



100  
FIRST

Be First





## ABOUT KILROY

Kilroy Realty Corporation is a leading West Coast landlord and developer. The company has earned global recognition for sustainability, building operations, and innovation. Kilroy's business environments drive creativity, productivity and employee retention for leading media, health, science and technology companies.

## HEALTH & WELLNESS

Kilroy is embracing WELL Certifications and Health-Safety Ratings, a performance-based system for measuring, certifying, and monitoring features of the built environment that impact the health, safety, and happiness of our partners. Being WELL Health-Safety Rated, 100 First Street, has achieved recognition on the following six health-safety themes:

- Cleaning and Sanitization Procedures
- Emergency Preparedness Programs
- Health Service Resources
- Air & Water Quality Management
- Stakeholder Engagement & Communication
- Innovation

We're proud to recognize these features that promote best practices in design and construction to achieve optimal health and wellness.





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:

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

WHOLE CAKES

PROPER  
FOOD

LA FROMAGERIE  
CHEESE SHOP



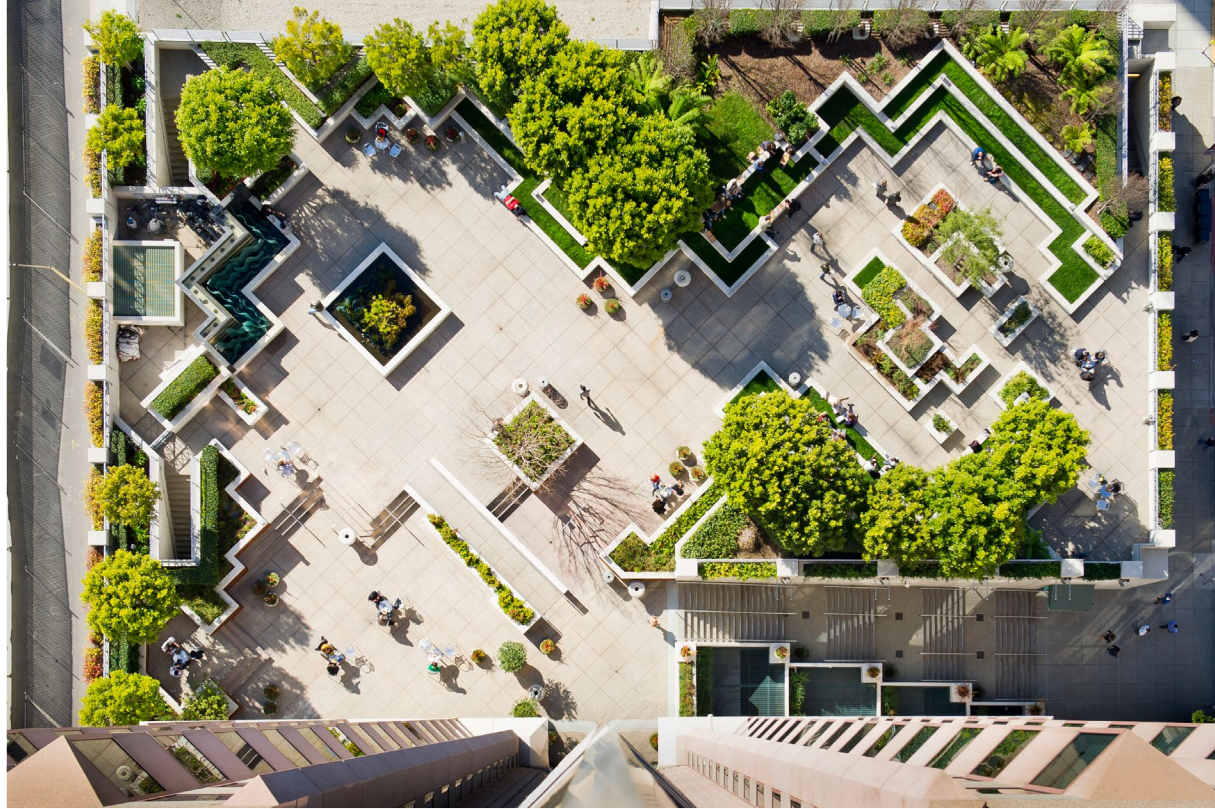
LUNETTES OPTOMETRIC  
EYECARE AND EYEWEAR



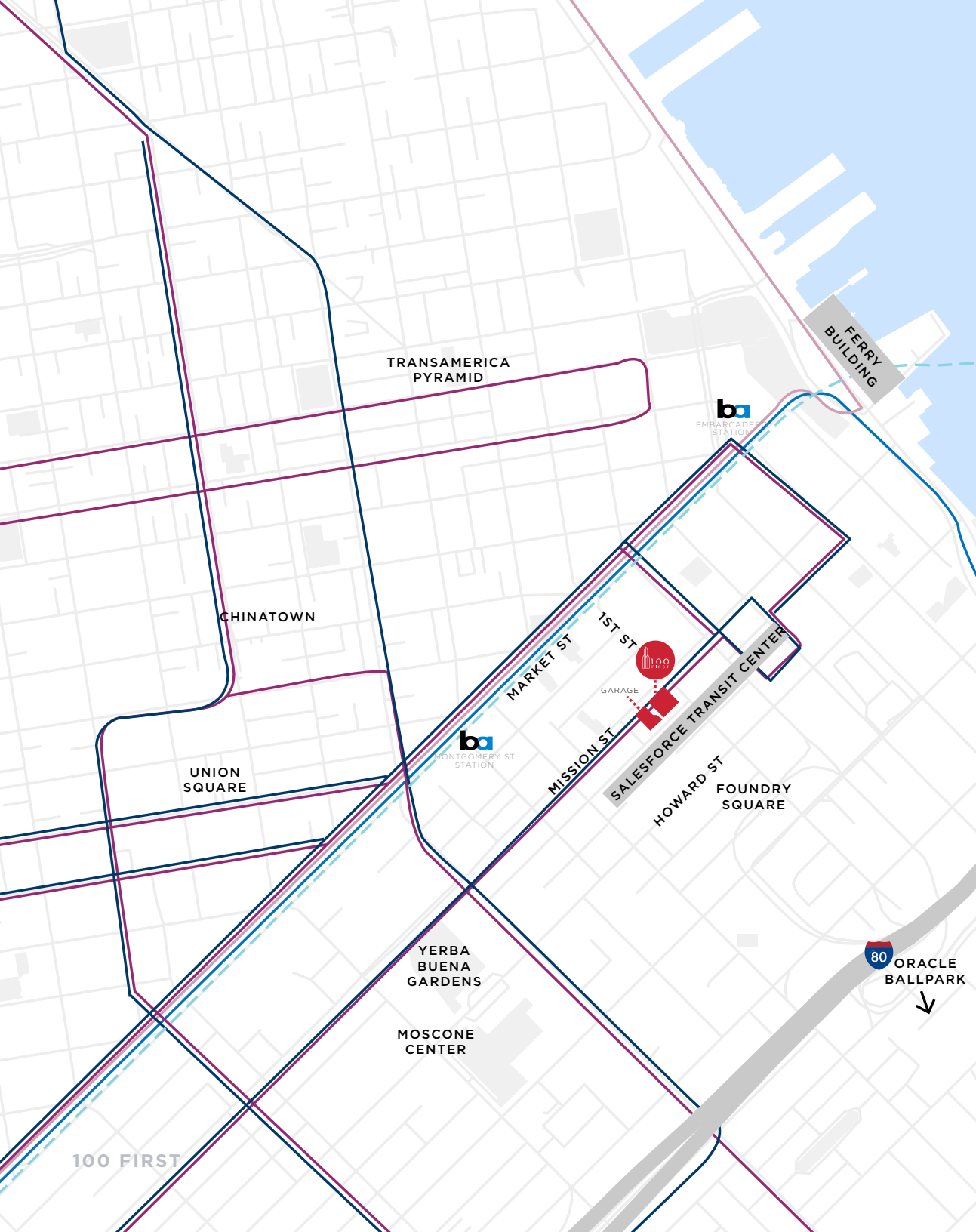
# SUSTAINABLE, ACCESSIBLE

- 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
- 2020 TOBY Award Winner
- 2 Star Fitwel Certified
- WELL Health-Safety Rating
- 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



100 FIRST



TRAILBLAZER TAVERN







100 FIRST

## 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

## SUITE 2600 - 26TH FLOOR

± 11,602 RSF

Available September 2021

## SUITE 2350 - 23RD FLOOR

± 2,993 RSF

Available Now

 Virtual Tour

## SUITE 2250 - 22ND FLOOR

± 3,329 RSF

Available January 2022

## SUITE 1300 - 13TH FLOOR

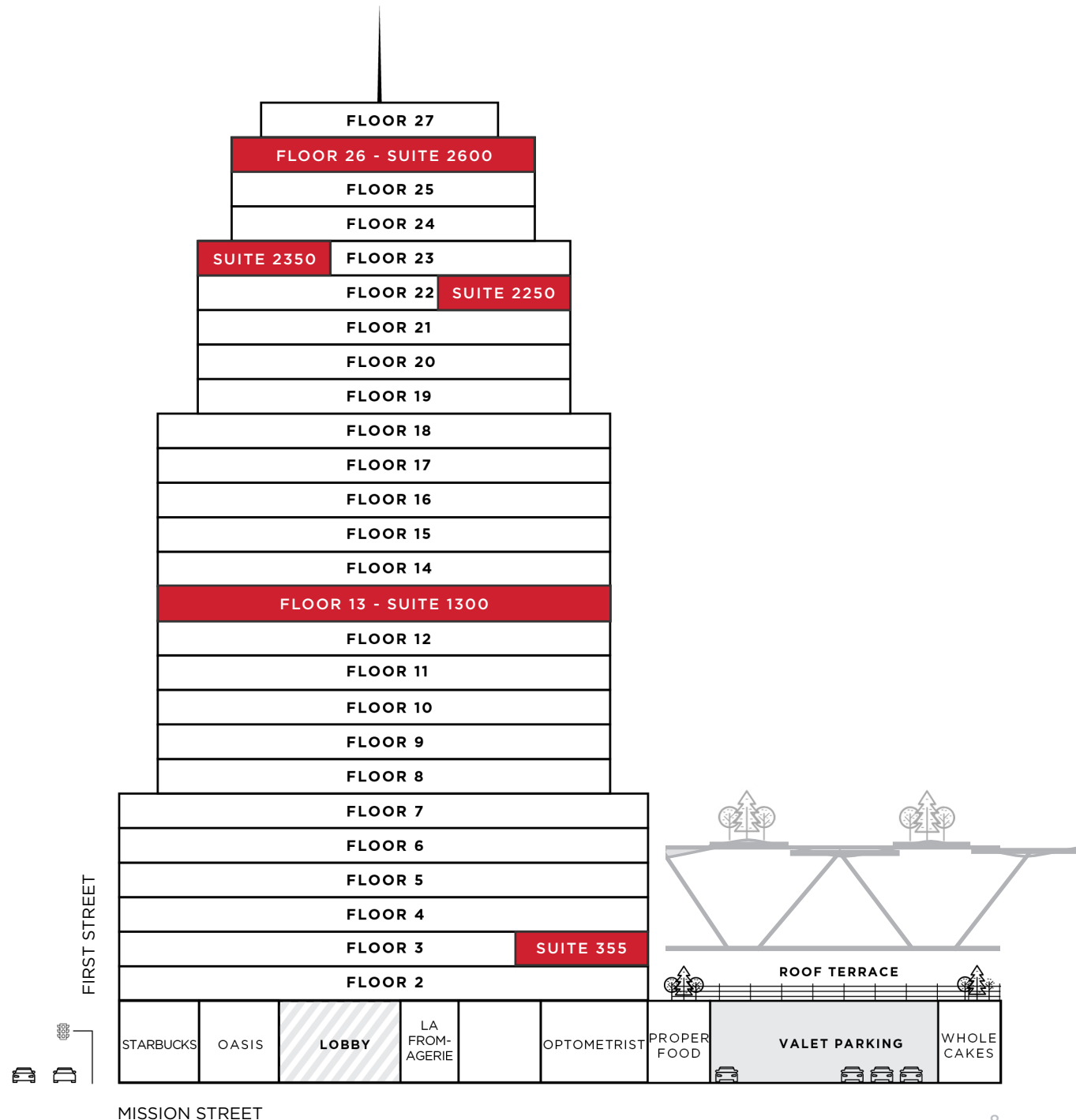
± 19,630 RSF

Available September 2021

## SUITE 355 - 3RD FLOOR

± 3,155 RSF

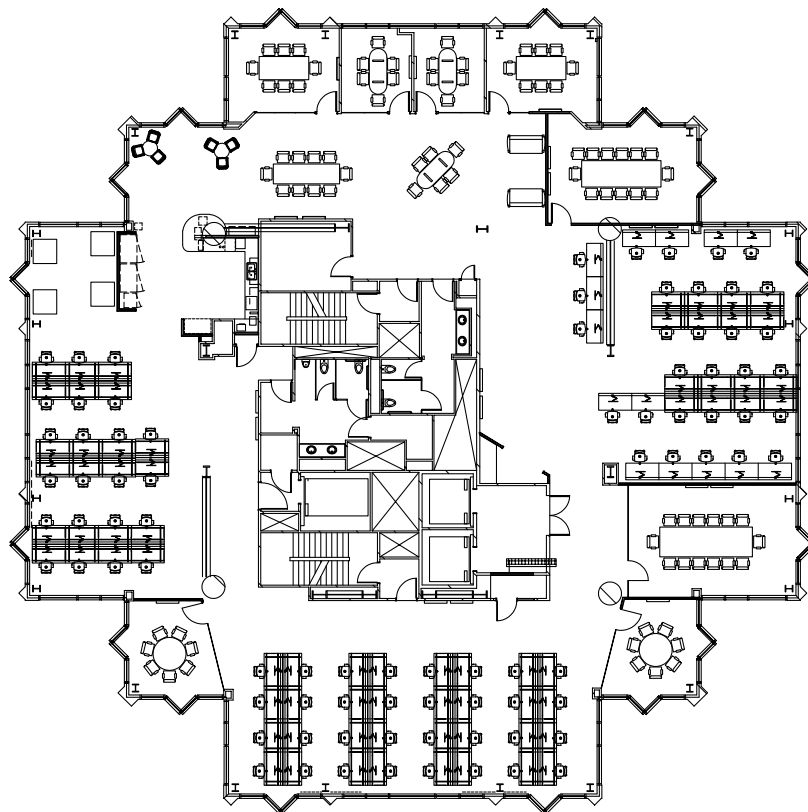
Available Now





# 100 FIRST

SUITE 2600



\* FURNITURE NOT INCLUDED

SALESFORCE PARK



NORTH



\*Not actual suite

## CREATIVE FULL FLOOR WITH 360 VIEWS

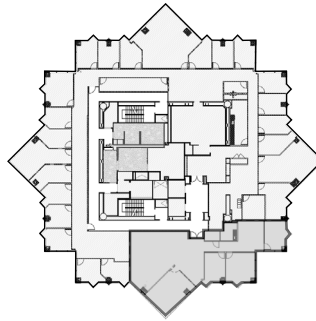
- Suite 2600: 11,602 square feet
- Available September 2021
- High-end build out with spectacular water and city views
- Partially exposed ceiling and polished concrete
- 2 large conference rooms, 6 meeting rooms, and spacious open area
- Large kitchen, all-hands area, storage, and IT room

# 100 FIRST

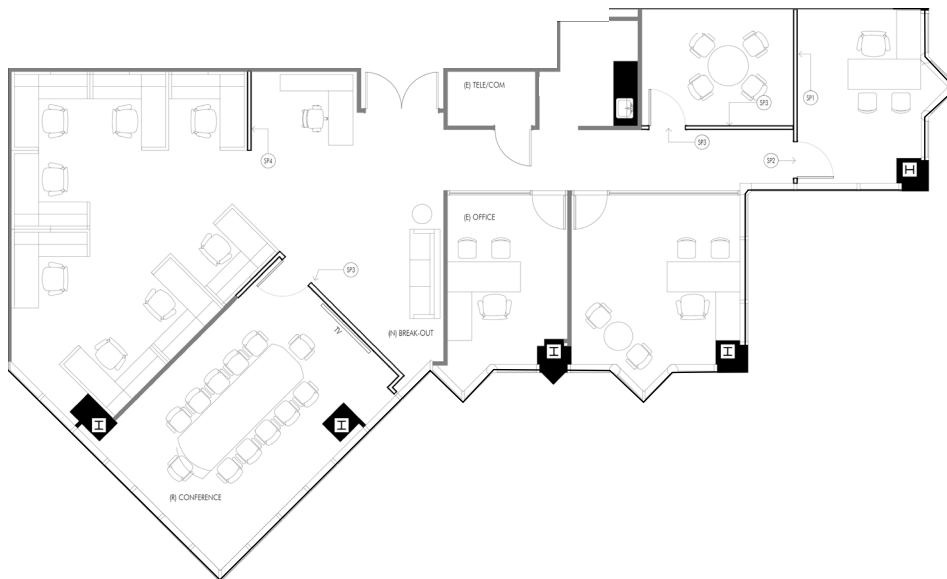
SUITE 2350



TAKE THE VIRTUAL TOUR



SUITE LOCATION



\* FURNITURE NOT INCLUDED

SALESFORCE PARK



NORTH



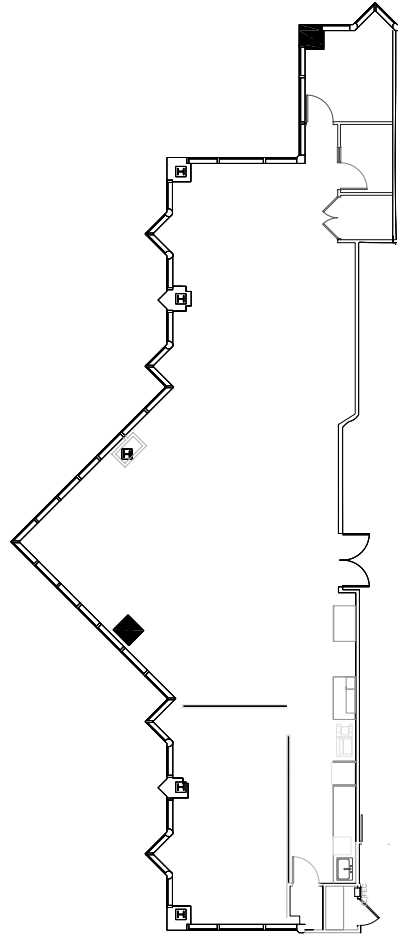
## ELEVATOR IDENTITY WITH VIEWS

- Suite 2350: **2,993 square feet**
- **Available now**
- 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



# 100 FIRST

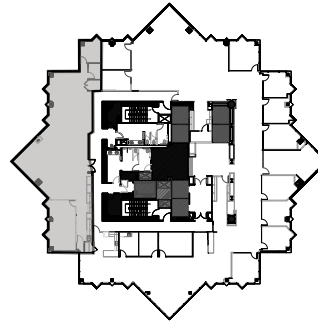
SUITE 2250



SALESFORCE PARK



NORTH



SUITE LOCATION

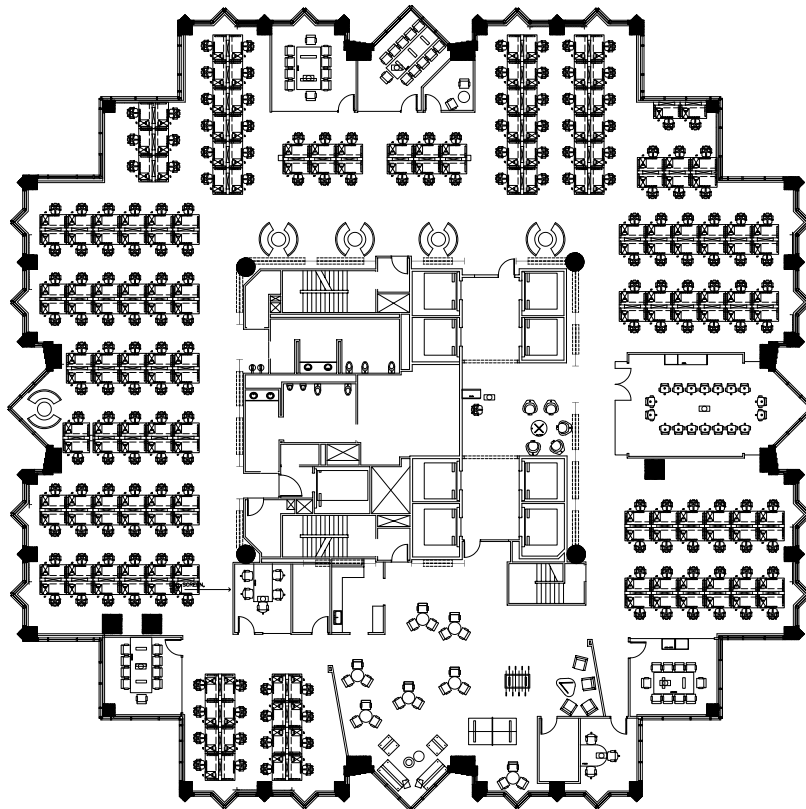


## CORNER SUITE WITH TRANSBAY VIEWS

- Suite 2250: **3,329 square feet**
- **Available January 2022**
- Fantastic Transbay and Southern views with great natural light
- Open floor plan with 1 large boardroom, 1 meeting room, and 1 phone room
- Open kitchen, storage, and IT closets

# 100 FIRST

SUITE 1300



\* FURNITURE NOT INCLUDED

SALESFORCE PARK



NORTH



\*Not actual suite

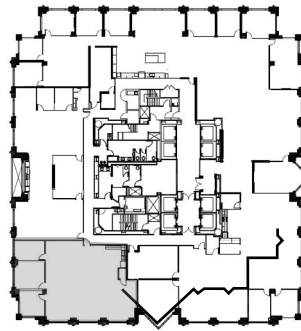
## FULL FLOOR WITH CITY VIEWS

- Suite 1300: 19,630 square feet
- Available September 2021
- Tech build out with partial exposed ceiling and polished concrete flooring
- First stop in the elevator bank
- Open floorplan with 1 large boardroom and 6 meeting rooms
- Large all-hands area off the reception
- Kitchen, storage, and IT room

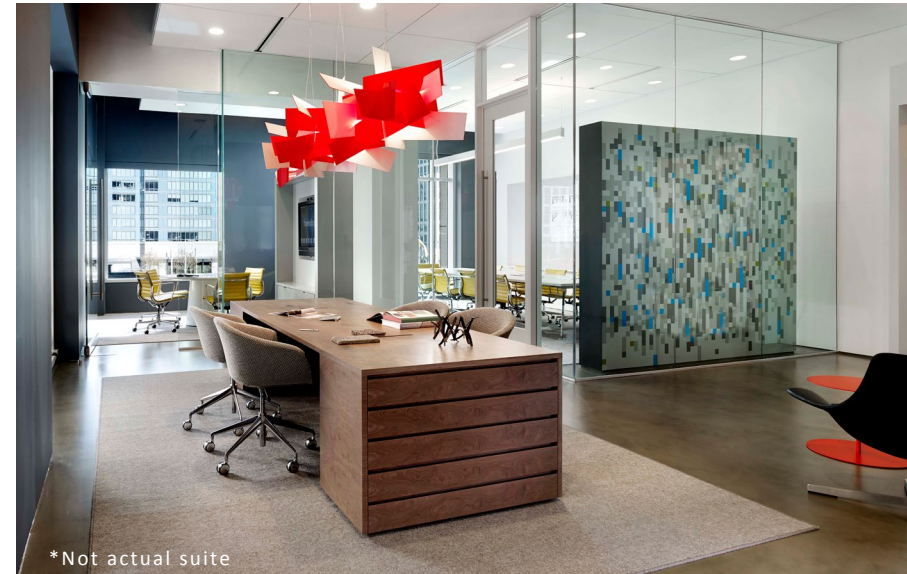


# 100 FIRST

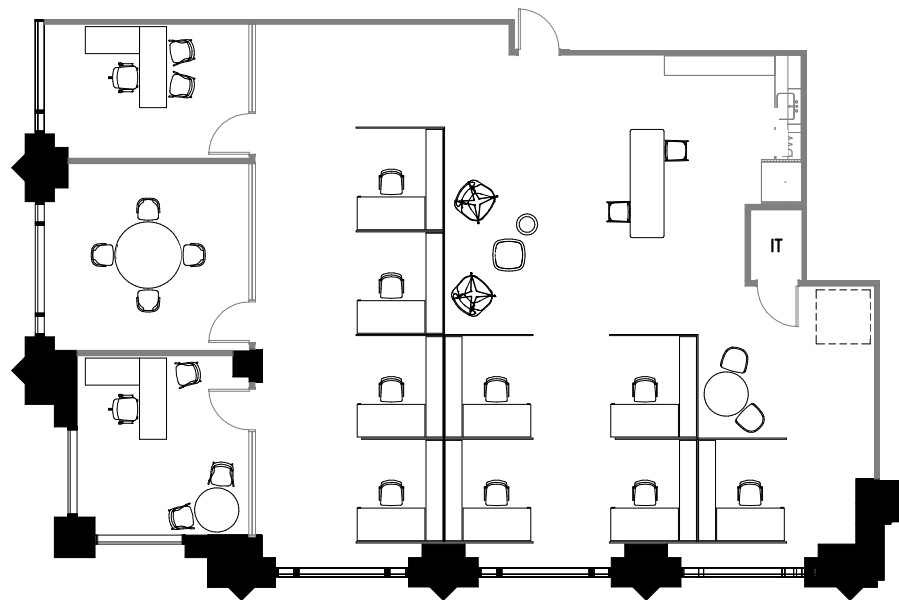
SUITE 355



SUITE LOCATION



\*Not actual suite



\* HYPOTHETICAL FURNITURE PLAN

MINNA STREET



NORTH

## CONRNER SUITE WITH NATURAL LIGHT

- Suite 355: **3,155 square feet**
- **Available now**
- Views of the sun terrace
- Open kitchen and polished concrete floors
- 3 glass-front meeting rooms
- Large open area
- Partially furnished



## ABOUT KILROY

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 23.6 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, and Greater San Diego; spaces that redefine life for the better.

### KILROYREALTY.COM

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**#1 GRESB Company**  
in the Americas,  
7 of last 8 yrs  
Global Leader,  
Listed Office  
Global Leader, Listed  
Office Development

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**100% LEED**  
Gold or Platinum  
Developments

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**41% FITWEL**  
Certified  
Portfolio

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**71% LEED**  
Certified  
Portfolio

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**NAIOP**  
National  
Developer of  
the Year, 2020

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**NAREIT Leader**  
in the Light  
Office Sector,  
2014-2020

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**DOW JONES  
SUSTAINABILITY  
WORLD INDEX**  
Member,  
2017-2020

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Center for Active  
Design **BEST IN  
BUILDING HEALTH**  
2019-2021

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**ENERGY STAR**  
Sustained  
Excellence,  
2016-2021

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**CLIMATE REGISTRY**  
Climate Leadership  
Award, 2020

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**GREEN LEASE  
LEADER**  
2014-2021  
Gold Level,  
2018-2021

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**BLOOMBERG  
EQUALITY INDEX**  
Member, 2020-2021





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**KILROY**