



ONE FRONT STREET



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



A NEW PERSPECTIVE
FRONT AND CENTER



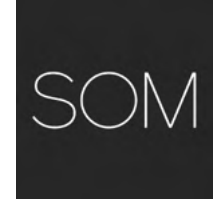
PARAMOUNT
GROUP

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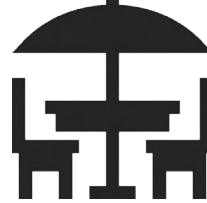
Overview



667,138 sf building;
36 floors of
Class A space



Iconic Skidmore
Owings & Merrill design



Recessed terraces on
top 4 floors



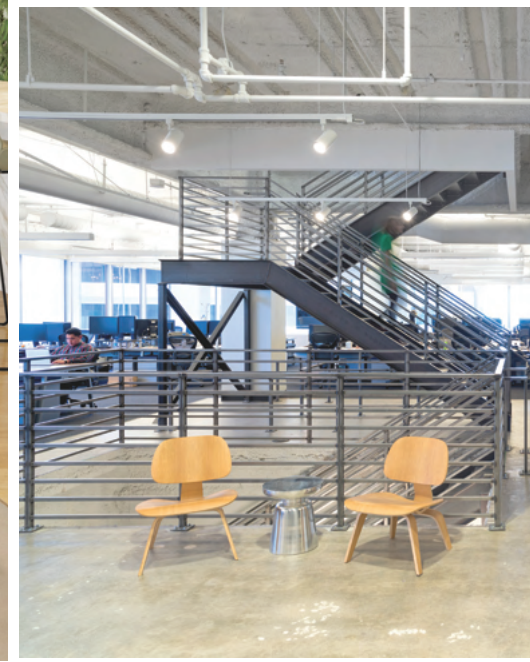
Efficient side
core design



In building valet parking
1:3,000 sf leased



Close proximity to
public transportation



Awards & Distinctions



Energy Star
rating of 94



LEED
Platinum Certified



Recipient of SF's
EARTH Award



Location & Amenities



Abundant valet parking on-site



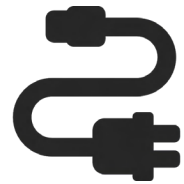
24-hour manned security



Excellent access to Bay Bridge, highways, and ferries



Philz Coffee



Various fiber providers including AT&T & Verizon



Located on Market bordering North & South Financial Districts



UNBEATABLE ACCESS
to transit and amenities



Philz coffee on-site



Immediate access to BART, Muni, & trolleys

Restaurants

- 1 Tlloc
- 2 Wayfare Tavern
- 3 Homegrown
- 4 Michael Mina
- 5 Tadich Grill
- 6 Perbacco
- 7 One Market Restaurant
- 8 Credo
- 9 Plant Organic Cafe
- 10 Sam's Grill
- 11 Barcha Restaurant
- 12 Boulevard Restaurant
- 13 Ozuma
- 14 The Cosmo Bar and Lounge
- 15 International Smoke
- 16 Yank Sing
- 17 Pied Piper
- 18 Town Hall Restaurant
- 19 Prospect

Hospitality

- 20 Le Meridien Hotel
- 21 Omni Hotel
- 22 Mandarin Oriental Hotel
- 23 Hyatt Regency Hotel
- 24 Hotel Griffon
- 25 Harbor Court Hotel
- 26 The Palace Hotel

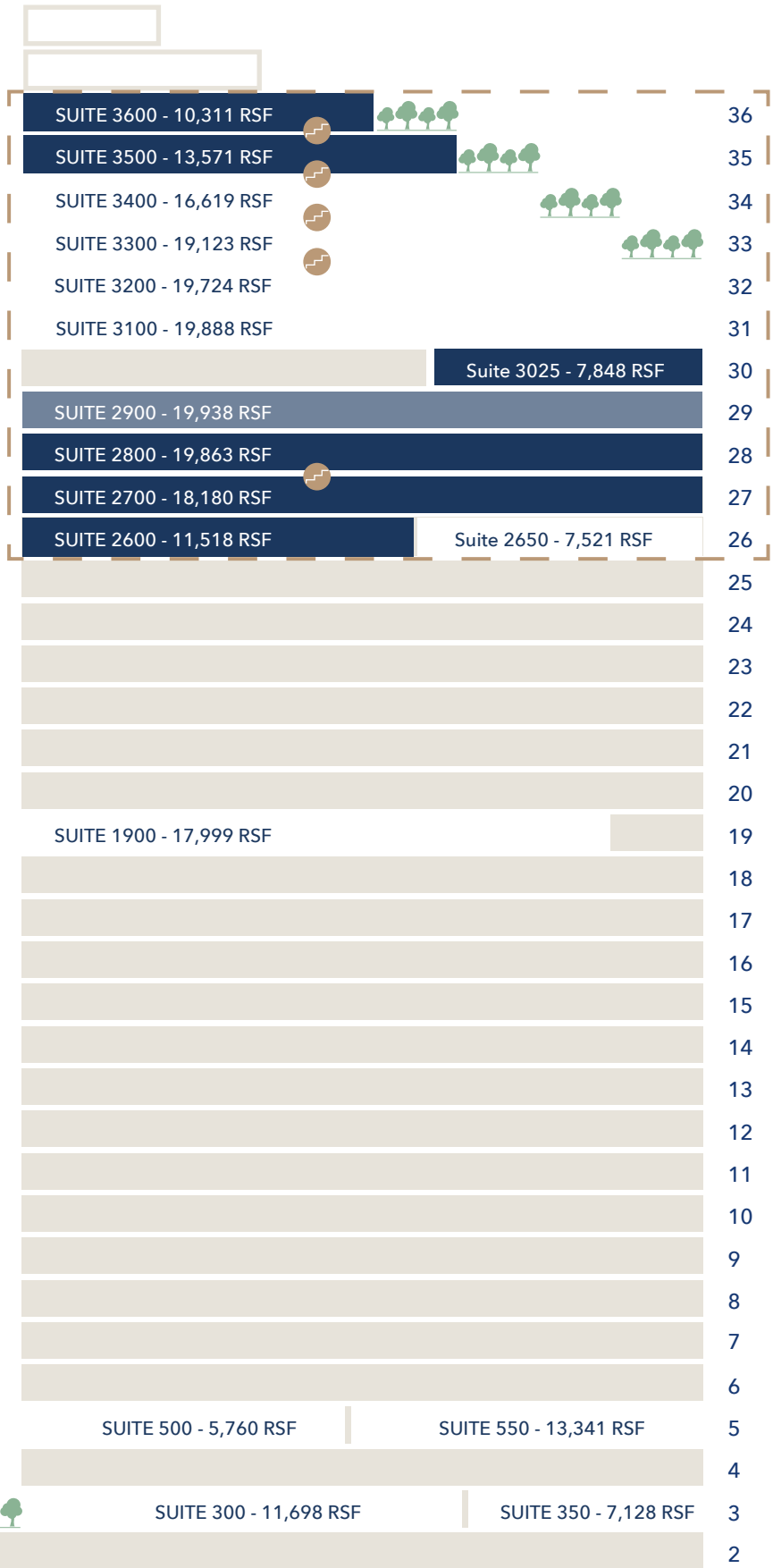
Fitness


- 27 Golden Gateway Tennis & Swim Club
- 28 Club One
- 29 The Bar Method
- 30 24-Hour Fitness
- 31 Equinox
- 32 Crunch Fitness

Availabilities

- VACANT/AVAILABLE NOW
- AVAILABLE IN 2024
- AVAILABLE IN 2025

**BRAND NEW
EXCLUSIVE HQ
OPPORTUNITY -
+/- 195,000 RSF**

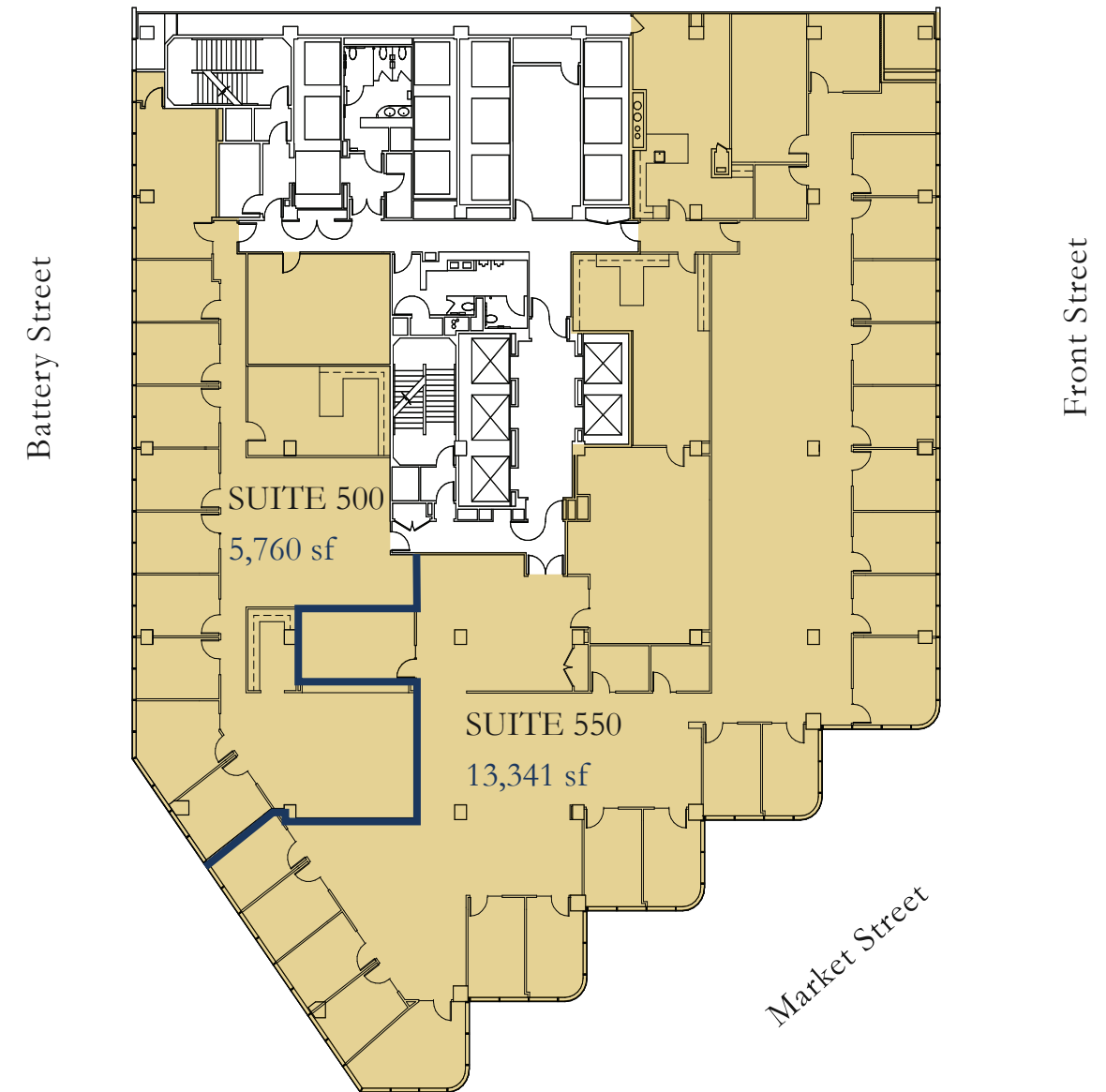


 PRIVATE TERRACE

 INTERCONNECTING STAIR

SUITE 300 & 350

SUITE 500 & 550



SUITE 300

- Available now
- 3 conference rooms
- 11 private offices/meeting rooms
- Kitchen/break room
- Private outdoor terrace

SUITE 350

- Available now
- Can be delivered in shell condition

SUITE 500

- Available now
- 1 large conference room
- 9 perimeter offices
- Kitchen

- Can be combined with Suite 550 for a total of 19,101 RSF

SUITE 550

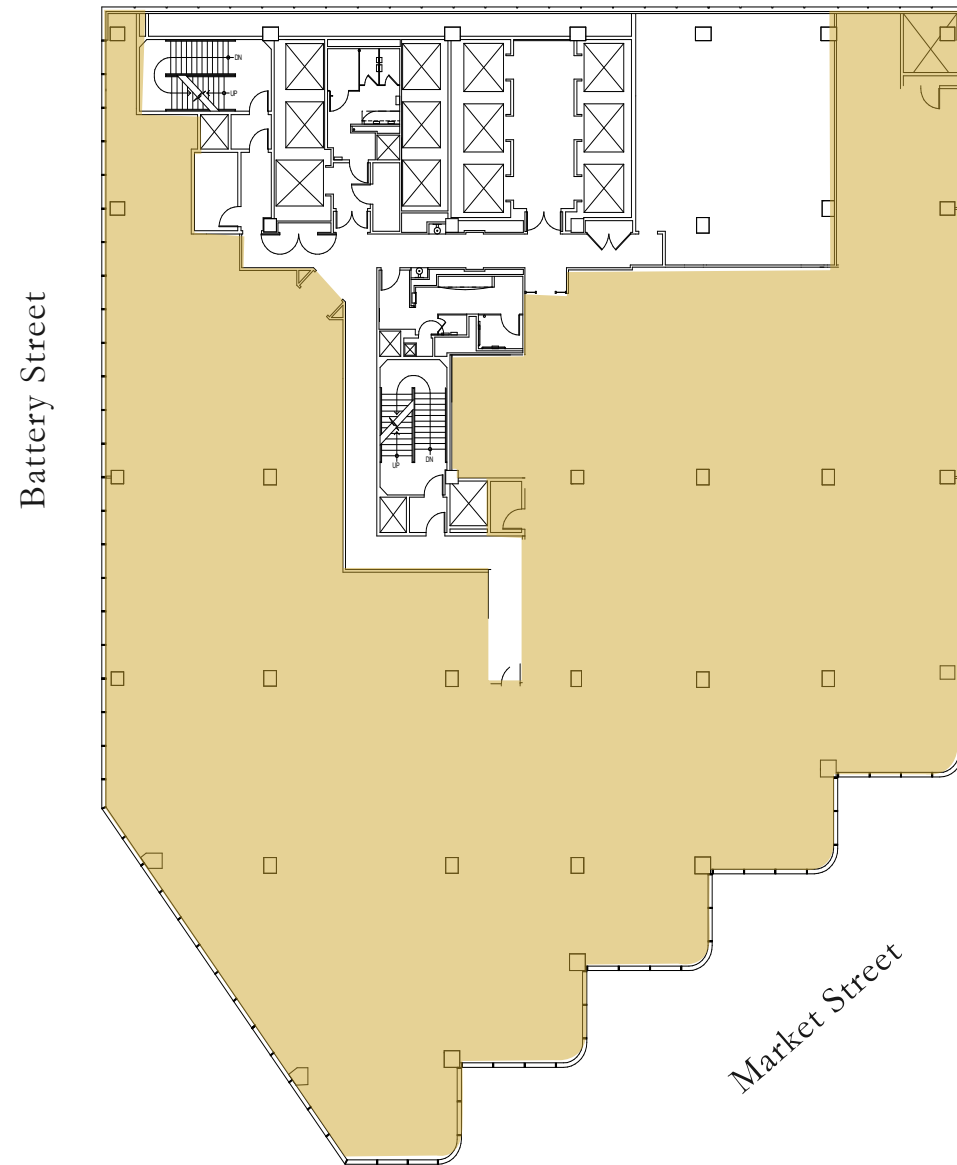
- Available now
- 18 perimeter offices
- 2 large conference rooms
- 2 phone rooms

- 3 medium conference rooms
- Kitchen
- Can be combined with Suite 500 for a total of 19,101 RSF

SUITE 1900

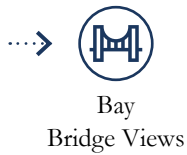
17,999 sf

[Click Here for Virtual Tour](#)



Ferry Building Views

Front Street



Bay Bridge Views

Market Street

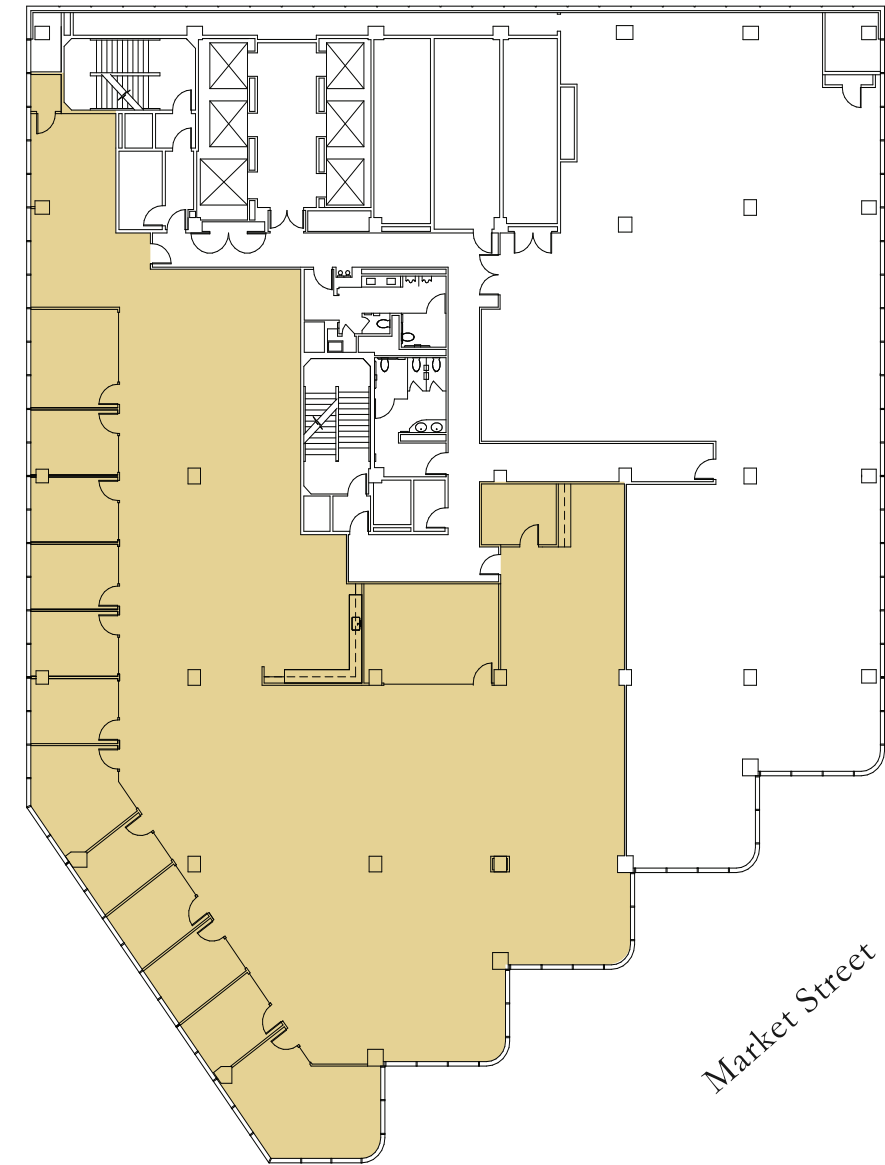
SUITE 2600

11,518 sf



Golden Gate Bridge Views

Battery Street



Front Street

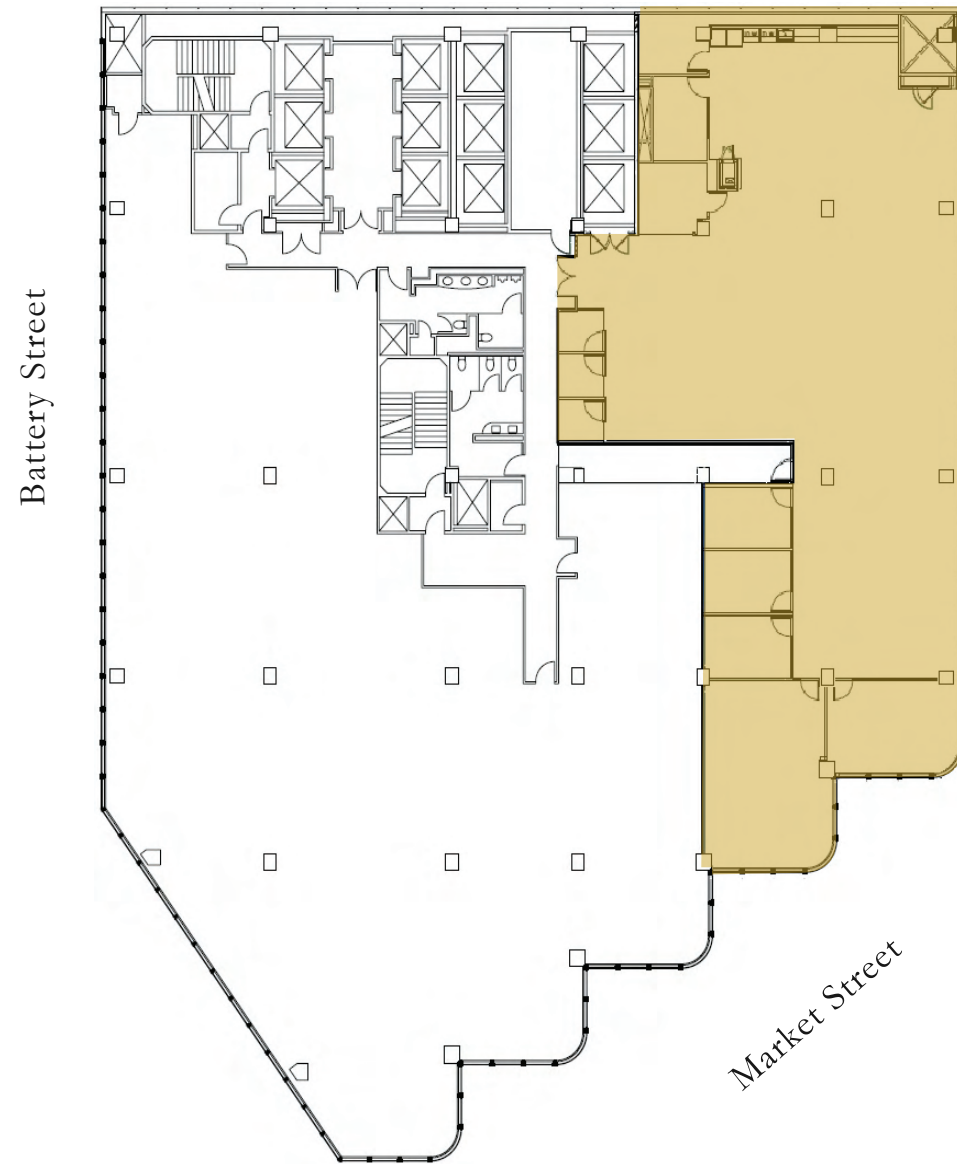
Market Street

- Available now
- Full floor in “clean white-box” condition
- Outstanding views of the Ferry Building, Bay Bridge, and down Market Street
- Suite can be demised from 8,000 to 10,000 RSF
- Brand new upgrades to the common areas and restrooms
- Available 01/01/25
- 10 perimeter offices
- 2 large conference rooms
- 2 medium conference rooms
- Open kitchen
- Can be combined with 27th – 36th floors for a total of 195,222 RSF

SUITE 2650

7,521 sf

[Click Here for Virtual Tour](#)



Ferry Building Views

Front Street



Bay Bridge Views

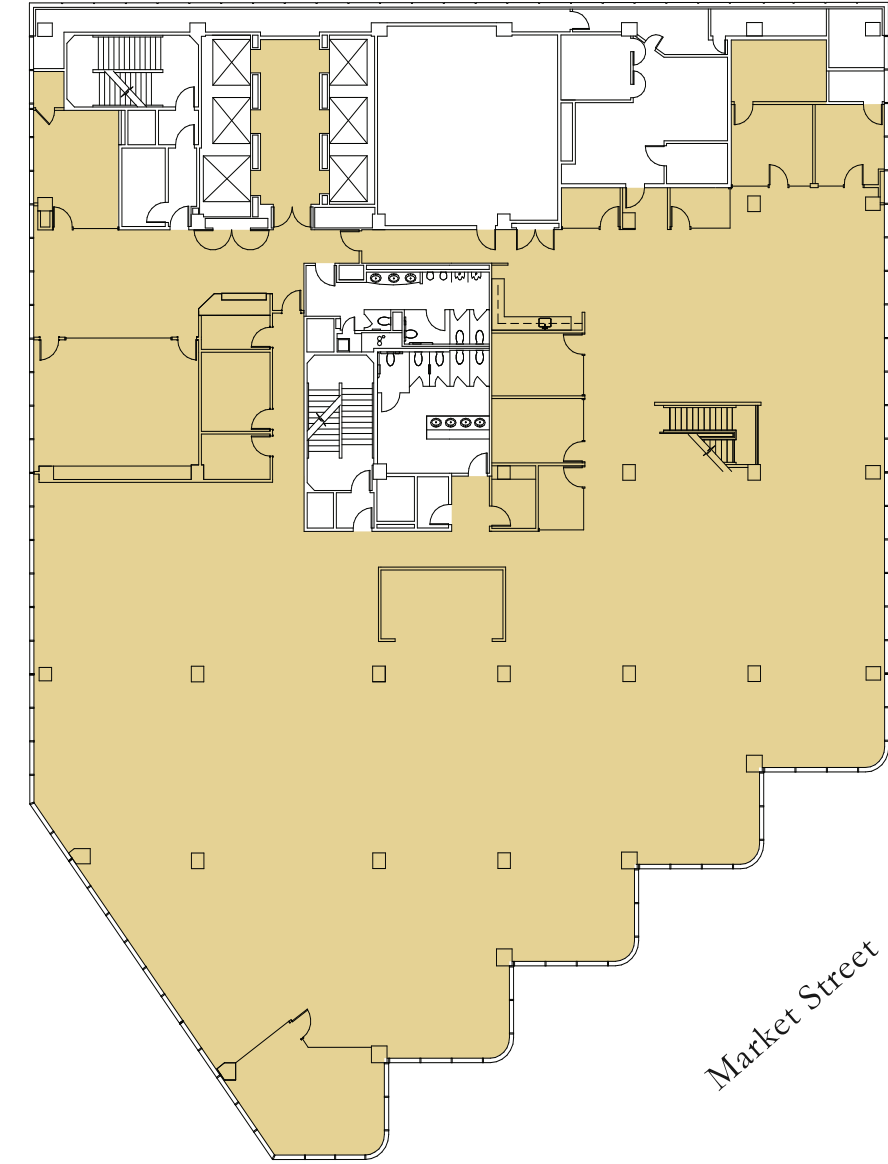


Golden Gate Bridge Views

Battery Street

SUITE 2700

18,180 sf



Ferry Building Views

Front Street



Bay Bridge Views

Market Street

- Available now
- 5 private offices
- High-end creative space with exposed ceilings and polished concrete
- 2 large board rooms
- 3 phone rooms
- Large open kitchen
- One storage room
- Excellent Bay views
- Available 01/01/25
- Highly creative finishes
- 2 large conference rooms
- 2 medium conference rooms
- 5 phone rooms
- Kitchen
- Interconnecting stairwell between 27th and 28th floors
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

SUITE 2800

19,863 sf



SUITE 2900

19,938 sf



- Available 01/01/25
- 3 large conference rooms
- 11 medium conference rooms
- Kitchen with all hands area

- Interconnecting stairwell between 27th and 28th floors
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

- Available 06/01/24
- 2 large conference rooms
- 9 medium conference rooms

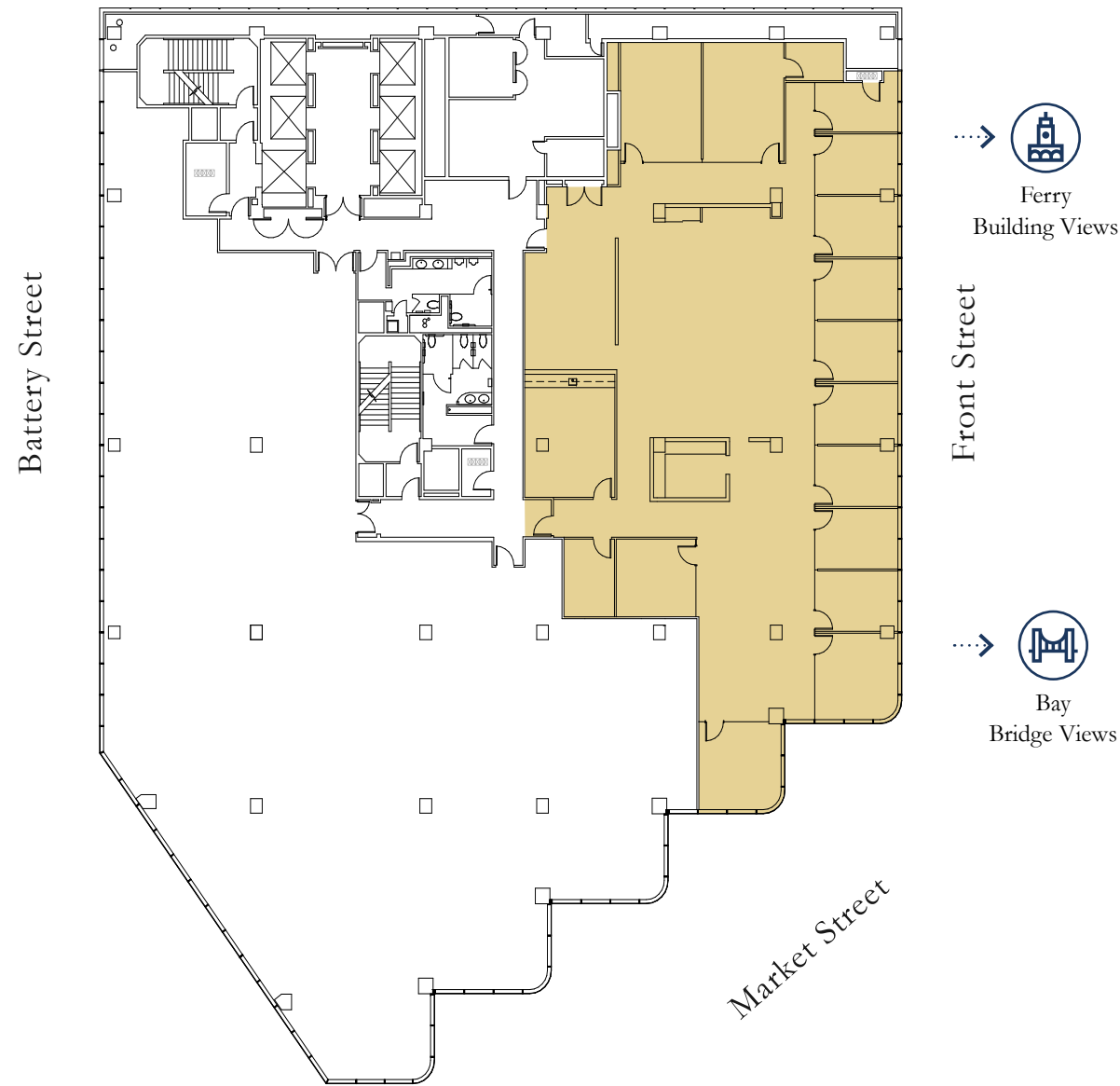
- 5 phone rooms
- Kitchen
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

SUITE 3025

7,848 sf

SUITE 3100

19,888 sf



- Available 01/01/25
- 10 perimeter office
- 2 large conference rooms
- 2 medium conference rooms
- Kitchen
- Eastern facing views of the Bay Bridge and Ferry Building

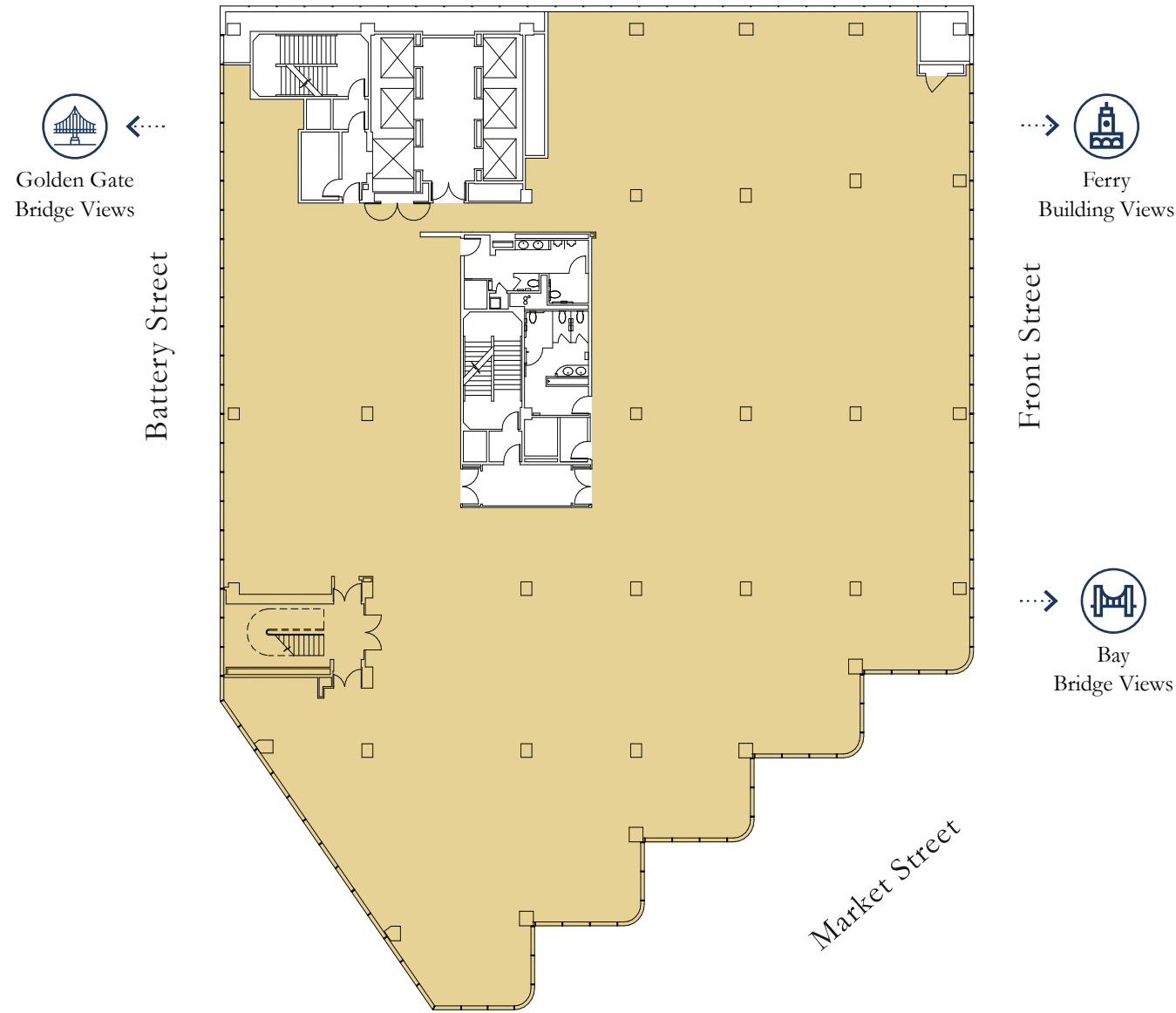
- Available now
- Spectacular open-plan creative build out
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge

- 10 medium conference rooms
- 3 large conference rooms
- Open galley kitchen

- Can be combined with 26th – 36th floors for a total of 195,222 RSF

SUITE 3200

19,724 sf



SUITE 3300

19,123 sf



- Available now
- “Clean white-box” condition and ready for tenant improvements
- Sweeping views of the San Francisco Bay, Golden Gate, and cityscape

- Interconnecting stairwell between the 32nd – 36th floors
- Suite can be demised from 8,000 to 10,000 RSF
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

- Available now
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- 21 perimeter offices

- 1 large conference room
- 6 medium conference rooms
- Exclusive roof terrace
- Interconnecting stairwell between the 32nd – 36th floors

- Can be combined with 26th – 36th floors for a total of 195,222 RSF

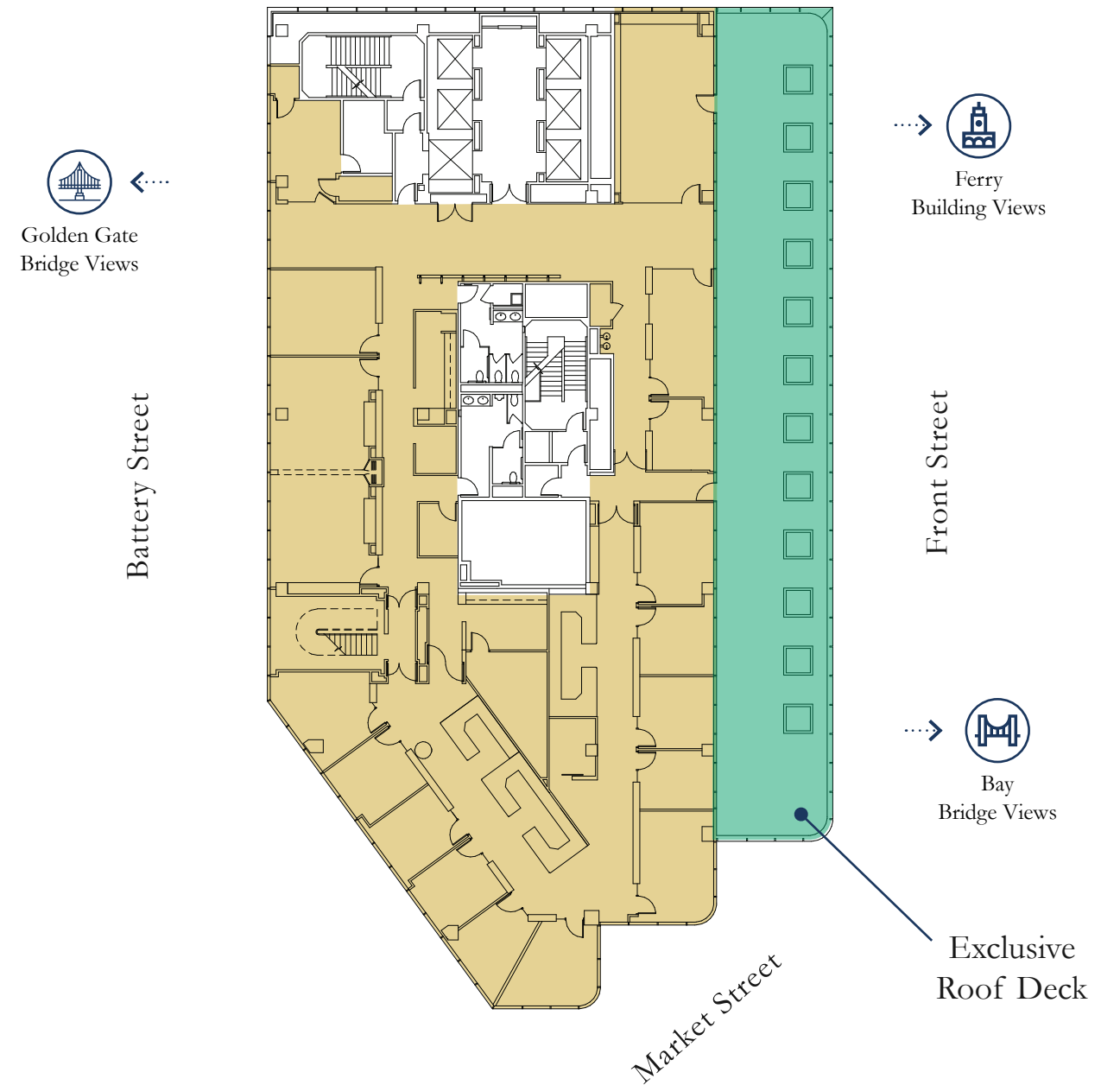
SUITE 3400

16,619 sf



SUITE 3500

13,571 sf



- Available now
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- 19 perimeter private offices

- 1 large conference room
- 5 medium conference rooms
- Exclusive roof terrace
- Interconnecting stairwell between the 32nd – 36th floors

- Can be combined with 26th – 36th floors for a total of 195,222 RSF

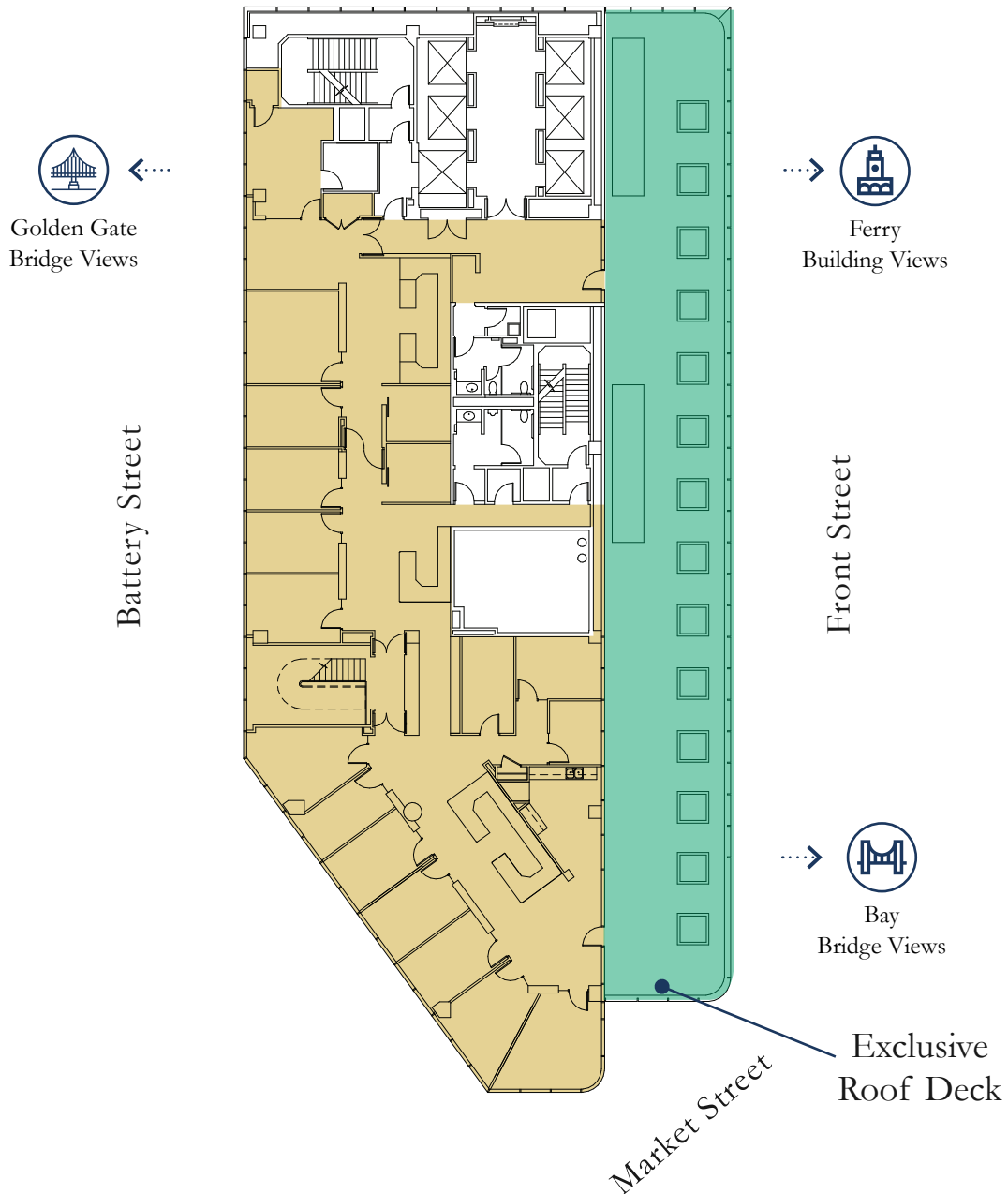
- Available 01/01/25
- 12 perimeter offices
- 2 large conference rooms
- 2 medium sized conference rooms

- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- Exclusive roof terrace
- Interconnecting stairwell between 32nd – 36th floors

- Can be combined with 26th – 36th floors for a total of 195,222 RSF

SUITE 3600

10,311 sf



- Available 01/01/25
- 12 perimeter offices
- 1 large conference room
- 4 medium sized conference rooms
- Panoramic views of the Golden Gate Bridge, Ferry Building, and Bay Bridge
- Exclusive roof terrace
- Interconnecting stairwell between 32nd – 36th floors
- Can be combined with 26th – 36th floors for a total of 195,222 RSF

A NEW PERSPECTIVE FRONT AND CENTER



ONE FRONT STREET

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



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GROUP

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