



ONE MARKET



WORLD CLASS CITY.



WORLD CLASS ASSET.



WORLD CLASS TENANTS.



## BUILDING INFORMATION



### PROPERTY HIGHLIGHTS

- 1.6 Million square foot office and retail complex
- 42-Story Spear Tower and 27-story Steuart Tower bridged by 6-story office and retail annex
- Superb waterfront location in San Francisco's CBD
- Excellent access to all forms of public transportation
- Unobstructed City and Bay views from virtually all floors
- Energy Star approved
- Designated a BOMA 360 Performance Building by BOMA International
- WiredScore Platinum Certified Building

### AMENITIES

- 20,000 Square foot, fully landscaped podium terraces offer furnished outdoor common areas with spectacular views
- On-site subterranean valet parking for 165 cars
- On-site services include banking, dry-cleaning and Federal Express
- On-site dining featuring One Market Restaurant, Rosa Mexicana, Mixt Greens, Super Duper Burgers, and large food court
- 24-Hour security and state-of-the-art surveillance systems

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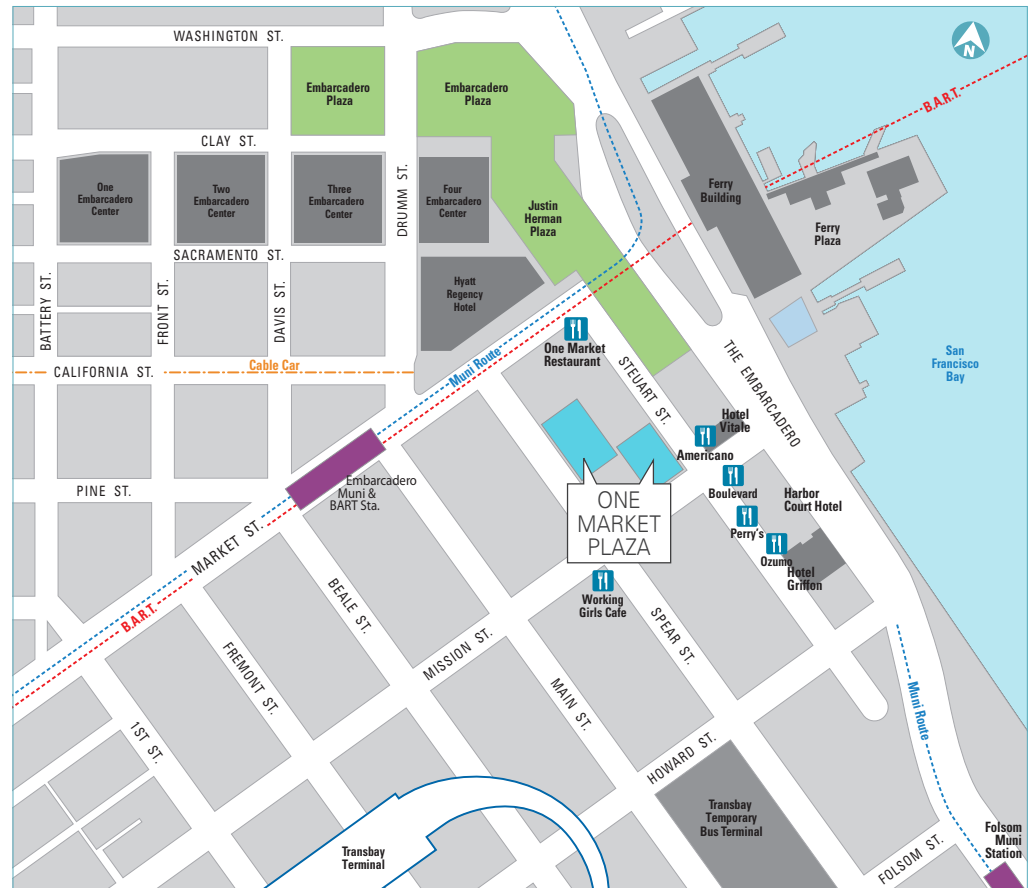
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# LOCAL MAP

- Embarcadero Center I - IV  
Shopping, dining and services
- Justin Herman Plaza
- Ferry Plaza - Shopping, dining,  
Farmers' Market
- Ferry Terminal
- Hyatt Regency Hotel
- One Market Restaurant
- Hotel Vitale
- Americano
- Boulevard Restaurant
- Hotel Griffon
- Harbor Court Hotel
- Cable Car



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# \$30M LOBBY & ATRIUM RENOVATION RECENTLY COMPLETED



**REIMAGINED DESTINATION ATRIUM**  
complete with café

**NEW LUMINOUS CONCOURSE**  
featuring stone-paved interior streetscape

**TRANSFORMATIVE RETAIL UPGRADES**  
to include 20 new and reconfigured storefronts and shops

**COMPREHENSIVE TOWER LOBBY RENOVATIONS**  
to include leading edge design & materials

**NEW SPEAR, STEUART & MISSION STREET ENTRANCES**  
complete with glass entrance canopies

**NEW PUBLIC SEATING**  
throughout atrium, concourse and lobbies

\*Please note the above is subject to change without notice

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## AVAILABLE SPACE

### SPEAR TOWER

SUITE	RSF	DATE	COMMENTS
3200	20,415	Now	30 perimeter offices, 8 interior offices, 5 conference rooms and interconnecting stairwell with the 31st floor.
3100	21,007	1/1/2019	29 perimeter offices, 4 internal offices, 3 conference rooms, interconnecting stairwell with 32nd floor.

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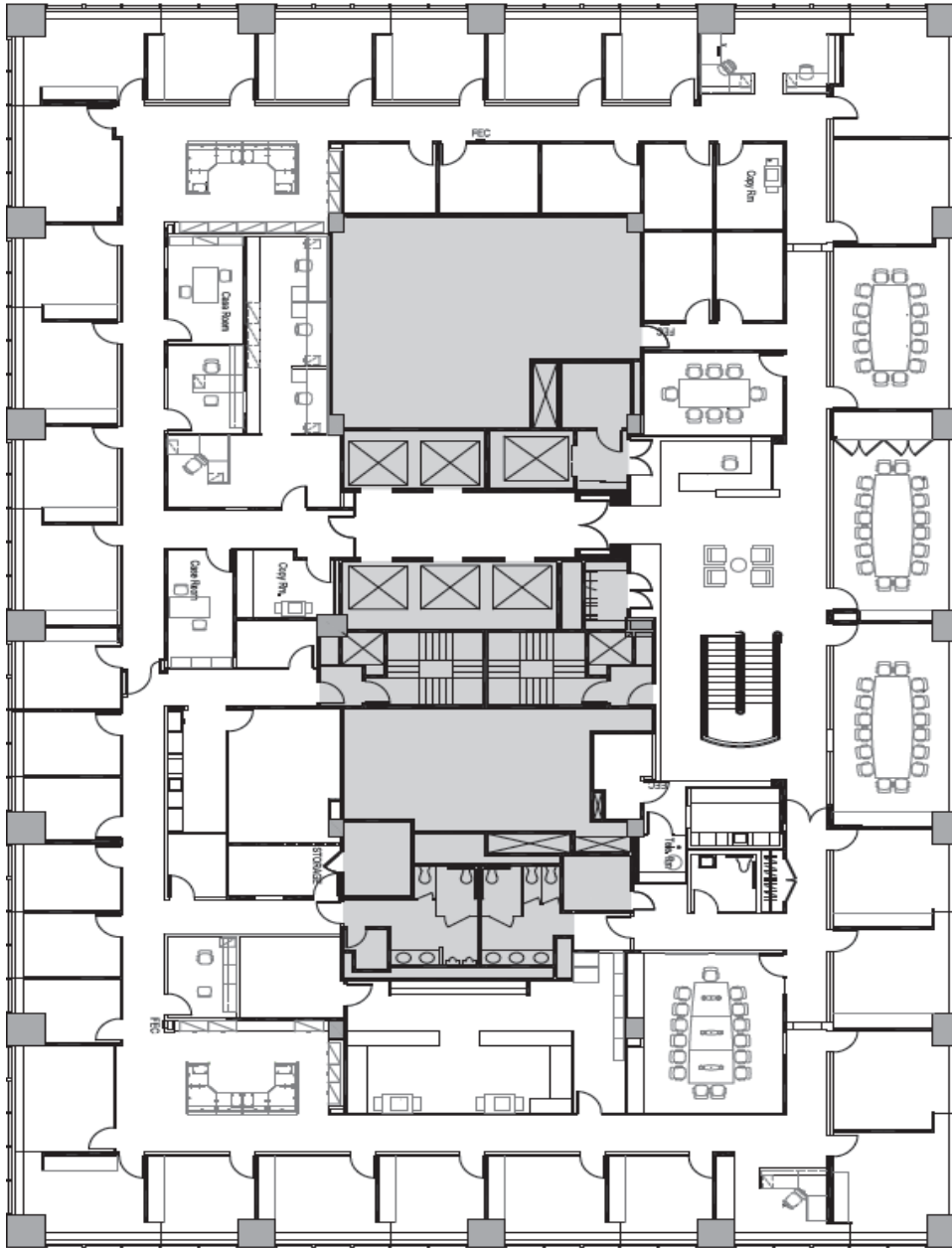
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# SPEAR 3200



↑ TO BAY ↓

- 20,415 RSF
- Available late Q3 / early Q4
- 30 perimeter offices
- 8 interior offices
- 5 conference rooms
- Interconnecting stairwell with 31st floor

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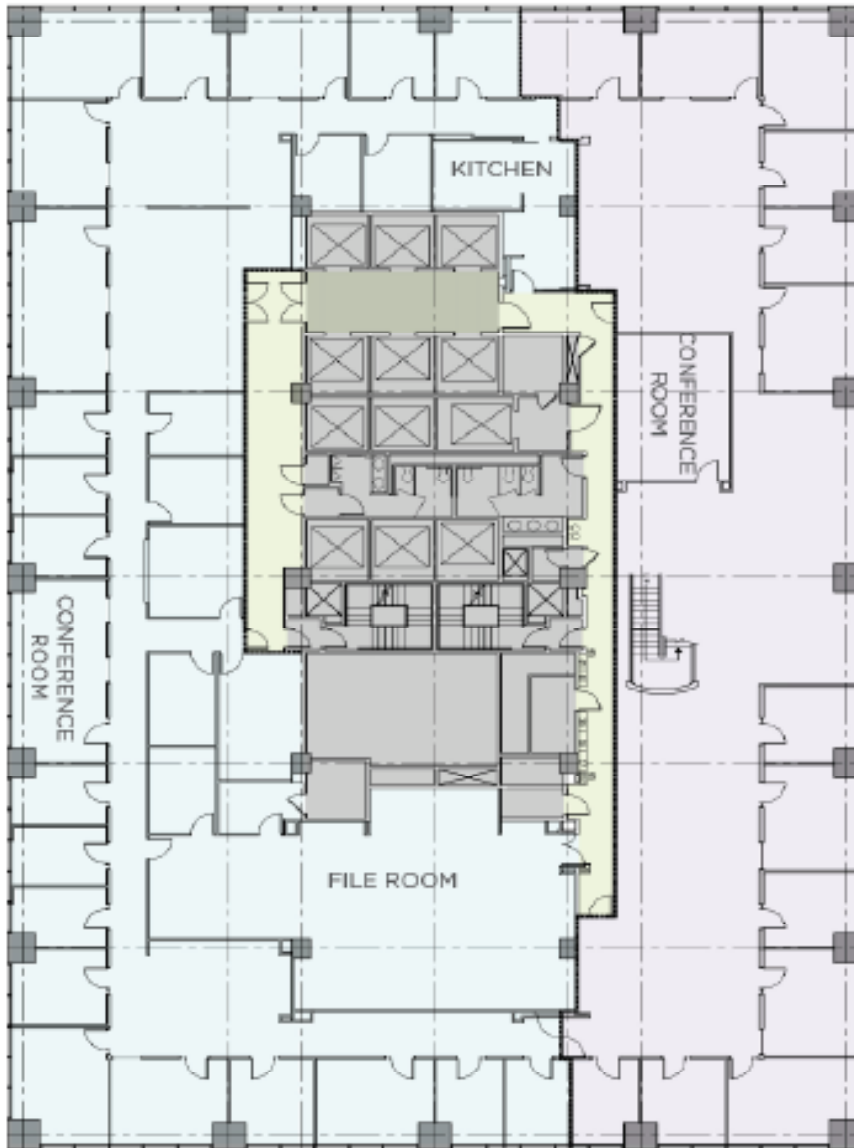
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ONE MARK FT

# SPEAR 3100



21,007 RSF

Available 1/1/2019

29 perimeter offices

4 internal offices

3 conference rooms

Perimeter induction units are removed (floor-to-ceiling glass)

Interconnecting stairwell with 32nd floor

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