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SAN FRANCISCO

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BUILDING HIGHLIGHTS

- 42-story, ±623,800 RSF, premier office tower located in the heart of the Financial District
- Fantastic Golden Gate Bridge to Bay Bridge views from upper floors
- Completely re-imagined ground plane with the restored Conservatory, new bar + restaurant with indoor/outdoor seating, & tenant amenity center including a conference facility
- 12'6" slab to slab heights
- 17,000 SF floorplates
- Floorplates accommodate office intensive and open plan users
- Direct access to Montgomery Street BART/MUNI station via secure tunnel
- Bicycle storage, showers and lockers on site
- Stable and committed hands-on ownership
- All office space equipped with state of the art fiber optic cabling





STACKING PLAN



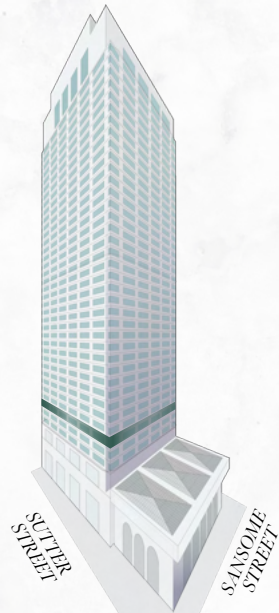
FL	SQ FT	ELEVATOR BANKS	FL
42			42
41			41
40	STE 4050: 11,451		40
39			39
38			38
37			37
36	STE 3670: 3,490		36
35			35
34	STE 3450: 3,083		34
33			33
32	STE 3210: 6,645		32
31	STE 3110: 3,950 3150: 4,201		31
30			30
29	STE 2900: 5,126 2940: 4,845		29
28			28
27	STE 2700: 17,384		27
26	STE 2600: 17,384		26
25	STE 2500: 17,414		25
24	STE 2400: 17,559		24
23	STE 2300: 17,559		23
22	STE 2200: 17,471		22
21			21
20	STE 2060: 1,945		20
19			19
18	STE 1800: 5,701 1810: 3,009 1895: 2,607		18
17	STE 1700: 16,811		17
16			16
15	STE 1500: 9,706		15
14			14
12			12
11			11
10			10
9	STE 900: 9,978		9
8			8
7	STE 700: 3,724 725: 2,265		7
6			6
3			3
GRD			GRD

Click suite to view floor plan

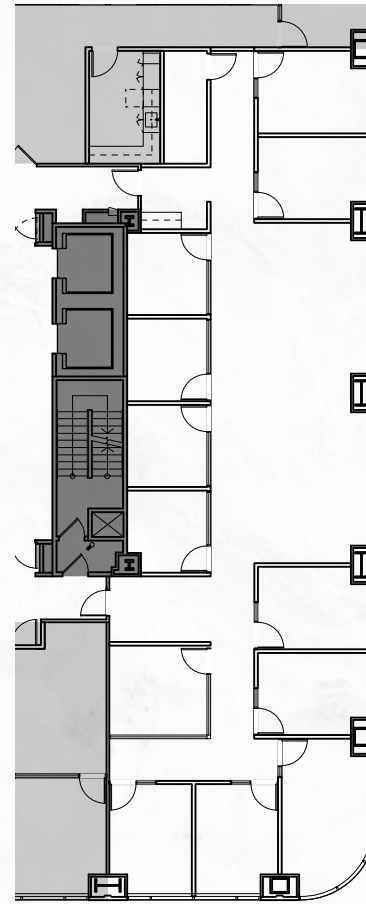
SUITE 700

FLOOR 7
3,724 RSF
AVAILABLE NOW

- 6 Perimeter offices
- 1 Medium conference room
- 1 Small conference room
- Open area for workstations
- Kitchenette
- Copy/Print area
- IDF closet

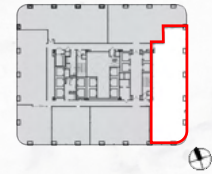


[*Click above to return to stacking plan*](#)



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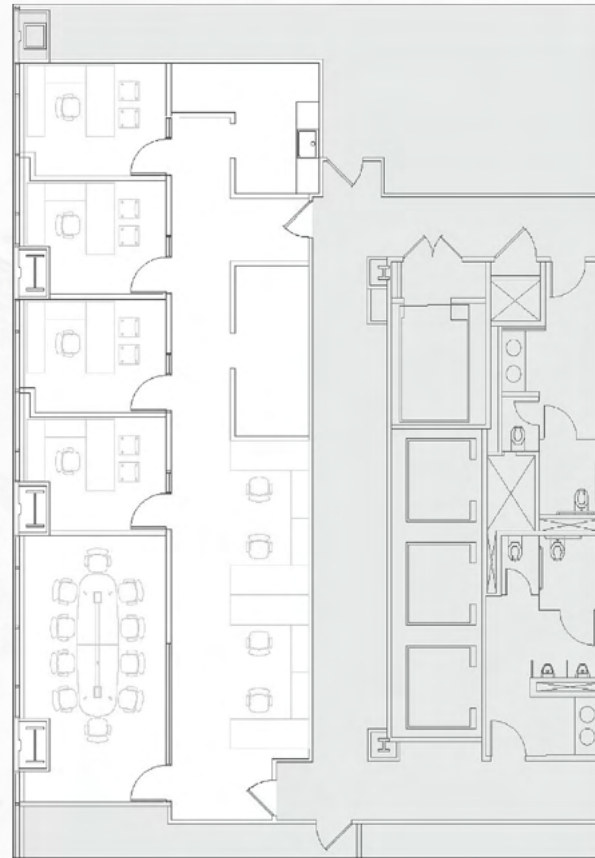
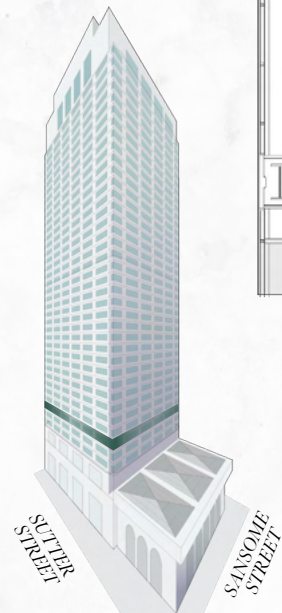




SUITE 725

FLOOR 7
2,265 RSF
AVAILABLE NOW

- 4 Private offices
- 1 Conference room
- Kitchen
- Storage space
- Open area



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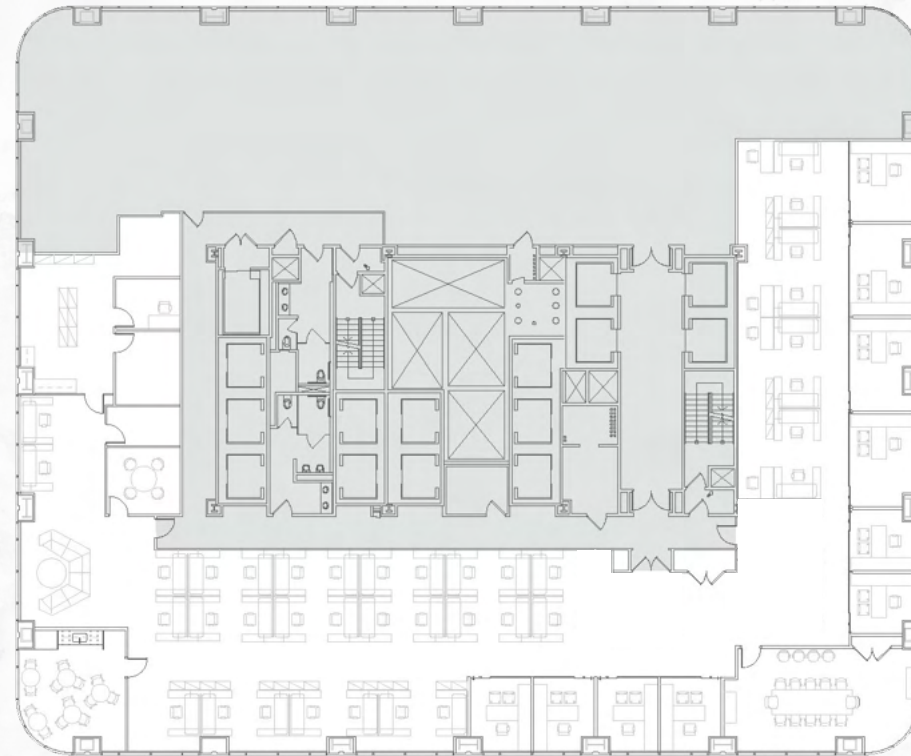
Click above to return to stacking plan



SUITE 900

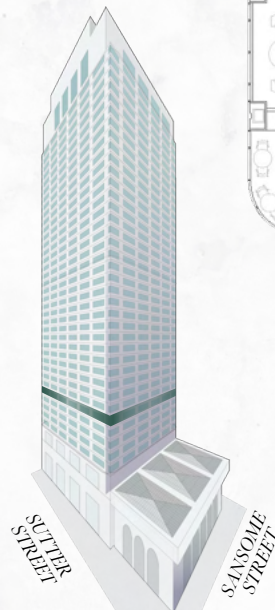
FLOOR 9
9,978 RSF
AVAILABLE NOW

- Move-in ready suite
- Double-door elevator identity
- 10 Private offices/ Meeting rooms
- 2 Conference rooms
- 3 Phone rooms
- Kitchen
- Server room
- Copy/Production room
- Open area for ±40 workstations



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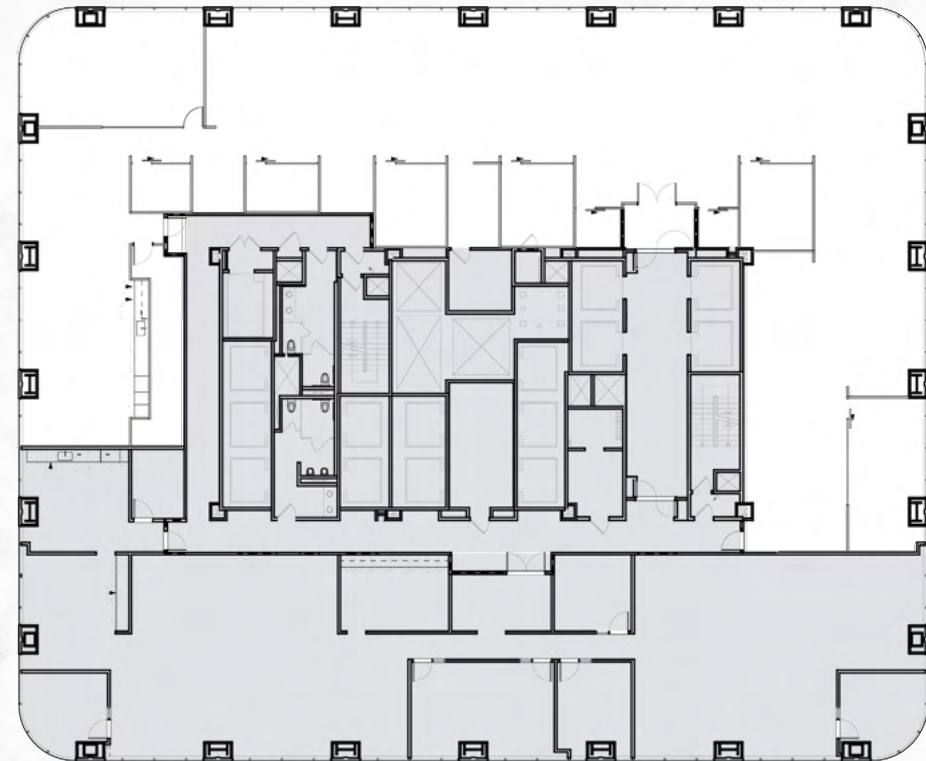
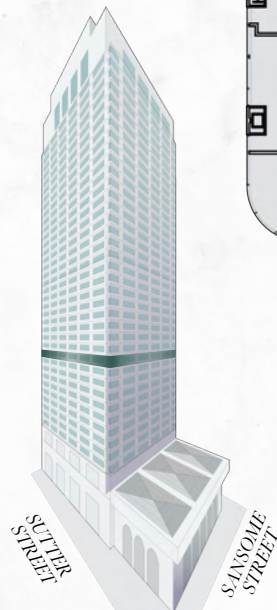
Click above to return to stacking plan



SUITE 1500

FLOOR 15
9,706 RSF
AVAILABLE NOW

- Good light & city views
- 2 Conference rooms
- 5 Offices/Meeting rooms
- Large kitchen/All-hands
- Large open area
- Double-door elevator identity



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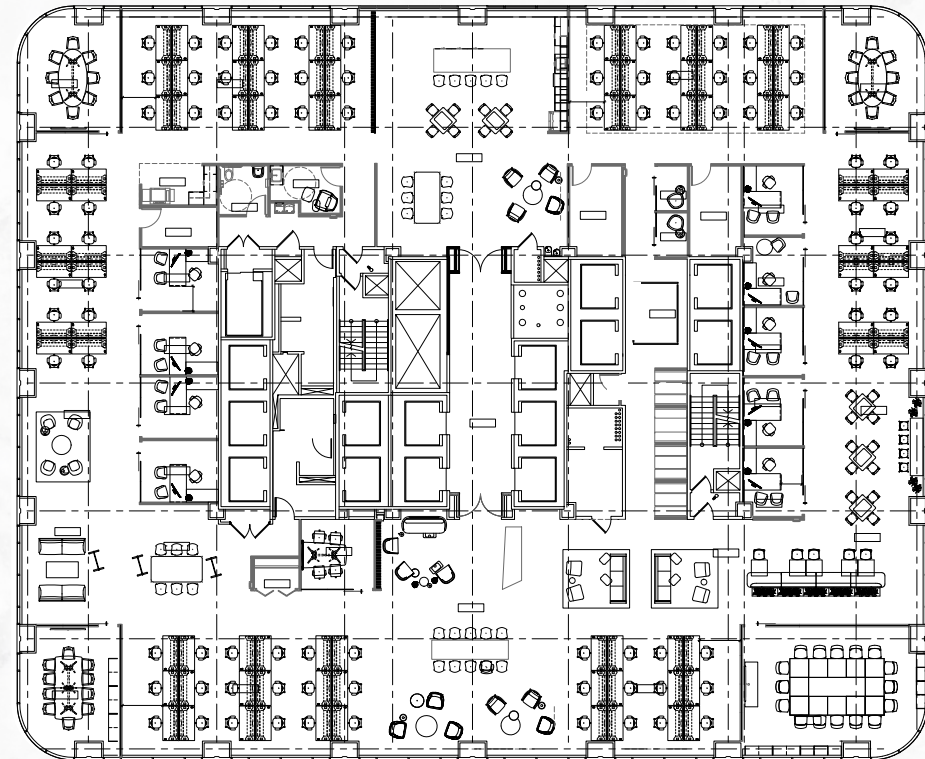
Click above to return to stacking plan



SUITE 1700

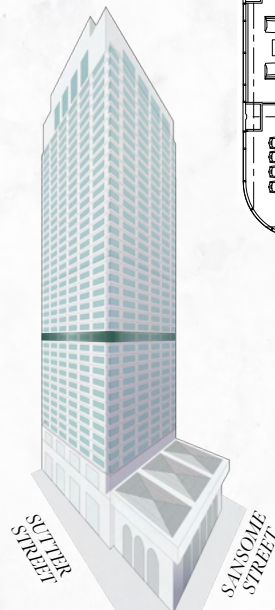
FLOOR 17
16,811 RSF
AVAILABLE NOW

- Recently completed spec suite
- Good city views
- 4 Conference rooms
- 10 Offices/Meeting rooms
- 2 Phone rooms
- Open area for ±115 workstations
- Multiple collab areas
- Large kitchen/All-hands
- Men's, women's, & all-gender restroom



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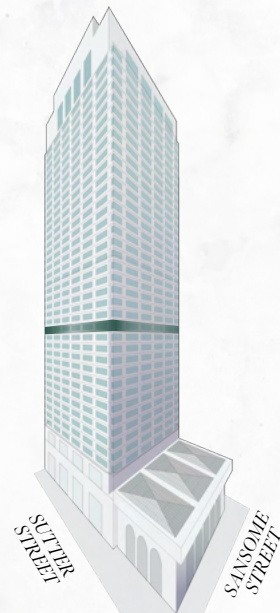
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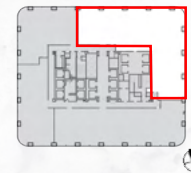
SUITE 1800

FLOOR 18
5,701 RSF
AVAILABLE NOW

- 4 Conference rooms
- 9 Private offices
- Break room
- Storage space
- Double-door elevator identity
- Reception



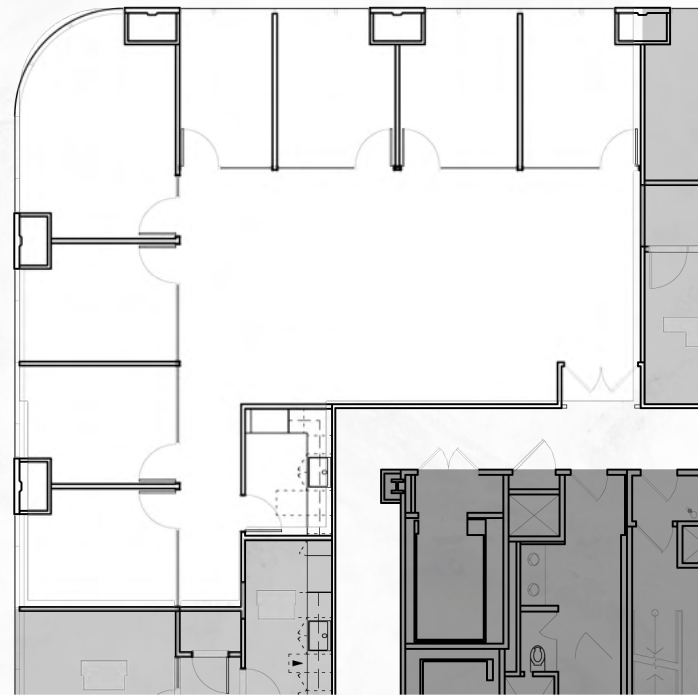
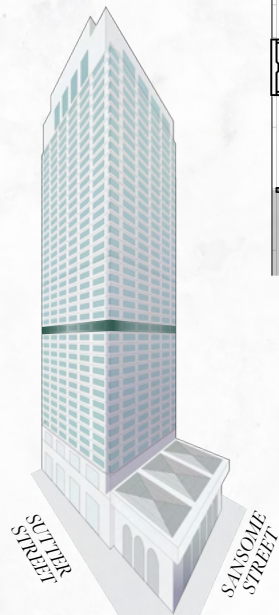
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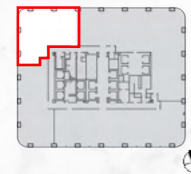
SUITE 1810

FLOOR 18
3,009 RSF
AVAILABLE NOW

- 1 Conference room
- 7 Private offices
- Open area for workstations
- Break room



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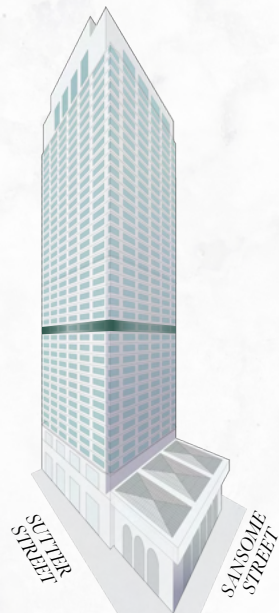
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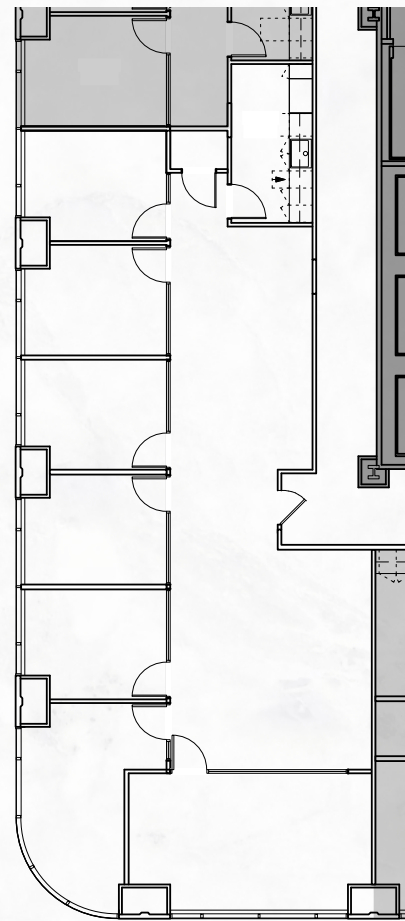
SUITE 1895

FLOOR 18
2,607 RSF
AVAILABLE NOW

- 6 Perimeter offices
- 1 Conference room
- Kitchenette/Break room

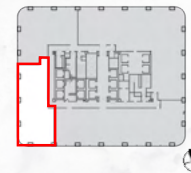


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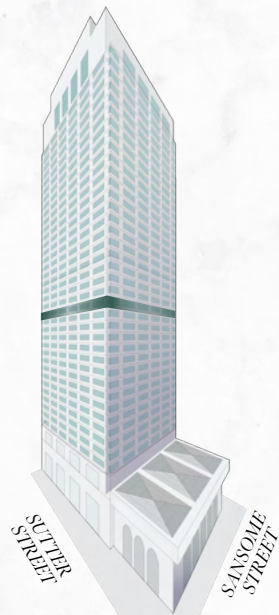
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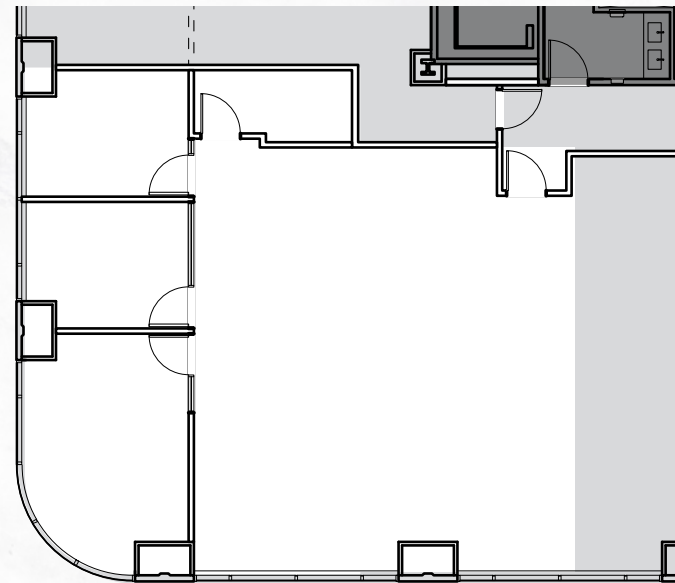
SUITE 2060

FLOOR 20
1,945 RSF
AVAILABLE NOW

- 3 Private offices/
Meeting rooms
- Open area for
workstations
- Storage

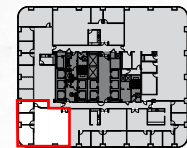


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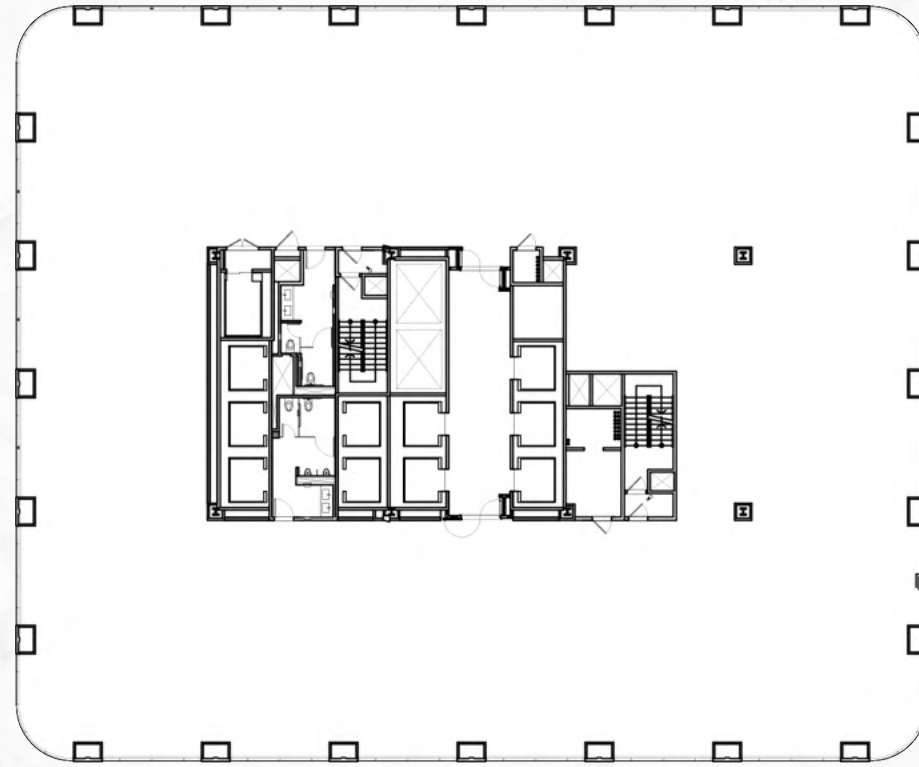
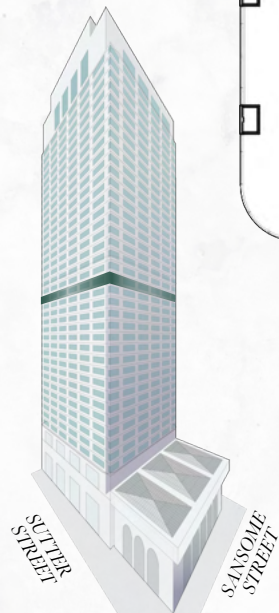
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SUITE 2200

FLOOR 22
17,471 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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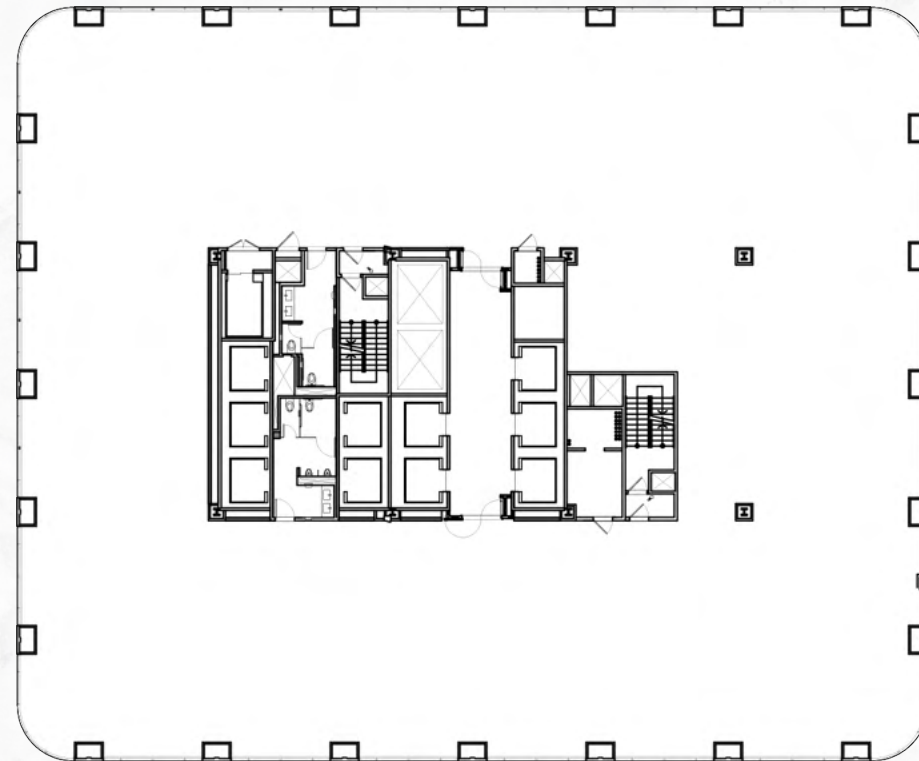
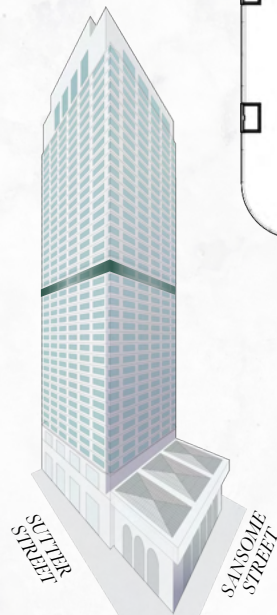
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SUITE 2300

FLOOR 23
17,559 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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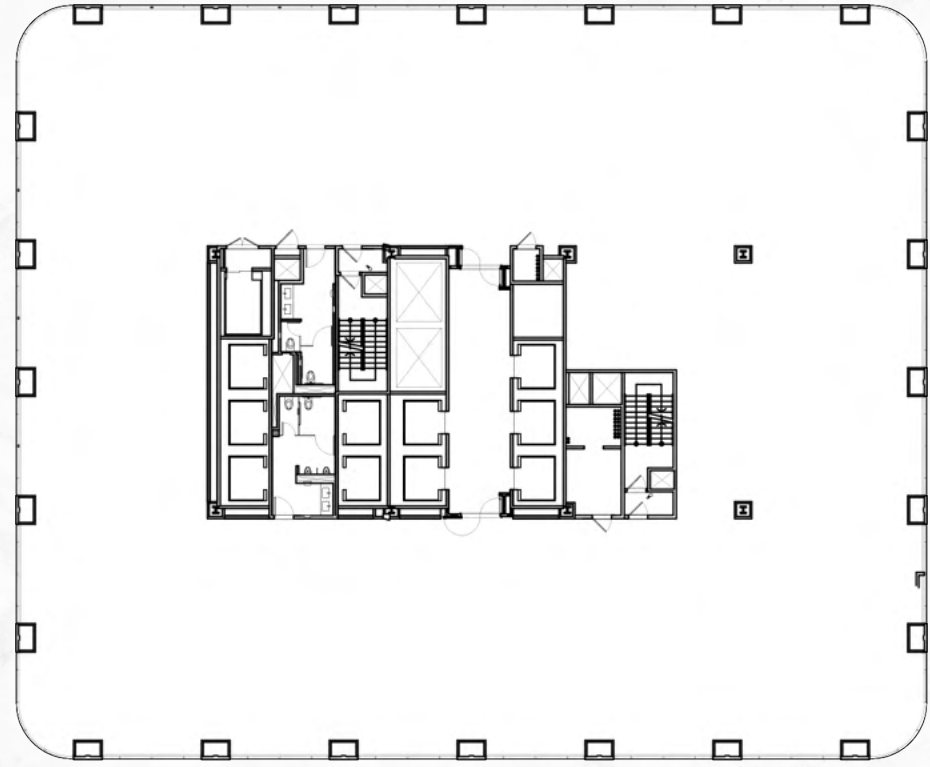
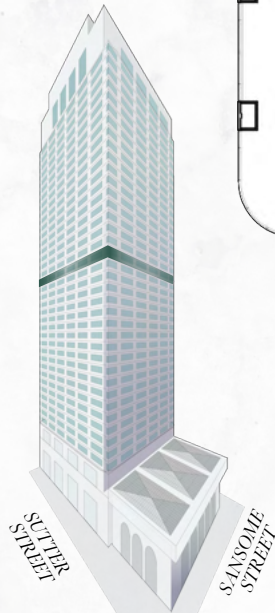
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SUITE 2400

FLOOR 24
17,559 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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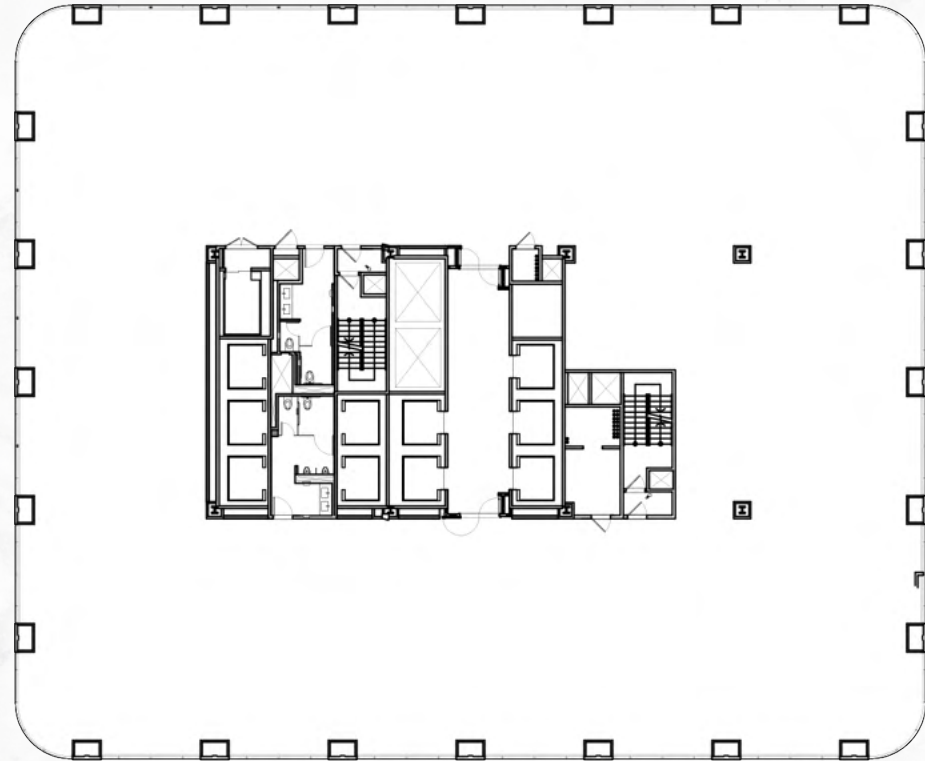
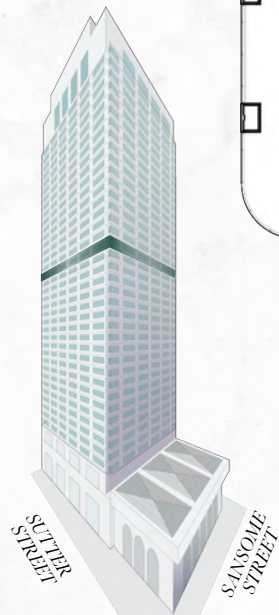
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SUITE 2500

FLOOR 25
17,414 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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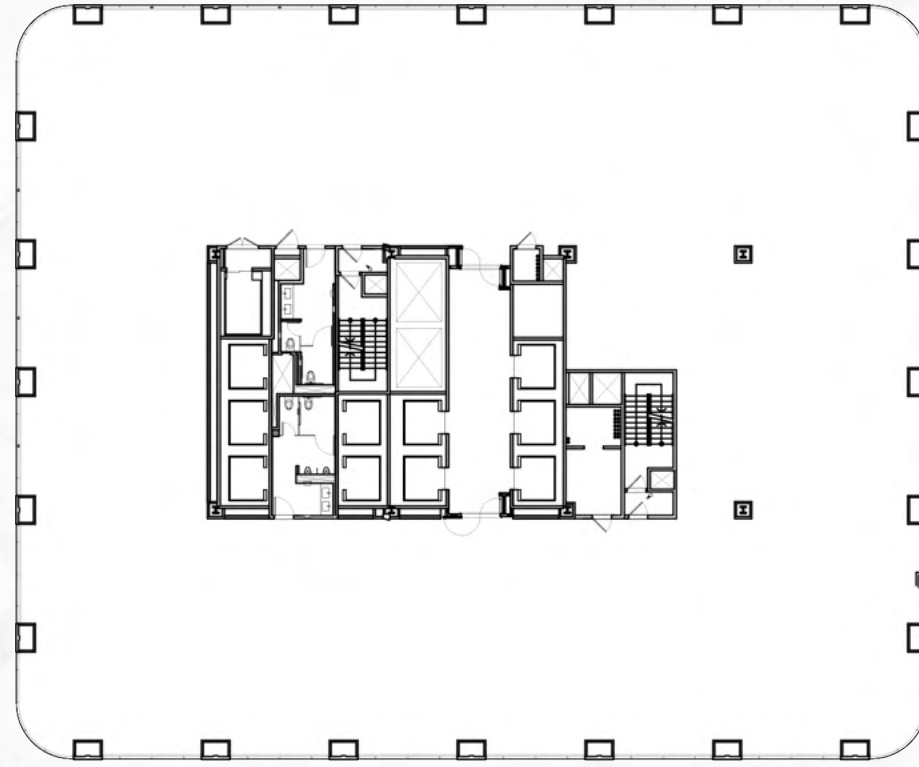
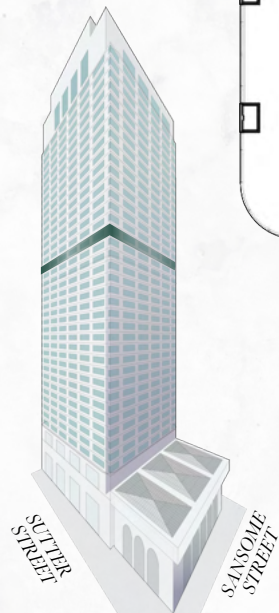
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SUITE 2600

FLOOR 26
17,384 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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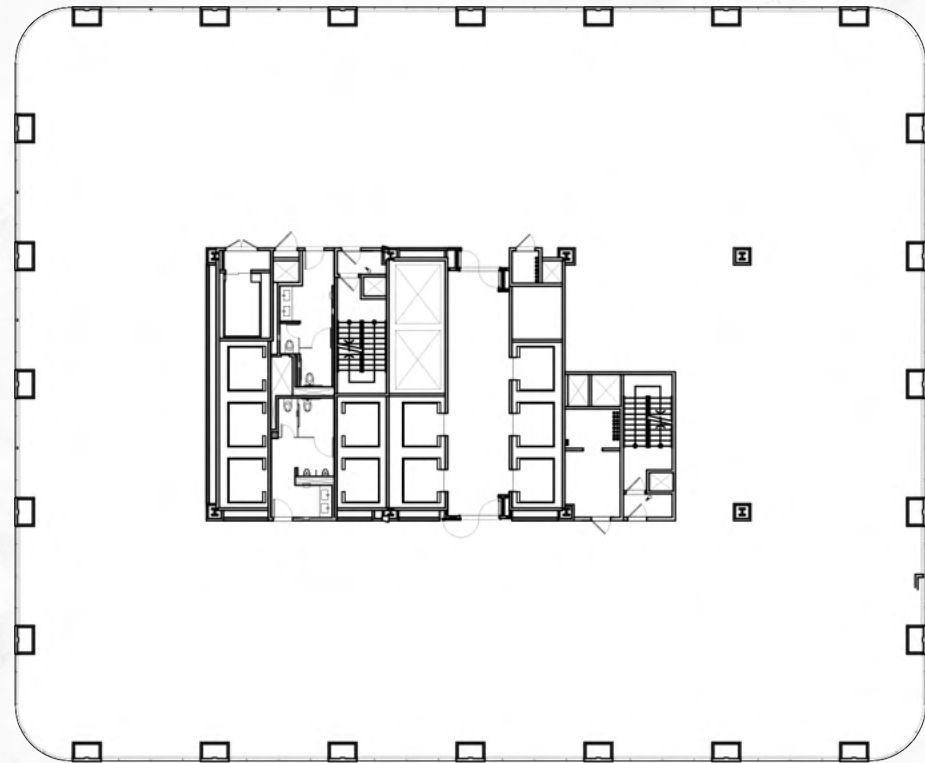
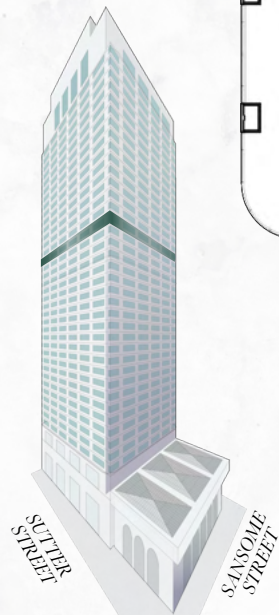
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SUITE 2700

FLOOR 27
17,384 RSF
AVAILABLE NOW

- Second generation professional services space
- 104,000 SF contiguous block



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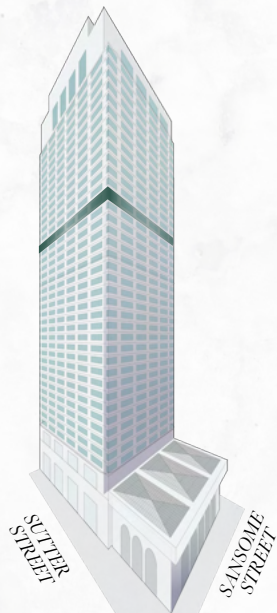
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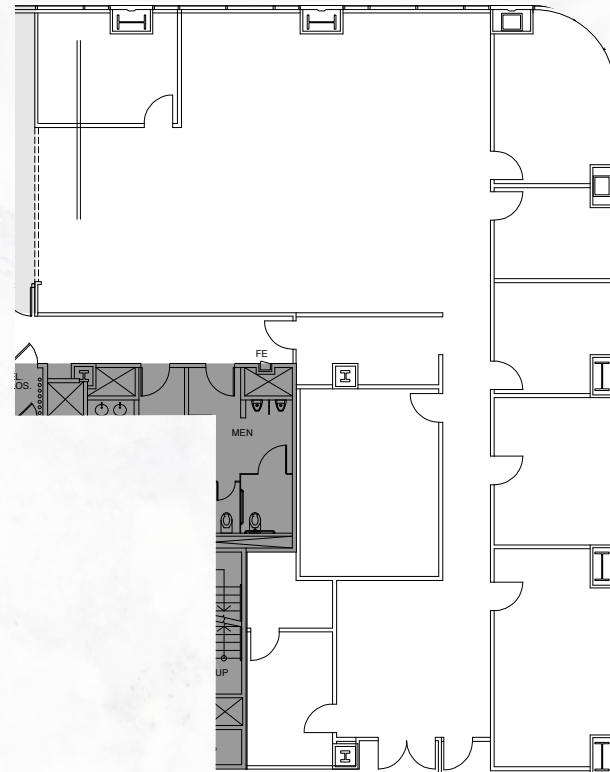
SUITE 2900

FLOOR 29
5,126 RSF
AVAILABLE
APRIL 2024

- Northern bay and city views
- Professional services suite
- Reception
- 1 Large conference room
- 5 Private offices / Meeting rooms
- Storage/IT Closet
- Large break rooms
- Open area for workstations

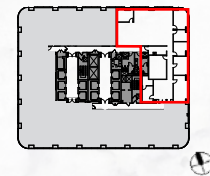


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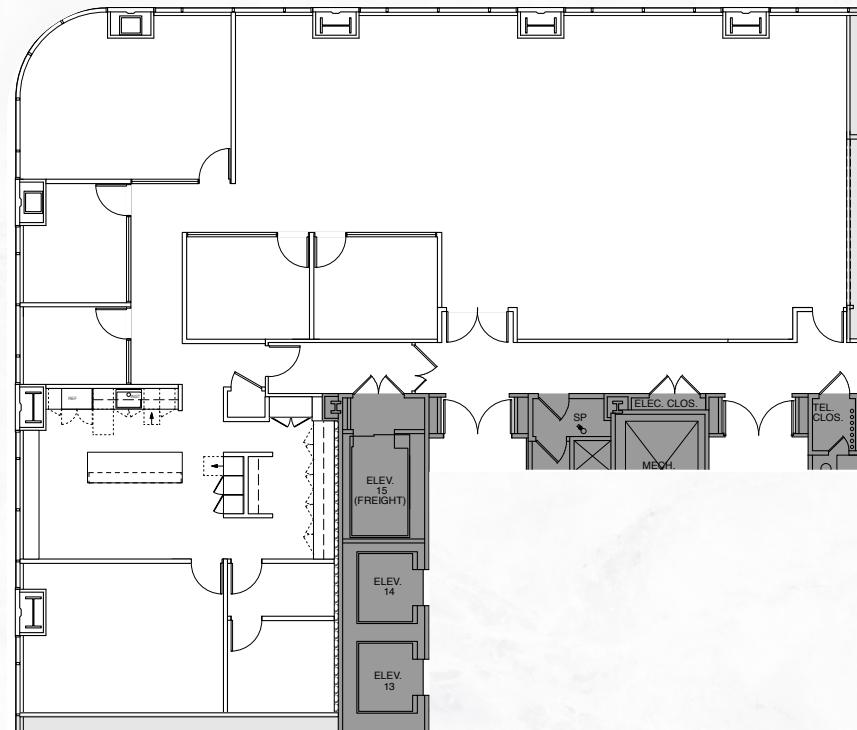
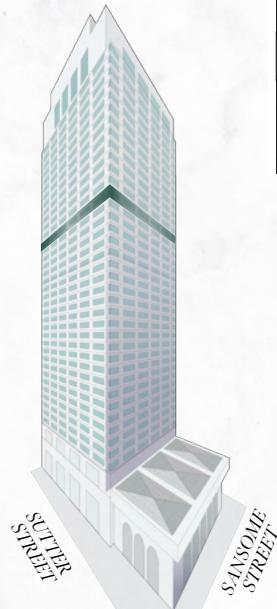
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SUITE 2940

FLOOR 29
4,845 RSF
AVAILABLE
JANUARY 2024

- North Bay Views
- 2 Conference rooms
- 3 Private offices/
Meeting rooms
- 1 Small conference room
- Storage/IT Closet
- Large break room
- Open area for
workstations



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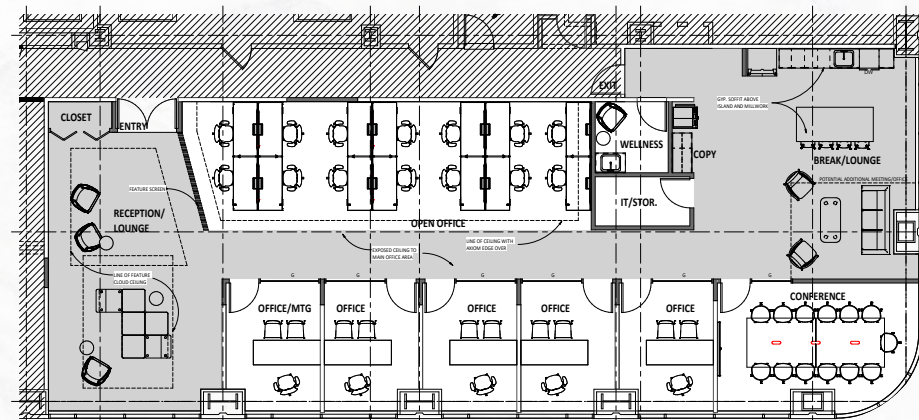


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SUITE 3110

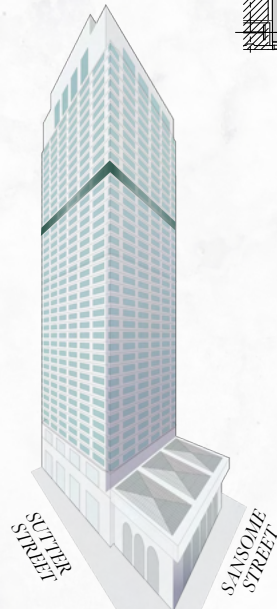
FLOOR 31
3,950 RSF
MARCH 2024

- City and bay views
- Spec suite under construction
- Double door entry with reception
- Partially exposed ceiling and creative elements
- 1 large conference room
- 5 window line private offices
- Wellness room
- Large, collaborative break and lounge area



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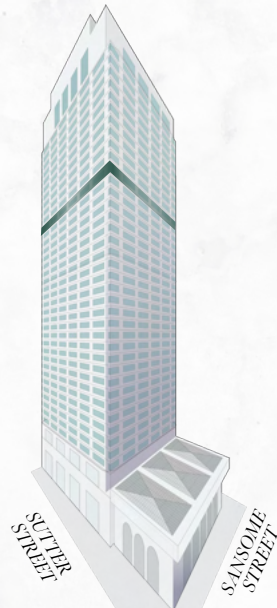


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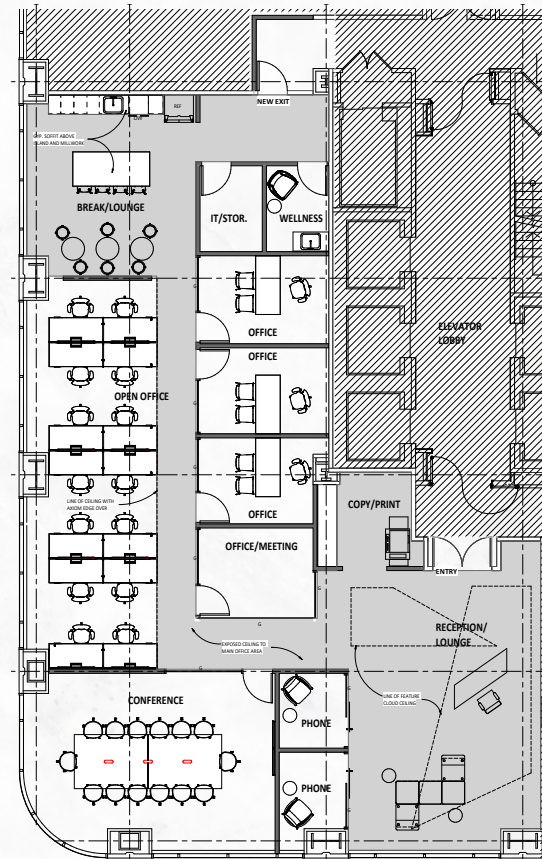
SUITE 3150

FLOOR 31
4,201 RSF
MARCH 2024

- Western views
- Spec suite under construction
- Double door entry off of elevator with reception
- Partially exposed ceiling and creative elements
- 1 large conference room
- 4 private offices / meeting rooms
- 2 phone rooms
- Wellness room
- Large, collaborative break and lounge area



Click above to return to stacking plan



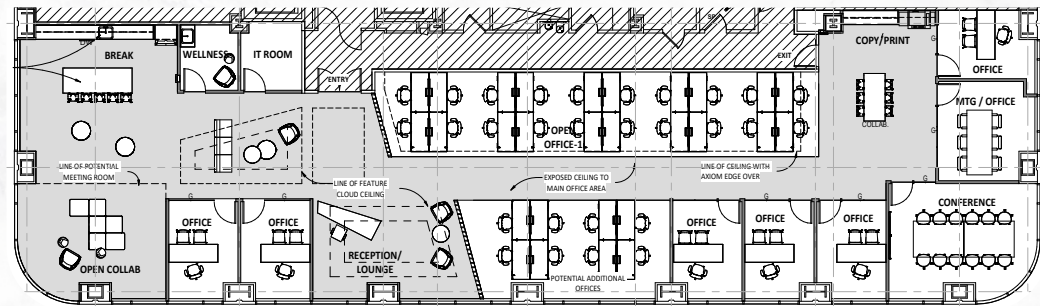
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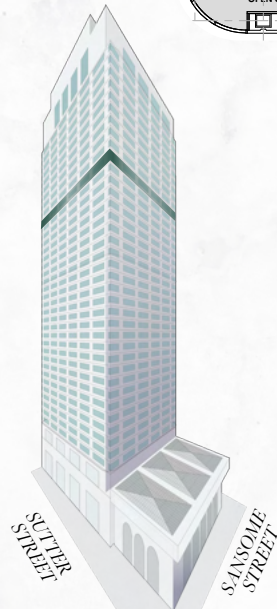
SUITE 3210

FLOOR 32
6,645 RSF
MARCH 2024

- City and bay views
- Spec suite under construction
- Double door entry off of elevator with reception
- Partially exposed ceiling and creative elements
- 1 large conference room
- 1 medium conference room
- 6 window line private offices
- Wellness room
- Large, collaborative break area



SUTTER

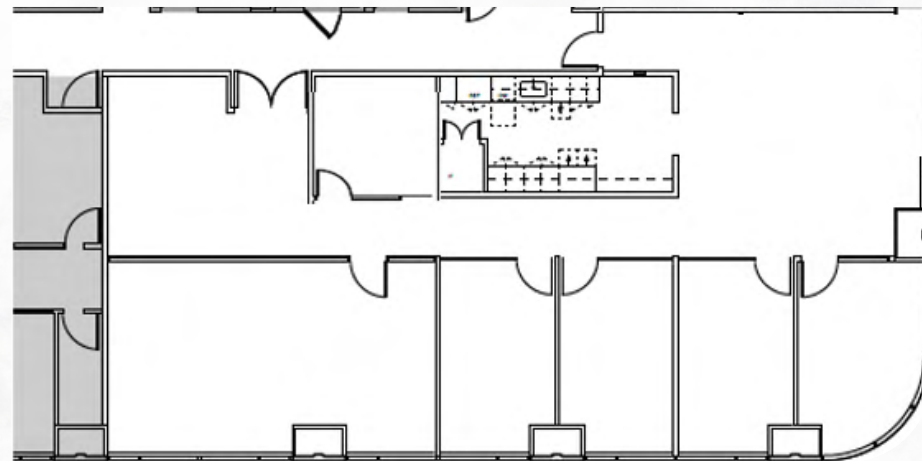


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SUITE 3450

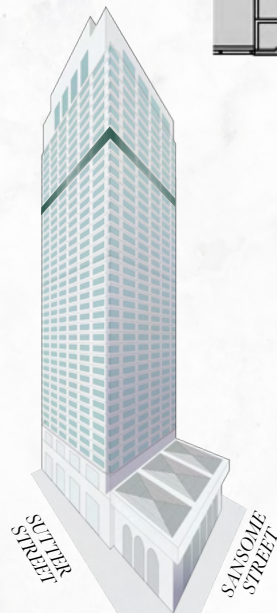
FLOOR 34
3,083 RSF
MARCH 2024

- City and bay views
- 1 Large conference room
- 1 Huddle Room
- 4 Window line private offices
- Kitchenette



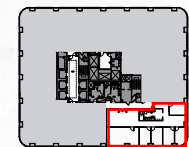
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STREET

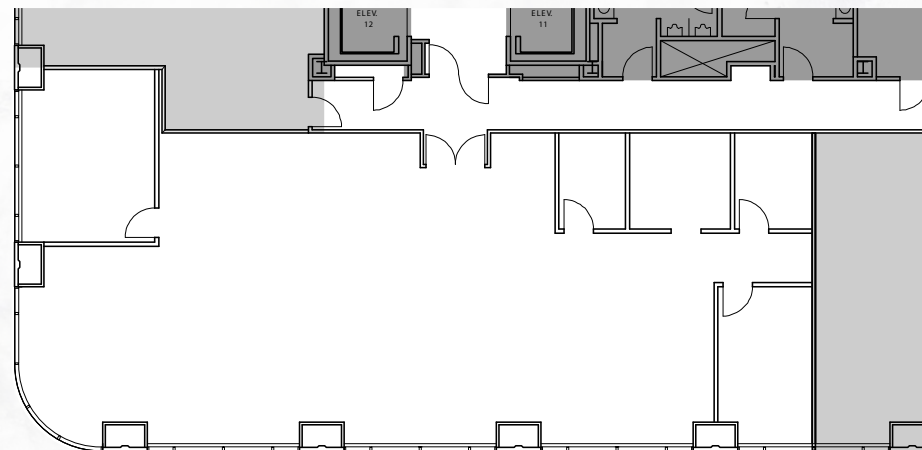
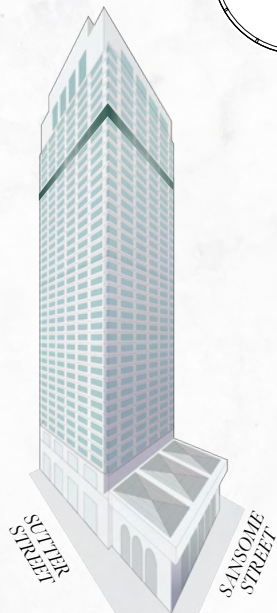


[*Click above to return to stacking plan*](#)

SUITE 3670

FLOOR 36
3,490 RSF
AVAILABLE NOW

- 1 Large conference room
- 1 Medium conference room
- Storage/IT closet
- Open area for work stations
- Kitchenette
- City and Bay Views



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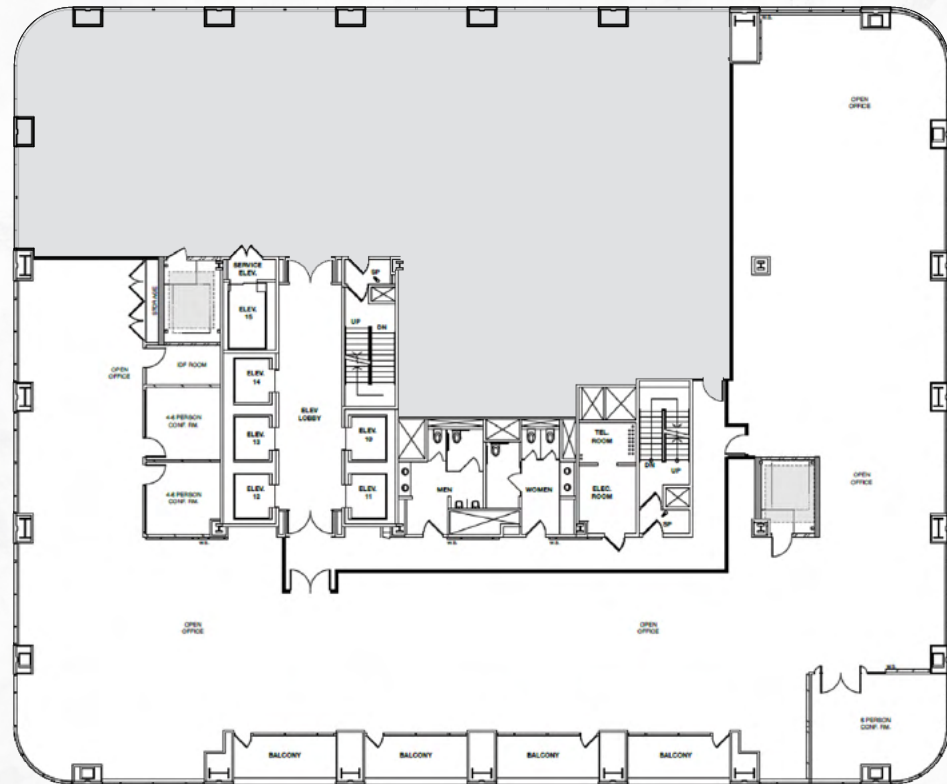
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SUITE 4050

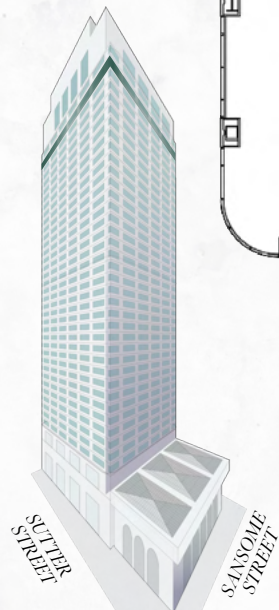
FLOOR 40
11,451 RSF
AVAILABLE NOW

- Premier bay & city views
- High-end creative finishes
- Primarily open plan
- 3 Existing meeting rooms

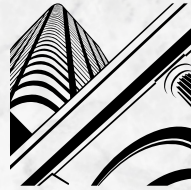


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