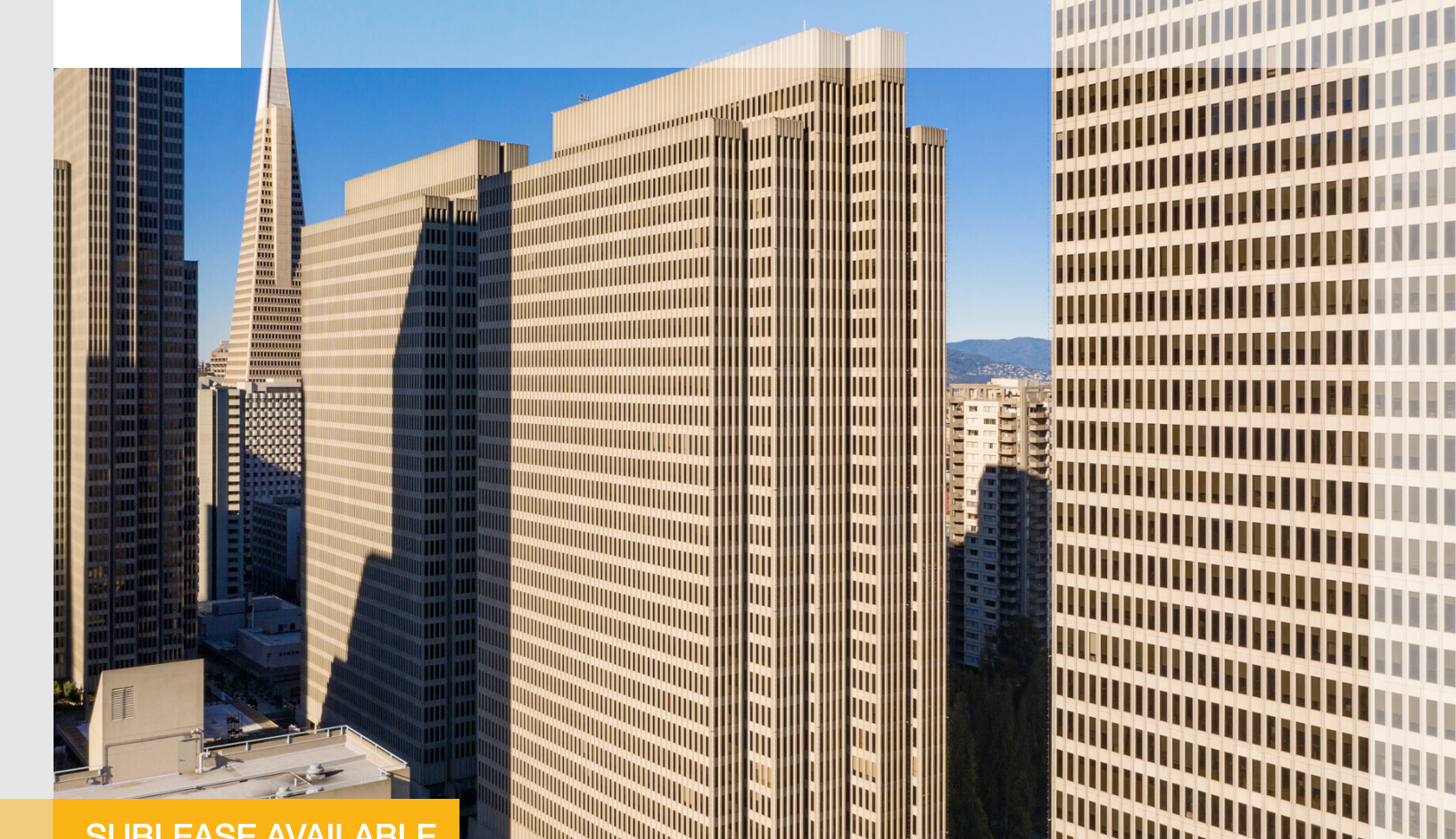




SUBLEASE AVAILABLE

3 Embarcadero Ctr

San Francisco, CA 94111

Space Profile

Floor	5th Floor, Suite 550
RSF	2,560-18,259 SF
Rent	Inquire with Broker
Term	October 2031

Features

- Ideal layout for financial services firms and law practices
- Oversized boardroom with Bay View
- Double door entry reception with Bay View
- Large boardroom
- 3 breakout/conference rooms
- 29 private offices
- 24 workstations
- 3 production rooms
- 2 break areas
- Mail/supply area
- Mothers' room
- Abundant natural light with City and Bay views
- FF&E negotiable
- Potential to demise

Jamie Saunders

415.269.3869
jsaunders@cresa.com
BRE# 01417958

Janna Luce

415.309.0067
jluce@cresa.com
BRE# 01255526

Jacob Berston

415.599.6476
jberston@cresa.com
BRE# 02218477





FLOORPLAN

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PHOTOS

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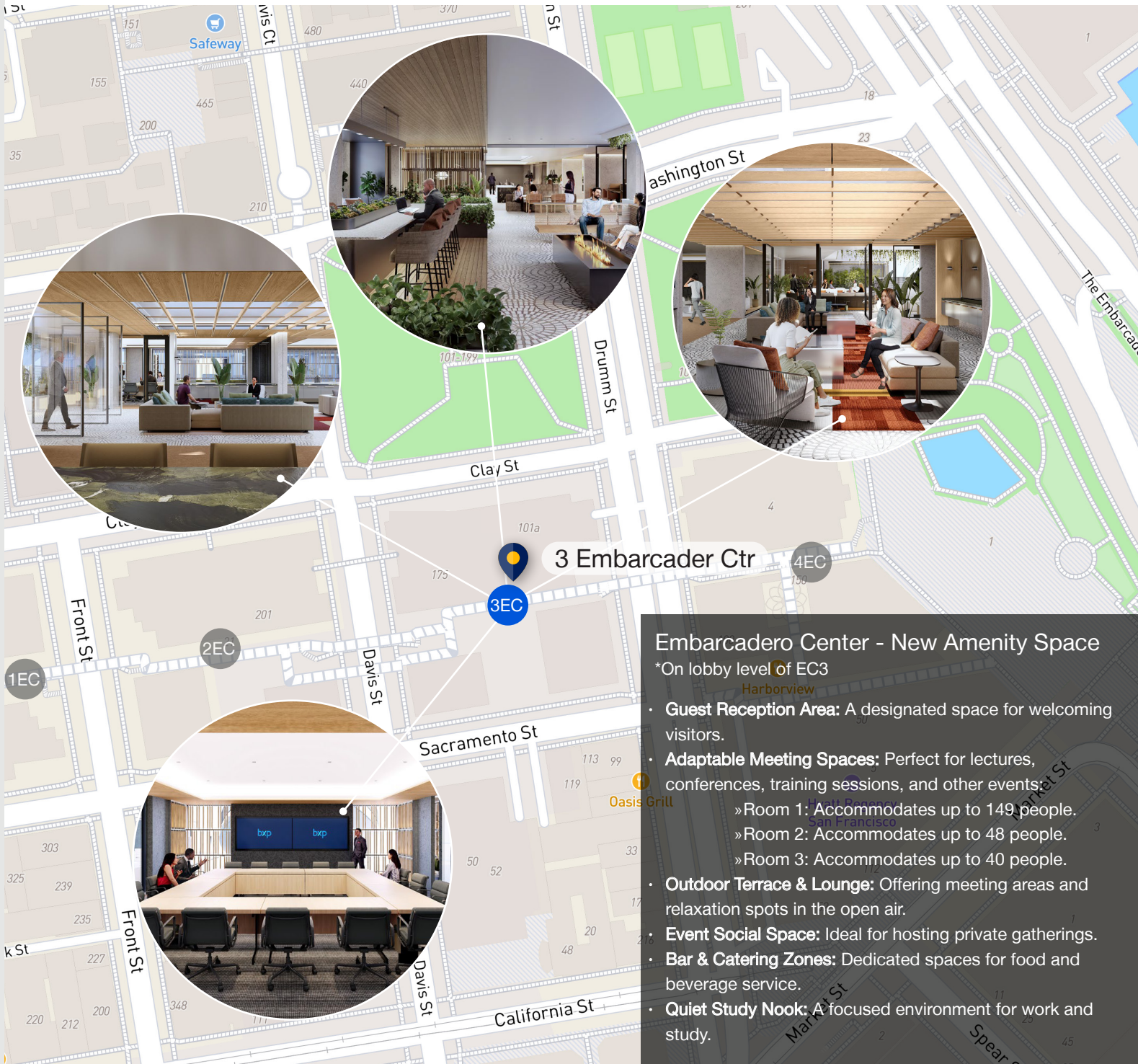
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NEW AMENITY CENTER

3 Embarcadero Ctr | Suite 550 | 18,259 SF



Embarcadero Center - New Amenity Space

*On lobby level of EC3

- **Guest Reception Area:** A designated space for welcoming visitors.
- **Adaptable Meeting Spaces:** Perfect for lectures, conferences, training sessions, and other events.
 - » Room 1: Accommodates up to 149 people.
 - » Room 2: Accommodates up to 48 people.
 - » Room 3: Accommodates up to 40 people.
- **Outdoor Terrace & Lounge:** Offering meeting areas and relaxation spots in the open air.
- **Event Social Space:** Ideal for hosting private gatherings.
- **Bar & Catering Zones:** Dedicated spaces for food and beverage service.
- **Quiet Study Nook:** A focused environment for work and study.

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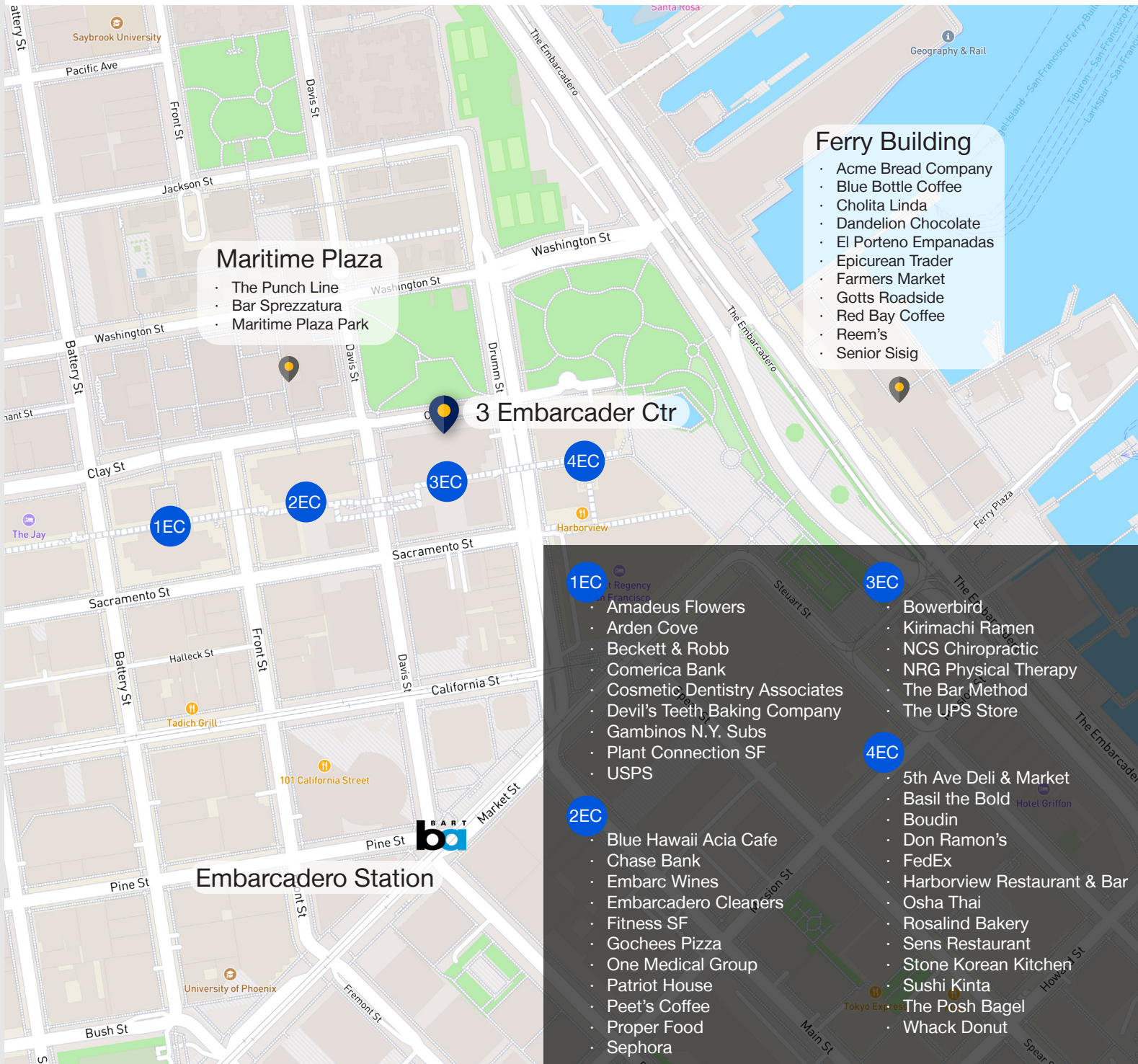
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jberston@cresa.com
BRE# 02218477

cresa

AMENITY MAP

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cresa