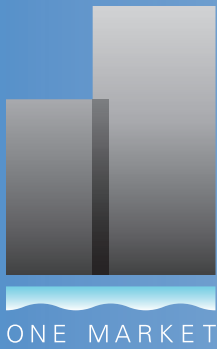






WORLD CLASS CITY.
WORLD CLASS ASSET.
WORLD CLASS TENANTS.



PROPERTY HIGHLIGHTS

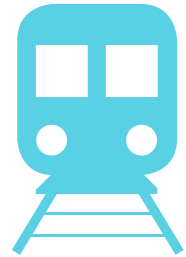


1.6M SF office & retail complex

Spear Tower: 42 floors
Steuart Tower: 27 floors
Bridged by 6 story office
& retail annex



**Superb waterfront
location** in San
Francisco's CBD



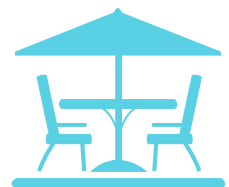
Excellent access to
all forms of public
transit



Plethora of **dining &
service** amenities



Unobstructed views
of the City & Bay from
virtually all floors



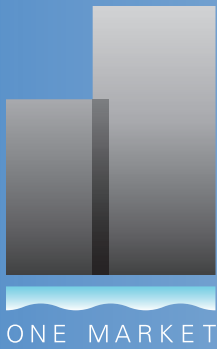
**40,000 SF of
landscaped podiums**
offers furnished outdoor
common areas

AWARDS & DISTINCTIONS





\$30M
LOBBY REMODEL
COMPLETED IN 2015



LOCAL AMENITIES

RESTAURANTS

1. Ferry Building - Multiple
2. One Market
3. Americano
4. Boulevard
5. One Market Plaza - Multiple
6. Rincon Center - Multiple
7. Rosa Mexicano
8. Ozumo
9. Epic Roasthouse
10. Prospect
11. 50 Fremont - Multiple
12. International Smoke
13. Town Hall
14. Yank Sing - Multiple
15. Salt House
16. Anchor & Hope
17. Osha Thai
18. Pied Piper
19. Waterbar
20. Benu
21. Saison
22. Fly Trap
23. 21st Amendment
24. Local Kitchen & Wine Merchant
25. Spice Kit
26. Palomino
27. Gabby Cafe

28. Red Dog Restaurant + Bar
29. Town's End Bakery
30. Crossroads
31. Delancey Street
32. House of Hunan
33. Paragon Restaurant + Bar
34. Proper Food
35. Tres
36. The Butler and Chef Bistro
37. Ozone Thai
38. La Briciola
39. Garaje
40. Canton Seafood + Dim Sum
41. Portico
42. Sushi Fantastic
43. Slanted Door
44. Super Duper Burger

ENTERTAINMENT

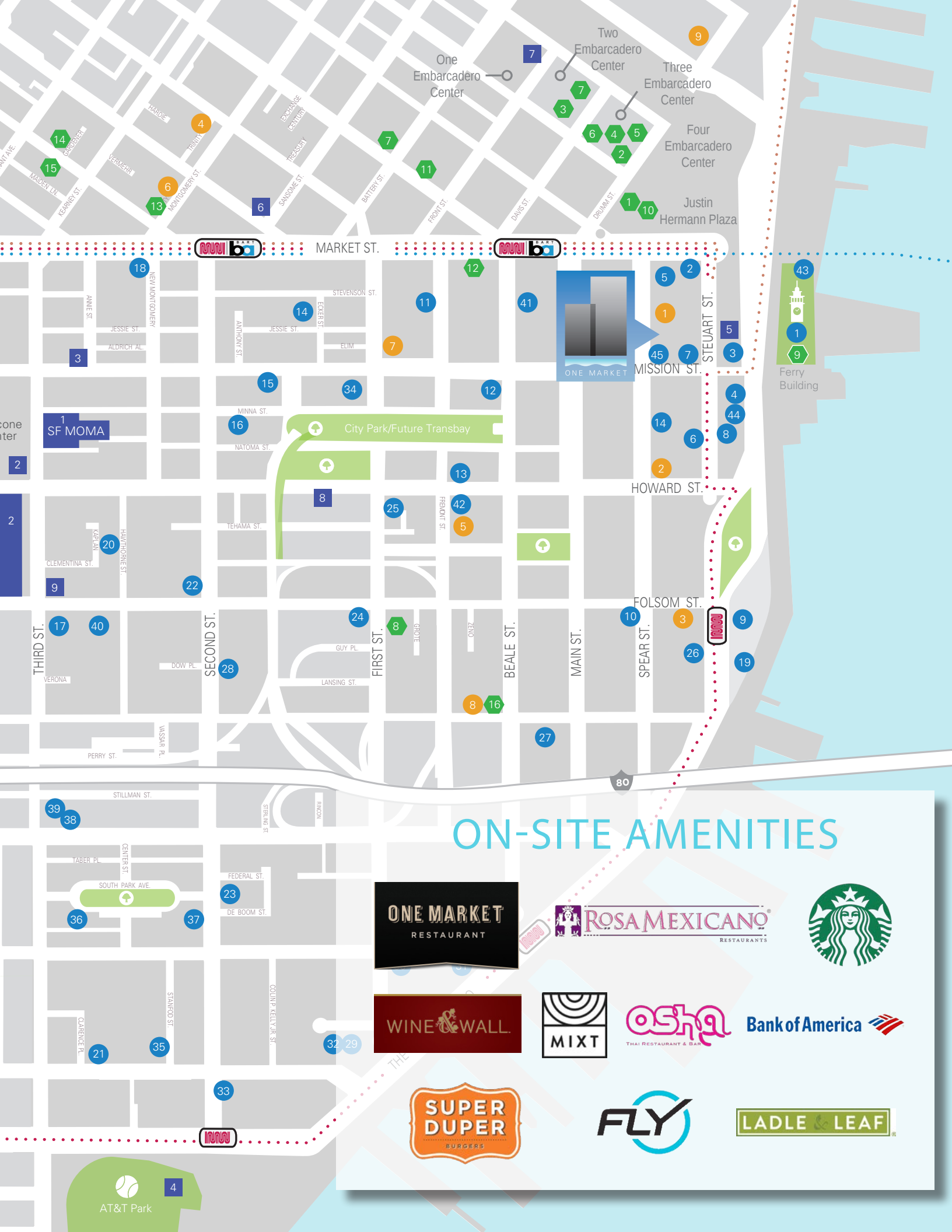
1. SF Museum of Modern Art
2. Moscone Convention Center
3. California Historical Society
4. AT&T Park
5. SF Railway Museum
6. Theatre Rhinoceros
7. Landmark Theater
8. Eagle Club Indoor Golf
9. SPiN

SHOPPING

1. Ann Taylor Loft
2. Ann Taylor
3. Banana Republic
4. Edwards Luggage
5. Lucy Activewear
6. Gap
7. Papyrus (3)
8. Publique Living
9. Sur La Table
10. GNC
11. Financial District Hardware
12. Carlton Cards
13. Crocker Galleria
14. The North Face
15. Marmot
16. Luxury Pets

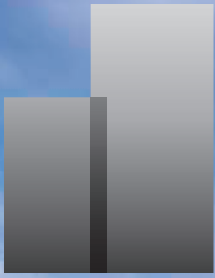
FITNESS

1. Flywheel Sports
2. The Dailey Method
3. Crunch
4. Equinox
5. Core Power Yoga
6. 24 Hour Fitness
7. Soul Cycle
8. Van Buren Fitness
9. Bay Club at The Gateway



ON-SITE AMENITIES





ONE MARKET



AVAILABLE SPACE

SPEAR TOWER

SUITE	RSF	DATE	COMMENTS
3100	21,007	Now	29 perimeter offices, 4 internal offices, and 3 conference rooms.
1850	3,200	4/1/2019	4 private offices, 2 conference rooms, kitchen and eastern bay views.

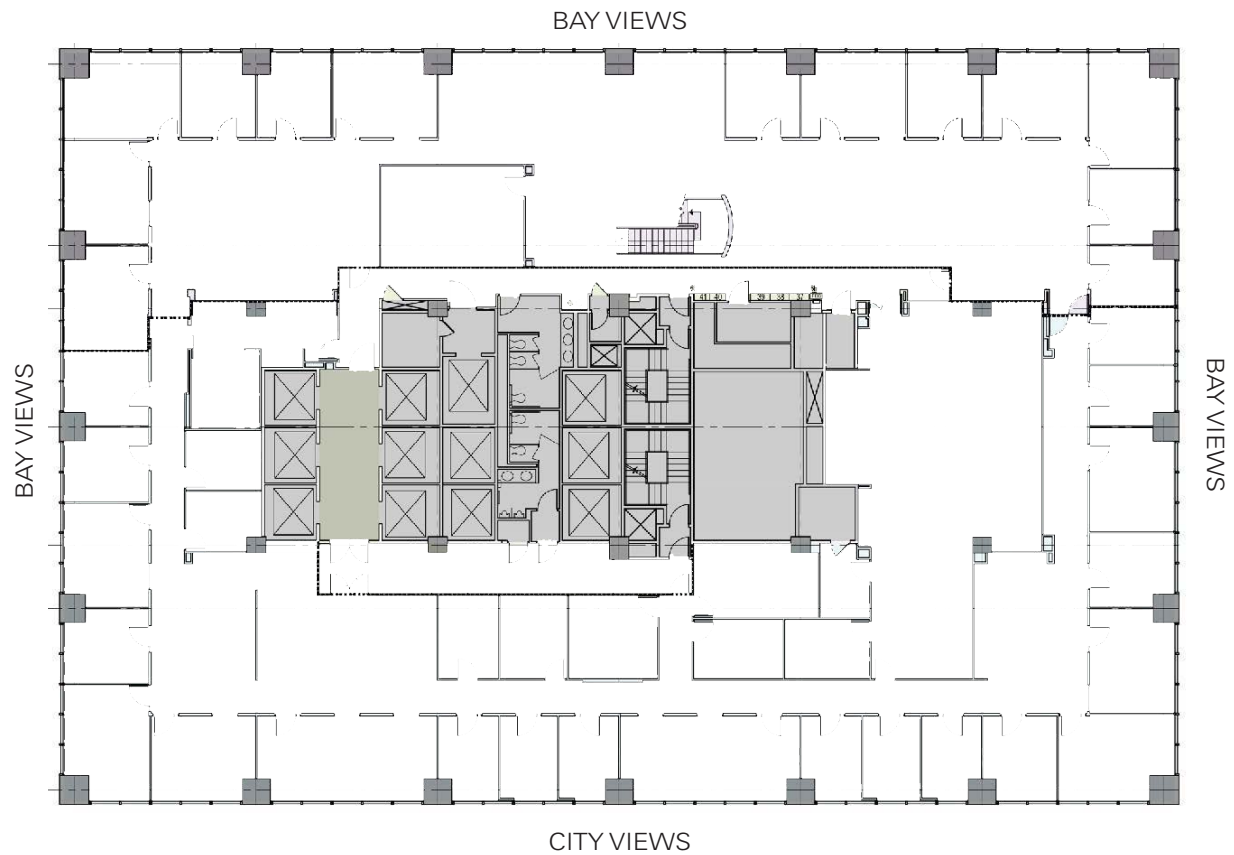
STEUART TOWER

SUITE	RSF	DATE	COMMENTS
1275	3,684	Now	New spec suite with 2 conference rooms, 2 private offices, kitchen and excellent southern bay views.
1100	17,998	11/1/2019	32 private offices, 7 conference rooms, excellent bay views.
1000	17,998	11/1/2019	37 private offices, 6 conference rooms, excellent bay views.



SPEAR 3100

21,007 RSF



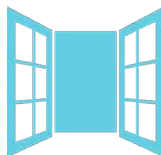
Available Now



29 perimeter
offices, 4 internal
offices



3 conference
rooms



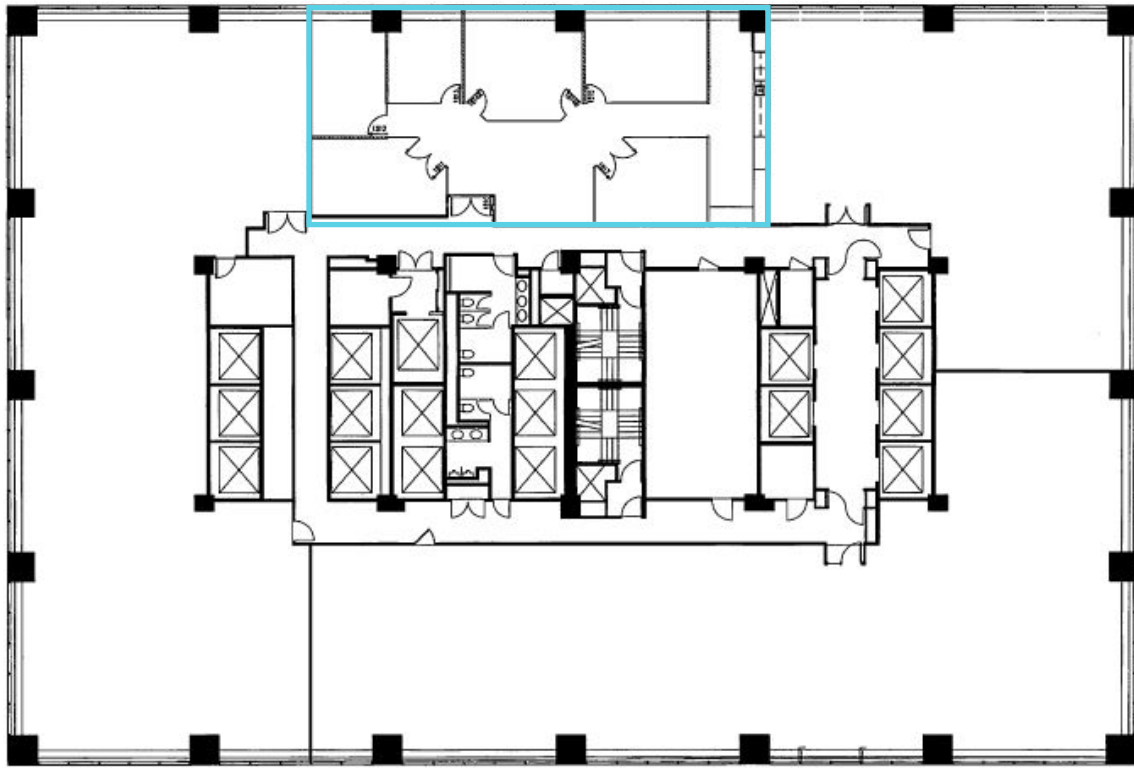
Floor-to-ceiling glass
(no induction units)



SPEAR 1850

3,200 RSF

BAY VIEWS



Available 4/1/2019



4 private offices



2 conference
rooms



Kitchen

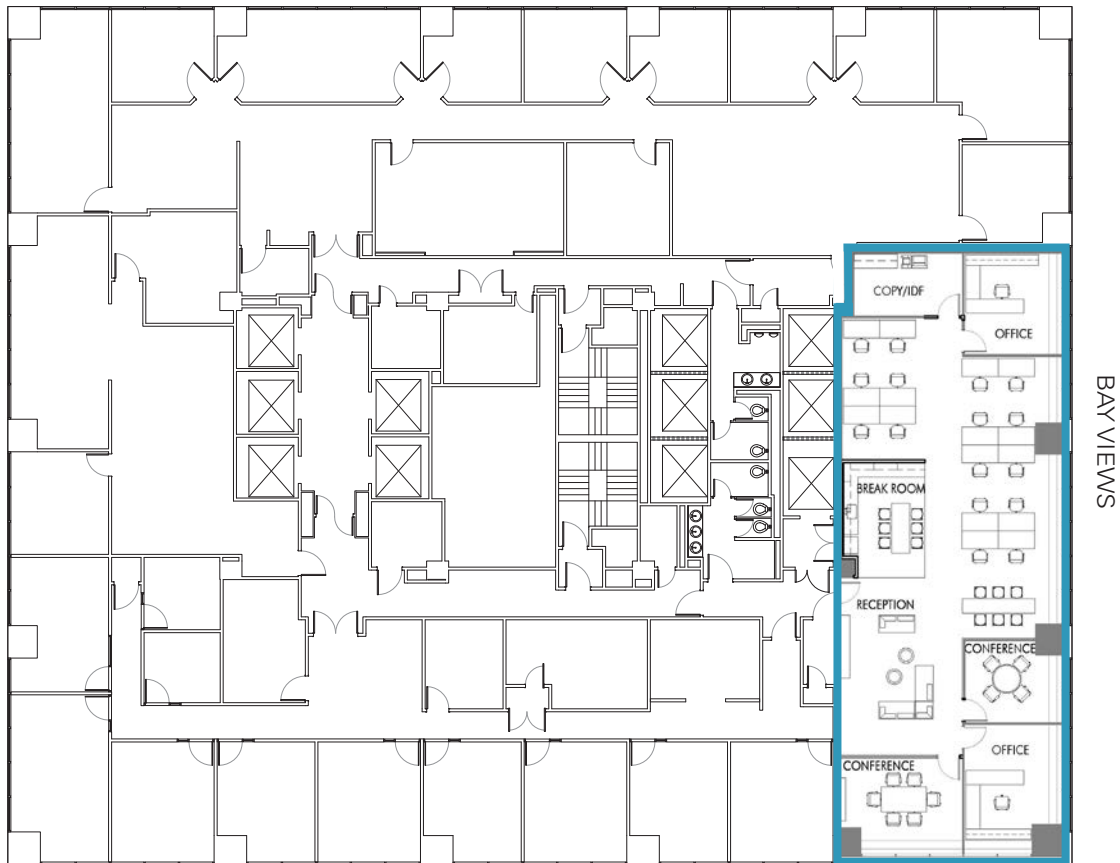


Excellent
eastern bay
views



STEUART 1275

3,684 RSF



2 Private Offices



2 Conference Rooms



Kitchen



Excellent South Bay views



New Spec Suite Available Now



STEUART 1275

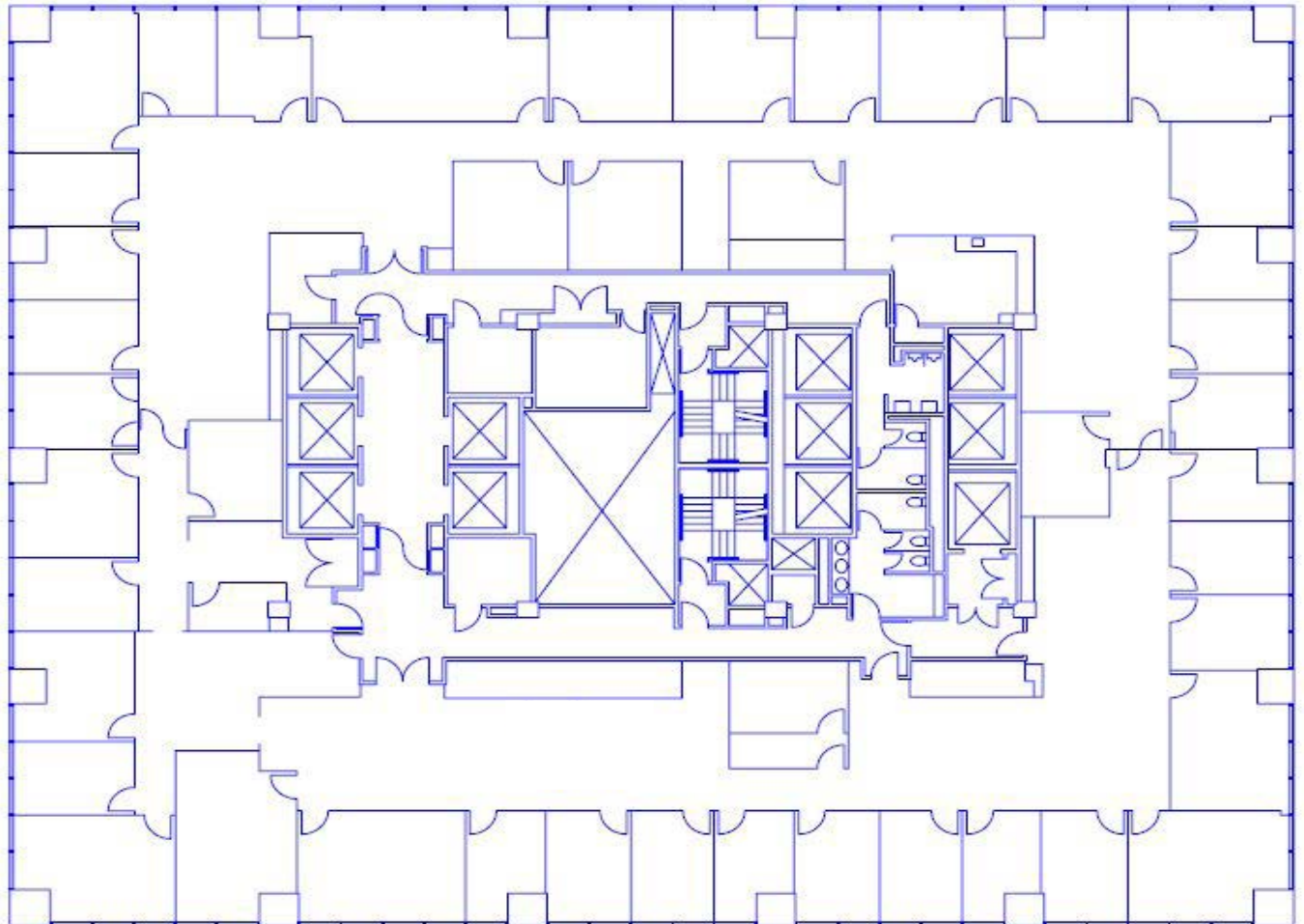
BRAND NEW SPEC SUITE!





STEUART 1100

17,998 RSF



32 Private Offices



7 Conference
Rooms



Excellent Bay
views

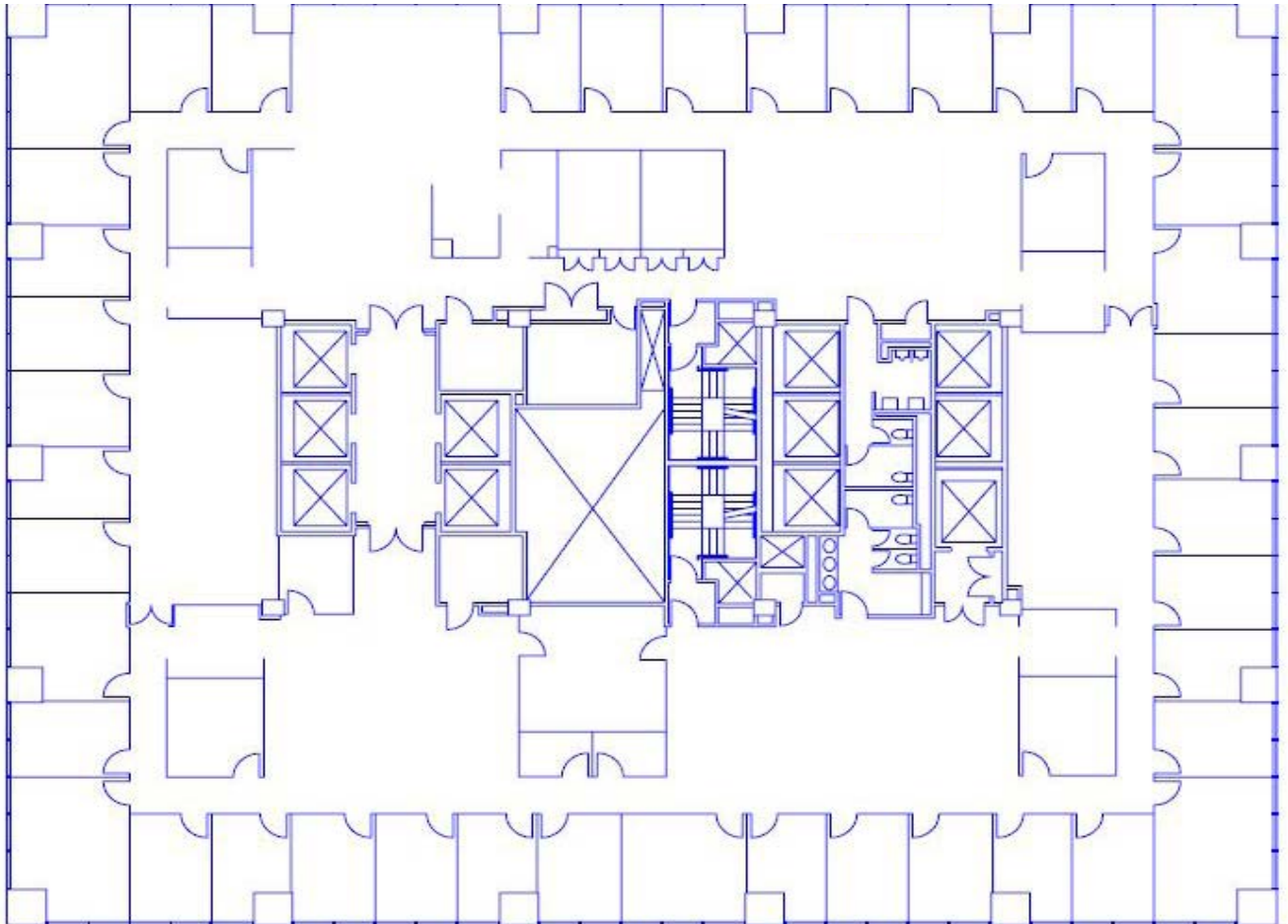


Available 11/1/2019



STEUART 1000

17,998 RSF



37 Private Offices



6 Conference Rooms

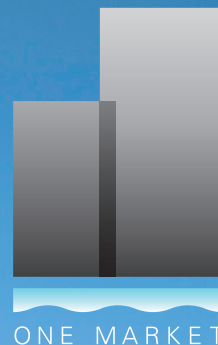


Excellent Bay Views



Available 11/1/2019

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WORLD CLASS CITY.
WORLD CLASS ASSET.
WORLD CLASS TENANTS.