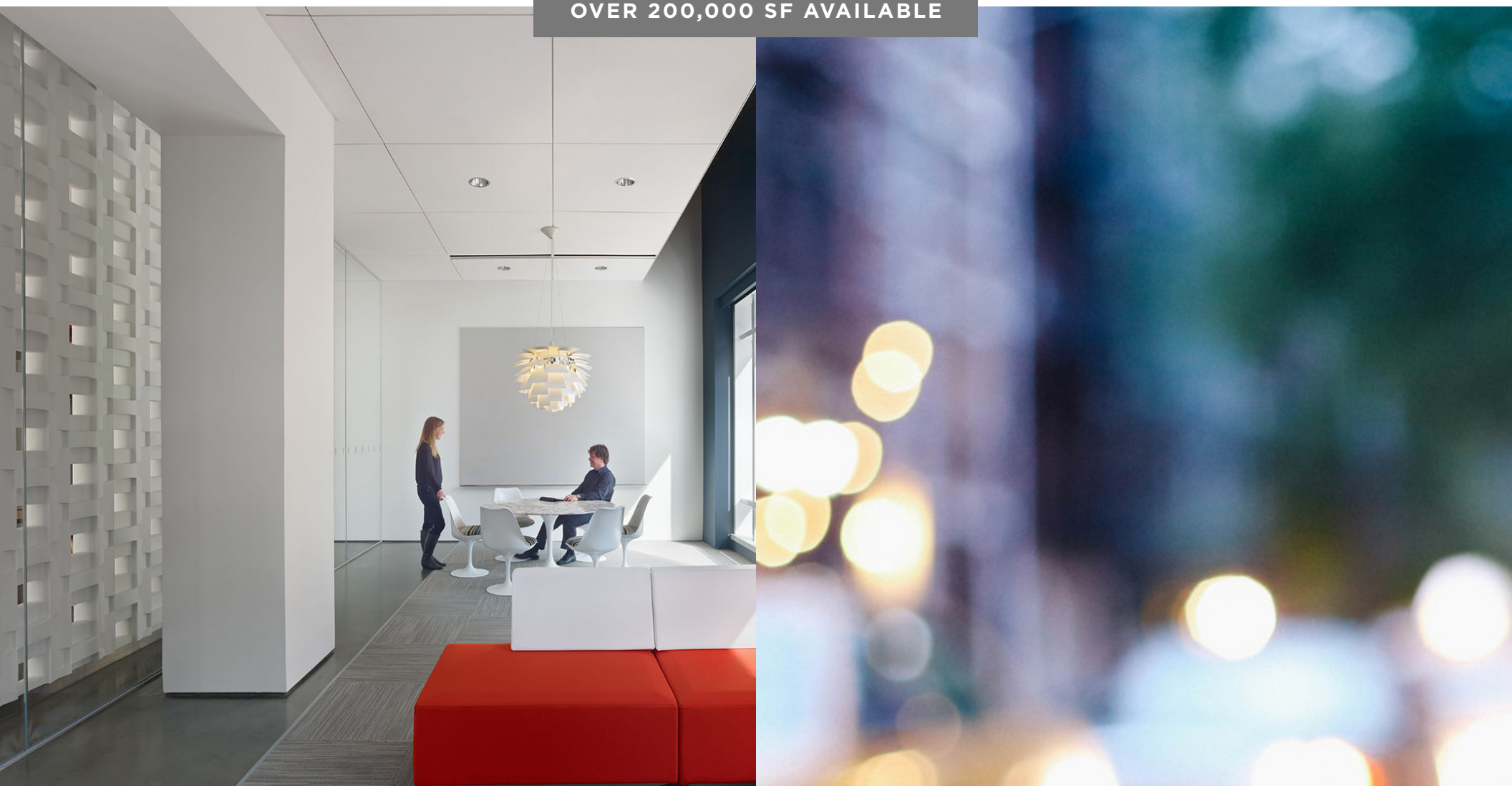




100
FIRST

OVER 200,000 SF AVAILABLE





100 FIRST

ONE STOP SHOP

Work doesn't disrupt life at 100 First Street – a modern, 27-story, Class-A high-rise in the South Financial District with numerous on-site amenities. You don't have to leave the building to clean up, eat out or bike/drive in. On-site retail below:

LUNETTES OPTOMETRIC
EYECARE AND EYEWEAR



MISSION
PLAZA
CLEANERS



WHOLE CAKES

Sausalito Cafe
Breakfast • Lunch • Espresso • Catering

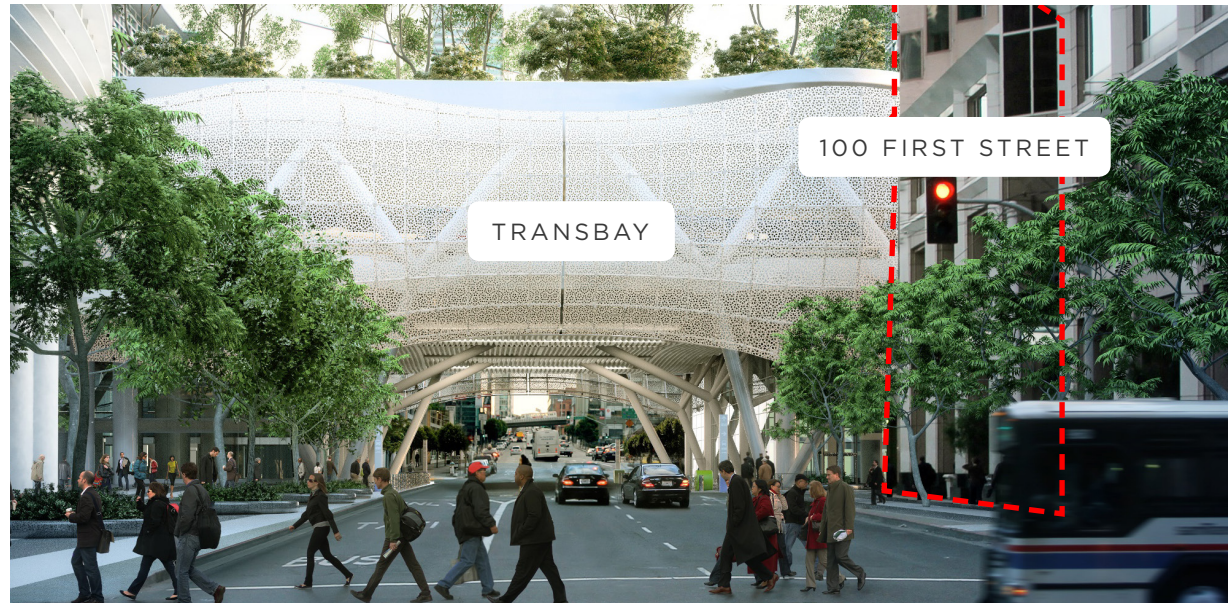


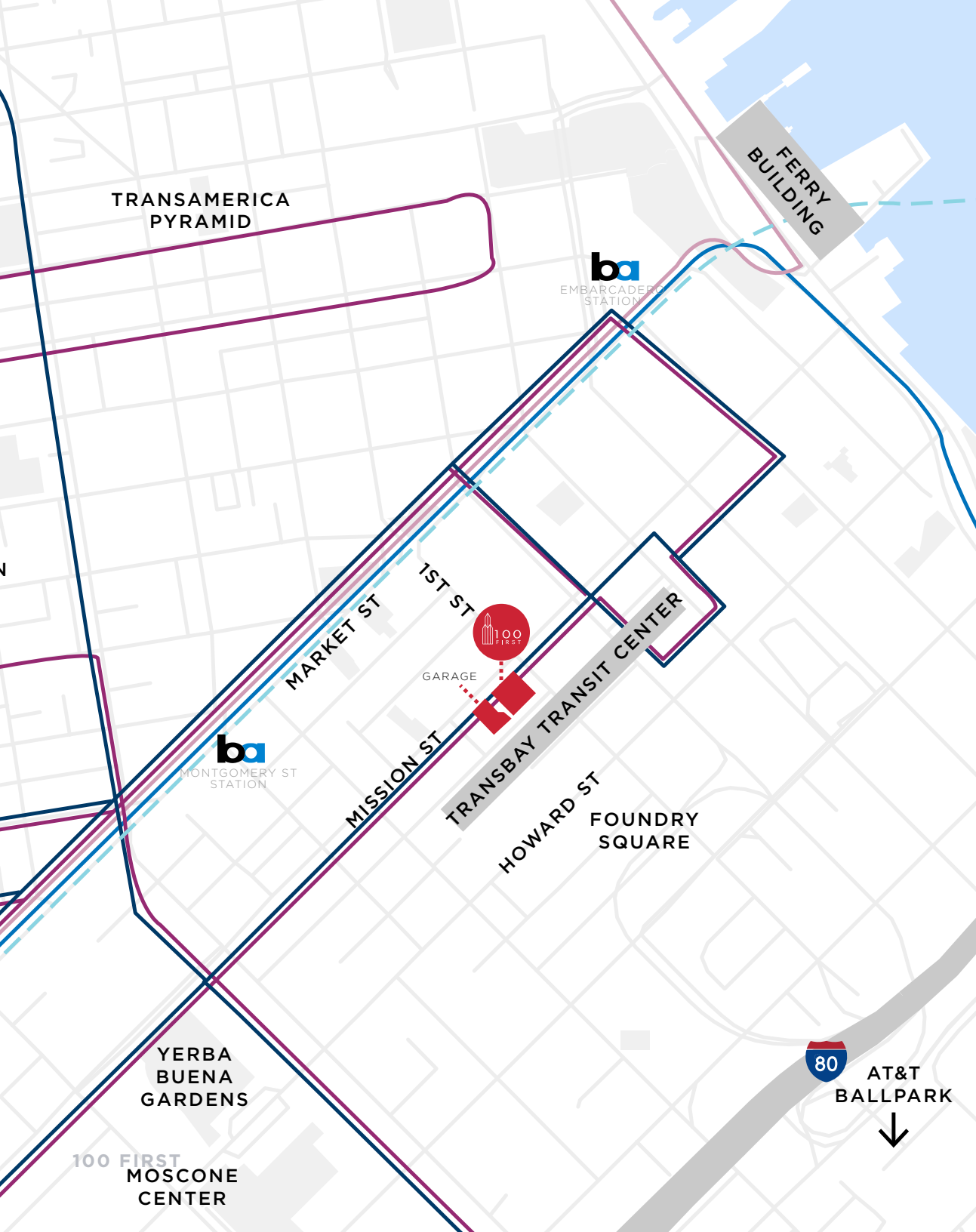
- showers
- lockers
- bike parking
- valet parking
- garden terrace
- retail options
- wi-fi
- security

SUSTAINABLE, ACCESSIBLE

- LEED-EBOM Gold Certified
- Public garden terrace, ranked as one of the top 10 Privately Owned Public Open Spaces in San Francisco
- Next door to the Transbay Terminal, which will provide new transit, retail options, and a 5-acre rooftop park (early 2018)

ACCOLADES





TO AND FRO

- Easily accessible
- Blocks away from Google, Box, Apple, Amazon, JP Morgan
- 1 block from BART & MUNI
- Excellent access to Bay Bridge, Freeways, SFO and OAK airports

--- BART

--- MUNI

- Local Bus 1, 5, 6, 9, 21, 38, 71
- F line (streetcar)
- Metro J, K, L, M, N, T lines
- Metro T line
- Limited, express bus 8X, 38L

NEAR THE OFFICE

dining + entertainment

JERSEY



ANCHOR & HOPE



MOSCONE CENTER



METREON





NEAR THE OFFICE

fitness + lodging

WHEELHOUSE

planet
fitness

CORE40

Marriott.
MARQUIS
SAN FRANCISCO

SOULCYCLE

EQUINOX

Bay
Club

corepower
YOGA

24
HOUR
FITNESS

CRUNCH



THE DAILEY METHOD®

SATORI
yoga studio



FOUR SEASONS HOTEL
San Francisco



SAN FRANCISCO

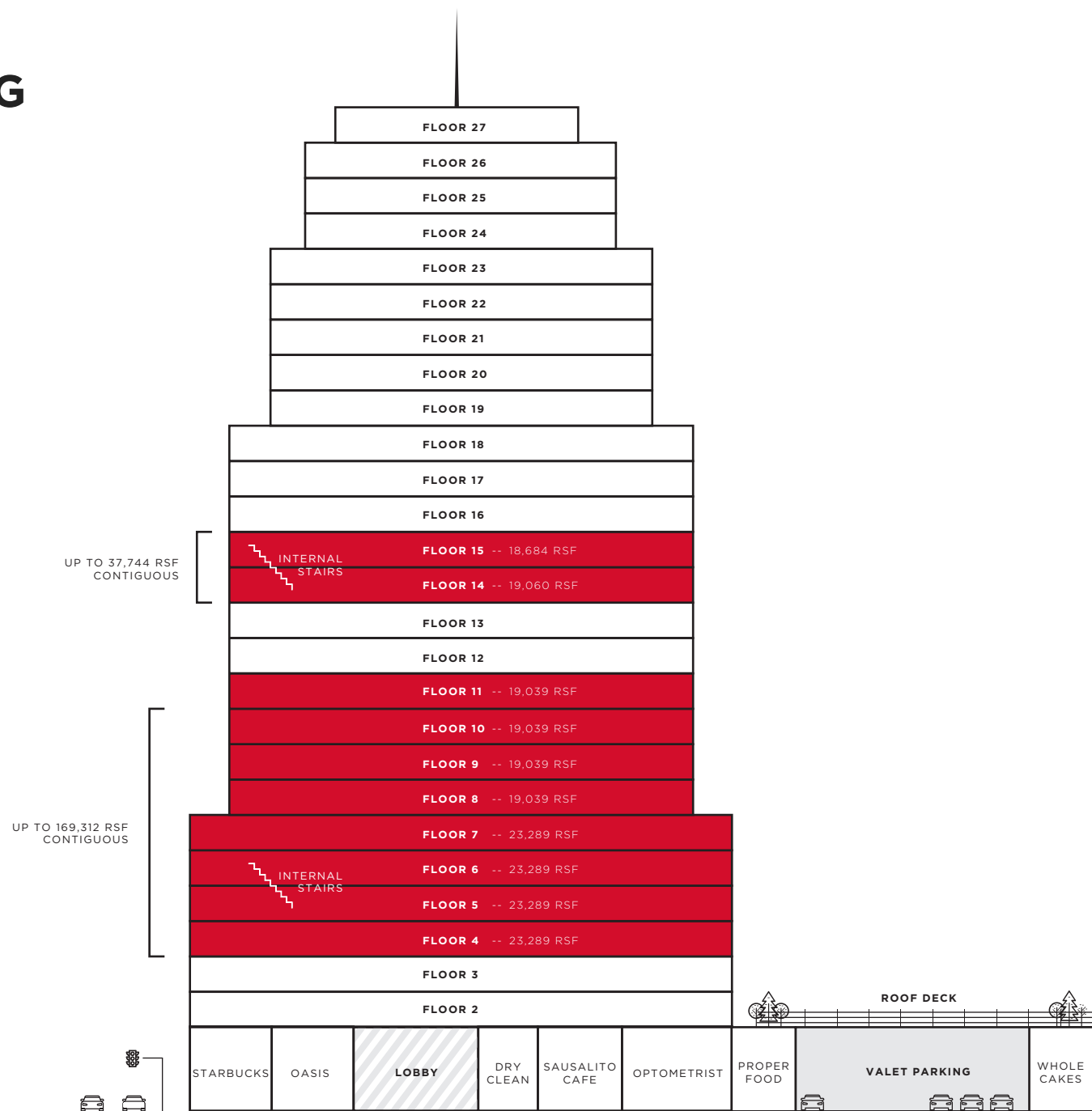
OMNI HOTELS
san francisco



ST REGIS

PARK
CENTRAL
HOTEL
SAN FRANCISCO

STACKING PLAN



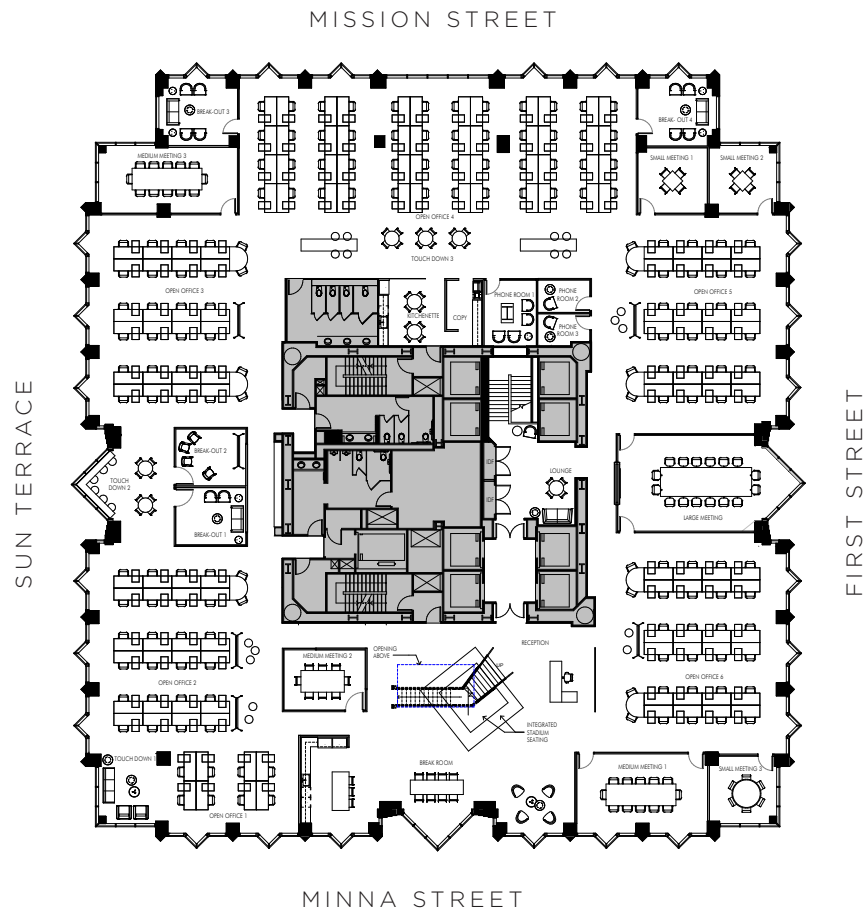
LEASING OPPORTUNITIES

OVER 200,000 SF AVAILABLE

	SUITE/FLOOR	RSF	AVAILABILITY	TERM
UP TO 37,744 RSF CONTIGUOUS INTERNAL STAIRS FLOORS 14-15	FLOOR 15	±18,684 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 14	±19,060 RSF	NOW	8 - 10 YEARS
	FLOOR 11	±19,039 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 10	±19,039 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 9	±19,039 RSF	JUNE 1, 2018	8 - 10 YEARS
UP TO 169,312 RSF CONTIGUOUS INTERNAL STAIRS FLOORS 5-6	FLOOR 8	±19,039 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 7	±23,289 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 6	±23,289 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 5	±23,289 RSF	JUNE 1, 2018	8 - 10 YEARS
	FLOOR 4	±23,289 RSF	JUNE 1, 2018	8 - 10 YEARS

100 FIRST

HYPOTHETICAL CREATIVE LAYOUT, FLOOR 5



HYPOTHETICAL
BUILD OUT
(KILROY
REGIONAL
HQ)



FLEXIBLE LAYOUT WITH EXCELLENT NATURAL LIGHT

- Available June 2018
- ±23,300 square feet
- Approx. 115 SF/person
- 166 workstations, 1 reception, 1 lounge, 1 large meeting room, 3 small meeting rooms, 1 break room, 4 break out rooms, 3 touch downs, 1 kitchenette, 1 copy, 3 medium meeting rooms

CBRE

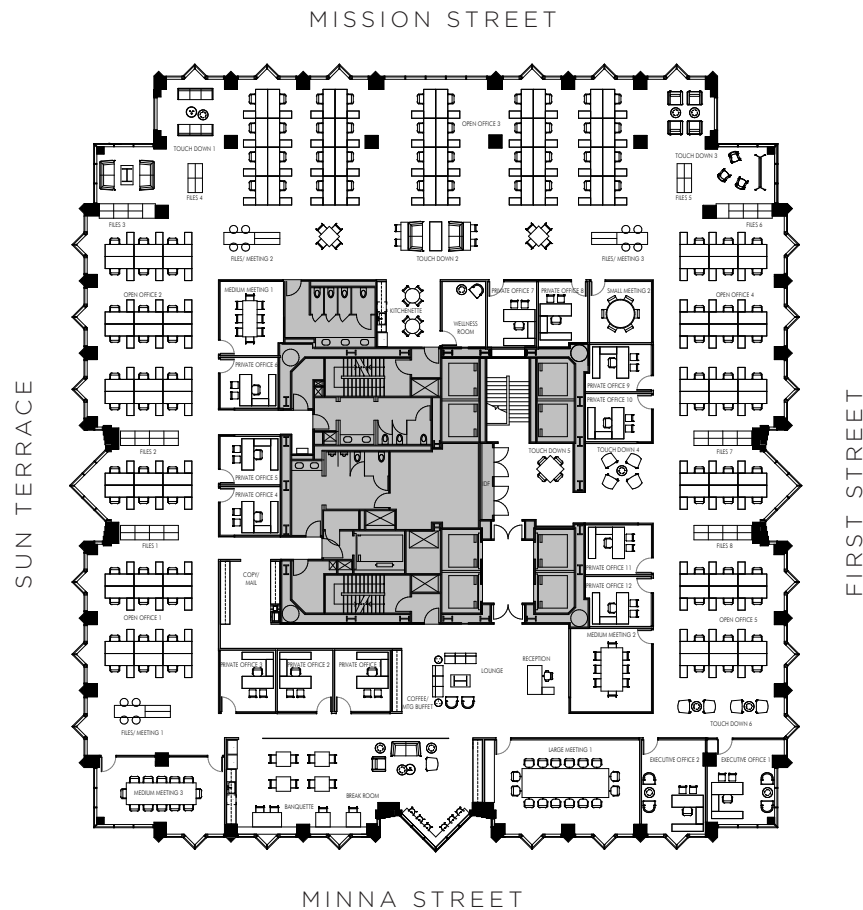
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*Rendering

100 FIRST

HYPOTHETICAL PROFESSIONAL LAYOUT, FLOORS 4-7



FIRST FLOOR
SUITE BUILD
OUT
(KILROY
REGIONAL
OFFICES)



*Not actual suite

FLEXIBLE LAYOUT WITH EXCELLENT NATURAL LIGHT

- Available June 2018
- ±23,300 square feet per floor
- Approx. 140 SF/person
- 112 workstations, 12 private offices, 2 executive offices, 1 reception, 1 lounge, 1 break room, 1 coffee bar, 1 kitchenette, 1 small meeting room, 3 medium meeting rooms, 1 large meeting room, 1 wellness room, 1 copy/mail room

CBRE

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ABOUT KILROY

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty Corporation creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use development projects, with ownership of more than 14 million square feet of stabilized and to-be-developed premium commercial real estate in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Pacific Northwest.

kilroyrealty.com



100
FIRST

be first.

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