

# CONNECTING THE CITY AND THE SKYLINE



**CLASS A, 42 STORY  
HIGH RISE**

**SUITES 1,000 - 70,000 SF**

**PRIME CENTRAL LOCATION**

**UNPRECEDENTED  
AMENITIES**

**DIRECT ACCESS TO THE  
BART/MUNI STATION**

**PANORAMIC BAY VIEWS**



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# UNPRECEDENTED AMENITIES



## TENANT LOUNGE & CONFERENCE CENTER

Includes a large training room and board room adjacent to the 4th floor roof deck



## ROOF DECK & EVENT SPACE

4th floor roof deck overlooks Market Street and is accessible to all tenants



## DIRECT, INTERNAL CONNECTION

Direct BART/Muni metro station via underground tunnel



## FITNESS CENTER

Full service gym & group exercise room with lockers, showers, and towel service



## BIKE STORAGE

Secured lower level storage & bike repair station



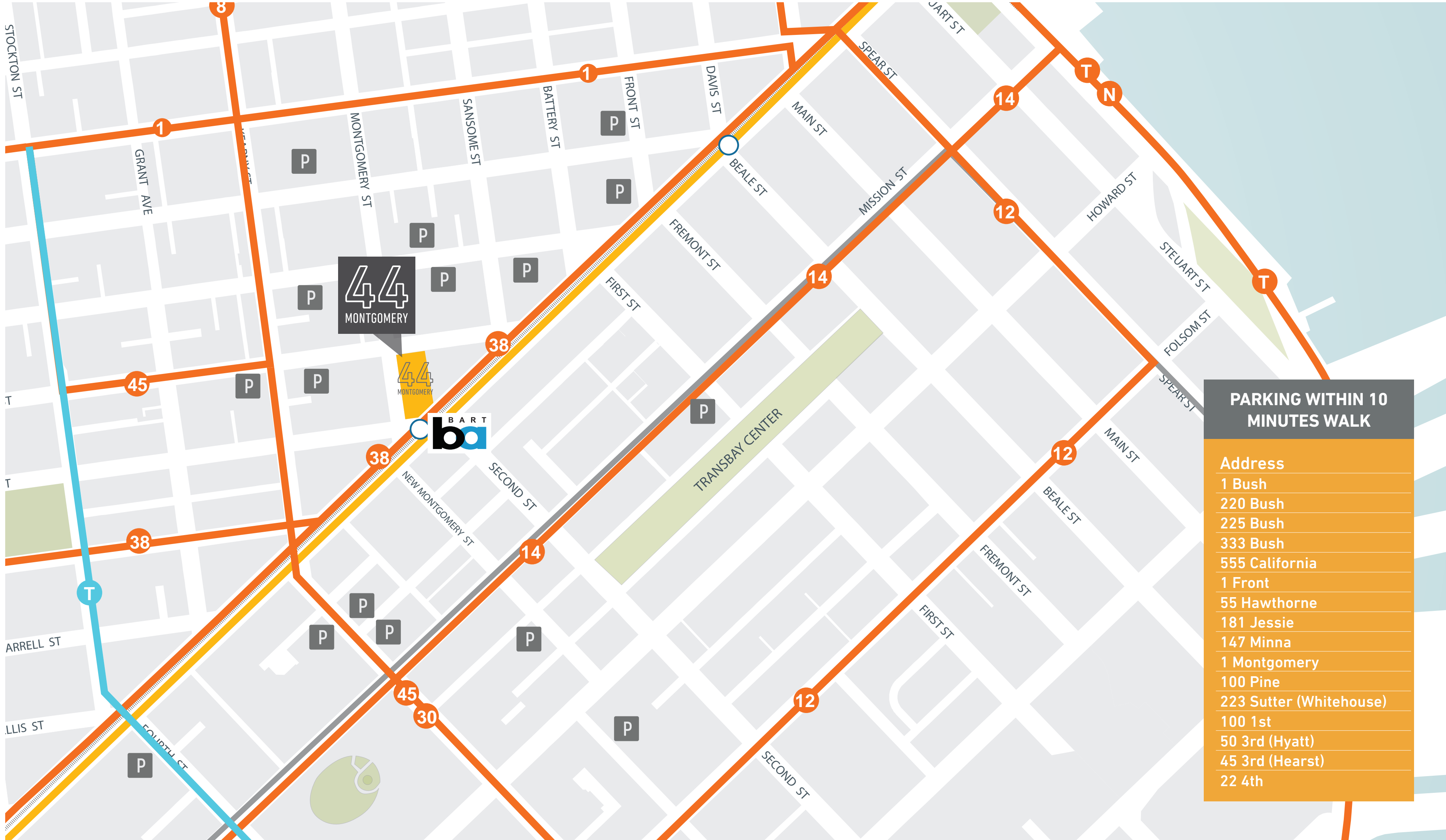
## TENANT AMENITY PROGRAM

Bringing classes, events and perks to the building





# DIRECT ACCESS TO TRANSPORTATION



- █ BART
- █ MUNI  
Local Bus 38, 45, Cable Car  
Light Rail J, K, L, M, N, T
- F STREETCAR & T LINE
- GOLDEN GATE TRANSIT
- INGRESS / EGRESS

|                     |            |
|---------------------|------------|
| BART                | 0 Minutes  |
| Muni                | 2 Minutes  |
| Ferry Building      | 11 Minutes |
| Golden Gate Transit | 4 Minutes  |
| Transbay            | 5 Minutes  |

**PARKING WITHIN 10 MINUTES WALK**

| Address                 |
|-------------------------|
| 1 Bush                  |
| 220 Bush                |
| 225 Bush                |
| 333 Bush                |
| 555 California          |
| 1 Front                 |
| 55 Hawthorne            |
| 181 Jessie              |
| 147 Minna               |
| 1 Montgomery            |
| 100 Pine                |
| 223 Sutter (Whitehouse) |
| 100 1st                 |
| 50 3rd (Hyatt)          |
| 45 3rd (Hearst)         |
| 22 4th                  |

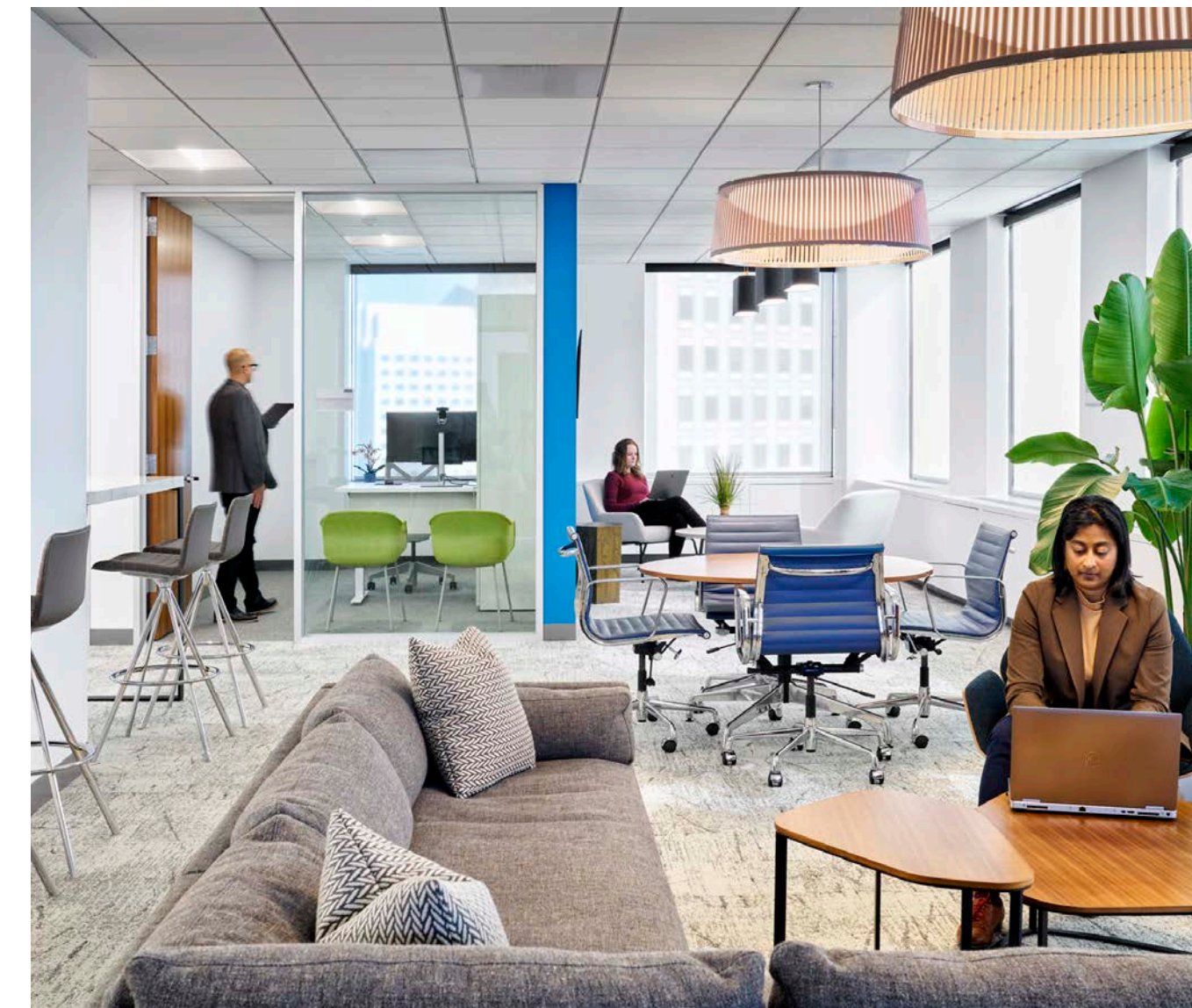
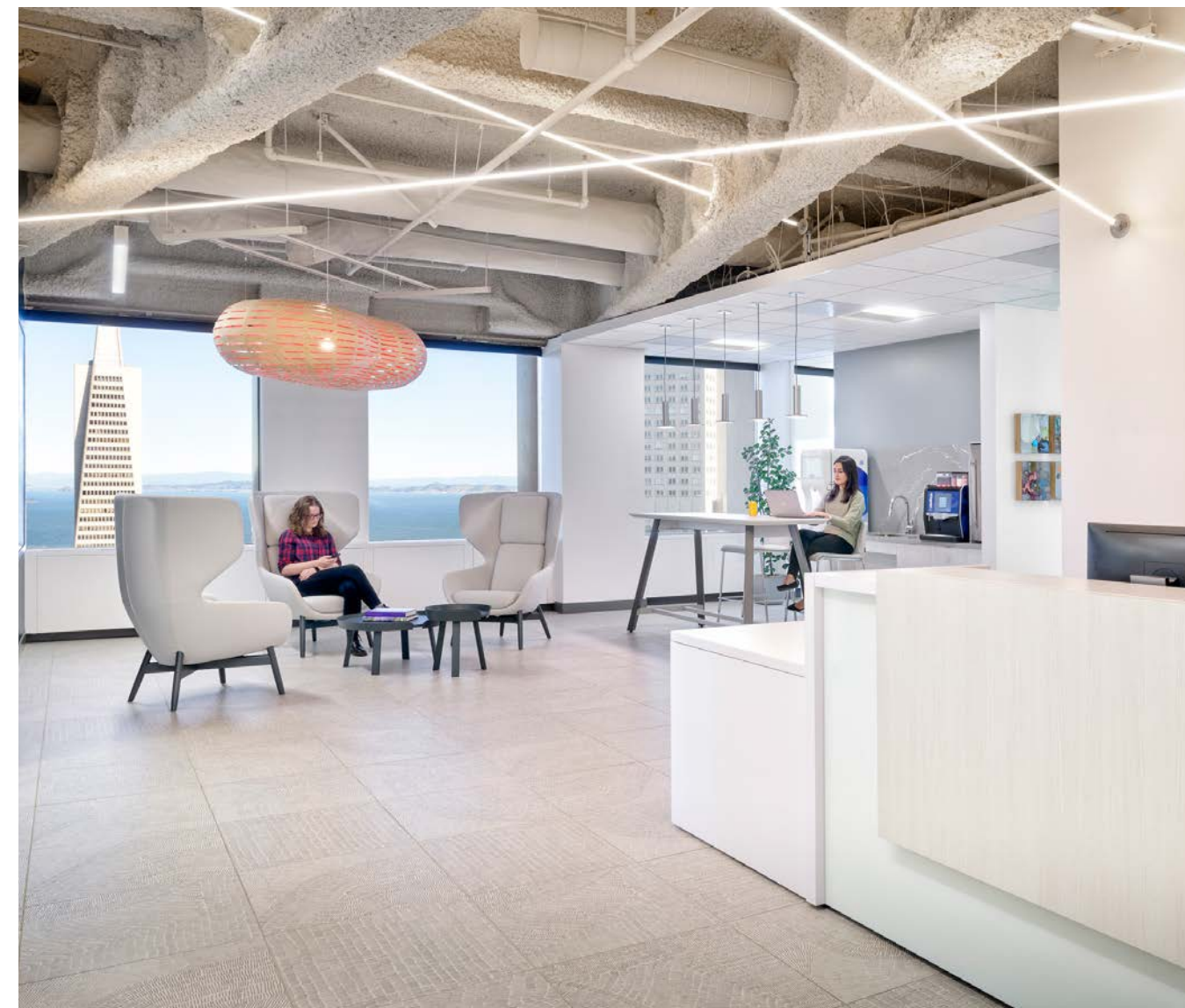


# FLEXIBLE FLOORPLATES

Hypothetical full floor ± 16,000 RSF



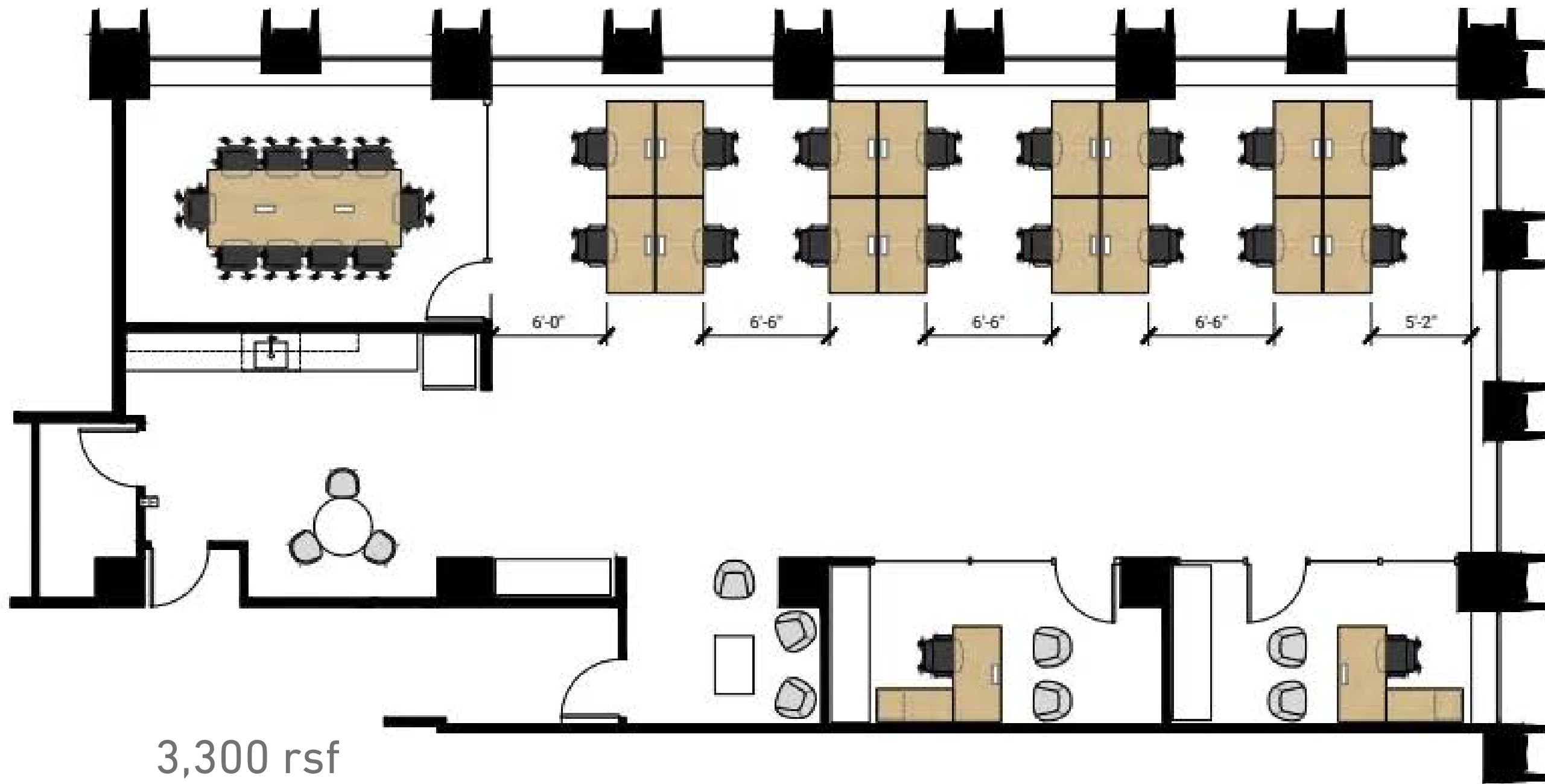
|                             |    |
|-----------------------------|----|
| ● Offices                   | 25 |
| ● Work Seats                | 18 |
| ● Conference & Huddle Rooms | 9  |
| ● Café and Lounge Areas     | 4  |
| ● Reception                 | 1  |
| ● Wellness                  | 1  |





# CREATIVE DESIGN

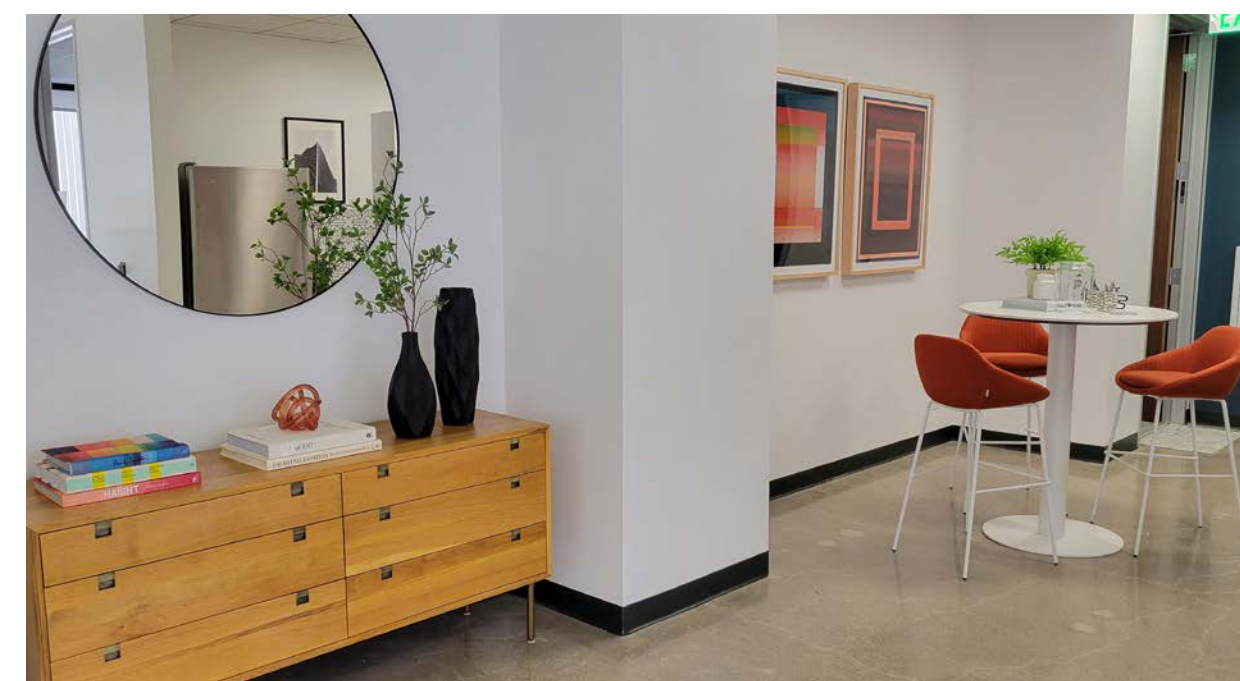
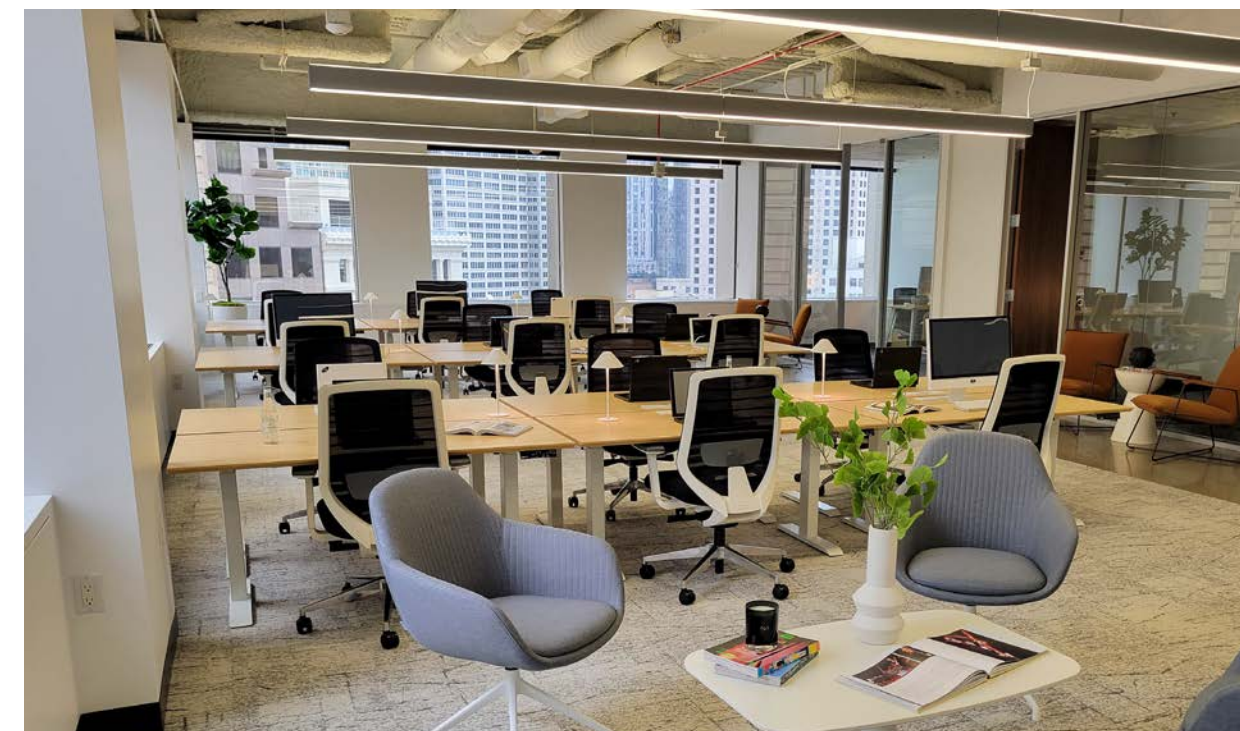
Recently completed creative suite



CLICK HERE FOR

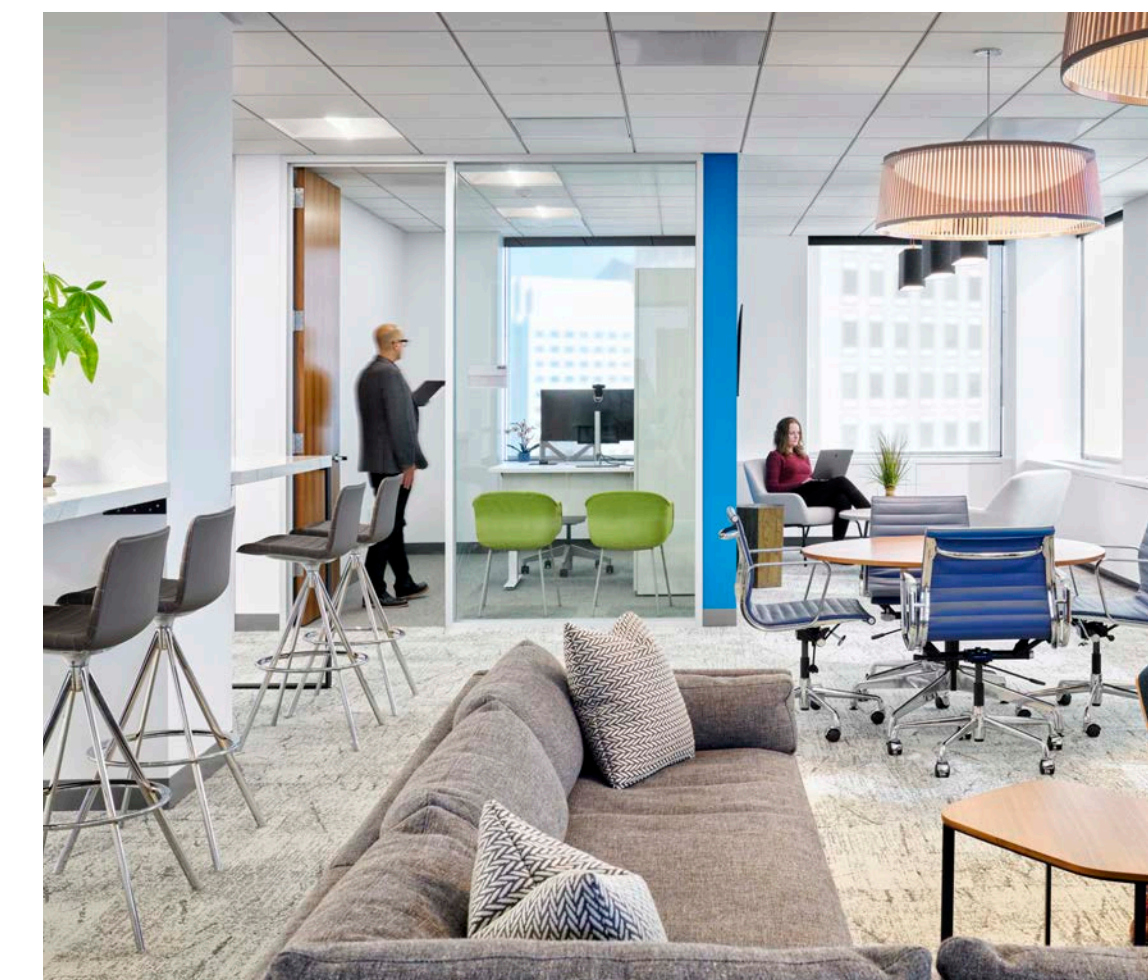
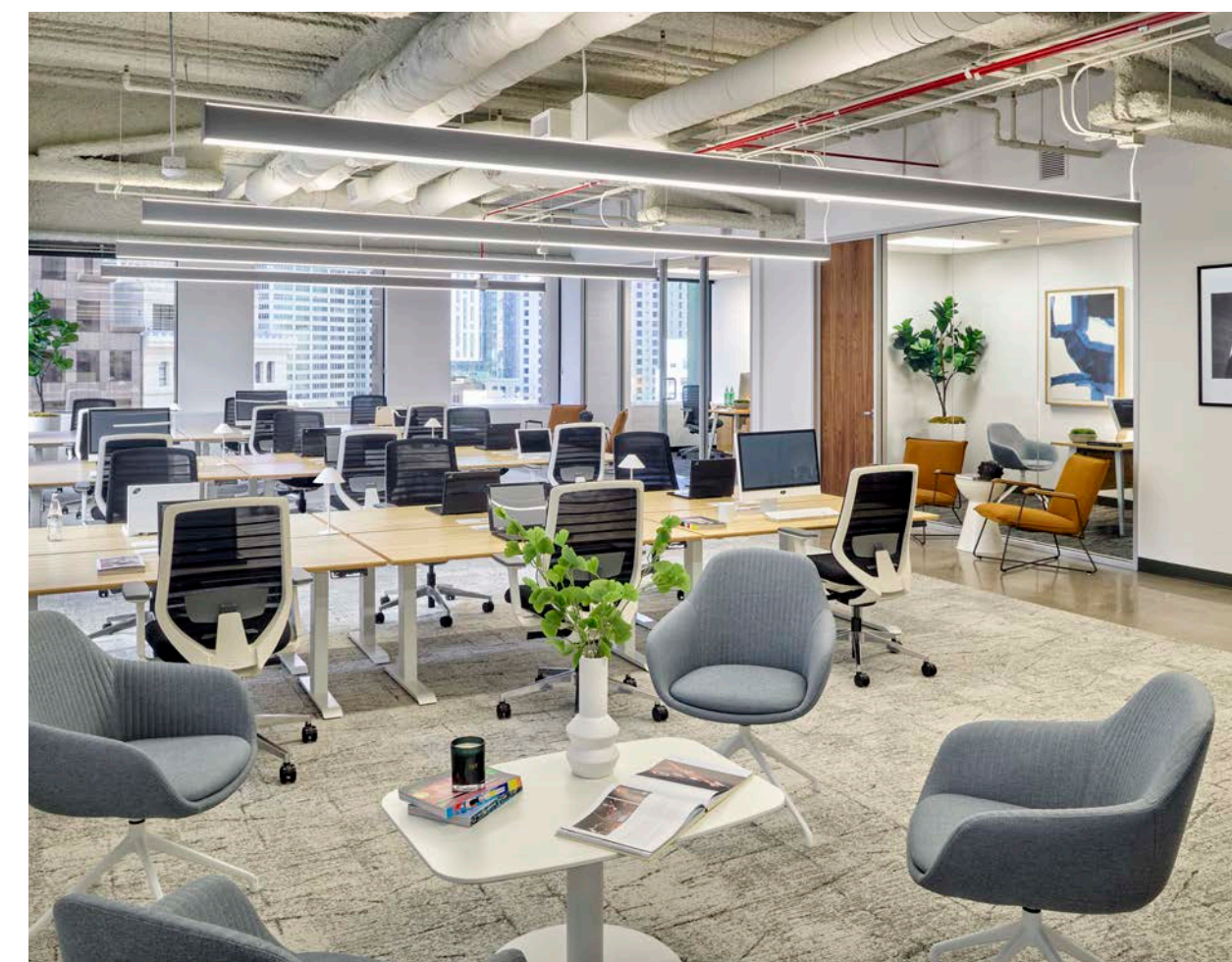
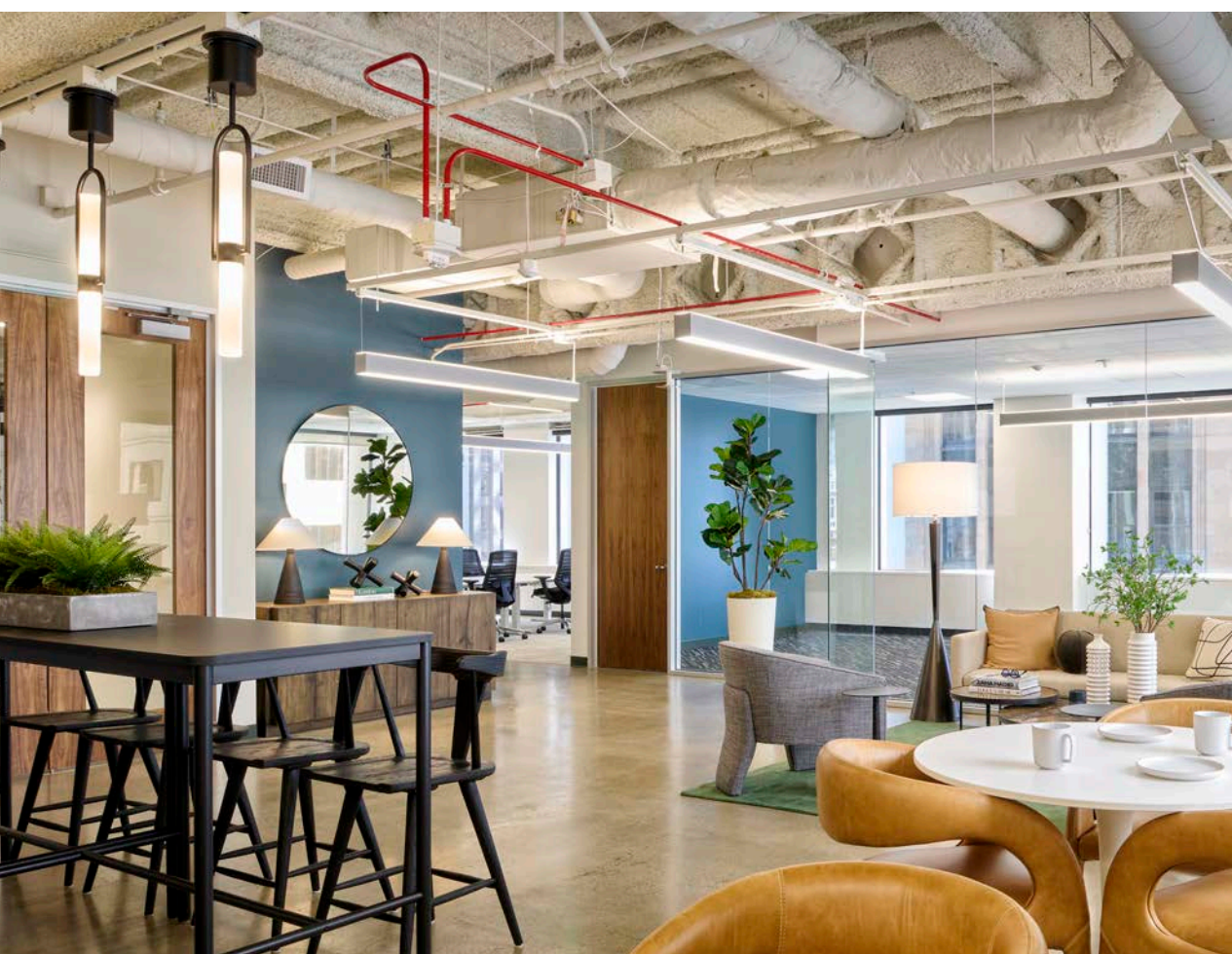


- Bright corner suite with exposed ceiling
- 2 private offices
- 10 workstations
- Large conference room
- Kitchen
- IT room





# MODERN WORKPLACE





# DESIGNED FOR A **SMARTER, MORE SUSTAINABLE FUTURE**



Beacon is committed to creating innovative workplaces that are better for people and the planet. We've earned industry recognition for our operations and continue to raise the bar for the environment we create inside and outside our building.

## BEACON

### BEACON CAPITAL

Beacon is a private real estate investment firm with over a 75-year legacy of successful real estate development, management, and transformation. We have a national footprint that covers 14 markets, with over \$14 billion of assets under management, and a portfolio spanning more than 29 million square feet. At Beacon, we have a singular mission: to create workplaces that inspire your best work.

Learn more and explore the portfolio at [beaconcapital.com](https://beaconcapital.com)



### LEED EB GOLD-CERTIFIED

Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED® certification at each property. To date, Beacon has obtained LEED® certification for over 60 million square feet of property.



WiredScore  
PLATINUM

### WIREScore PLATINUM CERTIFIED

Wired Certification is the commercial real estate rating system that empowers landlords to understand, improve, and promote their buildings' digital infrastructure.



### ENERGY STAR

Beacon's commitment to sustainability has been recognized by the EPA, who has awarded the ENERGY STAR® Partner of the Year award. Recognized for 11 consecutive years with an average ENERGY STAR score of 85 - within the top 25% of all office buildings.



### FITWEL CERTIFIED

Fitwel is a nationwide building certification program to support healthier workplace environments and improve occupant health and well-being.

**44 Montgomery professionally managed and leased by Avison Young**

