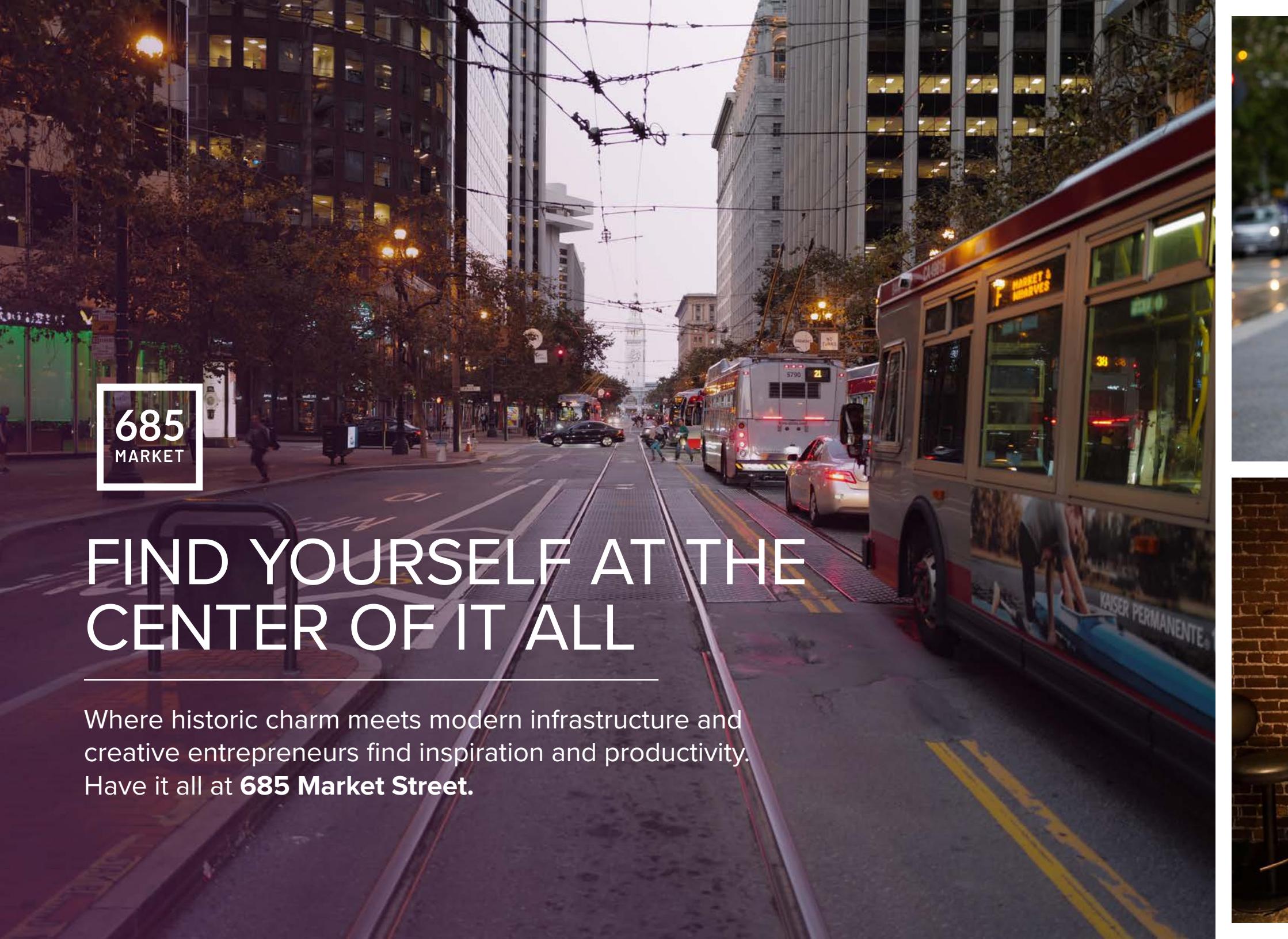




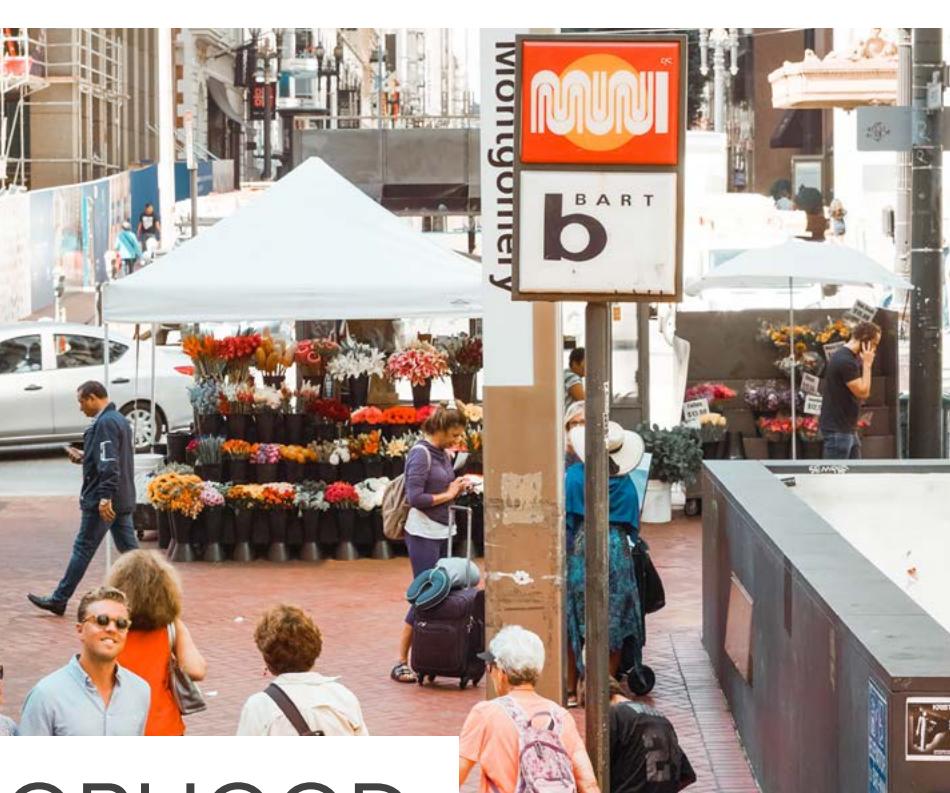
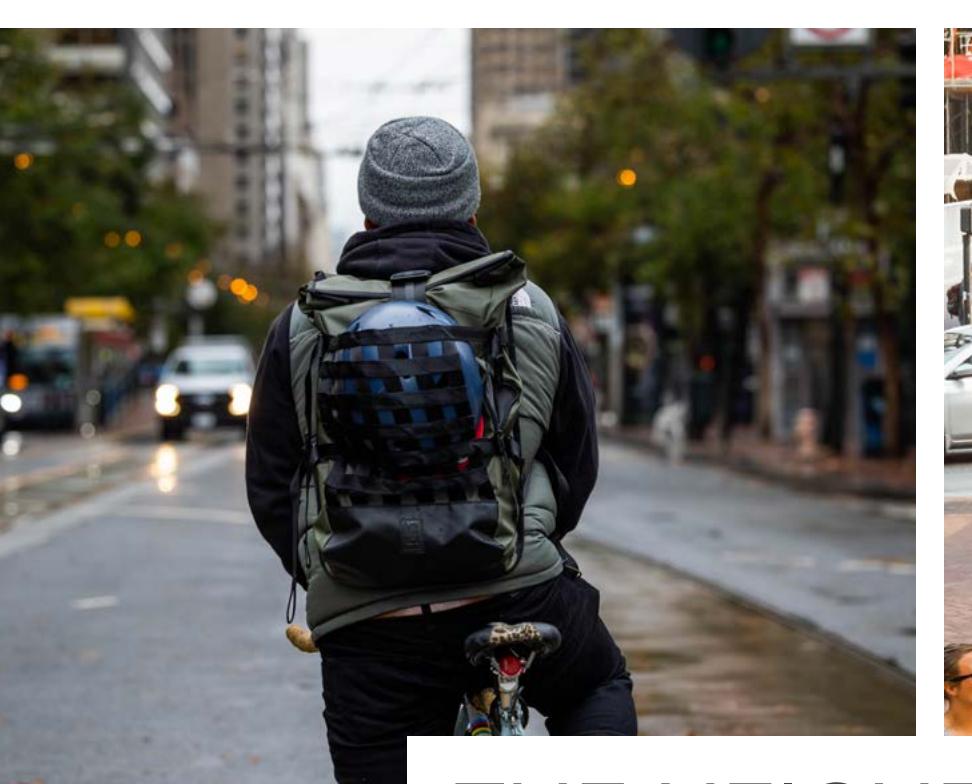
685
MARKET

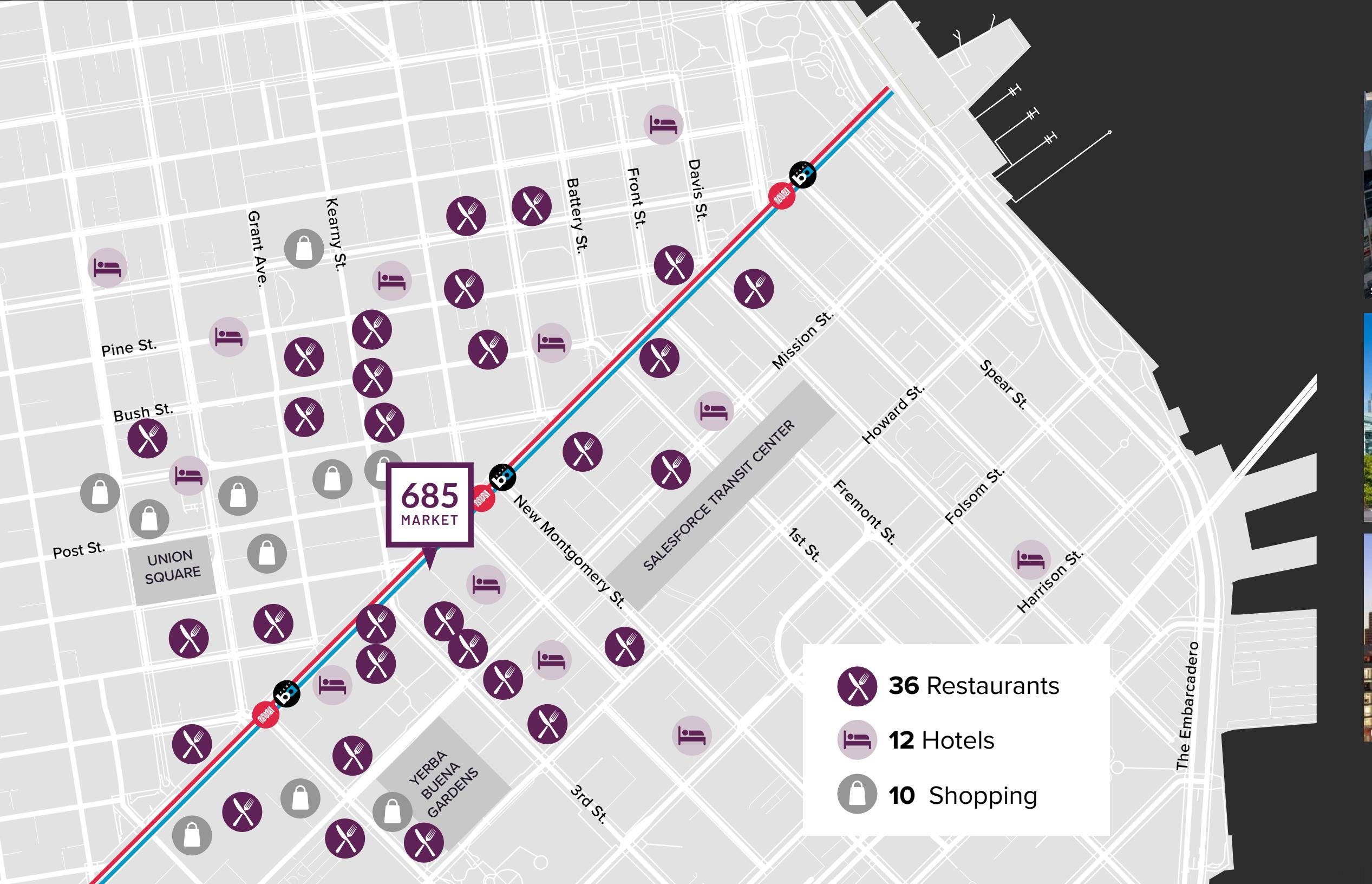


685
MARKET

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.**

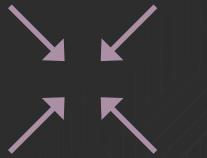




CONNECTED

On the central axis of the CBD

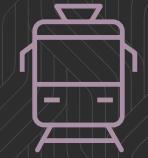
685 Market is situated along the primary thoroughfare of the city — the location of choice for San Francisco's Fortune 500 and blue-chip technology users.



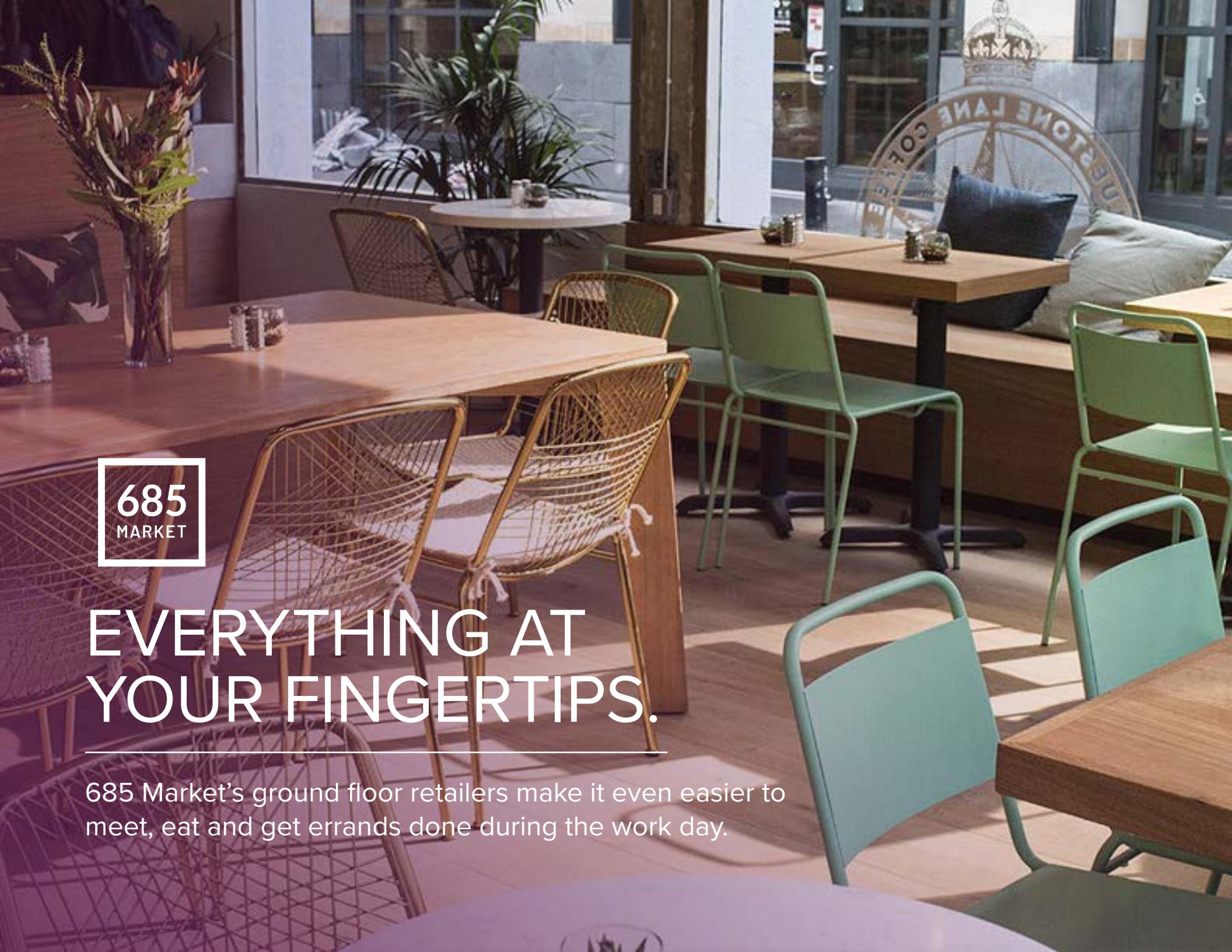
Two blocks to San Francisco's Muni
T-Third Metro Line



Two Blocks to San Francisco's Transbay Terminal



Immediate access to BART



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.



DAWN CLUB



BLUESTONE LANE

~190,000 RSF Creative Space



Single Tenant with Full Building
and Branding Opportunity



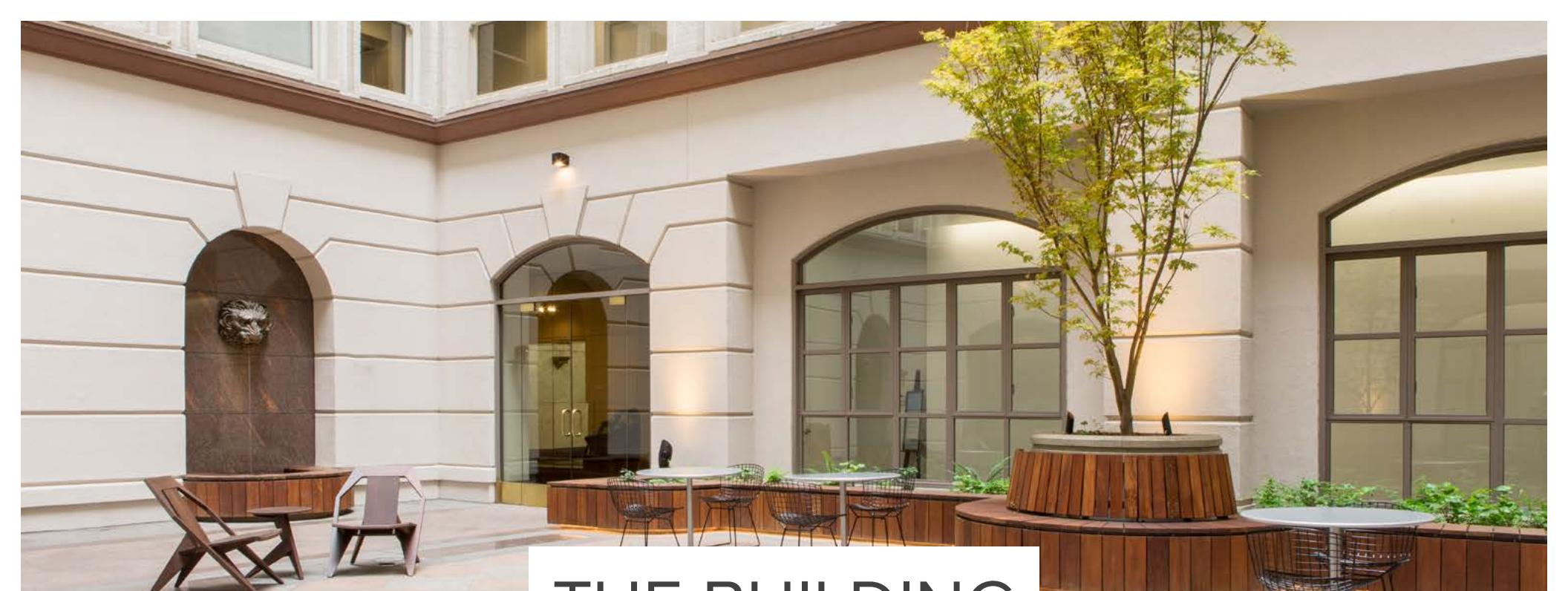
Efficient ±20,000 RSF
Floor Plates



~\$25 Million Invested within
Existing Building Infrastructure



Strong Ownership Group
Brookfield, Committed
to San Francisco



THE BUILDING



MODERN

Infrastructure

685
MARKET

WHERE HISTORY & SUSTAINABILITY MEET

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



Façade
Remediation



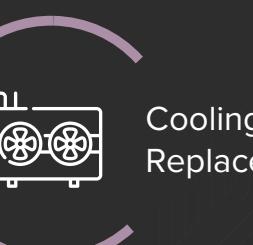
Elevator
Modernization



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.

BROOKFIELD PROPERTIES
ESG

BENEFITS TO TENANTS

1



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.

2



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

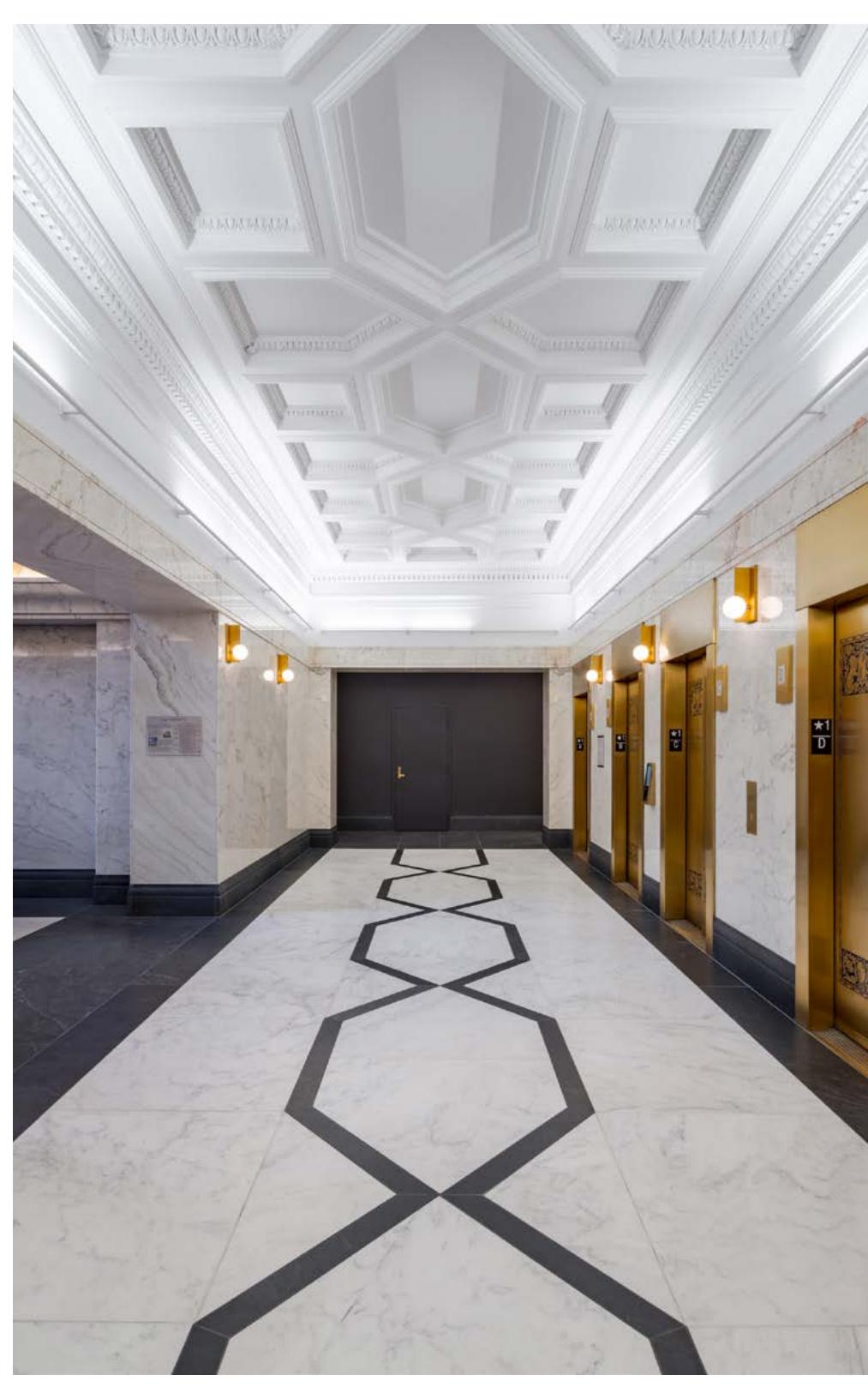
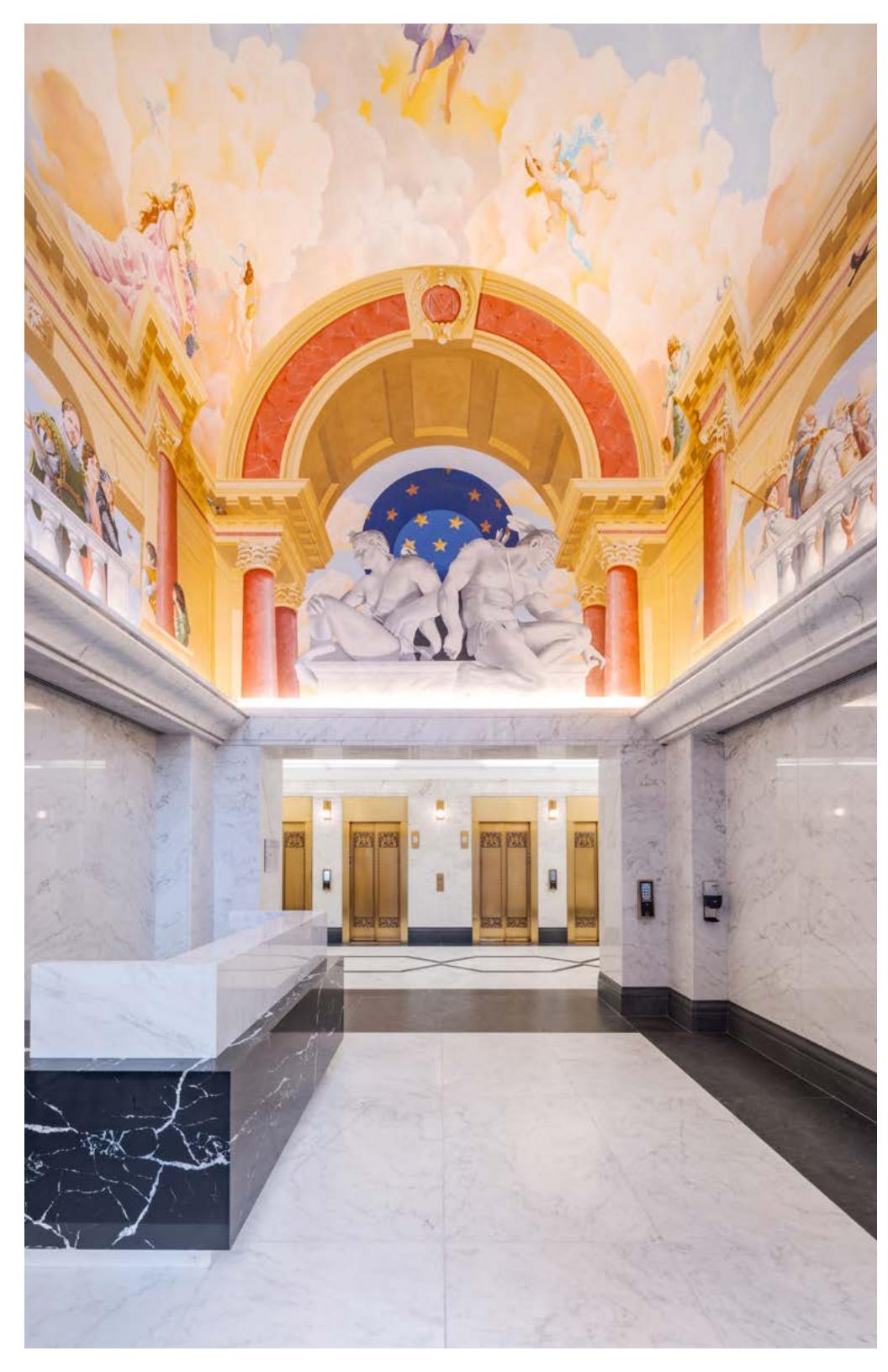
AWARDS & CERTIFICATIONS



685
MARKET

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 availability ~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

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