

# 685 MARKET



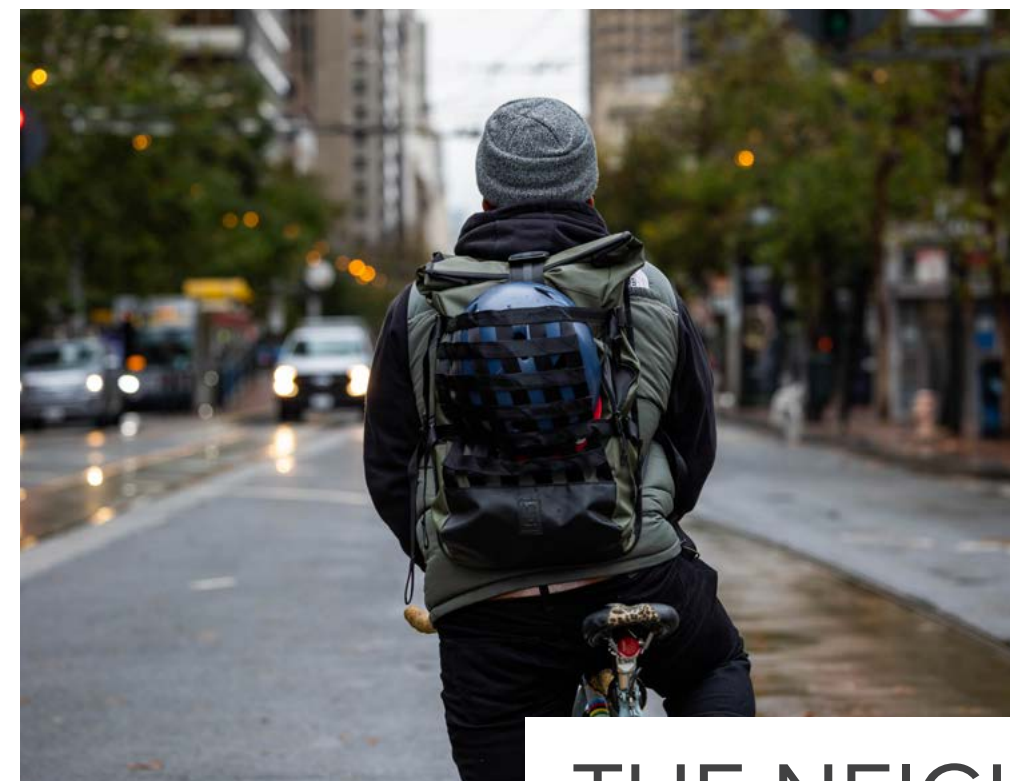




685  
MARKET

# FIND YOURSELF AT THE CENTER OF IT ALL

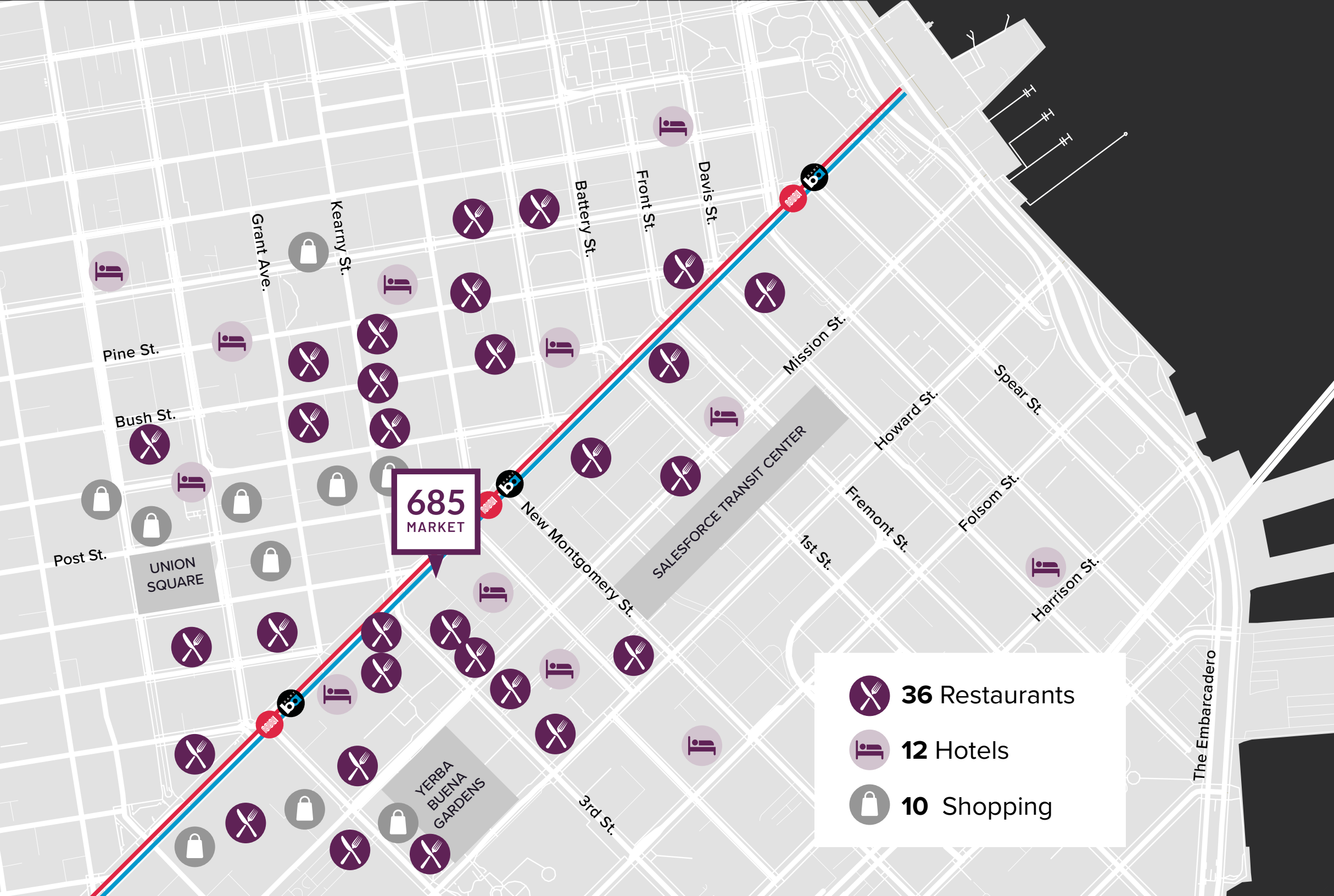
Where historic charm meets modern infrastructure and creative entrepreneurs find inspiration and productivity. Have it all at **685 Market Street**.



## THE NEIGHBORHOOD







# CONNECTED

On the central axis of the CBD

685 Market is situated along the primary thoroughfare of the city — the location of choice for San Francisco's Fortune 500 and blue-chip technology users.



Confluence of North & South financial districts and Yerba Buena & Union Square



Two blocks to San Francisco's MUNI T-Third Metro Line

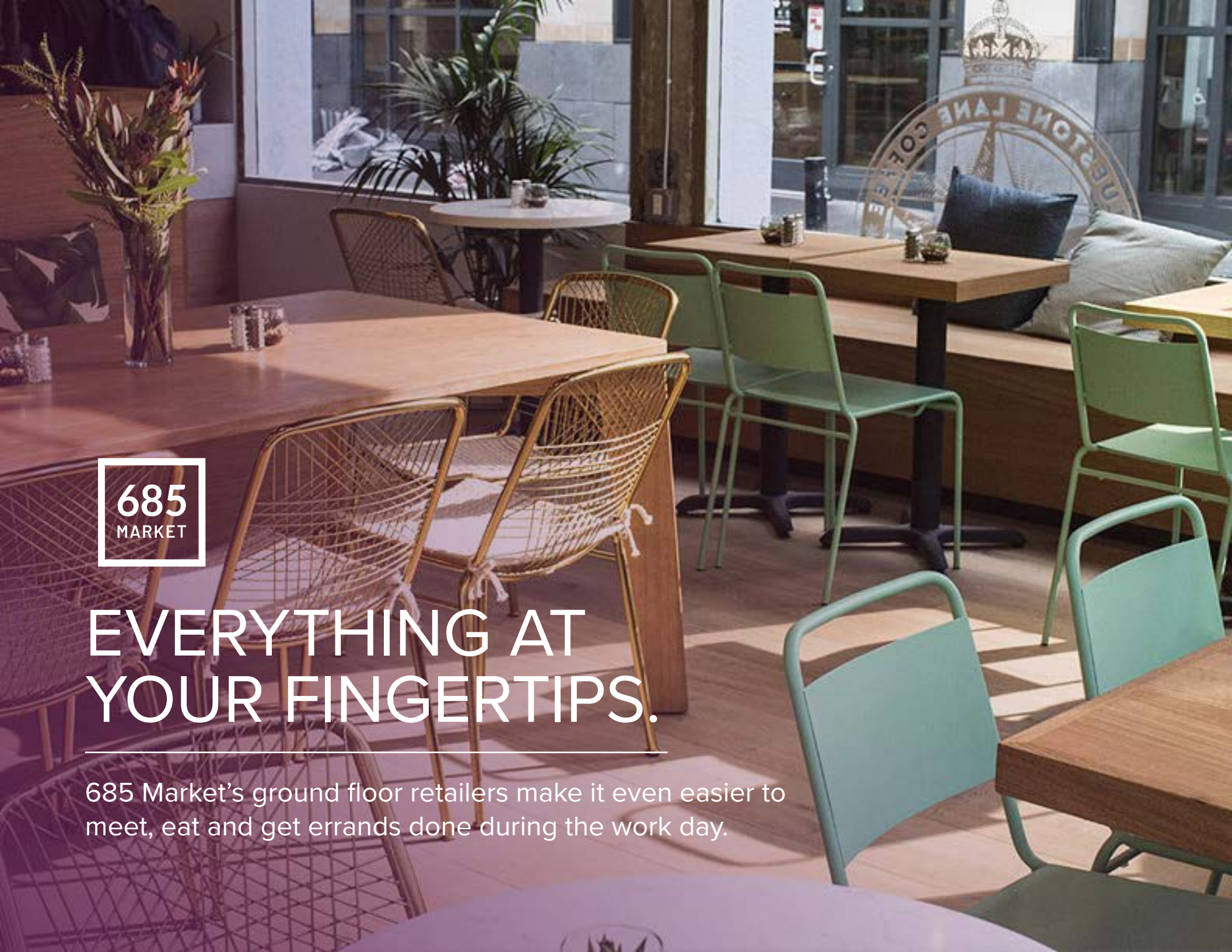


Two Blocks to San Francisco's Transbay Terminal



Immediate access to BART





685  
MARKET

# EVERYTHING AT YOUR FINGERTIPS.

685 Market's ground floor retailers make it even easier to meet, eat and get errands done during the work day.



JOYRIDE PIZZA



LENS CRAFTERS



DAWN CLUB



BLUESTONE LANE



~190,000 RSF  
Creative Space



Single Tenant with Full Building  
and Branding Opportunity



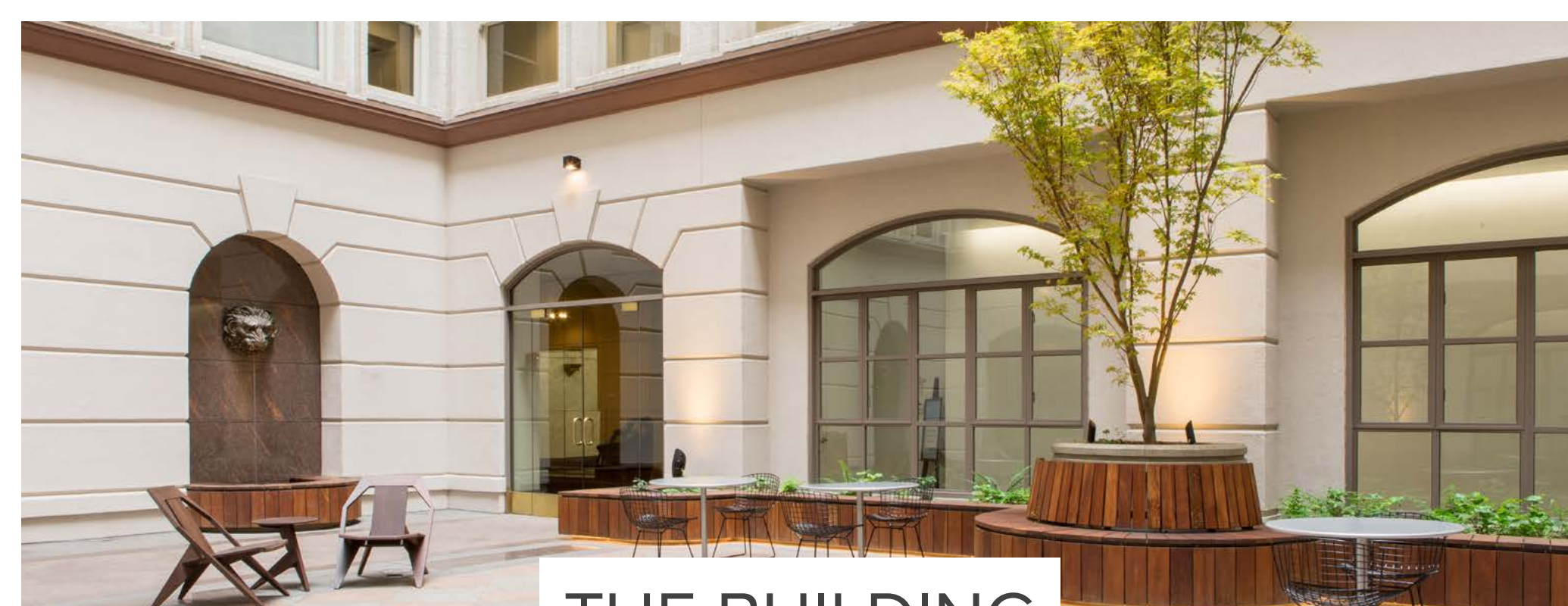
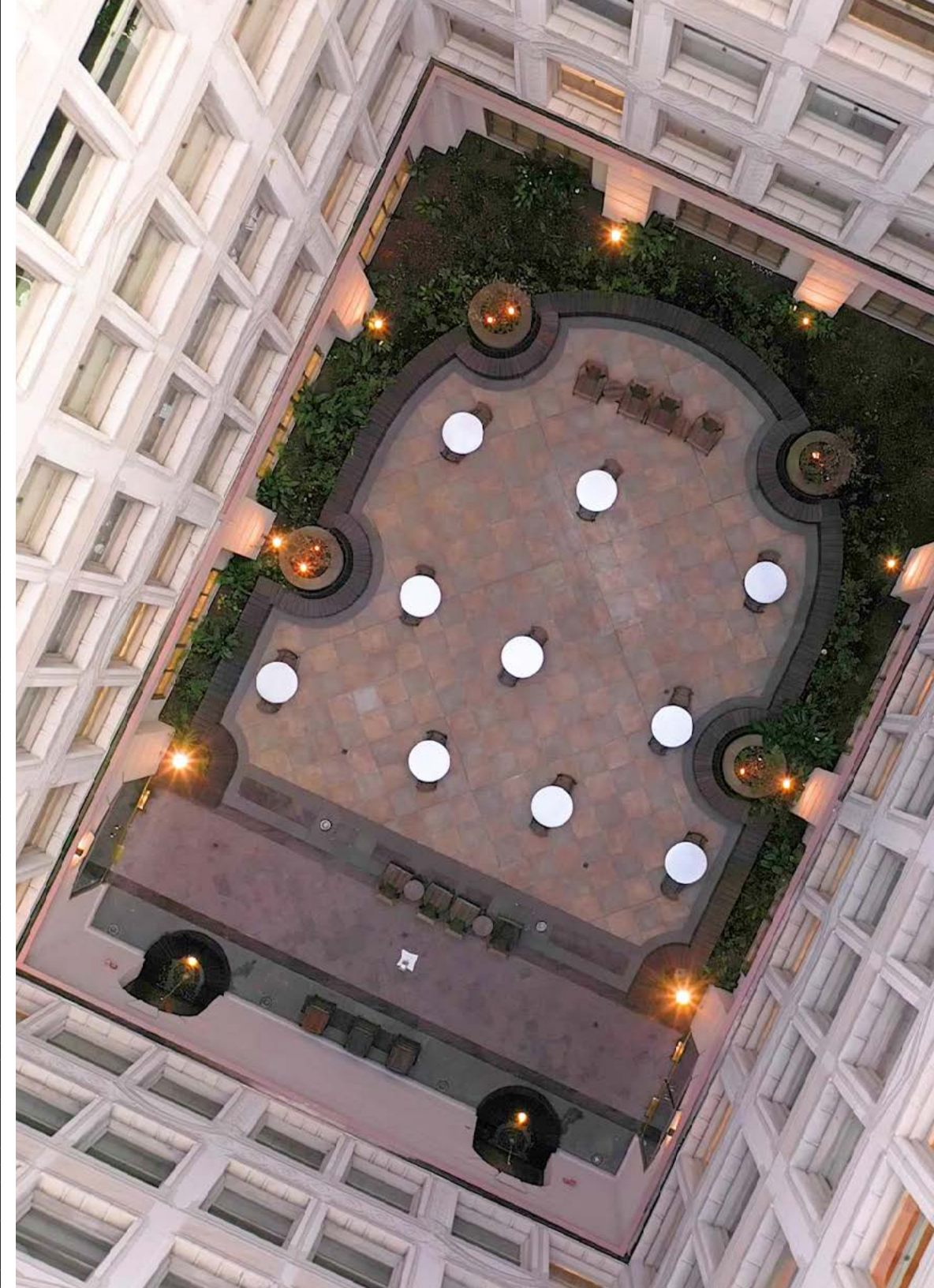
Efficient  $\pm 20,000$  RSF  
Floor Plates



~\$25 Million Invested within  
Existing Building Infrastructure



Strong Ownership Group  
Brookfield, Committed  
to San Francisco



## THE BUILDING







685  
MARKET

# WHERE HISTORY & SUSTAINABILITY MEET

This historic building has been fully upgraded with modern infrastructure to meet all your needs.

## MODERN Infrastructure



Façade  
Remediation



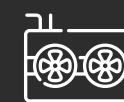
Elevator  
Modernization



Lobby & Atrium  
Upgrades



Retail Storefront  
Upgrades



Cooling Tower  
Replacement



Roof  
Replacement



Building  
Automation  
System



Operable  
Windows



# 100% OF THE ELECTRICITY REQUIREMENTS FOR THE SAN FRANCISCO OFFICE PORTFOLIO SUPPLIED THROUGH LOCAL SOLAR AND WIND POWER BY 2026.

## BENEFITS TO TENANTS

-  **INCREASES** demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.
-  **SUPPORTS** the development of new community-focused clean energy supply, green jobs, and investment into the local community.

**WE WILL ACHIEVE** this by procuring power through the Clean Power SF "Super Green Program", a local community choice aggregation program provided from the SF public utilities commission that provides renewable electricity from solar and wind power facilities to customers.



**Zero Emissions Electricity**



**Fresh air** circulation via operable windows



**MERV-14 filters** removing up to 95% of air impurities

## AWARDS & CERTIFICATIONS

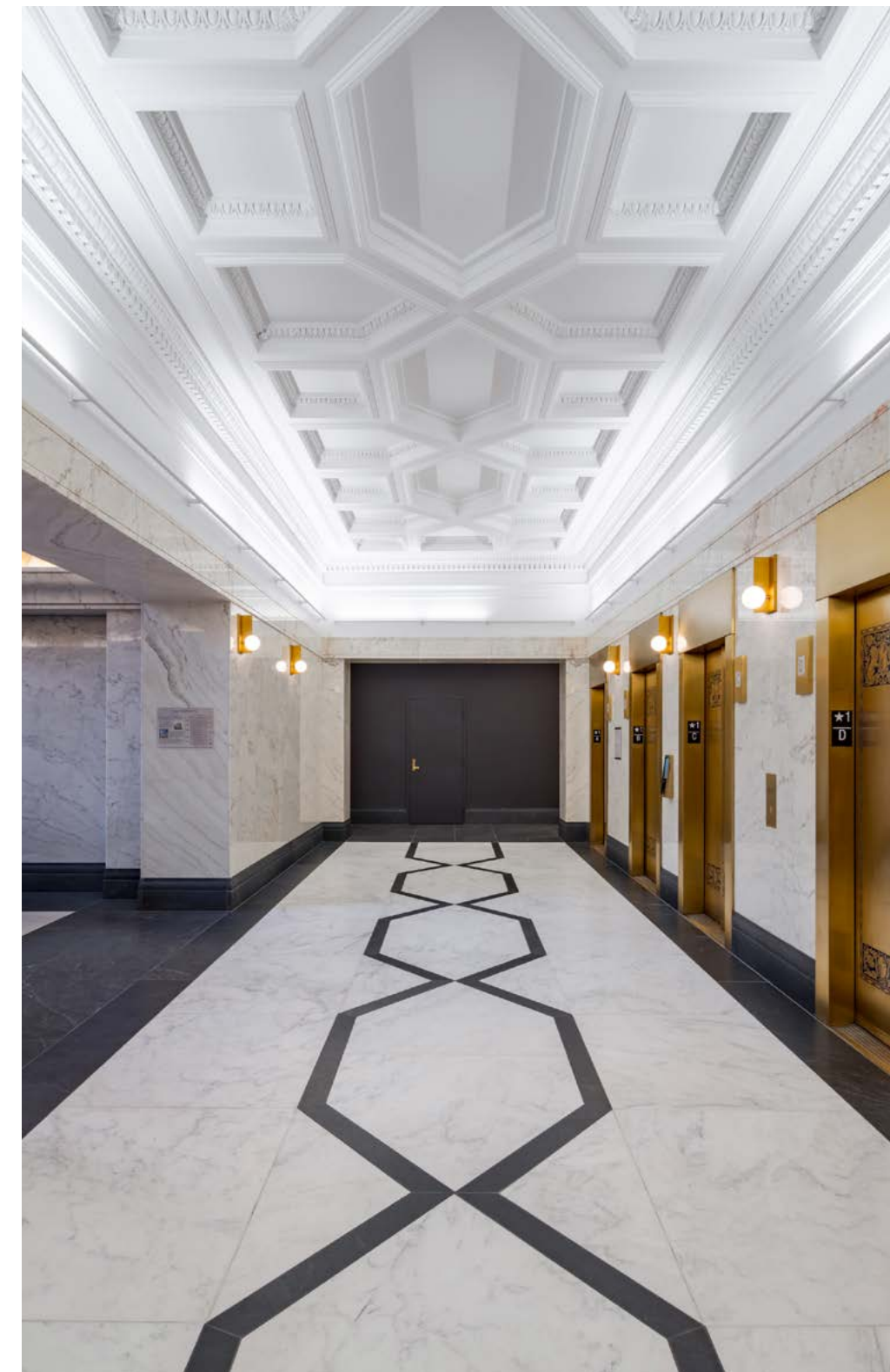
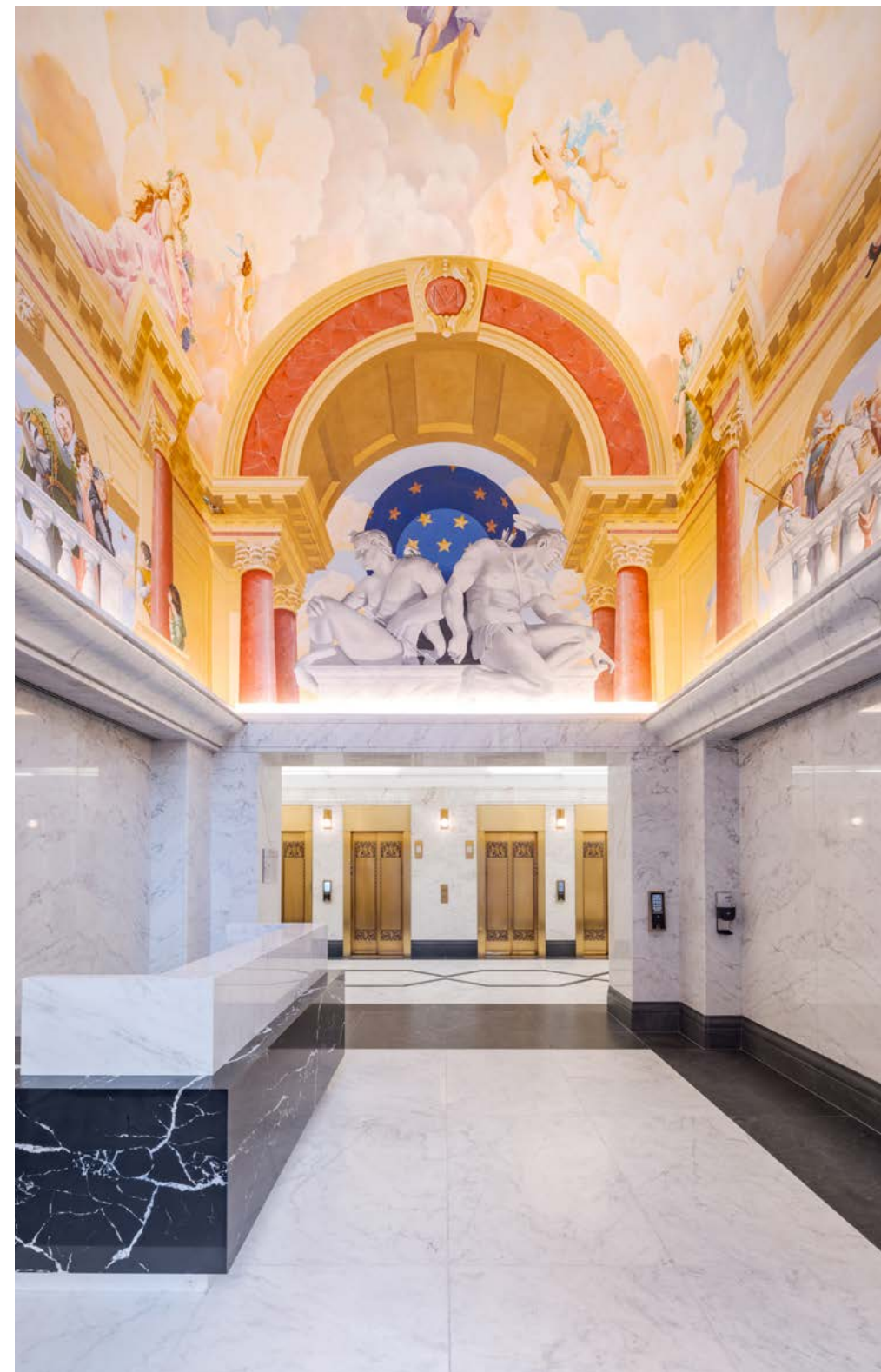




The logo consists of the number '685' in a large, bold, sans-serif font, with the word 'MARKET' in a smaller, all-caps, sans-serif font directly beneath it. Both are white and enclosed within a thin white rectangular border.

# BREATHING NEW LIFE INTO A HISTORIC GEM

A major lobby and atrium upgrade is currently underway to revitalize the grand entryway. Bold lines and contrasting colors bring a breath of fresh air to the space while maintaining the lobby's historic charm.





# AVAILABILITIES

Total availabilty ~190,000 RSF

FLOOR	SIZE	DELIVERY DATE	DELIVERY CONDITION
10th Floor	19,406 RSF	Available Now	Mix of Private & Open
9th Floor	19,404 RSF	Available Now	Mix of Private & Open
8th Floor	19,405 RSF	Available Now	Mix of Private & Open
7th Floor	19,406 RSF	Available Now	Mostly Open
6th Floor	19,398 RSF	Available Now	Mostly Open
5th Floor	19,128 RSF	Occupied	Brookfield Regional Office
4th Floor	19,406 RSF	Available Now	Pre-Built
3rd Floor	18,865 RSF	Available Now	Pre-Built
2nd Floor	19,406 RSF	Available Now	Mostly Open
1st Floor	4,825 RSF	Available Now	Mix of Private & Open
Concourse	12,794 RSF	Available Now	Mostly Open





# 685 MARKET

## Jak Churton

Managing Director

415.395.7292

[jak.churton@am.jll.com](mailto:jak.churton@am.jll.com)

License #01277724

## Matt Shewey

Senior Managing Director

415.395.7255

[matt.shewey@am.jll.com](mailto:matt.shewey@am.jll.com)

License #01445125

## Charlie Hanafin

Vice President

415.395.4951

[charlie.hanafin@am.jll.com](mailto:charlie.hanafin@am.jll.com)

License #01856260

## Christopher T. Roeder

Executive Managing Director

415.395.4971

[chris.roeder@am.jll.com](mailto:chris.roeder@am.jll.com)

License #01190523

