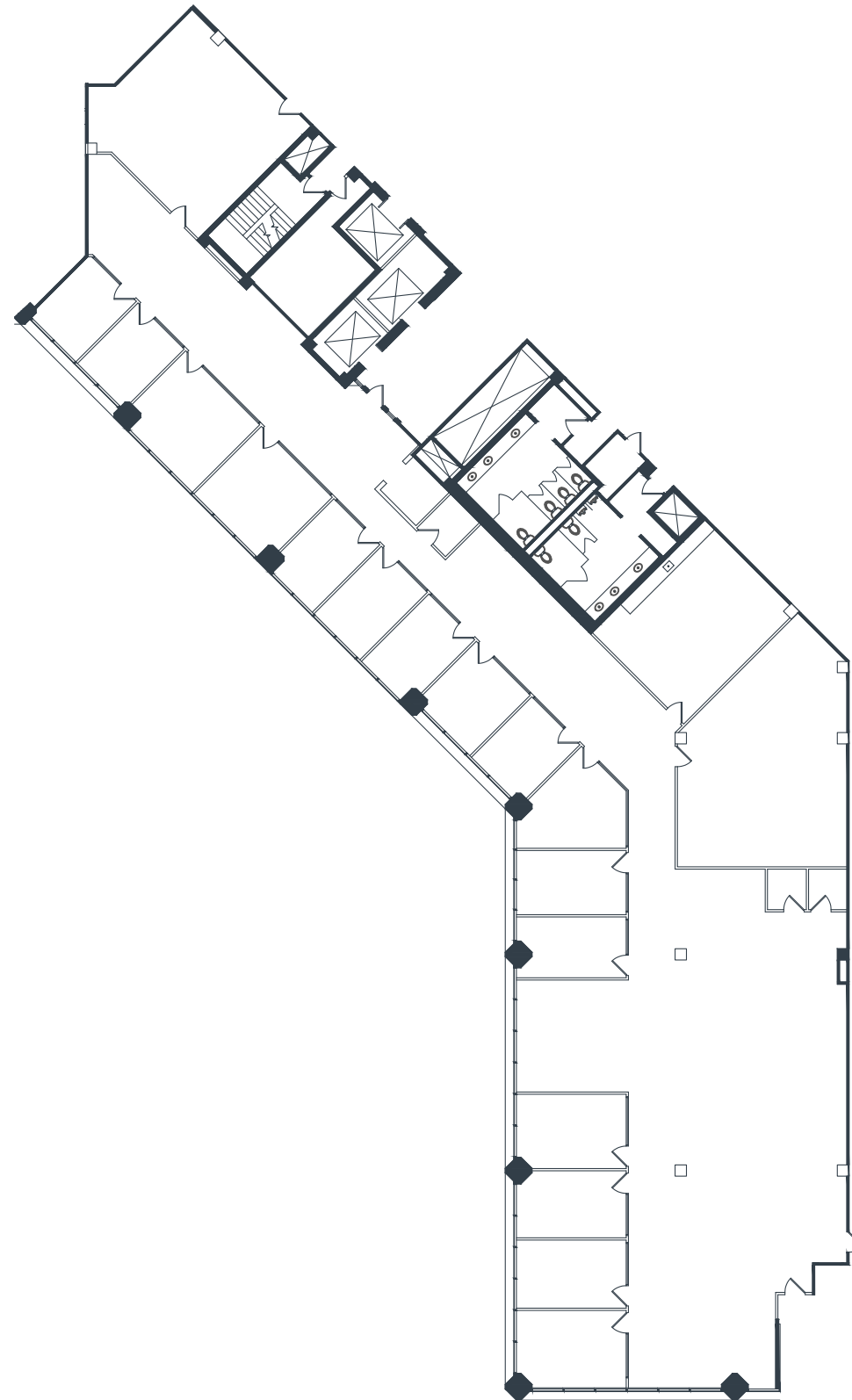
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50 FRANCISCO

SUITE 400 | 19,883 SF

- Available now
- Large training room
- 18 Private offices
- 5 conference rooms
- 2 kitchens
- Break room
- IT room
- Open area to accommodate ±111 workstations

[View Virtual Tour](#)



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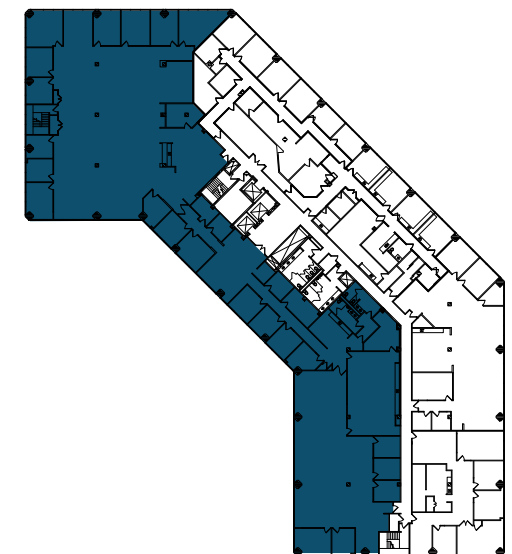
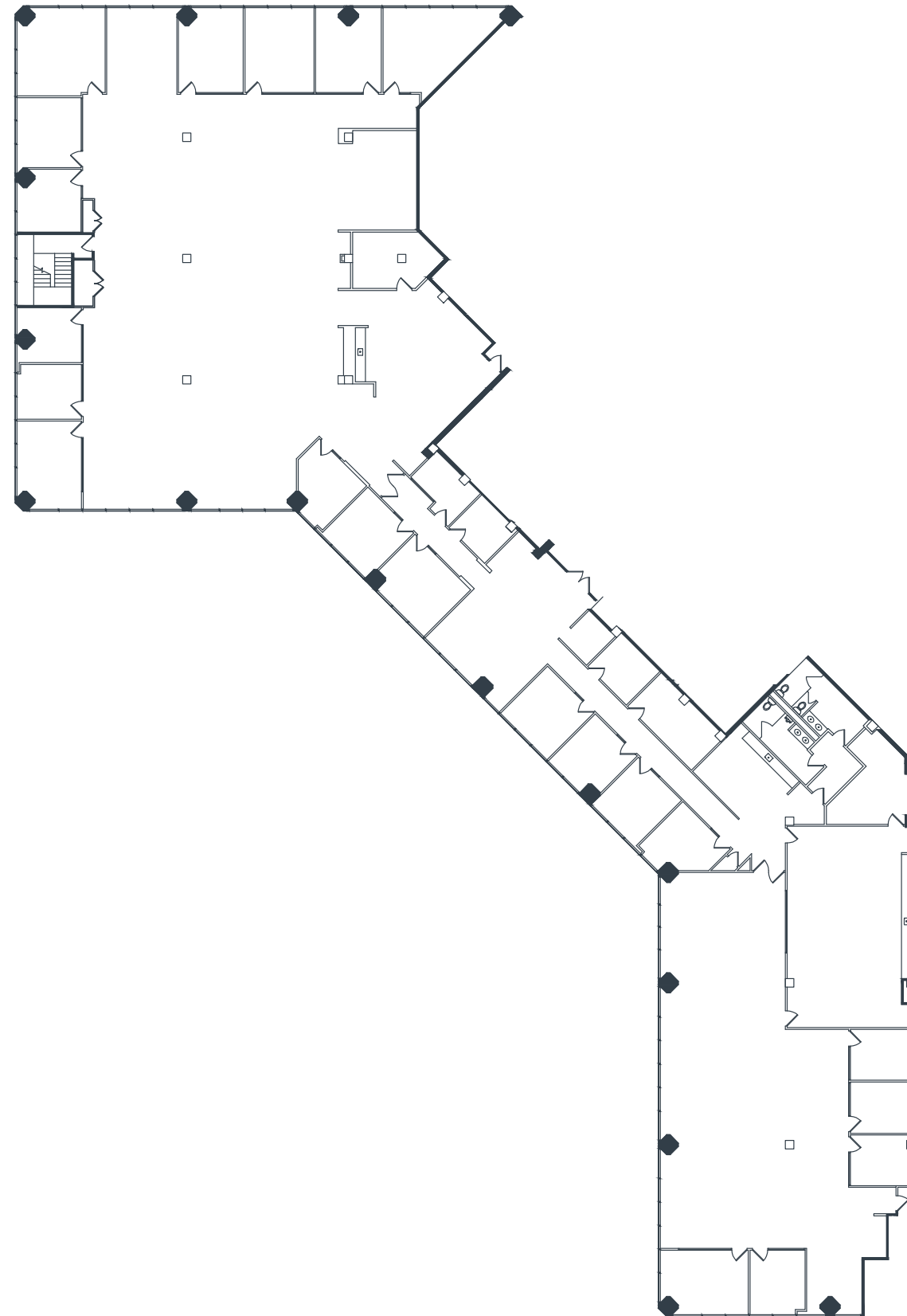
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50 FRANCISCO

SUITE 170 | 812 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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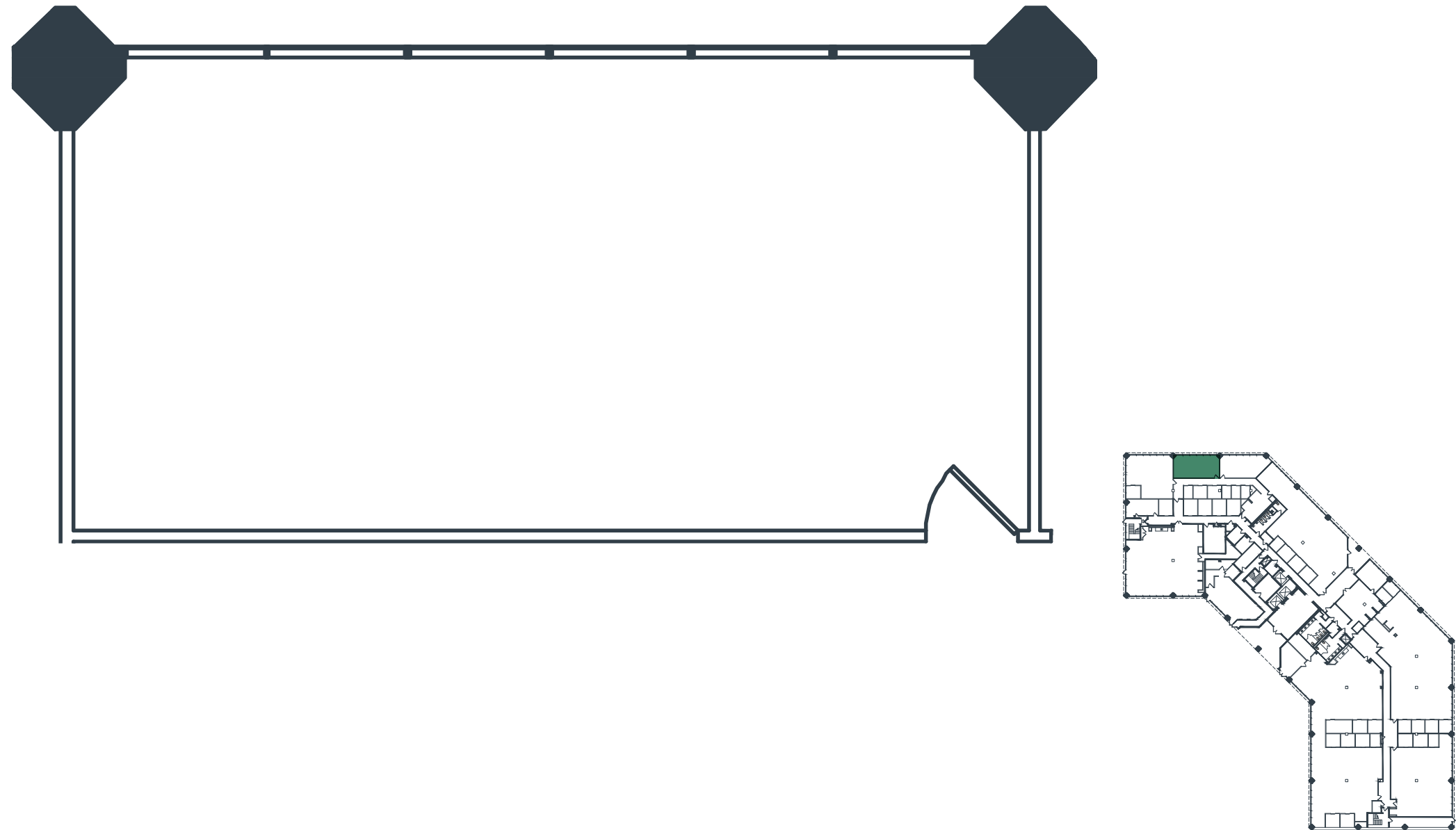
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60 FRANCISCO

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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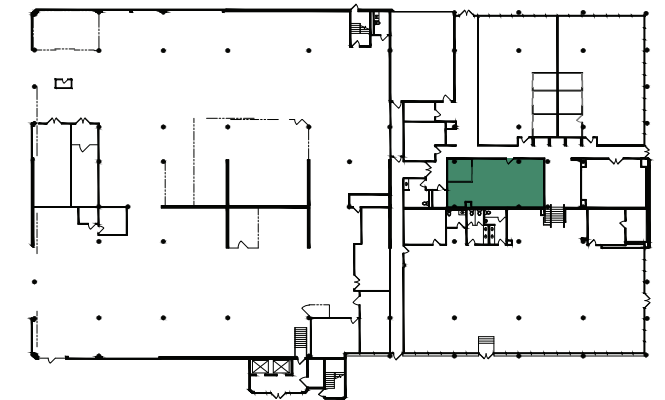
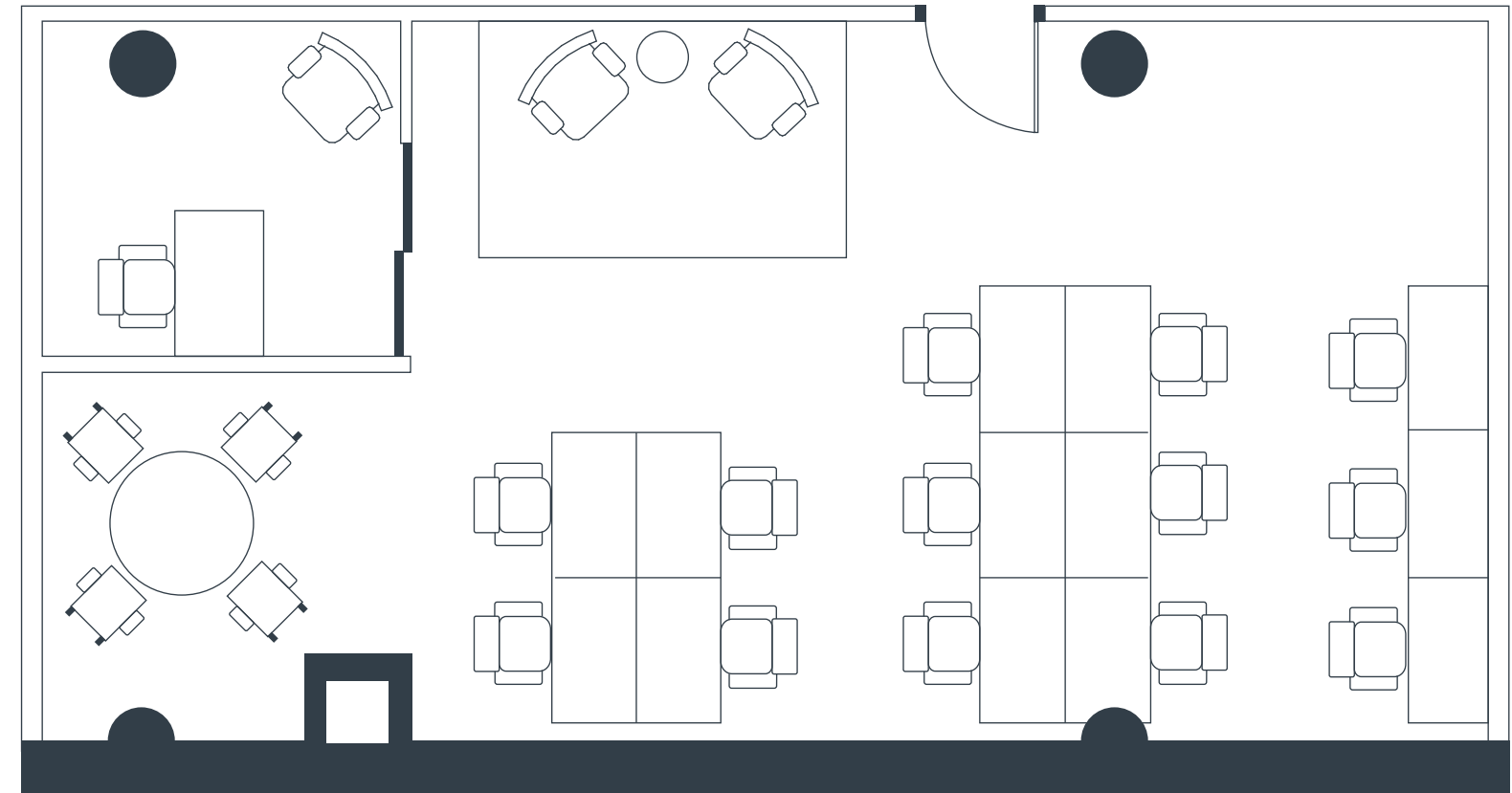
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60 FRANCISCO

SUITE 120 | 2,375 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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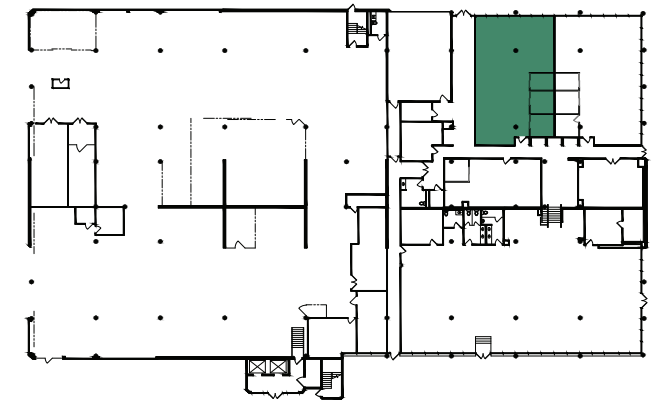
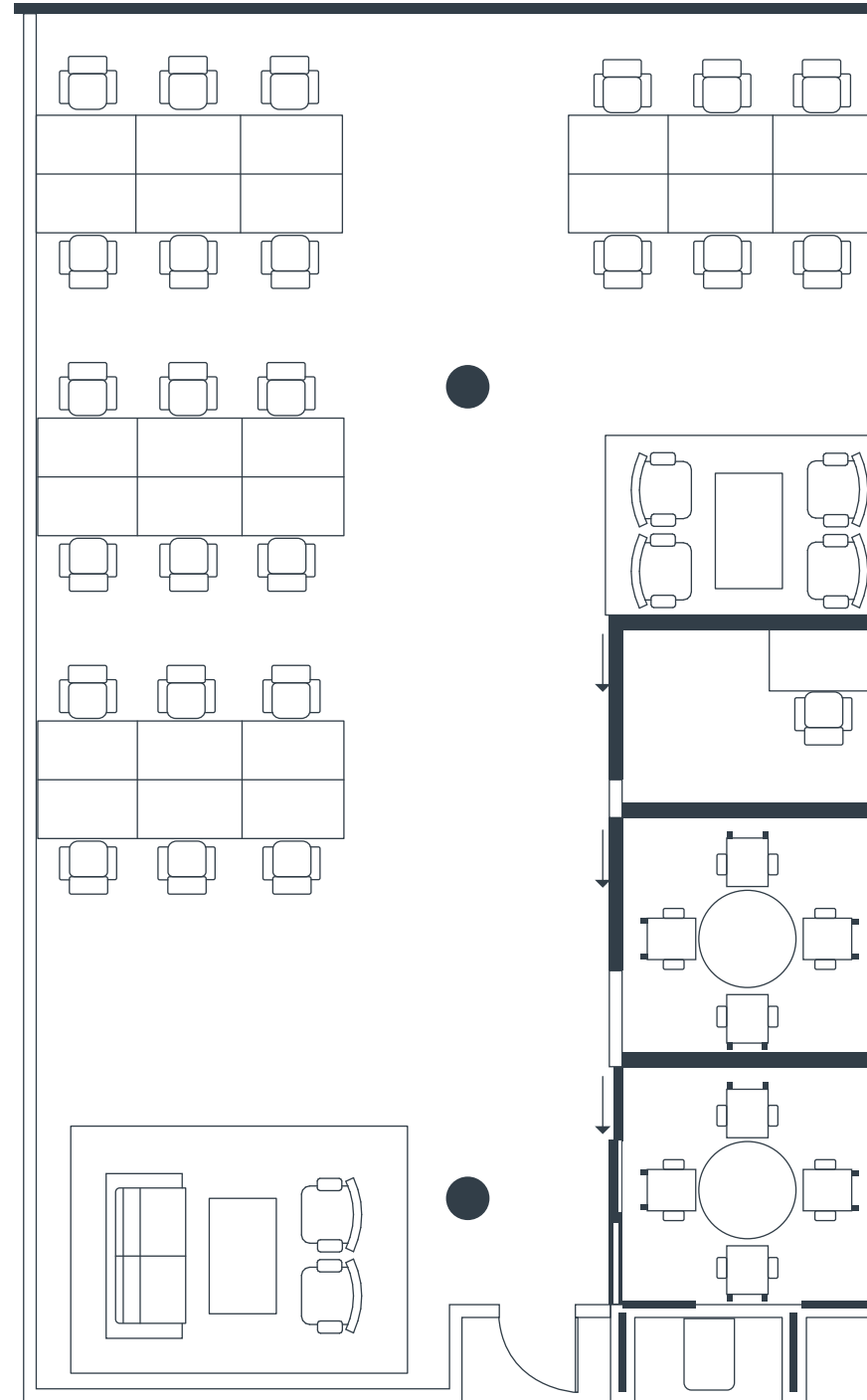
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60 FRANCISCO

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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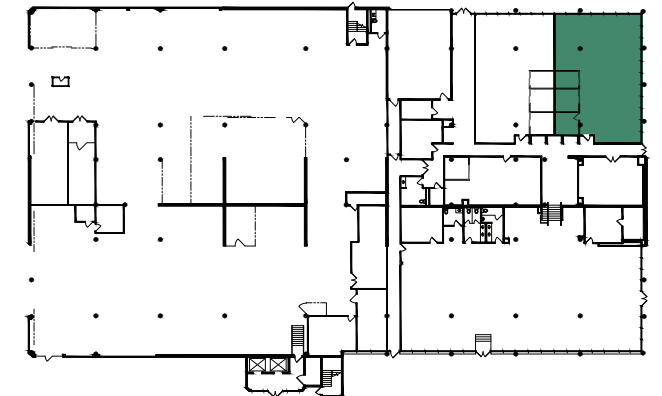
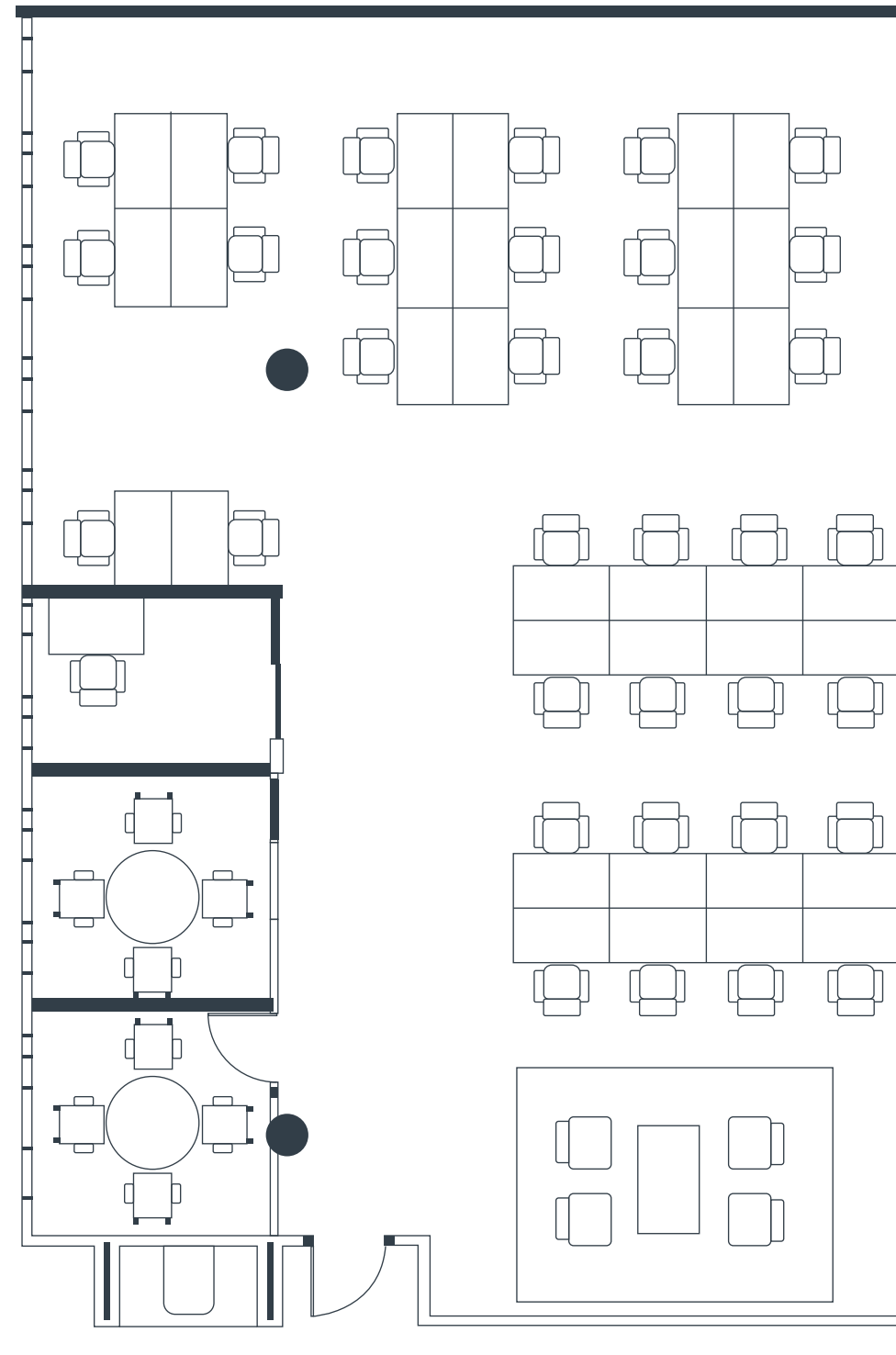
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50 FRANCISCO

SUITE 110 | 2,926 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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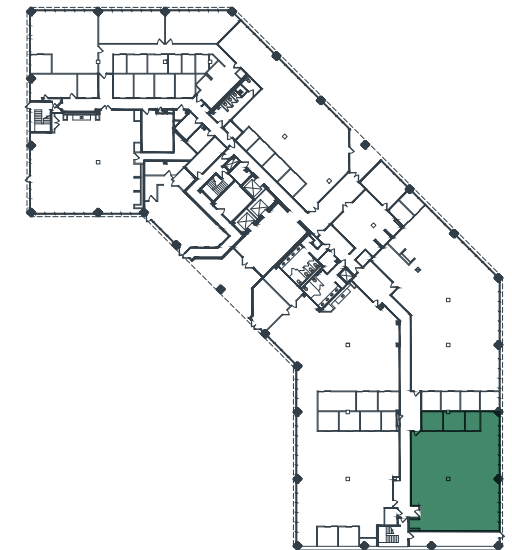
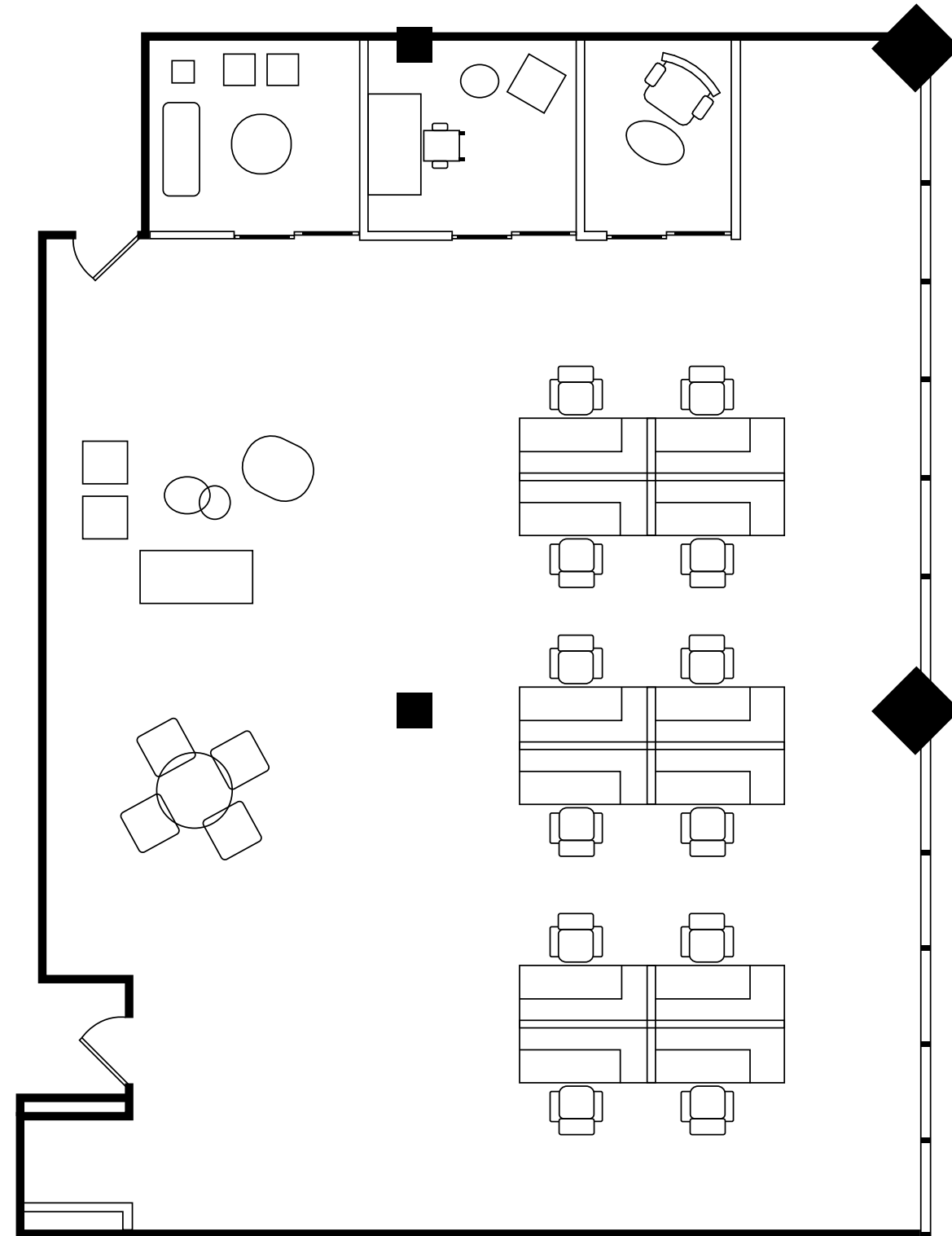
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50 FRANCISCO

SUITE 150 | 3,259 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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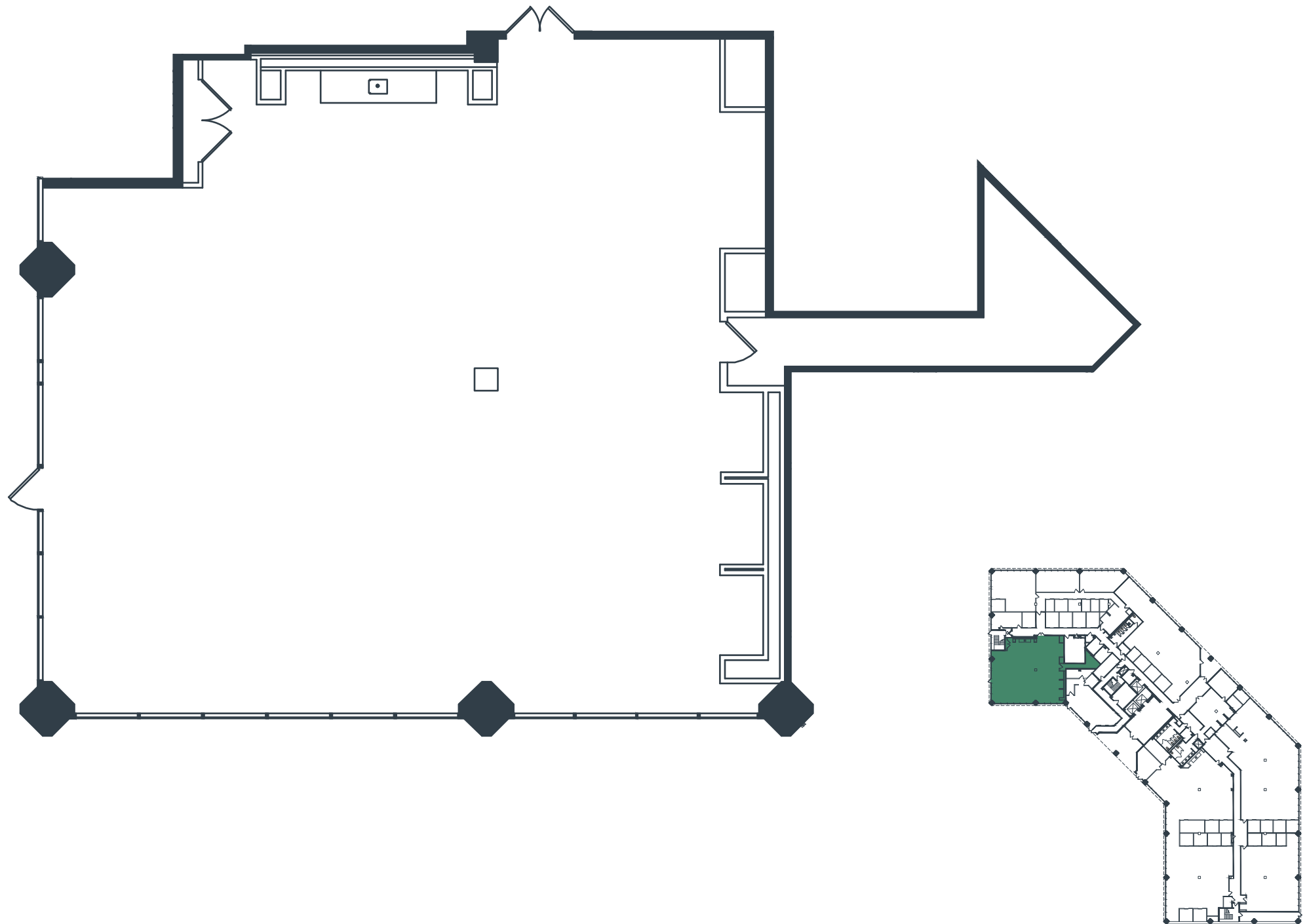
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50 FRANCISCO

SUITE 140 | 3,460 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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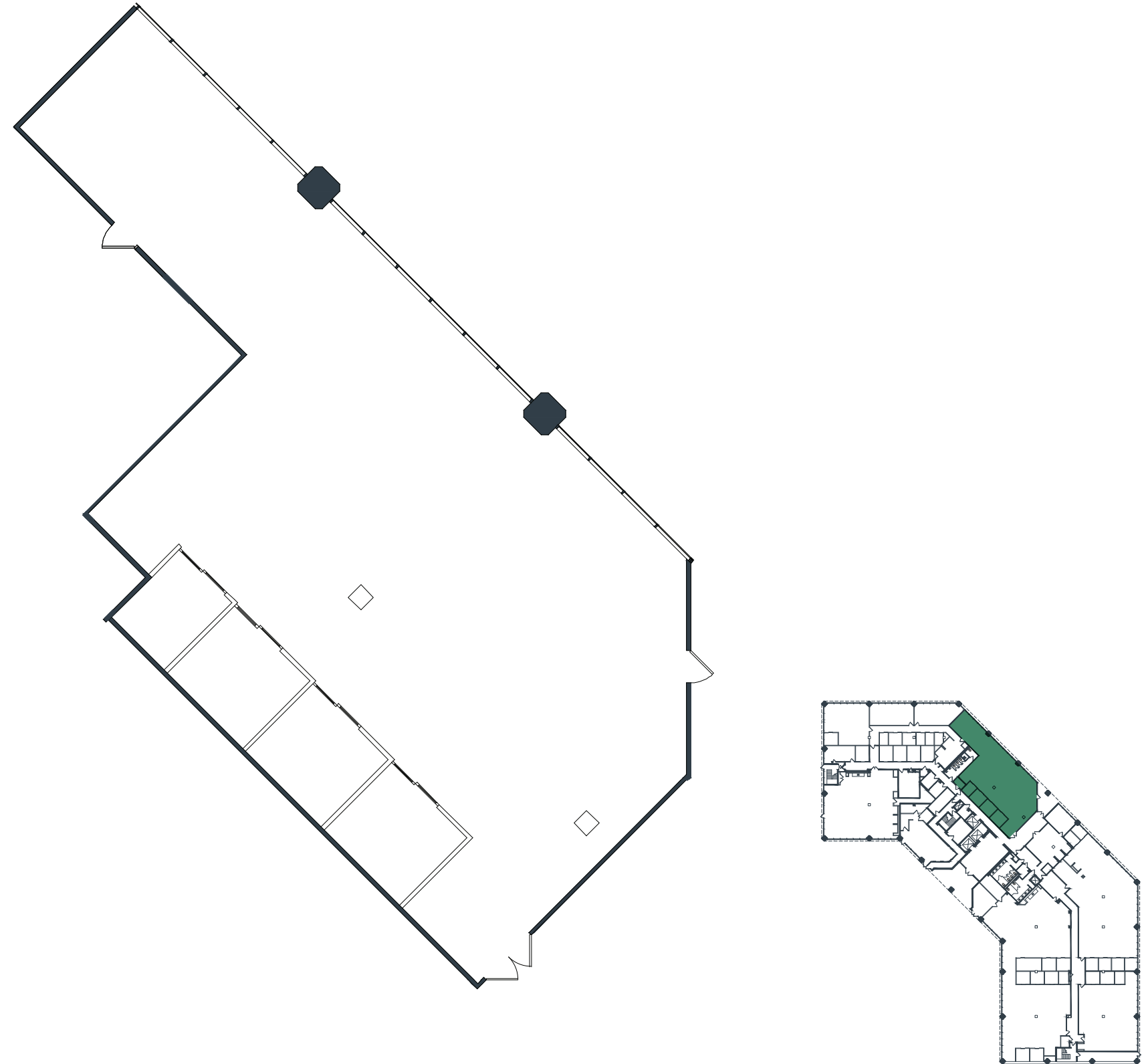
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50 FRANCISCO

SUITE 120 | 5,102 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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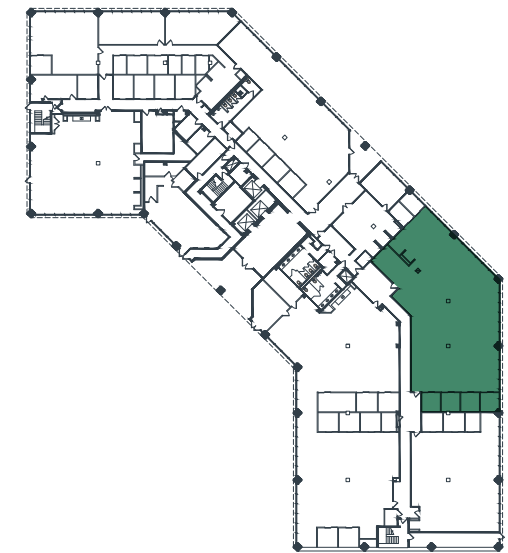
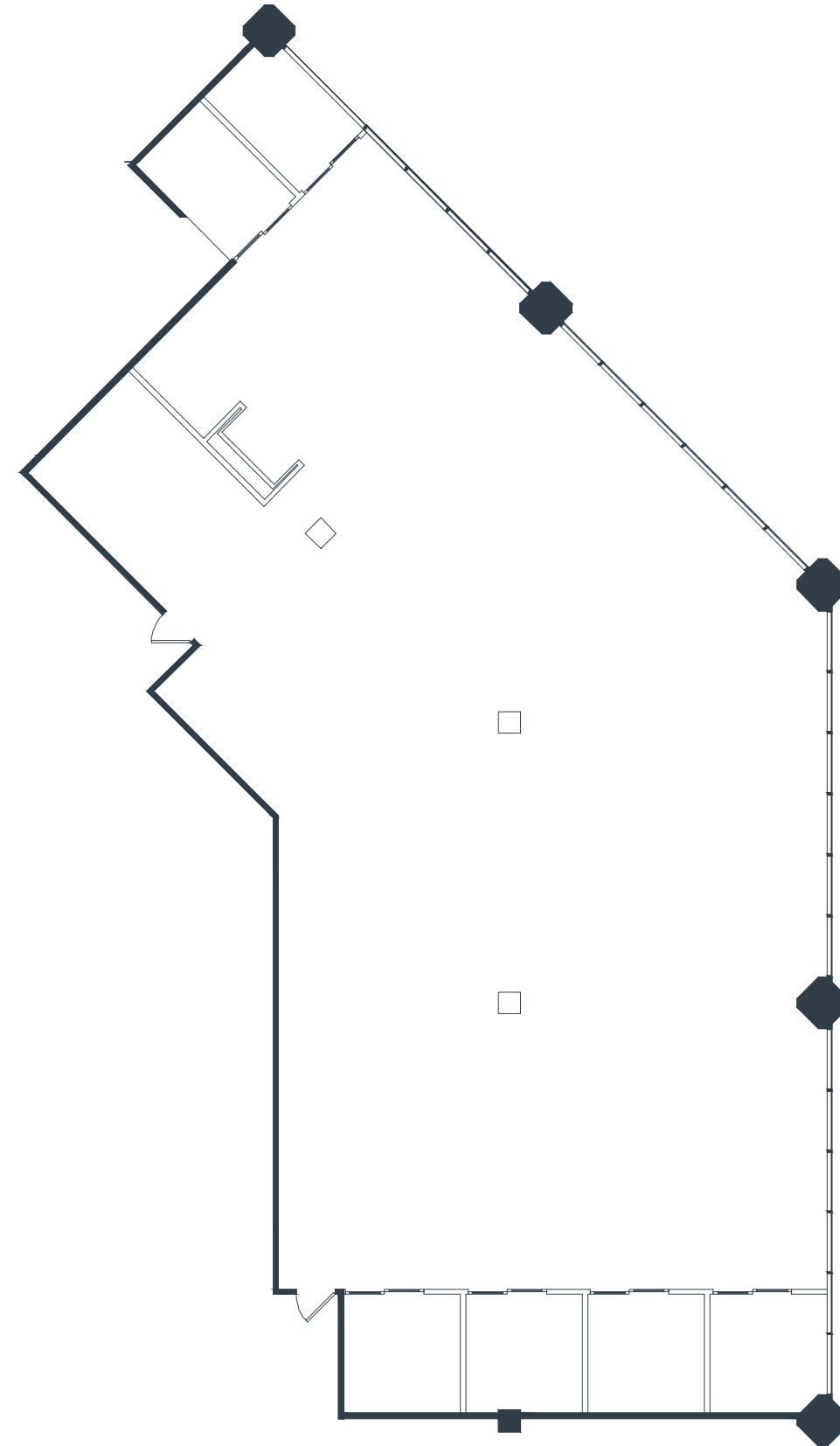
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55 FRANCISCO

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



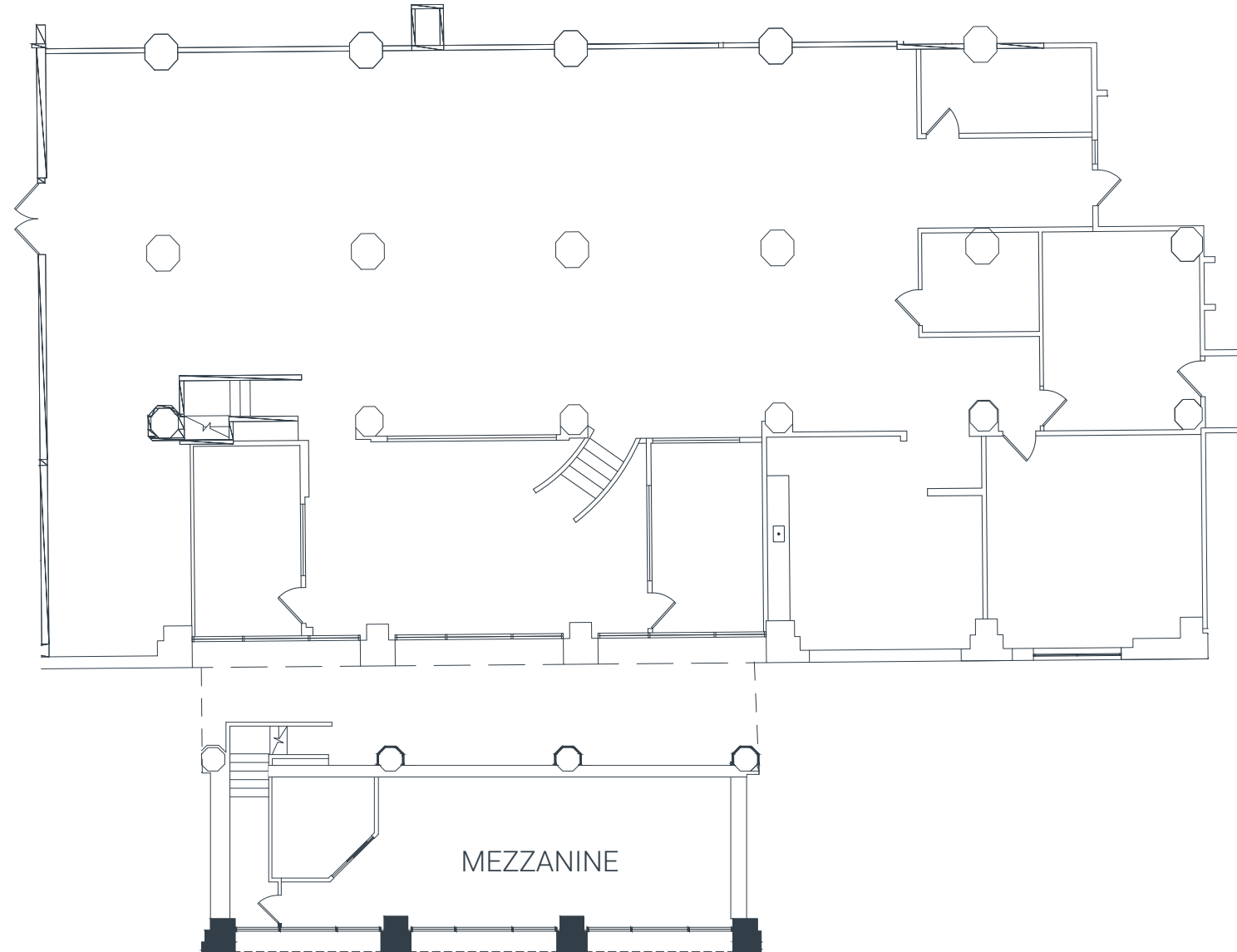
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55 FRANCISCO

SUITE 200 | 19,322 SF

- Available now
- Creative space
- Full floor
- 6 offices
- 4 conference rooms
- Kitchen
- IT room
- Large open area to accommodate ±133 workstations
- Direct access to parking garage

[View Virtual Tour](#)



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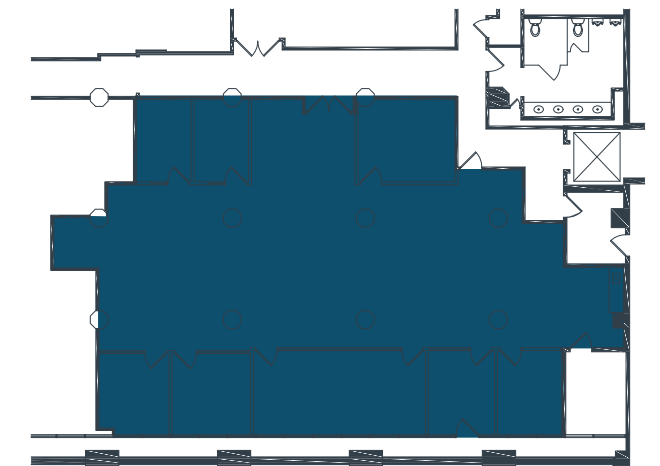
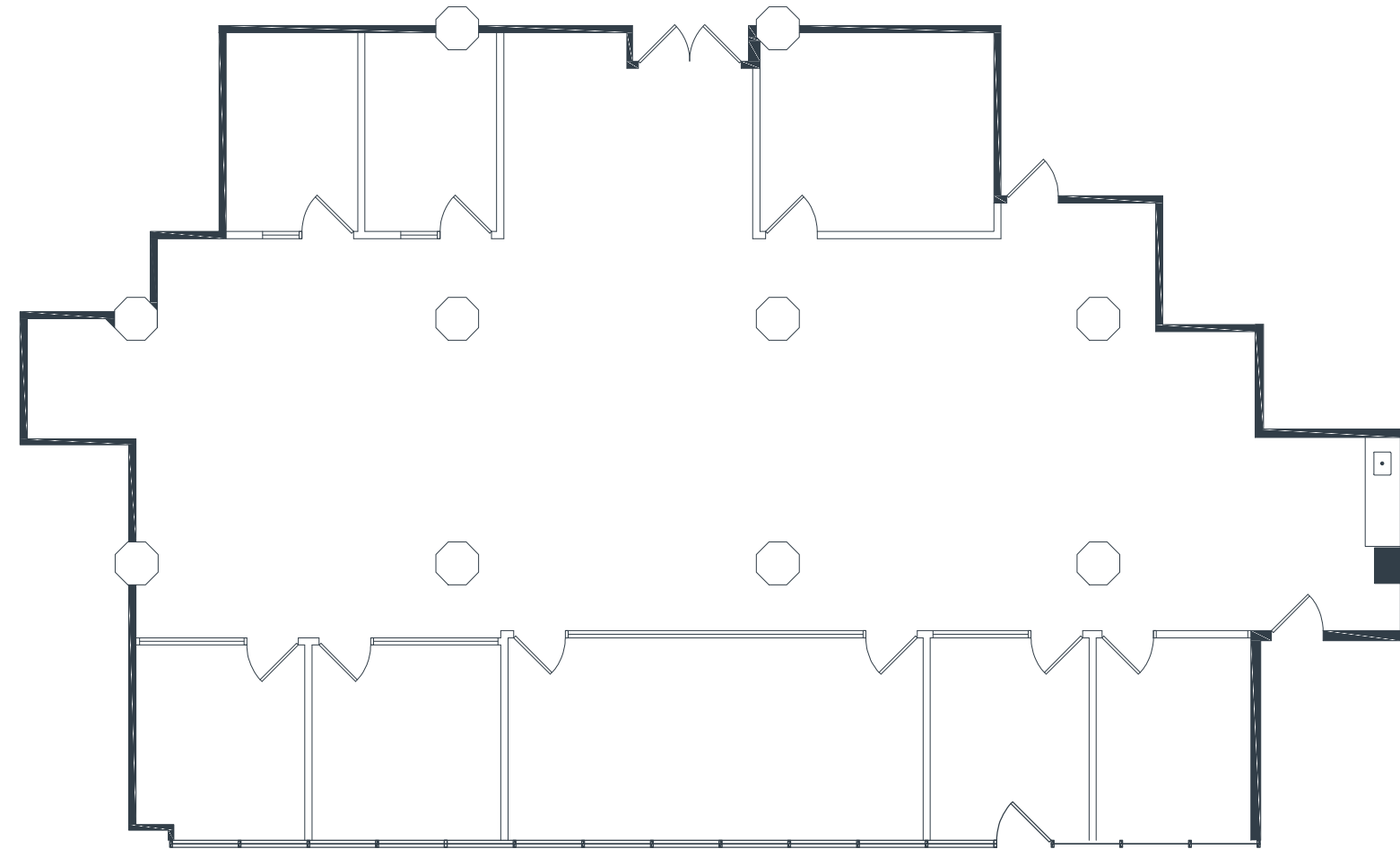
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55 FRANCISCO

SUITE 360 | 3,898 SF

- Available 3/1/2026
- Creative space
- Exposed ceiling
- 4 meeting rooms
- Boardroom
- Large open kitchen
- Large storage room



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For leasing information, please contact:

Ross Robinson | 415.301.3184 | Ross.Robinson@AvisonYoung.com | Lic. 01414104

Mark McGranahan | 415.301.3167 | Mark.McGranahan@AvisonYoung.com | Lic. 01176912

Colton Hanley | 415.301.3181 | Colton.Hanley@AvisonYoung.com | Lic. 02089768

Mark Anderson | 415.713.1014 | Mark.Anderson@Cushwake.com | Lic. 01325399

55 FRANCISCO

SUITE 700 | 6,142 SF

- Available now
- 12 offices
- 2 conference rooms
- Kitchen
- Production room
- Restroom en suite
- Reception area
- Exceptional views of the Bay Bridge and Alcatraz



For leasing information, please contact:

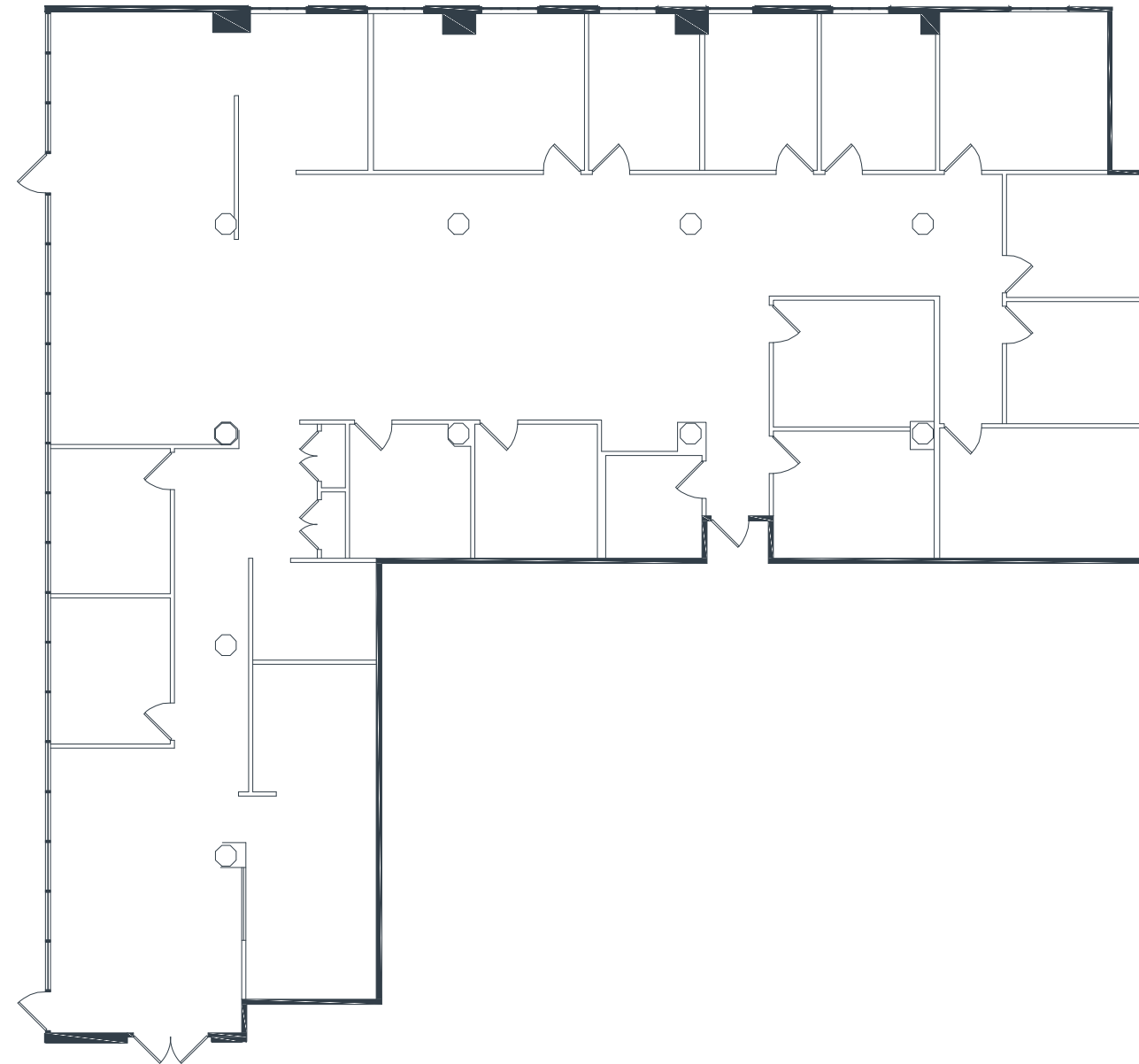
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55 FRANCISCO

SUITE 710 | 8,868 SF

HYPOTHETICAL PLAN

- Available now
- Creative with exposed ceiling
- 7 offices
- Conference room
- Production room
- Outstanding views of Bay Bridge, Alcatraz and Golden Gate Bridge



For leasing information, please contact:

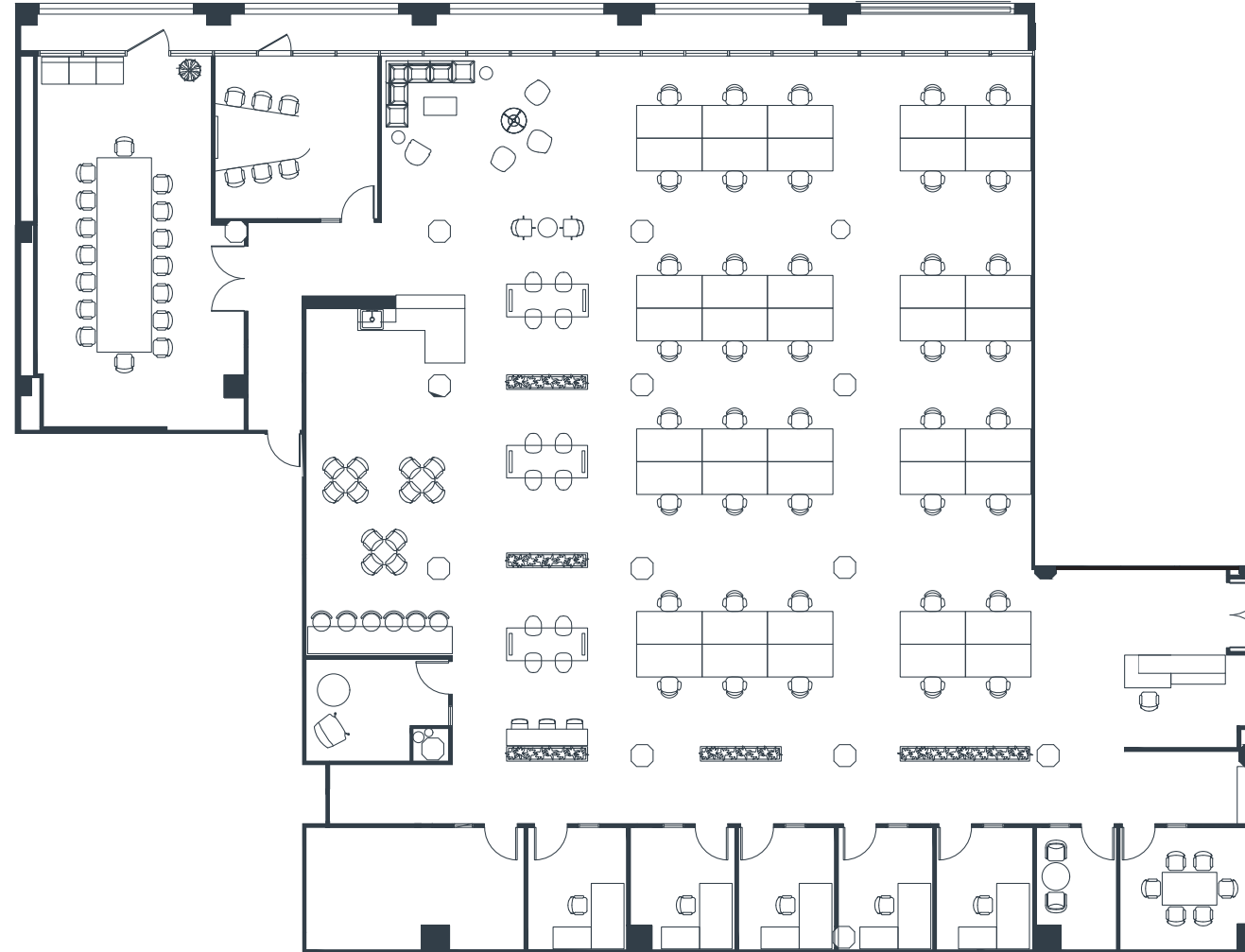
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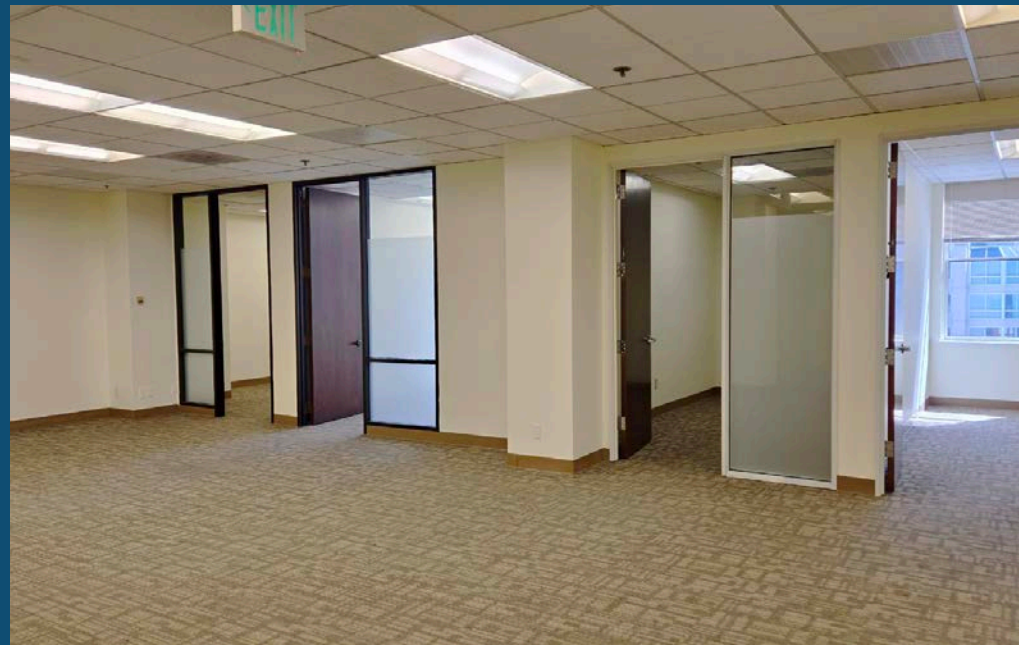
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55 FRANCISCO

SUITE 760 | 2,355 SF

- Available now
- 5 offices
- Conference room
- Kitchen
- IT room



For leasing information, please contact:

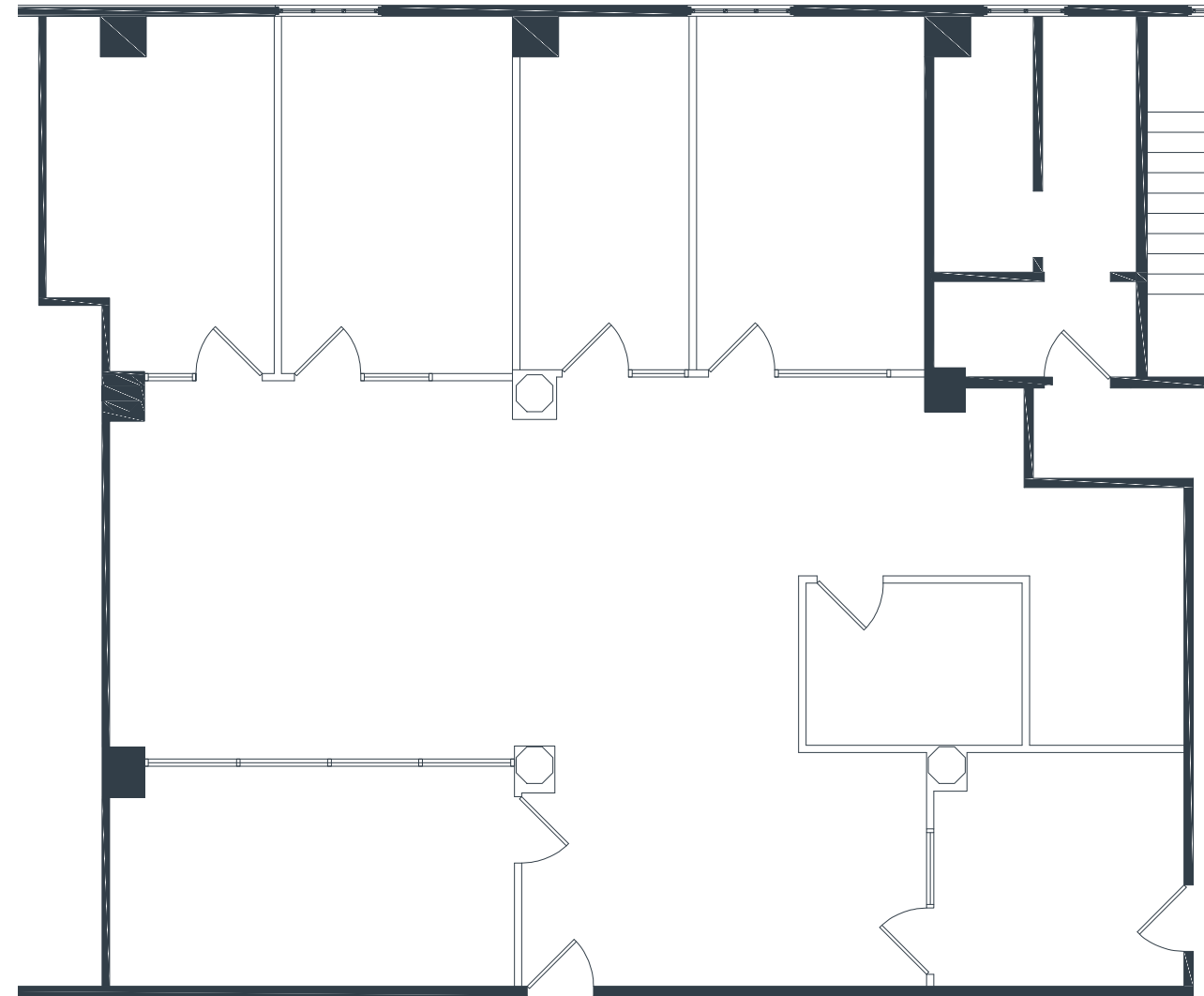
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ABOUT JAMESTOWN



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.





WATERFRONT PLAZA

SAN FRANCISCO

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