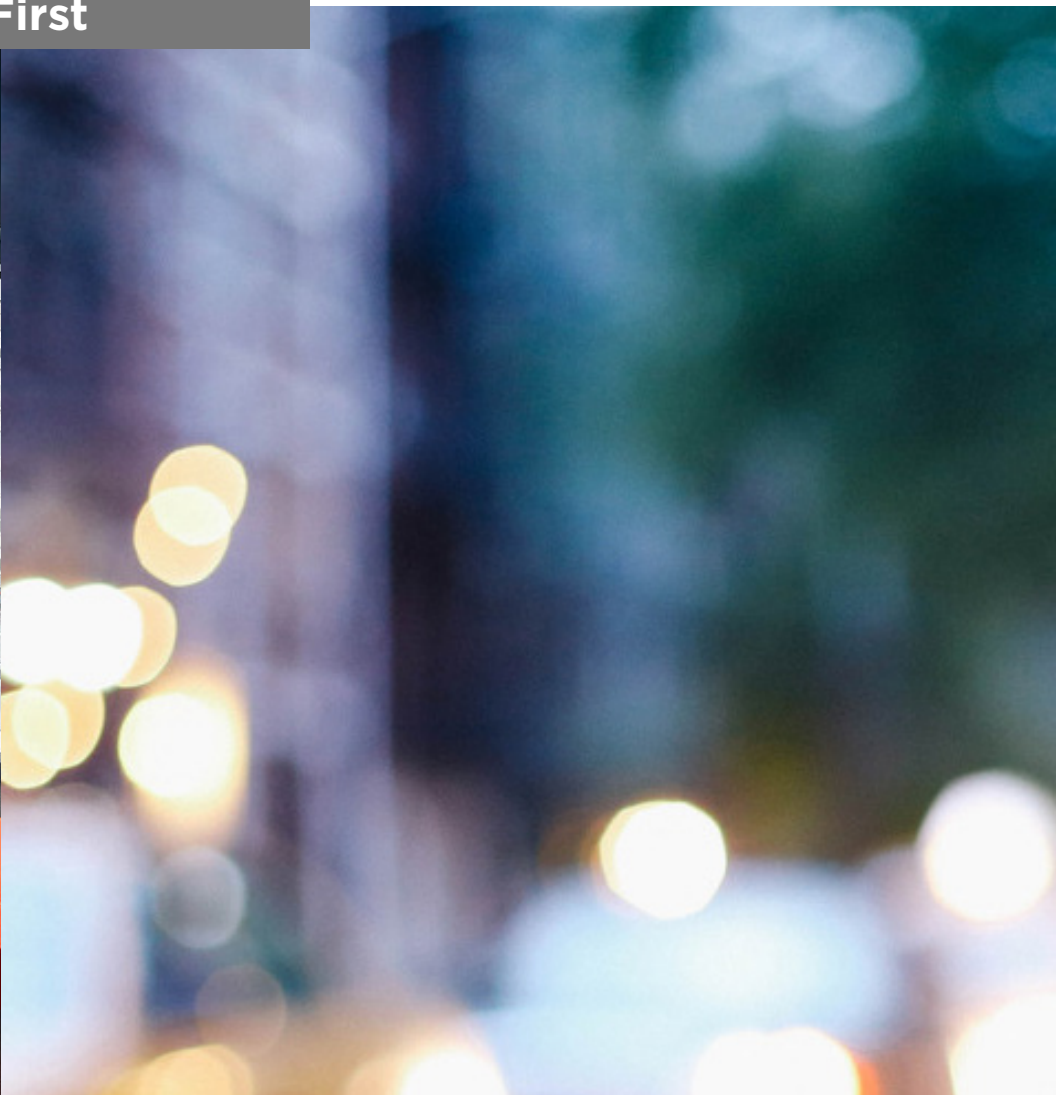




100  
FIRST

Be First







## HEALTH & WELLNESS

At Kilroy Realty, we are committed to putting the health and safety of our tenants first. In order to mitigate the risk of transmission of a range of viruses, including the novel coronavirus, we have proactively partnered with the industrial hygiene team at Underwriter's Laboratory (UL) to verify that we have successfully implemented janitorial practices and building operations protocols across our portfolio which incorporate recommended CDC and WHO guidance with respect to HVAC, hygiene, filtration, ventilation and indoor environmental quality. In addition, UL performed on-site air, water and germ testing to verify our performance.

## 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](https://kilroyrealty.com)**





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

LA FROMAGERIE  
CHEESE SHOP

Sausalito Gate  
Breakfast • Lunch • Espresso • Catering

PROPER  
FOOD



WHOLE CAKES

OASIS  
GRILL

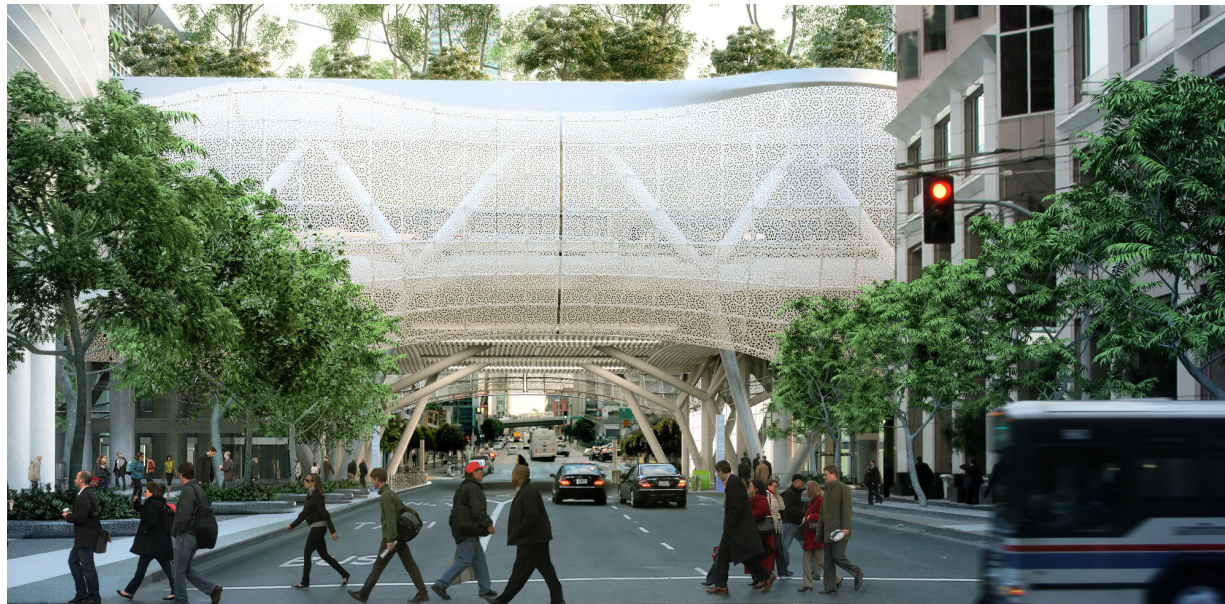
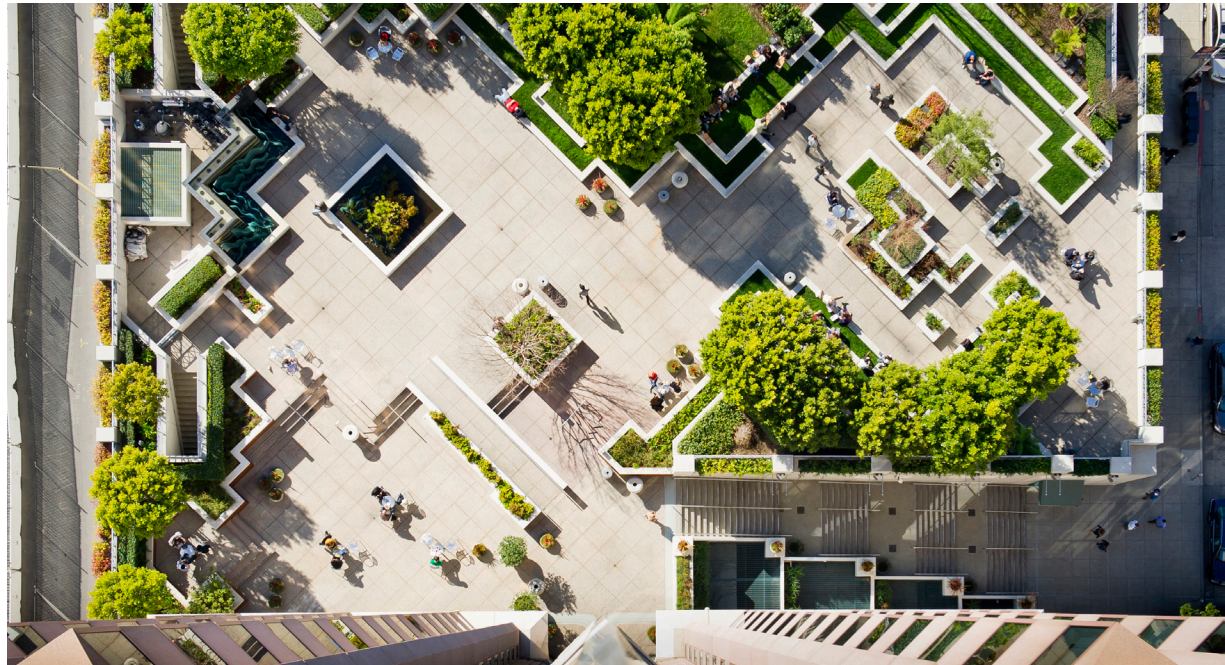
- Showers
- Lockers
- Bike Parking
- Valet Parking
- Garden Terrace
- Retail Options
- Wi-Fi
- Security



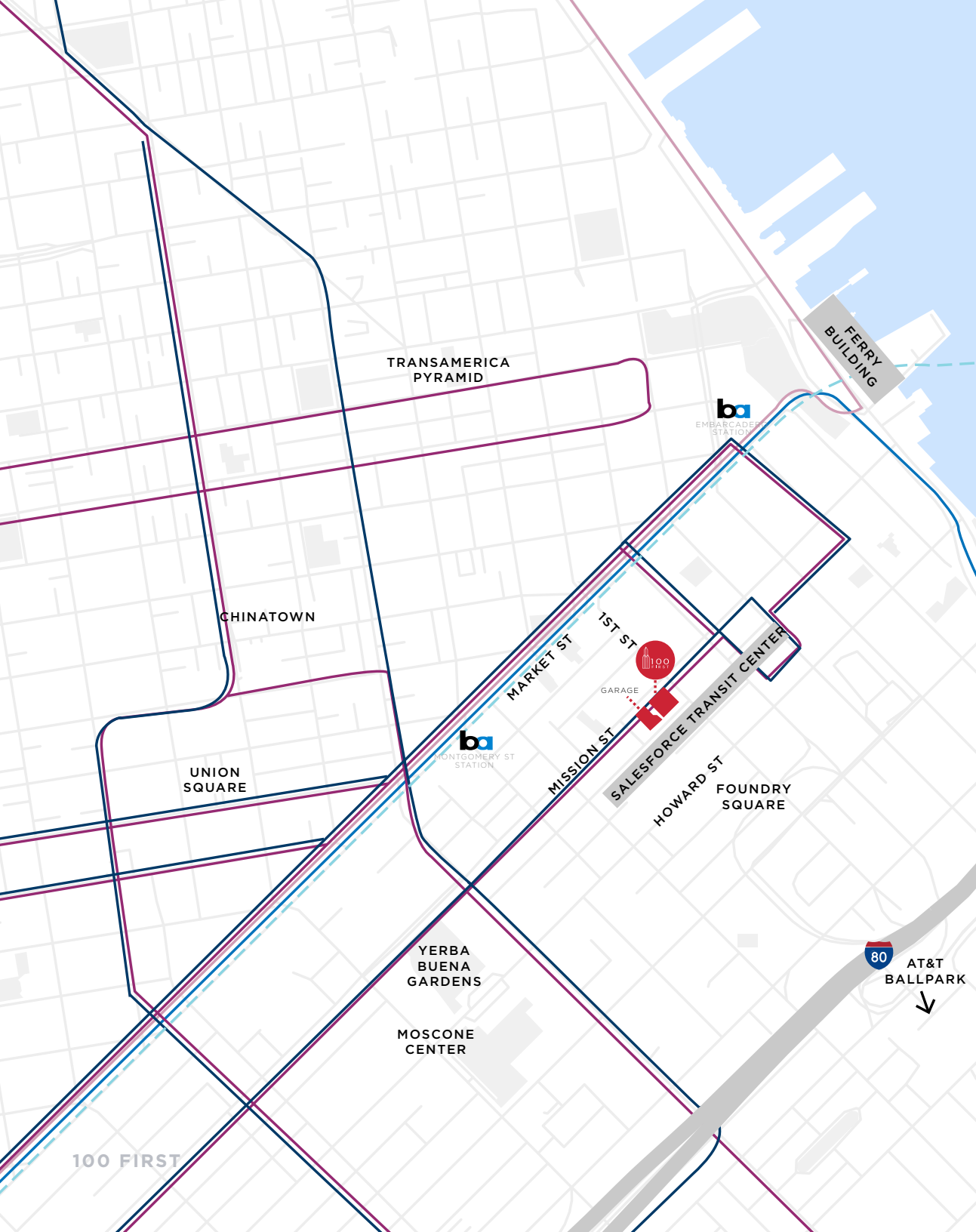
# SUSTAINABLE, ACCESSIBLE

- Kilroy is the first real estate company in North America to commit to establishing 100% carbon neutral operations by the end of 2020
- LEED-EBOM Gold Certified
- 2 Star Fitwel Certified
- Public garden terrace, ranked as one of the top 10 Privately Owned Public Open Spaces in San Francisco
- Next door to the Salesforce Transit Center, which provides new transit, retail options, and a 5-acre rooftop park

## ACCOLADES







## TO AND FROM

- Easily accessible
- Blocks away from Salesforce, Facebook, Google, Microsoft, 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
- Central subway
- Limited, express bus 8X, 38L



# NEAR THE OFFICE

dining + entertainment

JERSEY



INTERNATIONAL  
*Smoke*



SFMO  
MA



CONTEMPORARY  
JEWISH MUSEUM  
connecting art, people, and ideas



MOSCONE CENTER

ORACLE PARK  
HOME OF THE SAN FRANCISCO GIANTS

MOAD  
Museum of the African Diaspora

METREON

ANCHOR & HOPE



100 FIRST



TRAILBLAZER TAVERN







## NEAR THE OFFICE

fitness + lodging

WHEELHOUSE

planet  
fitness

CORE40

Bay  
Club

Marriott  
MARQUIS  
SAN FRANCISCO

SOULCYCLE

24  
HOUR  
FITNESS

CRUNCH



THE DAILEY METHOD®

EQUINOX

corepower  
YOGA

SATORI  
yoga studio

W  
SAN FRANCISCO

FOUR SEASONS HOTEL  
*San Francisco*

OMNI HOTELS  
san francisco

ST REGIS

PARK  
CENTRAL  
HOTEL  
SAN FRANCISCO



# STACKING PLAN

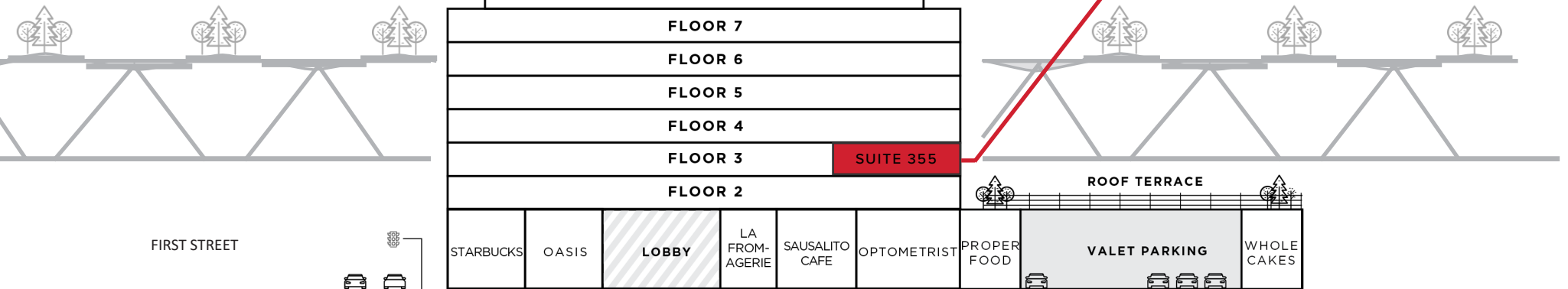
HIGH-END, MOVE-IN READY SUITES

SUITE 2350  
2,993 RSF

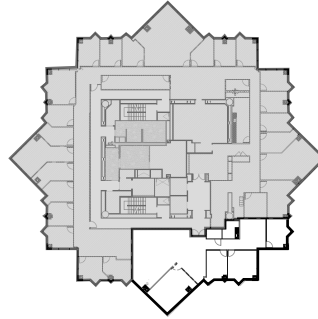
TAKE THE VIRTUAL TOUR



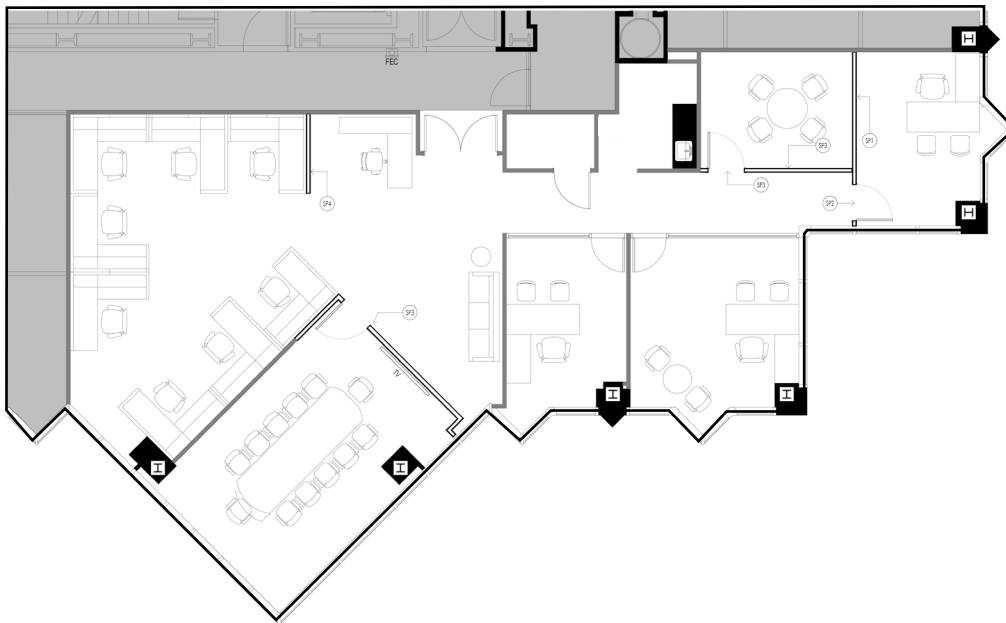
SUITE 355  
3,155 RSF





 TAKE THE VIRTUAL TOUR

## SUITE LOCATION



SALESFORCE PARK



NORTH



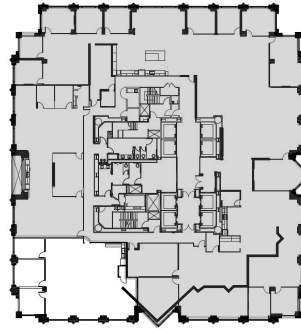
- Suite 2350: 2,993 Square Feet
- Dramatic Southern Views of Salesforce Park and San Francisco Bay
- Glass front doors with elevator identity
- High quality finishes throughout
- Reception area, 4 offices, 1 conference room, kitchen, and open area for 8 workstations

**CBRE** **KEN CHURICH** +1 415 291 1728 ken.churich@cbre.com  
**MADISON DUTRA** +1 415 772 0380 madison.dutra@cbre.com

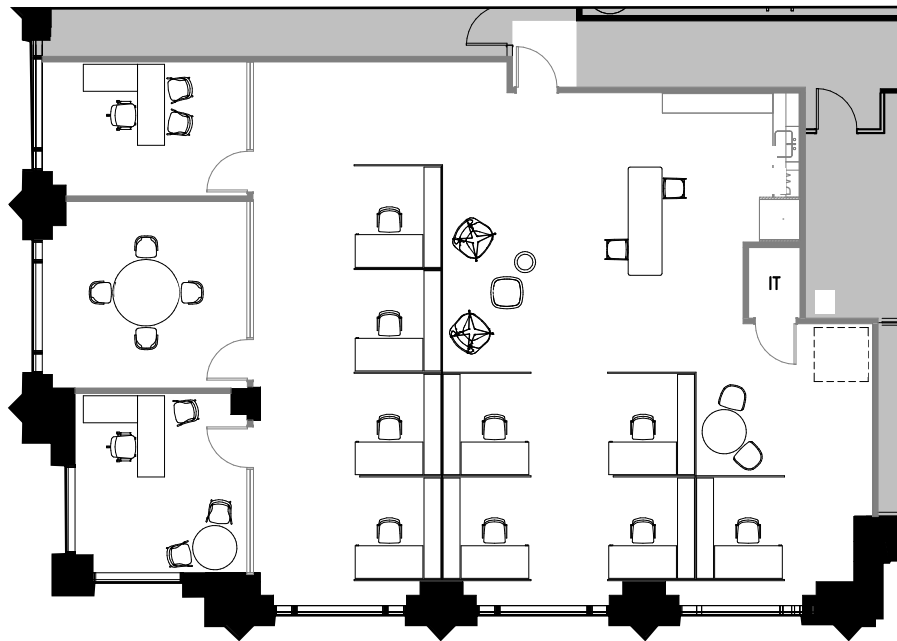


# 100 FIRST

## SUITE 355



SUITE LOCATION



\* FURNITURE NOT INCLUDED

MINNA STREET



NORTH



\*Not actual suite

## GREAT NATURAL LIGHT AND OUTLOOKS

- Suite 355: 3,155 Square Feet
- Corner suite with great natural light and views of the sun terrace
- Partially exposed ceiling and polished concrete
- Efficient space with 3 glass-front meeting rooms, kitchen, and large open area

**CBRE**

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