

135

MAIN STREET



BRAND NEW TENANT AMENITY FLOOR

BART O'CONNOR

Senior Managing Director
t 415-713-1818
bart.oconnor@nrmk.com
CA RE LIC #01244495

ROMAN ADLER

Executive Managing Director
t 415-274-4434
roman.adler@nrmk.com
CA RE LIC #01520766

DANNY TRAINOR

Associate Director
t 415-272-6304
danny.trainor@nrmk.com
CA RE LIC #02096029

NEWMARK



BUILDING HIGHLIGHTS



STRONG LONG TERM OWNERSHIP



INCREDIBLE NATURAL LIGHT, FULL HEIGHT GLASS WINDOWS



OPTIMIZED FOR HEALTH AND WELLNESS: MERV-15 FILTRATION + OUTSIDE AIR ECONOMIZERS



ROOM TO GROW: FLEXIBLE EXPANSION OPPORTUNITIES



GREAT VIEWS FROM BOTH SIDES OF THE FLOOR



BRAND NEW 7,000 SF AMENITY CENTER WITH STATE OF THE ART GYM, SHOWERS (WITH TOWEL SERVICE), LOCKERS, TENANT EVENT SPACE/GAME ROOM, FOCUS AREA, & CONFERENCE ROOM

SUITE	SF	AVAILABLE	COMMENTS
1900	6,900	Now	Immense natural light, double door identity, mix of private offices with open area, 3 conference rooms, open kitchen, IT closet/small office. Great Park views.
1875	3,329	March 1, 2026	Amazing Salesforce Park and partial Bay views, large conference room, 3 meeting rooms, kitchen, copy, can accommodate ±14 workstations.
1800	6,691 - 10,020	June 1, 2026	Bay Views, 10' ceilings, large conference room, 3 meeting rooms, call room, open kitchen; Can accommodate ±44 workstations.
1650	5,895	Now	Partial Bay views with great natural light. 2 conference rooms, 8 offices, kitchenette, and an open area that can accommodate 18-20 workstations.
1130	4,387	Now	Double door identity, partial Bay views, great natural light, 1 conference room, 5 offices/meeting rooms with open area, 2 phone rooms, kitchenette
1050	5,018*	April 1, 2026	Double door identity, nice 2 nd gen professional services suite, 1 conference room, 10 offices/meeting rooms, kitchen, production/storage area. Can be combined with suite 1040 for a full floor*
6th Floor	13,161	Now	Creative full floor with exposed ceiling, 6 conference rooms, 2 phone rooms, IT room, Open kitchen/break area, Open area for workstations, Bay and Transbay Park Views
500	9,015*	January 1, 2026	Partial Transbay Park views with great natural light, reception area, large conference room, medium conference room, 14 private offices, open area for workstations, kitchen
4th Floor	13,242	Now	High-end creative, 6 offices, large conference room, medium conference room, 3 collaboration areas, server, open kitchen, 4 phone booths. Plug & play.

LARGE BLOCK AVAILABILITY
FLOORS 4-6 = 35,418 RSF

(*) FULL FLOOR POSSIBLE

AMENITY CENTER | 7,500 SF
COMPLIMENTARY TO 135 MAIN TENANTS



Full gym, weights, equipment, yoga, stretching area w/ towel service



Conference Room



Showers



Lounge/Focus Room



Event/Gaming Room





NEWMARK

SUITE 1900 | AVAILABLE NOW
LANDLORD WILL TURNKEY
6,900 RSF

- 5 enclosures
- Open area for workstations
- IT/storage
- Reception
- Kitchenette



VIEW  VIDEO



TRANSBAY PARK



MAIN STREET

*HYPOTHETICAL PLAN

SUITE 1875 | AVAILABLE MARCH 2026
3,329 RSF

- Amazing Salesforce Park and partial Bay views
- Large conference room
- 3 meeting rooms
- Kitchen
- Copy area
- Accomodates 14-16 workstations

SUITE 1800 | AVAILABLE JUNE 2026
6,691 - 10,020 RSF

- Bay views
- 10' ceilings
- Large conference room
- 3 meeting rooms
- Call room
- Open kitchen
- Accomodates ±44 workstations



MAIN STREET

- Great natural light with partial Bay views
- 2 conference rooms
- 8 offices/meeting rooms
- Open area for workstations
- Kitchenette
- Accommodates 18-20 workstations



VIEW



VIDEO



BAY VIEWS



MAIN STREET

- Double door identity
- Partial Bay views
- Great natural light
- 1 conference room
- 5 offices/meeting rooms with open area
- 2 phone rooms
- Kitchenette
- Accommodates 18-20 workstations



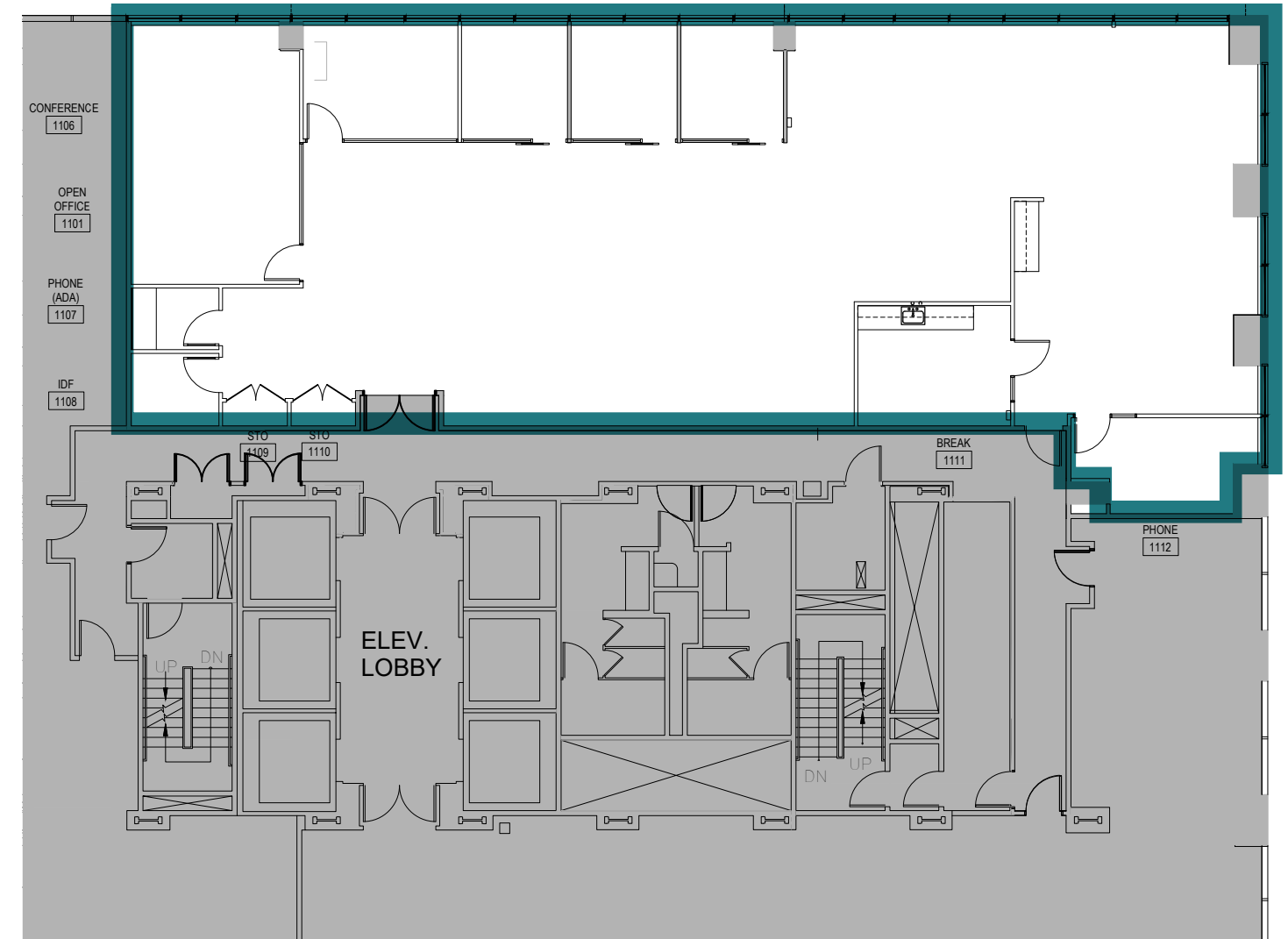
VIEW



VIDEO



BAY VIEWS

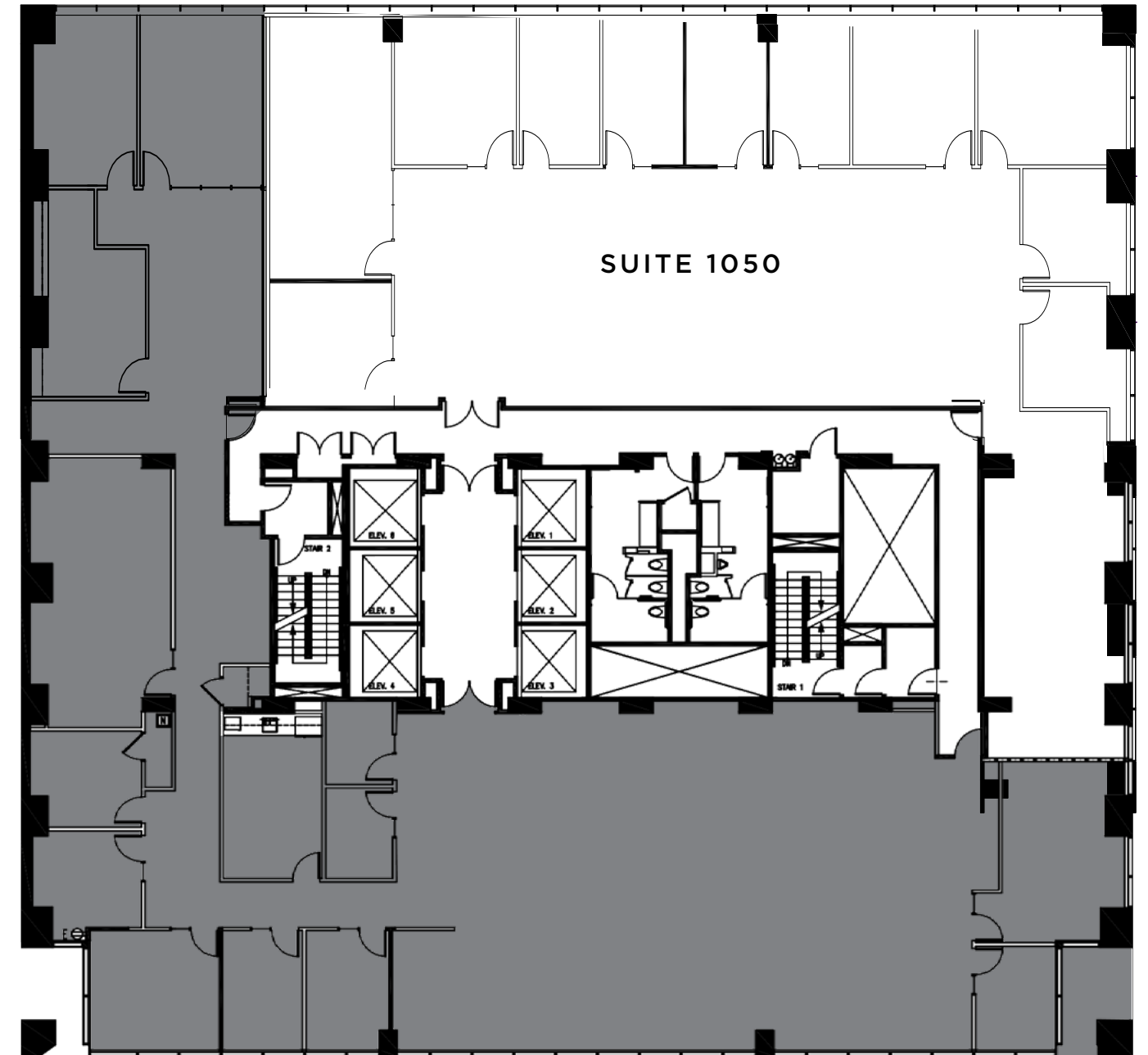


MAIN STREET

- Double door identity
- Nice 2nd gen professional services suite
- 1 conference room
- 10 offices/meeting rooms
- Kitchen
- Production/storage area
- Accommodates 14-16 workstations



VIEW  VIDEO



MAIN STREET

- Creative full floor with exposed ceiling
- 6 conference rooms
- 2 phone rooms
- IT room
- Open kitchen/break area
- Open area for workstations
- Accommodates 80-90 workstations



VIEW

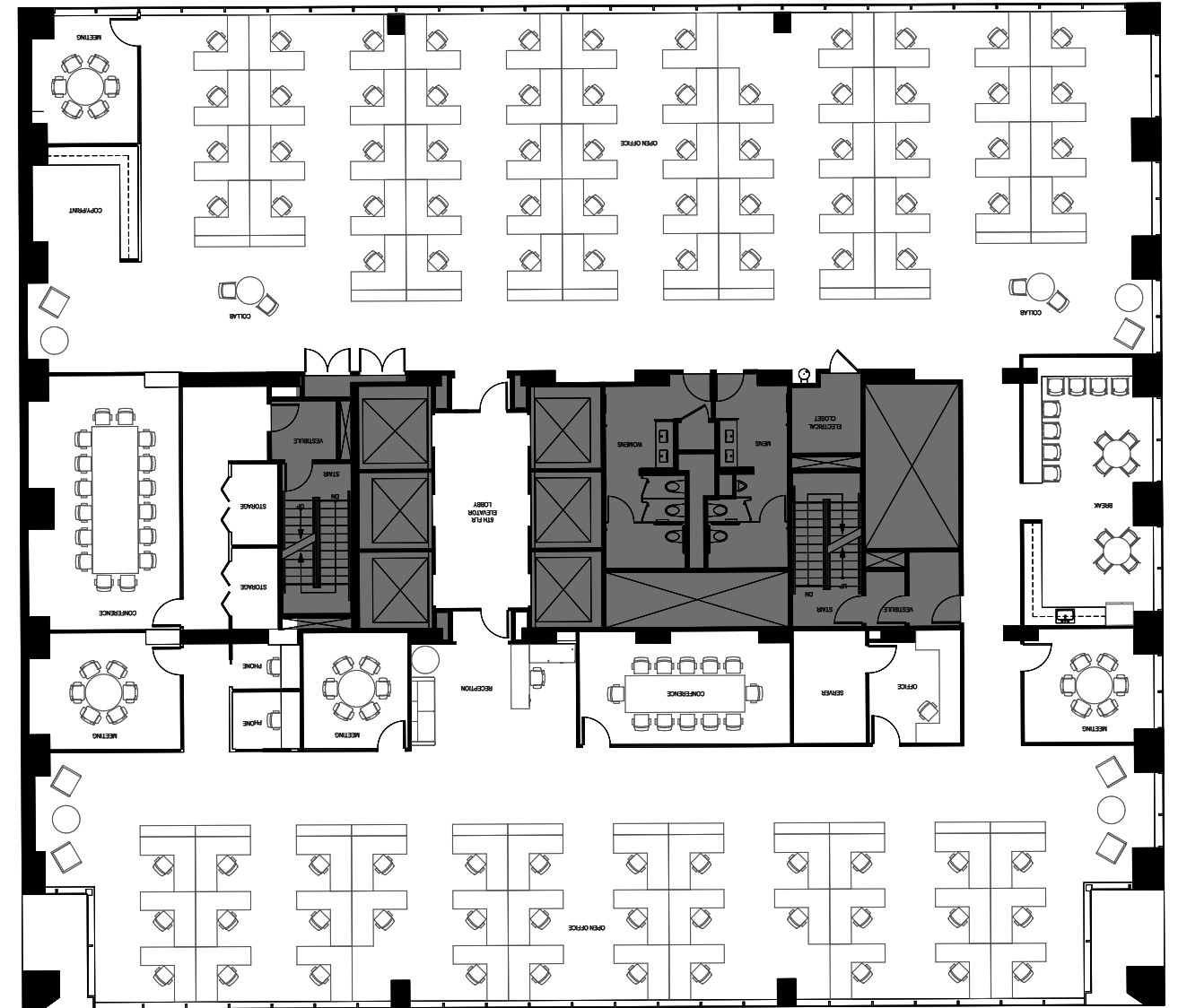


VIDEO



TRANSBAY PARK

*HYPOTHETICAL FURNITURE PLAN

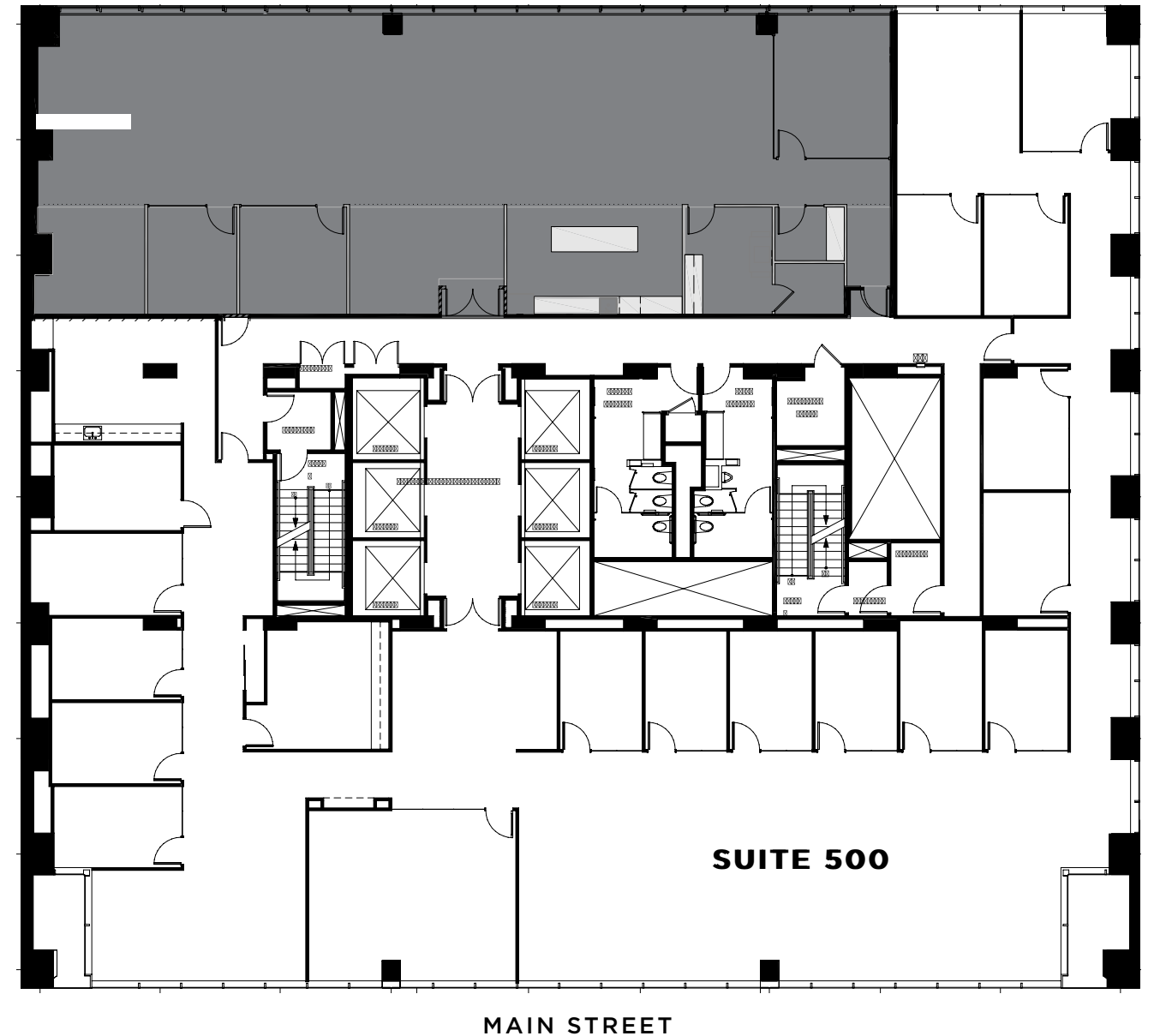


MAIN STREET

- Partial Transbay Park views with great natural light
- Reception area
- Large conference room
- Medium conference room
- 14 private offices
- Open area for workstations
- Kitchen
- Accommodates 20-22 workstations



VIEW  VIDEO



4TH FLOOR | AVAILABLE NOW
13,242 RSF

- High-end creative full floor
- 6 private offices
- Large conference room
- Medium conference room
- 3 collaboration areas
- Server room
- Open kitchen
- 4 phone booths



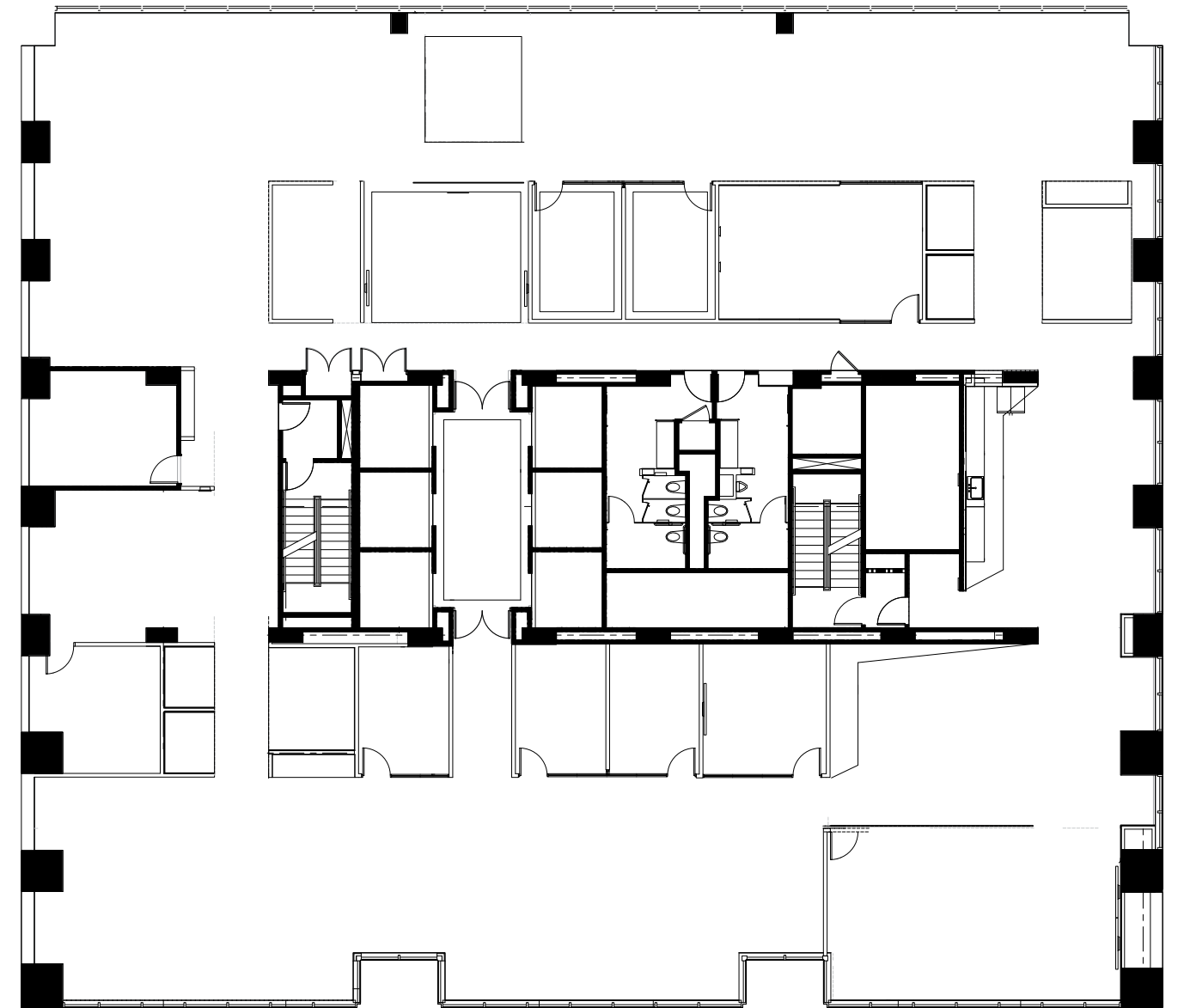
VIEW



VIDEO



TRANSBAY PARK



MAIN STREET

BULLSEYE LOCATION

- 2 min walk to BART Embarcadero Station
- 5 min walk to Salesforce Park
- 8 min walk to The Ferry Building
- .5 miles to I-80 (Bay Bridge)
- Within close proximity to I-280 and U.S. 101

- = CENTRAL SUBWAY
- = BART/MUNI LINE
- = MUNI LINE
- = THE FERRY BUILDING
- = CALTRAIN



ORACLE PARK



SALESFORCE PARK



FERRY BUILDING



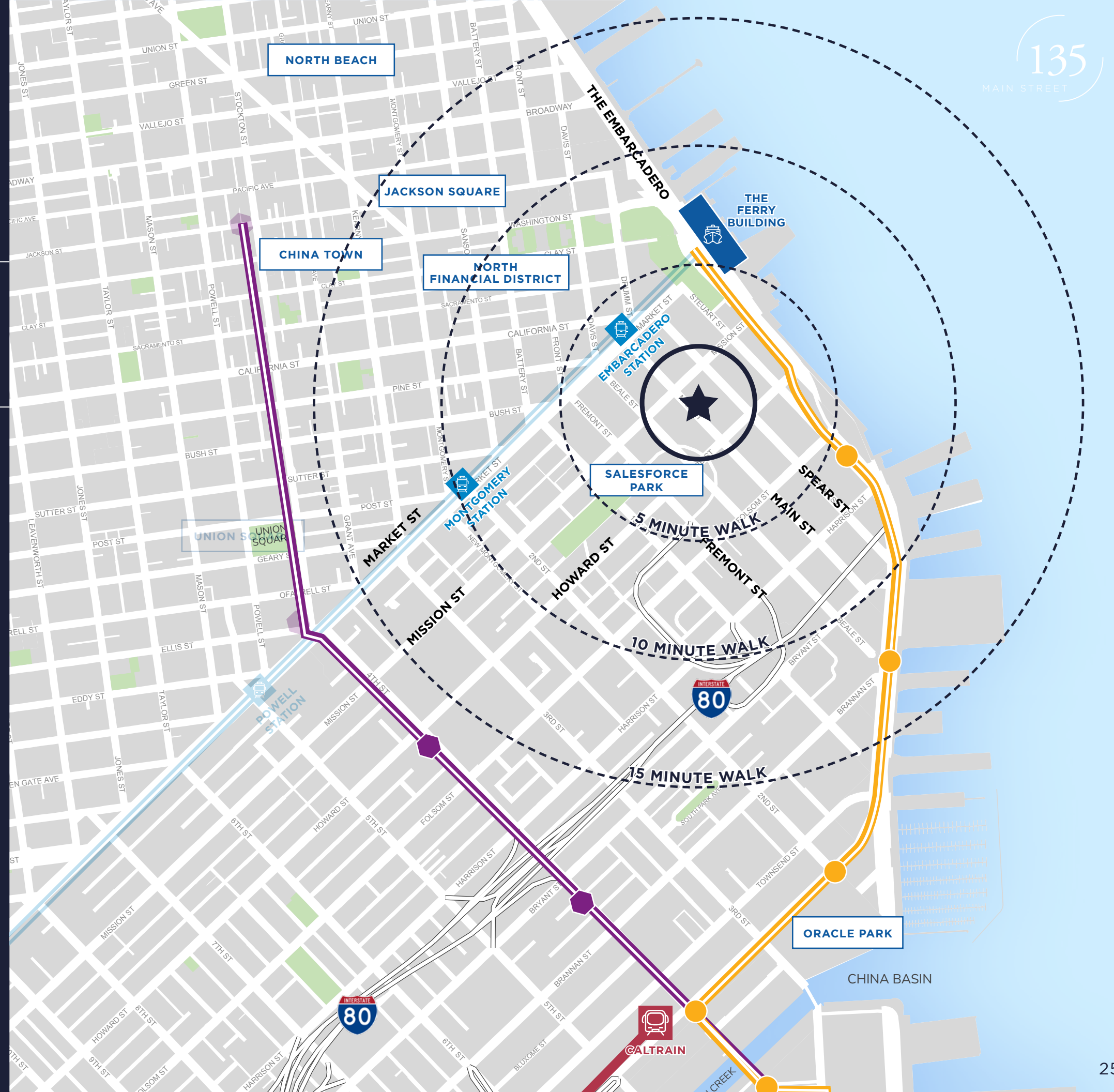
BAY BRIDGE



BART/MUNI



THE EMBARCADERO



NEARBY AMENITIES

DINING

- | | |
|--------------------------------|-------------------------|
| 1. International Smoke SF | 16. Americano |
| 2. Trailblazer Tavern SF | 17. Working Girls Cafe |
| 3. Super Duper Burgers | 18. Heyday |
| 4. Boulevard | 19. Epic Steakhouse |
| 5. EPIC Steak | 20. Waterbar |
| 6. Starbucks Reserve | 21. Super Duper Burgers |
| 7. David Rio - Pop Up | 22. Yank Sing |
| 8. La Capra | 23. Sweet Joanna's Cafe |
| 9. Estas Manos Coffee Roasters | 24. Prospect |
| 10. Andytown Coffee Roasters | 25. Peets Coffee |
| 11. Perry's | 26. Starbucks |
| 12. Ozumo | 27. Philz Coffee |
| 13. One Market Restaurant | 28. Pabu Izakaya |
| 14. Boulevard | 29. Gott's Roadside |
| 15. The Slanted Door | 30. Blue Bottle Coffee |
| | 31. Salesforce Park |

HOTELS

- Hotel Griffon
- Harbor Court Hotel
- Hotel Vitale
- Hyatt Regency SF
- Four Seasons Hotel SF @ Embarcadero

FITNESS

- Embarcadero YMCA
- FITNESS SF @ Embarcadero
- Equinox @ Pine Street
- The Bayside Club
- SF Iron
- 24 Hour Fitness

PARKING

- 123 Mission Street
- 188 Spear Street
- 160 Spear Street
- 121 Spear Street

■ = BART/MUNI LINE

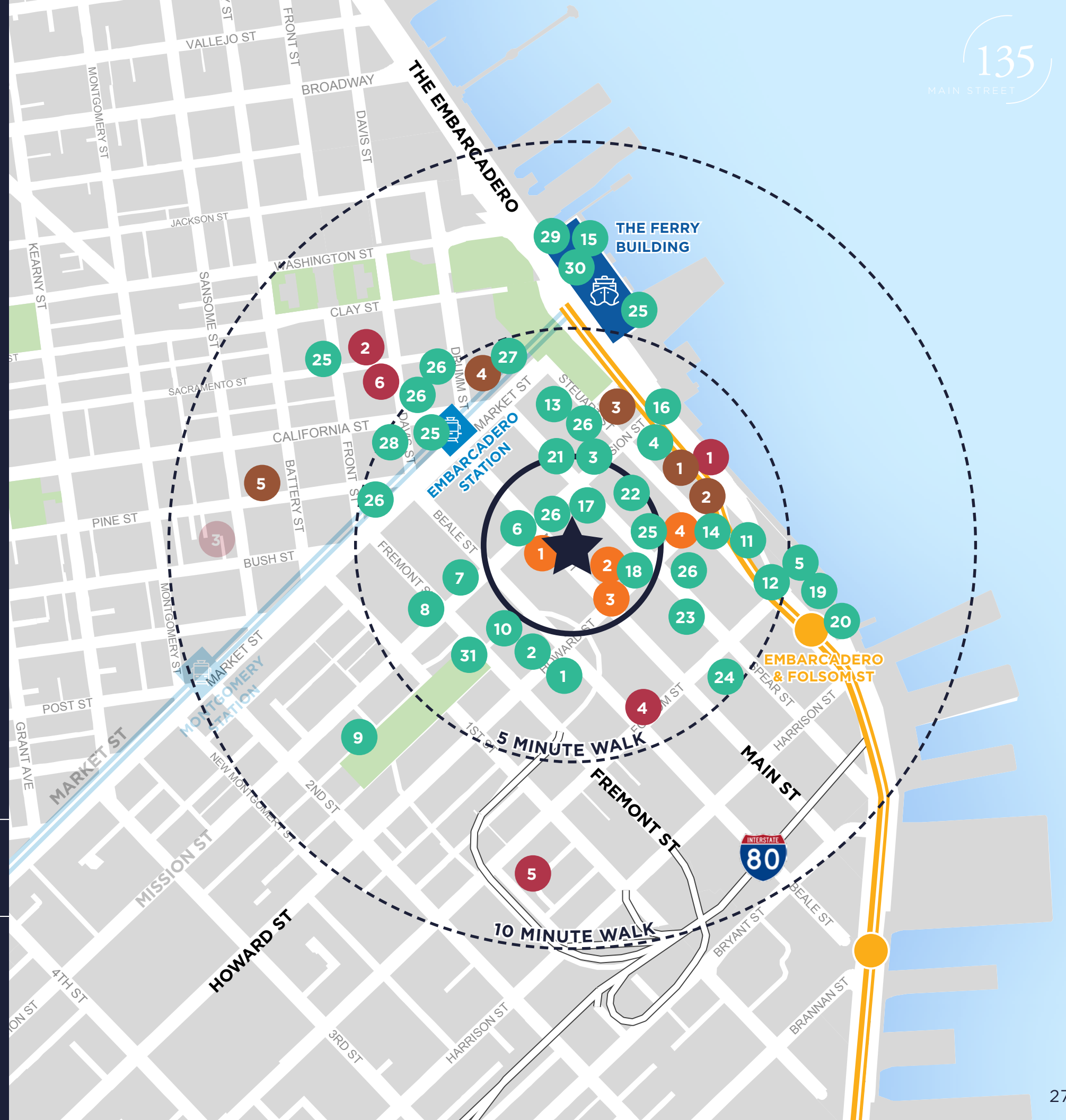
■ = 2 MIN WALK TO EMBARCADERO STATION

● = MUNI LINE

● = 7 MIN WALK TO EMBARCADERO & FOLSOM ST

🚢 = THE FERRY BUILDING

🚢 = 8 MIN WALK TO THE FERRY BUILDING





135

MAIN STREET

EXPAND YOUR VIEWS
FLOOR TO CEILING GLASS

BART O'CONNOR

Senior Managing Director
t 415-713-1818
bart.oconnor@nmrk.com
CA RE LIC #01244495

ROMAN ADLER

Executive Managing Director
t 415-274-4434
roman.adler@nmrk.com
CA RE LIC #01520766

DANNY TRAINOR

Associate Director
t 415-272-6304
danny.trainor@nmrk.com
CA RE LIC #02096029

**ONE SANSOME STREET, FLOOR 41
SAN FRANCISCO, CA 94104**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK