

350

SANSOME

SAN FRANCISCO

FINANCIAL DISTRICT | FOR LEASE

 COLTON
COMMERCIAL
PARTNERS

BUILDING HIGHLIGHTS

- Long term stable ownership & local property management
- Modern move-in ready spec suites available with furniture
- Flexible sizes from 900 RSF up to 11,500 RSF for a full floor
- Full HVAC with select operable windows
- 24/7 Access & onsite security guard
- Onsite vehicle and bike parking
- New Elevators
- Excellent natural light with large windows
- Steps from iconic San Francisco landmarks including the Transamerica Pyramid, Jackson Square, Chinatown, North Beach, and Embarcadero waterfront
- Excellent transit connectivity to BART, Muni, California Street cable car lines and the 1 California Street line and Golden Gate transit stops for Marin right in front of the Building



AVAILABILITY

10TH FLOOR	SIZE	RATE	COMMENTS
SUITE 1010	5,566 RSF +/-	\$55.00 per RSF/year, FSG	Top floor corner suite. Can be combined with Suite 1000 for Full Floor, up to 11,365 RSF.
SUITE 1000	5,799 RSF +/-	\$55.00 per RSF/year, FSG	Top floor corner suite. Can be combined with Suite 1010 for Full Floor, up to 11,365 RSF.
9TH FLOOR	SIZE	RATE	COMMENTS
SUITE 925	5,752 RSF +/-	\$55.00 per RSF/year, FSG	Furnished Creative Spec Suite – Plug & Play. Corner suite with great natural light.
8TH FLOOR	SIZE	RATE	COMMENTS
SUITE 820	939 RSF +/-	\$48.00 per RSF/year, FSG	Professional services suite.
7TH FLOOR	SIZE	RATE	COMMENTS
SUITE 740	1,712 RSF +/-	\$48.00 per RSF/year, FSG	Modern spec improvements planned. Call for details.
SUITE 700	5,934 RSF +/-	\$48.00 per RSF/year, FSG	Creative space with great natural light and high ceilings.
6TH FLOOR	SIZE	RATE	COMMENTS
SUITE 680	965 RSF +/-	\$45.00 per RSF/year, FSG	Professional services suite.
SUITE 650	2,012 RSF +/-	Negotiable	Professional services suite.
SUITE 600	4,357 RSF +/-	\$45.00 per RSF/year, FSG	Corner suite with good natural light. Office intensive suite.
5TH FLOOR	SIZE	RATE	COMMENTS
SUITE 520	3,741 RSF +/-	\$42.00 per RSF/year, FSG	Corner suite with good natural light. Office
SUITE 500	3,916 RSF +/-	\$45.00 per RSF/year, FSG	Corner suite with good natural light. Creative space with high ceilings.
4TH FLOOR	SIZE	RATE	COMMENTS
SUITE 425	8,230 RSF +/-	Negotiable	Professional services suite.
2ND FLOOR	SIZE	RATE	COMMENTS
SUITE 220	6,262 RSF +/-	\$39.00 per RSF/year, FSG	Corner suite. Great value opportunity.

SUITE 1010 5,566 RSF +/-

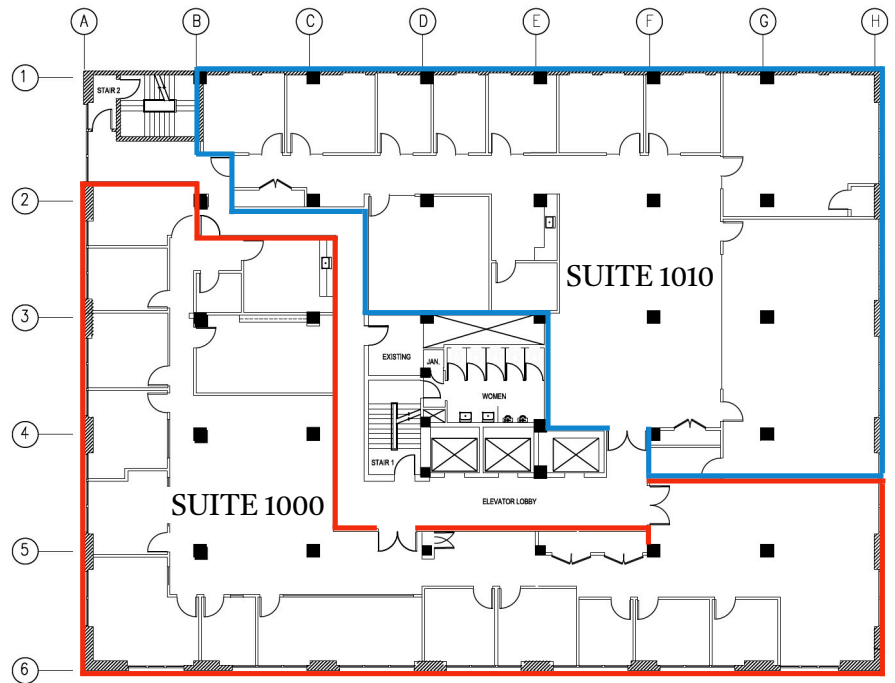
\$55 per RSF/year, FSG

Top floor corner suite. Can be combined with Suite 1000 for Full Floor, up to 11,365 RSF.

SUITE 1000 5,799 RSF +/-

\$55 per RSF/year, FSG

Top floor corner suite. Can be combined with Suite 1010 for Full Floor, up to 11,365 RSF.



SUITE 1010 - Hypothetical Rendering



SUITE 1010



SUITE 1000



SUITE 1000 - PRIOR TENANT'S LAYOUT

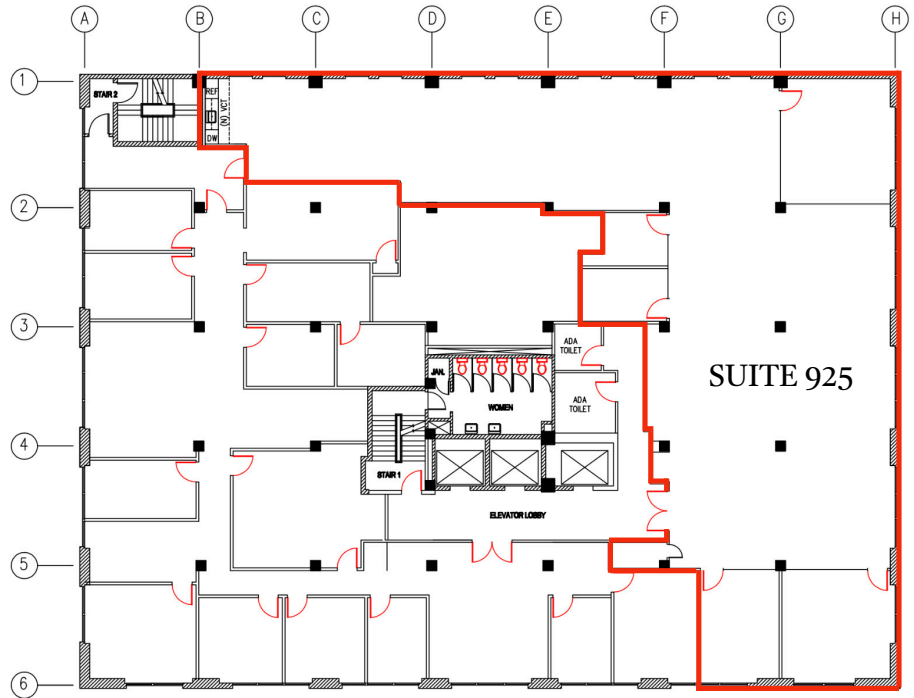
SUITE 925 5,752 RSF +/-

\$55 per RSF/year, FSG

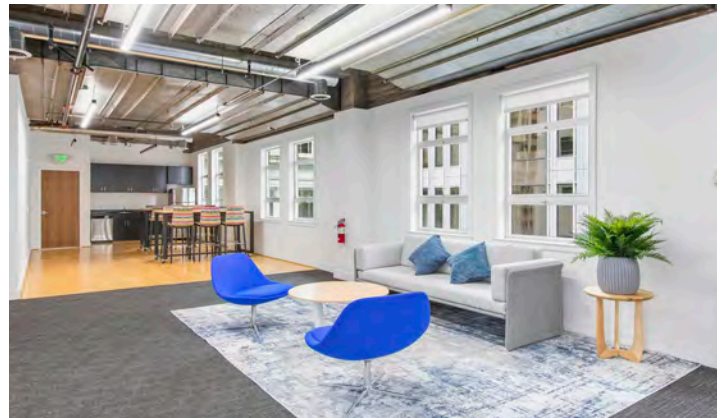
Furnished Creative Spec Suite -

Plug & Play.

Corner suite with great natural light.



SUITE 925



SUITE 925



SUITE 925

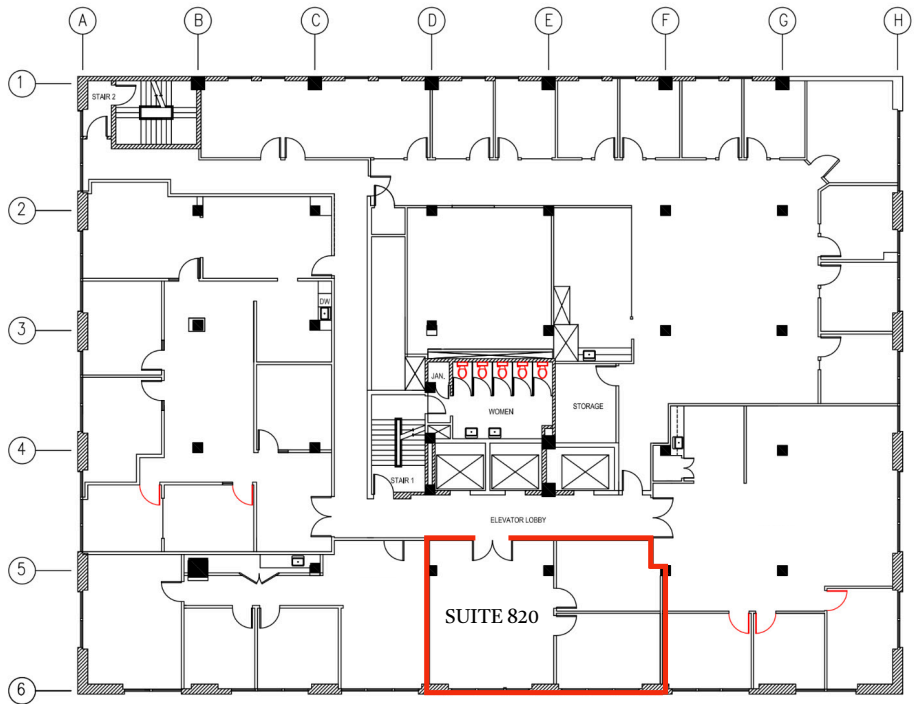


SUITE 925

SUITE 820 939 RSF +/-

\$48 per RSF/year, FSG

Professional services suite.



SUITE 820 - Hypothetical Rendering

SUITE 740 1,712 RSF +/-

\$48 per RSF/year, FSG

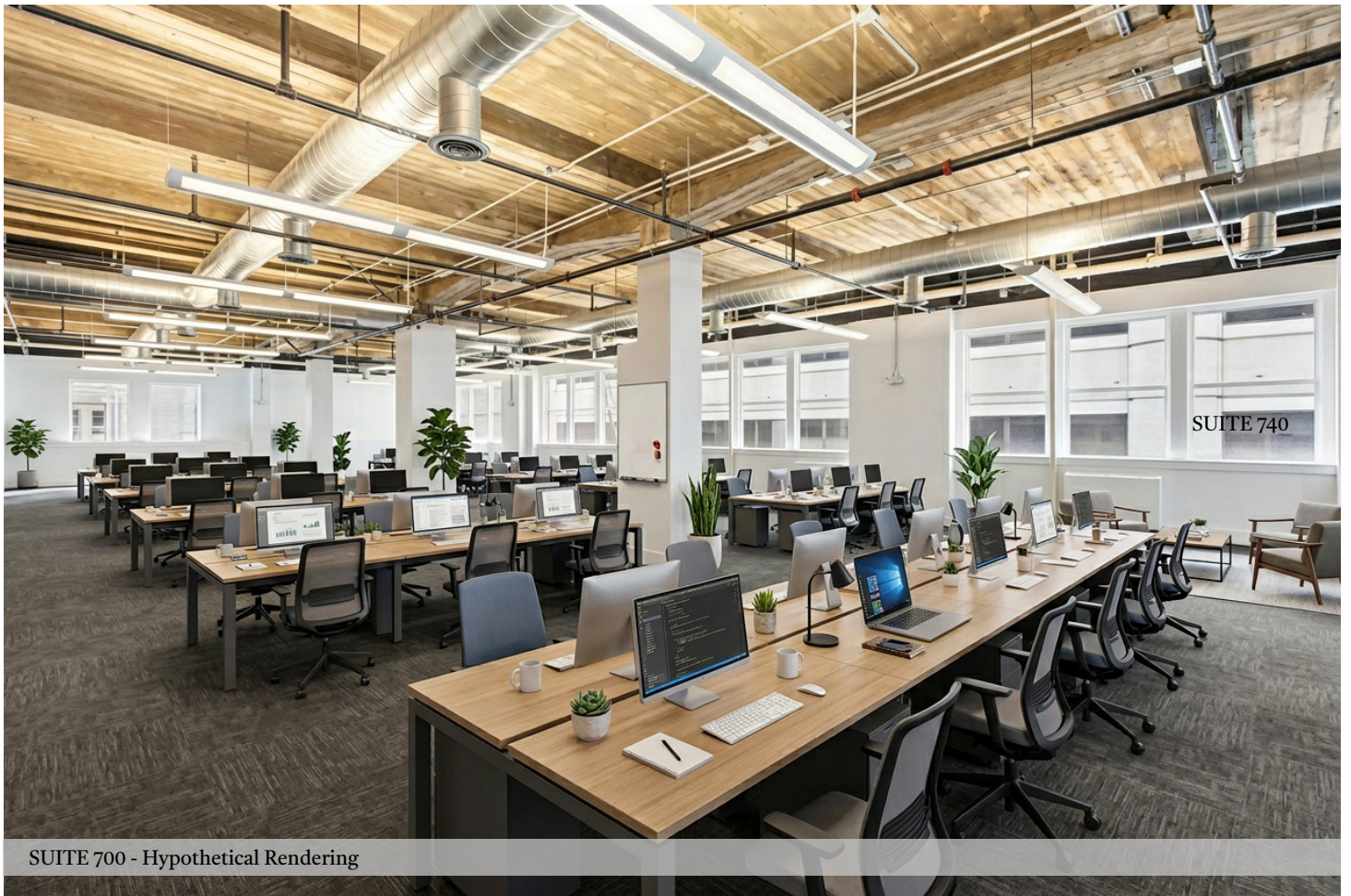
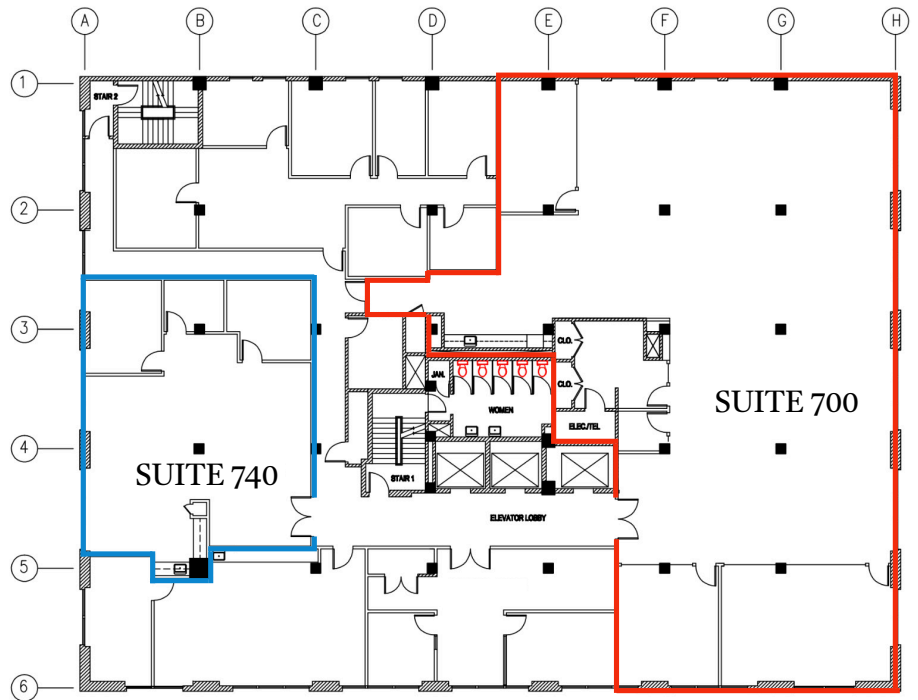
Modern spec improvements planned.

Call for details.

SUITE 700 5,934 RSF +/-

\$48 per RSF/year, FSG

Creative space with great natural light and high ceilings.



SUITE 700 - Hypothetical Rendering

SUITE 680 965 RSF +/-

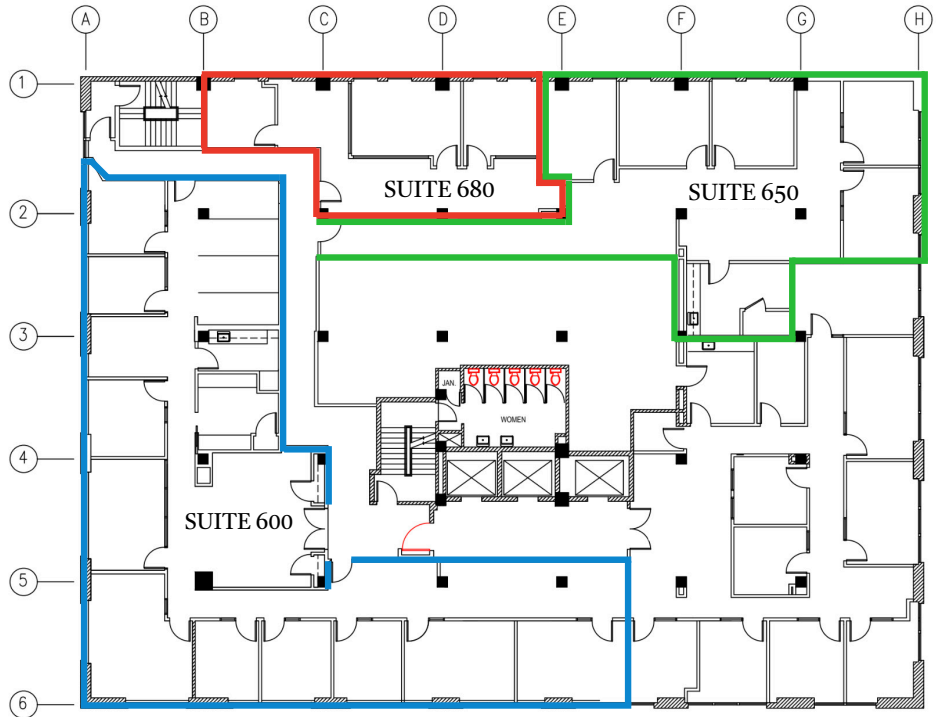
\$45 per RSF/year, FSG
Professional services suite.

SUITE 650 2,012 RSF +/-

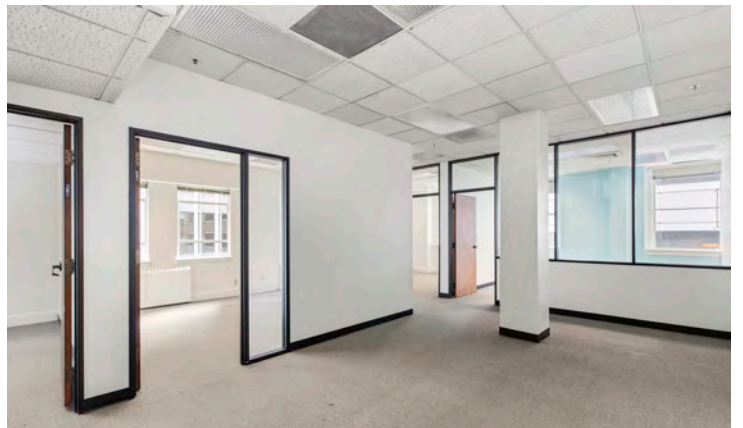
Negotiable

SUITE 600 4,357 RSF +/-

\$45 per RSF/year, FSG
Corner suite with good natural light.
Office intensive suite.



SUITE 680



SUITE 650



SUITE 600



SUITE 600 - PRIOR TENANT'S LAYOUT

SUITE 520 3,741 RSF +/-

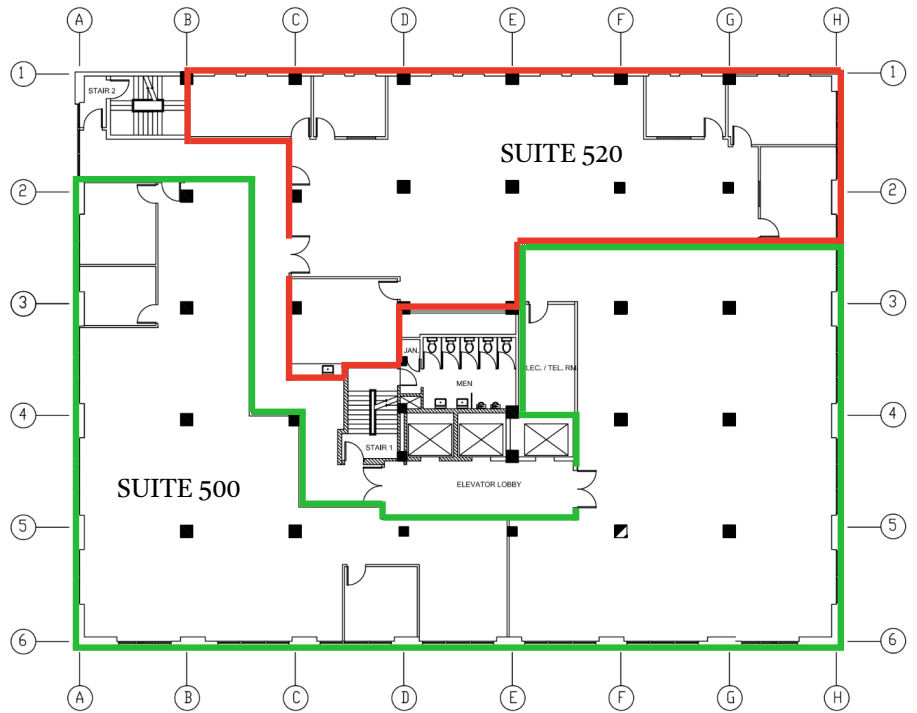
\$42 per RSF/year, FSG

Corner suite with good natural light.
Office.

SUITE 500 3,916 RSF +/-

\$45 per RSF/year, FSG

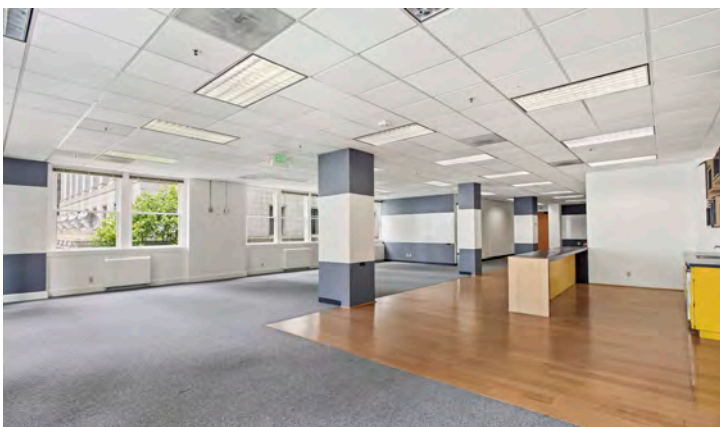
Corner suite with good natural light.
Creative space with high ceilings.



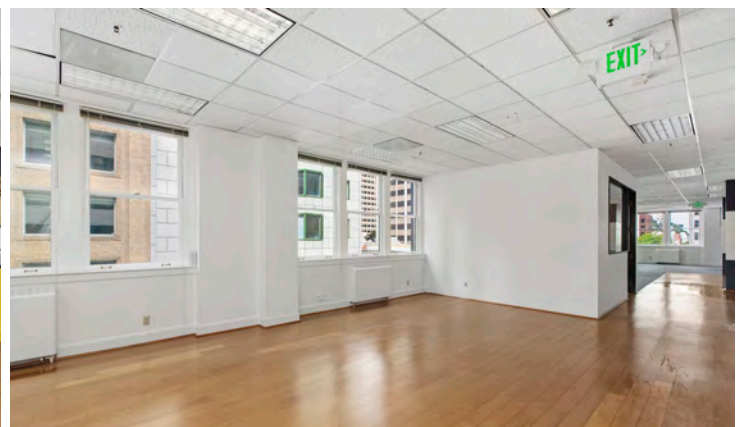
SUITE 520



SUITE 520



SUITE 500

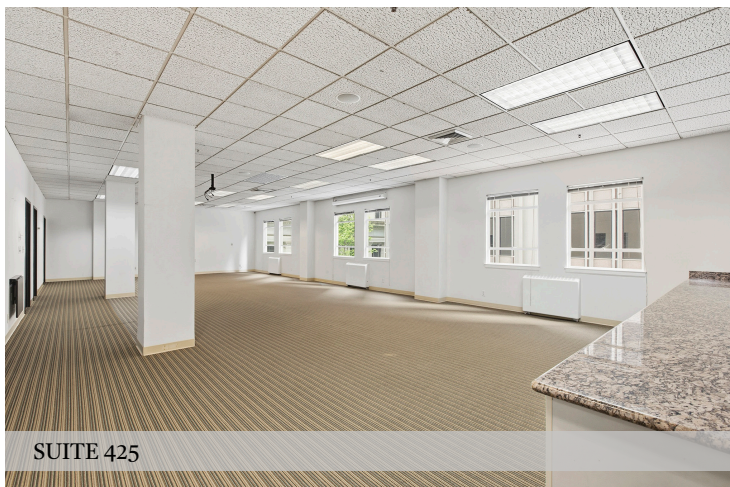
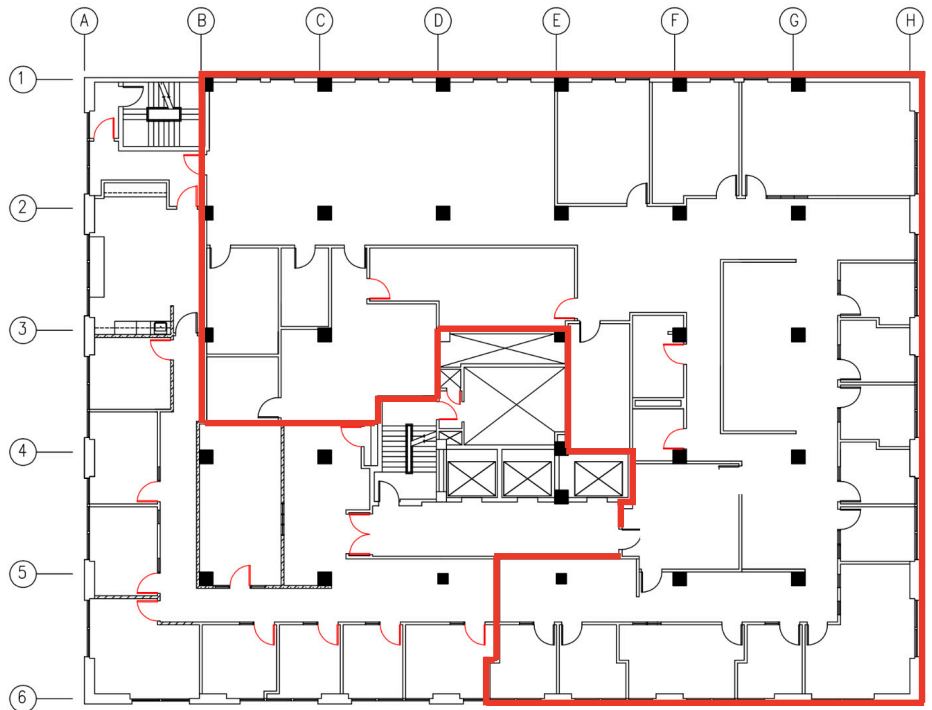


SUITE 500

SUITE 425 8,230 RSF +/-

Negotiable

Professional services suite.

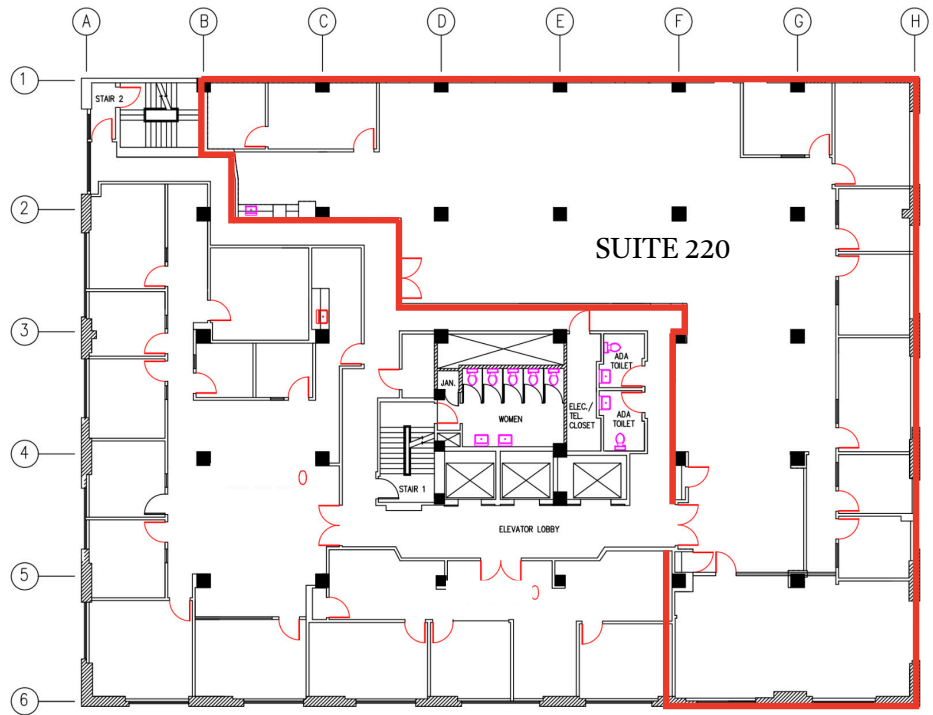


SUITE 425



SUITE 425

SUITE 220 6,262 RSF +/-
\$39 per RSF/year, FSG
Corner suite. Great value opportunity.



SUITE 220 - Hypothetical Rendering



RESTAURANTS

- | | |
|----------------------------|-----------------------|
| 1 Wayfare Tavern | 10 Coffee Bodega |
| 2 Crustacean | 11 Blue Bottle Coffee |
| 3 Tadich Grill | 12 Noah's NY Bagels |
| 4 Grasso SF | 13 STK Steakhouse |
| 5 The Wild Fox | 14 Boulevard |
| 6 275 Battery Rockhill | 15 Ozumo |
| 7 Schroeder's | 16 Angler |
| 8 Harrington's Bar & Grill | |
| 9 PABU Izakaya | |

NEARBY PARKS

- | |
|------------------------------|
| 1 Salesforce Park |
| 2 Beale Street Plaza |
| 3 One Maritime Plaza |
| 4 Maritime Plaza Park |
| 5 Ferry Park |
| 6 Sue Bierman Park |
| 7 Embarcadero Plaza |
| 8 Ferry Building |
| 9 Mechanics Monument Plaza |
| 10 Transamerica Redwood Park |
| 11 Embarcadero Center |

NEARBY BUSINESSES

- | |
|--|
| 1 Google San Francisco - One Market Plaza |
| 2 Autodesk |
| 3 Anthropic |
| 4 Salesforce Tower |
| 5 Databricks Inc. |
| 6 Golden Gate University School of Law |
| 7 Wharton San Francisco University - Downtown Campus |

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EXCLUSIVELY REPRESENTED BY:

Jay Shaffer

(415) 407-3997

jshaffer@coltoncommercialsf.com

License #: 01444640

Andrew Thompson

(415) 686-1600

andrew@coltoncommercialsf.com

License #: 00987186

Casaldra Andreassen

(631)-478-8343

casaldra@coltoncommercialsf.com

License #: 02028086

 **COLTON
COMMERCIAL
PARTNERS**