



**43,950 RSF**

Rarely Available:

Floors 17 & 18

with Outstanding Water Views

Clean Shell Condition 3rd Qtr 2024



WORLD CLASS CITY • WORLD CLASS ASSET • WORLD CLASS TENANTS

ONE OF SAN FRANCISCO'S MOST ICONIC TOWERS

**CBRE**

# PROPERTY HIGHLIGHTS

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- ◆ 25-story Iconic Tower with incredible water & bridge views
- ◆ 21,975 rsf column-free efficient floor plates
- ◆ Brand new renovated lobby with expansive plaza level garden
- ◆ Direct access to one of the City's largest parking garages
- ◆ Bike storage, showers and lockers
- ◆ 24-hour, 7-day security
- ◆ On-site property management
- ◆ Energy Star & Well Health-Safety rated

# EXTENSIVE UPGRADES



BAR SPREZZATURA



BIKE STORAGE



SHOWER & LOCKERS



TWO-STORY PLAZA

# NEIGHBORHOOD



THE BATTERY



FARMERS' MARKET



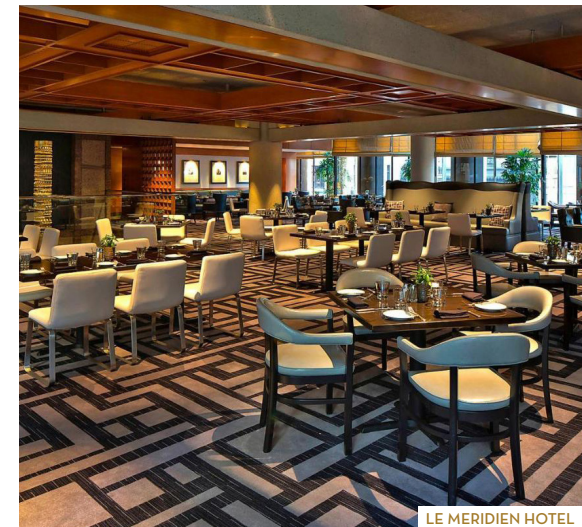
KOKKARI



BAY CLUB



FERRY BUILDING



LE MERIDIEN HOTEL

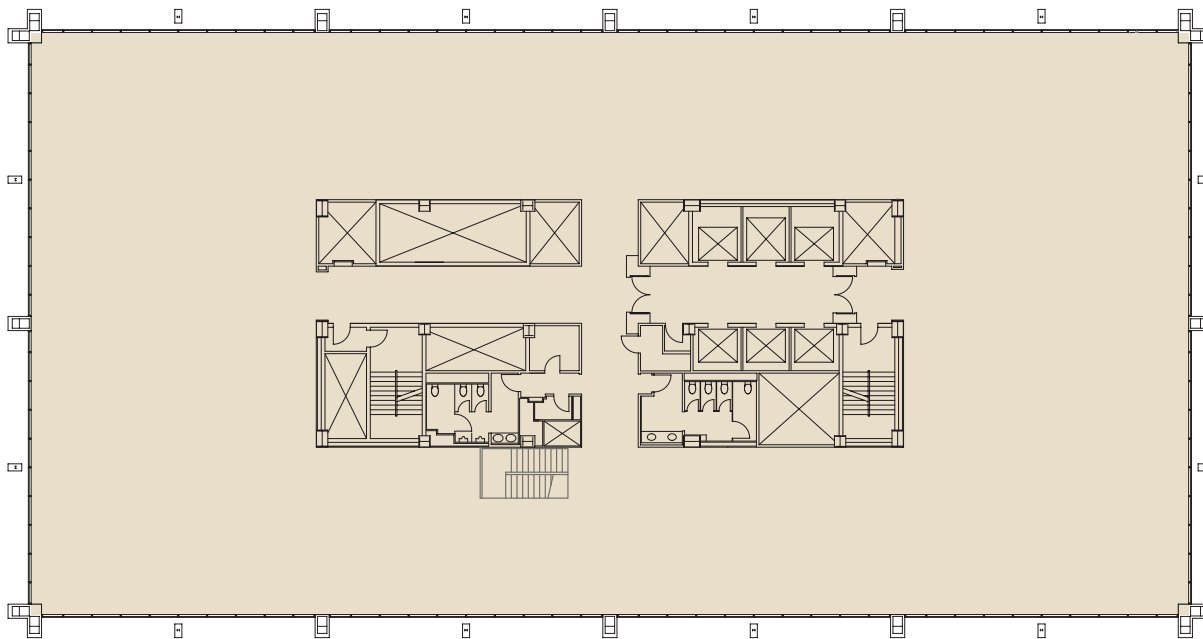
# OUTSTANDING WATER VIEWS

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TOTAL 43,950 RSF COMBINED

17TH & 18TH FLOORS



- ◆ 21,975 rsf per floor
- ◆ Rare opportunity with interconnecting stairwell
- ◆ 13' slab to slab
- ◆ Column-free floor plates for maximum efficiency
- ◆ Outstanding bridge and water views
- ◆ Delivered in clean shell condition 3rd Qtr 2024
- ◆ Floors can be leased together or separately



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