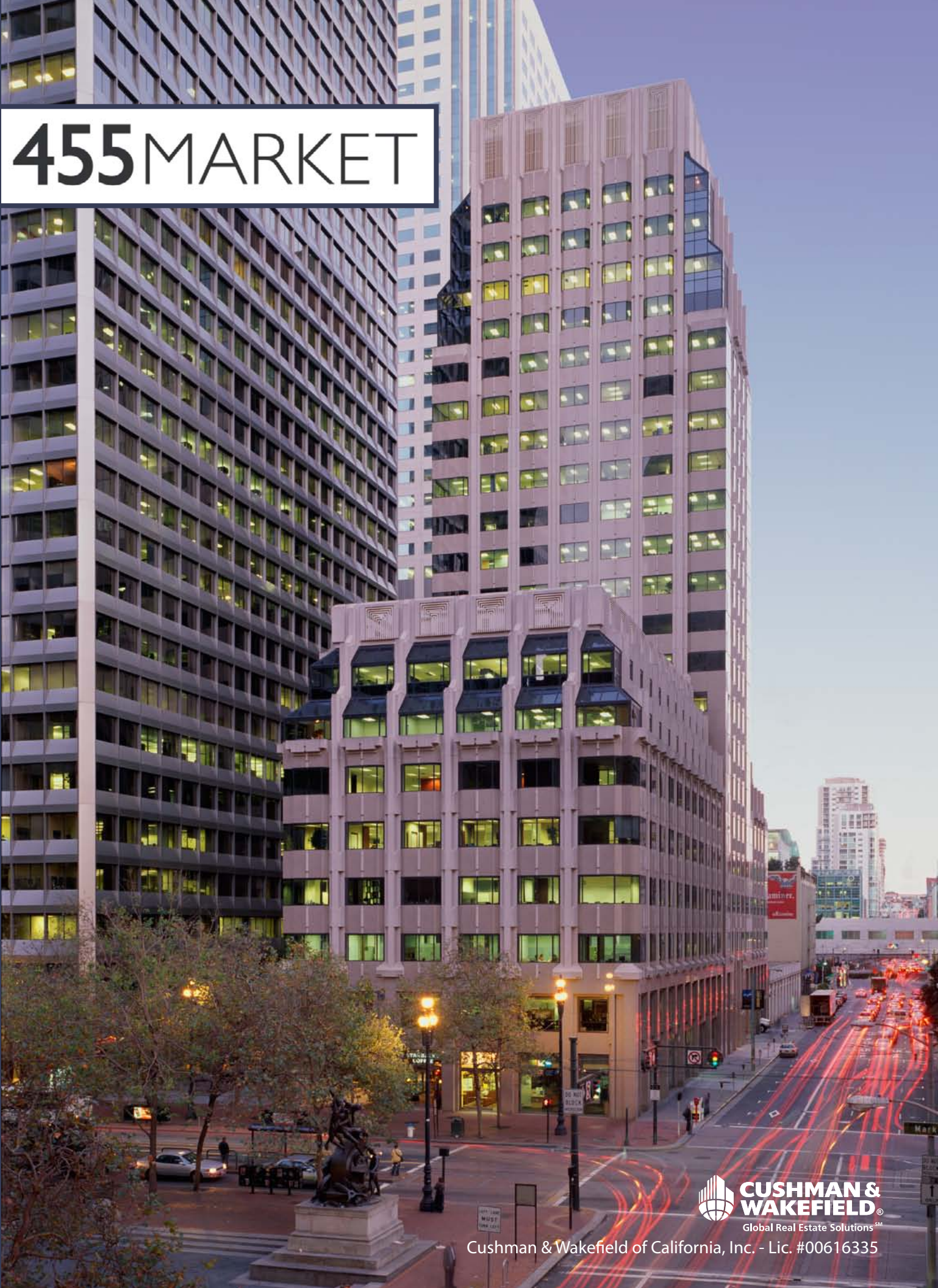


455 MARKET

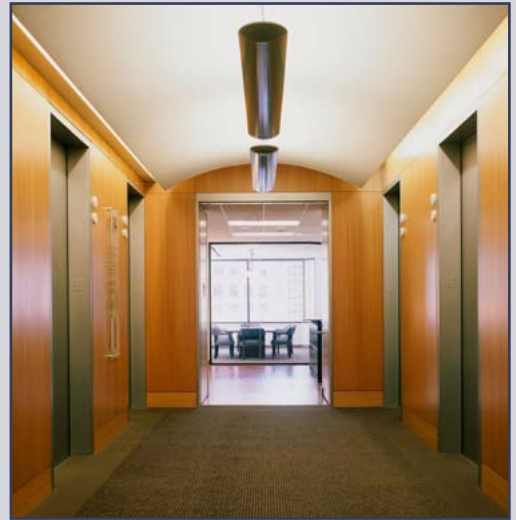


 **CUSHMAN & WAKEFIELD**[®]
Global Real Estate SolutionsSM

Cushman & Wakefield of California, Inc. - Lic. #00616335

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SAN FRANCISCO, CA



- ◆ Recently LEED certified to Silver Level
- ◆ Renovated lobby and retail arcade
- ◆ Prime CBD Location
- ◆ 2 levels of valet parking
- ◆ Immediate access to BART, MUNI, Transbay Terminal
- ◆ 24/7 Security & on-site property management

AVAILABLE SPACE

FLOOR	SQ.FT.	RATE	DESCRIPTION
10	3,854	\$36	Brand new spec suite! 3 offices, conference room, kitchen, copy room, server room, large open area. Double-door elevator ID. - Available 11/1/11
15	7,010	\$38	12 windowline offices, 2 interior offices, large conference room, kitchen, copy/storage room, server room. Double-door elevator ID. - Available 11/1/11
16	7,255	\$39	Former classroom space. Built-to-suit opportunity. Divisible to \pm 4,000 RSF - Available Now

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SAN FRANCISCO, CA

BUILDING FACT SHEET

CONSTRUCTION TYPE:	Steel frame with Rosa Purina granite façade and solar gray exterior glass. Unique, 45-degree greenhouse 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:	10 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:	Wells Fargo Bank; Ace American Insurance Company; Small Business Administration; Spanish Broadcasting System.
PARKING:	2-floor, valet garage for ±150 cars. Monthly, daily and hourly parking available. Current rate: \$400.00/month for building tenants.
STANDARD HVAC HOURS:	Monday–Friday: 8:00 a.m.–6:00 p.m.
APPROXIMATE AFTER-HOURS VENTILATION/COOLING COST:	Fans Only: \$12.00 per hour, per floor With Chiller: \$80.00 per hour, per floor, highrise \$85.00 per hour, per floor, lowrise
RETAIL AMENITIES:	Starbucks, American Express Travel, Fog City News, Copymat.
BUILDING AMENITIES:	Cable television access; Fully automated after-hours HVAC.
ON-SITE BUILDING MANAGEMENT:	Cushman & Wakefield of California, Inc.
LEASING AGENT:	Cushman & Wakefield of California, Inc.

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SUITE 1050

3,854 RSF

BRAND NEW SPEC SUITE

3 OFFICES

CONFERENCE ROOM

KITCHEN

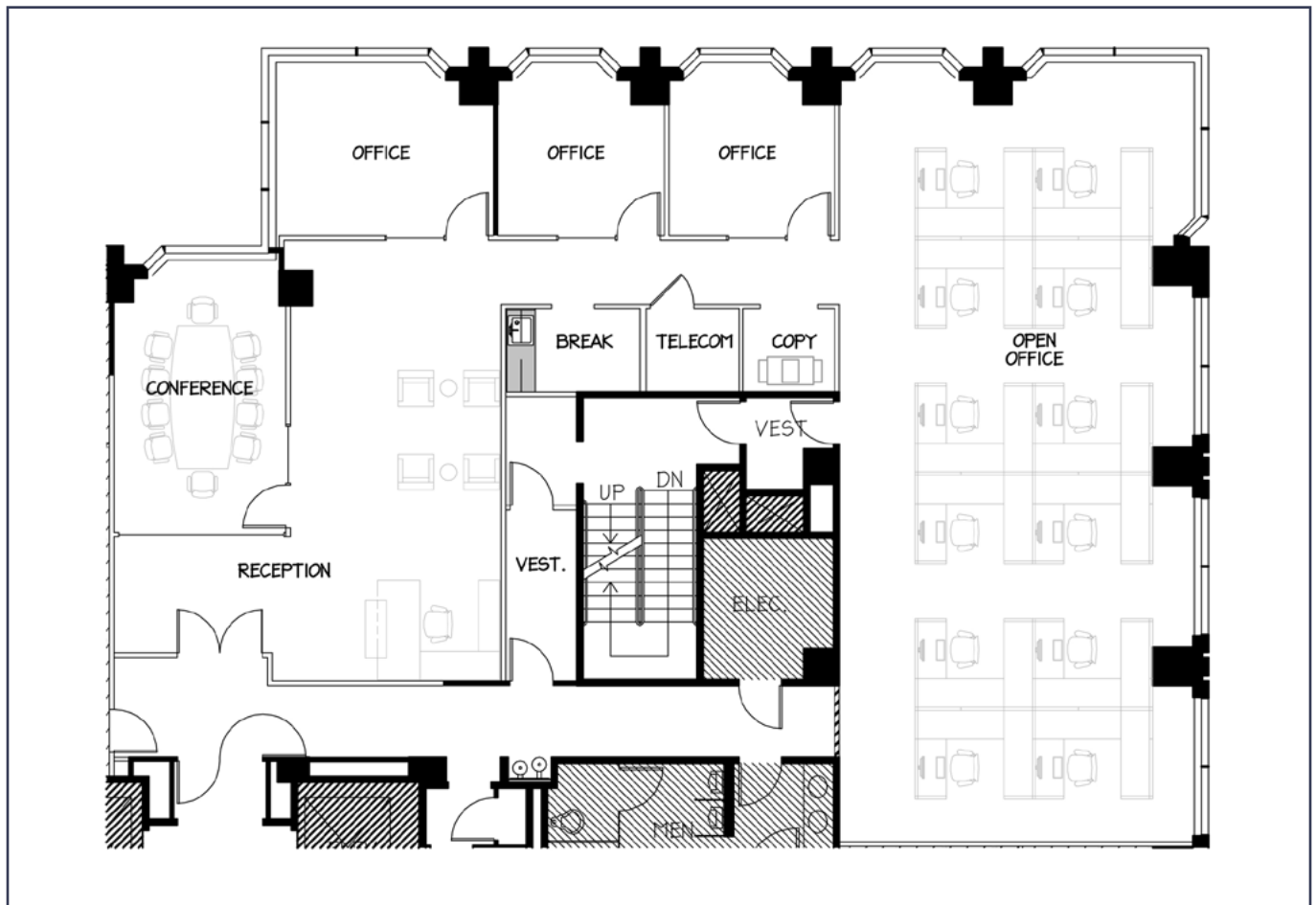
COPY ROOM

SERVER ROOM

LARGE OPEN AREA

DOUBLE-DOOR ELEVATOR ID

AVAILABLE 11/1/11



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SUITE 1500

7,010 RSF

12 WINDOWLINE OFFICES

2 INTERIOR OFFICES

LARGE CONFERENCE ROOM

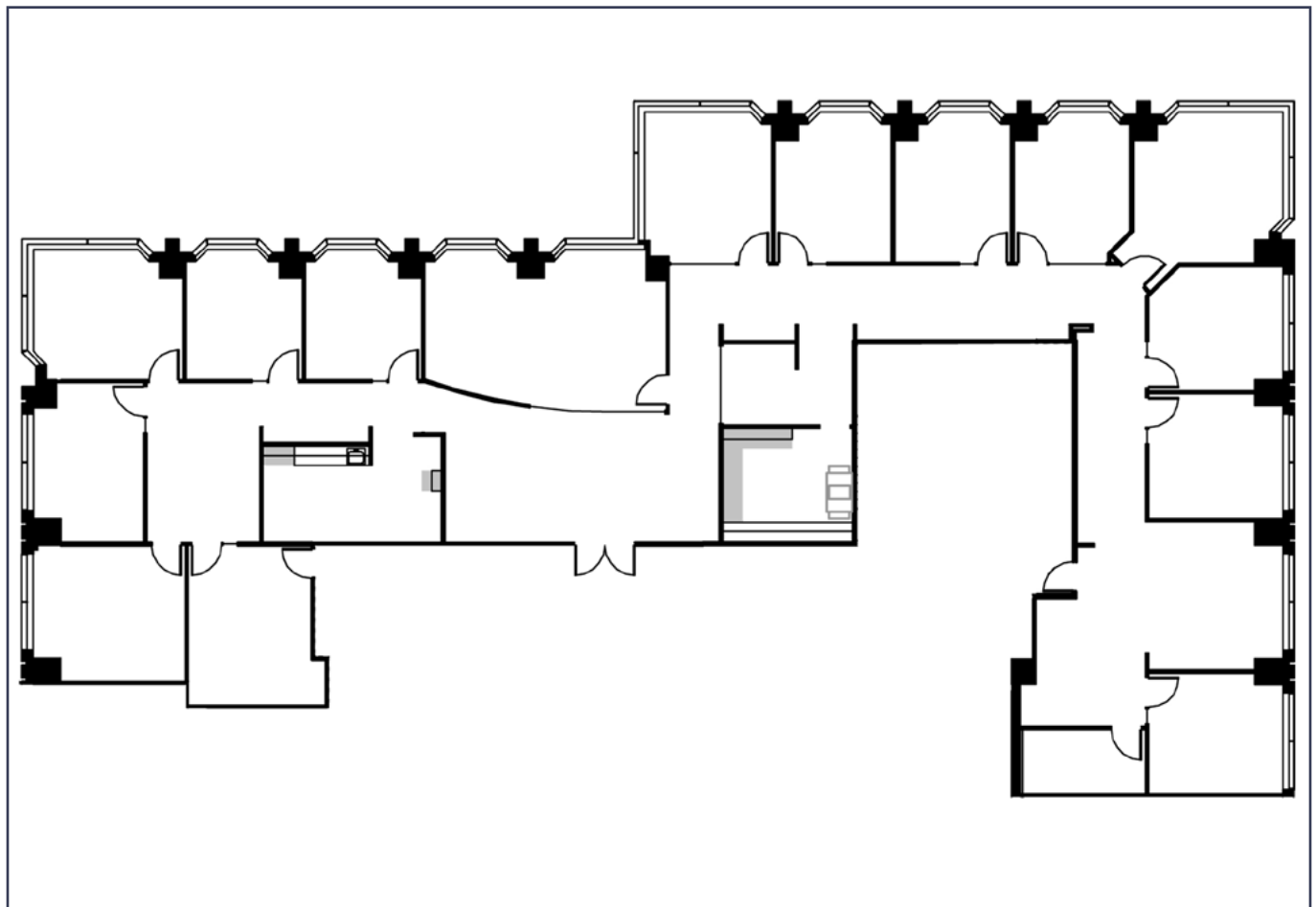
KITCHEN

COPY/STORAGE ROOM

SERVER ROOM

DOUBLE-DOOR ELEVATOR I.D.

AVAILABLE 11/1/11



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SUITE 1650

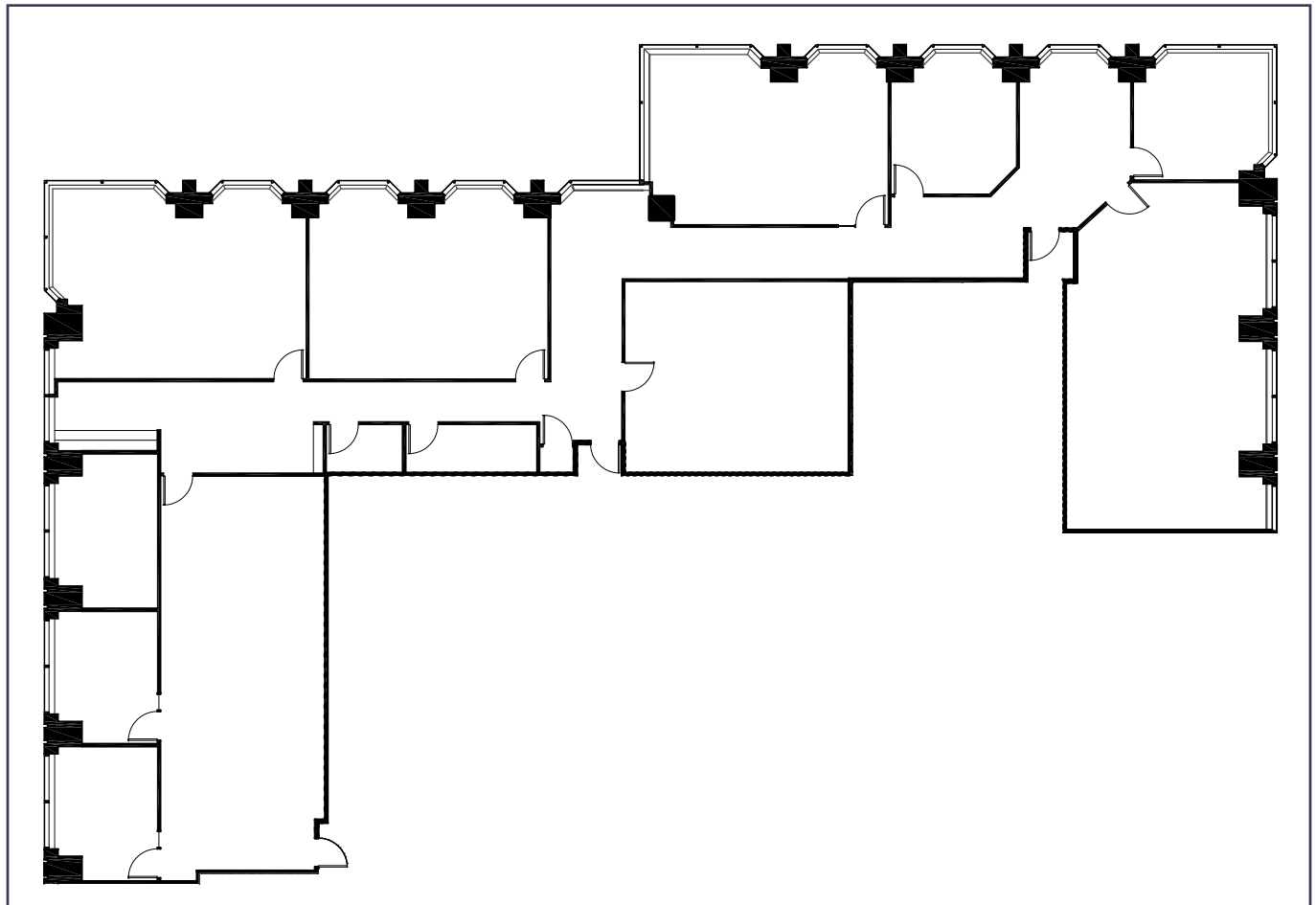
7,255 RSF

FORMER CLASSROOM SPACE

BUILT-TO-SUIT OPPORTUNITY

DIVISIBLE TO \pm 4,000 SF

AVAILABLE NOW



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