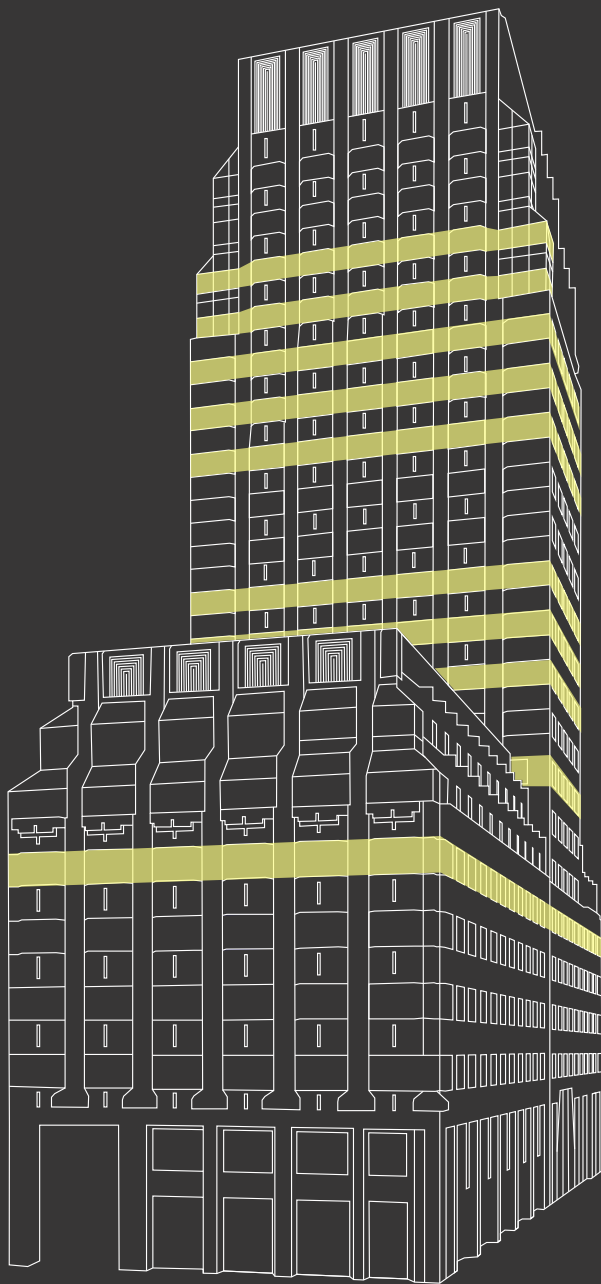




455 MARKET



AVAILABLE SPACE

THE BUILDING

FLOOR PLANS

21st Floor

12,397 RSF **Full Floor Opportunity!** 22 offices, large board room, open space. Greenhouse windows and city views. Available Now

20th Floor

3,086 RSF 5 offices, large conference room, kitchen/break room, storage room, IT room, open area. Available 7/2020

19th Floor

8,734 RSF 17 offices, 2 conference rooms, 9 built-in workstations, kitchen, formal reception area. Double door elevator ID. Available 8/2020

18th Floor

1,937 RSF 4 offices, conference room, kitchen, IT room, open area. Available 7/2020

17th Floor

12,809 RSF **Full Floor Opportunity!** 13 private offices, conference room, kitchen/break area, large copy/production room, IT room, open area. Available 11/2020

14th Floor

2,531 RSF 6 offices, conference room, kitchen, storage/copy room, reception. Available Now

12th Floor

5,010 RSF **New Spec Suite!** 3 offices, large conference room, open kitchen/break area, 2 phone rooms, IT room, large open area. Double door elevator ID. Available Now

11th Floor

1,148 RSF Large conference room, storage/IT room, open area. Available Now

9th Floor

2,621 RSF **New Spec Suite!** 3 offices, conference room, open kitchen/break area, IT room, large open area. Double door elevator ID. Available Now

6th Floor

10,074 RSF 6 offices, large conference room, small conference 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 Platinum & Energy Star rated; Fitwel certified

Renovated lobby & retail arcade

Seating in lobby with Wi-Fi

Immediate access to BART, MUNI & the Salesforce Transit Center

24/7 security & on-site property management

New bike parking 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; Small Business Administration; California Coastal Commission; Knotel; Chicago Title Company; City National Bank

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; bike parking facility; tenant showers & lockers.

ON-SITE BUILDING MANAGEMENT:

Cushman & Wakefield of California, Inc.

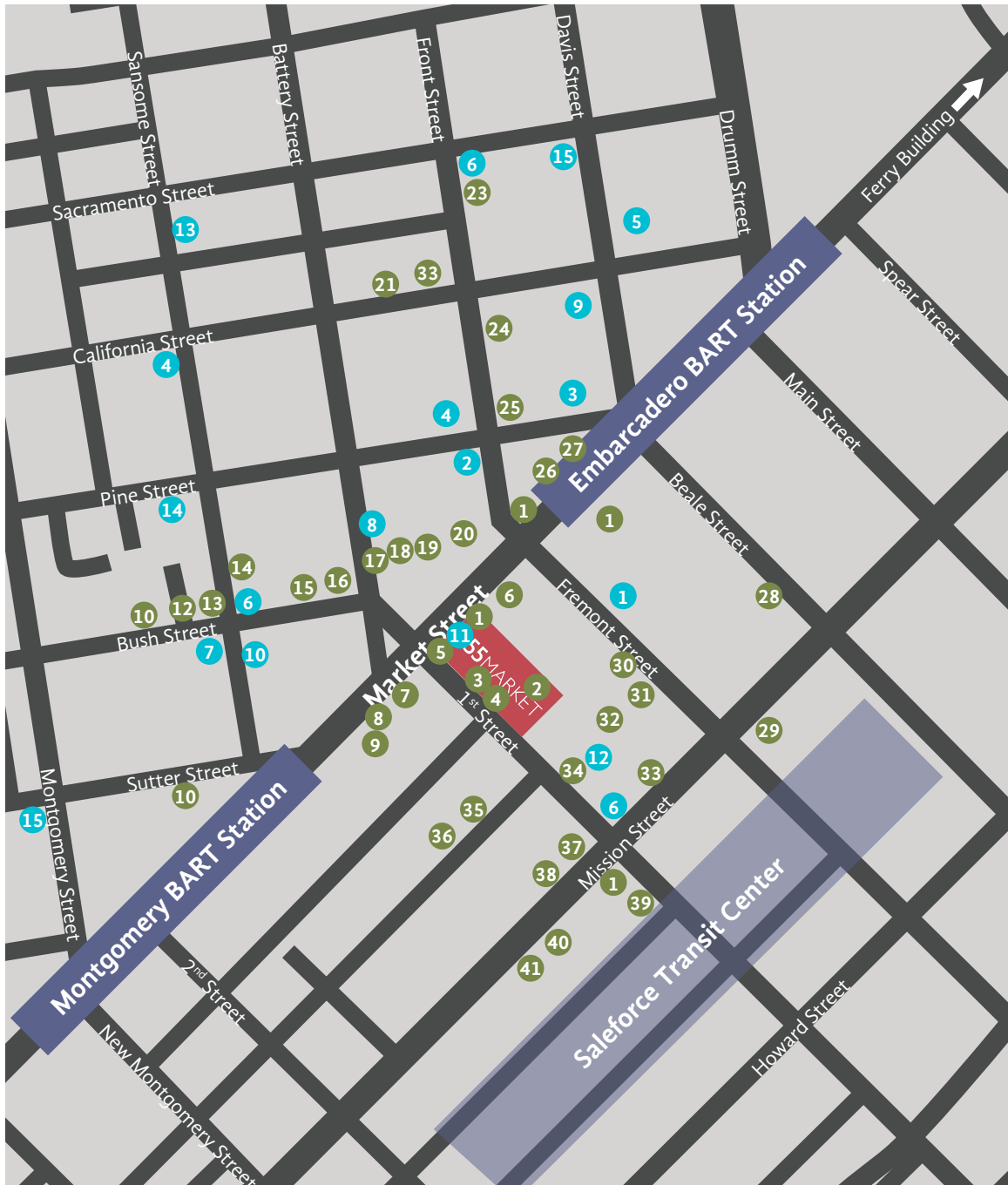
LEASING AGENT:

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

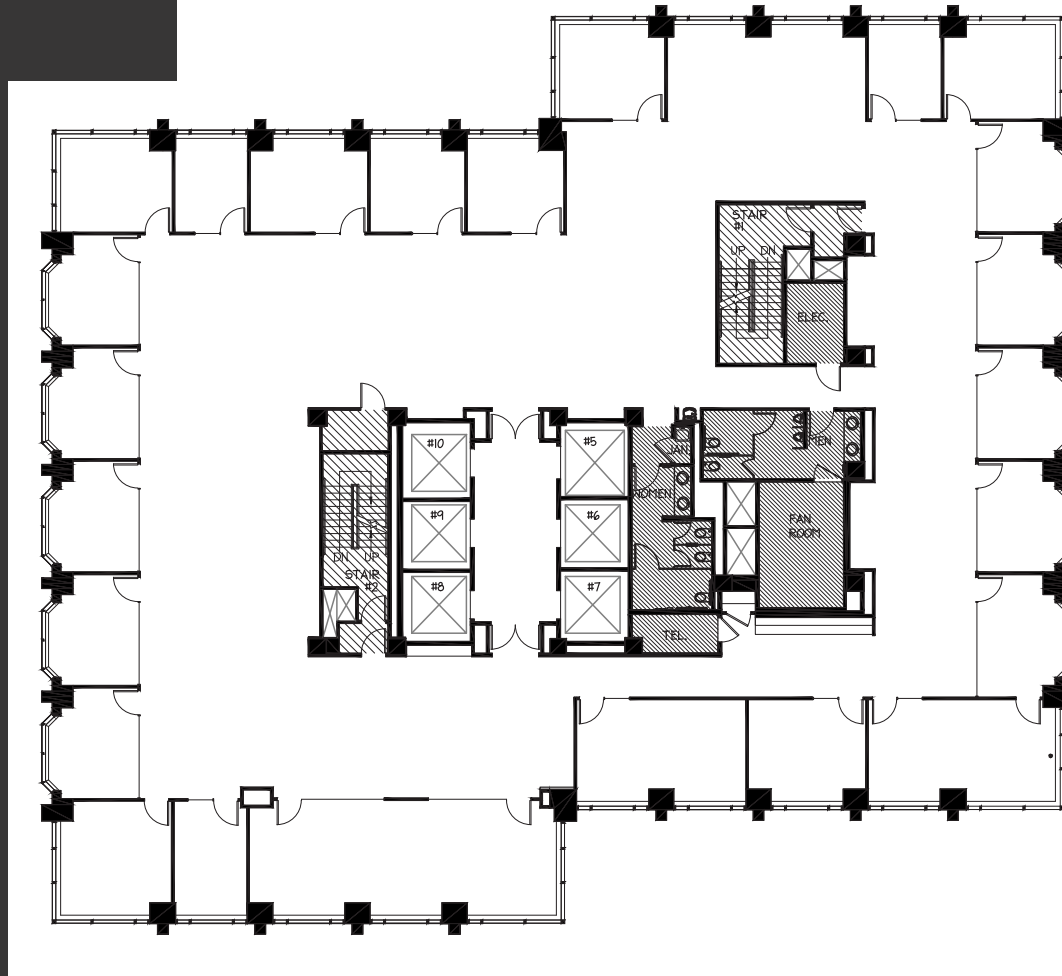
Large Board Room

Open Area

Greenhouse Windows

City Views

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

3,086 RSF

5 Offices

Large Conference Room

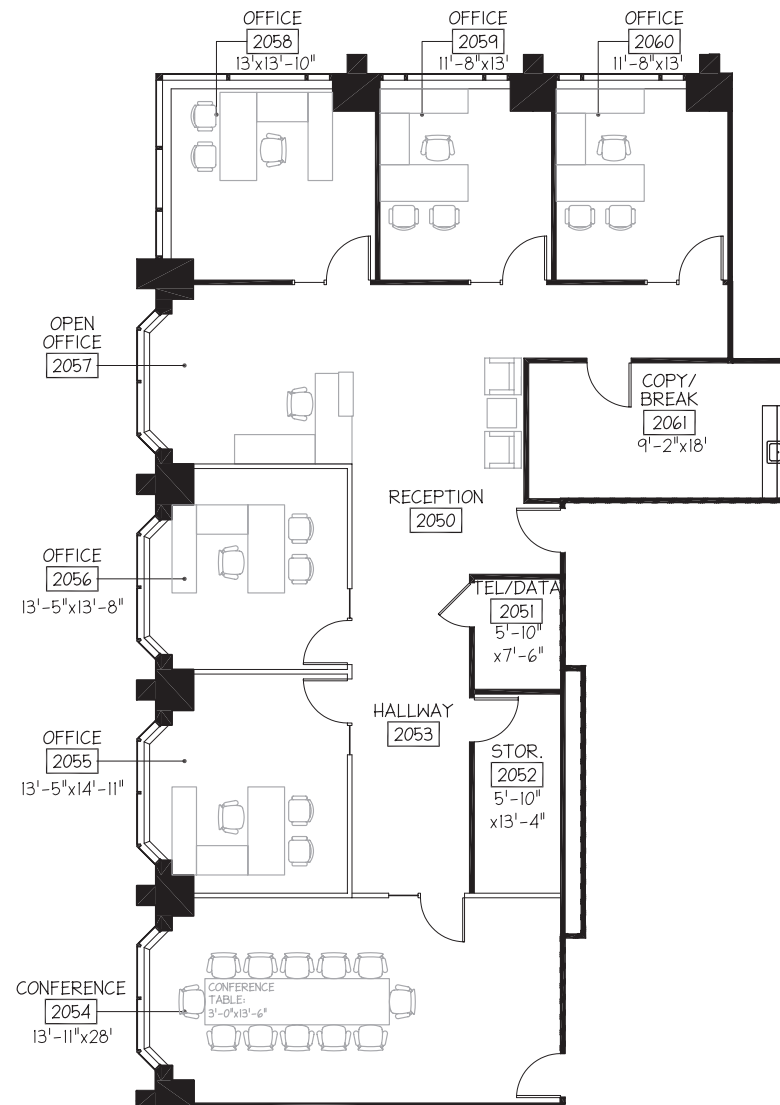
Kitchen/Break Room

Storage Room

IT Room

Open Area

Available July 1, 2020



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

8,734 RSF

17 Offices

2 Conference Rooms

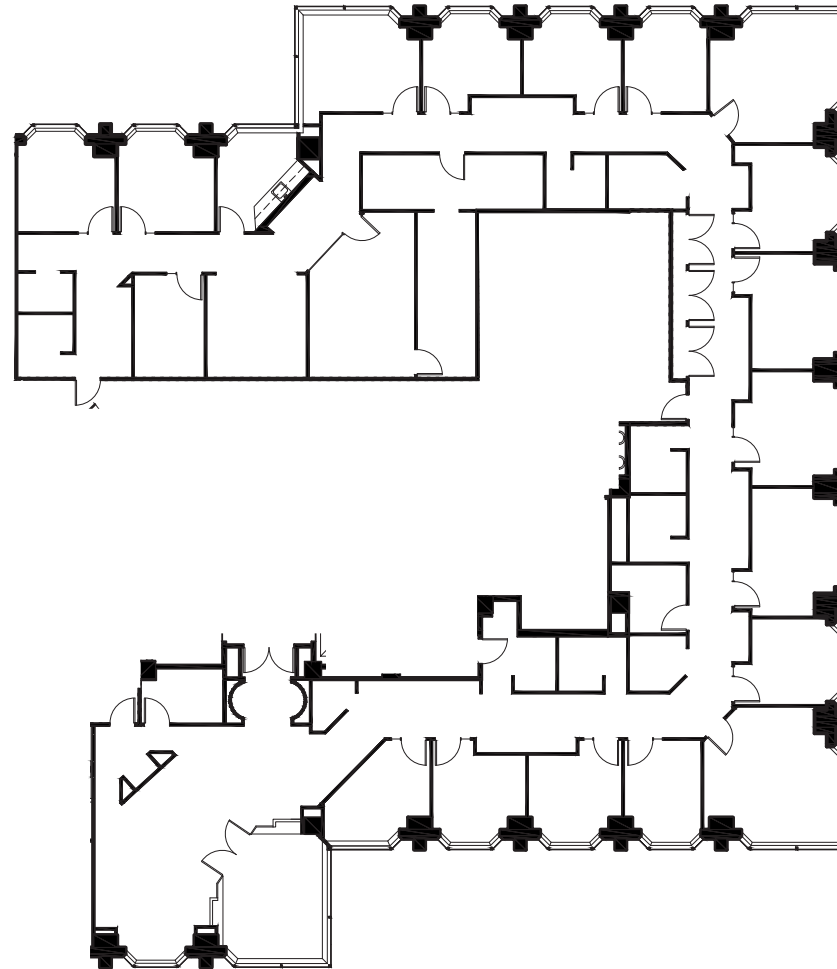
9 Built-In Workstations

Kitchen

Formal Reception Area

Double Door Elevator ID

Available August 1, 2020



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

1,937 RSF

4 Offices

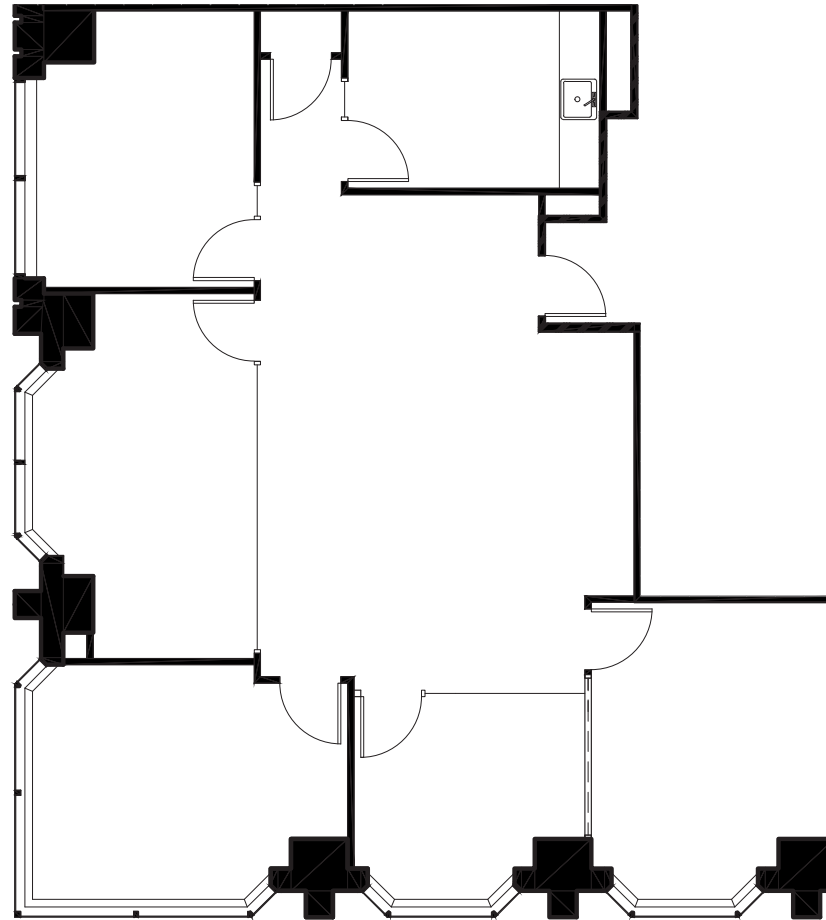
Conference Room

Kitchen

IT Room

Open Area

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR
PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

12,809 RSF

Full Floor Opportunity

13 Private Offices

Conference Room

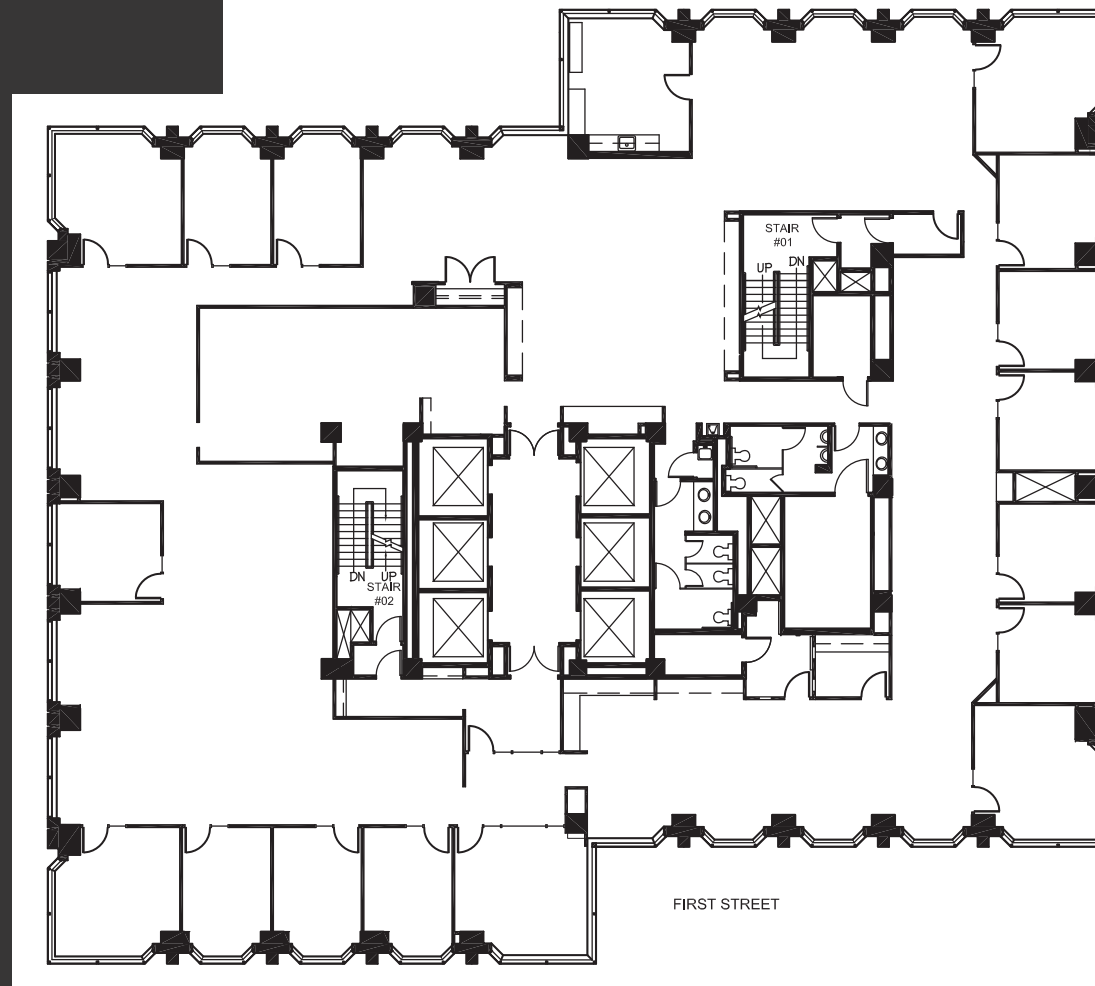
Kitchen/Break Area

Large Copy/Production Room

IT Room

Open Area

Available November 1, 2020



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

David Duble Lic. 00993334
415 773 3568
david.duble@cushwake.com

John Walsh Lic. 01008553
415 773 3599
john.walsh@cushwake.com



455 MARKET

2,531 RSF

6 Offices

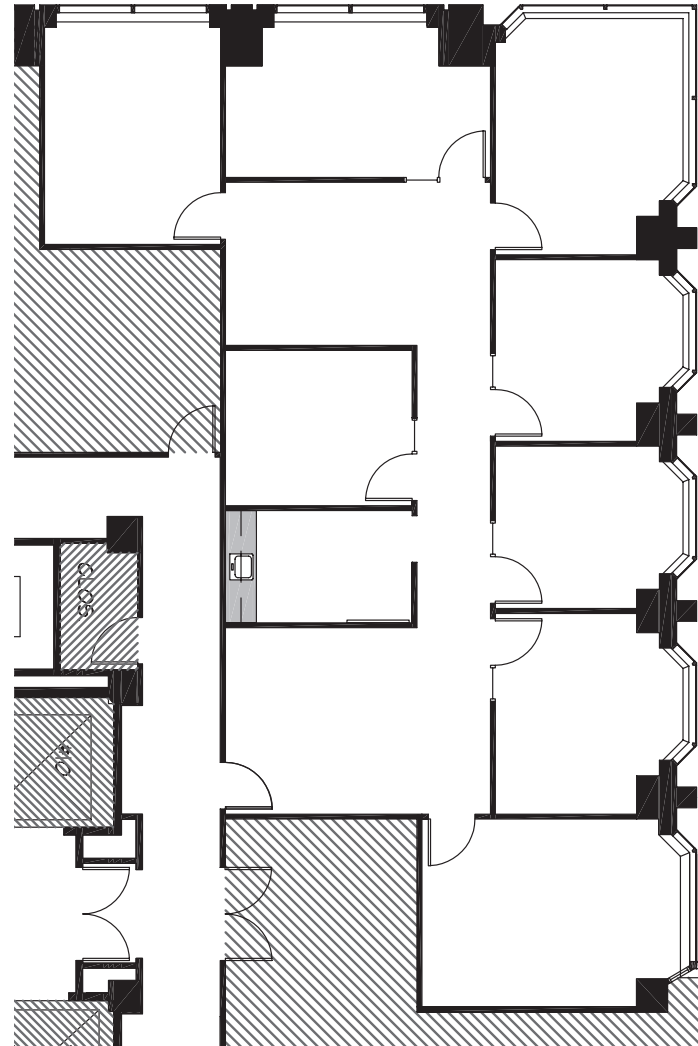
Conference Room

Kitchen

Storage/Copy Room

Reception

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

5,010 RSF

New Spec Suite!

3 Offices

Large Conference Room

Open Kitchen/Break Area

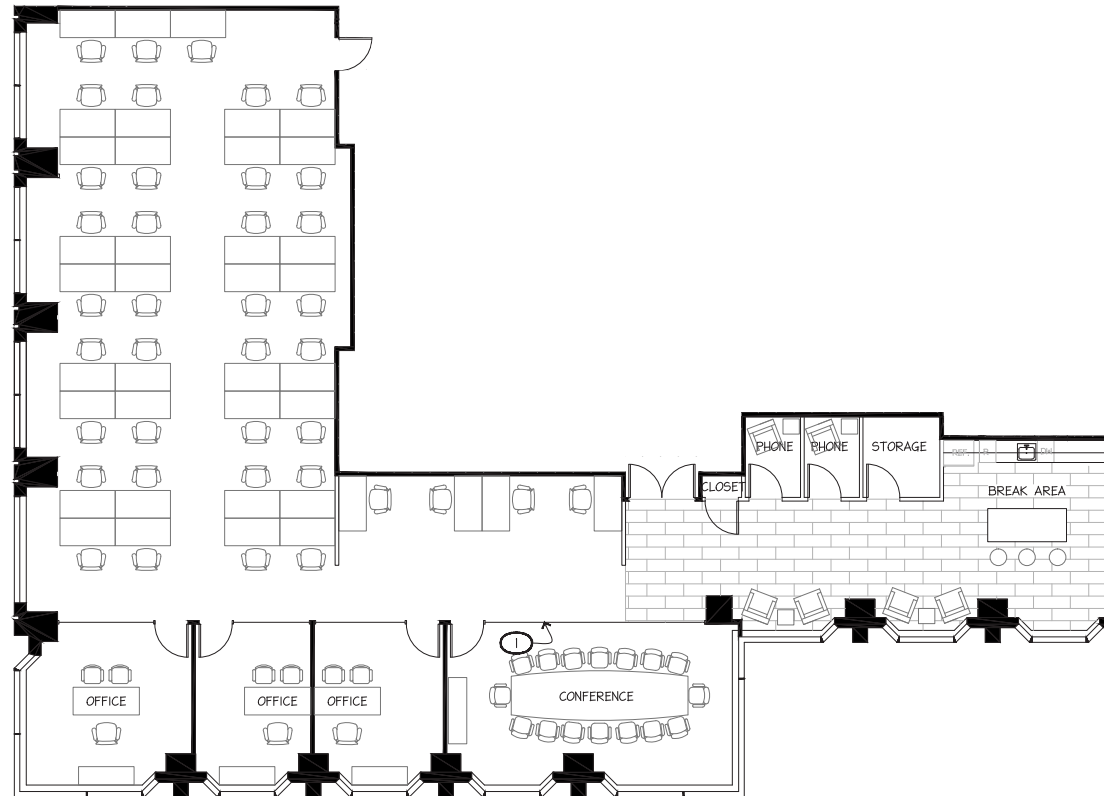
2 Phone Rooms

IT Room

Large Open Area

Double Door Elevator ID

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

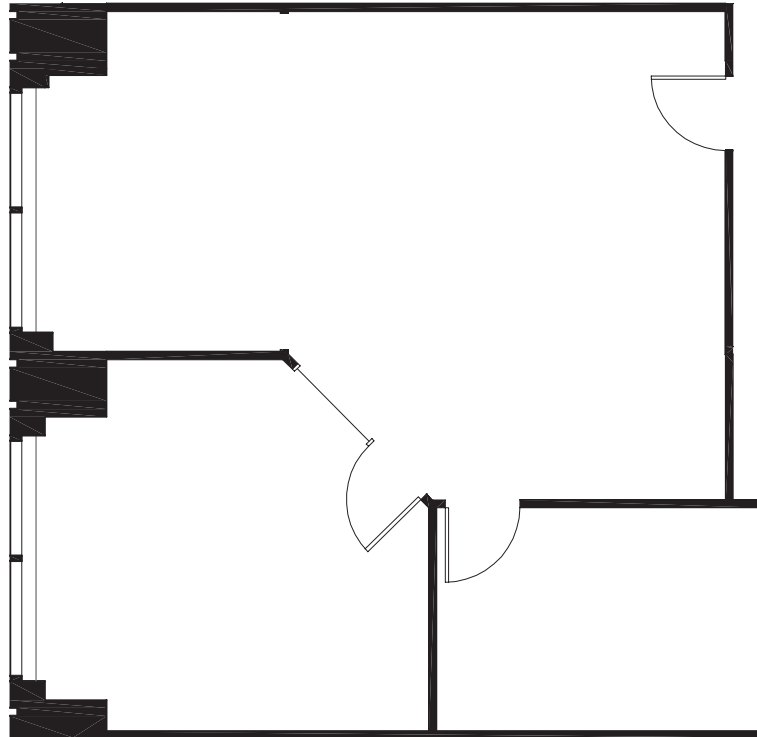
1,148 RSF

Large Conference Room

Storage/IT Room

Open Area

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

David Duble Lic. 00993334
415 773 3568
david.duble@cushwake.com

John Walsh Lic. 01008553
415 773 3599
john.walsh@cushwake.com

455 MARKET

2,621 RSF

New Spec Suite!

3 Offices

1 Conference Room

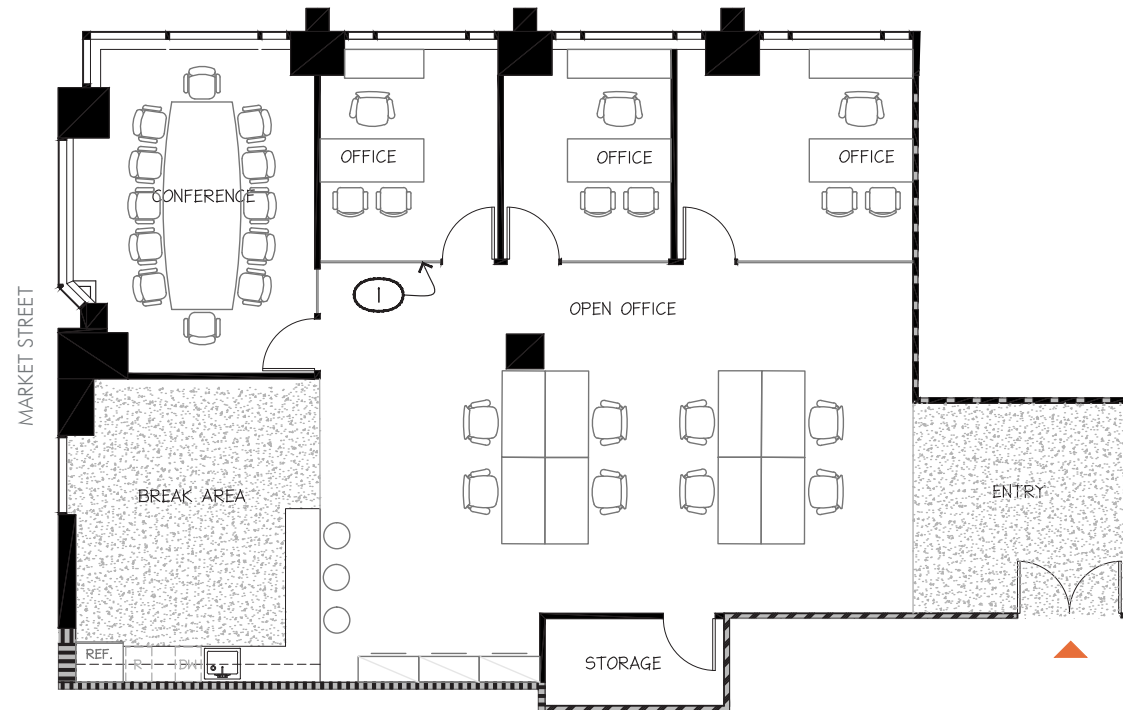
Open Kitchen/ Break Area

IT Room

Large Open Area

Double Door Elevator ID

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

455 MARKET

10,074 RSF

6 Offices

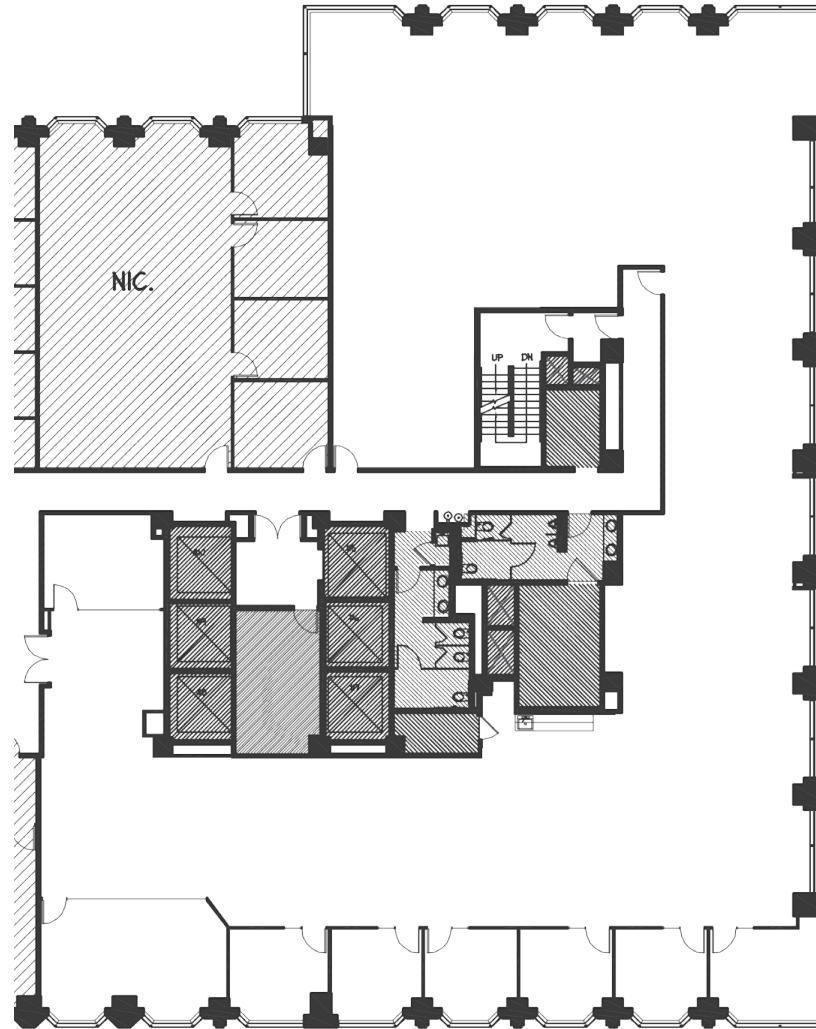
1 Large Conference Room

1 Small Conference Room

Open Area

Divisible to 7,865 RSF

Available Now



AVAILABLE
SPACE

THE
BUILDING

FLOOR PLANS

SUITE
2100

SUITE
2050

SUITE
1910

SUITE
1810

SUITE
1700

SUITE
1480

SUITE
1200

SUITE
1140

SUITE
950

SUITE
620

David Duble Lic. 00993334
415 773 3568
david.duble@cushwake.com

John Walsh Lic. 01008553
415 773 3599
john.walsh@cushwake.com

 **CUSHMAN &
WAKEFIELD**