



ONE BEACH

A FULLY RENEWED HISTORIC
3-STORY BUILDING OFFERING
103,420 RSF WITH A ONE-OF-
A-KIND ROOFTOP TERRACE



±42 PARKING SPACES*

**Currently being permitted*

[View video](#)

[View VTS](#)

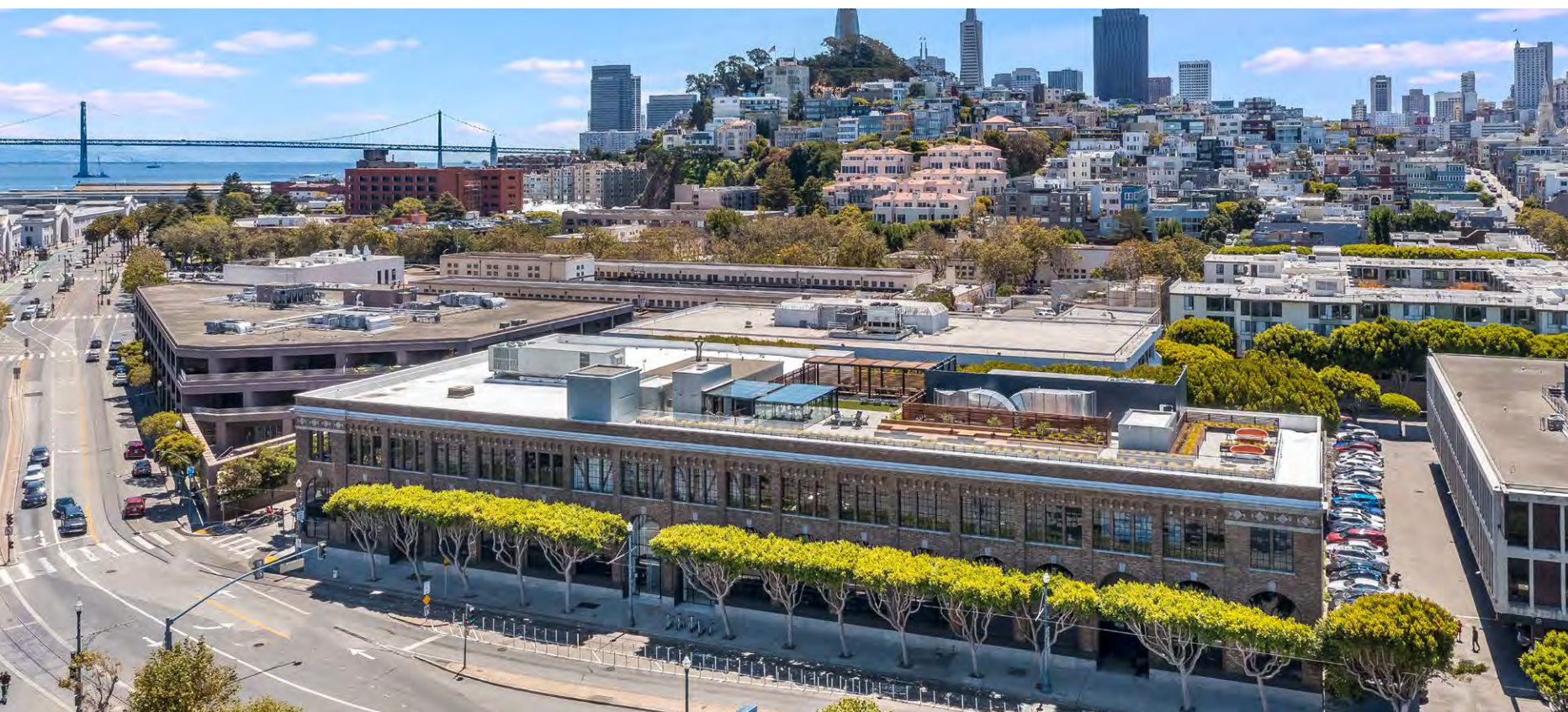
PROJECT OWNED AND RENOVATED BY:



PROJECT LEASED BY:



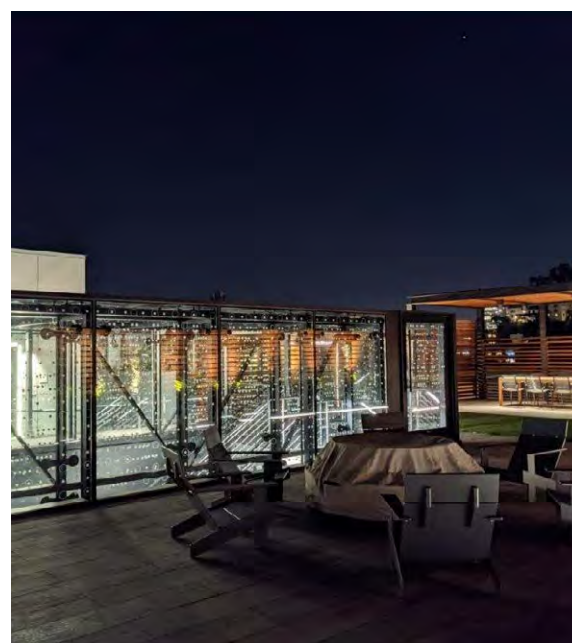
WELCOME TO **ONE BEACH**

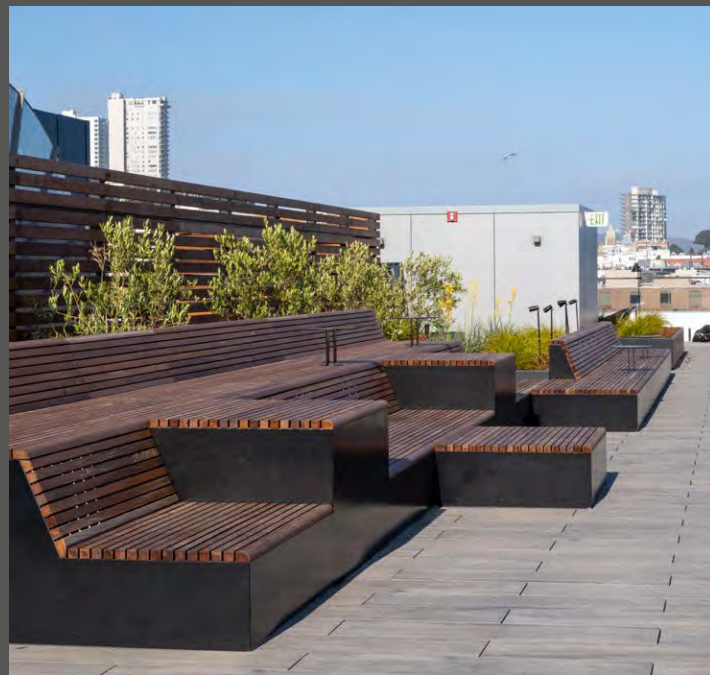
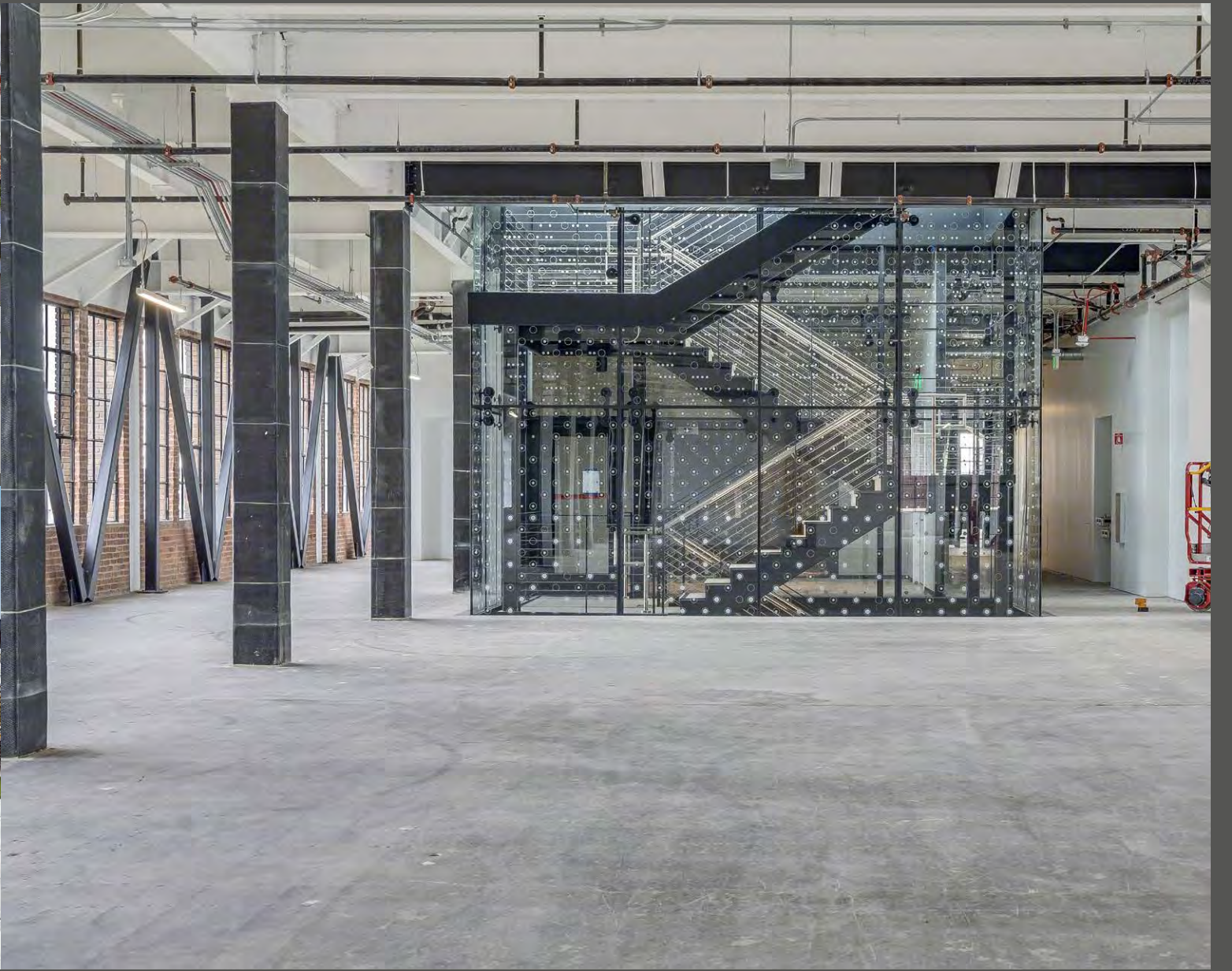


- **One-of-a-kind views**, excellent amenities, beautiful historic architecture, efficient floor plates, abundant parking* and an amazing Embarcadero waterfront location.
- **103,420 SF of stunning office space** overlooking the San Francisco Bay is available at One Beach Street.
- **New** rooftop terrace
- Newly completed **\$35 Million renovation**

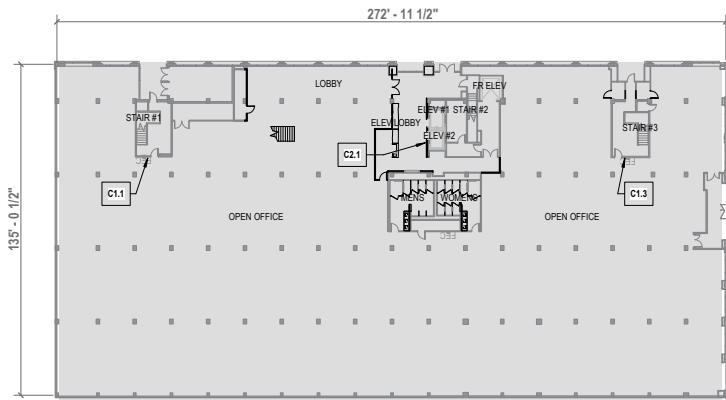
- **New** HVAC and electrical equipment
- **New** passenger and freight Elevators
- 2 **New** feature stairs
- Seismic retrofit
- **New** roof
- **LEED Gold** and **Fitwel** certified

**The Property is currently in the process of getting permitted for up to 42 parking spaces that will be exclusive to the occupying tenant.*



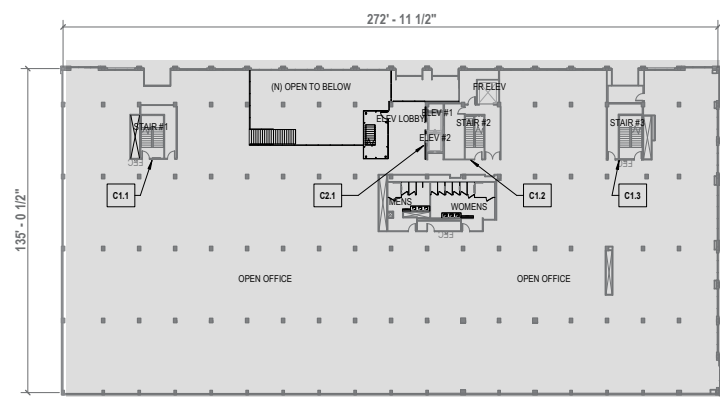


FLOOR PLANS - FIRST + SECOND FLOORS FLOOR DIMENSIONS/COLUMN SPACING



View VTS

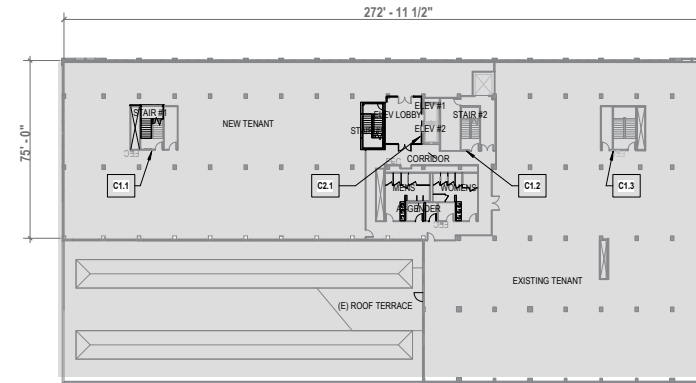
FIRST FLOOR
36,565 SF



Virtual Tour

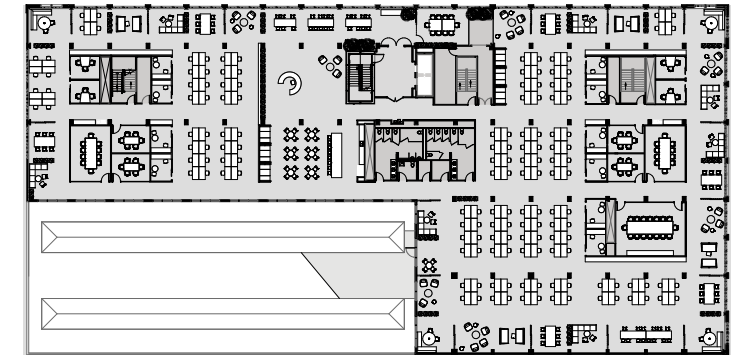
SECOND FLOOR
36,802 SF

FLOOR PLANS - THIRD FLOOR + ROOF DECK FLOOR DIMENSIONS/COLUMN SPACING

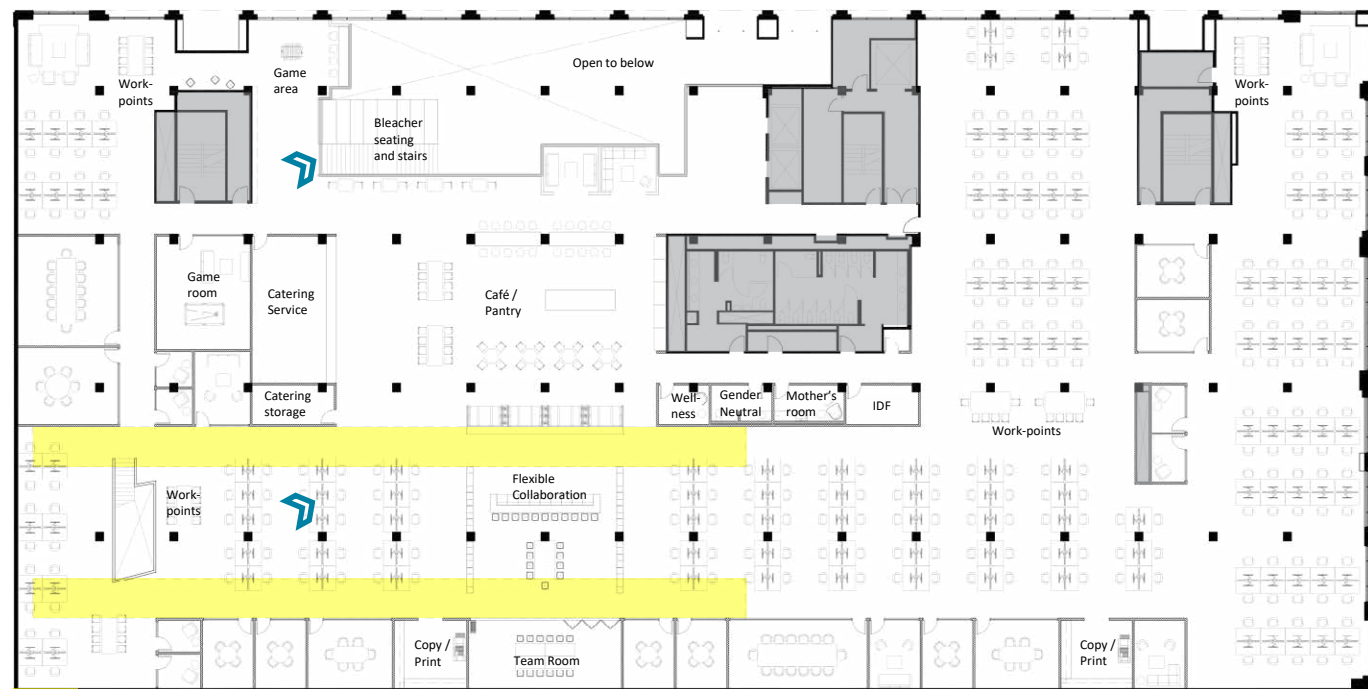


Virtual Tour

THIRD FLOOR
30,053 SF

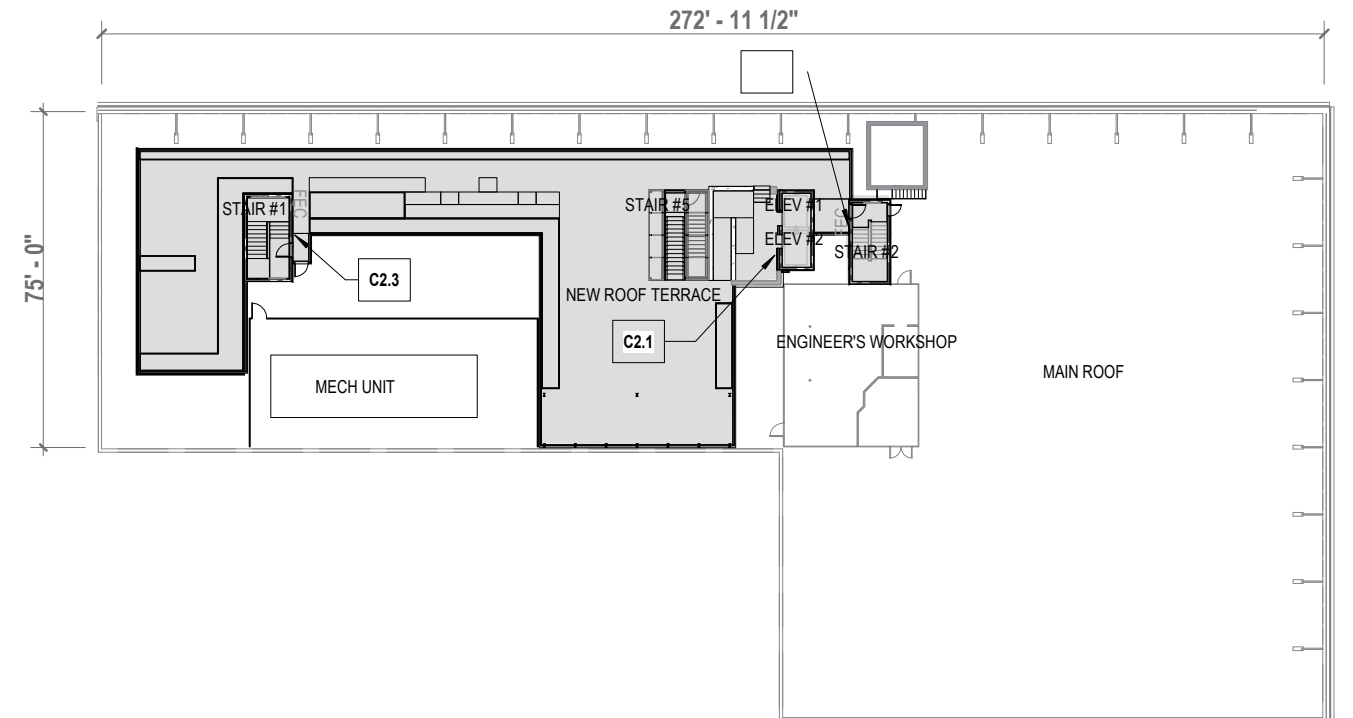


HYPOTHETICAL
THIRD FLOOR
30,053 SF



Skylight above

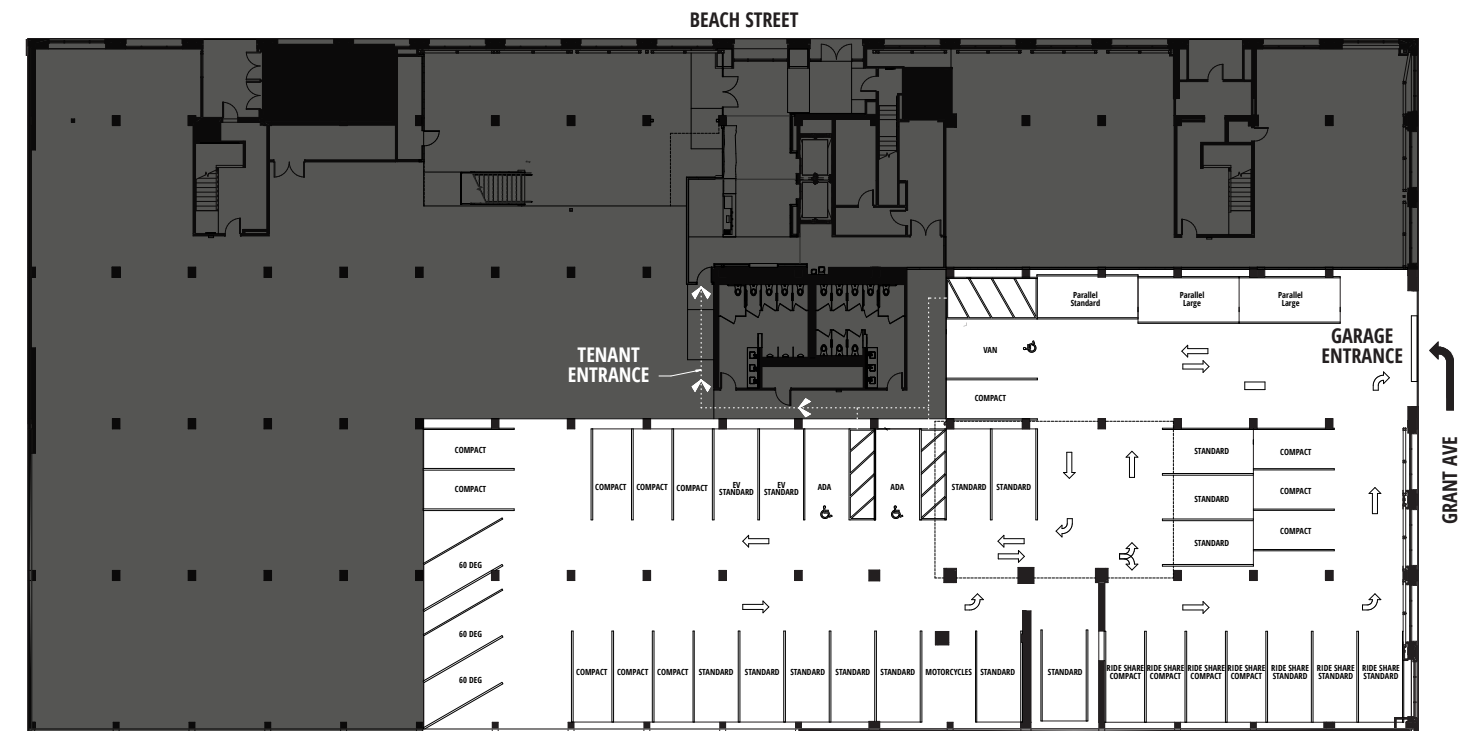
HYPOTHETICAL
SECOND FLOOR
36,802 SF




Virtual Tour

ROOF DECK
5,200 SF

FLOOR PLANS POTENTIAL FOR ON-SITE PARKING



	16 Compact	16 Standard	3 60°	2 Large
42 Spaces	2 EV Stations	2 ADA	1 ADA Van	

GROUND FLOOR PARKING

One Beach is currently in the process of getting permitted for up to **42 parking spaces** on the ground floor of the project with a garage entrance on Grant Ave. This is a unique advantage compared to buildings in the area and further elevates the amenity offering of the space.

**ABUNDANT
NATURAL
LIGHT**

*HYPOTHETICAL
3RD FLOOR*



ONE BEACH



Floor	Slab to Slab Height	Rentable SF	Load Factor
Roof	-	5,200 SF	Included
3rd Floor	18'	30,053 SF	1.1688
2nd Floor	12'	36,802 SF	1.1681
1st Floor	12'	36,565 SF	1.1447

BUILDING FEATURES

STRUCTURAL INFORMATION

- One Beach Street is a three-story concrete shear wall building, originally constructed in 1923 with renovations performed in 1970 and 1990. The ground floor consists of a new 4-inch thick reinforced slab-on-grade over the existing 8" concrete slab, supported by existing pile foundations.
- Second Floor added after the original construction date with a 4-inch one-way concrete slab over steel framing.
- The third floor contains a 4-inch one-way concrete slab over concrete beams and a roof terrace with two skylights.
- The existing roof is comprised of a 3-inch lightly-reinforced one-way concrete slab over concrete beams with new steel beams added below the roof structure to support the new terrace.
- North and East exterior elevations: 16" thick brick masonry walls

ELEVATORS:

	Passenger	Freight
Number	2	1
Capacity	2000 lbs each	4000 lbs
Max Weight	2000 lb	4000 lb
Speed	200 fmp	150 fpm
Make/Type	Kone Monospace 500 Machine Room Less	Kone Ecospace Machine Room Less

MECHANICAL INFORMATION

- HVAC Operating hours: 6am to 6pm
- Average Air Circulation: RTUs are designed to provide between 8-12 ACH. RTUs provide 1.3 cfm/gross square foot.
- Zone Control Availability: Zoning to be provided by VAV zone terminal boxes with heating hot water reheat coils.
- Air Distribution Equipment: 2) new 150 ton Trane Intellipack units with DX cooling, economizer, and power exhaust installed in 2021.
- Estimated After Hours Cost: Air only =\$85/hr; Conditioned Air=\$180/hr

ELECTRICAL/LIGHTING INFORMATION:

Building electrical system main switchboard is located on the first floor and is rated at 2,500 A, 277/180V, 3-phase, 4-wires. PG&E transformer is located in a dedicated room of the building. There is no back up generator.

RESTROOMS

	Men's	Women's	Unisex
Urinals	Flr. 1 = 3 Flr. 2 = 2 Flr. 3 = 2	n/a	-
Toilets	Flr. 1 = 5 Flr. 2 = 3 Flr. 3 = 4	Flr. 1 = 8 Flr. 2 = 7 Flr. 3 = 6	Flr. 3 = 1
Sinks	All Flrs. = 3	All Flrs. = 3	-



LOCATION OVERVIEW

One Beach is located along the Embarcadero in San Francisco's North Waterfront District within walking distance of numerous restaurants, shops, and entertainment. One Beach offers stunning views of the San Francisco Bay, Alcatraz, and the boat marina at Pier 39. One Beach Street offers tenants convenient regional access via the Embarcadero to nearby Interstate 280, U.S. Highway 101, and numerous public transportation options.



AREA AMENITIES

NORTHPOINT CENTRE SHOPPING CENTER

SAFeway

Bank of America

24 HOUR FITNESS

BEN & JERRY'S

IHOP

Johnny Rockets

SUBWAY

Peet's Coffee

PIER 39

EAGLE CAFE

BOUDIN

BUBBA GUMP

Chadders

WIPEOUT Bar & Grill

Crab House

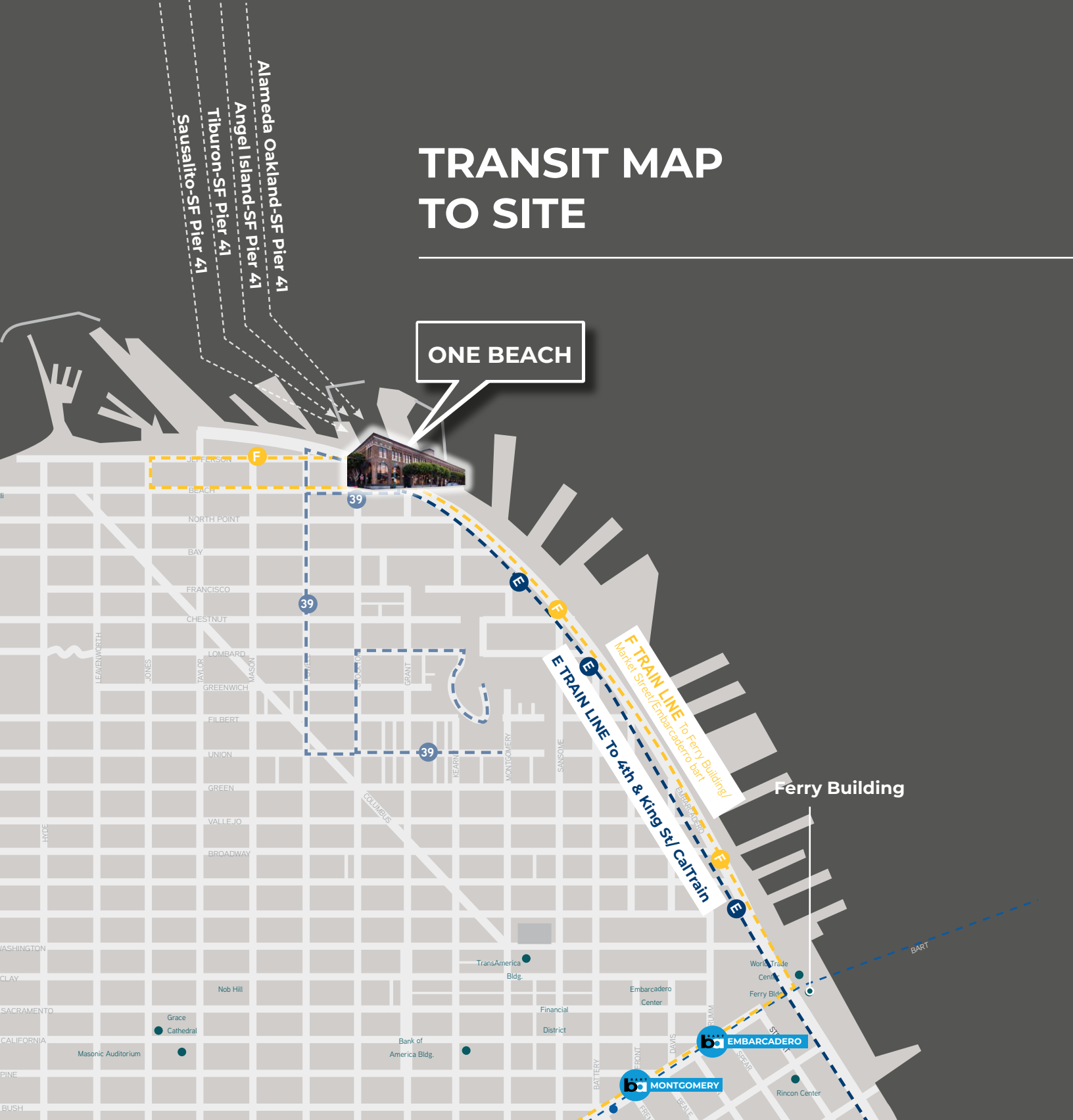
FOG HARBOR FISH HOUSE



ONE BEACH



TRANSIT MAP TO SITE



ONE BEACH

Ferry Building

F TRAIN LINE To Ferry Building/
Market Street/Embarcadero bart

E TRAIN LINE To 4th & King St/ Caltrain

SCOTT HARPER
lic 01143961
scott.harper@colliers.com
+1 415 288 7837

MADDIE MEYERSIECK
lic 01961652
maddie.meyersieck@transwestern.com
+1 415 489 1757

MIKE MCCARTHY
lic 00929942
mike.mccarthy@transwestern.com
+1 415 489 1756

BRIAN MCCARTHY
lic 01840990
brian.mccarthy@transwestern.com
+1 415 489 1753

