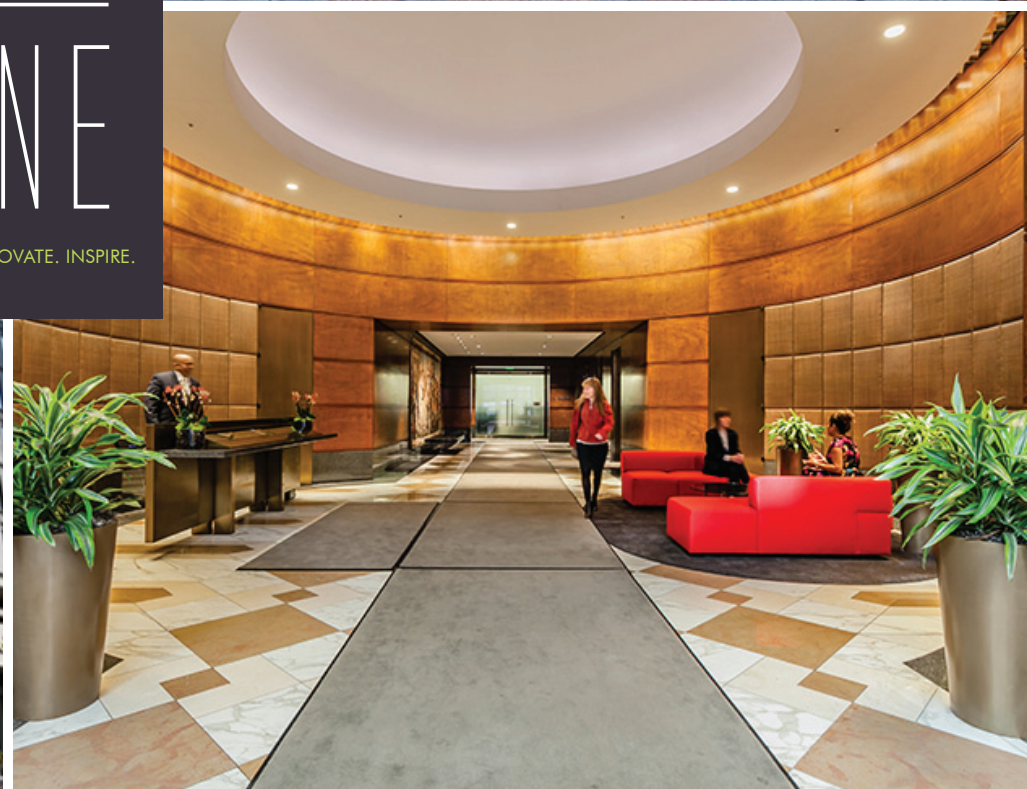




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SUITE	RSF (Approx.)	AVAILABLE	COMMENTS
700	4,392	90 days	Planned spec suite with 3 perimeter offices, conference room, kitchen, large open area. Double-door elevator identity.
750	4,193	90 days	Planned spec suite with 2 perimeter offices, 2 conference rooms, open kitchen, large open area. Double-door elevator identity.
850	3,445	2/1/17	Creative spec suite underway with exposed ceiling, 2 perimeter offices, conference room, open kitchen, large open area.
1200	5,123	2/1/17	9 perimeter offices, conference room, kitchenette, storage.
1250	1,863	2/1/17	Spec suite underway with 1 perimeter conference room, kitchenette, reception, large open area.
1300	8,553		PENDING
1400	6,164	Now	Warm shell delivery. Double-door elevator identity.
1475	2,390	5/1/17	3 perimeter offices, conference room, kitchenette, reception area.
1500	8,531	5/1/17	Full-floor opportunity. 17 perimeter offices (4 semi-private), conference room, 6 workstations, kitchen, copy room, reception.
1825	3,098	10/1/17	3 perimeter offices, conference room, kitchenette, server room. Double-door identity.
2100	8,504	Now	Full-floor opportunity. Warm shell condition.
2200	8,342		PENDING
2300	8,257	Now	Full-floor opportunity. Warm shell condition.
2400	6,868	Now	Full-floor opportunity. Warm shell condition.

PROPERTY FEATURES

- Strong institutional ownership and management
- LEED Gold certified building
- Architecturally distinctive Skidmore, Owings & Merrill design
- 8,500 sq. ft. floor plates offering full-floor identity to small- and medium-size users
- Column-free, side-core design
- Excellent access to public transit
- First-rate amenities on site, including a well-appointed conference center, 4-level parking garage, bike racks, showers and day lockers



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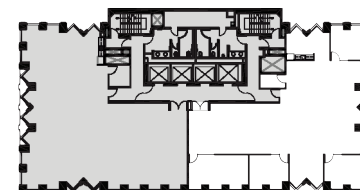
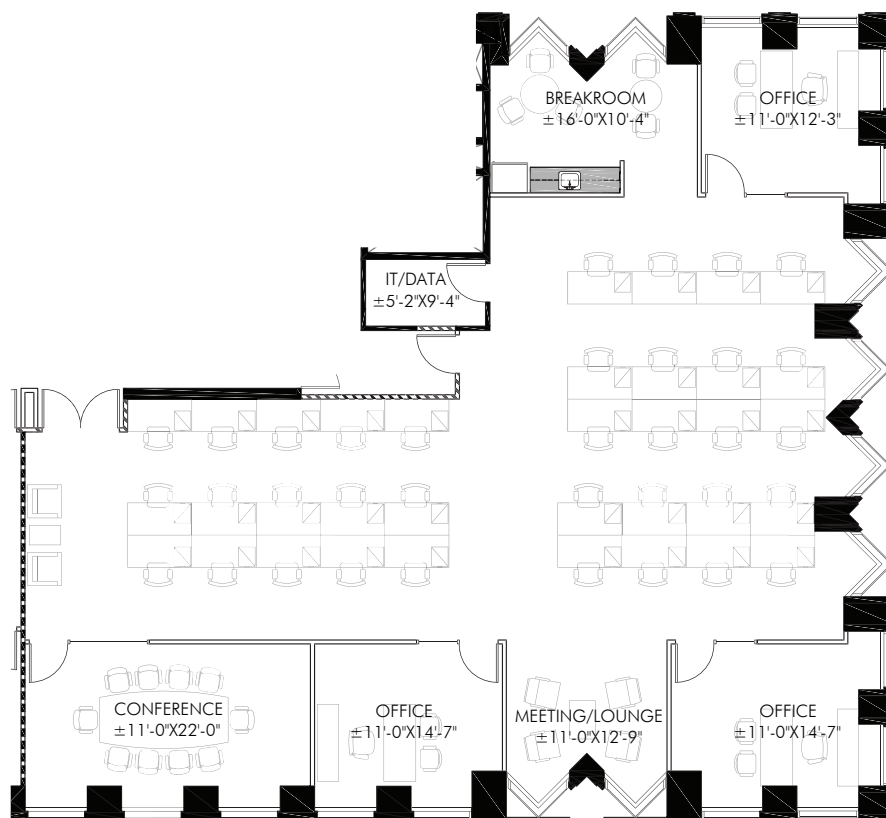
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SUITE 700
±4,392 RSF

FEATURES:

- Planned **spec suite** with 3 perimeter offices, conference room, kitchen, server room, large open area
- Double-door elevator identity
- Available in 90 days



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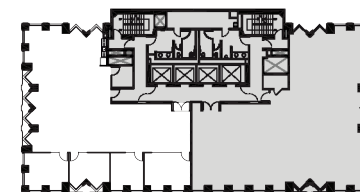
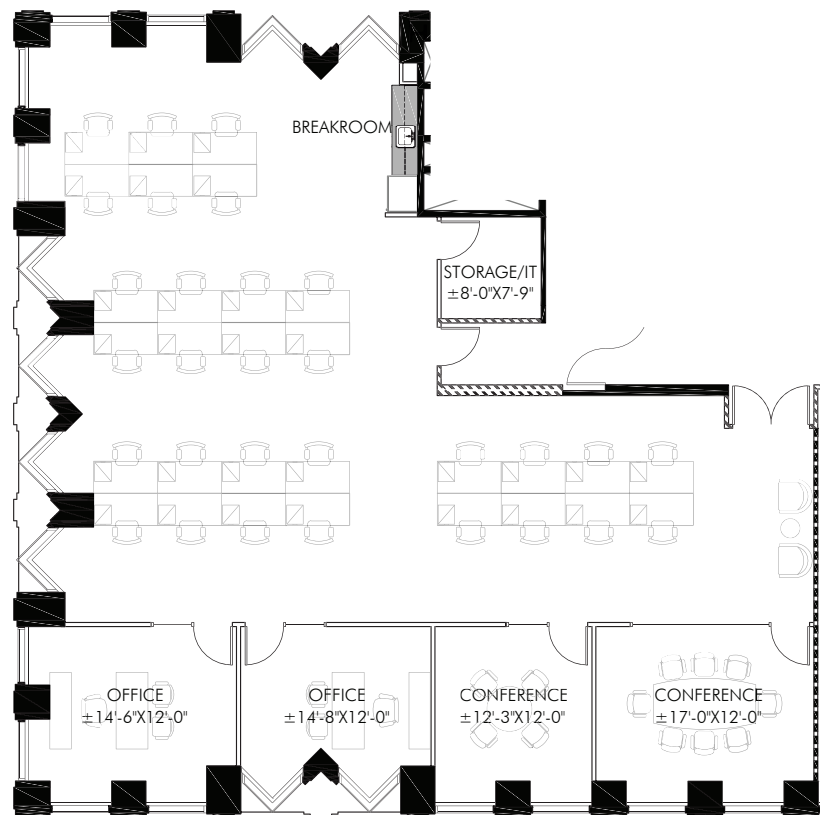
CBRE

235
PINE

SUITE 750
±4,193 RSF

FEATURES:

- Planned **spec suite** with 2 perimeter offices, 2 conference rooms, open kitchen, large open area
- Double-door elevator identity
- Available in 90 days



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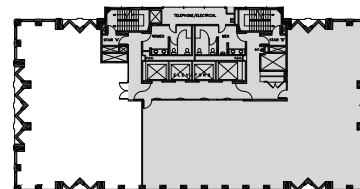
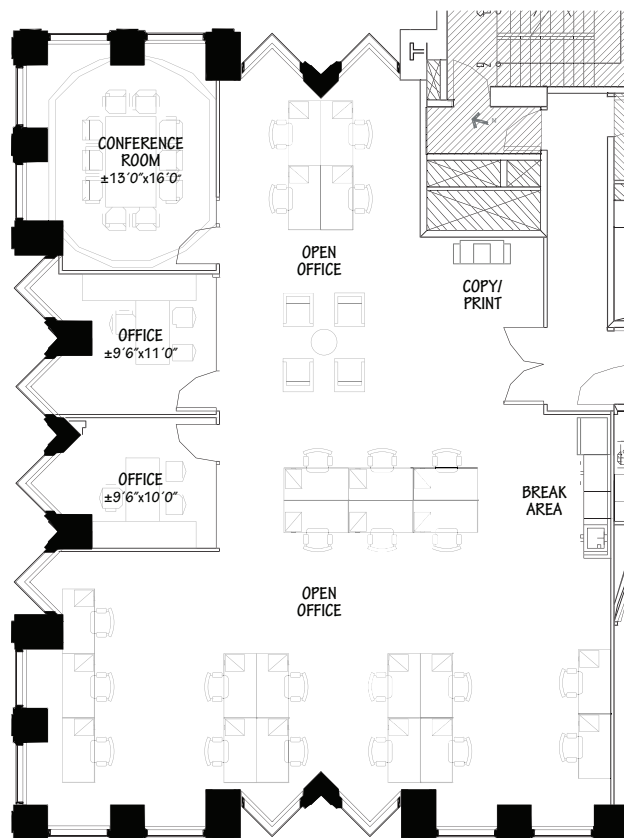
CBRE

235
PINE

SUITE 850
±3,445 RSF

FEATURES:

- **Creative spec suite** underway with exposed ceiling, 2 perimeter offices, conference room, open kitchen, large open area
- Double-door elevator identity
- Available February 2017



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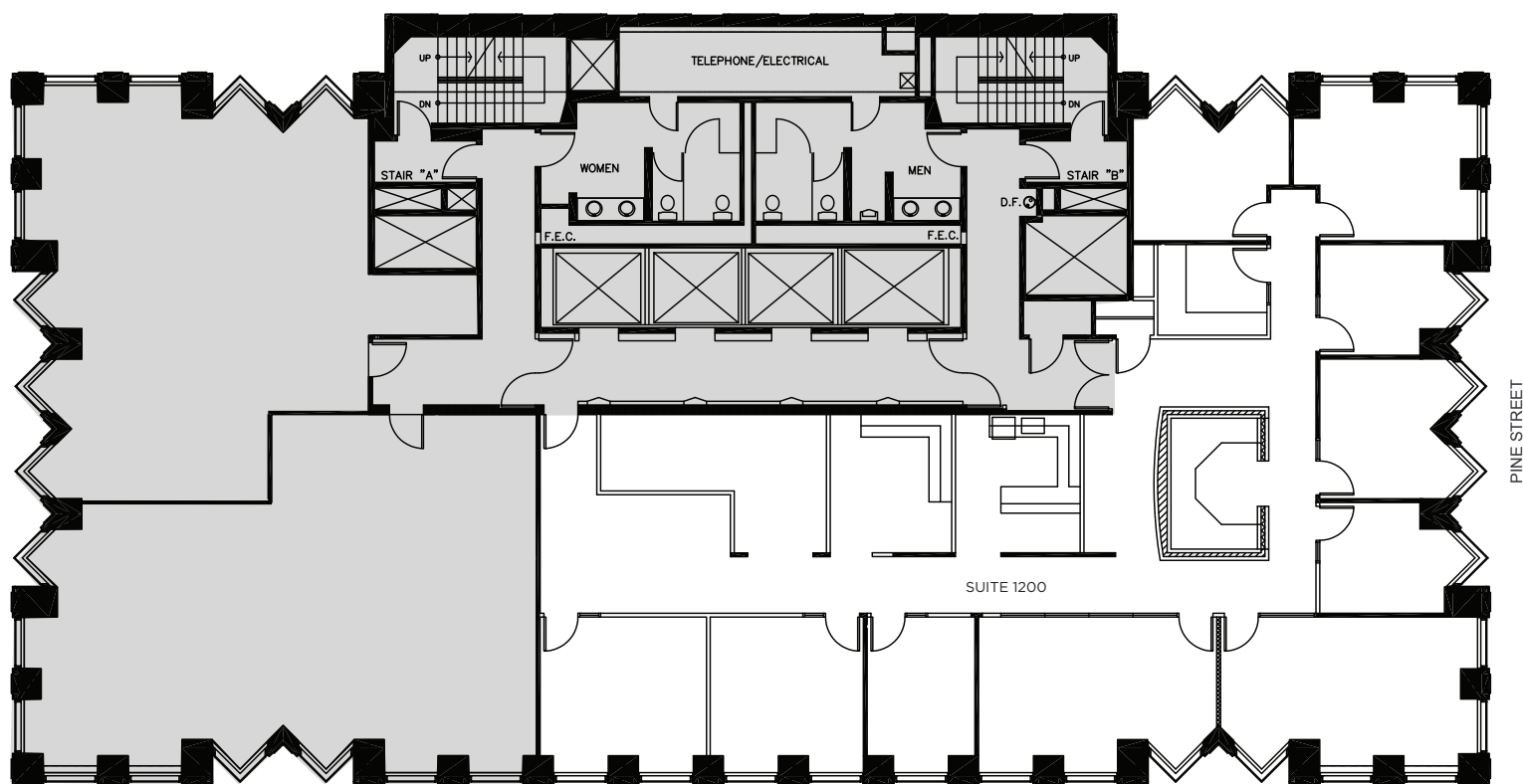
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SUITE 1200
±5,123 RSF

FEATURES:

- 9 perimeter offices, conference room, kitchenette, storage
- Double-door elevator identity
- Available February 2017



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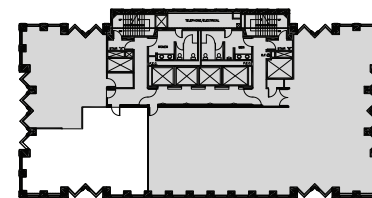
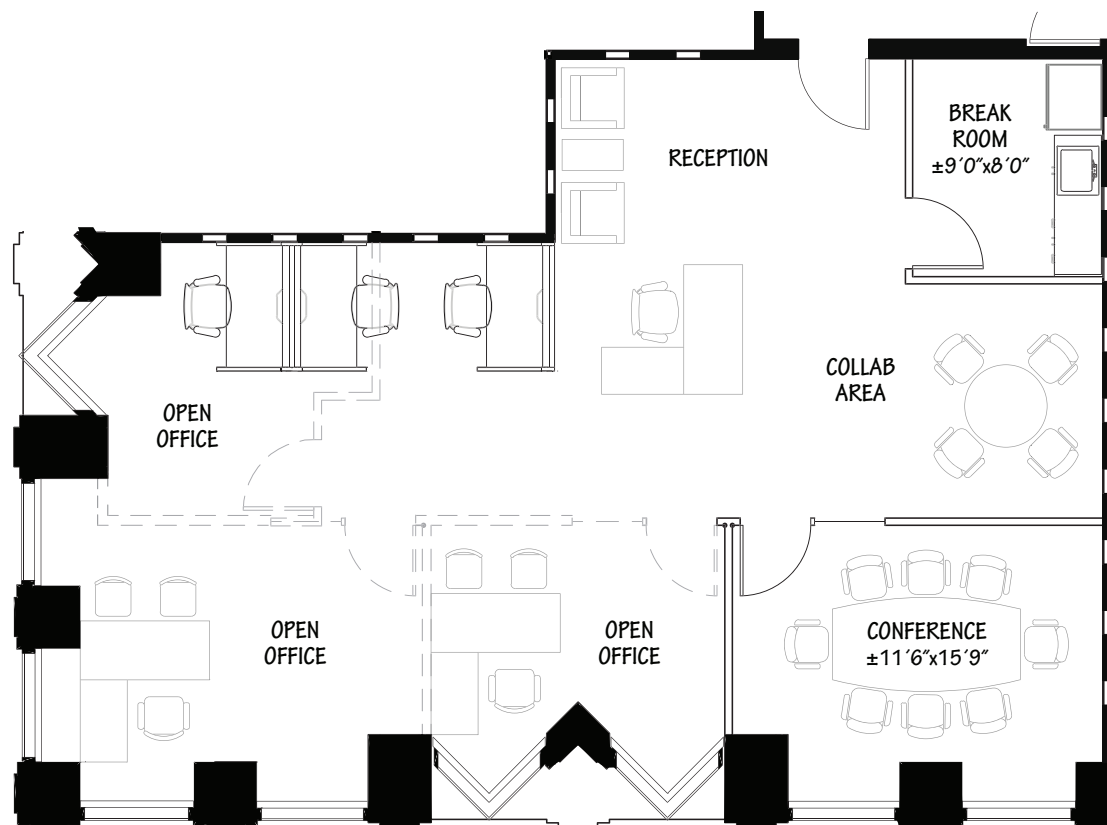
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SUITE 1250
±1,863 RSF

FEATURES:

- **Spec suite** underway with 1 perimeter conference room, kitchenette, reception, large open area
- Available February 2017



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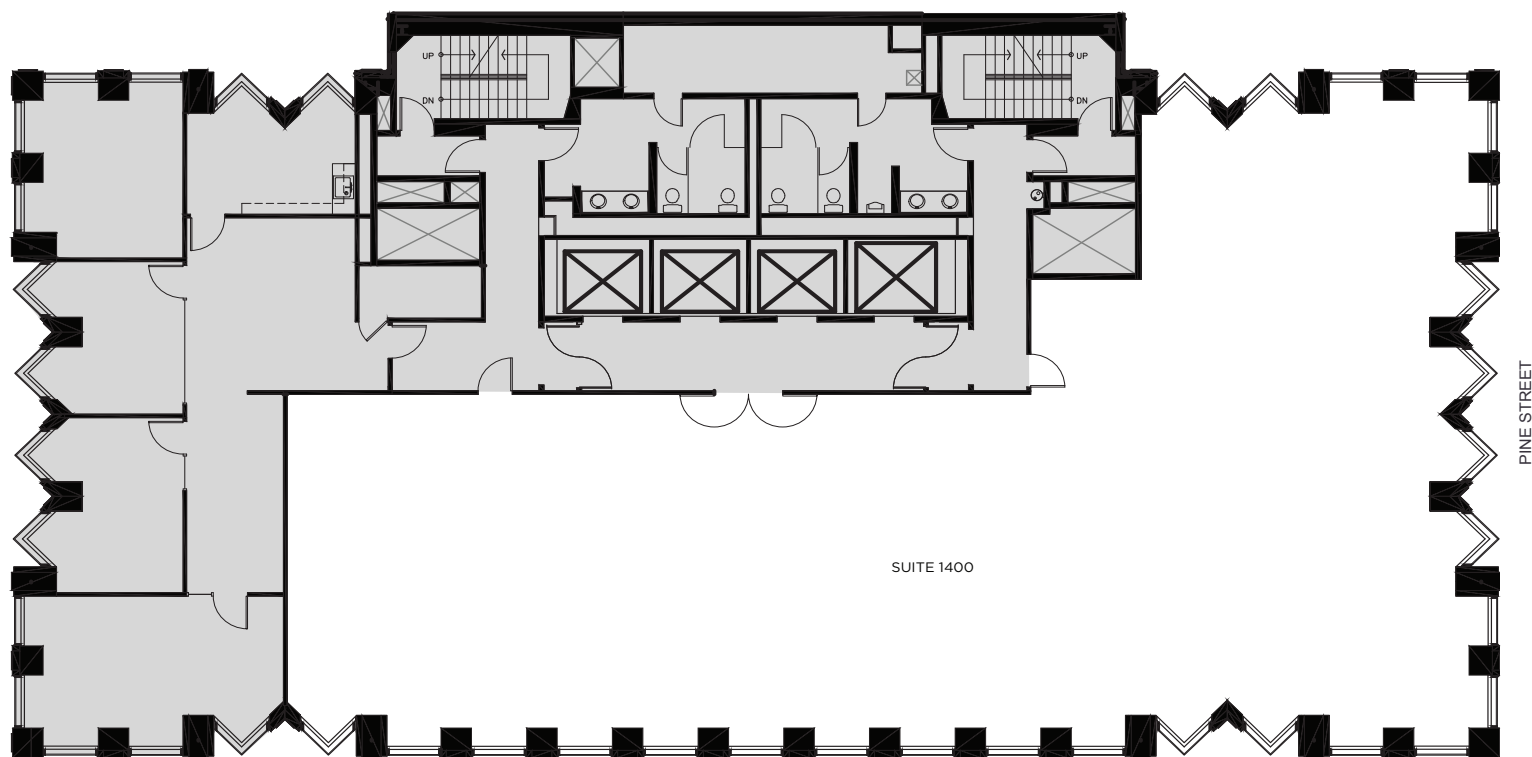
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SUITE 1400
±6,164 RSF

FEATURES:

- Warm shell delivery
- Double-door elevator identity
- Available now



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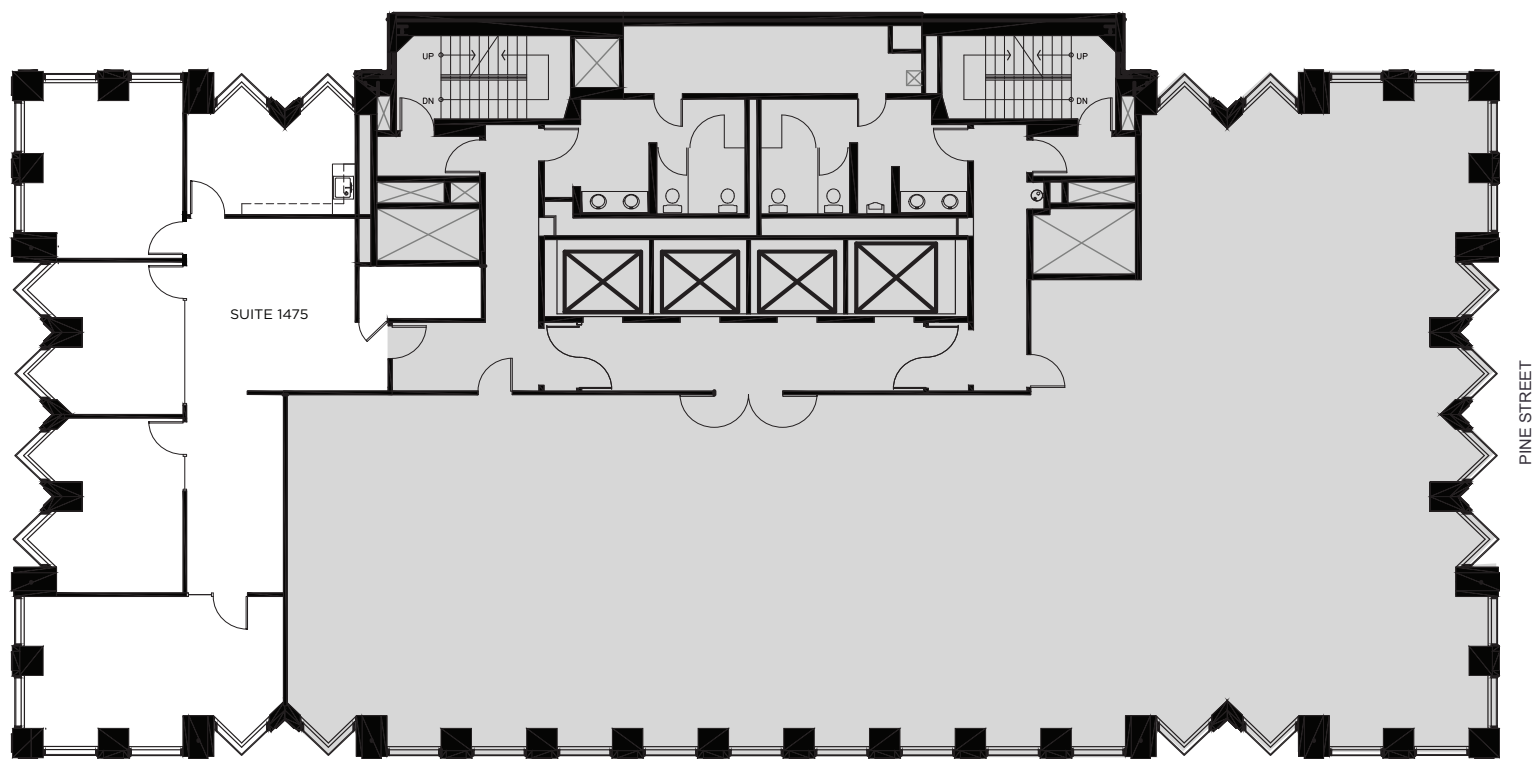
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FEATURES:

- 3 perimeter offices, conference room, kitchenette, reception area
- Available May 2017

SUITE 1475
±2,390 RSF



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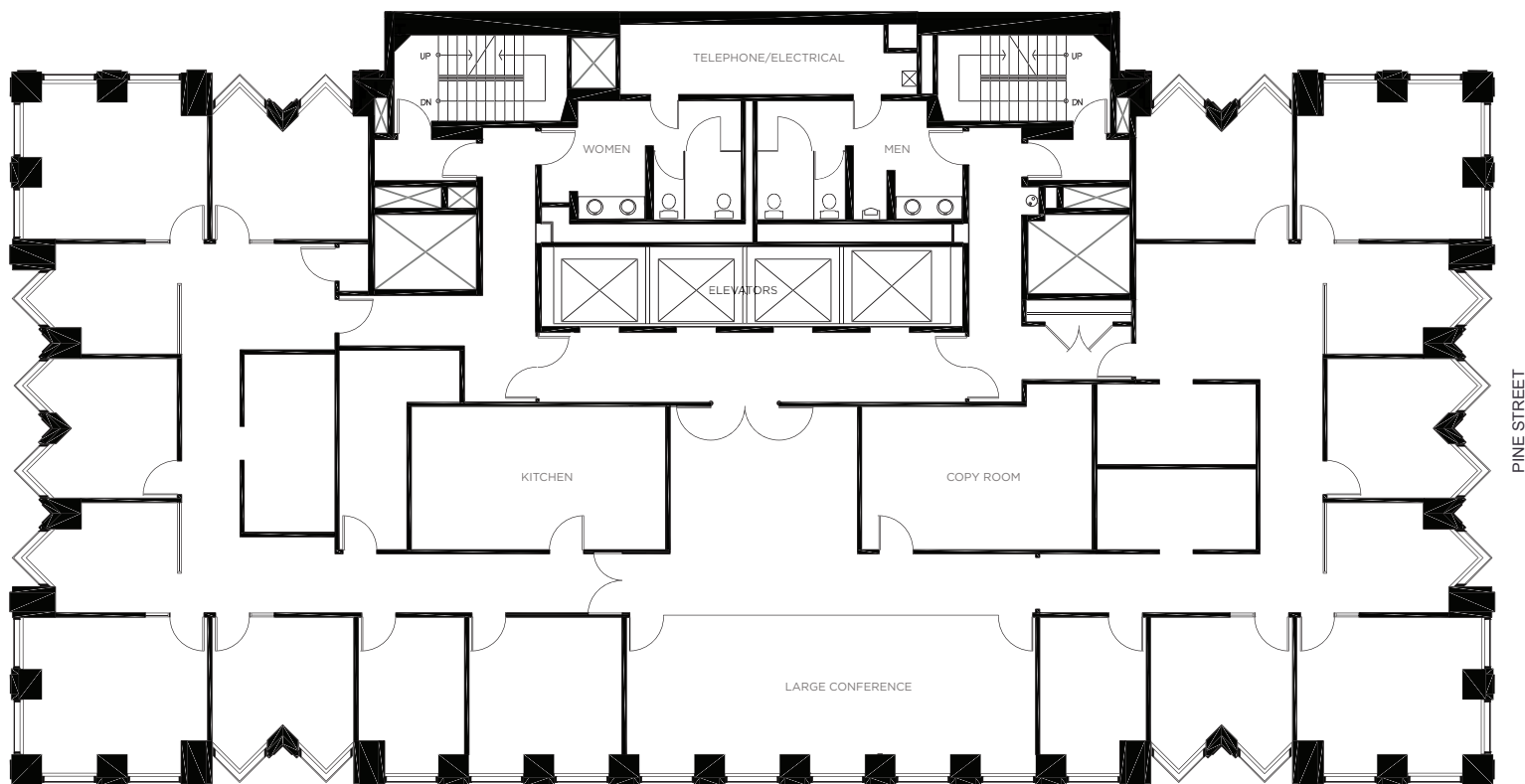
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SUITE 1500
±8,531 RSF

FEATURES:

- Full-floor opportunity
- 17 perimeter offices (4 semi-private), conference room, 6 workstations, kitchen, copy room, reception area
- Available May 2017



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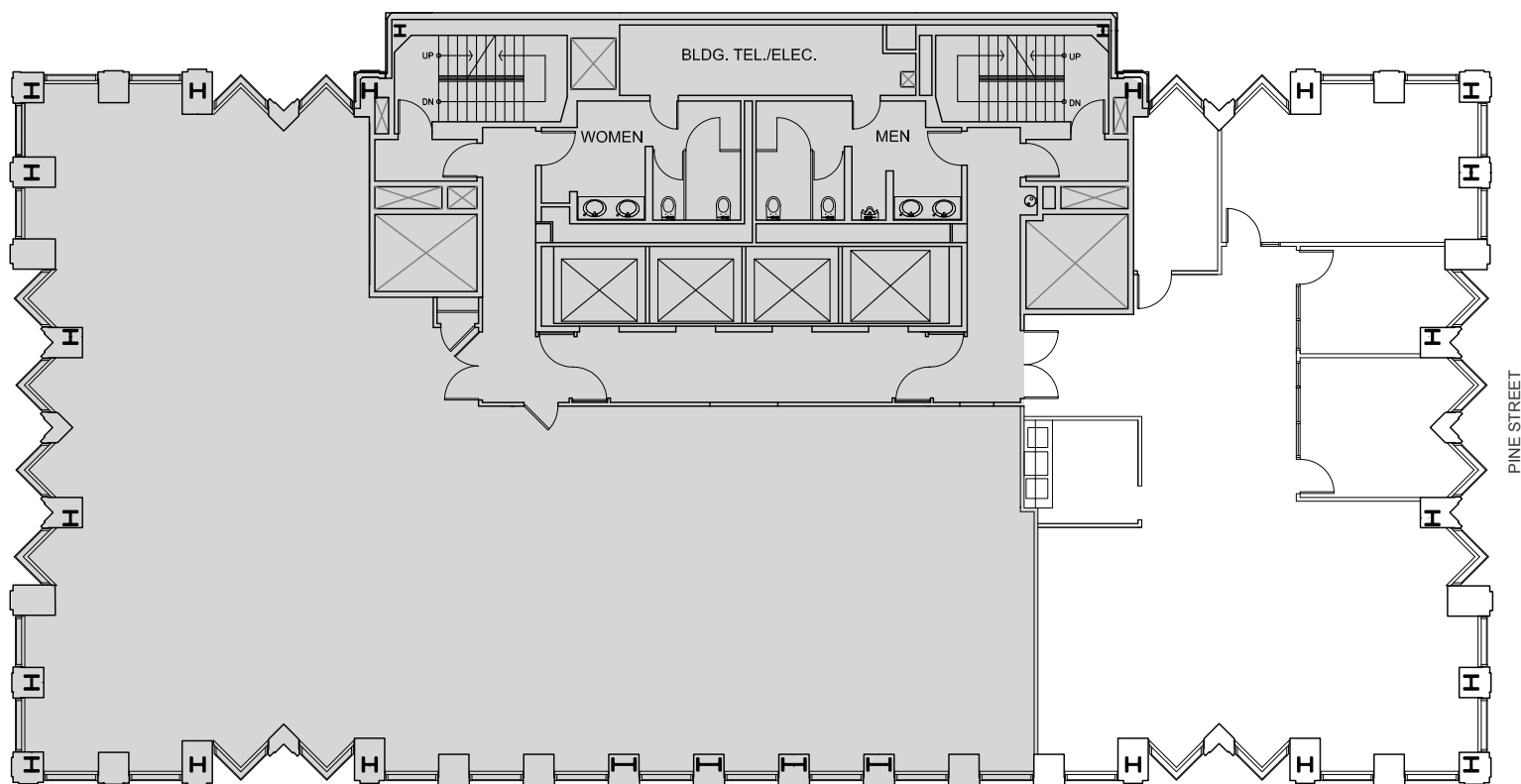
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235
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SUITE 1825
±3,098 RSF

FEATURES:

- 3 perimeter offices, conference room, kitchenette, server room, open area
- Double-door identity
- Available October 2017



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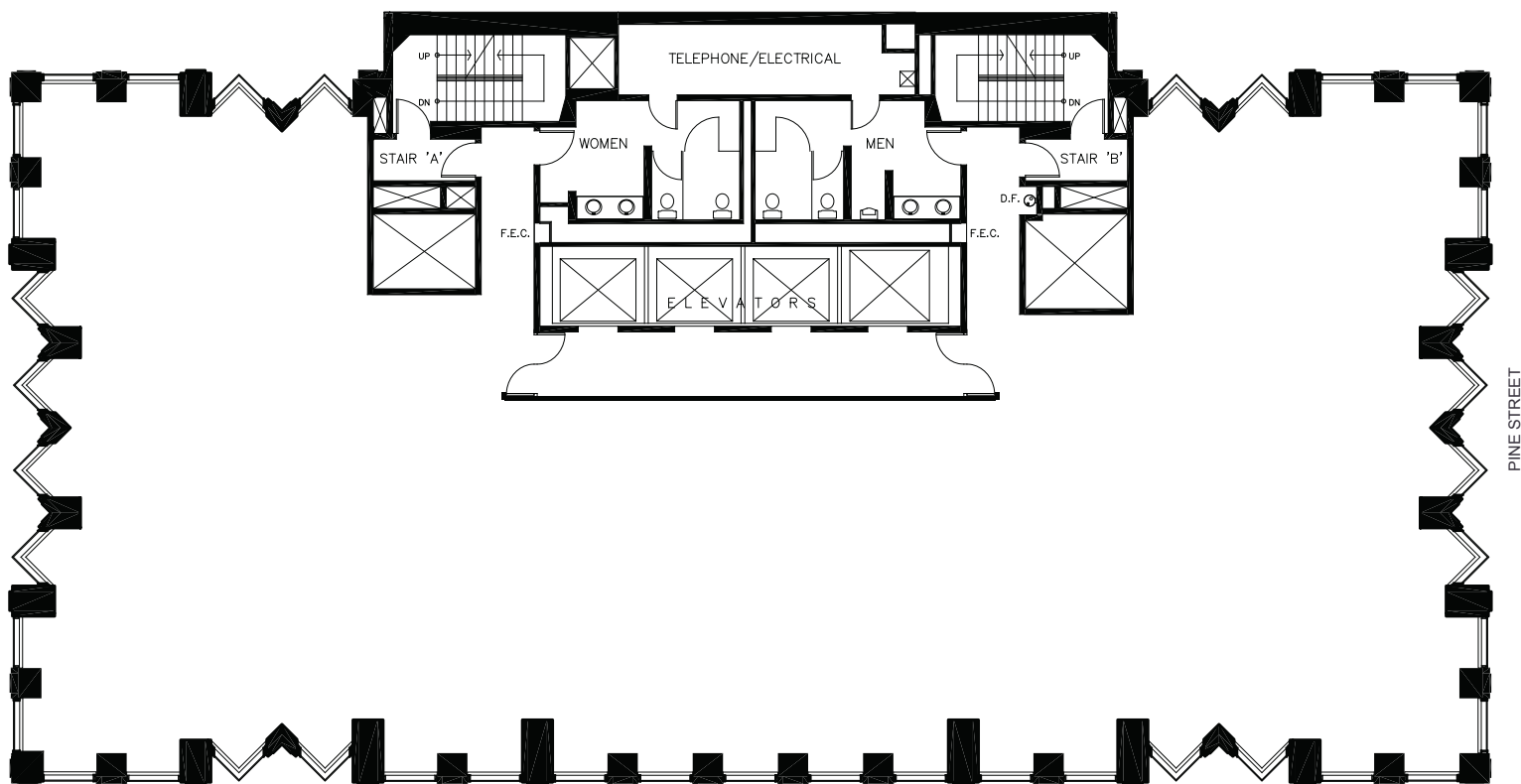
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SUITE 2100
±8,504 RSF

FEATURES:

- Full-floor opportunity
- Warm shell condition
- Available now



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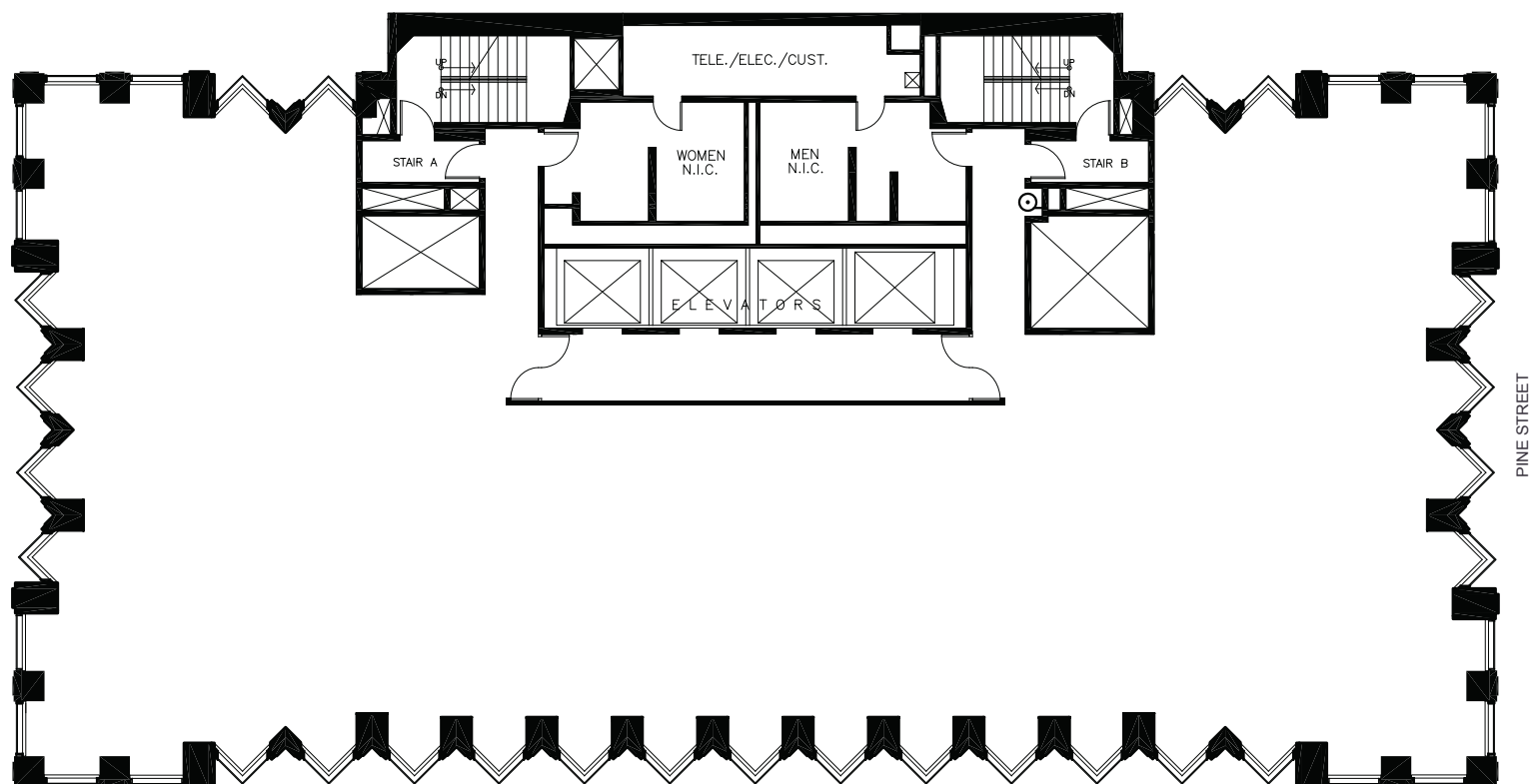
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SUITE 2300
±8,257 RSF

FEATURES:

- Full-floor opportunity
- Warm shell condition
- Available now



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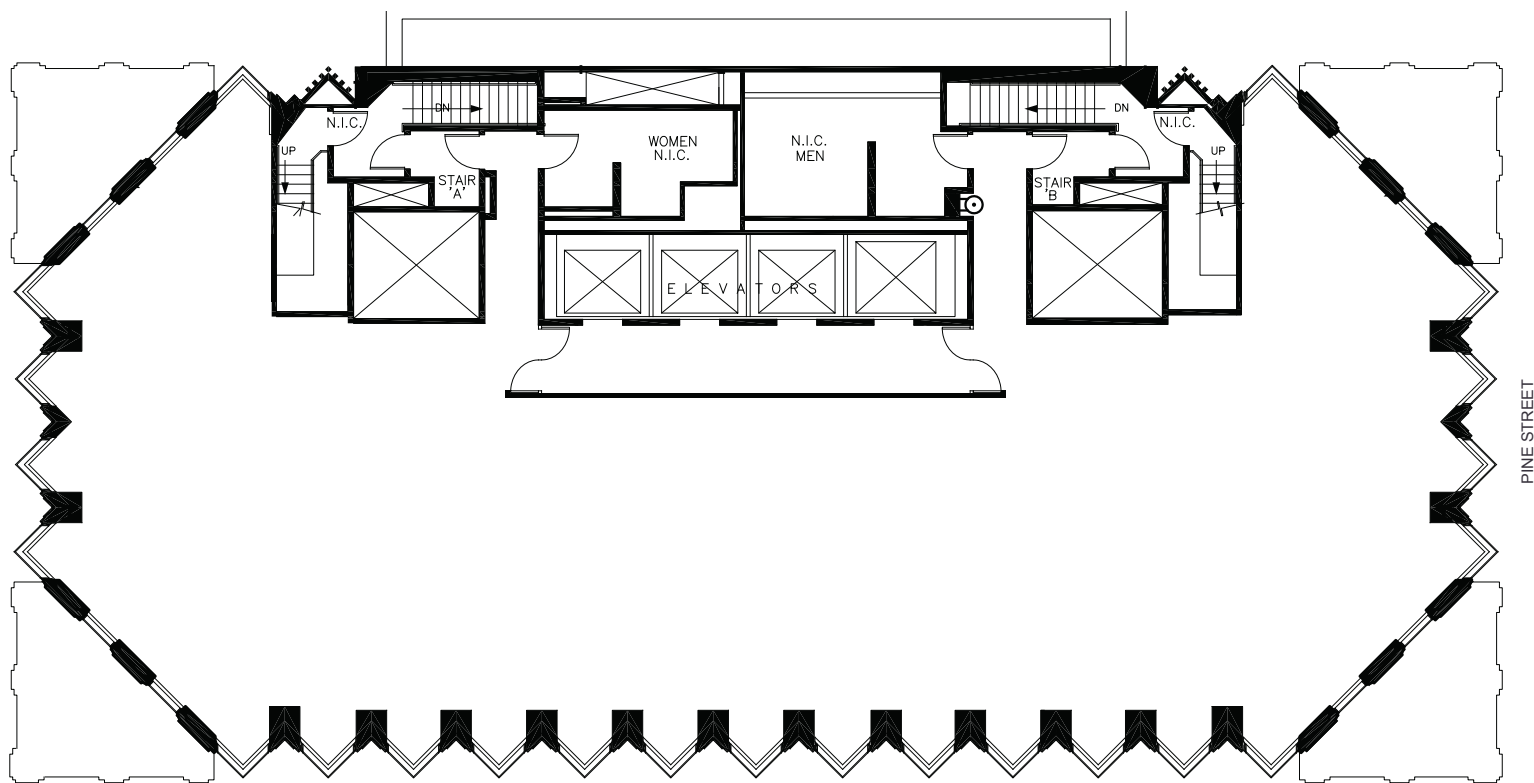
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SUITE 2400
±6,868 RSF

FEATURES:

- Full-floor opportunity
- Warm shell condition
- Available now



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TRANSPORTATION MAP



12*
MIN.
Ferry
Building

11*
MIN.
Transbay
Terminal

T **TRANSBAY**
TEMPORARY TERMINAL

4*
MIN.
Montgomery
BART/MUNI



MONTGOMERY
BART/MUNI

DRIVE TIME TO MAJOR TRANSPORTATION OUTLETS

BAY BRIDGE - 3 MINUTES

VAN NESS AVE - 4 MINUTES

GOLDEN GATE BRIDGE - 20 MINUTES

* Measured in walking time

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AMENITIES MAP

NEARBY RESTAURANTS / EATERIES

- | | |
|------------------------------|-------------------------------|
| 1 Café Med | 24 Perbacco |
| 2 Tokyo Express | 25 Barbacco |
| 3 Lee's Deli | 26 Schroeder's |
| 4 Chez Julien | 27 Harrington's Bar and Grill |
| 5 Peet's Coffee & Tea | 28 Royal Exchange |
| 6 Specialty's Café & Bakery | 29 Diller's Delicatessen |
| 7 Philz Coffee | 30 Credo |
| 8 Cupcake Cove | 31 Specialty's Cafe & Bakery |
| 9 Subway | 32 La Boulange |
| 10 Good Eats Café | 33 Bob's Steak & Chop House |
| 11 Chez Fayala | 34 Wayfare Tavern |
| 12 Brasserie S&P | 35 Mixt Greens |
| 13 Espressamente illy | 36 Sushi Umi |
| 14 Starbucks | 37 Blue Bottle Coffee |
| 15 Unicorn Pan Asian Cuisine | 38 Coffee Cultures |
| 16 Cantina Verde | 39 Workshop Café |
| 17 The Plant Café Organic | 40 Sam's Grill |
| 18 Yoppi Yogurt | 41 Café Bastille |
| 19 The Ramen Bar | 42 Café Tiramisu |
| 20 PABU | 43 Plouf |
| 21 Cafe Madeleine | 44 B44 |
| 22 Michael Mina | 45 Belden Taverna |
| 23 Tadich Grill | 46 Sauce |

FITNESS CENTERS

- | | |
|---------------------|-------------------|
| 1 Equinox | 3 Planet Fitness |
| 2 Flagship CrossFit | 4 24 Hour Fitness |

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