



ONE FRONT STREET

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



A NEW PERSPECTIVE

FRONT AND CENTER



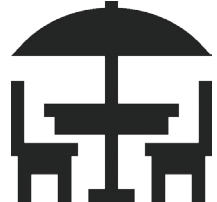
Overview



667,138 sf building;
36 floors of
Class A space



Iconic Skidmore
Owings & Merrill design



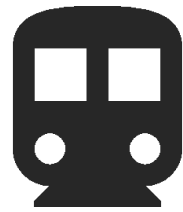
Recessed terraces on
top 4 floors



Efficient side
core design



In building valet parking
1:3,000 sf leased



Close proximity to
public transportation

Awards & Distinctions



ENERGY STAR
rating of 94



LEED
Platinum Certified



Recipient of SF's
EARTH Award



Private Roof Deck on 33rd - 36th Floors



Sweeping views of Golden Gate Bridge and Bay Bridge

Location & Amenities



Abundant valet parking on-site



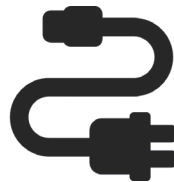
24-hour manned security



Excellent access to Bay Bridge, highways, and ferries



Philz coffee



Various fiber providers including AT&T & Verizon



Located on market bordering North & South Financial Districts



Philz coffee on-site



Immediate access to BART, Muni, & trolleys



UNBEATABLE ACCESS to transit and amenities



Restaurants

- | | | |
|-------------------------|-----------------------------|-------------------------|
| 1 Tlaloc | 8 Credo | 15 International Smoke |
| 2 Wayfare Tavern | 9 Plant Organic Cafe | 16 Yank Sing |
| 3 Homegrown | 10 Sam's Grill | 17 Pied Piper |
| 4 Michael Mina | 11 Barcha Restaurant | 18 Town Hall Restaurant |
| 5 Tadich Grill | 12 Boulevard Restaurant | 19 Prospect |
| 6 Perbacco | 13 Ozuma | |
| 7 One Market Restaurant | 14 The Cosmo Bar and Lounge | |



Hospitality

- | | |
|----------------------------|-----------------------|
| 20 Le Meridien Hotel | 24 Hotel Griffon |
| 21 Omni Hotel | 25 Harbor Court Hotel |
| 22 Mandarin Oriental Hotel | 26 The Palace Hotel |
| 23 Hyatt Regency Hotel | |



Fitness

- | | |
|--------------------------------------|--------------------|
| 27 Golden Gateway Tennis & Swim Club | 30 24-Hour Fitness |
| 28 Club One | 31 Equinox |
| 29 The Bar Method | 32 Crunch Fitness |

Availabilities



PRIVATE TERRACE

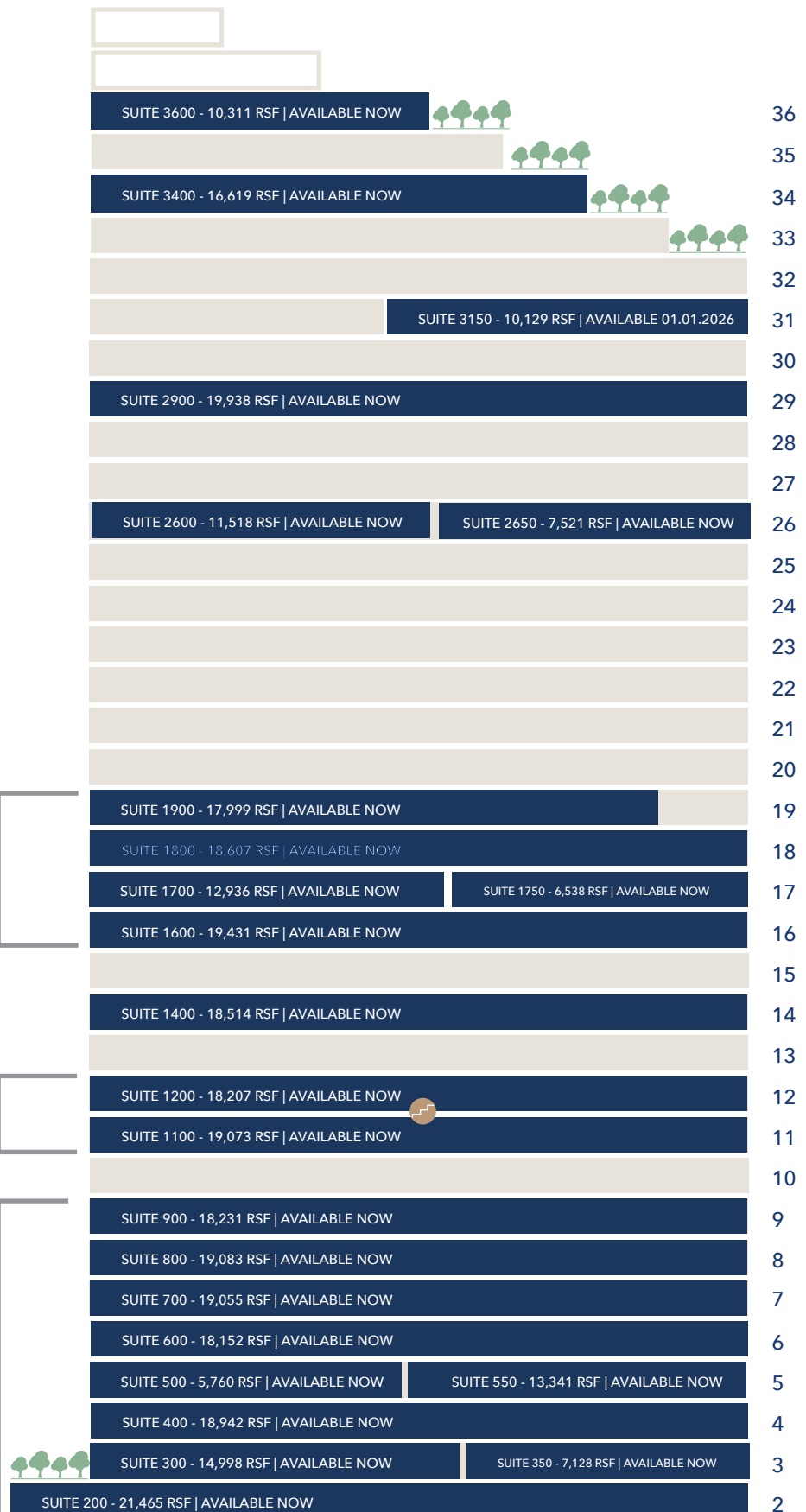


INTERCONNECTING
STAIR

56,904 RSF
BLOCK

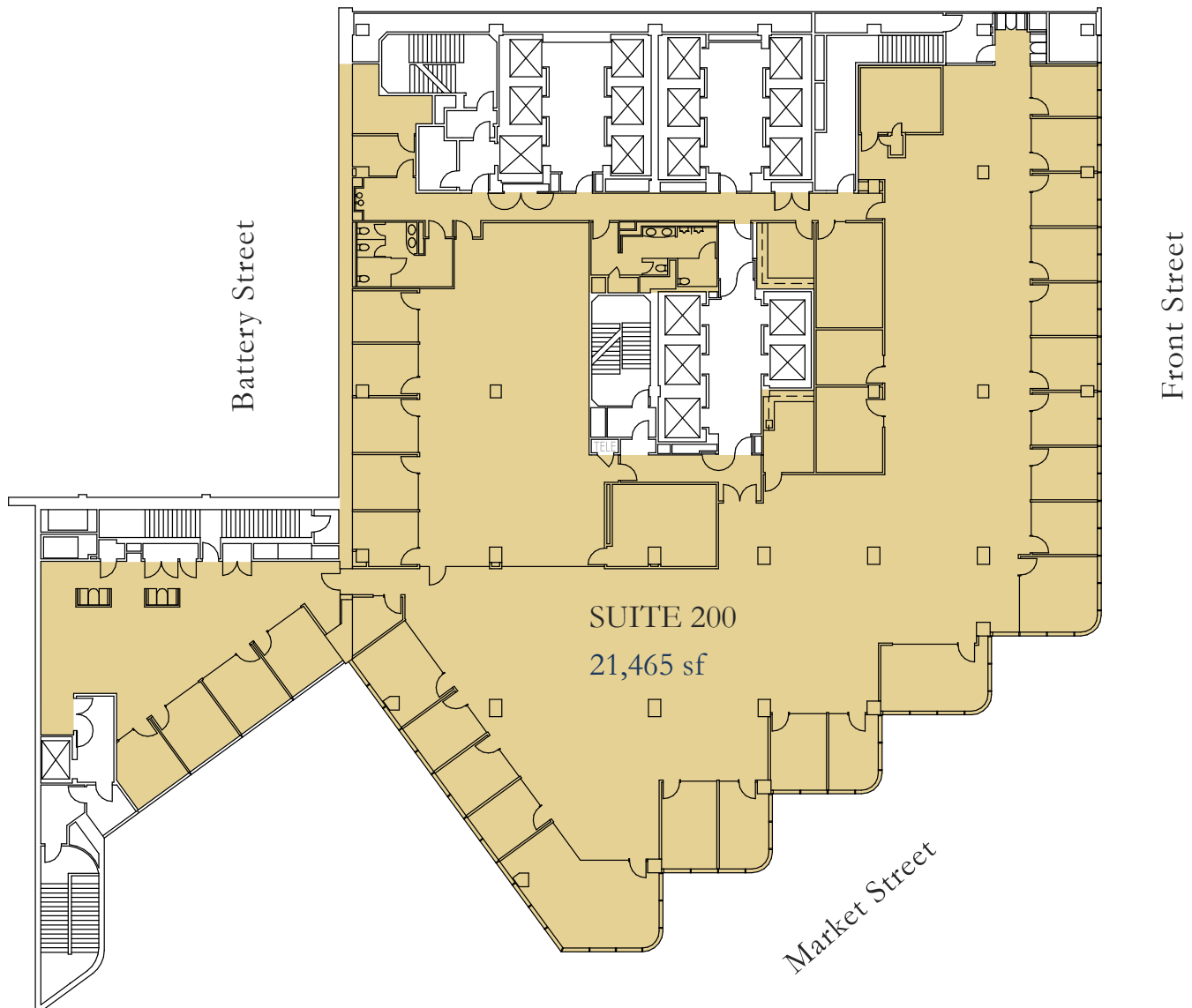
37,280 RSF
BLOCK

137,213 RSF
BLOCK



SUITE 200

21,465 sf



SUITE 200

- Available now
- 26 private offices
- 3 conference rooms
- Kitchenette
- Storage/production area

SUITE 300 & 350



SUITE 300

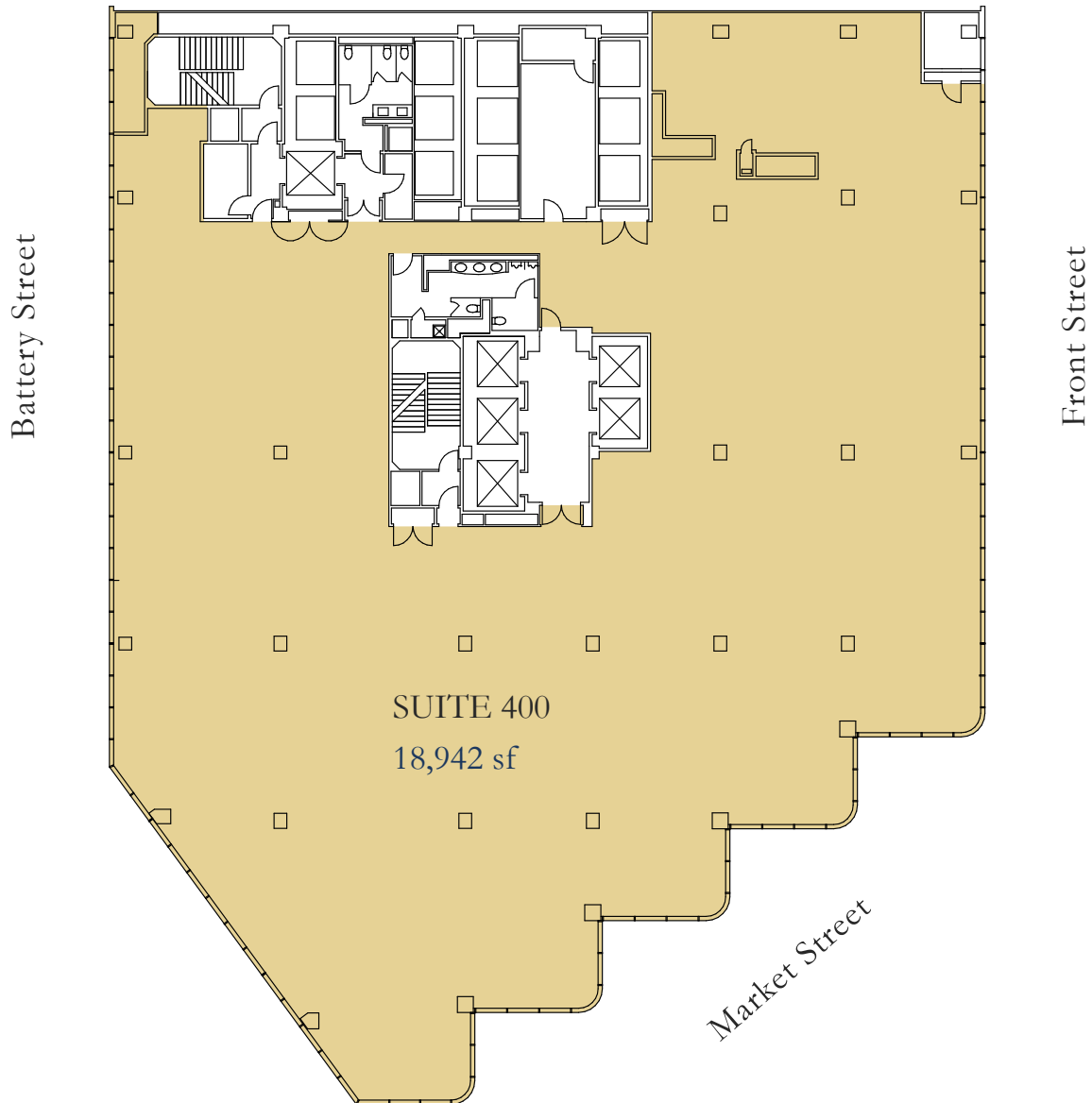
- Available now
- 11 private offices
- 3 conference rooms
- Kitchen/break room
- Private outdoor terrace

SUITE 350

- Available now
- Can be delivered in shell condition
- Can be combined with Suite 300 for a total of 22,126 RSF

SUITE 400

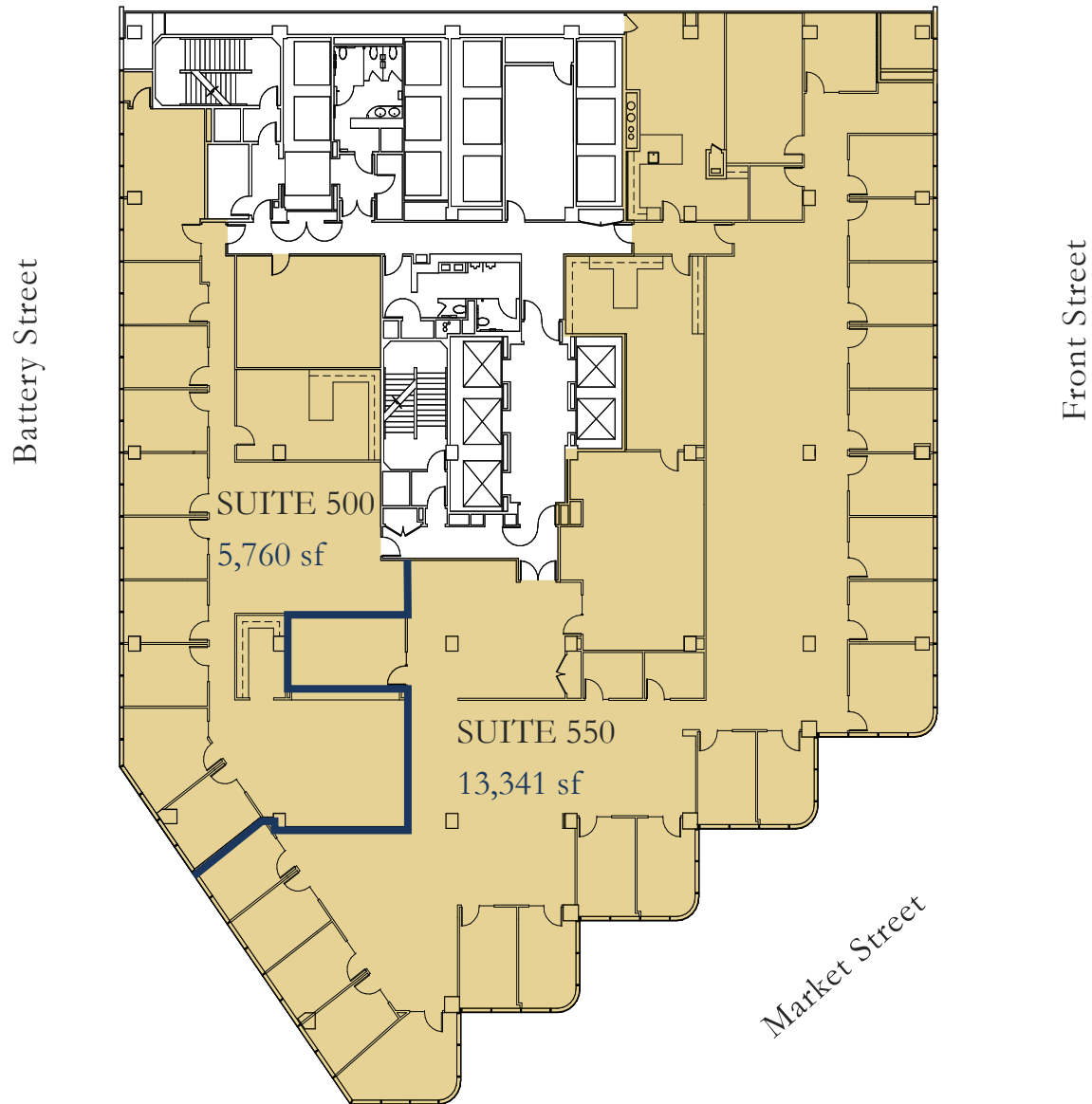
18,942 sf



SUITE 400

- Available now
- To be delivered in clean, “white-box” condition and ready for tenant improvements.

SUITE 500 & 550



SUITE 500

- Available now
- 1 large conference room
- 9 perimeter offices
- Kitchen

- Can be combined with Suite 550 for a total of 19,101 RSF

SUITE 550

- Available now
- 18 perimeter offices
- 2 large conference rooms
- 2 phone rooms

- 3 medium conference rooms
- Kitchen
- Can be combined with Suite 500 for a total of 19,101 RSF

SUITE 600

18,152 sf



SUITE 600

- Available now
- 4 conference rooms
- 19 private offices
- Kitchen/break area
- Production/storage area

SUITE 700

19,055 sf

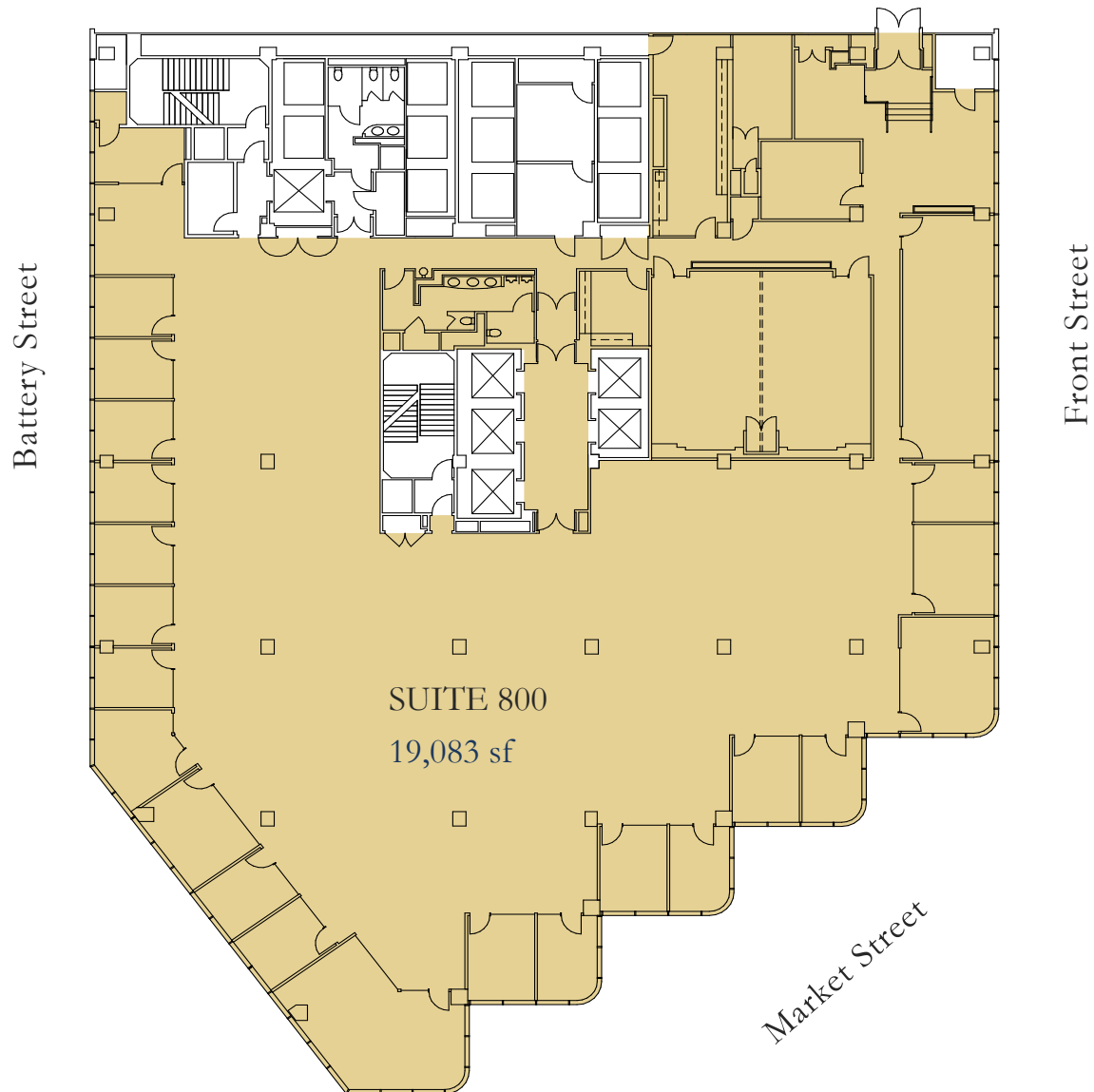


SUITE 700

- Available now
- 4 conference rooms
- 24 private offices
- 6 phone rooms
- Single stall gender-neutral restroom
- Production/storage area
- Kitchen
- Mother's room

SUITE 800

19,083 sf



SUITE 800

- Available now
- 8 conference rooms
- 18 private offices
- 1 large boardroom
- Kitchen
- Storage/production room

SUITE 900

18,231 sf



SUITE 900

- Available now
- 7 conference rooms
- 21 private offices
- 1 large boardroom
- 2 phone rooms
- Server room
- Kitchen
- Storage/production room

SUITE 1100

19,073 sf



SUITE 1100

- Available now
- 6 conference rooms
- 23 private offices
- 1 large boardroom
- 5 phone rooms
- Interconnecting stairwell
- Additional single-stall gender-neutral restroom
- Reception
- Kitchen
- Storage/production area

SUITE 1200

18,207 sf



SUITE 1200

- Available now
- 2 conference rooms
- 32 private offices
- 5 phone rooms
- Interconnecting stairwell down to suite 1100
- Additional single-stall gender-neutral restroom
- Kitchen
- Storage/production area

SUITE 1400

18,514 sf



SUITE 1400

- Available now
- 26 window-lined private offices
- 12 internal private offices
- 2 phone rooms
- 2 small meeting rooms
- 4 conference rooms
- Additional single-stall gender-neutral restroom
- Kitchen
- Storage/production area

SUITE 1600

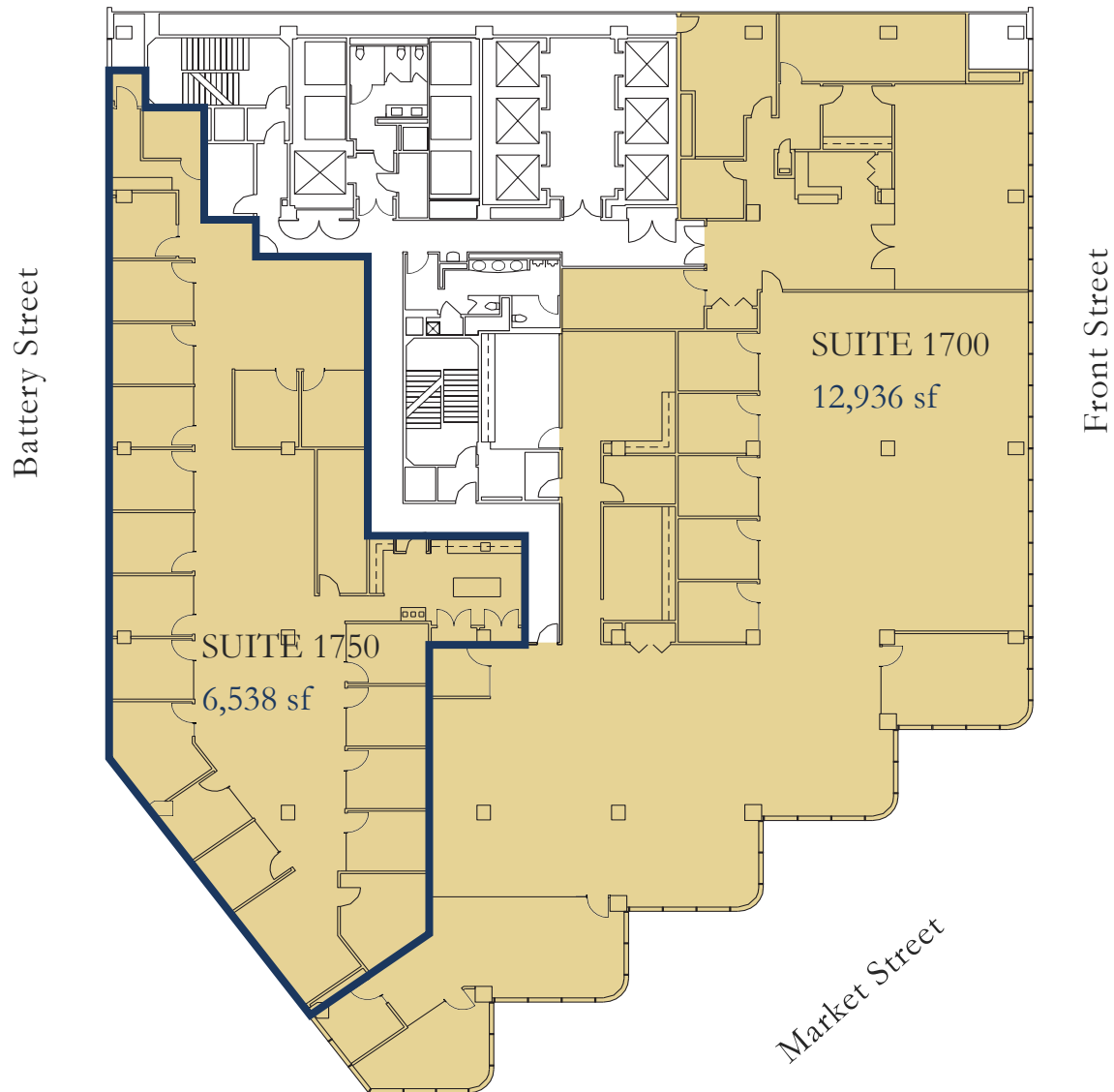
19,431 sf



SUITE 1600

- Available now
- 14 private offices
- 6 conference rooms
- 6 phone rooms
- Additional single-stall gender-neutral restroom
- Kitchenette
- Server room
- Storage/production room

SUITE 1700 & 1750



SUITE 1700

- Available now
- 3 conference rooms
- 5 private offices
- Kitchen

- Production / storage area
- Open space

SUITE 1750

- Available now
- 11 window-lined private offices
- 7 interior private offices
- 2 server rooms

- Kitchen
- 1 phone room

SUITE 1800

18,607 sf



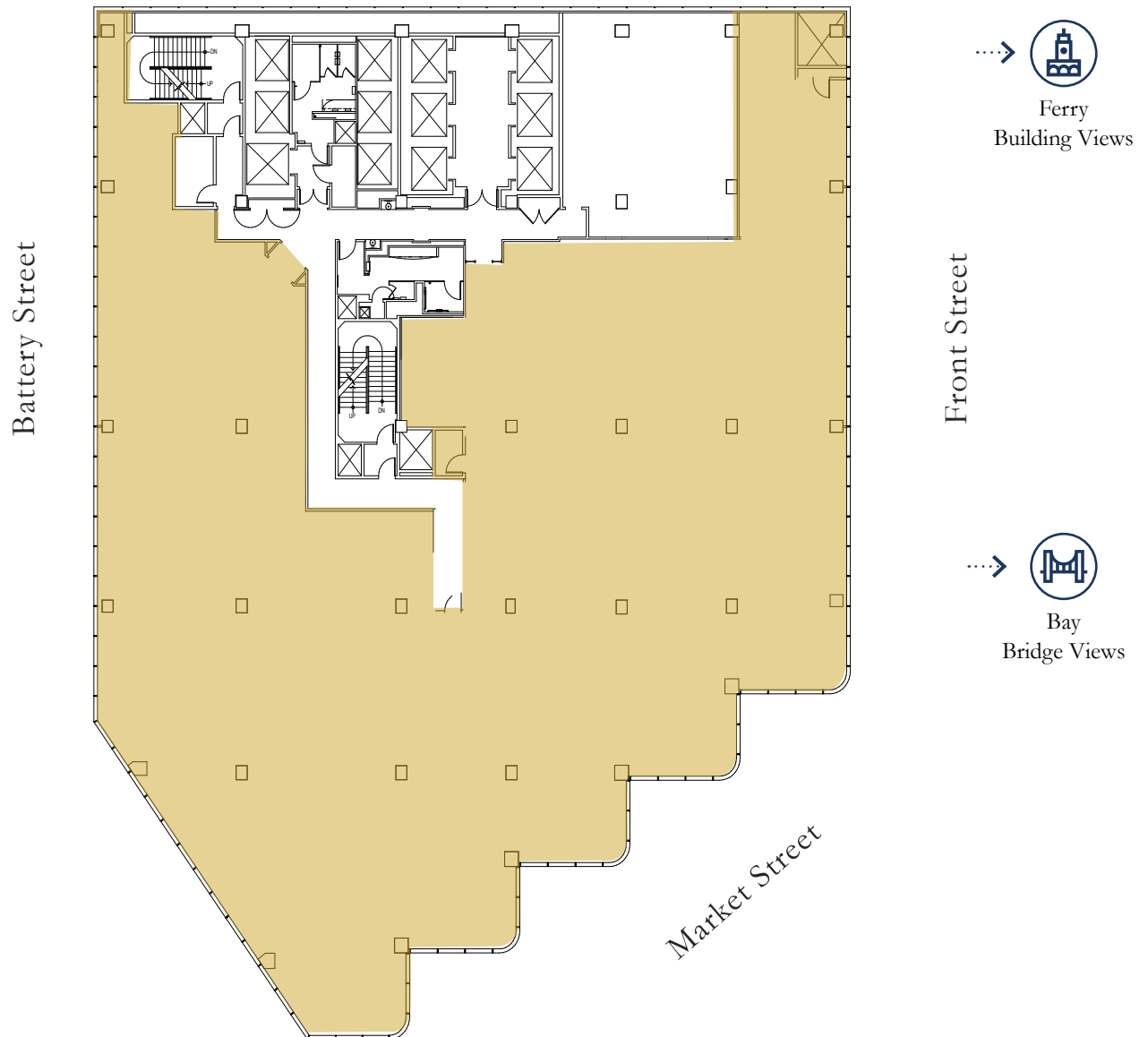
SUITE 1800

- Available now
- Pre-built traditional office
- 29 window-line offices
- 3 interior offices
- 2 meeting rooms
- Kitchen
- Production room
- Storage
- Ample open area for workstations

SUITE 1900

17,999 sf

[Click Here for Virtual Tour](#)

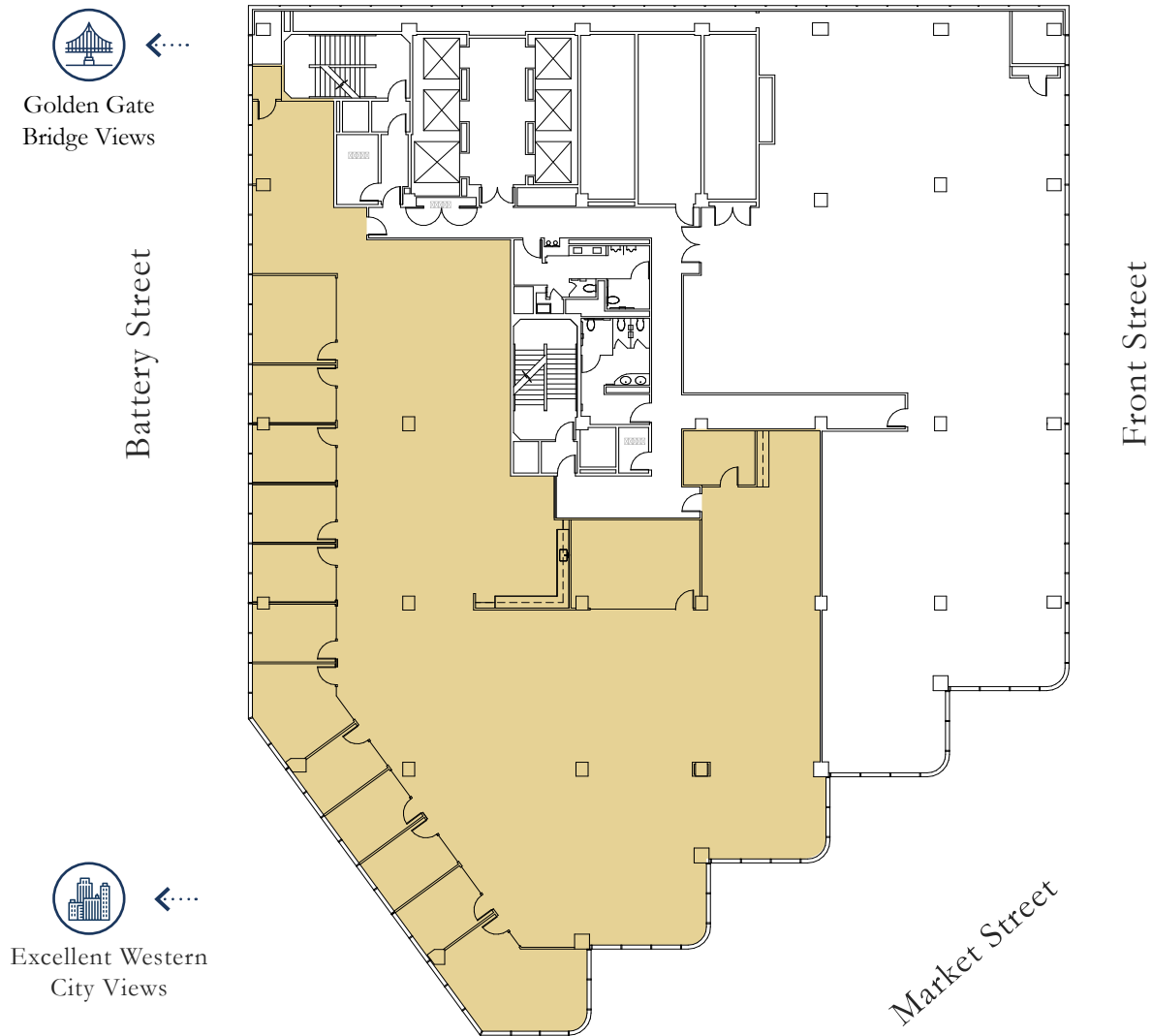


SUITE 1900

- Available now
- Full floor in “clean white-box” condition
- Outstanding views of the Ferry Building, Bay Bridge, and down Market Street
- Suite can be demised from 8,000 to 10,000 RSF
- Brand new upgrades to the common areas and restrooms

SUITE 2600

11,518 sf



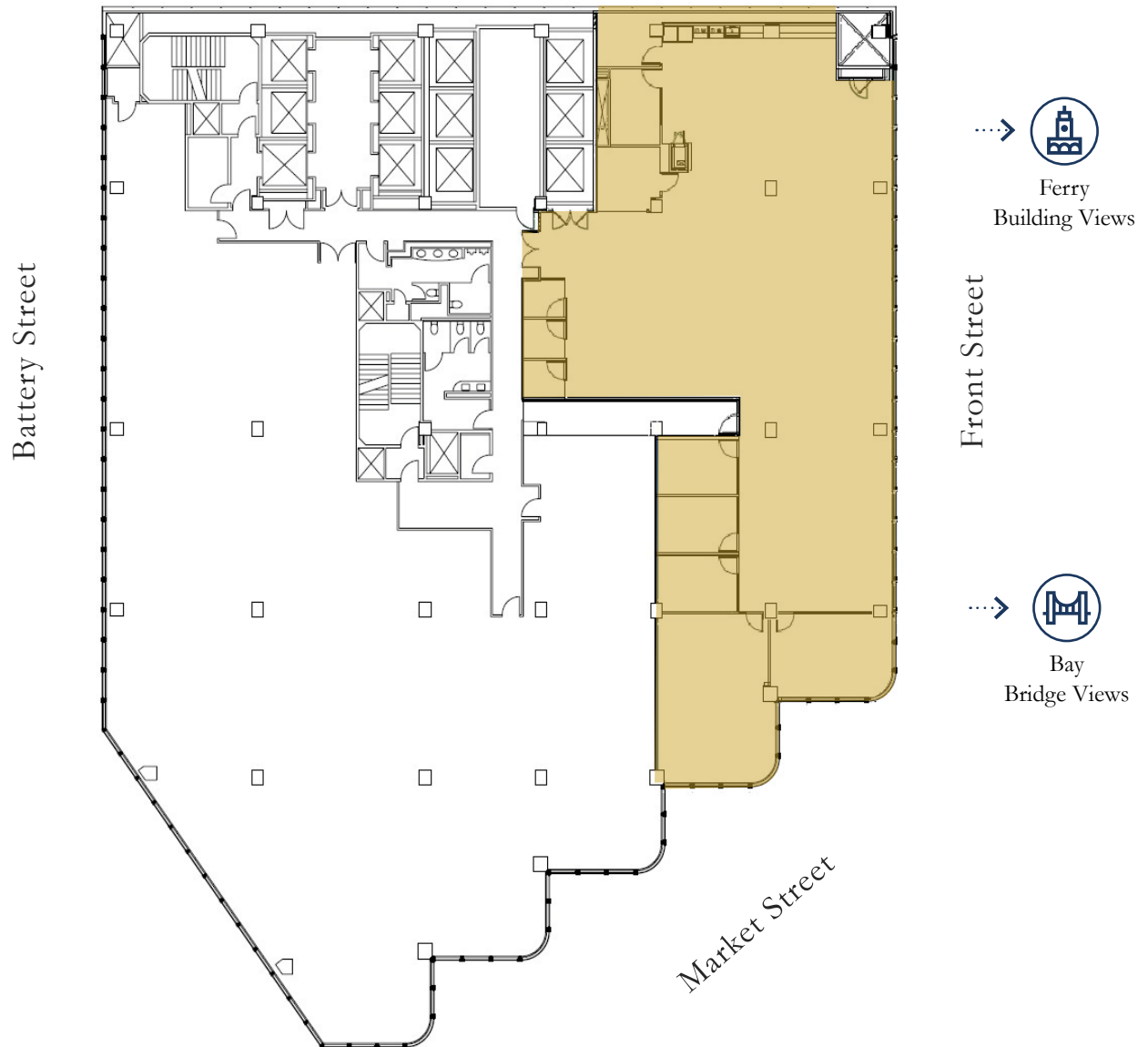
SUITE 2600

- Available now
- 10 perimeter offices
- 2 large conference rooms
- 2 medium conference rooms
- Open kitchen
- Can be combined with 27th – 36th floors for a total of 195,222 RSF

SUITE 2650

7,521 sf

[Click Here for Virtual Tour](#)



SUITE 2650

- Available now
- 5 private offices
- High-end creative space with exposed ceilings and polished concrete
- 2 large board rooms
- 3 phone rooms
- Large open kitchen
- One storage room
- Excellent bay views
- Can be combined with Suite 600 for a total of 19,039 RSF

SUITE 2900

19,938 sf



SUITE 2900

- Available now
- 1 large boardroom
- 10 medium conference rooms
- Open ceiling creative space
- 5 phone rooms
- Kitchen
- Can be combined with 26th –36th floors for a total of 195,222 RSF

SUITE 3150

10,129 sf



SUITE 3150

- Available 1/1/26
- 15 private offices
- 1 boardroom
- 1 large conference room
- 2 medium conference rooms
- 1 phone booth
- Kitchen and break room
- Copy room
- IT and storage rooms

SUITE 3400

16,619 sf

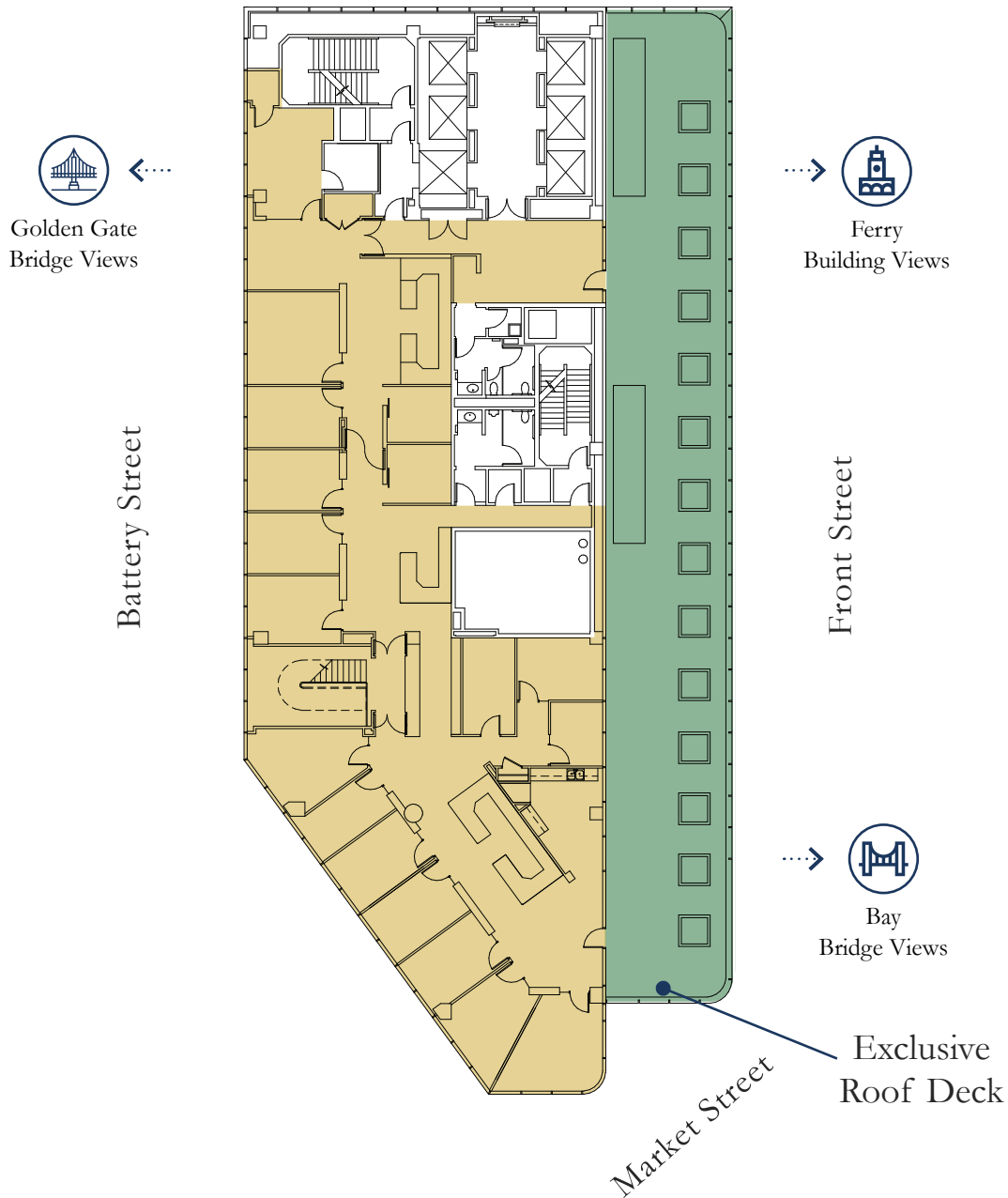


SUITE 3400

- Available now
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- 19 perimeter private offices
- 1 large conference room
- 5 medium conference rooms
- Exclusive roof terrace
- Interconnecting stairwell between the 32nd – 36th floors
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

SUITE 3600

10,311 sf



SUITE 3600

- Available now
- 12 perimeter offices
- 1 large conference room
- 4 medium sized conference rooms
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- Interconnecting stairwell between 32nd – 36th floors
- Exclusive roof terrace
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

A NEW PERSPECTIVE FRONT AND CENTER



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



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GROUP

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