

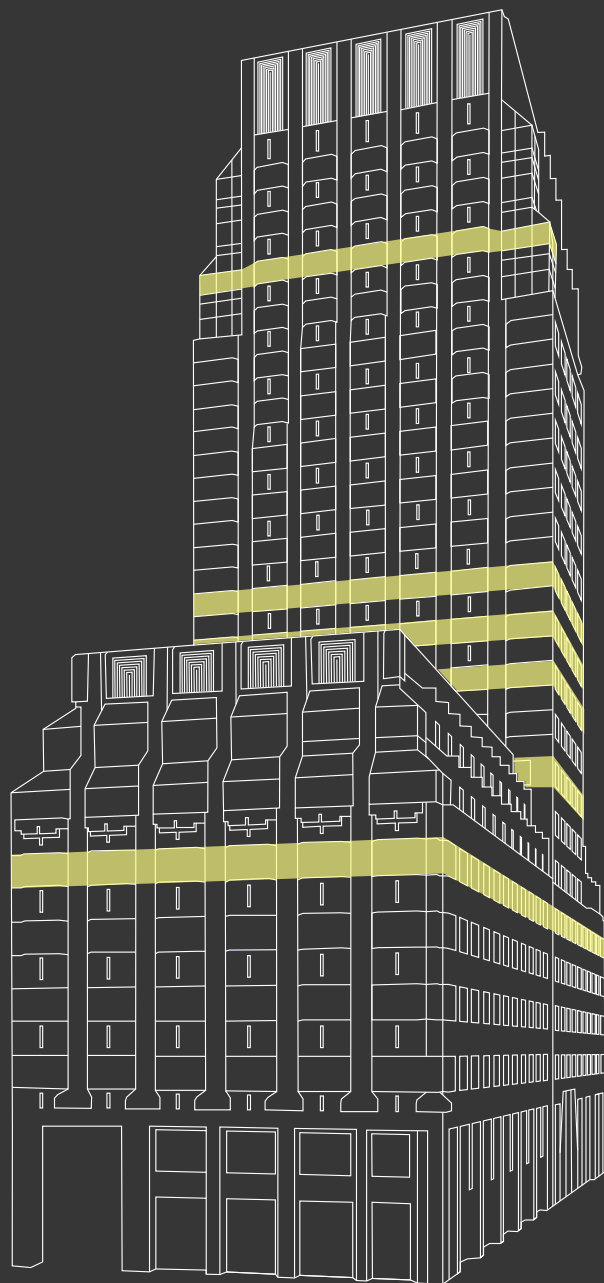


# 455 MARKET

# AVAILABLE SPACE

## THE BUILDING

## FLOOR PLANS



### 21<sup>st</sup> 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  
Now

### 19<sup>th</sup> Floor

2,467 RSF

**Lease Pending!**

### 14<sup>th</sup> Floor

2,531 RSF

6 offices, conference room, kitchen, storage/copy room, reception.

Available  
2/2020

### 12<sup>th</sup> Floor

5,010 RSF

3 offices, large conference room, kitchen, open area. Double door elevator ID.

Available  
Now

### 11<sup>th</sup> Floor

3,024 RSF

**Lease Pending!**

1,148 RSF

1 office, conference room, storage/IT room, open area.

Available  
5/2020

### 9<sup>th</sup> Floor

2,621 RSF

4 offices, conference room, kitchen, open area.

Available  
Now

### 6<sup>th</sup> Floor

10,074 RSF

6 offices, large conference room, small conference room, kitchen, open area. Divisible to 7,865 RSF.

Available  
Now





AVAILABLE  
SPACE

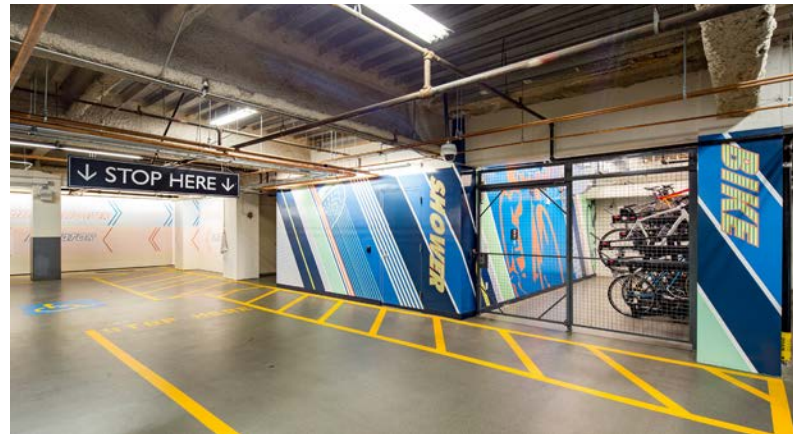
THE  
BUILDING

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





AVAILABLE  
SPACE

THE  
BUILDING

FLOOR  
PLANS

**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 "11<sup>th</sup>" 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:**

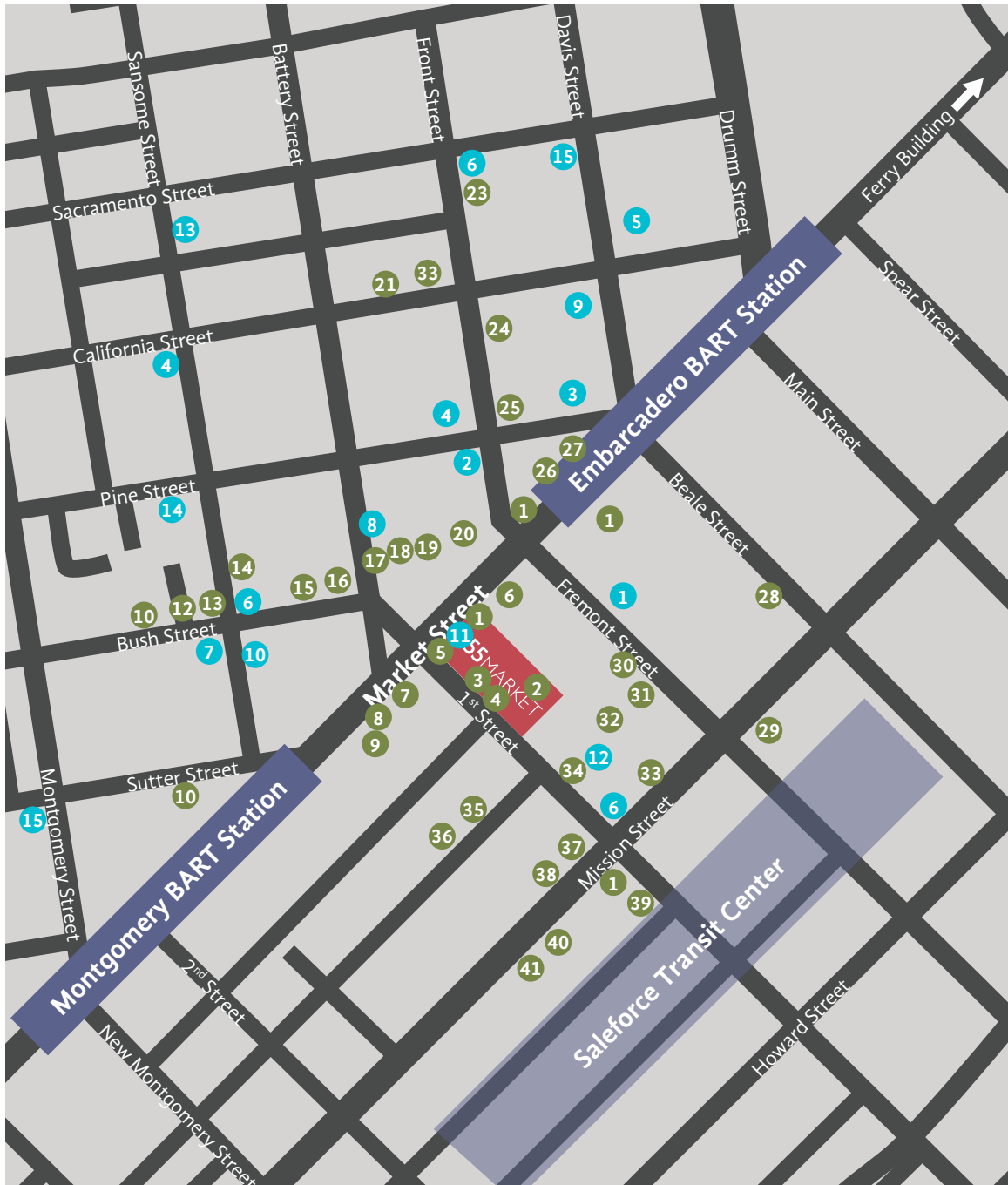
Cushman & Wakefield of California, inc.

AVAILABLE  
SPACE

THE  
BUILDING

FLOOR  
PLANS





## 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  
SPACE

THE  
BUILDING

FLOOR  
PLANS

## 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

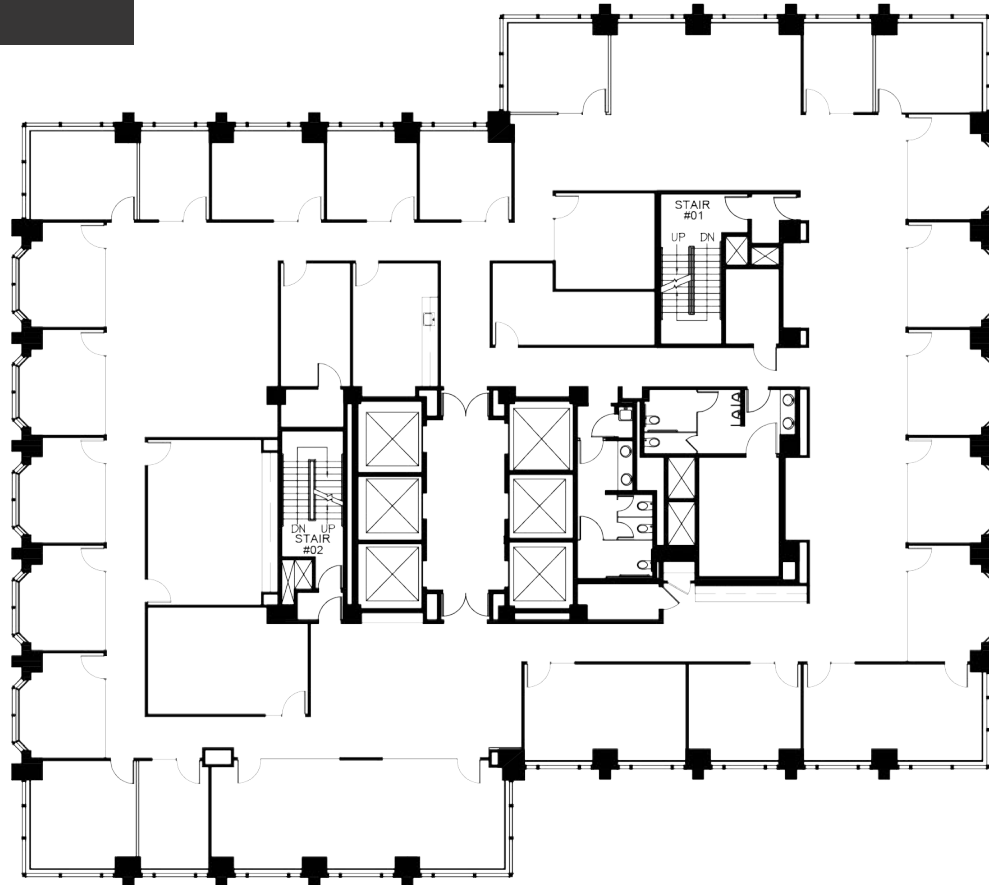
IT Room

Open Area

Greenhouse Windows

City Views

Available Now



AVAILABLE  
SPACE

THE  
BUILDING

FLOOR  
PLANS

SUITE  
2100

SUITE  
1480

SUITE  
1200

SUITE  
1140

SUITE  
950

SUITE  
620

# 455 MARKET

2,531 RSF

6 Offices

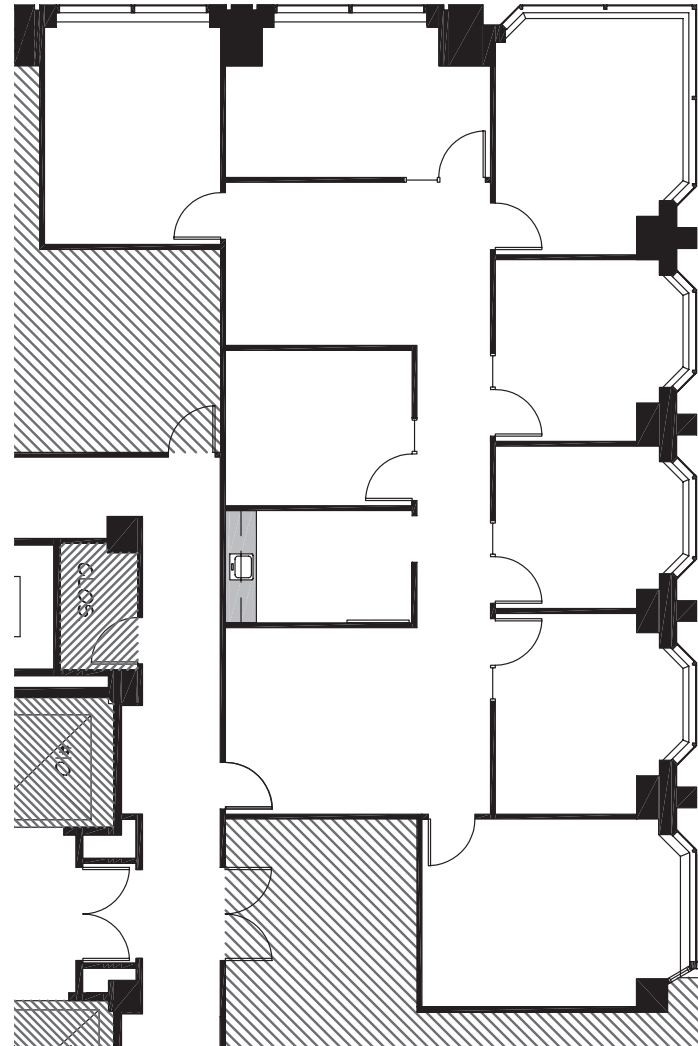
Conference Room

Kitchen

Storage/Copy Room

Reception

Available February 2020



AVAILABLE  
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PLANS

SUITE  
2100

SUITE  
1480

SUITE  
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SUITE  
1140

SUITE  
950

SUITE  
620



# 455 MARKET

5,010 RSF

3 Offices

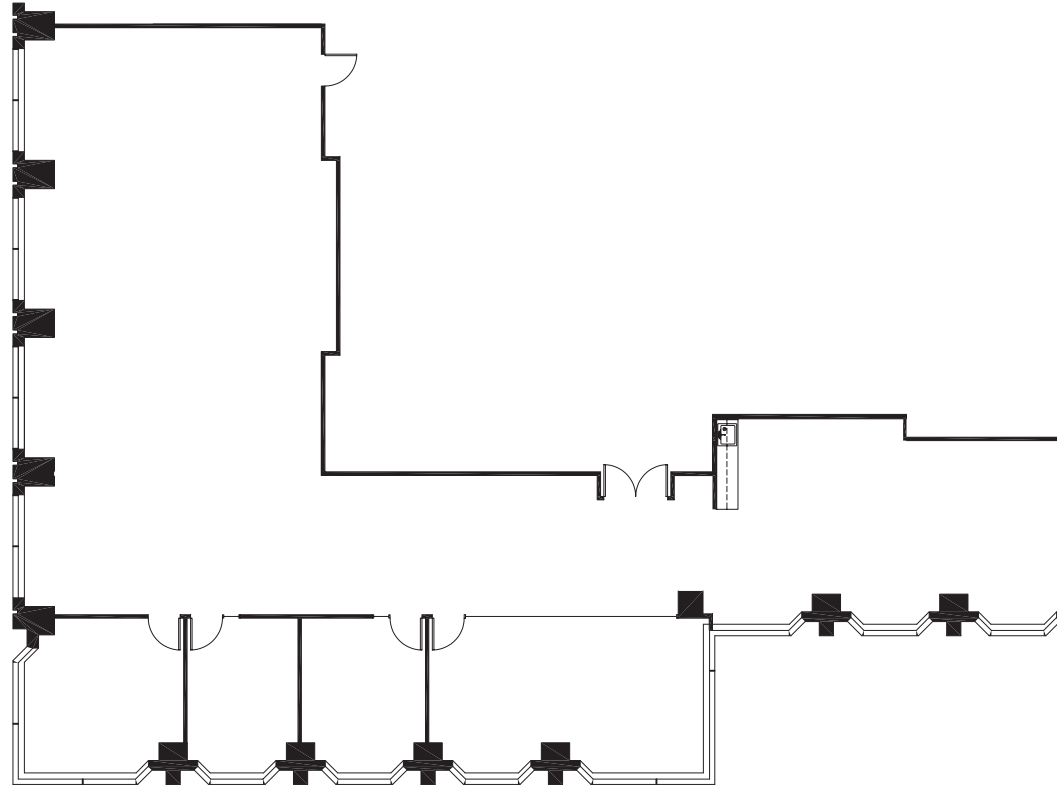
Large Conference Room

Kitchen

Open Area

Double Door Elevator ID

Available Now



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SUITE  
2100

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# 455 MARKET

1,148 RSF

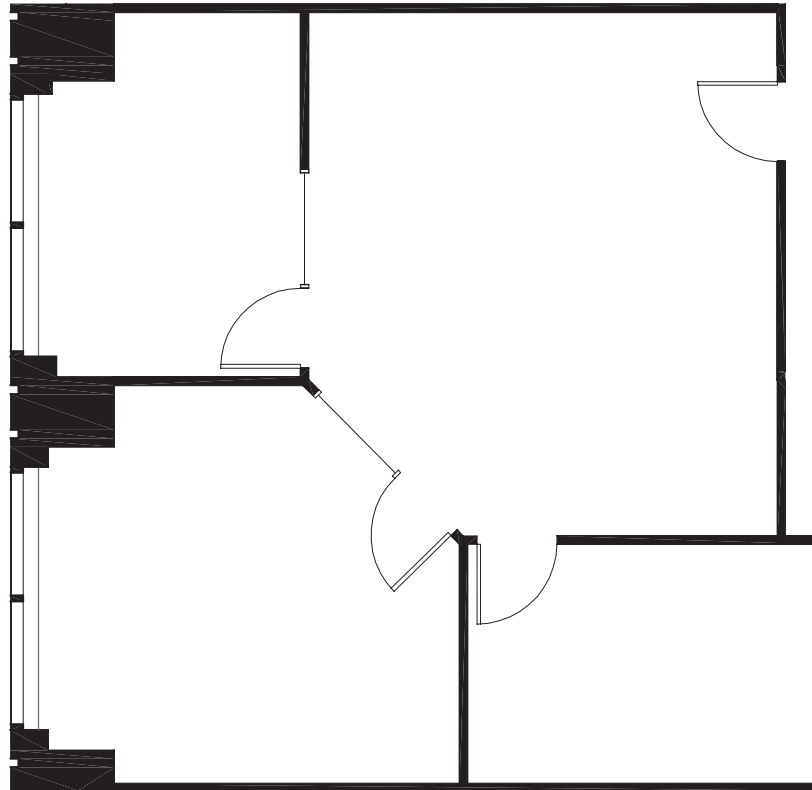
1 Office

Conference Room

Storage/IT Room

Open Area

Available May 2020



AVAILABLE  
SPACE

THE  
BUILDING

## FLOOR PLANS

SUITE  
2100

SUITE  
1480

SUITE  
1200

SUITE  
1140

SUITE  
950

SUITE  
620

# 455 MARKET

2,621 RSF

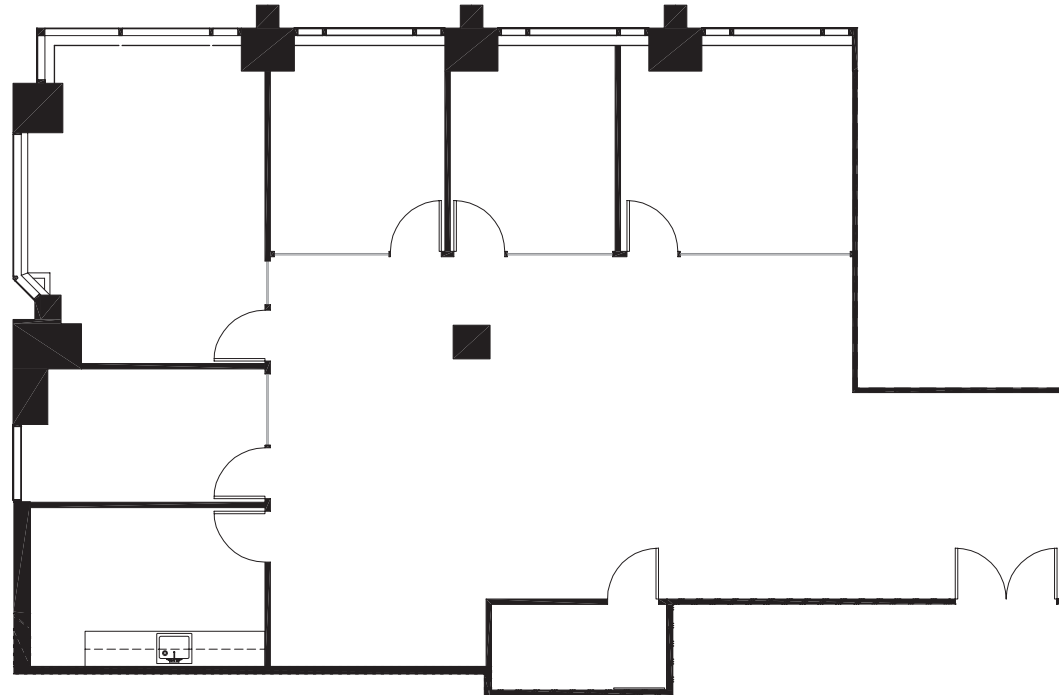
4 Offices

1 Conference Room

Kitchen

Open Area

Available Now



AVAILABLE  
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THE  
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FLOOR  
PLANS

SUITE  
2100

SUITE  
1480

SUITE  
1200

SUITE  
1140

SUITE  
950

SUITE  
620



# 455 MARKET

10,074 RSF

6 Offices

1 Large Conference Room

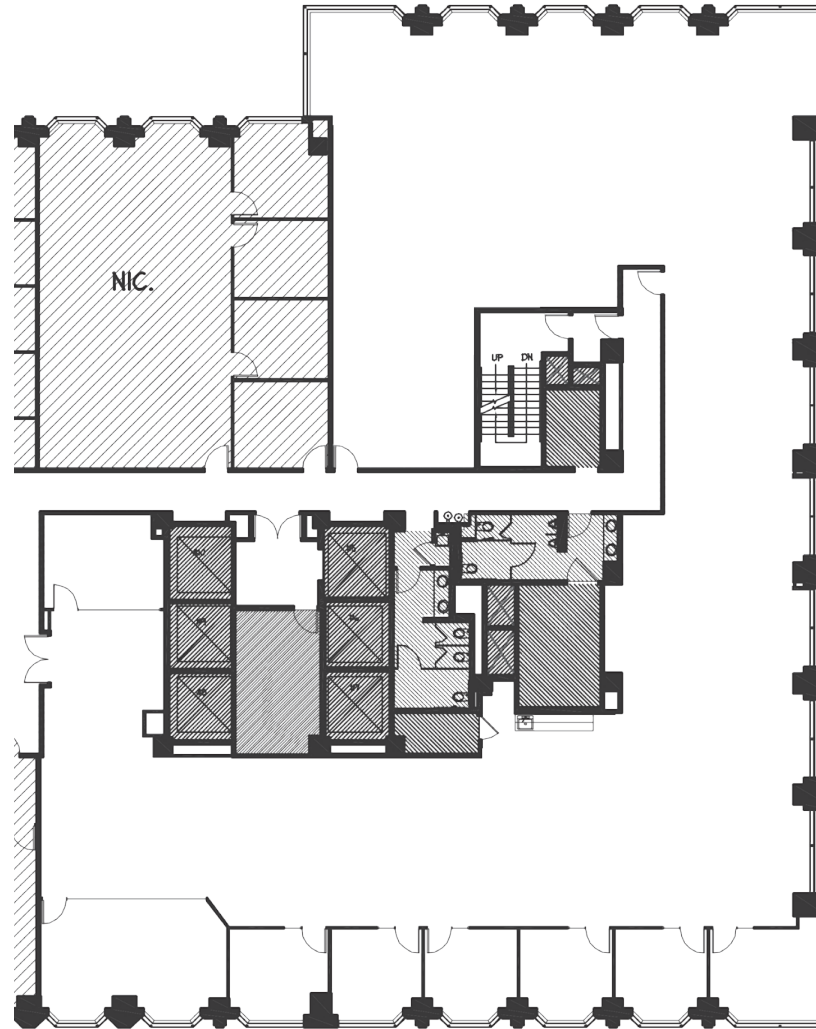
1 Small Conference Room

Kitchen

Open Area

Divisible to 7,865 RSF

Available Now



AVAILABLE  
SPACE

THE  
BUILDING

FLOOR  
PLANS

SUITE  
2100

SUITE  
1480

SUITE  
1200

SUITE  
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SUITE  
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SUITE  
620