

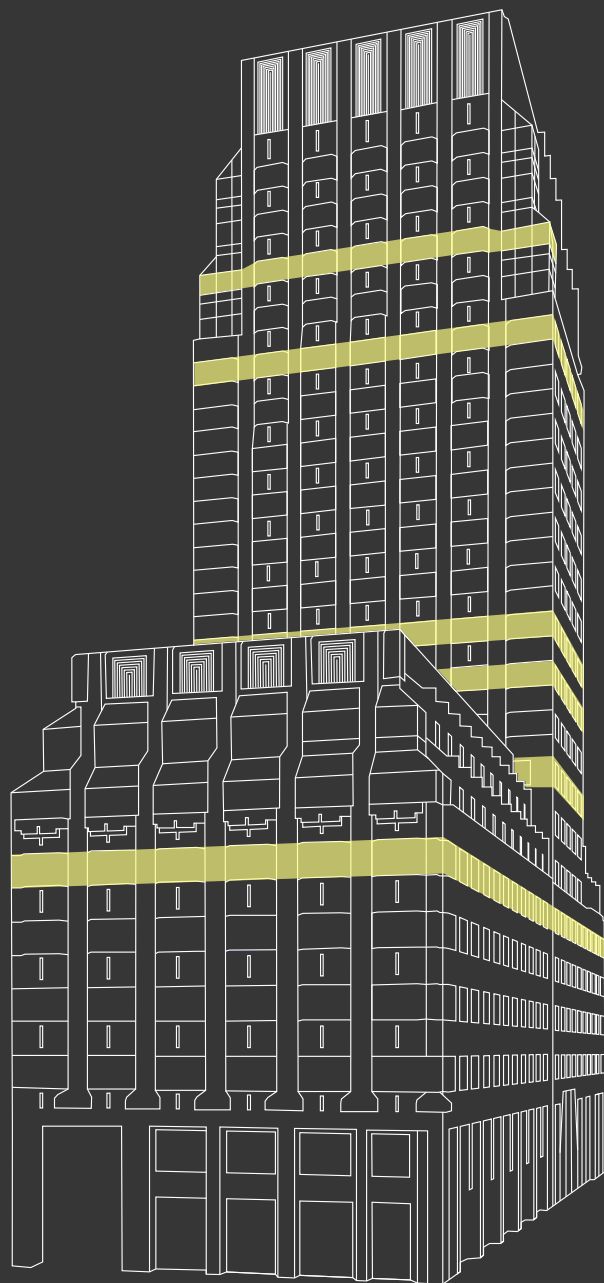


455 MARKET

AVAILABLE SPACE

THE BUILDING

FLOOR PLANS



23rd Floor

11,125 RSF **Lease Pending!**

21st Floor

12,397 RSF **Full Floor Opportunity!** 22 offices, large board room, 2 conference rooms, kitchen, IT room, open space. Greenhouse windows and city views. Available 10/1/2019

19th Floor

2,467 RSF 6 offices, conference room, kitchen, IT room, reception area. Available 9/1/2019

12th Floor

5,010 RSF 4 offices, conference room, kitchen, IT room, open area. Double door elevator ID. Available Now

11th Floor

3,024 RSF **Spec Suite Completed!** 2 offices, conference room, phone room, open kitchen/break area, large open area. Polished concrete floors in reception & break area. Double door elevator ID. Available Now

9th Floor

2,621 RSF 4 offices, conference room, kitchen, open area. Available Now

6th Floor

10,074 RSF 15 offices, large conference room, 2 small conference rooms, 2 kitchens, work room, open area. Divisible to 7,865 RSF. Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR
PLANS



Prime CBD location
2 levels of valet parking
LEED Gold rated; Fitwel Certified
Renovated lobby & retail arcade
New seating in lobby with Wi-Fi
Immediate access to BART, MUNI & the Salesforce Transit Center
24/7 security & on-site property management
New bike storage facility
New showers & lockers

CONSTRUCTION TYPE:

Steel frame with Rosa Purina granite façade and solar gray exterior glass.
Unique, 45-degree greenhouse with windows on select floors.

YEAR BUILT:

1987

BUILDING ARCHITECT:

Daniel, Mann, Johnson & Mendenhall

TOTAL BUILDING SIZE:

23 stories; 374,203 square feet

RETAIL ARCADE:

12,493 square feet on the ground floor

STANDARD CEILING HEIGHT:

9 feet

ELEVATORS:

9 high-speed passenger elevators finished with Custom Art Glass paneling, limestone flooring and stainless steel doors; 1 freight elevator with loading dock access.

MAJOR TENANTS IN THE PROJECT:

Dell EMC; Chubb Insurance; Chicago Title Company; City National Bank; Small Business Administration; California Coastal Commission; Knotel

PARKING:

2-floor, valet garage for ±150 cars. Monthly, daily & hourly parking available.
Current rate: \$440/month for building tenants.

STANDARD HVAC HOURS:

Monday-Friday: 7:00 a.m. - 6:00 p.m.

**APPROXIMATE AFTER-HOURS
VENTILATION/COOLING COST:**

Fans Only: \$35.00 per hour, per floor
With Chiller: \$235.00 per hour, per floor
\$275.00 per hour, per floor, Sundays or "11th" hours

RETAIL AMENITIES:

Starbucks, Focaccia Bakery, Fog City News, Copymat, Onigilly, The Organic Coup, The Melt

BUILDING AMENITIES:

Cable television access; fully automated after-hours HVAC; bike storage facility; tenant showers & lockers.

ON-SITE BUILDING MANAGEMENT:

Cushman & Wakefield of California, Inc.

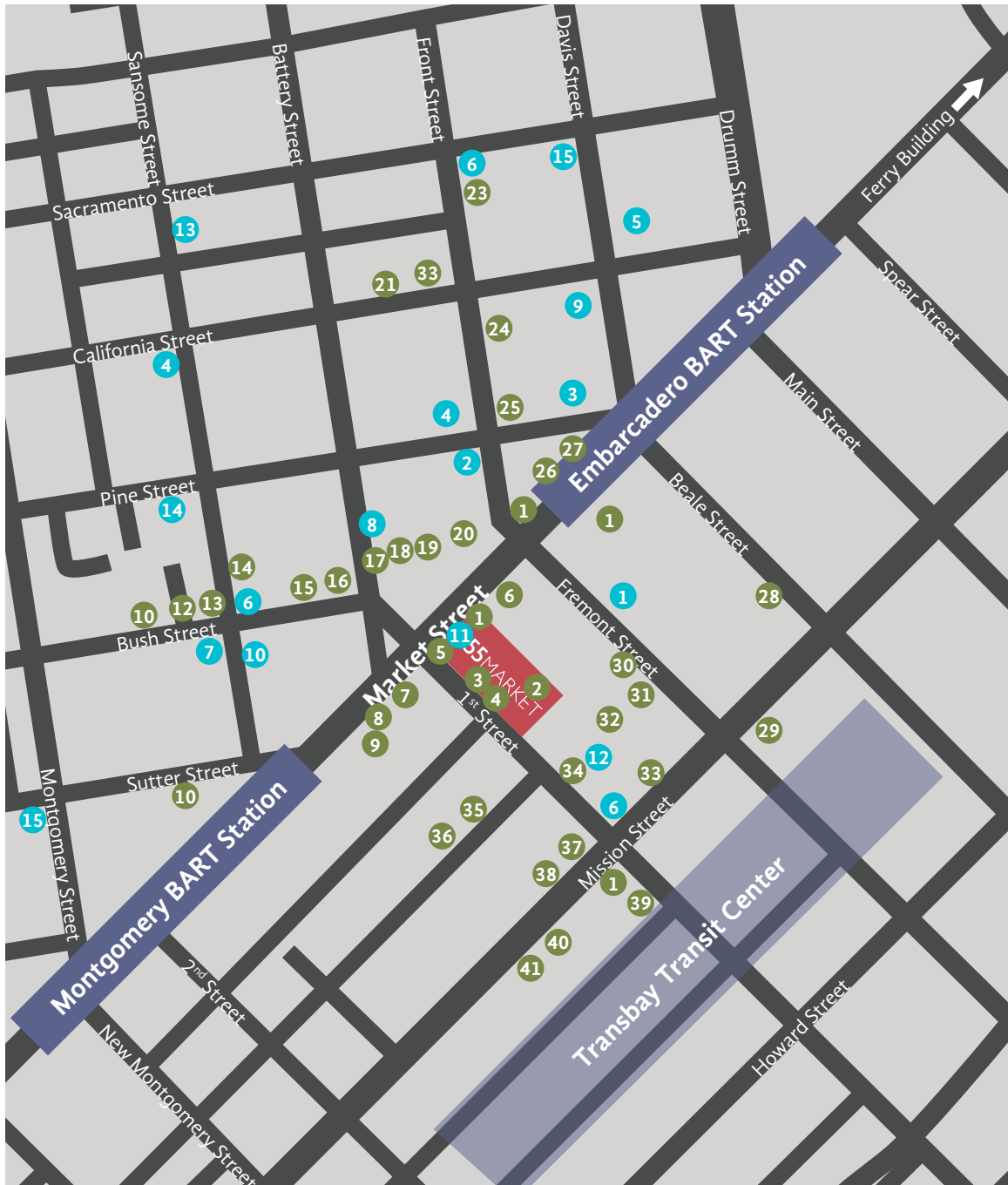
LEASING AGENT:

Cushman & Wakefield of California, inc.

AVAILABLE
SPACE

THE
BUILDING

FLOOR
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Food & Drink

- 1 Starbucks
- 2 Focaccia
- 3 Onigilly
- 4 The Organic Coup
- 5 The Melt
- 6 Halal Cart
- 7 Proper Food
- 8 Joe & the Juice
- 9 Chipotle
- 10 Per Diem
- 11 Freshroll
- 12 The Treasury
- 13 Blue Bottle Coffee
- 14 Mixt Greens
- 15 Chez Julien
- 16 Noah's Bagels
- 17 Peet's Coffee
- 18 Jamba Juice
- 19 Specialty's Cafe & Bakery
- 20 Philz Coffee
- 21 Tadich Grill
- 22 Barbacco & Perbacco
- 23 Schroeder's Restaurant
- 24 PABU
- 25 The Plant Cafe Organic
- 26 Sushirrito
- 27 Miss Tomato Sandwich Shop
- 28 Cafe Algiers
- 29 International Smoke
- 30 Barcha
- 31 Tender Greens
- 32 Julie's Kitchen
- 33 Truck Stop SF (Food Trucks)
- 34 83 Proof
- 35 Yank Sing
- 36 Louie's Bar
- 37 Portico
- 38 Perilla
- 39 Oasis Grill
- 40 Proper Food
- 41 Salt House

AVAILABLE
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Services & Fitness

- 1 Wells Fargo Bank
- 2 First Republic Bank
- 3 US Bank
- 4 Chase Bank
- 5 Bank of America
- 6 Walgreens
- 7 Target Express
- 8 Galetti Shoe Repair
- 9 Green Street Cleaners & Tailors
- 10 Elizabeth's Flowers
- 11 Fog City News
- 12 SoulCycle
- 13 Planet Fitness
- 14 Equinox
- 15 24 Hour Fitness

455 MARKET

12,397 RSF

Full Floor Opportunity

22 Offices

Large Board Room

2 Conference Rooms

Kitchen

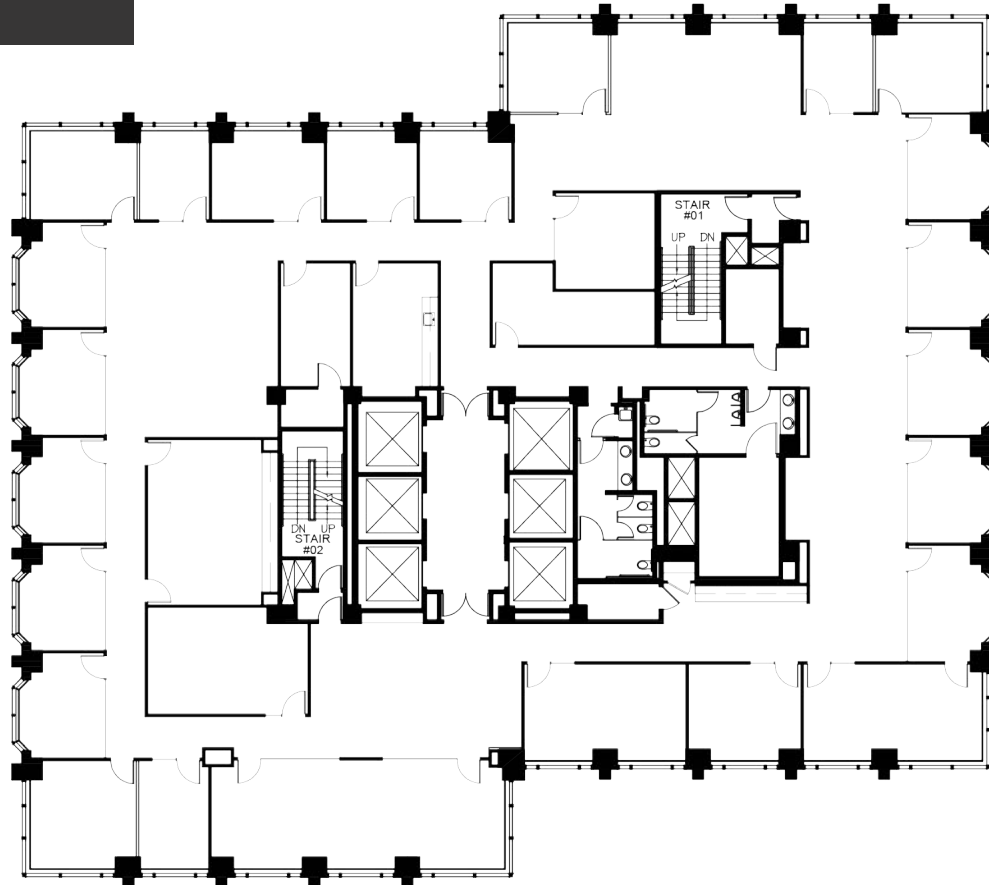
IT Room

Open Area

Greenhouse Windows

City Views

Available October 1, 2019



AVAILABLE
SPACE

THE
BUILDING

FLOOR
PLANS

SUITE
2100

SUITE
1920

SUITE
1200

SUITE
1100

SUITE
950

SUITE
620

455 MARKET

2,467 RSF

6 Offices

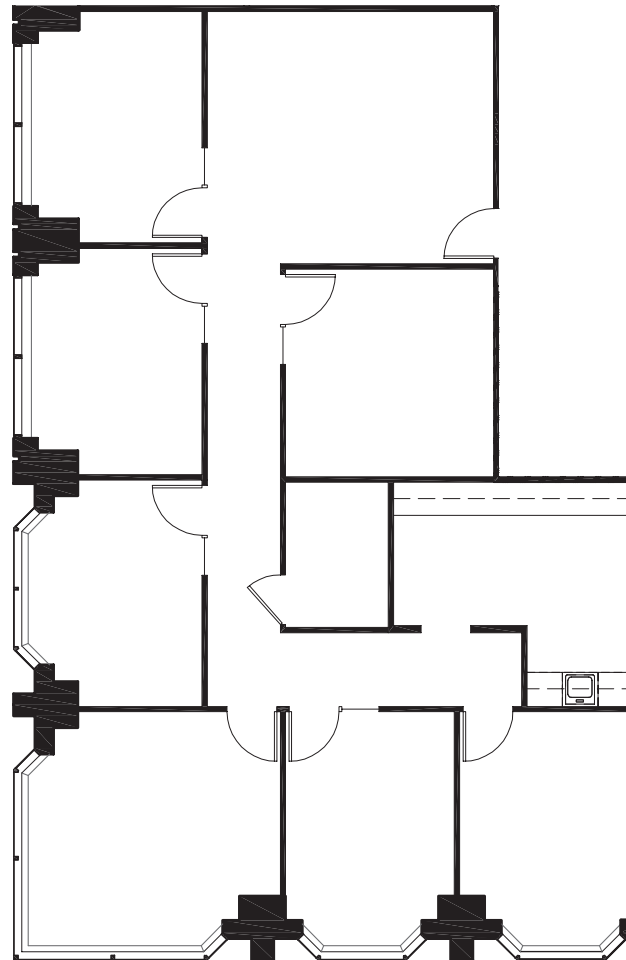
Conference Room

Kitchen

IT Room

Reception Area

Available September 1, 2019



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PLANS

SUITE
2100

SUITE
1920

SUITE
1200

SUITE
1100

SUITE
950

SUITE
620

455 MARKET

5,010 RSF

4 Offices

Conference Room

Kitchen

IT Room

Open Area

Double Door Elevator ID

Available Now

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SUITE
2100

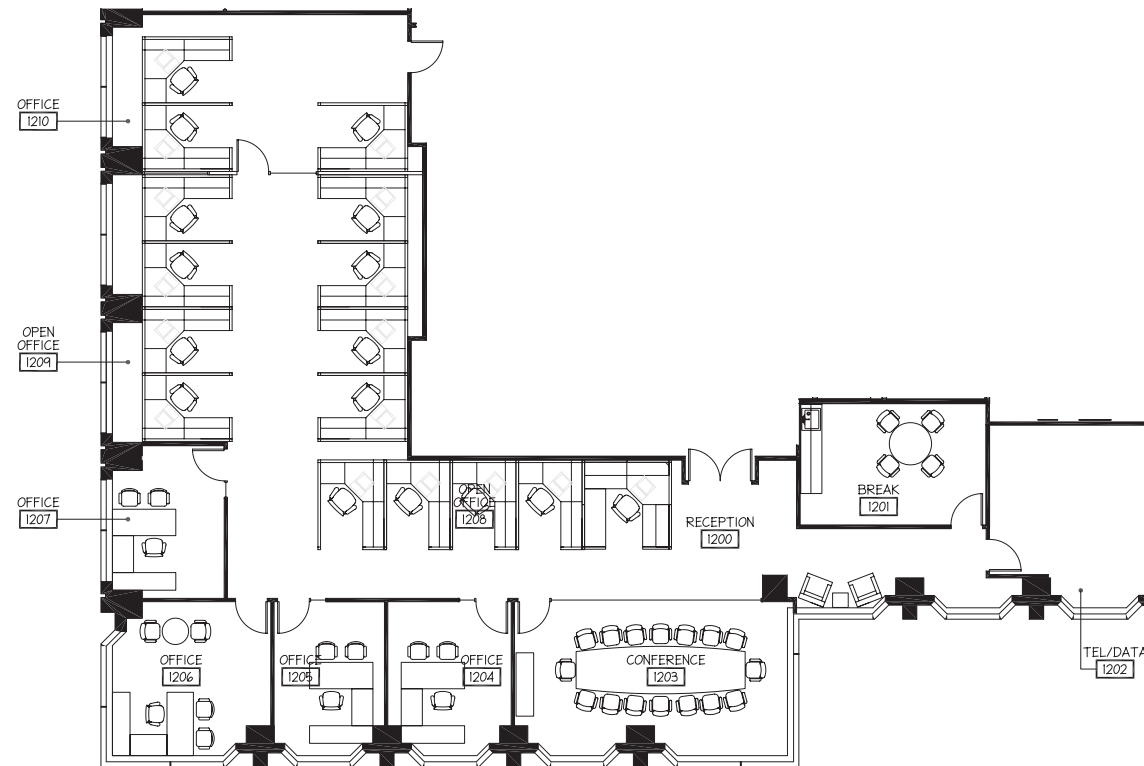
SUITE
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SUITE
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950

SUITE
620



455 MARKET

3,024 RSF

Spec Suite Completed

2 Offices

Conference Room

Phone Room

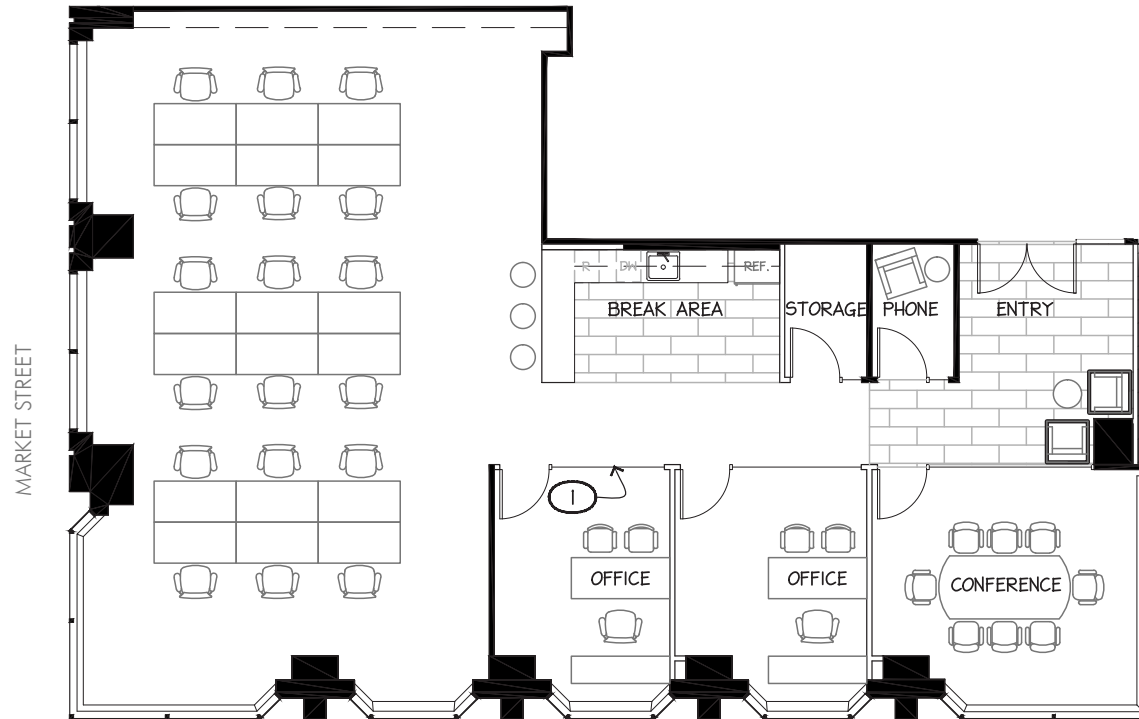
Open Kitchen/Break Area

Large Open Area

Polished Concrete Floors in
Reception & Break Area

Double Door Elevator ID

Available Now



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2,621 RSF

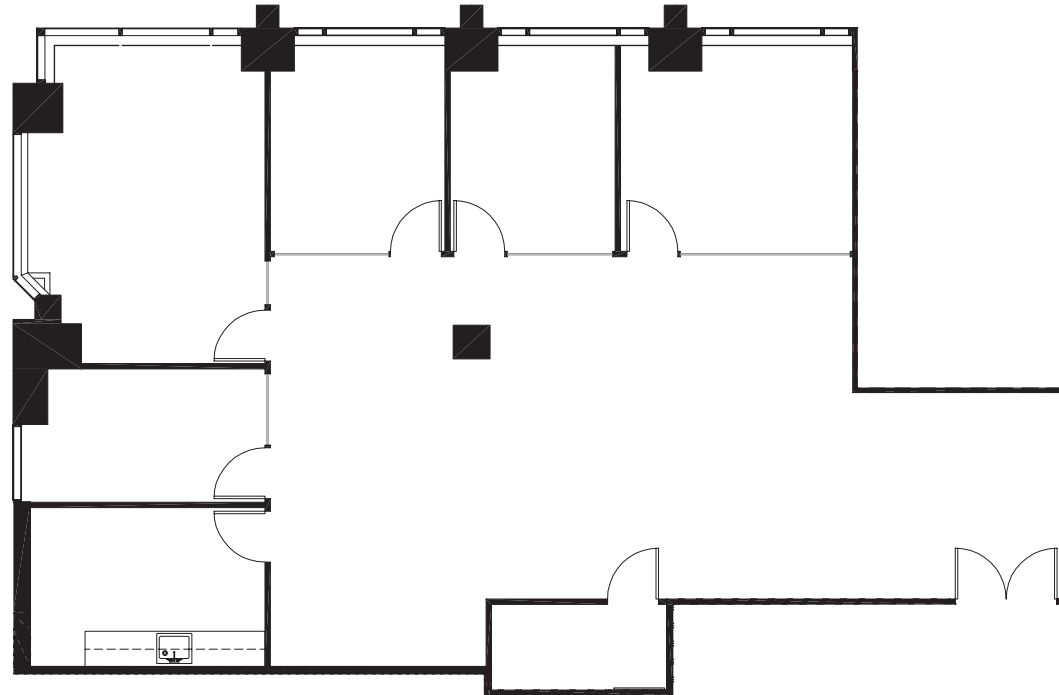
4 Offices

1 Conference Room

Kitchen

Open Area

Available Now



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SUITE
2100

SUITE
1920

SUITE
1200

SUITE
1100

SUITE
950

SUITE
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455 MARKET

10,074 RSF

15 Offices

1 Large Conference Room

2 Small Conference Rooms

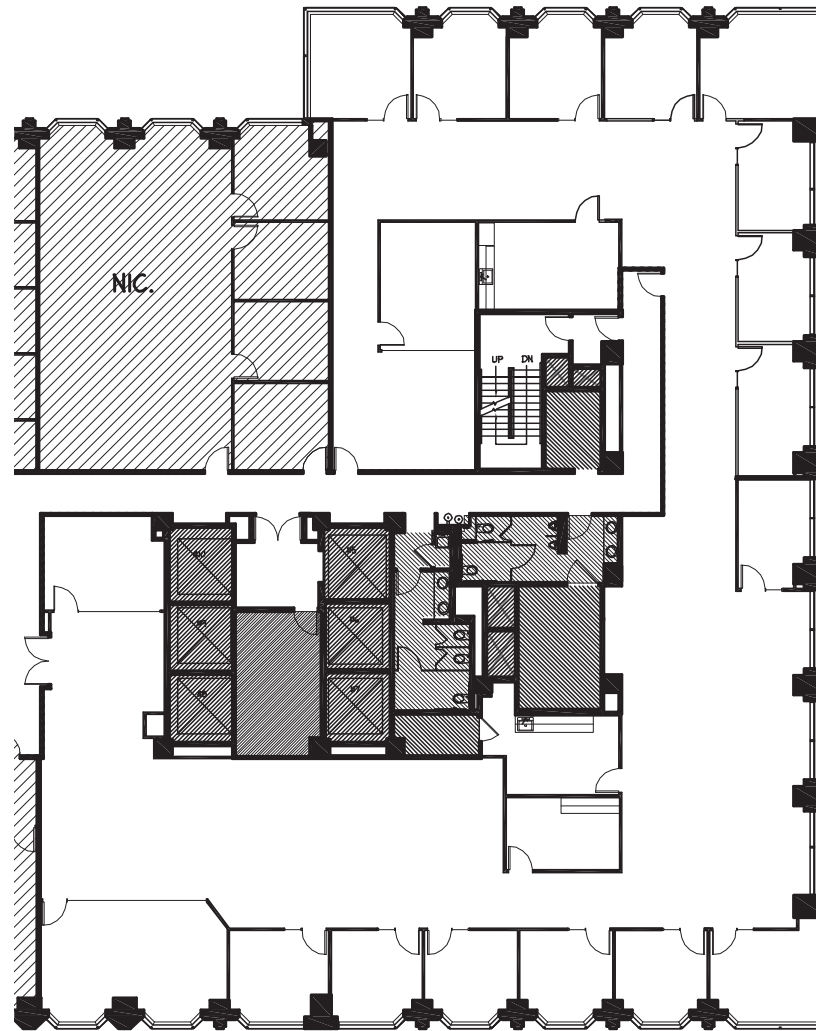
2 Kitchens

Work Room

Open Area

Divisible to 7,865 RSF

Available Now



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