

# 455 MARKET



 **CUSHMAN & WAKEFIELD**<sup>®</sup>  
Global Real Estate Solutions<sup>SM</sup>

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

# 455 MARKET

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
9	5,949	\$29	Double door elevator ID. 8 offices, conference room, kitchen/copy room, open area. - <i>Available Now</i>
			<b>BRAND NEW TENANT IMPROVEMENTS!</b>
10	12,809	\$32	<b>Full floor.</b> 12 private offices, conference room, training room, copy/storage room, kitchen, server room, open area - <i>Available 12/2010</i>
11	3,273	\$32	4 offices, conference room, kitchen/copy room, server room, open area. - <i>Available Now</i>
12	3,084	\$32	4 offices, conference room, server room, open area. - <i>Available Now</i>
14	2,588	\$33	4 private offices, conference room, kitchen/copy room, open area. - <i>Available 5/2010</i>
14	2,531	\$33	7 private offices, kitchen/copy room, reception area. - <i>Available 5/2010</i>
16	2,909	\$33	7 offices, conference room, kitchen/copy room, server room, open area. - <i>Available Now</i>
16	7,463	\$33	Former classroom space. Landlord prepared to modify as necessary. <i>Available Now</i>
20	3,086	\$33	3 offices, kitchen, storage room, server room. - <i>Available Now</i>
20	2,246	\$34	3 offices, conference room, kitchen, copy room, reception. - <i>Available Now</i>

DAVID DUBLE  
415.773.3568  
david.duble@cushwake.com  
License 00993334

JOHN WALSH  
415.773.3599  
john.walsh@cushwake.com  
License 01008553

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## BUILDING FACT SHEET

<b>CONSTRUCTION TYPE:</b>	Steel frame with Rosa Purina granite façade and solar gray exterior glass. Unique, 45-degree greenhouse windows on select floors.
<b>YEAR BUILT:</b>	1987
<b>BUILDING ARCHITECT:</b>	Daniel, Mann, Johnson & Mendenhall
<b>TOTAL BUILDING SIZE:</b>	23 stories; 374,203 square feet.
<b>RETAIL ARCADE:</b>	12,493 square feet on the Ground Floor.
<b>STANDARD CEILING HEIGHT:</b>	9 feet
<b>ELEVATORS:</b>	10 high-speed passenger elevators finished with Custom Art Glass paneling, limestone flooring and stainless steel doors; 1 freight elevator with loading dock access.
<b>MAJOR TENANTS IN THE PROJECT:</b>	Wells Fargo Bank; Ace American Insurance Company; Small Business Administration; Spanish Broadcasting System.
<b>PARKING:</b>	2-floor, valet garage for 150 cars. Monthly, daily and hourly parking available. Current rate: \$400.00/month for building tenants.
<b>STANDARD HVAC HOURS:</b>	Monday–Friday: 8:00 a.m.–6:00 p.m.
<b>APPROXIMATE AFTER-HOURS VENTILATION/COOLING COST:</b>	Fans Only: \$12.00 per hour, per floor With Chiller: \$80.00 per hour, per floor, highrise \$85.00 per hour, per floor, lowrise
<b>RETAIL AMENITIES:</b>	Starbucks, American Express Travel, Fog City News, Copymat.
<b>BUILDING AMENITIES:</b>	Cable television access; Fully automated after-hours HVAC.
<b>ON-SITE BUILDING MANAGEMENT:</b>	Cushman & Wakefield of California, Inc.
<b>LEASING AGENT:</b>	Cushman & Wakefield of California, Inc.

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## SUITE 900

5,949 RSF

DOUBLE DOOR ELEVATOR ID

8 OFFICES

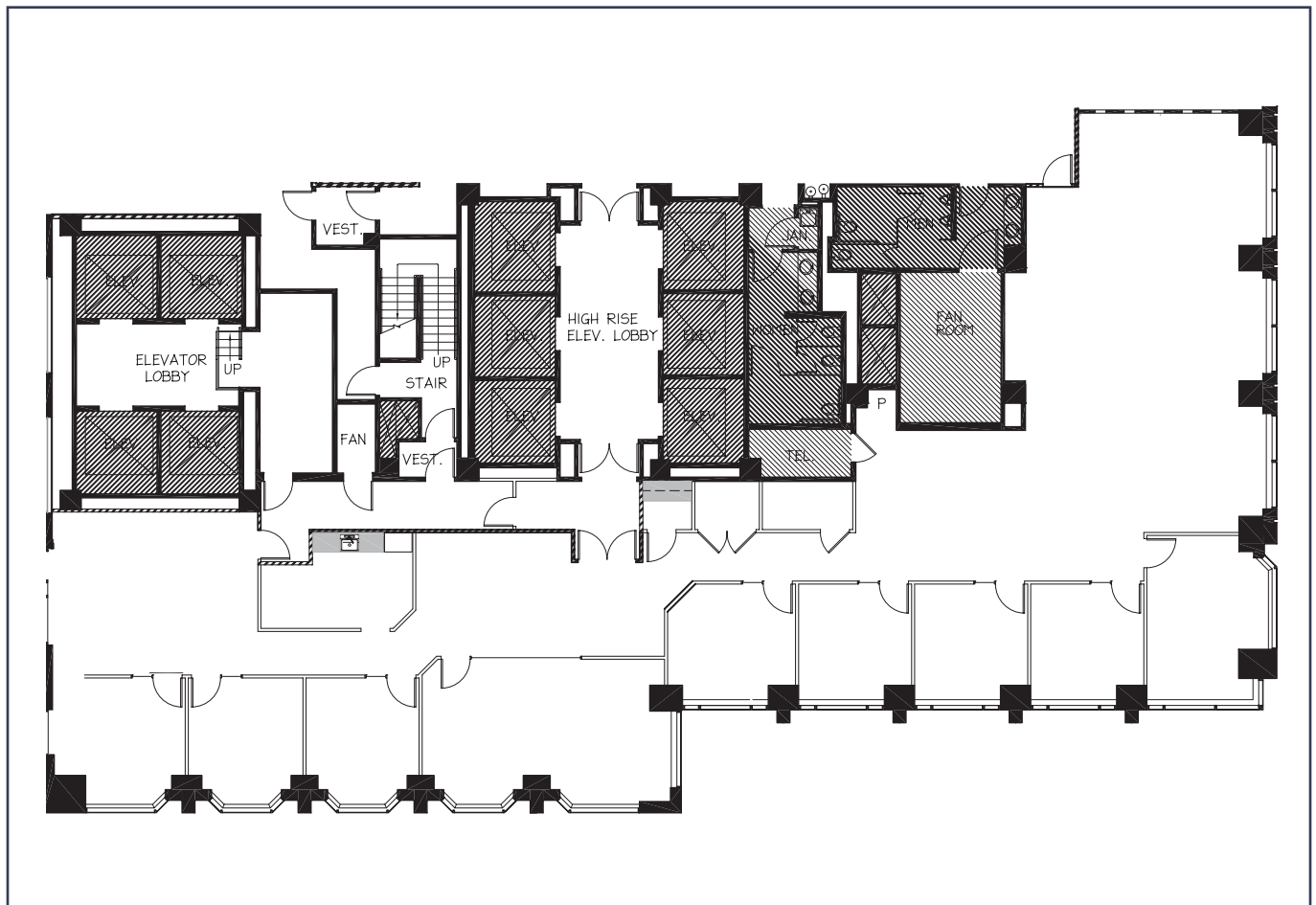
CONFERENCE ROOM

KITCHEN/COPY ROOM

OPEN AREA

**BRAND NEW TENANT IMPROVEMENTS**

AVAILABLE NOW



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## SUITE 1000

12,809 RSF

OPEN AREA

FULL FLOOR

AVAILABLE 12/2010

12 PRIVATE OFFICES

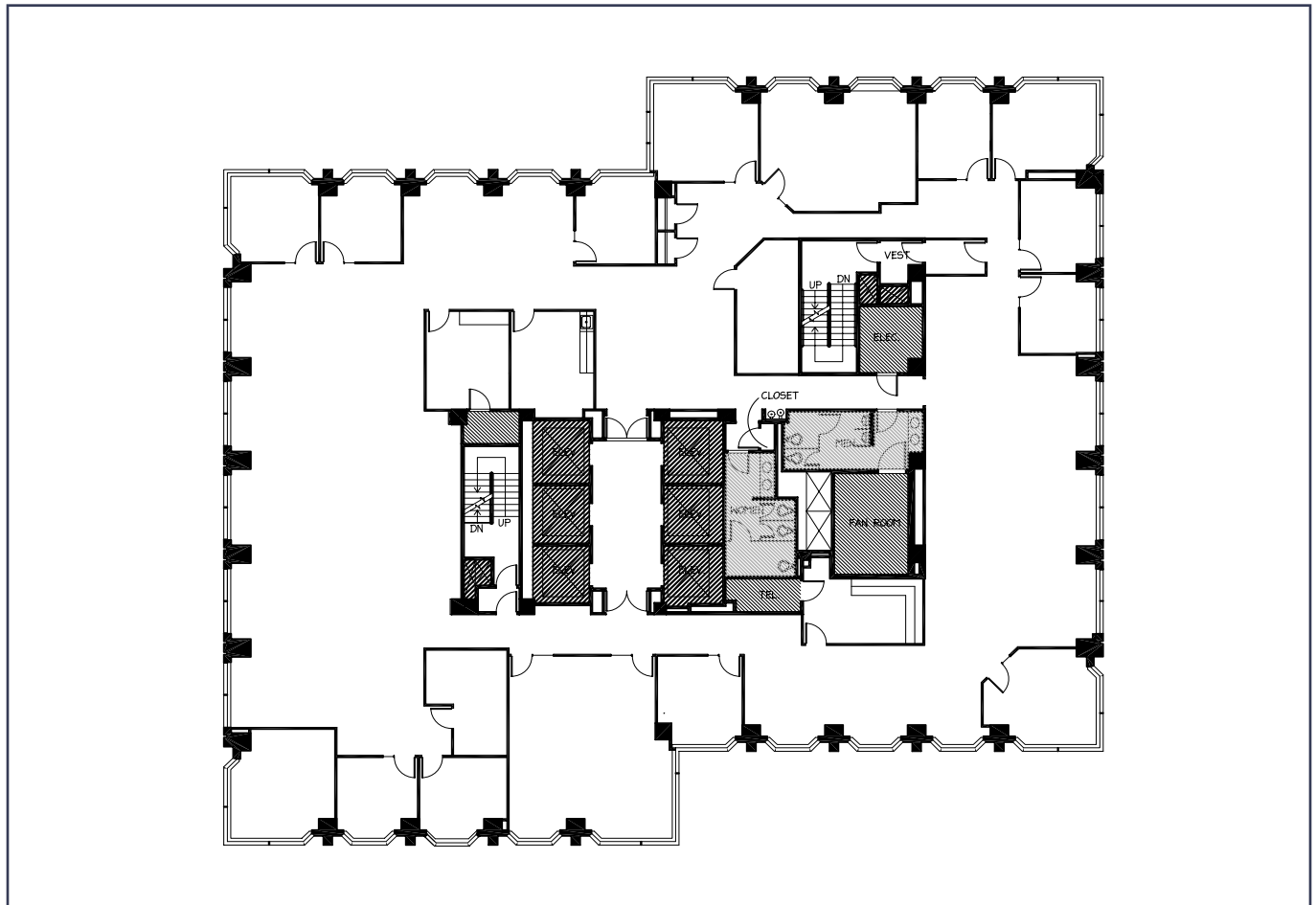
CONFERENCE ROOM

TRAINING ROOM

COPY/STORAGE ROOM

KITCHEN

SERVER ROOM



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## SUITE 1100

3,273 RSF

4 OFFICES

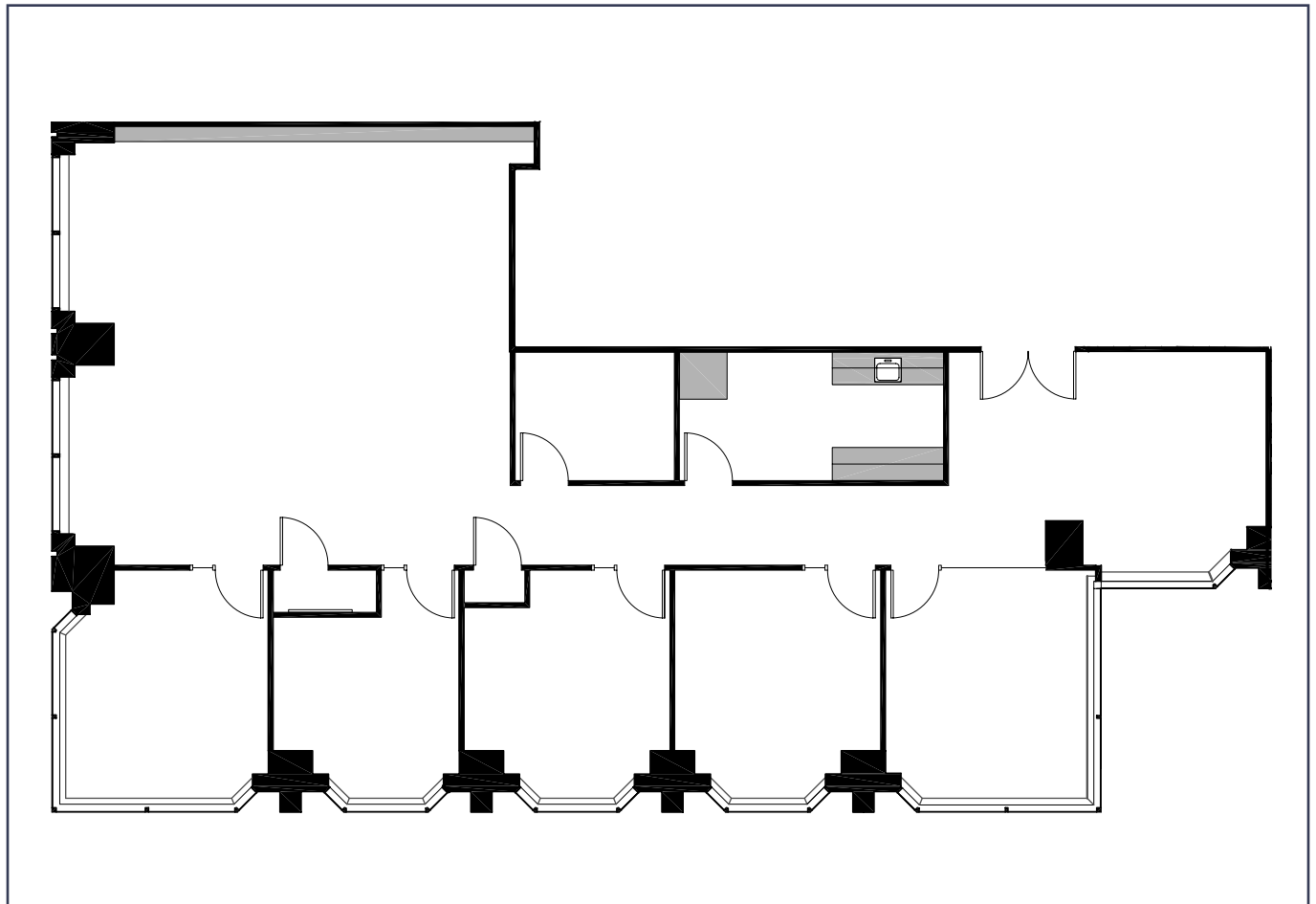
CONFERENCE ROOM

KITCHEN /COPY ROOM

SERVER ROOM

OPEN AREA

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## SUITE 1250

3,084 RSF

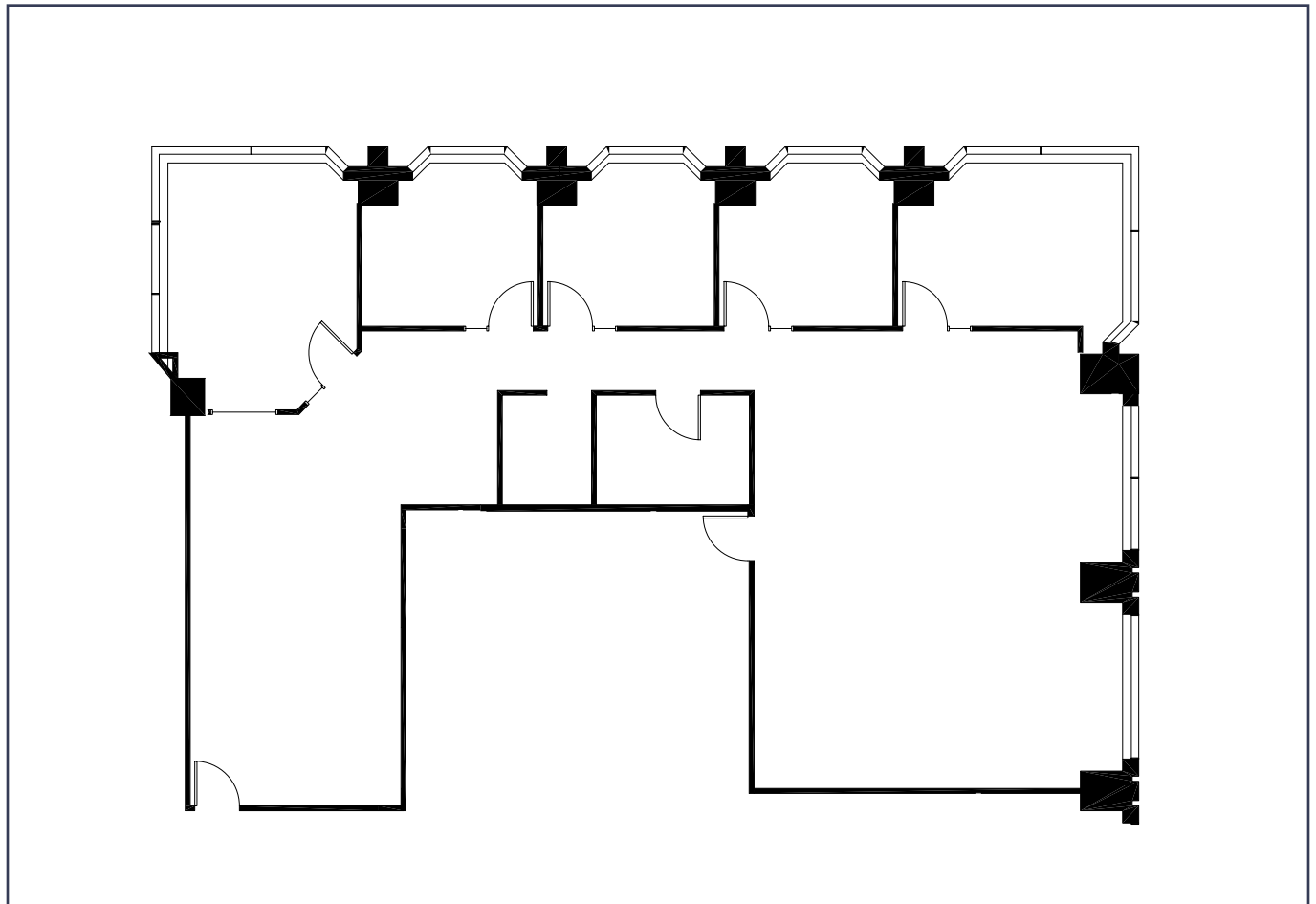
4 OFFICES

CONFERENCE ROOM

SERVER ROOM

OPEN AREA

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## SUITE 1460

2,588 RSF

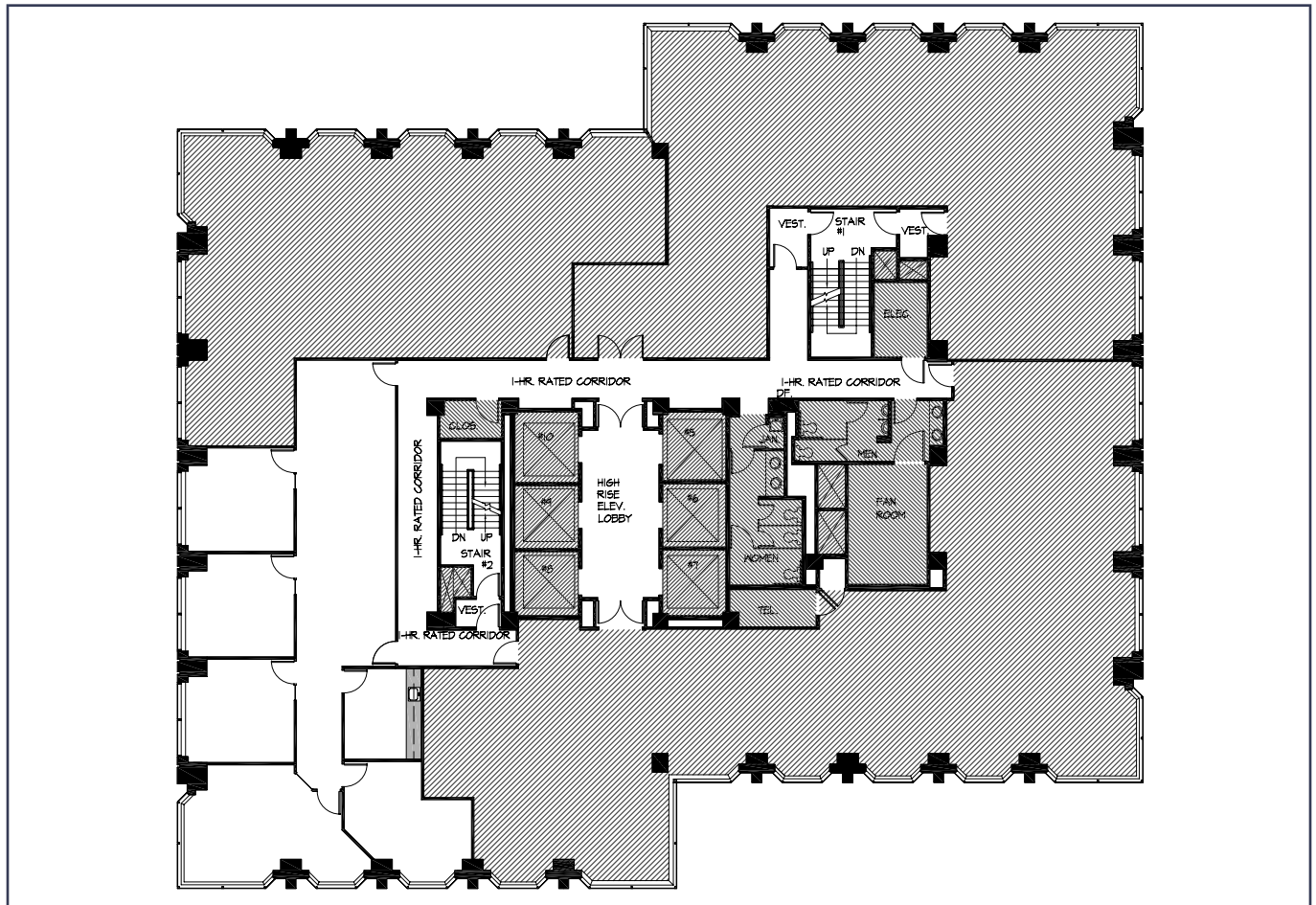
4 PRIVATE OFFICES

CONFERENCE ROOM

KITCHEN/COPY ROOM

OPEN AREA

AVAILABLE 5/2010



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## SUITE 1480

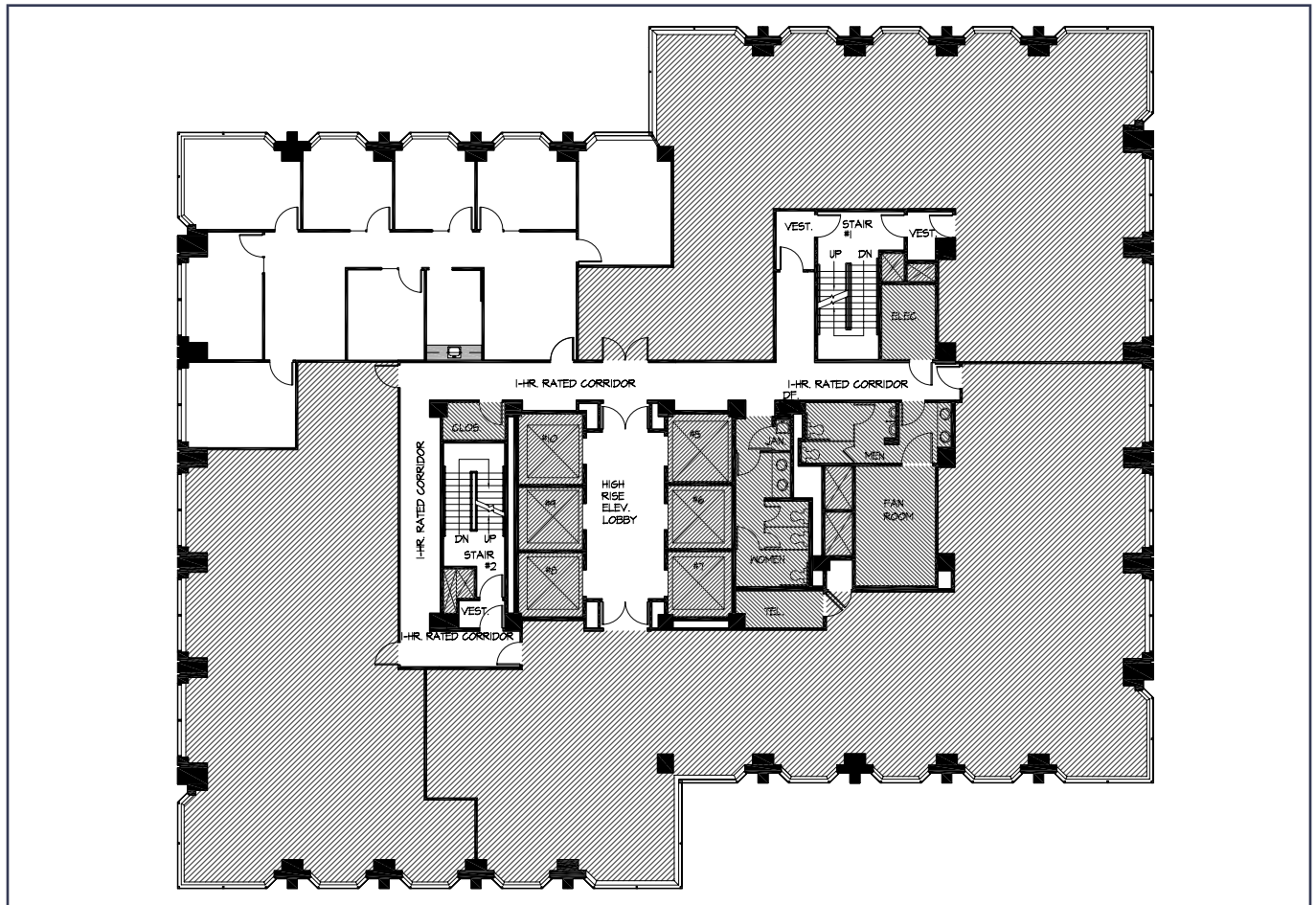
2,531 RSF

7 PRIVATE OFFICES

KITCHEN/COPY ROOM

RECEPTION AREA

AVAILABLE 5/2010



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## SUITE 1690

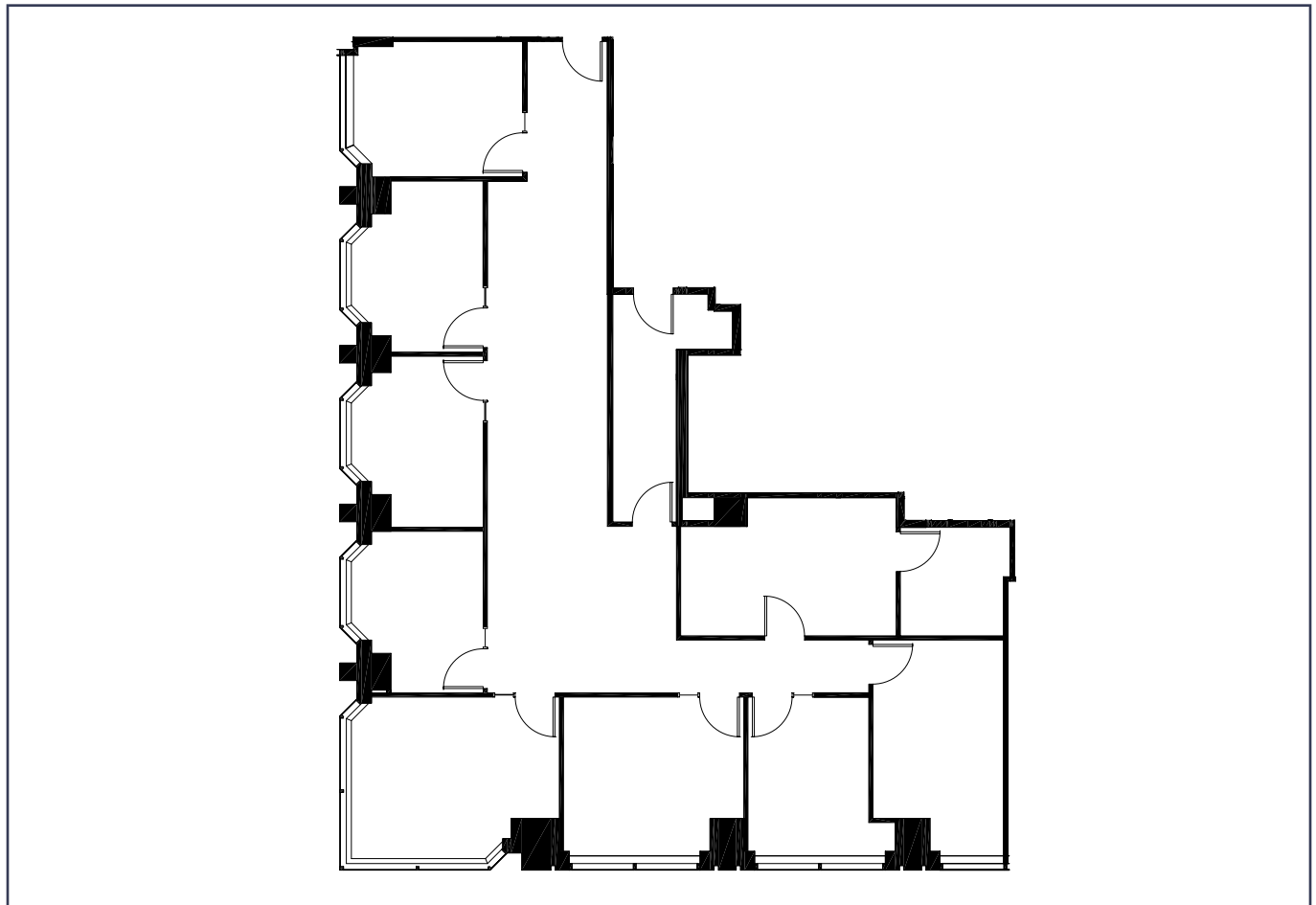
2,909 RSF

7 OFFICES

CONFERENCE ROOM

KITCHEN/COPY ROOM

AVAILABLE NOW



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## SUITE 1650

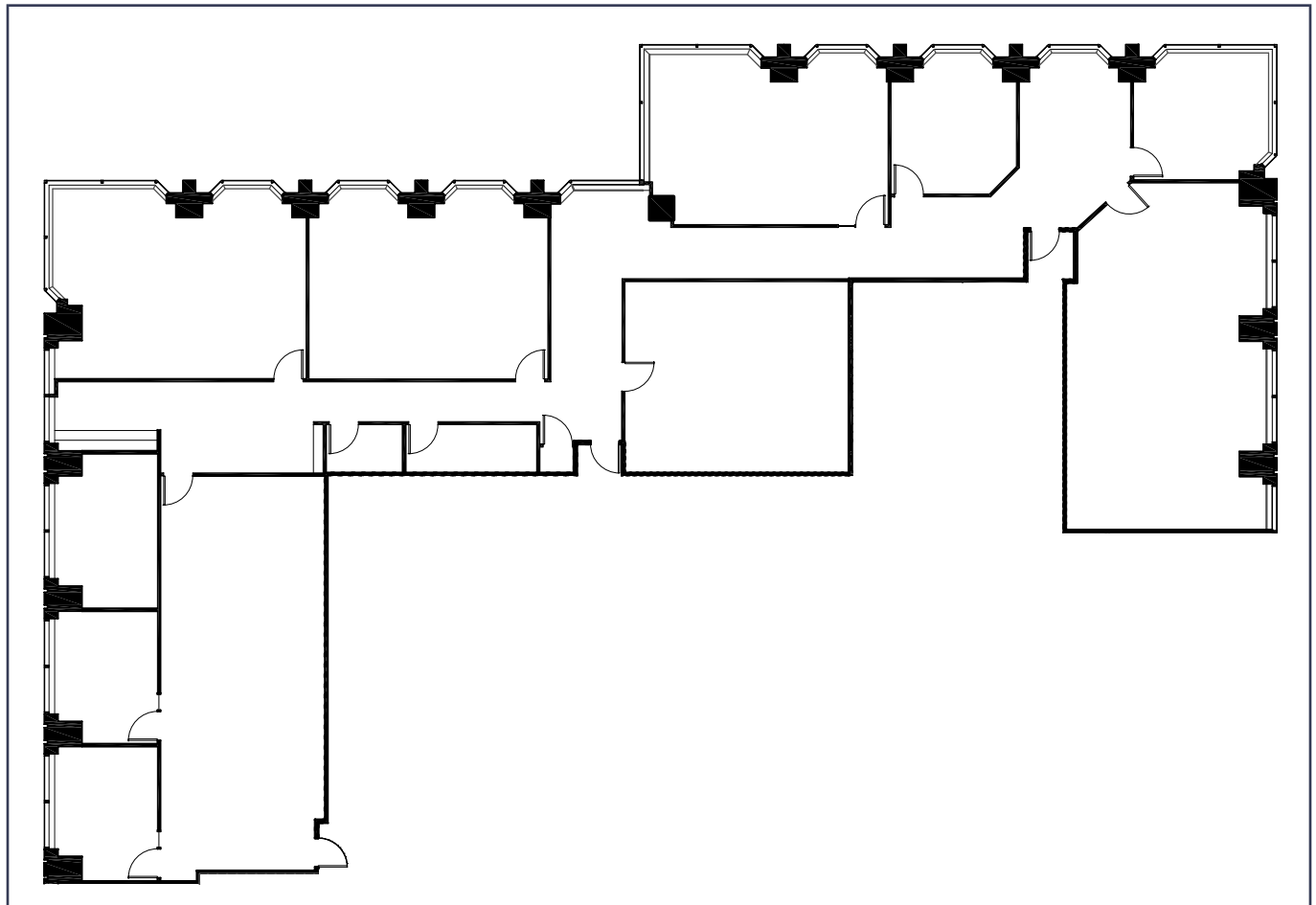
7,463 RSF

FORMER CLASSROOM SPACE

WORKS WELL FOR TRAINING-RELATED BUSINESSES

LANDLORD PREPARED TO MODIFY AS NECESSARY

AVAILABLE NOW



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## SUITE 2050

3,086 RSF

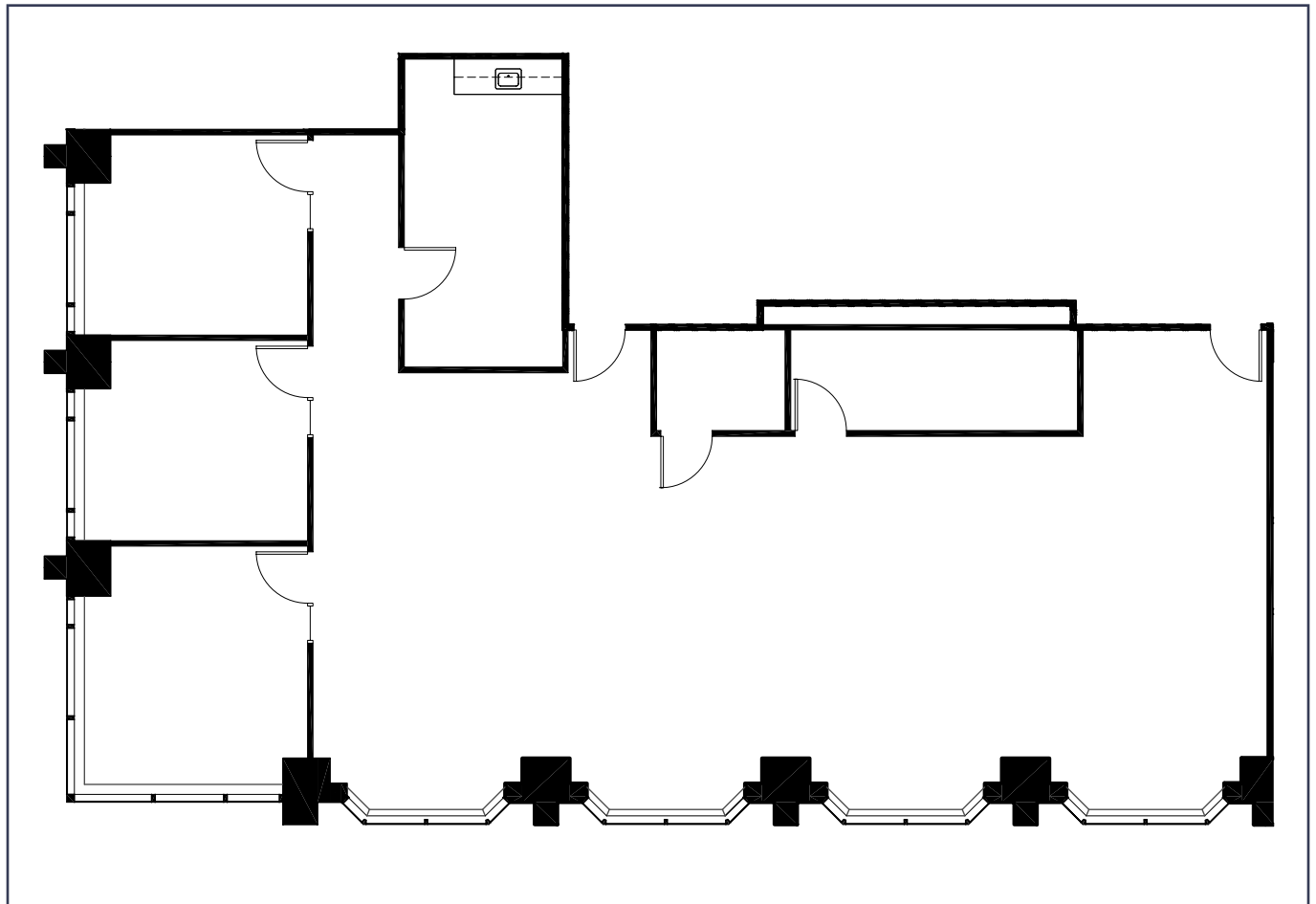
3 OFFICES

STORAGE ROOM

KITCHEN

SERVER ROOM

AVAILABLE NOW



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## SUITE 2000

2,246 RSF

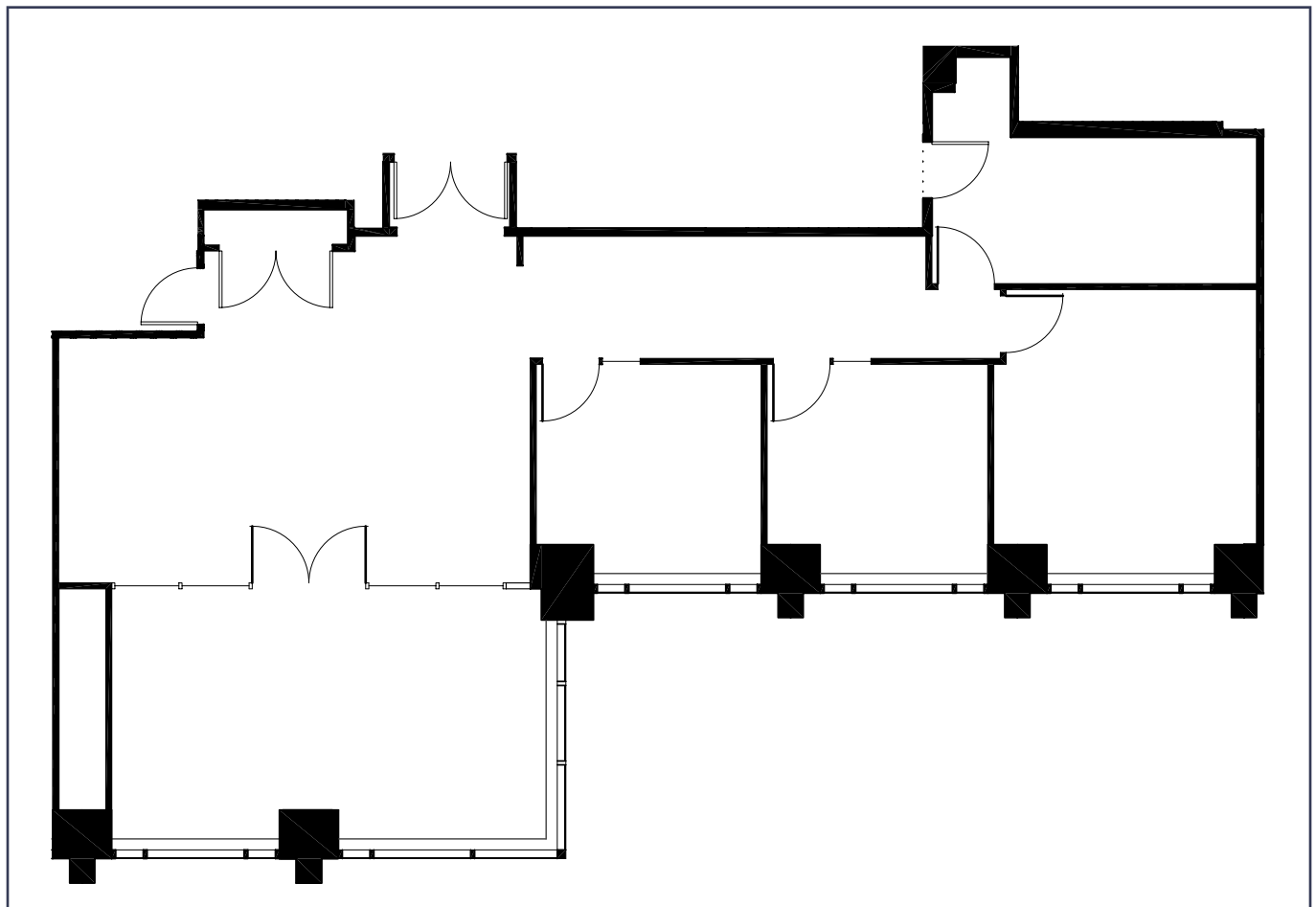
3 OFFICES

CONFERENCE ROOM

KITCHEN/COPY ROOM

RECEPTION

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