

353 SACRAMENTO

Energy. Community. Amenity.

353 SACRAMENTO ST. SAN FRANCISCO, CA 94111



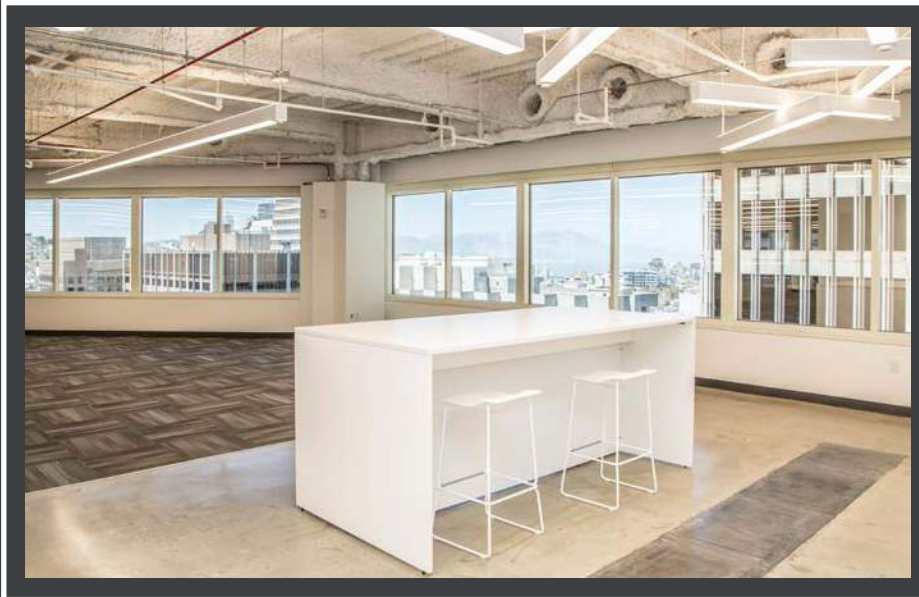
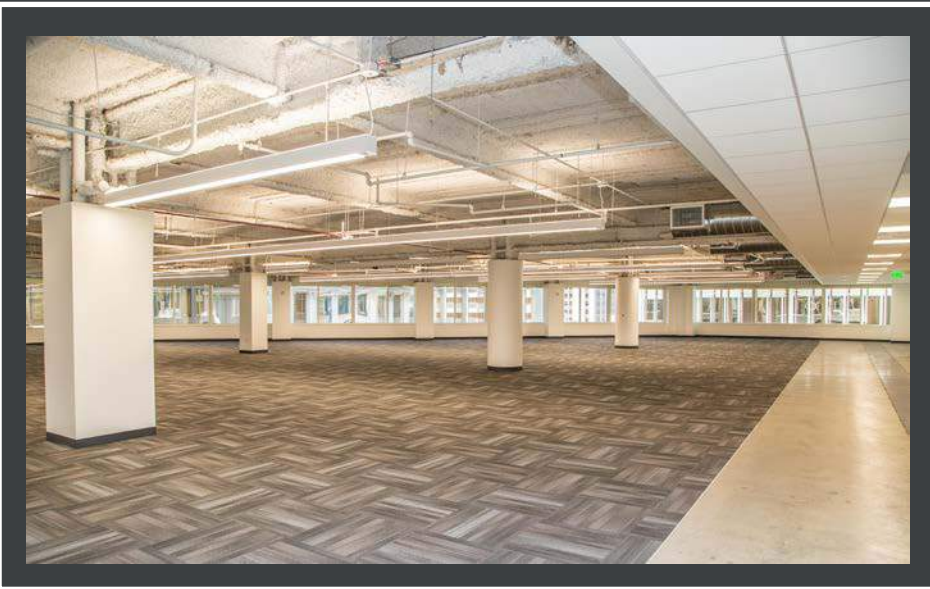
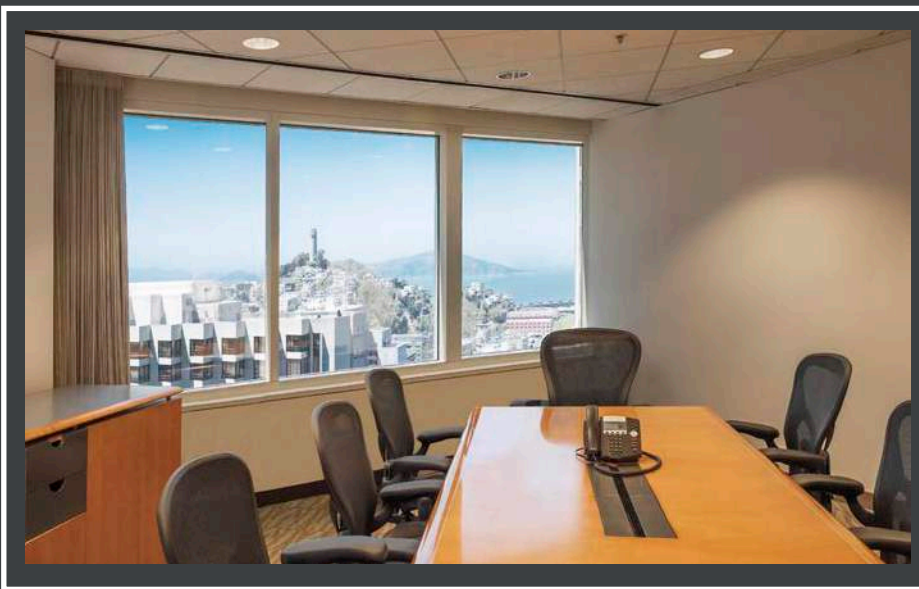




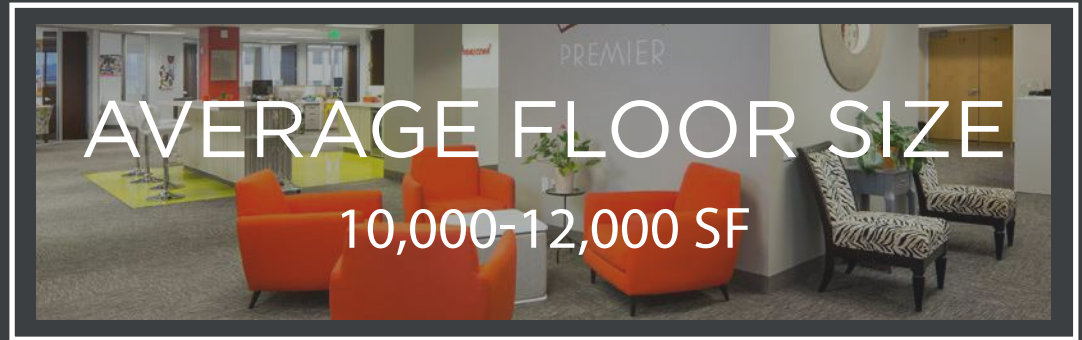
353 SACRAMENTO

353 Sacramento Street, a 23-story Class A office tower located in the heart of San Francisco. Sitting at the corner of Sacramento and Battery, the location provides exceptional visibility along one of the financial districts most widely utilized thoroughfares, convenient access to public transit and immediate proximity to some of San Francisco's most exciting restaurants and retail amenities.





# PROPERTY OVERVIEW



# AVAILABILITIES

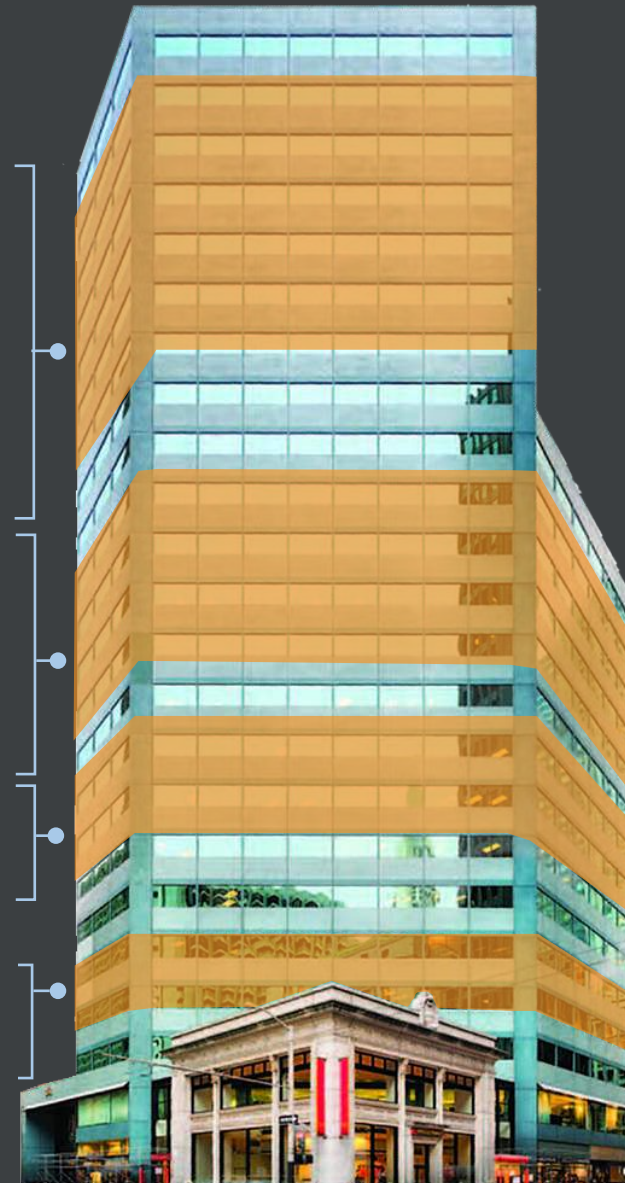
SUITE	RSF	DATE
2200	11,022	NOW
2100	11,022	60 DAYS
2000	11,022	NOW
1900	11,022	SEPT 1, 2018
1800	11,022	60 DAYS
1700	11,022	NOW
1400	12,804	JAN 1, 2018
1300	12,868	JAN 1, 2018
1200	12,863	JAN 1, 2018
1100	12,865	NOW
900	12,863	NOW
800	12,863	JAN 1, 2018
740	5,904	NOW
500	12,863	MAR 1, 2018
400	12,864	JAN 1, 2018
360	2,343	JAN 1, 2018

CAN BE COMBINED FOR 66,000 RSF

CAN BE COMBINED FOR 51,400 RSF

CAN BE COMBINED FOR 25,726 RSF

CAN BE COMBINED FOR 25,727 RSF

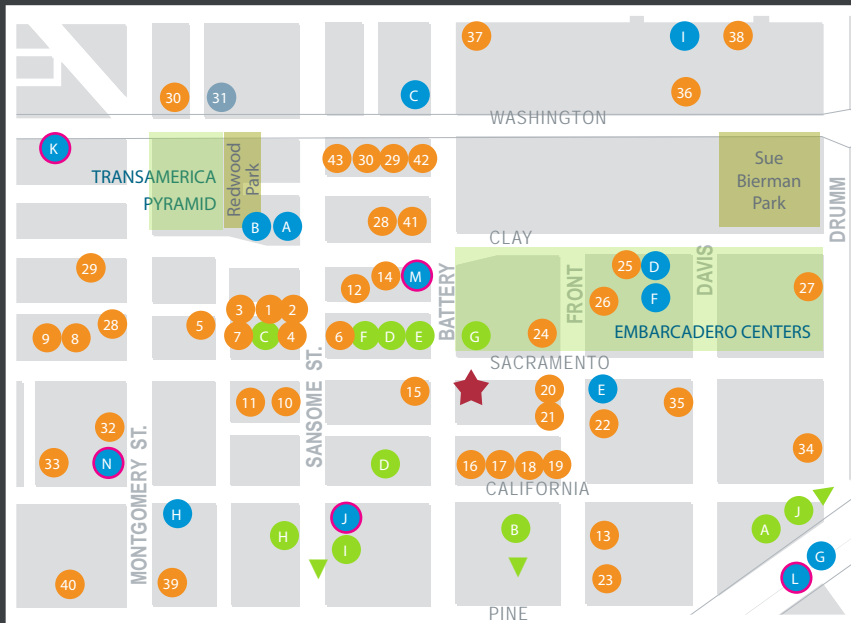


# T R A N S P O R T A T I O N



Located just two blocks from the Embarcadero BART station and the Market Street Corridor, 353 Sacramento offers excellent access to the San Francisco Bay Area's most widely utilized regional transit system as well as MUNI, rail-car lines, bus routes and cross-bay ferry service. Unprecedented views of the San Francisco Bay, Ferry Building, the Bay Bridge, and Telegraph Hill. Located five blocks from Broadway Street, which

# AMENITIES



## SERVICES & SHOPPING

- A Laundry Locker Cleaners
- B Healow's Flowers
- C Sagan Golden Gate Cleaners
- D Embarcadero Cleaners
- E Walgreens
- F Embarcadero Center
- G Ferry Building
- H FedEx Office Print & Ship
- I Safeway
- J Mandarin Oriental Hotel
- K Hilton San Francisco
- L Hyatt Regency
- M Le Méridien Hotel
- N Omni San Francisco Hotel

## TRANSPORTATION

- A Embarcadero BART/MUNI
- B MUNI - F, 2, 5, 6, 9, 71
- C MUNI - 1, 10, 12, 30X, 41
- D MUNI - 1, 41
- E MUNI - 1, 31, 38
- F Golden Gate Transit
- G Golden Gate Transit
- H AC Transit
- I Montgomery BART/MUNI
- J Ferries

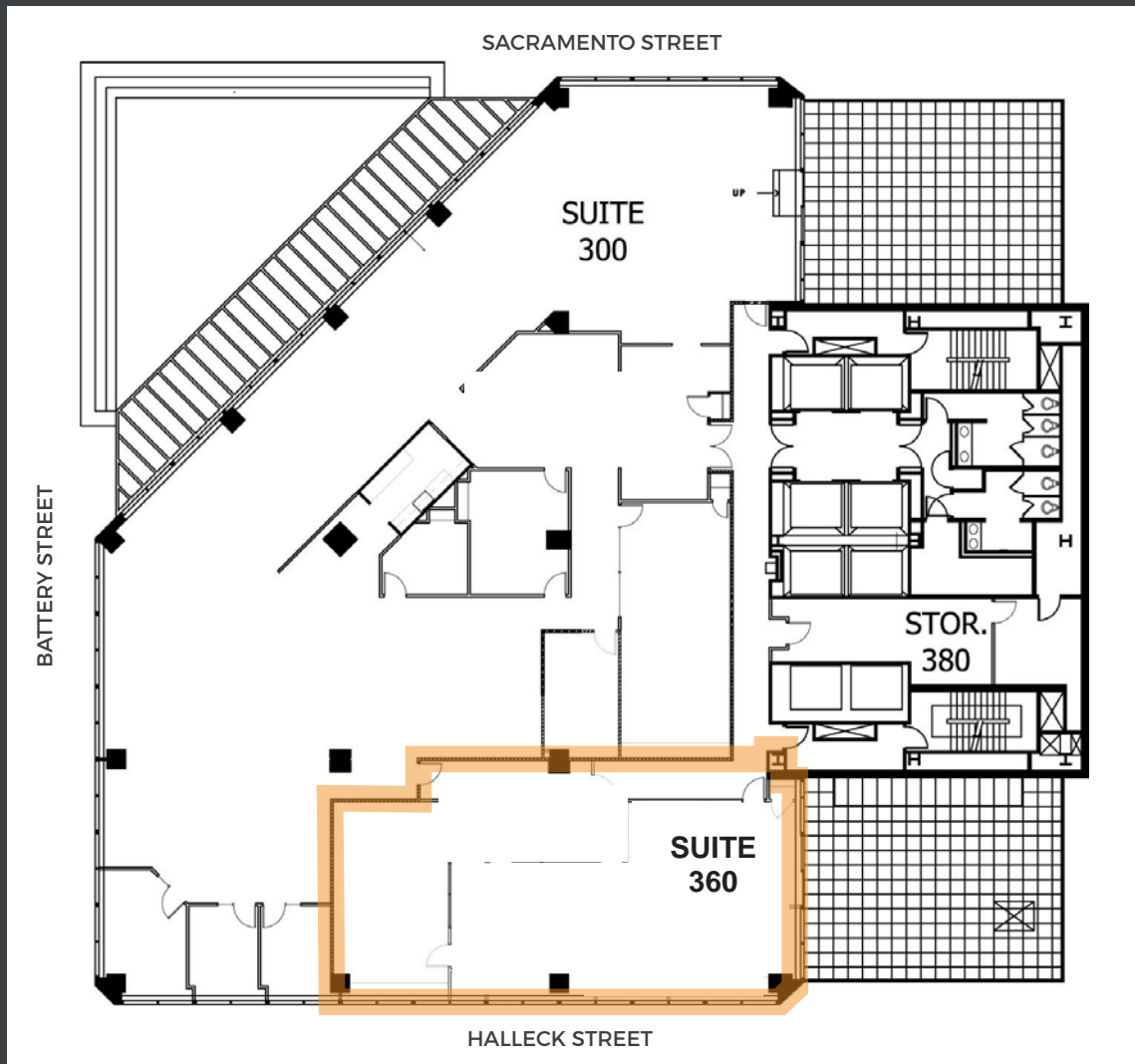
## RESTAURANTS

- |                        |                            |
|------------------------|----------------------------|
| 1 Mixt Greens          | 28 Palio Cafe              |
| 2 Barrel Room          | 29 Mangia Tutti Ristorante |
| 3 Tlaloc               | 30 Tricolore Cafe          |
| 4 Wildflower           | 31 Chiaroscuro             |
| 5 Marengo on the Alley | 32 Bob's Steakhouse        |
| 6 Morning Brew         | 33 Lee's Deli              |
| 7 Irish Times          | 34 Oasis Grill             |
| 8 Wayfare Tavern       | 35 Chipotle                |
| 9 Wexler's             | 36 L'Olivier               |
| 10 Starbucks           | 37 5A5 Steak Lounge        |
| 11 Bistro Burger       | 38 Kokkari Estiatorio      |
| 12 Peet's Coffee       | 39 Credo                   |
| 13 Chiaroscuro         | 40 Occidental Cigar Club   |
| 14 Park Grill          | 41 Fish & Farm             |
| 15 Laddle & Leaf       | 42 Hidden Vine             |
| 16 Tadich Grill        | 43 Cafe Prague             |
| 17 Michael Mina        |                            |
| 18 Perbacco            |                            |
| 19 Barbacco            |                            |
| 20 Royal Exchange      |                            |
| 21 Harrington's        |                            |
| 22 Schroeder's         |                            |
| 23 La Fusion           |                            |
| 24 The Melt            |                            |
| 25 Pizza Orgasmica     |                            |
| 26 Peet's Coffee       |                            |
| 27 Osha Thai           |                            |

★ 353 SACRAMENTO



# FLOOR PLAN



SUITE 360 - 2,343 RSF  
AVAILABLE JAN 1, 2018

- Turn-key build-to-suit available with significant capital budgeted
- Currently 2nd generation office space

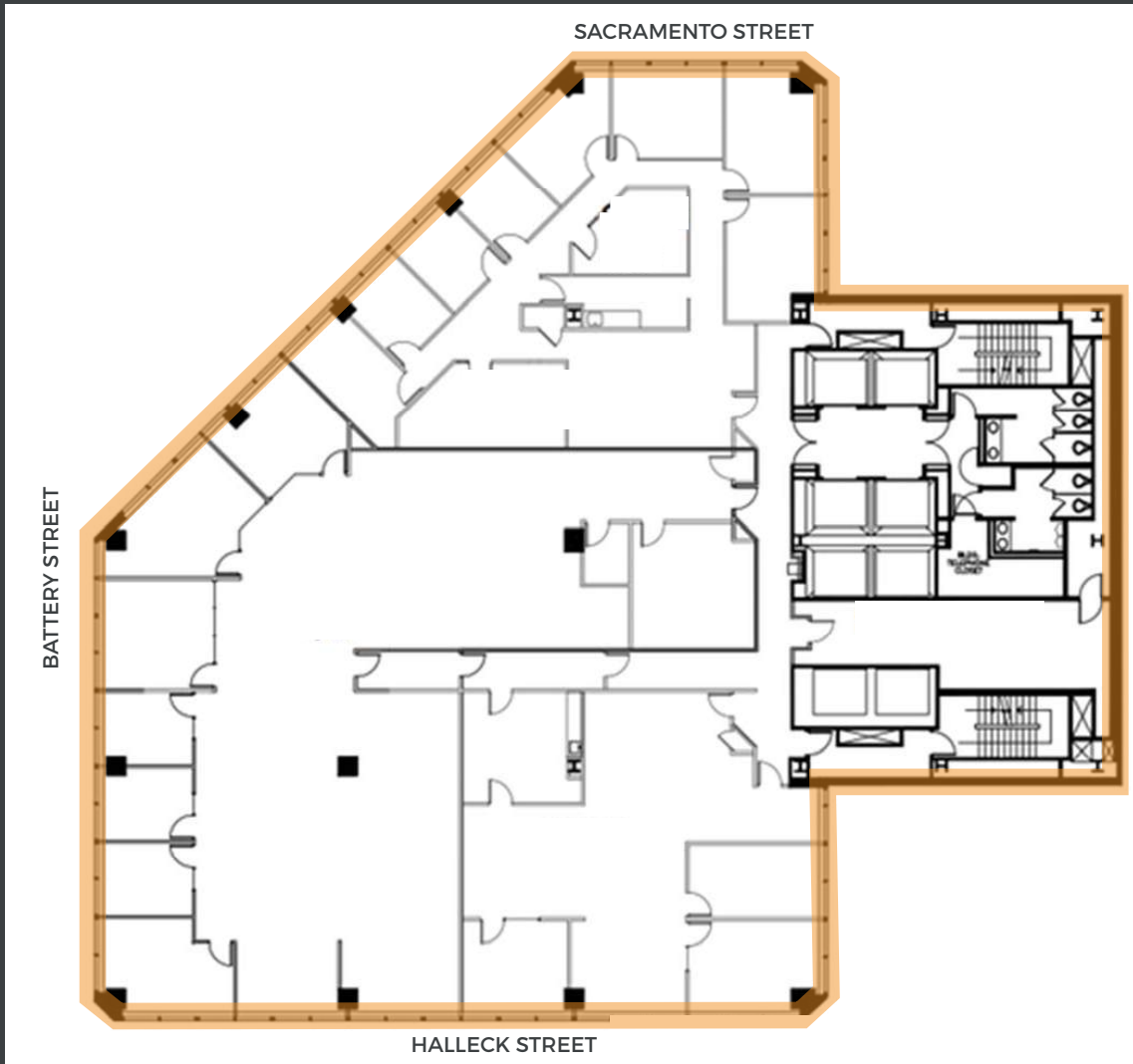


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# FLOOR PLAN



SUITE 400 - 12,864 RSF  
AVAILABLE JAN 1, 2018

- Full floor opportunity
- Turn-key build-to-suit available
- Currently multi-tenanted, 2nd generation, office intensive condition
- Can combine with the 4th floor for up to 25,727 RSF

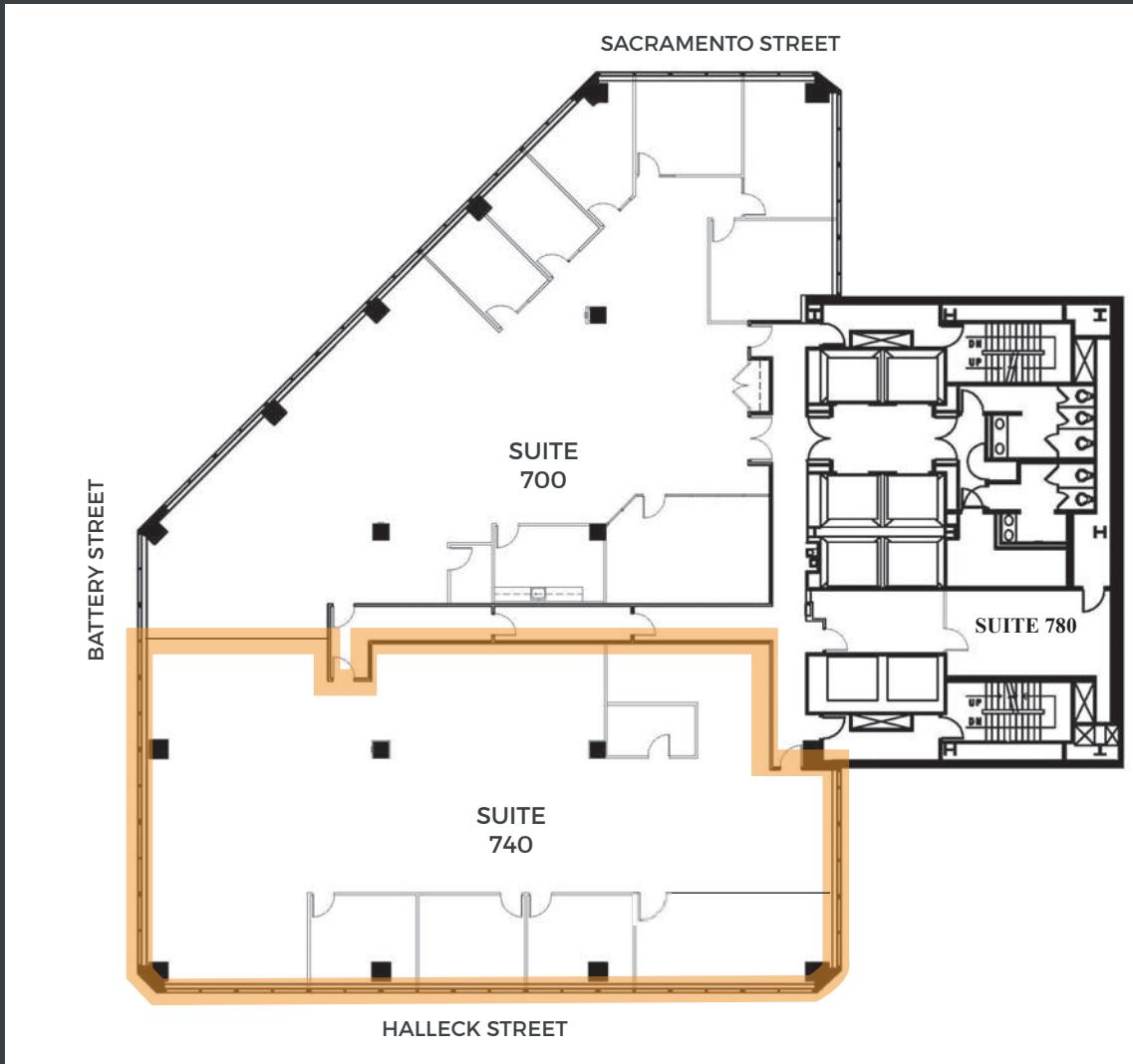
# FLOOR PLAN



SUITE 500 - 12,863 RSF  
AVAILABLE MARCH 1, 2018

- Full floor opportunity
- Turn-key build-to-suit available
- Currently 2nd generation, multi-tenanted space
- Can combine with the 4th floor for up to 25,727 RSF

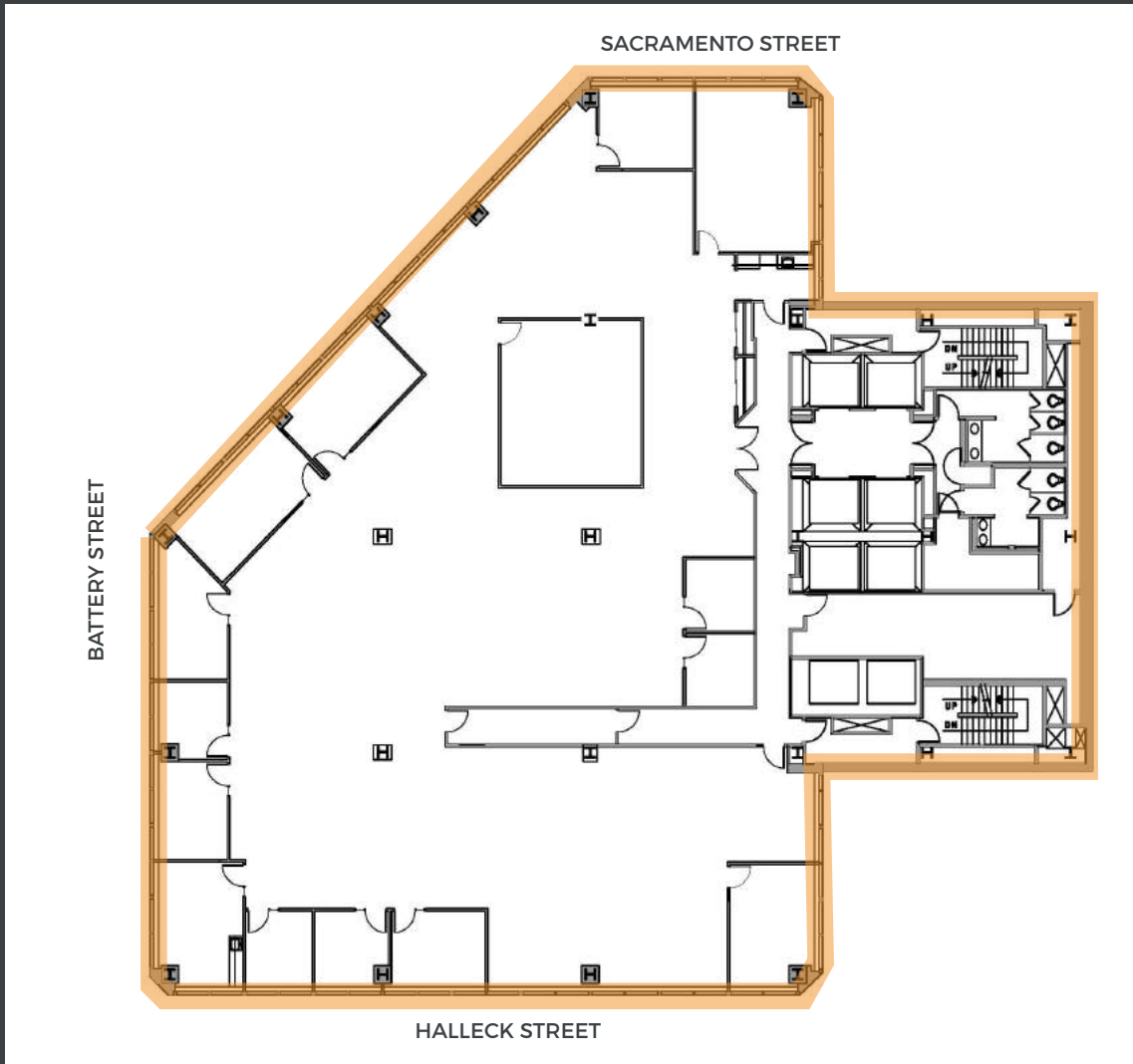
# FLOOR PLAN



SUITE 740 - 5,904 RSF  
AVAILABLE NOW

- Recent spec-suite with high-end, clean finishes
- 3 meeting rooms
- 1 conference room
- Kitchen
- Open area
- Additional TI's are available

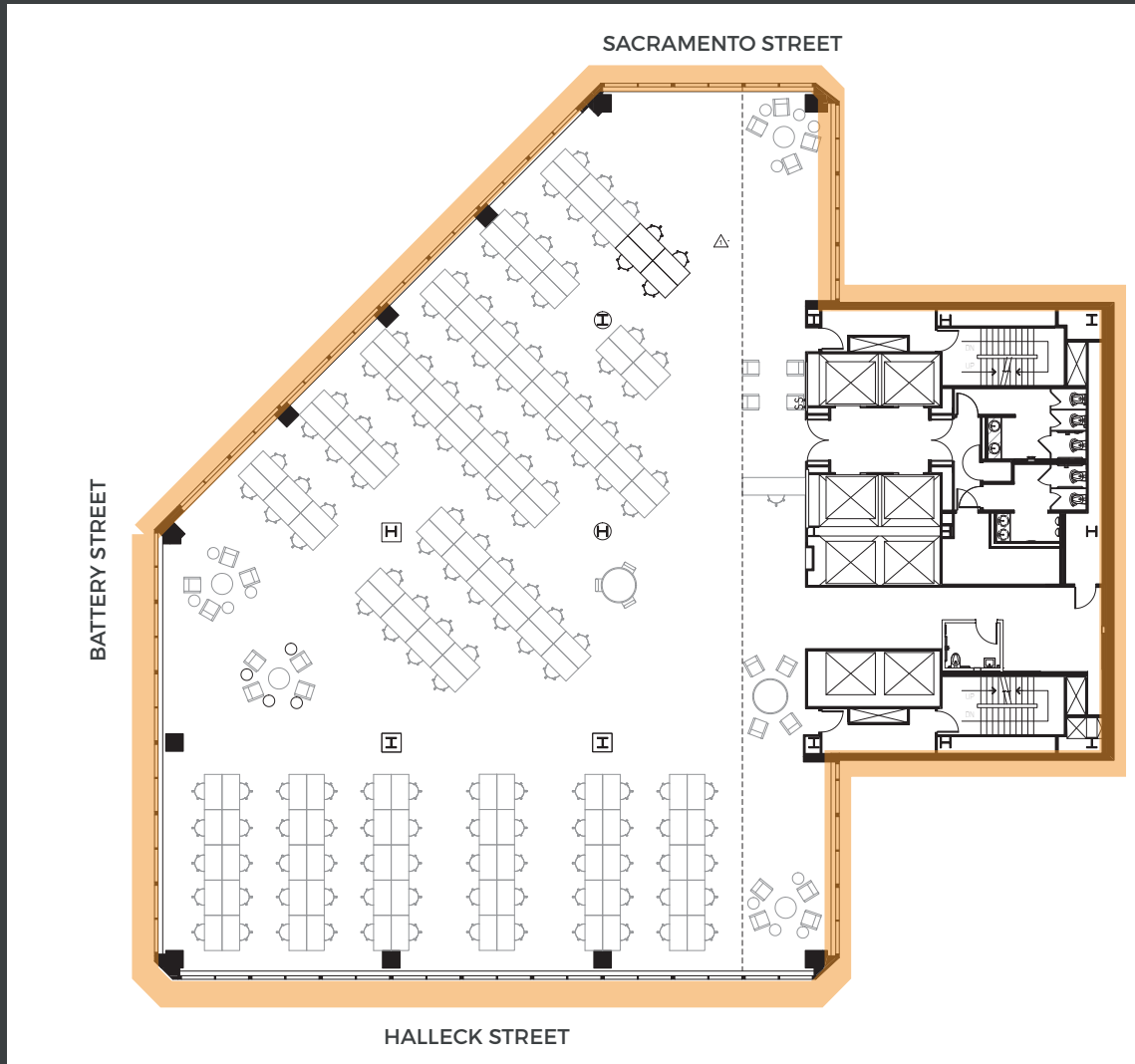
# FLOOR PLAN



SUITE 800 - 12,863 RSF  
AVAILABLE JAN 1, 2018

- Ability to combine with the 9th floor for a contiguous block up to 25,726 rsf
- Turnkey build out available
- Can combine with the 4th floor for up to 25,726 RSF

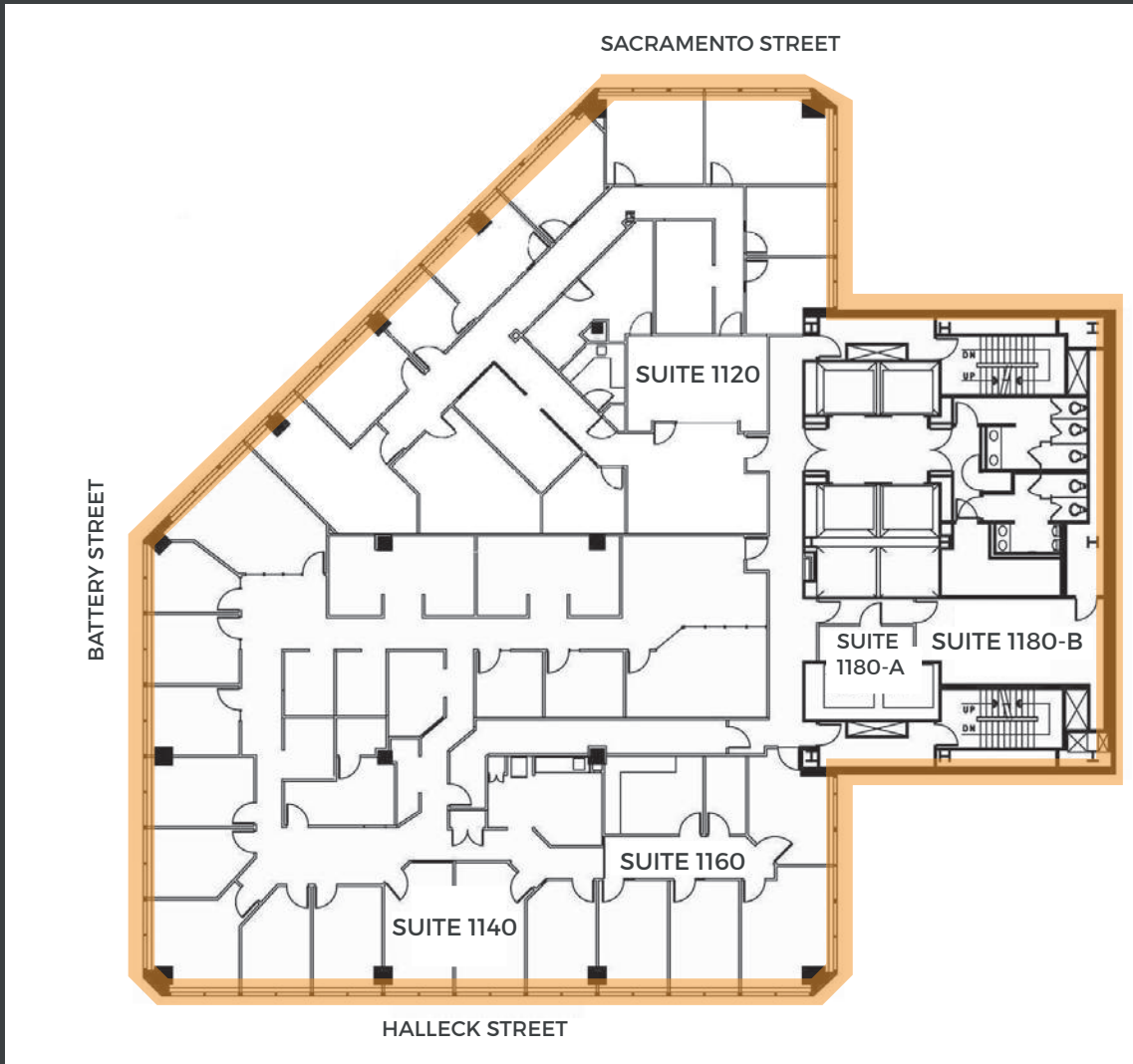
# FLOOR PLAN



SUITE 900 - 12,863 RSF  
AVAILABLE NOW

- Unique “build-to-suite” opportunity, ability to tailor to your desired layout
- Efficient side-core design, perfect for open plan users
- Exposed, 13’ foot ceilings
- Polished concrete reception
- Galley kitchen with outlooks of the Ferry Building, Coit Tower and City
- Exceptional natural light
- Can combine with the 4th floor for up to 25,726 RSF

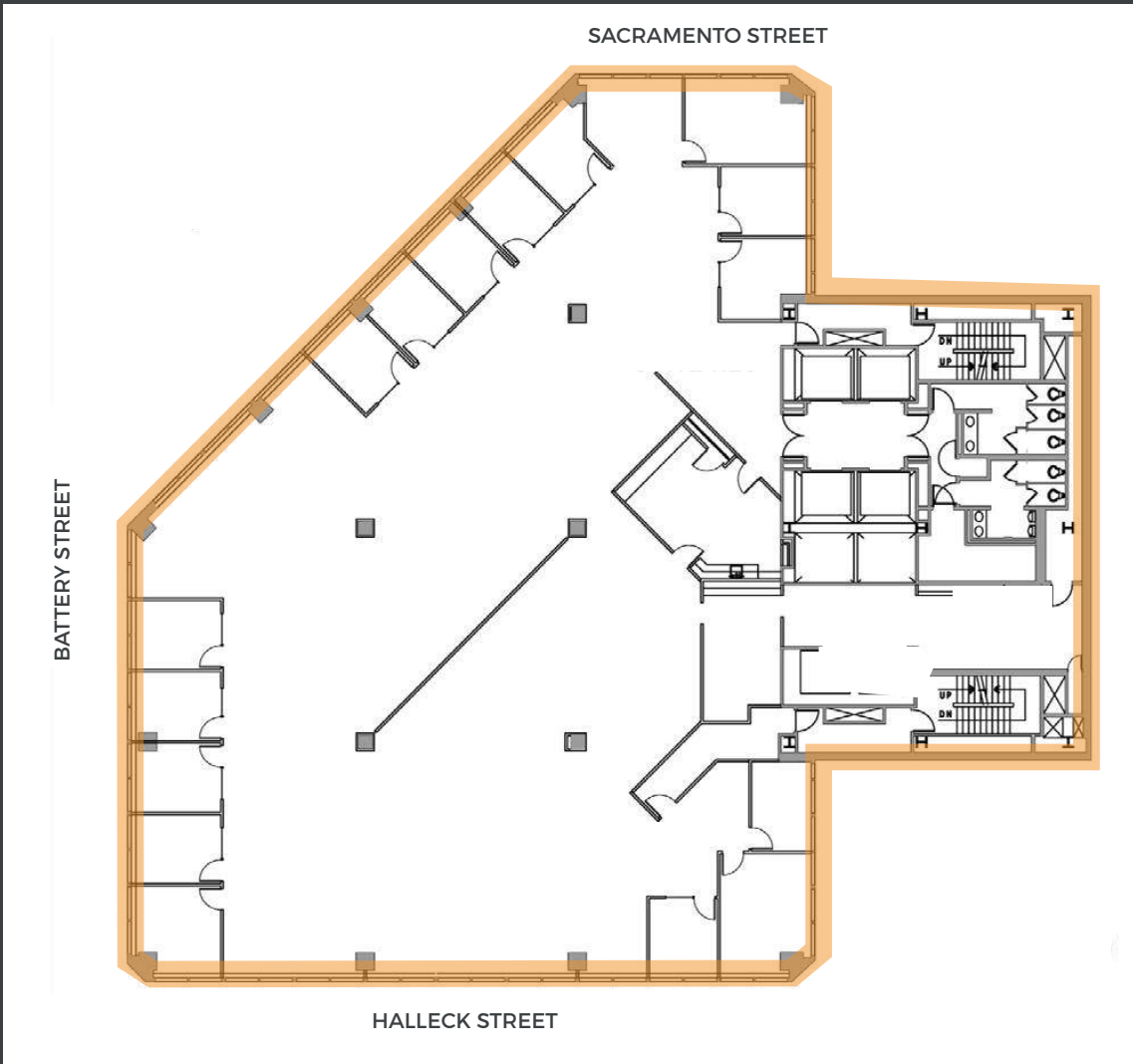
# FLOOR PLAN



SUITE 1100 - 12,865 RSF  
AVAILABLE NOW

- Efficient, side-core, full floor opportunity
- 360 degree views of the Ferry Building, Coit Tower, Alcatraz and the Bay
- Future spec suite with final design pending
- Can be combined with 12th - 14th floors for up to 51,400 RSF

# FLOOR PLAN

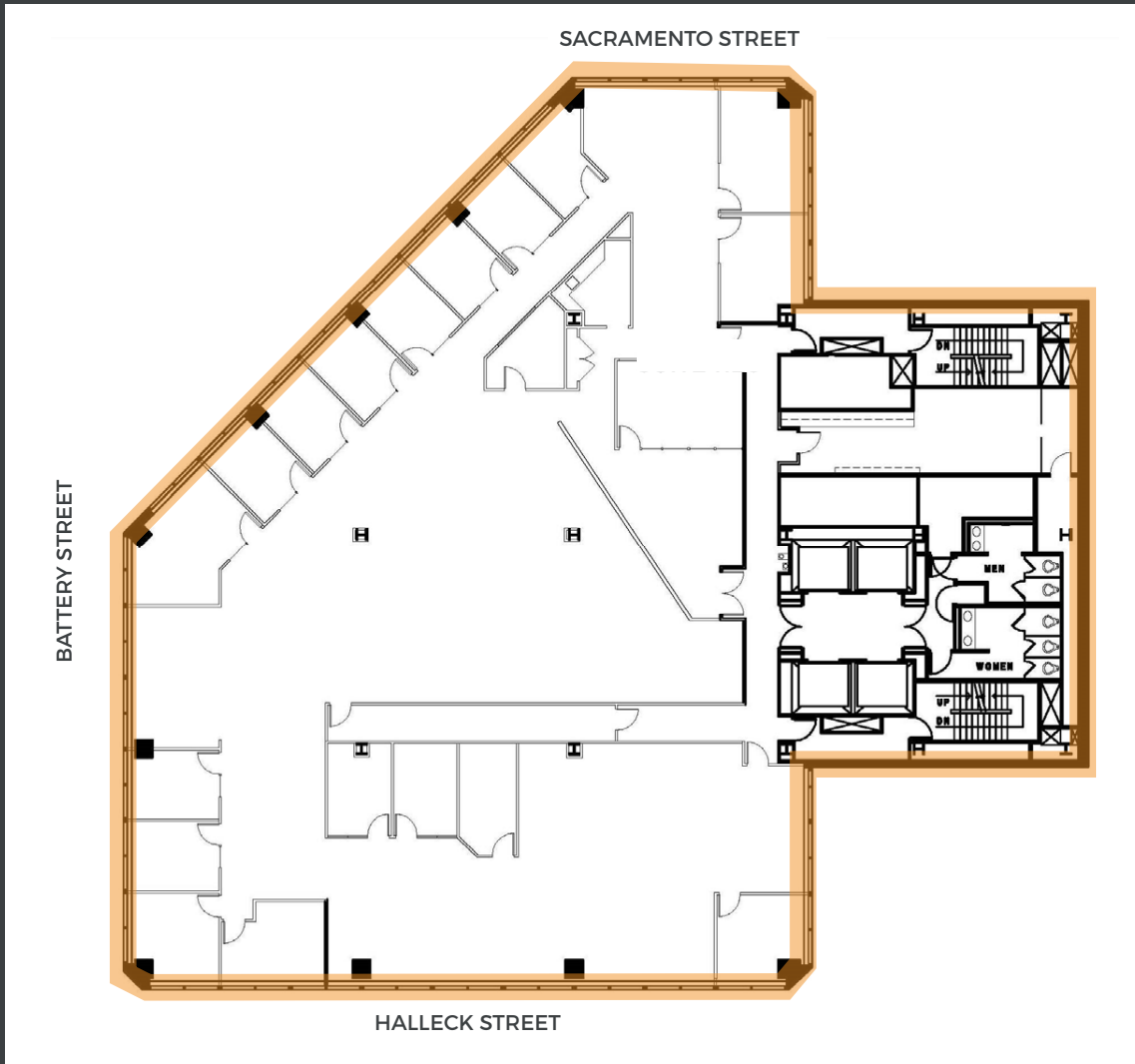


SUITE 1200 - 12,863 RSF  
AVAILABLE JAN 1, 2018

- Ability to combine with 13th & 14th floors for a contiguous block up to 38,535 rsf
- Turn-key build-to-suit available
- Currently 2nd generation law-firm space
- Can be combined with 11th - 14th floors for up to 51,400 RSF



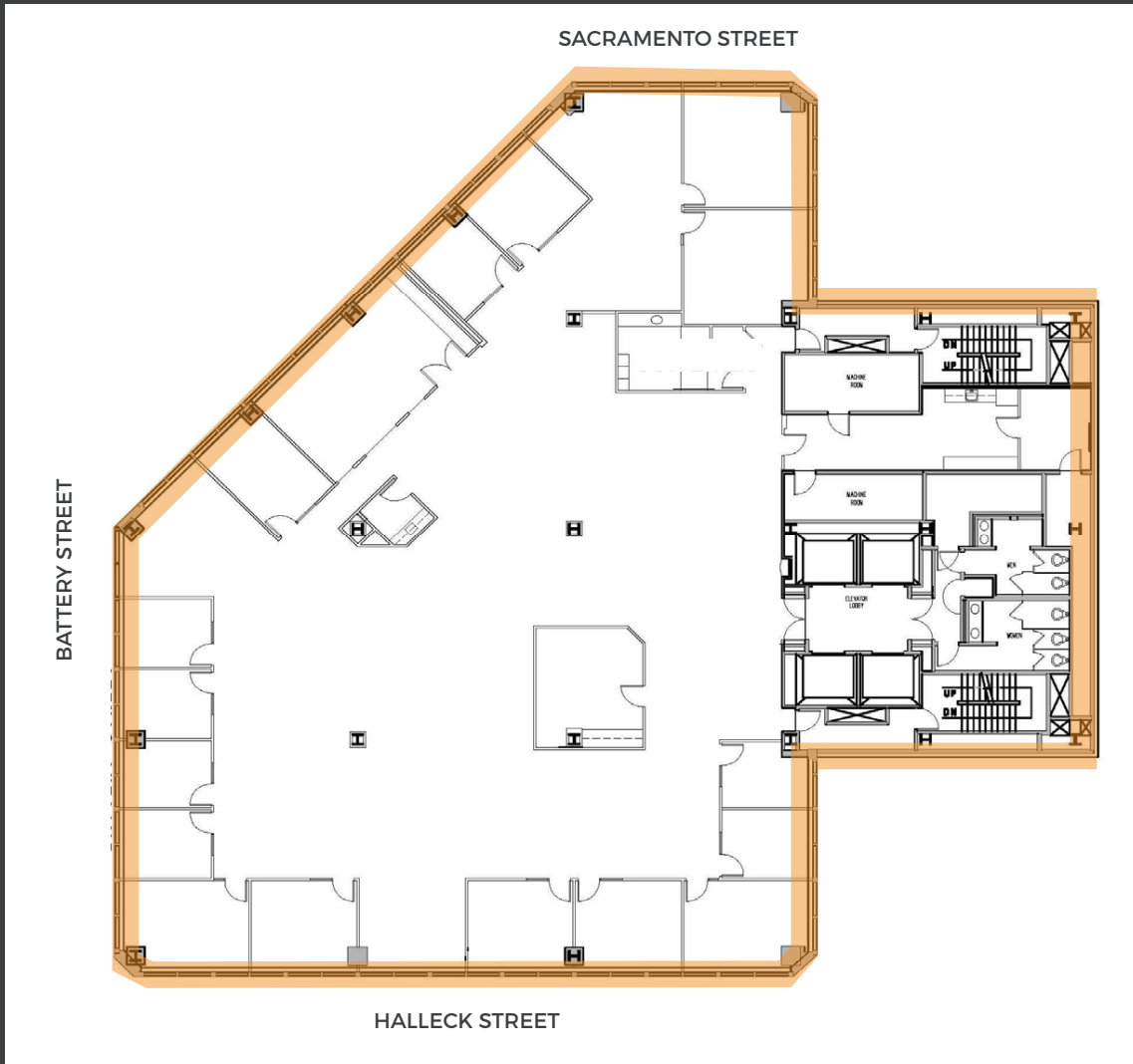
# FLOOR PLAN



SUITE 1300 - 12,868 RSF  
AVAILABLE JAN 1, 2018

- Ability to combine with 12th & 14th floors for a contiguous block up to 38,535 rsf
- Turn-key build-to-suit available
- Currently 2nd generation law-firm space
- Can be combined with 11th - 14th floors for up to 51,400 RSF

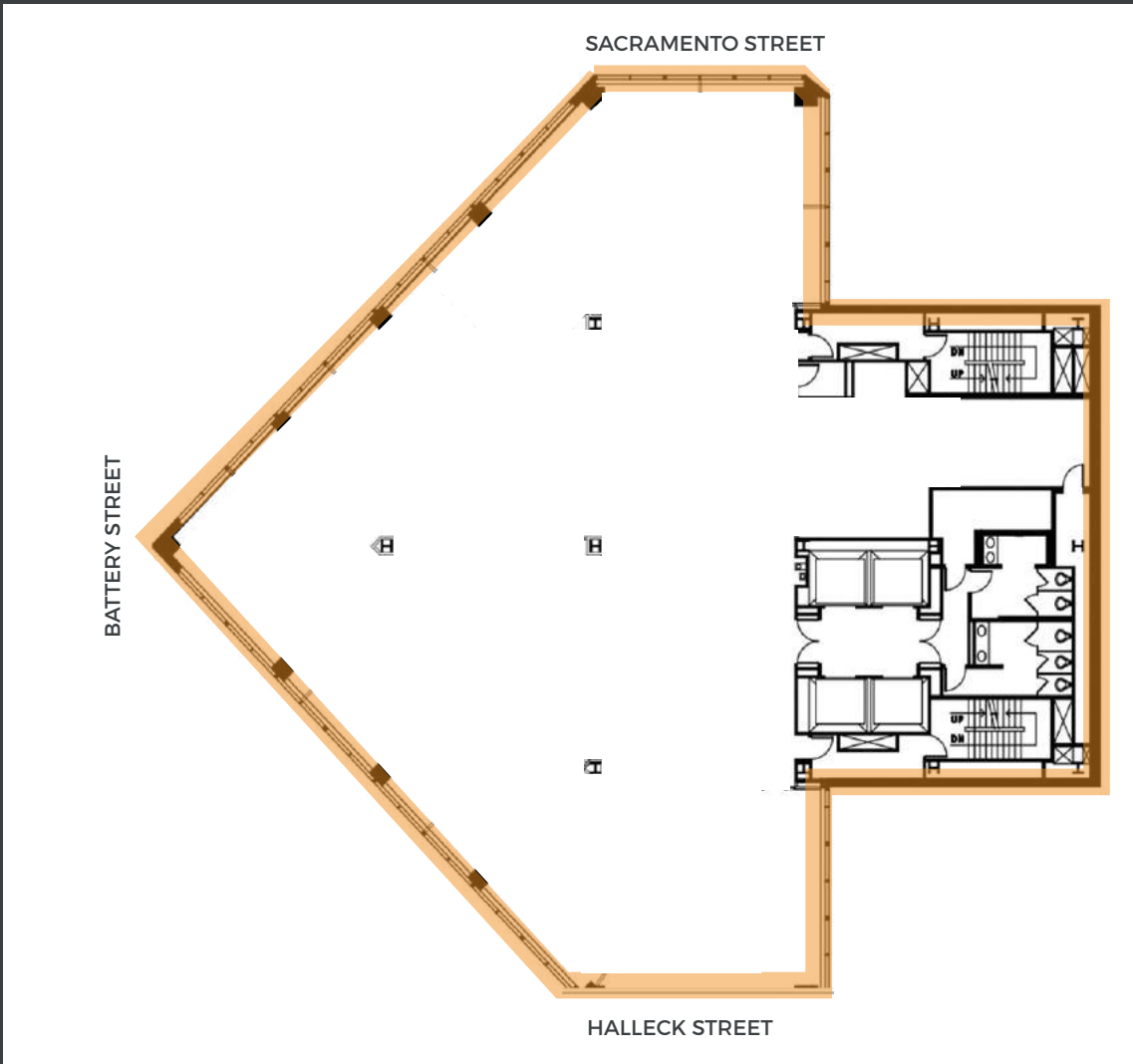
# FLOOR PLAN



SUITE 1400 - 12,804 RSF  
AVAILABLE JAN 1, 2018

- Ability to combine with 12th & 13th floors for a contiguous block up to 38,535 rsf
- Turn-key build-to-suit available
- Currently 2nd generation law-firm space
- Can be combined with 11th - 13th floors for up to 51,400 RSF

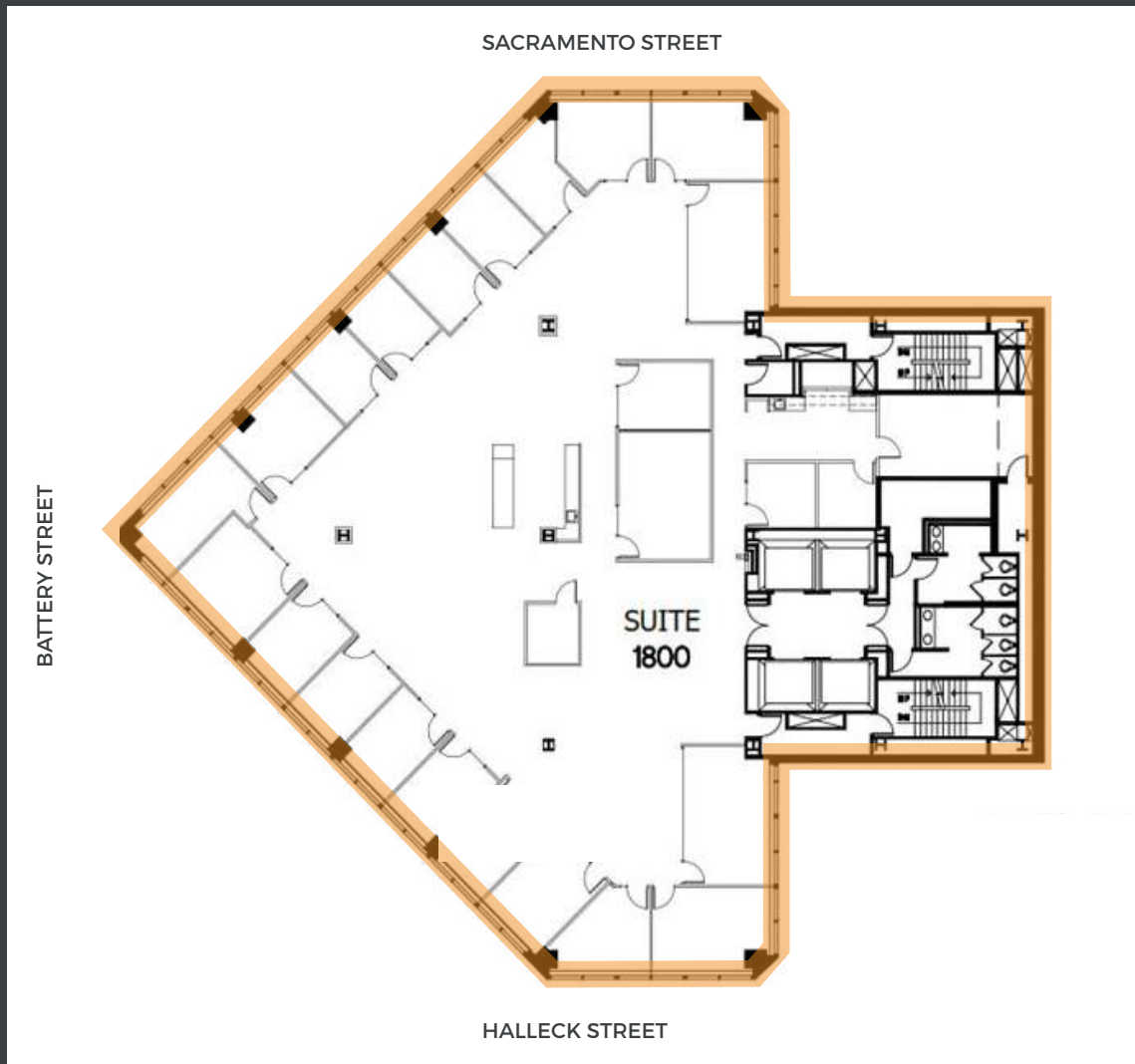
# FLOOR PLAN



SUITE 1700 – 11,022 RSF  
AVAILABLE NOW

- Efficient, side-core, full floor opportunity
- 360 degree views of the Ferry Building, Coit Tower, Alcatraz and the Bay
- Future spec suite with final design pending
- Can combined with 18th - 20th floors for up to 66,000 RSF
- Currently in shell condition (under 360 degree views of the FB, CT, etc. but above-future spec-suite, etc.)

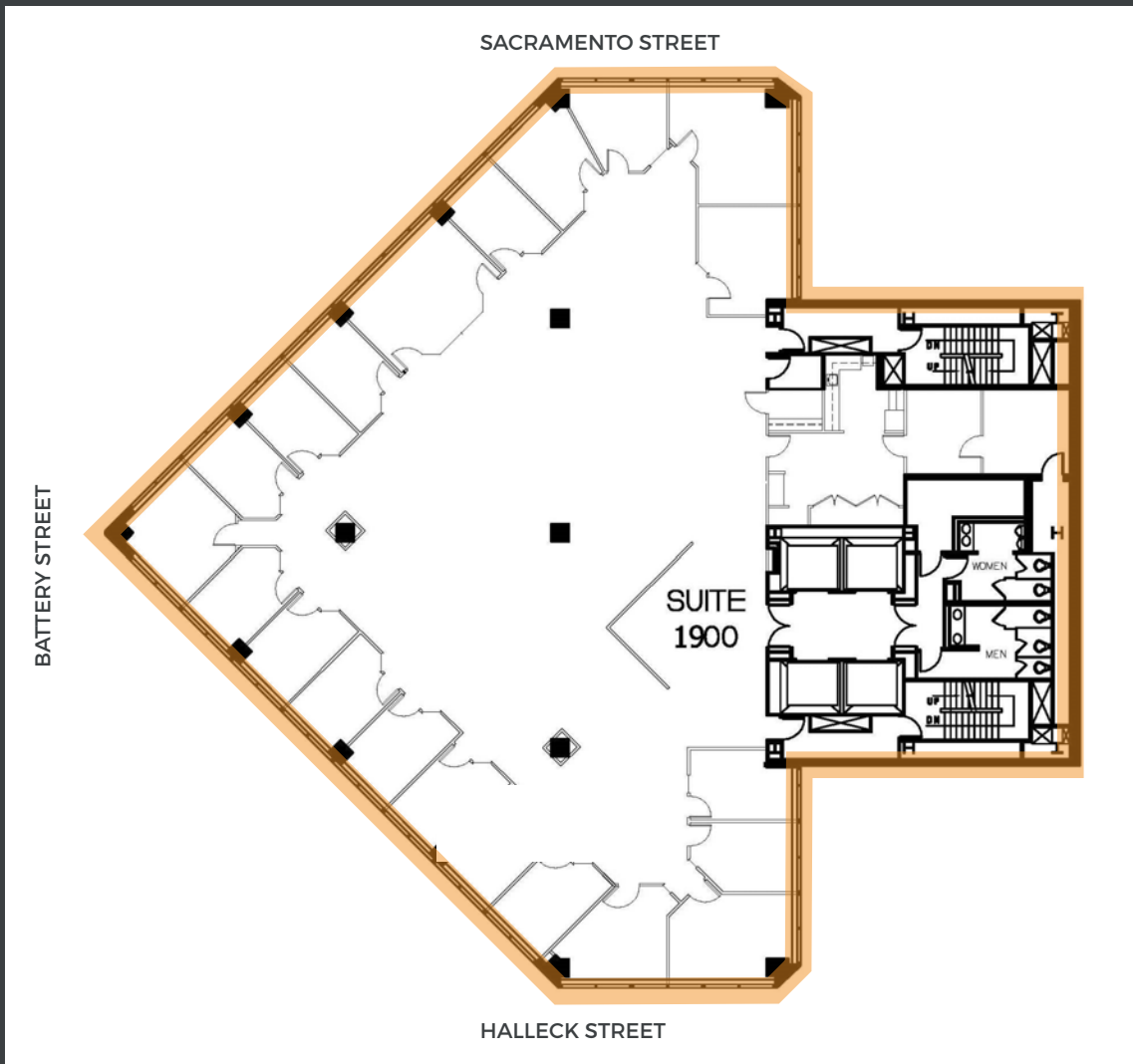
# FLOOR PLAN



SUITE 1800 - 11,022 RSF  
AVAILABLE IN 60 DAYS

- Full floor opportunity
- Turn-key build-to-suit available
- Currently 2nd generation, office intensive space layout
- Can combined with 17th - 22nd floors for up to 66,000 RSF

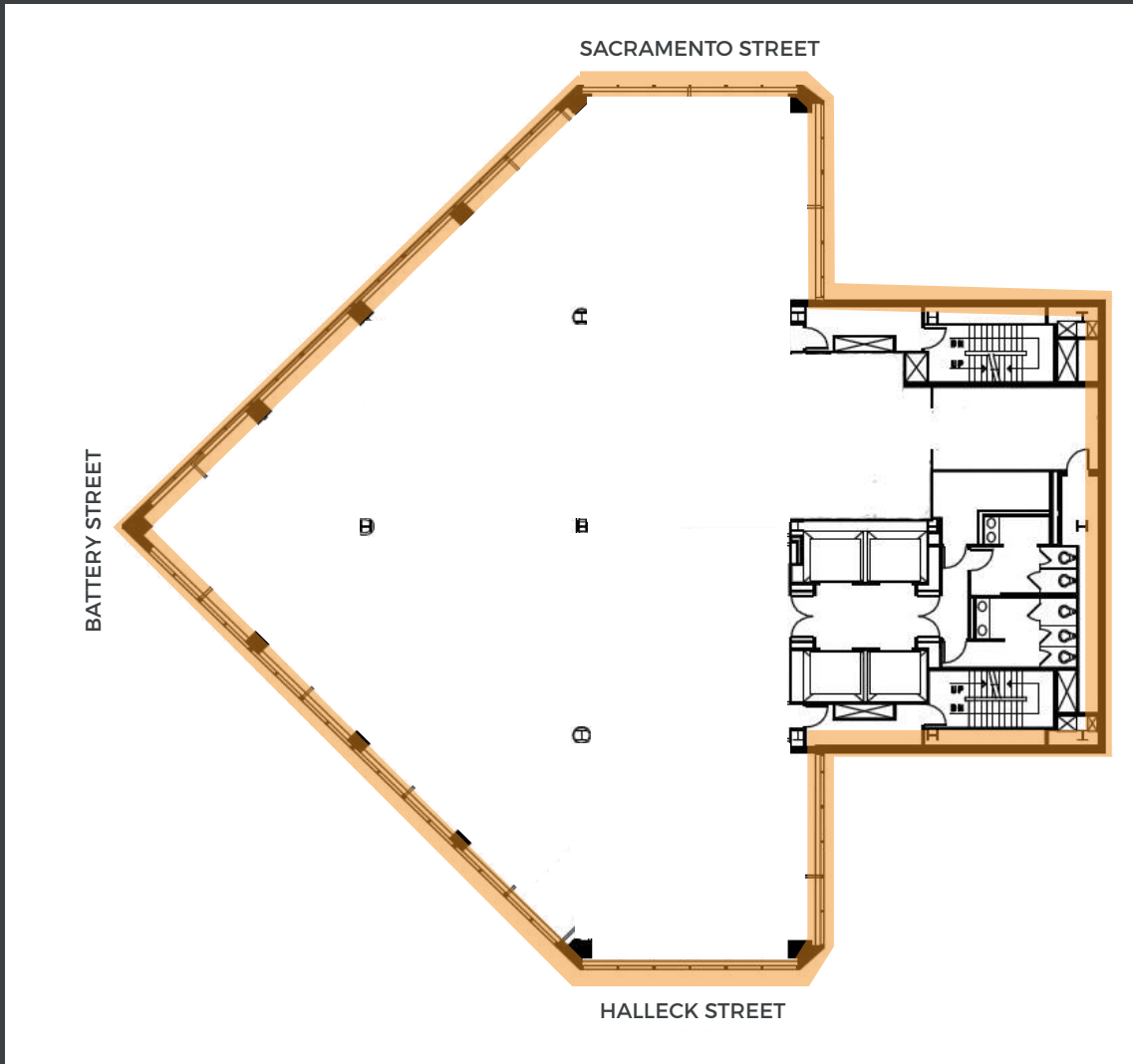
# FLOOR PLAN



SUITE 1900 - 11,022 RSF  
AVAILABLE IN SEPT 1, 2018

- Full floor opportunity
- Turn-key build-to-suit available
- Currently 2nd generation, office intensive space layout
- Can combined with 17th - 22nd floors for up to 66,000 RSF

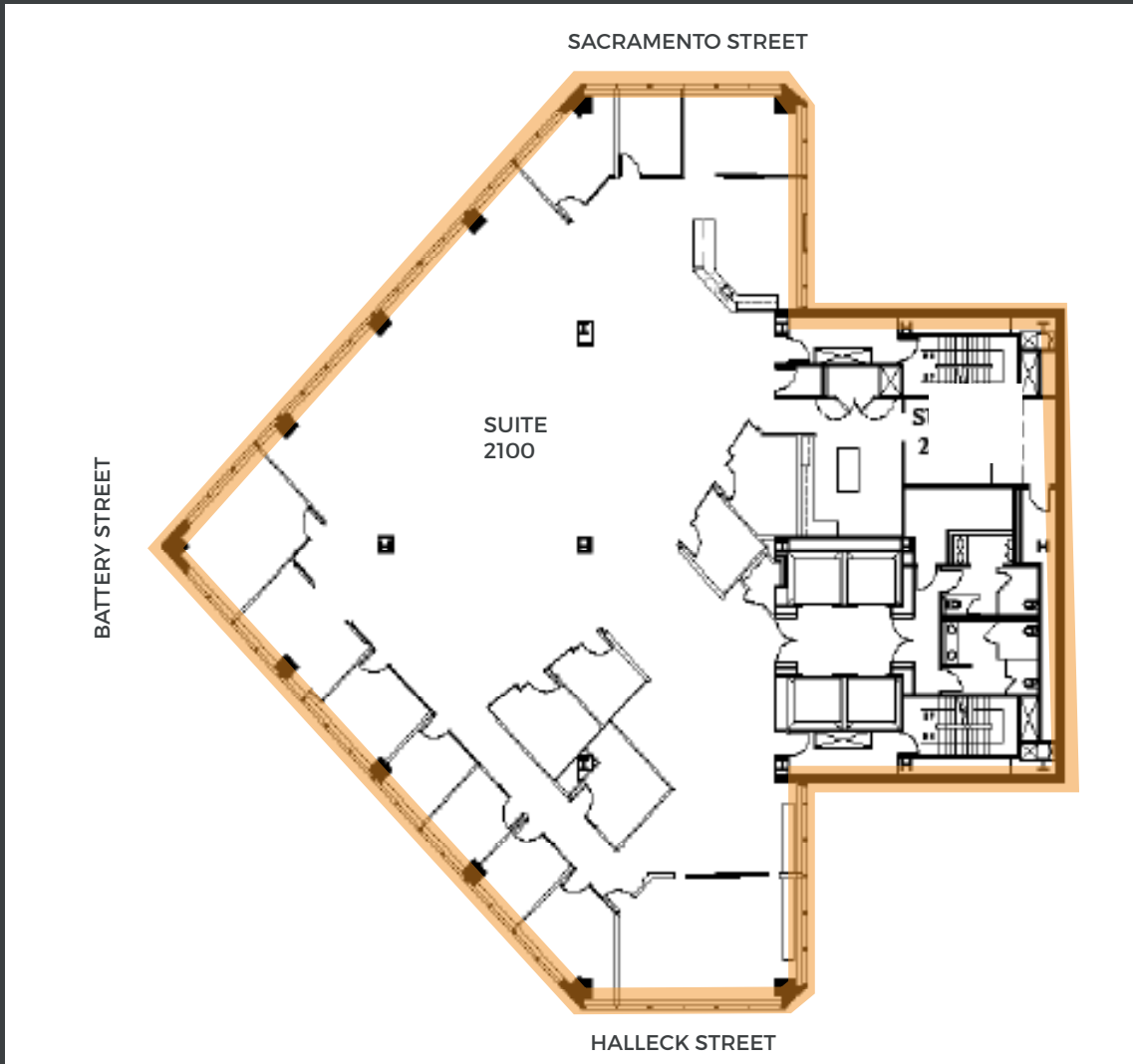
# FLOOR PLAN



SUITE 2000 - 11,022 RSF  
AVAILABLE NOW

- Efficient, side-core, full floor opportunity
- 360 degree views of the Ferry Building, Coit Tower, Alcatraz and the Bay
- Future spec suite with final design pending
- Can combined with 17th - 22nd floors for up to 66,000 RSF
- Currently in shell condition (under 360 degree views of the FB, CT, etc. but above-future spec-suite, etc.)

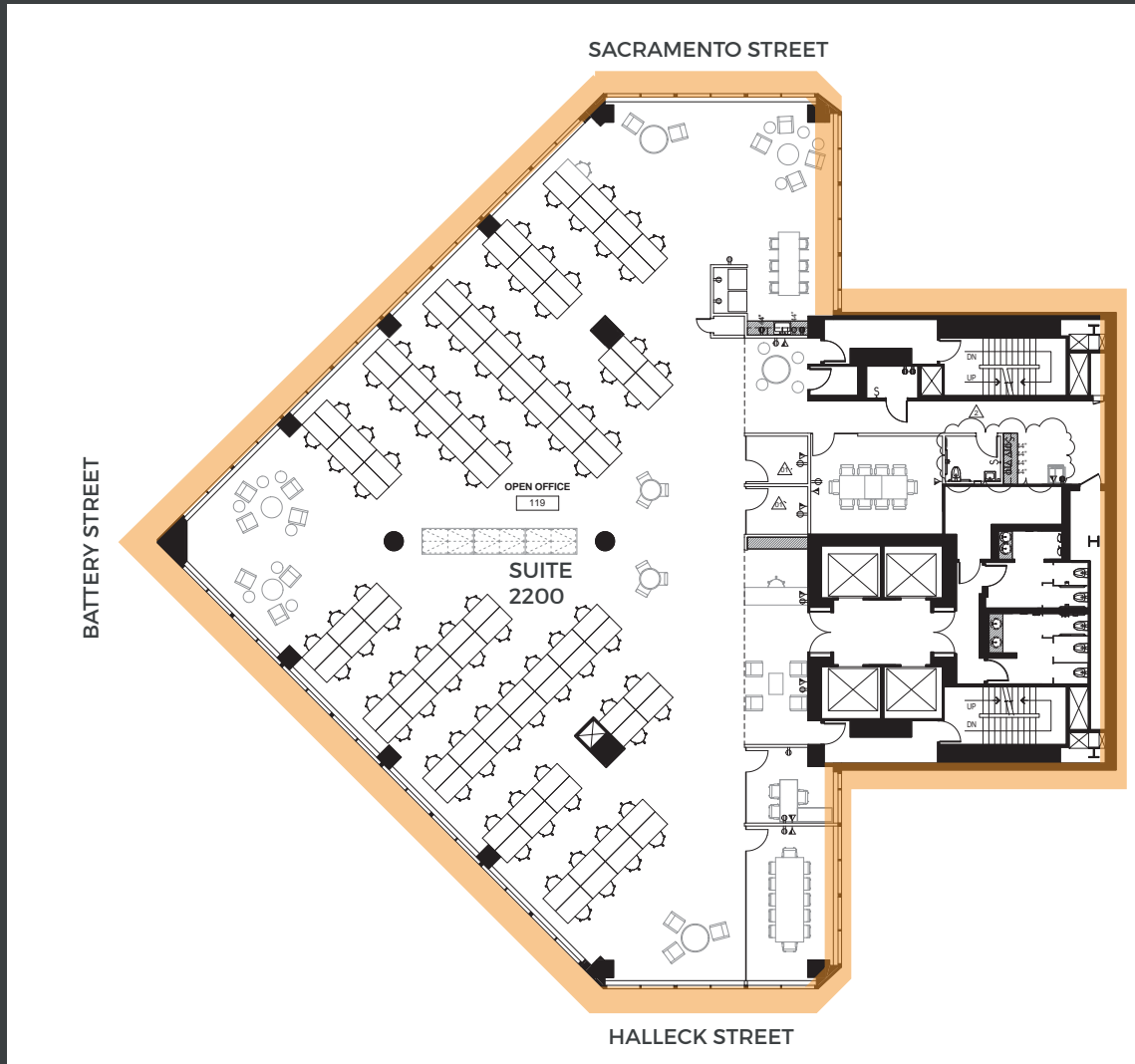
# FLOOR PLAN



SUITE 2100 – 11,022 RSF  
AVAILABLE IN 60 DAYS

- Full TI turnkey package available
- Can be combined with 17th - 22nd floors for up to 66,000 RSF

# FLOOR PLAN



SUITE 2200 - 11,022 RSF  
AVAILABLE NOW

- Brand new creative spec suite
- Efficient side-core design, perfect for open plan users
- Exposed, 13' foot ceilings
- Polished concrete reception
- 3 phone rooms
- 1 board room
- Galley kitchen with outlooks of the Ferry Building, Coit Tower and the City
- Exceptional natural light
- Able to accommodate up to 95 workstations
- Can combined with 17th - 21st floors for up to 66,000 RSF



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