

ONE BEACH

SAN FRANCISCO, CA



A REIMAGINED OFFICE
DESTINATION

CBRE



On behalf of American Assets Trust, CBRE is pleased to offer bespoke office suites in San Francisco's exclusive North Waterfront district, featuring historic brick architecture, premium finishes, on-site amenities, and the city's best roof deck showcasing panoramic water, bridge, and downtown views.



Rooftop deck with Bay views



New fitness center with lockers and showers



Secure bike storage



22 on-site parking spaces w/ 2 EV charging stations



Dramatic ceiling heights



Efficient, flexible floor plates



Abundant natural light and skylights



On-site property management and security



Seismic retrofit and modern building systems



LEED Gold & Fitwel certified

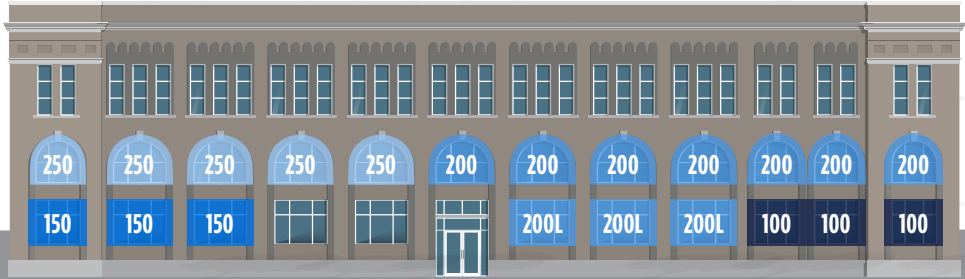
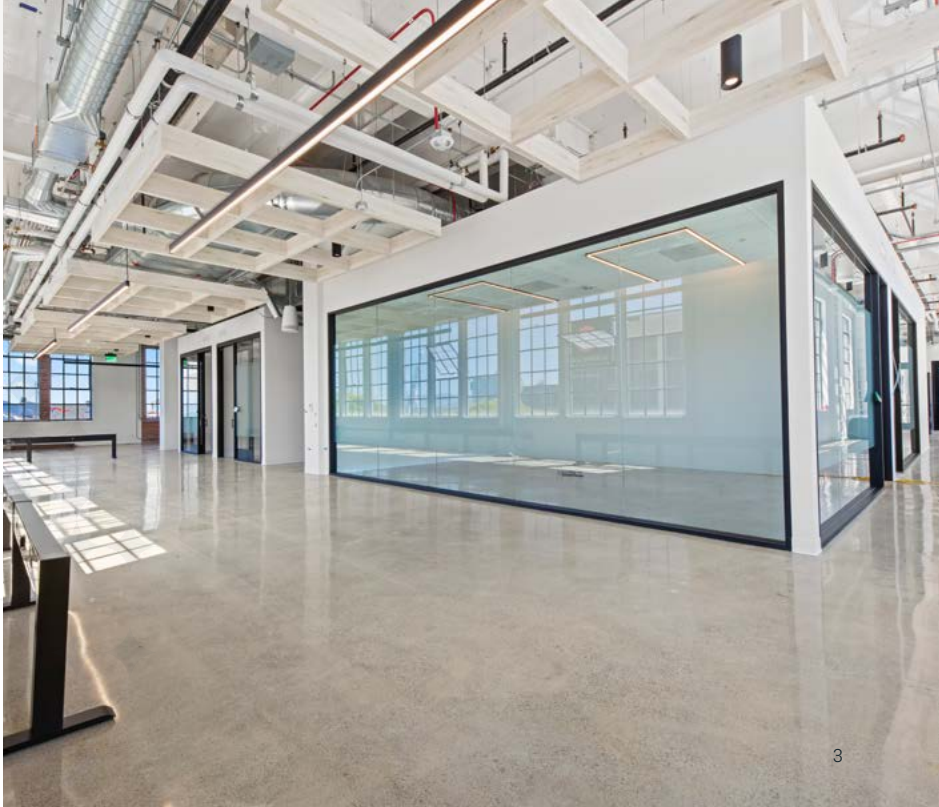


\$35 million in recent renovations; rooftop terrace, feature stairs, passenger and freight elevators

AVAILABILITIES

CLICK TO VIEW INFORMATION FOR EACH SUITE

SUITE 250 ✨	±13,813 RSF
SUITE 200-200L ✨	±27,610 RSF
SUITE 150 ✨	±4,618 RSF
SUITE 100 ✨	±11,130 RSF



CURRENT OPPORTUNITIES

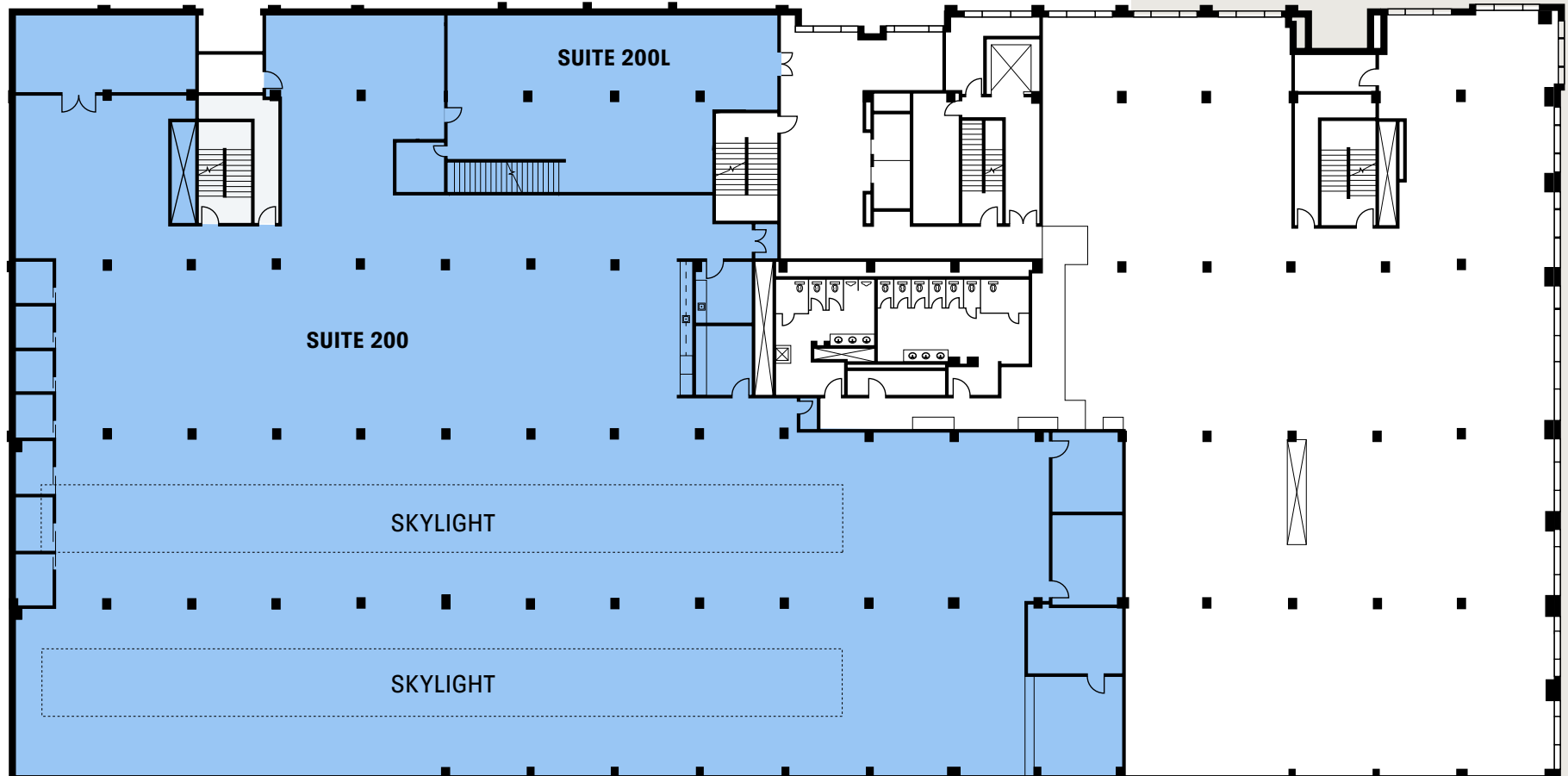


SUITE 200-200L

27,610 RSF

Can be combined with Suite 100
for 39,223 RSF, Suite 250 for
41,409 RSF, or both for 53,022 RSF

- Dramatic exclusive double height lobby entrance
- Interconnecting stairwell
- High-end finishes
- 7 private offices
- 5 conference/meeting rooms
- Abundant natural light from central skylights
- Exposed ceilings throughout
- Additional customization possible



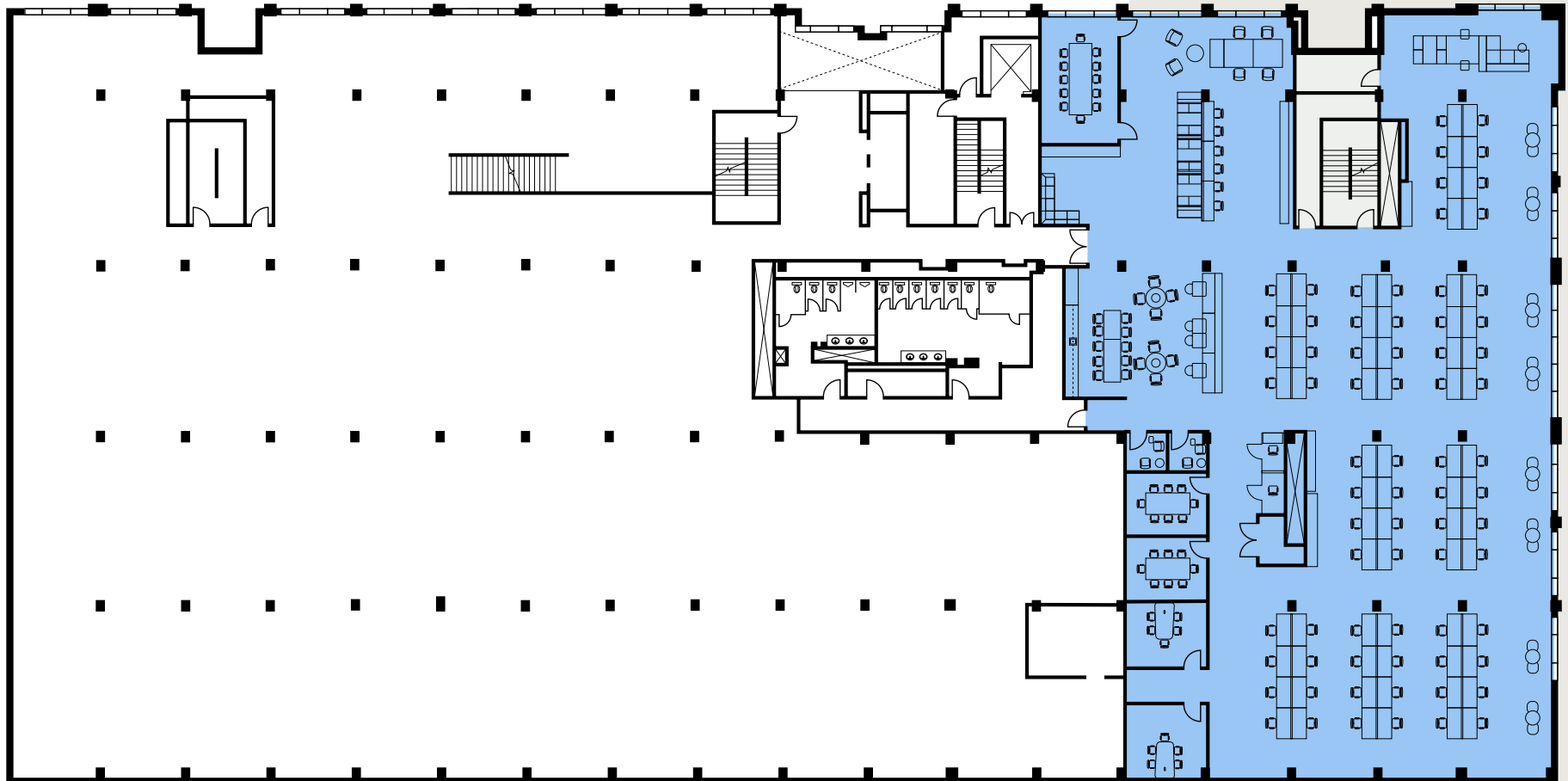
CURRENT OPPORTUNITIES



SUITE 250

13,813 RSF

- Brand new spec suite
- Exposed ceiling
- Expansive windowline
- Four enclosed rooms
- Two phone rooms
- One large conference room
- Open kitchen
- Open work space
- Additional customization available



CURRENT OPPORTUNITIES

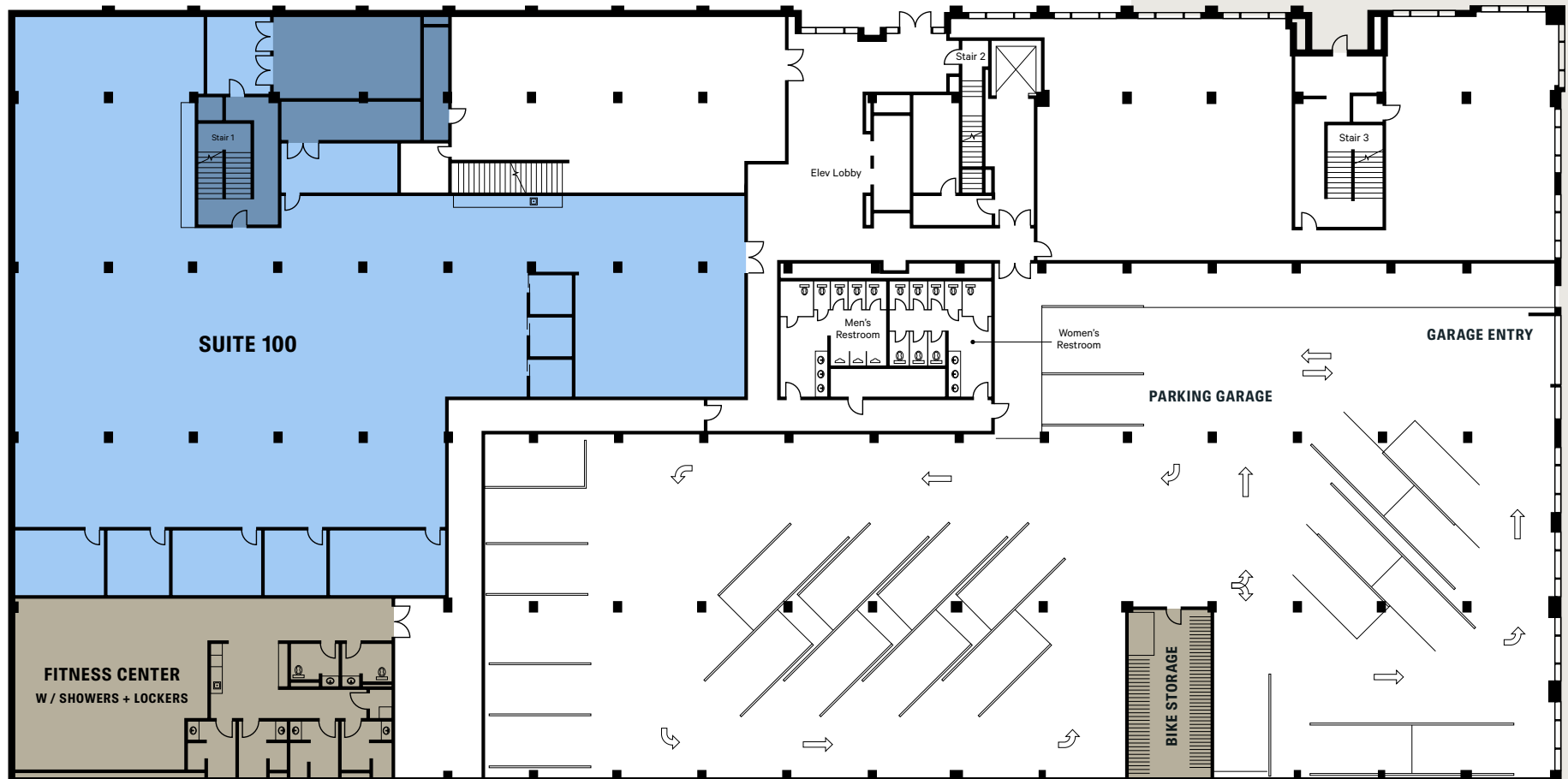


SUITE 100

11,130 RSF

Can be combined with suite
200-200L for a combined
±39,223 RSFw

- High-end finishes
- Conference room
- 3 phone rooms
- 5 private offices/meeting rooms
- Open workspace
- Double door entry directly off building lobby
- Exposed ceiling



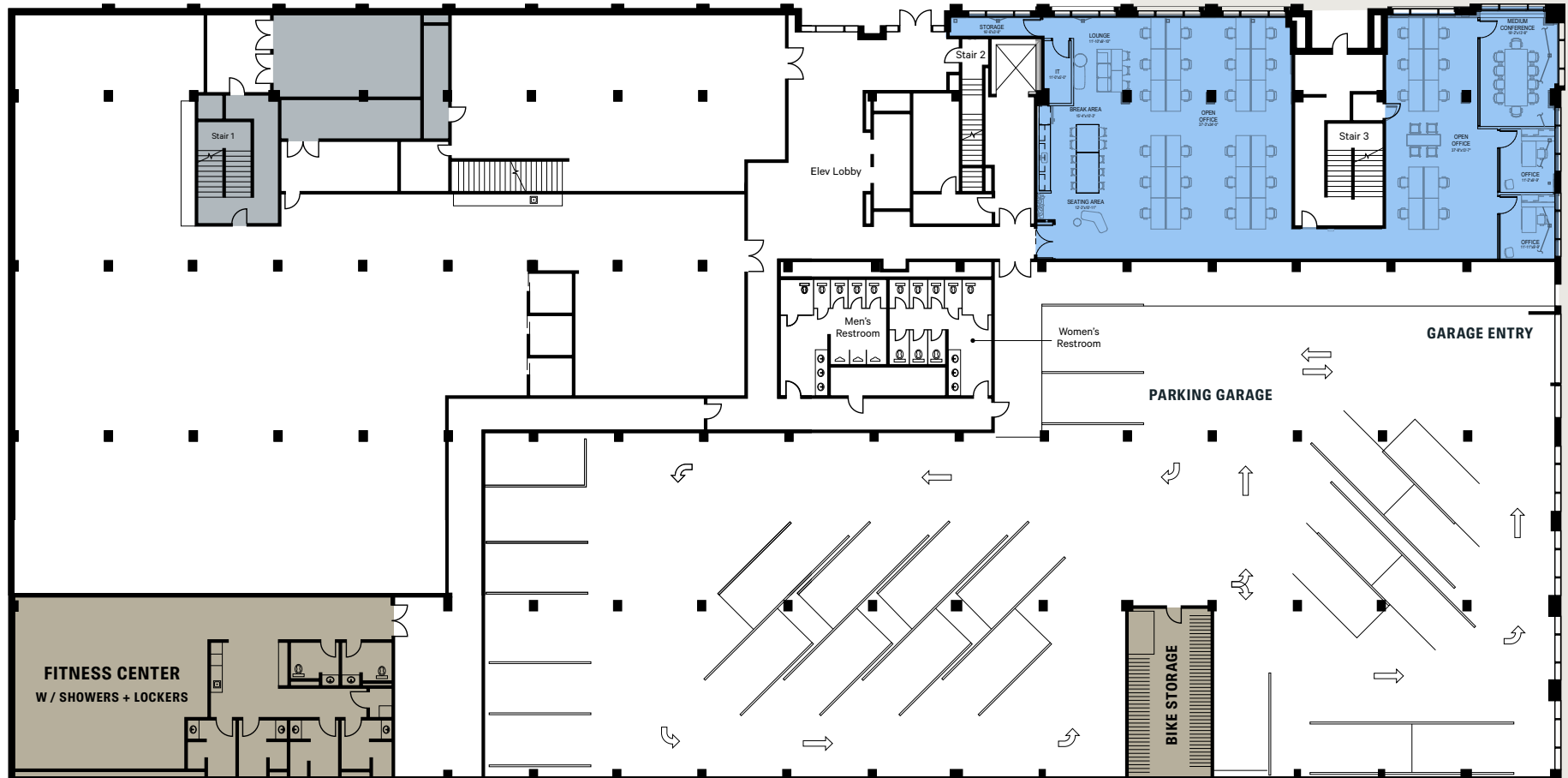
CURRENT OPPORTUNITIES

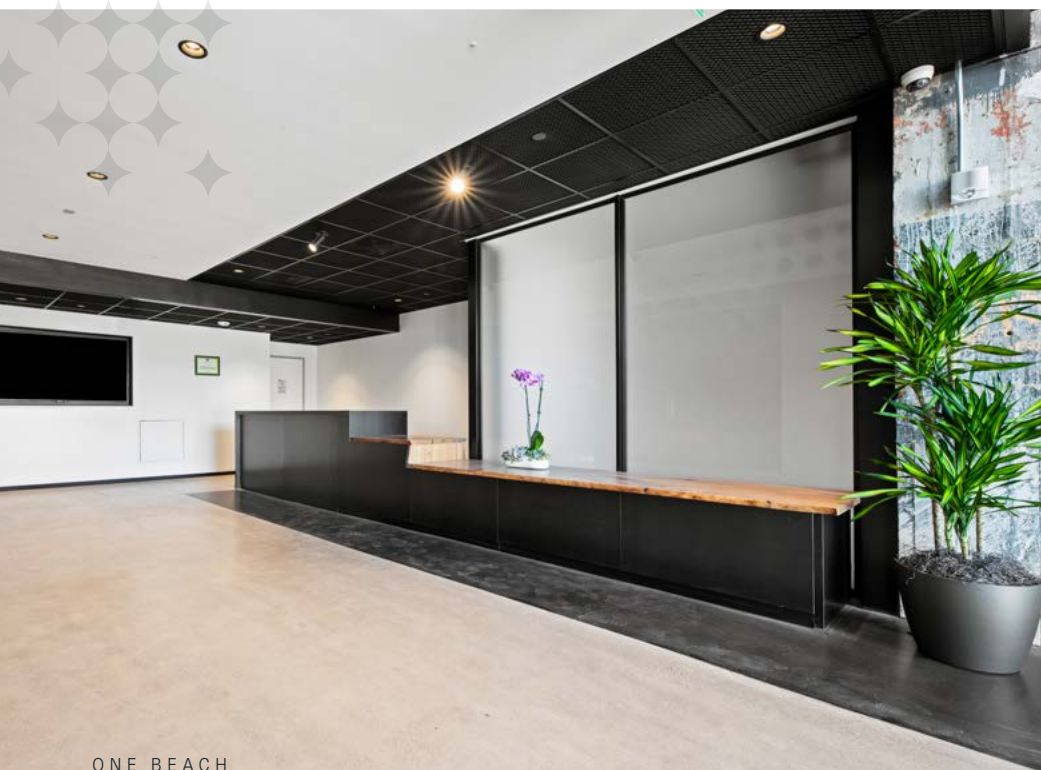


SUITE 150

4,618 RSF

- High-end finishes throughout
- Conference room
- 2 private offices/meeting room
- Open workspace
- Double door entry





STEPS FROM DINING, RECREATION, AND WATERFRONT EXPERIENCES ALONG THE EMBARCADERO



**ONE
BEACH**
SAN FRANCISCO, CA

Ghirardelli
SQUARE

FAIRMONT HERITAGE PLACE GHIRARDELLI SQUARE

ARGONAUT HOTEL

SAN FRANCISCO MARRIOTT FISHERMAN'S WHARF

HYATT CENTRIC FISHERMAN'S WHARF

HOTEL ZOE FISHERMAN'S WHARF

HOTEL RIU PLAZA FISHERMAN'S WHARF

HOTEL ZEPHYR

SIDNEY RUDY WATERFRONT PARK

PIER 39 PLAYGROUND

PIER 39



ABUNDANT ON-SITE AND NEARBY PARKING

LANDLORD CONTROLLED PARKING
NORTH POINT PARKING GARAGE (UP TO 165 STALLS)

PIER 39 PUBLIC PARKING GARAGE (UP TO 950 STALLS)

**ONE
BEACH**
SAN FRANCISCO, CA

BUILDING GARAGE (UP TO 22 STALLS)

ALL LINES LEAD HERE

ONE BEACH
SAN FRANCISCO, CA

Alameda Oakland - Ferry
Angel Island - Ferry
Tiburon - Ferry
Sausalito - Ferry

FERRIES

SF to Oakland & Main St. Alameda (SF Bay Ferry)
Roughly every 20–40 minutes (morning peak)
Roughly every 60–90 minutes (midday & evening)

SF to Sausalito (Golden Gate Ferry)
Roughly every 90–120 minutes (morning)
Roughly every 40–90 minutes (afternoon/evening)

SF to Tiburon (Golden Gate Ferry)
Roughly every 1.5–2 hours (morning)
Roughly every 2–3 hours (afternoon/evening, less frequent)

SF to Angel Island (Golden Gate Ferry)
Roughly every 1.5–2 hours (to island)
Returns roughly every 1.5–2.5 hours (back to SF)

MUNI METRO

Early Morning (7:00 AM – 9:00 AM) | Every 15–20 min
First full-circuit trains start around 7:00 AM.

Midday (9:00 AM – 4:00 PM) | Every 12 min
Highest frequency for daytime visitors.

PM Peak (4:00 PM – 7:00 PM) | Every 12 min
Standard frequency.

BUSES

MUNI Weekday Frequencies	GOLDEN GATE TRANSIT Weekday Frequencies (Peak)
8 8 mins	114 20–25 mins
19 15 mins	132 15–20 mins
28 12 mins	154 15–25 mins
30 7-15 mins	172 20–30 mins
49 6-8 mins	





LEASING INFORMATION

BOB KRAYNAK

Lic. 01196221

bob.kraynak@cbre.com

415.407.1788

TRENT HOLSMAN

Lic. 01449957

trent.holsman@cbre.com

510.604.5506

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.