

CONNECTING THE CITY AND THE SKYLINE



**CLASS A, 42 STORY
HIGH RISE**

SUITES 1,000 - 70,000 SF

PRIME CENTRAL LOCATION

**UNPRECEDENTED
AMENITIES**

**DIRECT ACCESS TO THE
BART/MUNI STATION**

PANORAMIC BAY VIEWS



For leasing opportunities contact:

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UNPRECEDENTED AMENITIES



TENANT LOUNGE & CONFERENCE CENTER

Large training and board room adjacent to the 4th floor roof deck



ROOF DECK & EVENT SPACE

4th floor roof deck overlooks Market Street and is accessible to all tenants



DIRECT, INTERNAL CONNECTION

BART/Muni metro station via underground tunnel



WELLNESS ROOM

Dedicated Mother's room with comfortable seating, secured lockers & fridge



FITNESS CENTER

Full service gym & group exercise room with lockers, showers, and towel service



BIKE VAULT

Secured storage and repair station



SHIFT TENANT AMENITY PROGRAM

Bringing classes, events and perks to the building



ROOF DECK



FITNESS CENTER



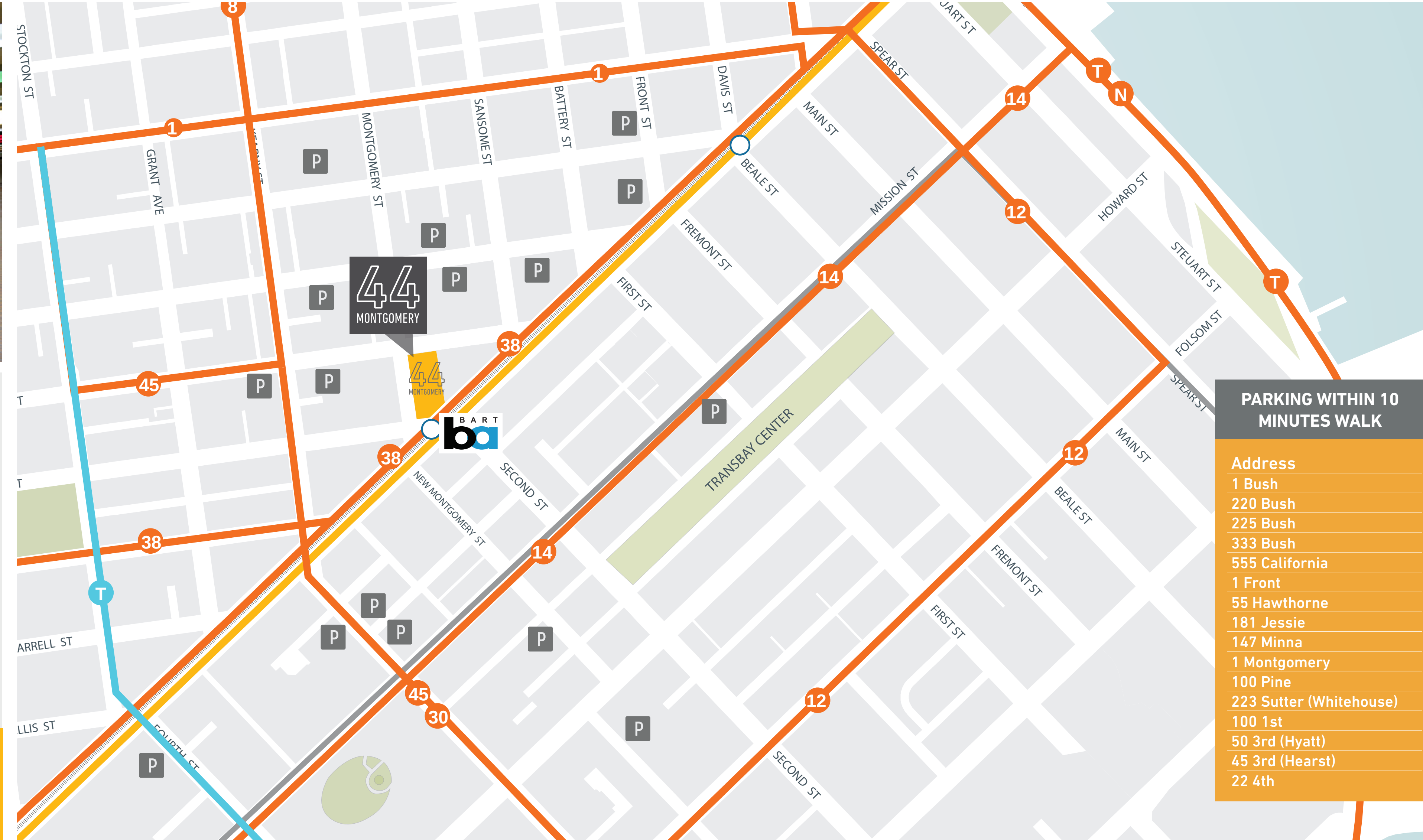
TENANT LOUNGE & CONFERENCE CENTER

DIRECT ACCESS TO TRANSPORTATION



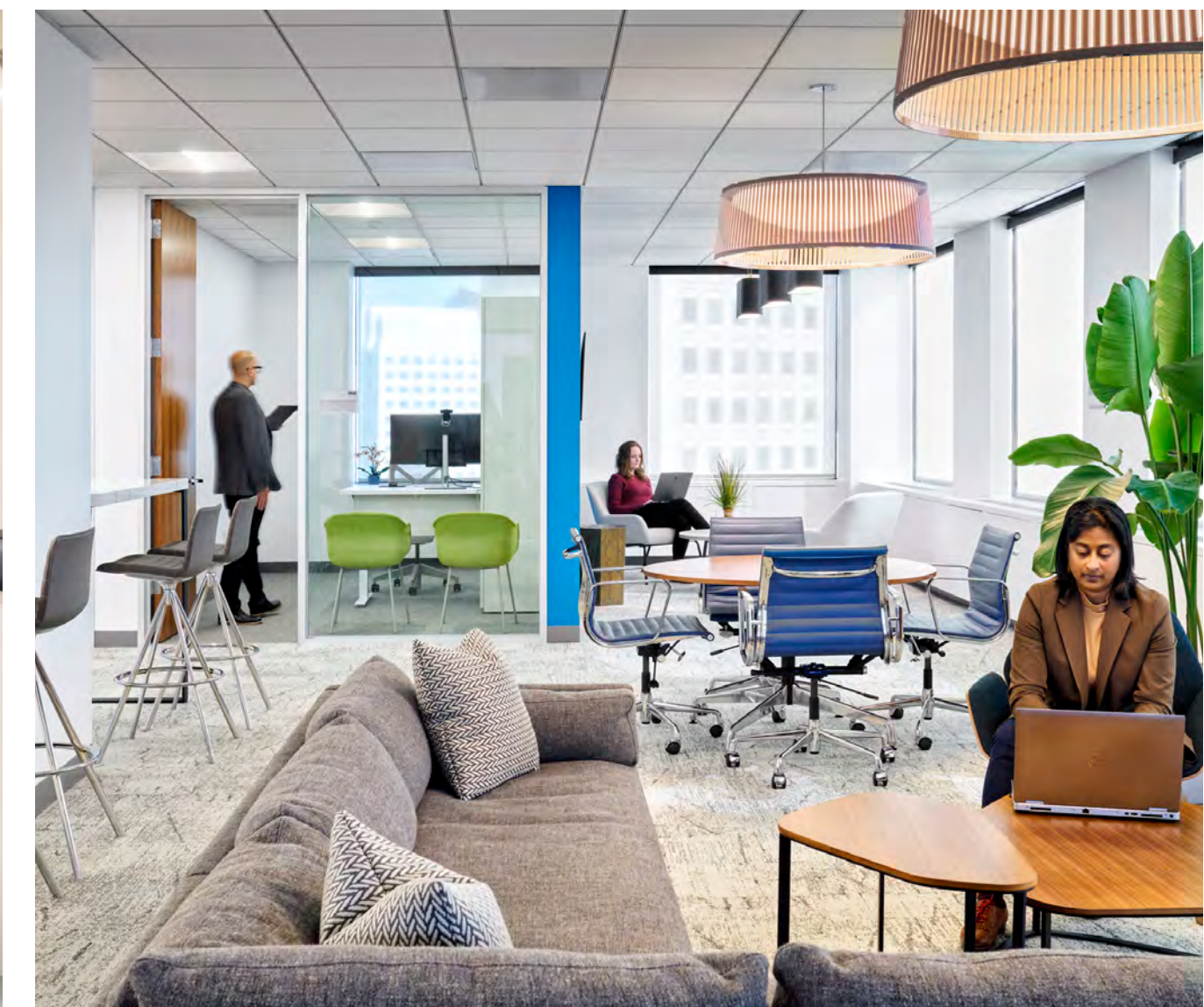
- BART
- MUNI
Local Bus 38, 45, Cable Car
Light Rail J, K, L, M, N, T
- F STREETCAR & T LINE
- GOLDEN GATE TRANSIT
- INGRESS / EGRESS

BART	0 Minutes
Muni	2 Minutes
Ferry Building	11 Minutes
Golden Gate Transit	4 Minutes
Transbay	5 Minutes



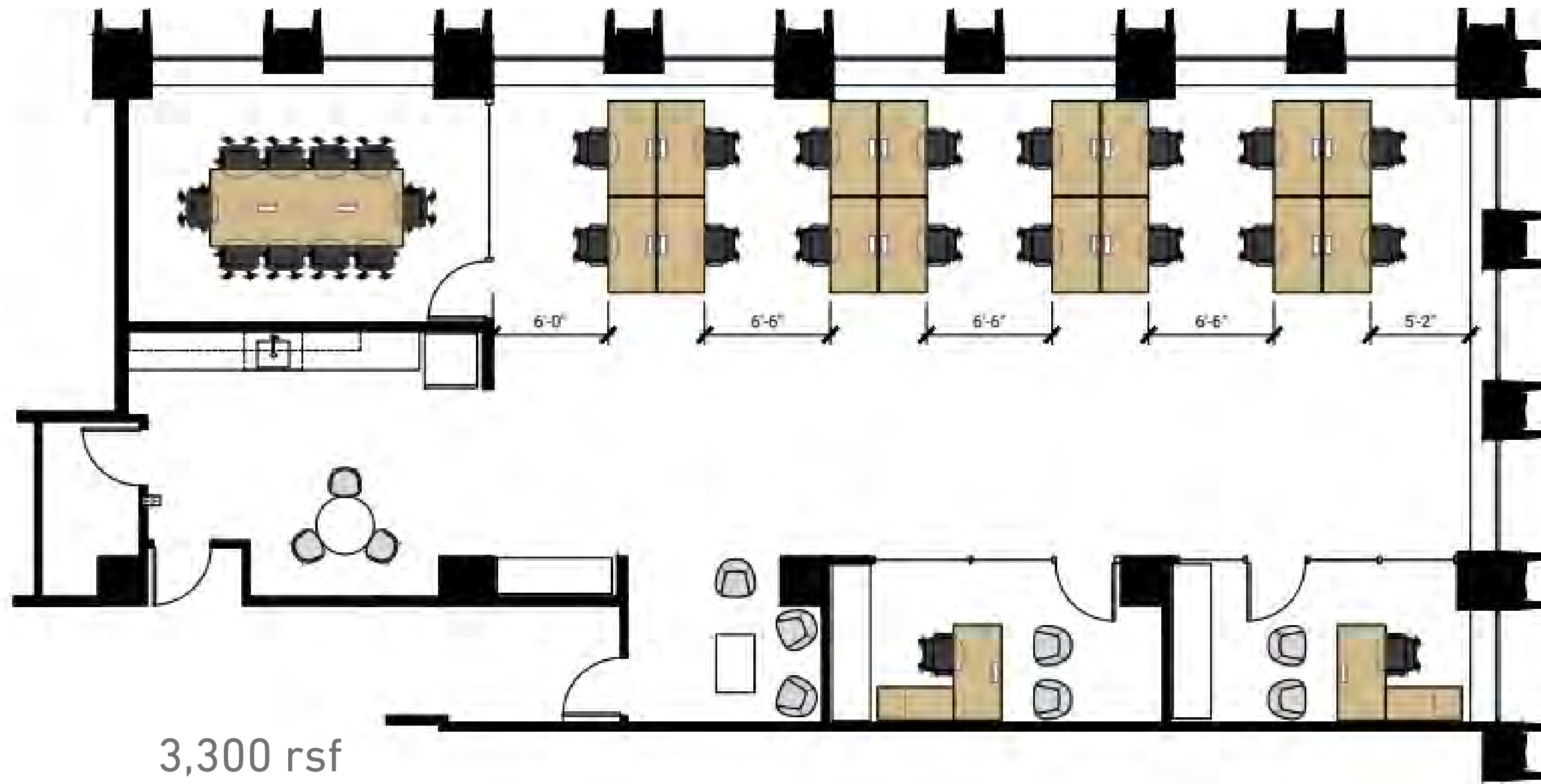
PARKING WITHIN 10 MINUTES WALK
Address
1 Bush
220 Bush
225 Bush
333 Bush
555 California
1 Front
55 Hawthorne
181 Jessie
147 Minna
1 Montgomery
100 Pine
223 Sutter (Whitehouse)
100 1st
50 3rd (Hyatt)
45 3rd (Hearst)
22 4th

Offices	25
Work Seats	18
Conference & Huddle Rooms	9
Café and Lounge Areas	4
Reception	1
Wellness	1



CREATIVE DESIGN

Recently completed creative suite

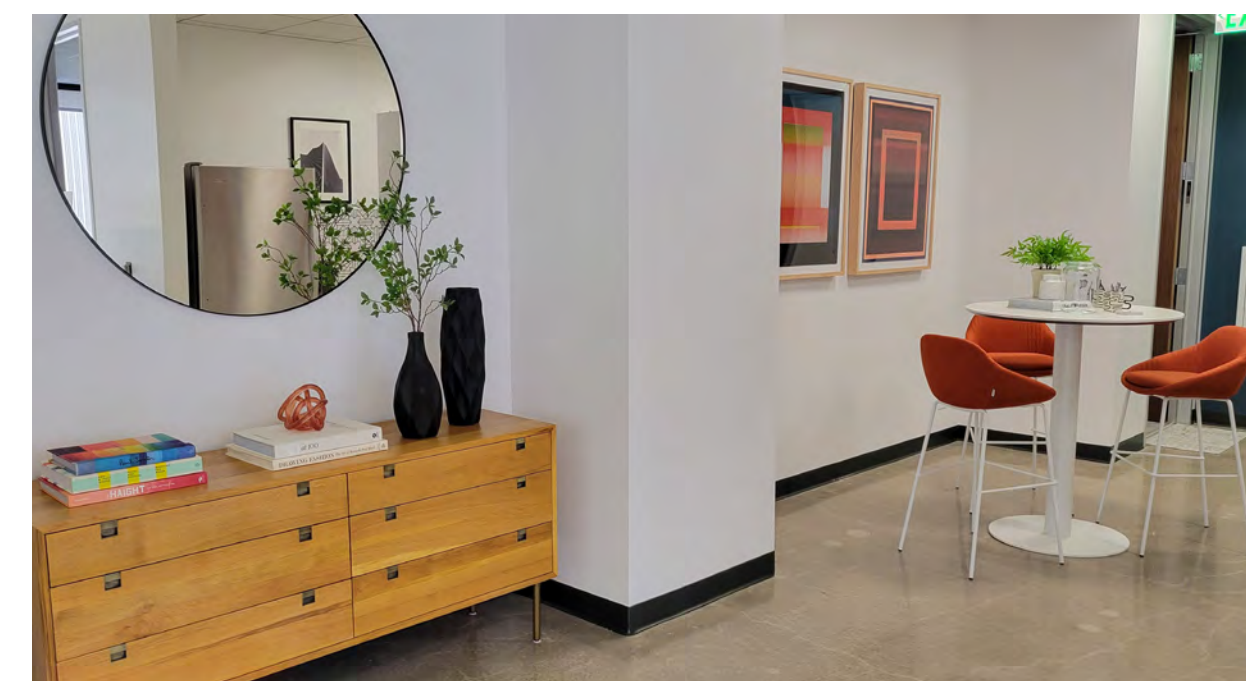


3,300 rsf

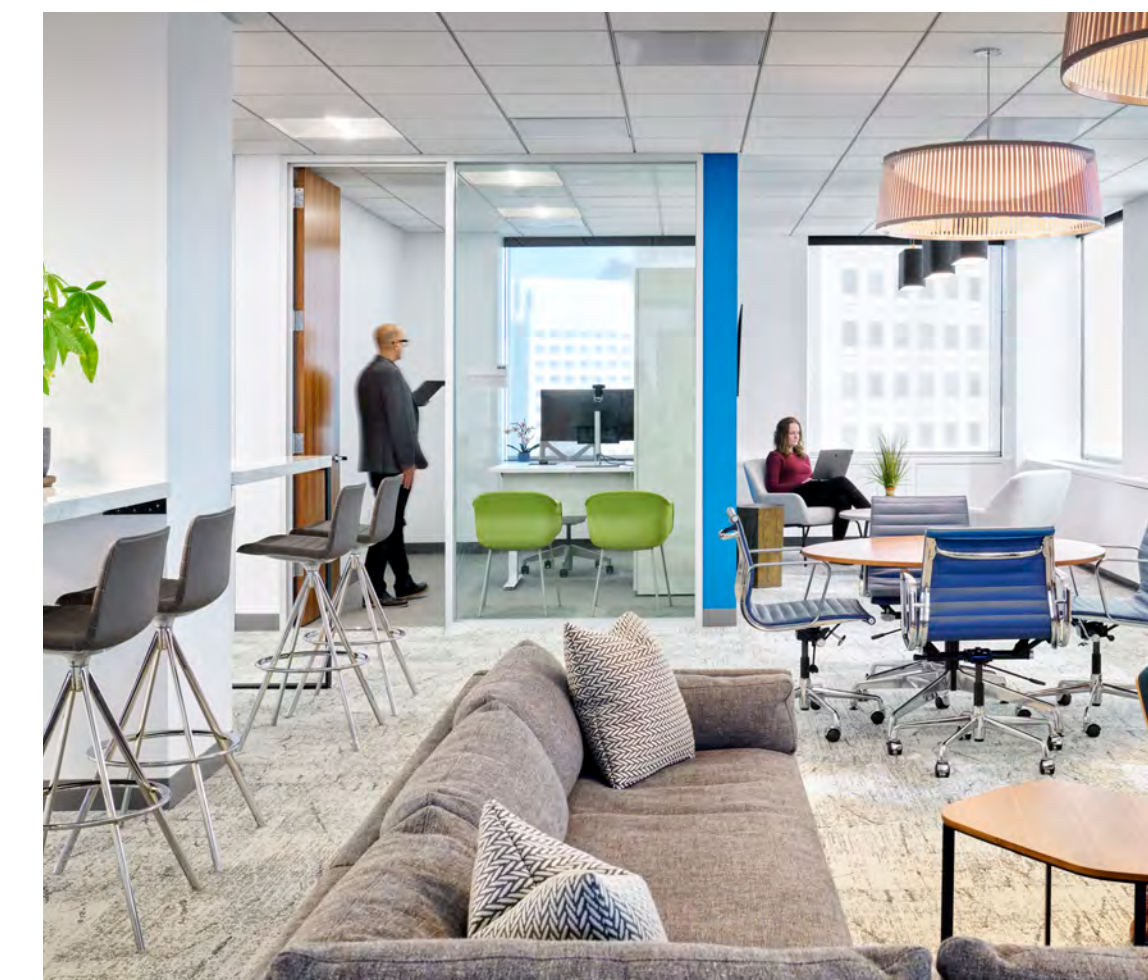
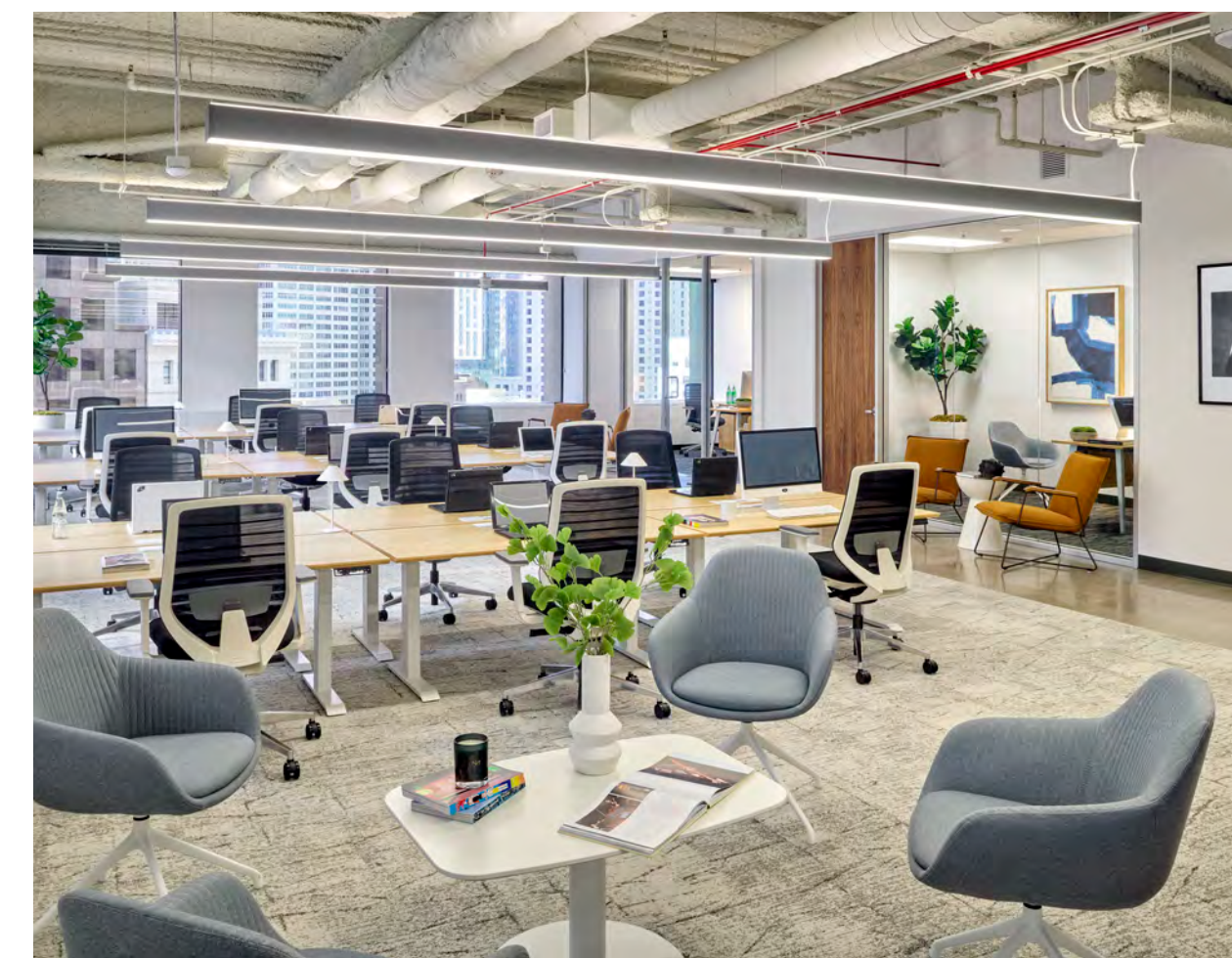
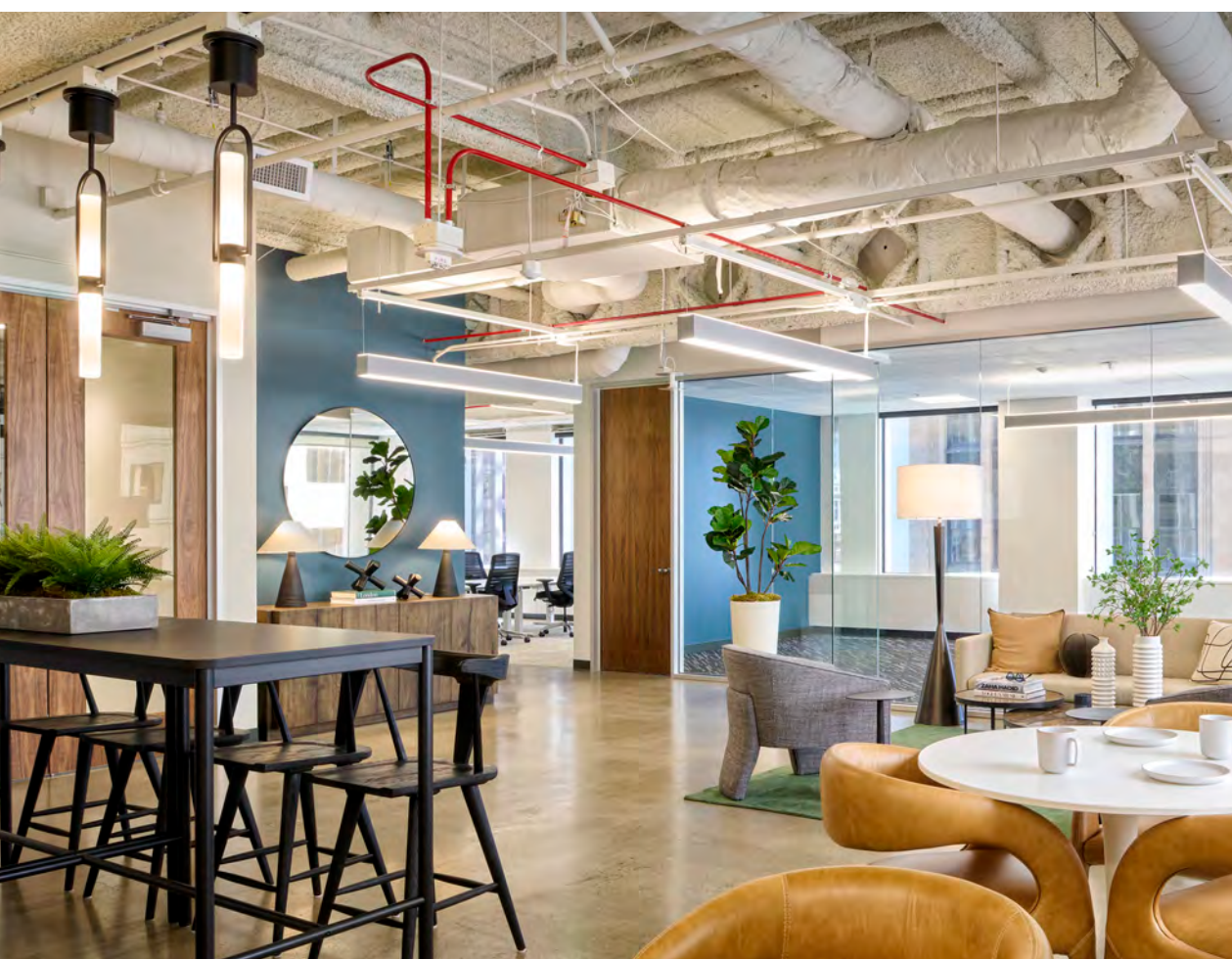
CLICK HERE FOR



- Bright corner suite with exposed ceiling
- 2 private offices
- 10 workstations
- Large conference room
- Kitchen
- IT room



MODERN WORKPLACE



DESIGNED FOR A **SMARTER, MORE SUSTAINABLE FUTURE**

Beacon is committed to creating innovative workplaces that are better for people and the planet. We've earned industry recognition for our operations and continue to raise the bar for the environment we create inside and outside our building.

BEACON

BEACON CAPITAL

Beacon is a private real estate investment firm with over a 75-year legacy of successful real estate development, management, and transformation. We have a national footprint that covers 14 markets, with over \$14 billion of assets under management, and a portfolio spanning more than 29 million square feet. At Beacon, we have a singular mission: to create workplaces that inspire your best work.

Learn more and explore the portfolio at beaconcapital.com



LEED EB GOLD-CERTIFIED

Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED® certification at each property. To date, Beacon has obtained LEED® certification for over 60 million square feet of property.



ENERGY STAR

Beacon's commitment to sustainability has been recognized by the EPA, who has awarded the ENERGY STAR® Partner of the Year award. Recognized for 11 consecutive years with an average ENERGY STAR score of 85 - within the top 25% of all office buildings.



FITWEL CERTIFIED

Fitwel is a nationwide building certification program to support healthier workplace environments and improve occupant health and well-being.

44 Montgomery professionally managed and leased by Avison Young

