



# 135

MAIN STREET

EXPAND YOUR VIEWS  
FLOOR TO CEILING GLASS

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**NEWMARK**



# BUILDING HIGHLIGHTS



STRONG LONG TERM OWNERSHIP



INCREDIBLE NATURAL LIGHT, FULL HEIGHT GLASS WINDOWS



OPTIMIZED FOR HEALTH AND WELLNESS: MERV-15 FILTRATION + OUTSIDE AIR ECONOMIZERS



ROOM TO GROW: FLEXIBLE EXPANSION OPPORTUNITIES



GREAT VIEWS FROM BOTH SIDES OF THE FLOOR



ON-SITE AMENITIES: EVENT SPACE, MEETING ROOM, BIKE STORAGE

SUITE	SF	AVAILABLE	COMMENTS
1900	6,900*	Now	Immense natural light, double door identity, mix of private offices with open area, 3 conference rooms, open kitchen, IT closet/small office. Great Park views. Can be combined with 1950 for full floor of approximately 13,000 SF.
1950	6,404*	Now	Bay view space with glass front offices. Can be combined with 1900 for a full floor of approximately 13,000 RSF.
1650	5,895	Now	Partial bay views with great natural light. 2 conference rooms, 8 offices, kitchenette, and an open area that can accommodate 18-20 workstations.
1330	2,354	Now	Great corner suite with abundant natural light, 2 private offices, open area for workstations, kitchenette, IT closet
1300	2,769	July 2024	Great corner suite with abundant natural light and park views, 4 window-line offices, 3 interior meeting rooms, Break room, Accommodates 5-6 workstations in open area
1145	2,107	Now	Great corner suite with natural light, 1 conference room, 4 offices/meeting rooms, kitchen. Park views
1130	4,387	Now	Double door identity, partial Bay views, great natural light, 1 conference room, 5 offices/meeting rooms with open area, 2 phone rooms, kitchenette
1000	8,143*	Now	Double door identity off the elevator, great natural light, 2 conference rooms, 8 offices/meeting rooms, 2 huddle rooms, kitchen. Can be combined with suite 1030 for a full floor*
1050	5,018*	Now	Double door identity, nice 2 <sup>nd</sup> gen professional services suite, 1 conference room, 10 offices/meeting rooms, kitchen, production/storage area. Can be combined with suite 1040 for a full floor*
800	7,580	Now	Park views, 6-8 offices/meeting rooms, large conference room. Open collaboration areas, open kitchen, FF&E possible (+20 WS). Fully wired.
6th Floor	13,161	Now	Creative full floor with exposed ceiling, 6 conference rooms, 2 phone rooms, IT room, Open kitchen/break area, Open area for workstations, Bay and Transbay Park Views
500	9,015	Now	Partial Transbay Park views with great natural light, reception area, large conference room, medium conference room, 14 private offices, open area for workstations, kitchen
4th Floor	13,242	Now	High-end creative, 6 offices, large conference room, medium conference room, 3 collaboration areas, server, open kitchen, 4 phone booths. Plug & play; fully wired.

LARGE BLOCK AVAILABILITY  
FLOORS 4-6 = 35,418 RSF

(\*) FULL FLOOR POSSIBLE





VIEW  VIDEO

NEWMARK



SUITE 1950 | AVAILABLE NOW

6,404 RSF

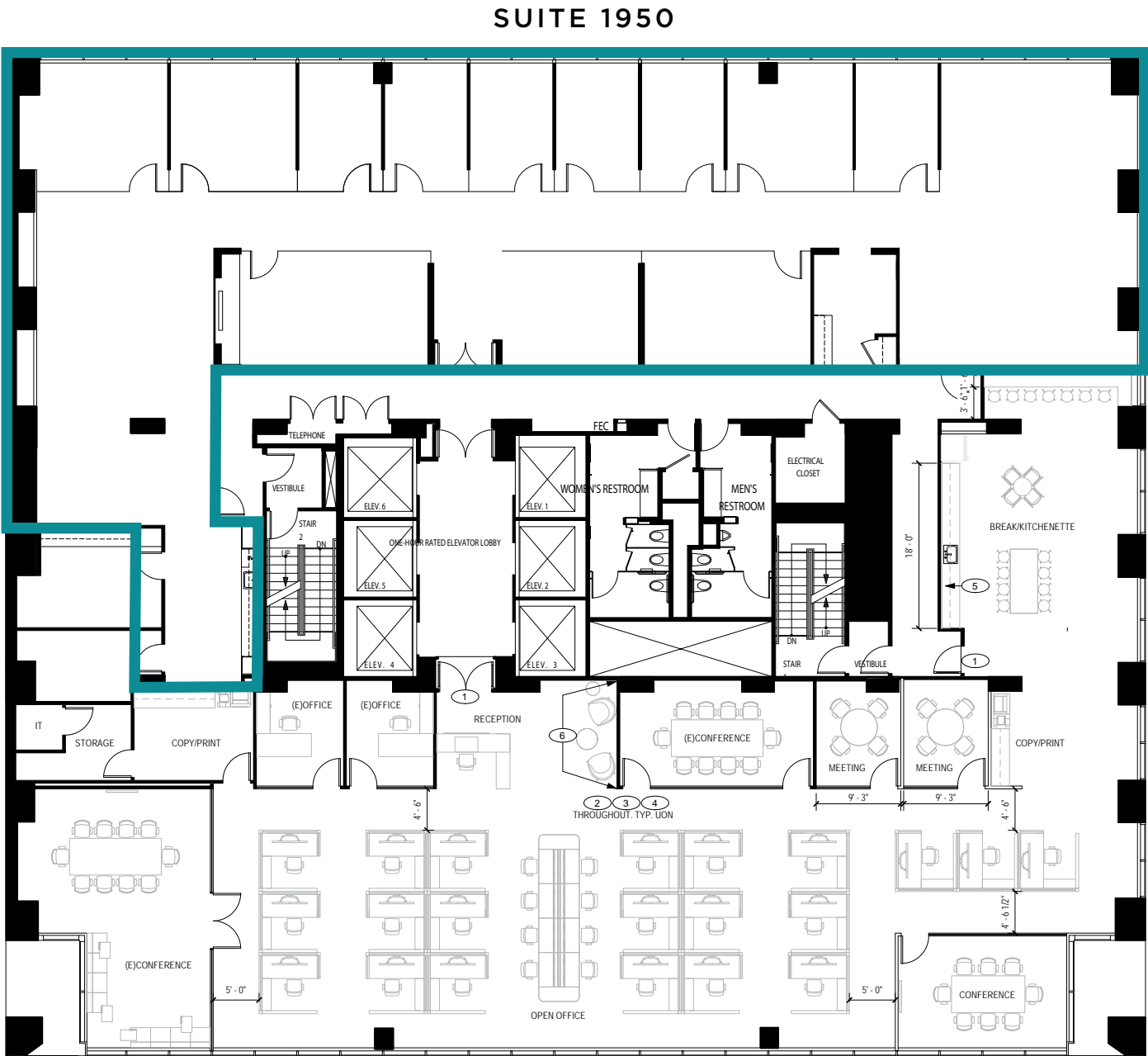
- Great bay views with immense natural light
- Double door identity
- 11 private offices
- 2 conference rooms
- Open kitchen
- IT closet/small office
- Can be combined with Suite 1900 for full floor of 13,304 RSF.



SUITE 1900 | AVAILABLE NOW

6,900 RSF

- 5 enclosures
- Open area for workstations
- IT/storage
- Reception
- Kitchenette
- Can be combined with Suite 1950 for full floor of 13,304 RSF.



SUITE 1900\*

\*HYPOTHETICAL PLAN

MAIN STREET



SUITE 1650 | AVAILABLE NOW  
5,895 RSF

- Great natural light with partial Bay views
- 2 conference rooms
- 8 offices/meeting rooms
- Open area for workstations
- Kitchenette
- Accommodates 18-20 workstations



VIEW



VIDEO



BAY VIEWS

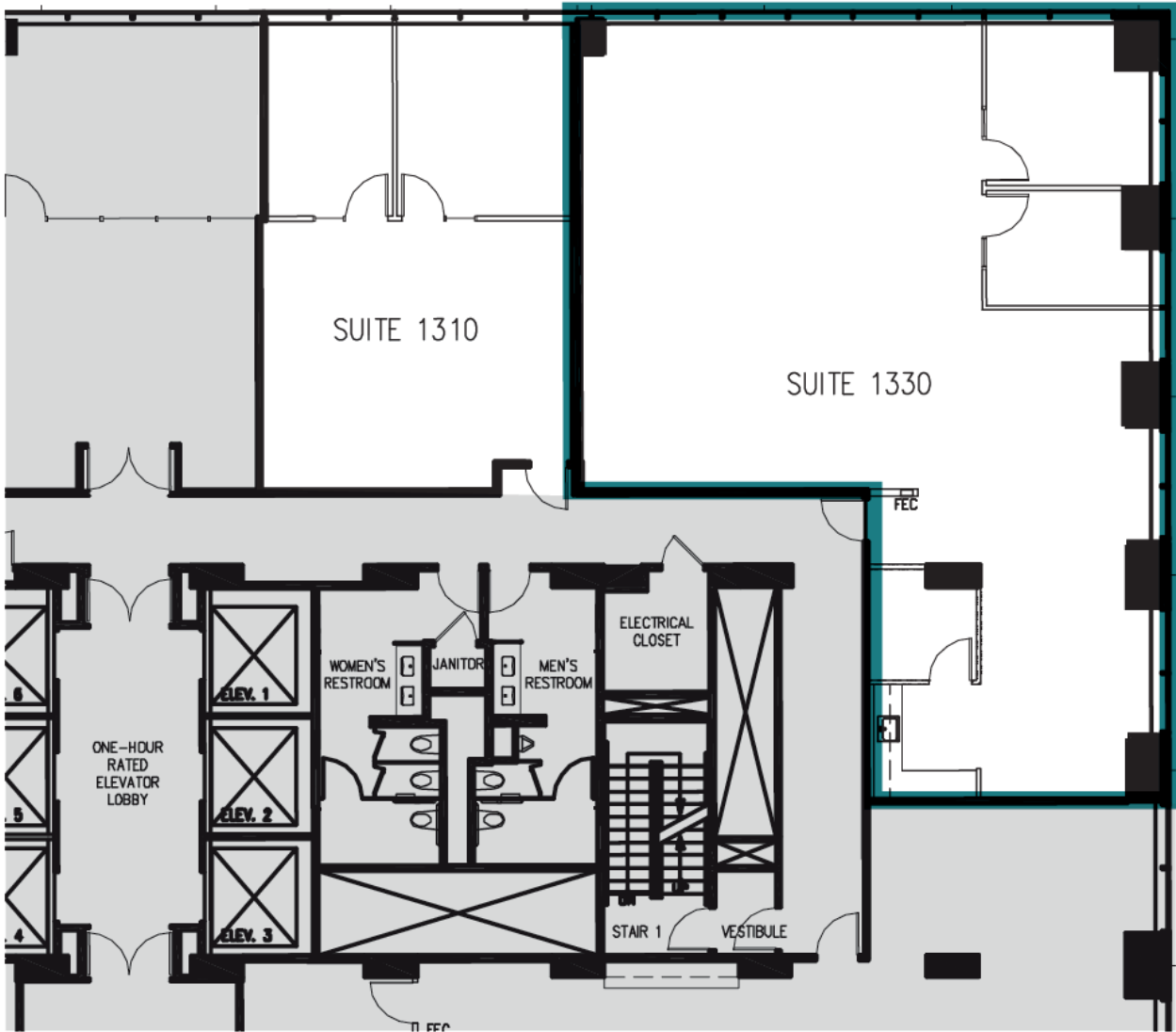


MAIN STREET



SUITE 1330 | AVAILABLE NOW  
2,354 RSF

- Great corner suite with abundant natural light
- 2 private offices
- Open area for workstations
- Kitchenette
- IT closet
- Accommodates 8-10 workstations



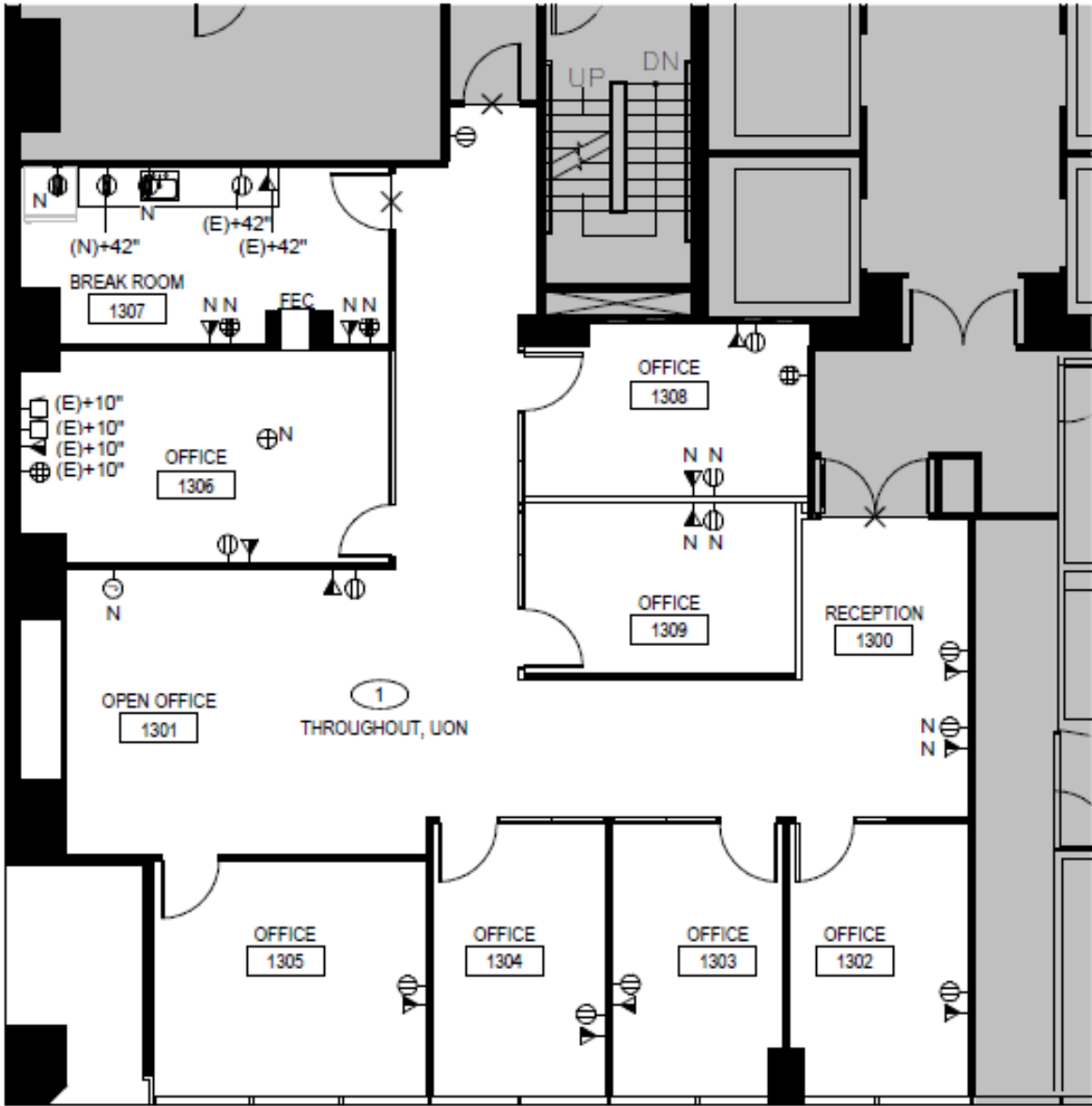
MAIN STREET



- Great corner suite with abundant natural light and park views
- 4 window-line offices
- 3 interior meeting rooms
- Break room
- Accommodates 5-6 workstations



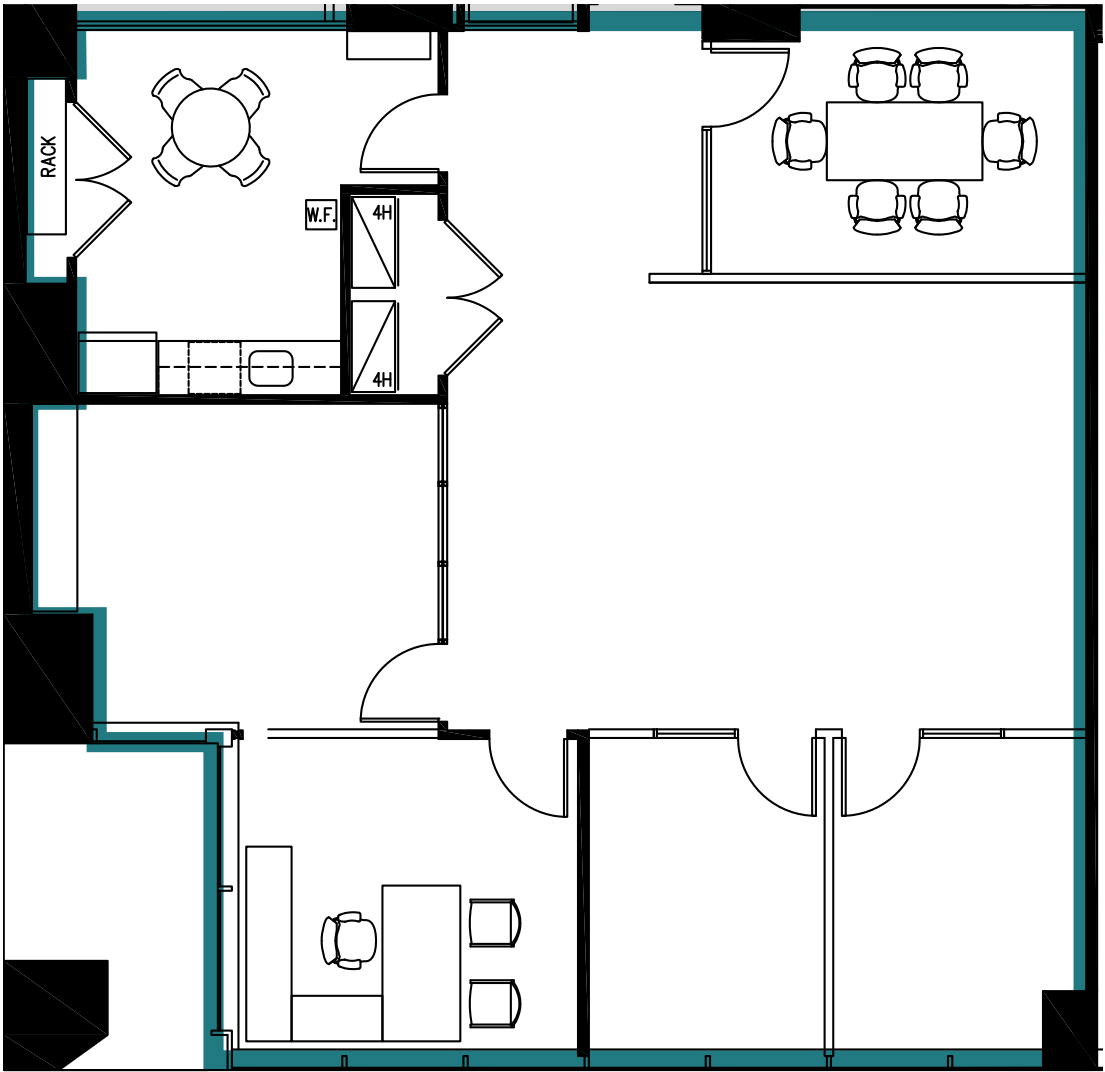
TRANSBAY PARK





SUITE 1145 | AVAILABLE NOW  
2,107 RSF

- Great corner suite with abundant natural light and park views
- 1 conference room
- 4 offices/meeting rooms
- Kitchen
- Accommodates 4-6 workstations



MAIN STREET



VIEW



VIDEO



TRANSBAY PARK



SUITE 1130 | AVAILABLE NOW  
4,387 RSF

- Double door identity
- Partial Bay views
- Great natural light
- 1 conference room
- 5 offices/meeting rooms with open area
- 2 phone rooms
- Kitchenette
- Accommodates 18-20 workstations



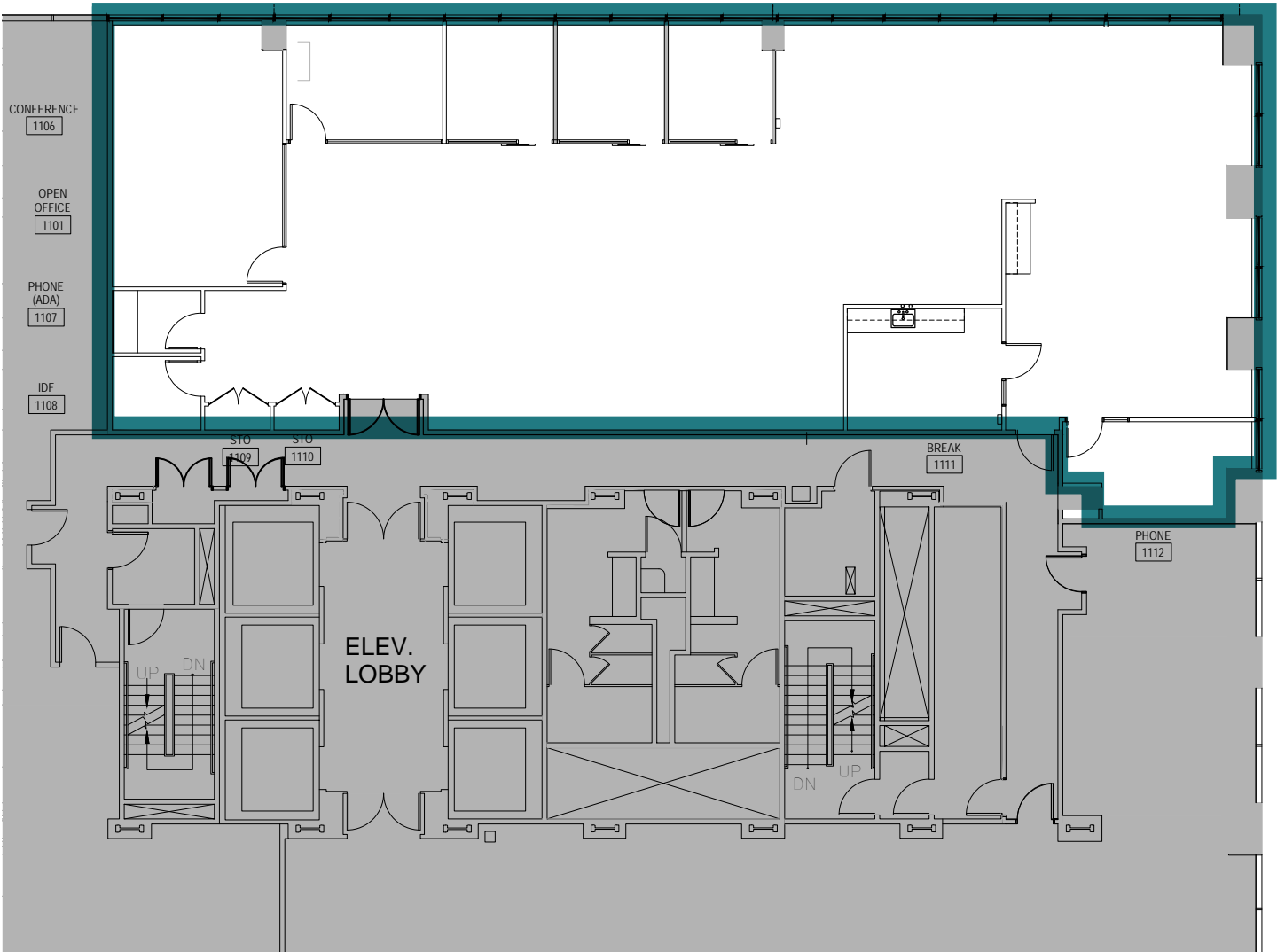
VIEW



VIDEO



BAY VIEWS



MAIN STREET



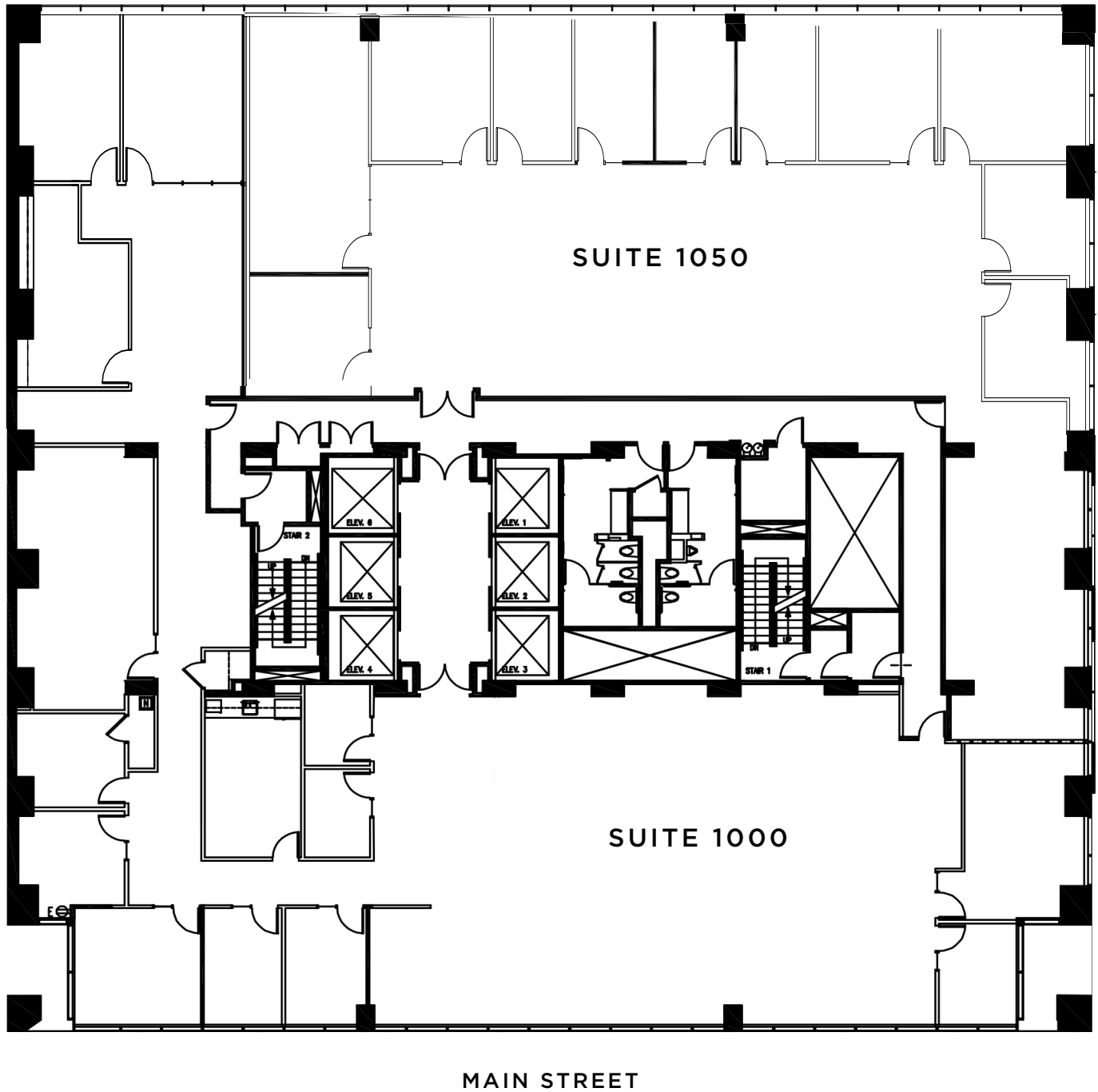
SUITE 1050 | AVAILABLE NOW  
5,018 RSF To Full Floor 13,161 RSF

- Double door identity
- Nice 2<sup>nd</sup> gen professional services suite
- 1 conference room
- 10 offices/meeting rooms
- Kitchen
- Production/storage area
- Can be combined with Suite 1040 for a full floor
- Accommodates 14-16 workstations



SUITE 1000 | AVAILABLE NOW  
8,143 RSF To Full Floor 13,161 RSF

- Double door identity off the elevator
- Great natural light
- 2 conference room
- 8 offices/meeting rooms
- 2 huddle rooms
- Kitchen
- Can be combined with Suite 1030 for a full floor
- Accommodates 28-30 workstations

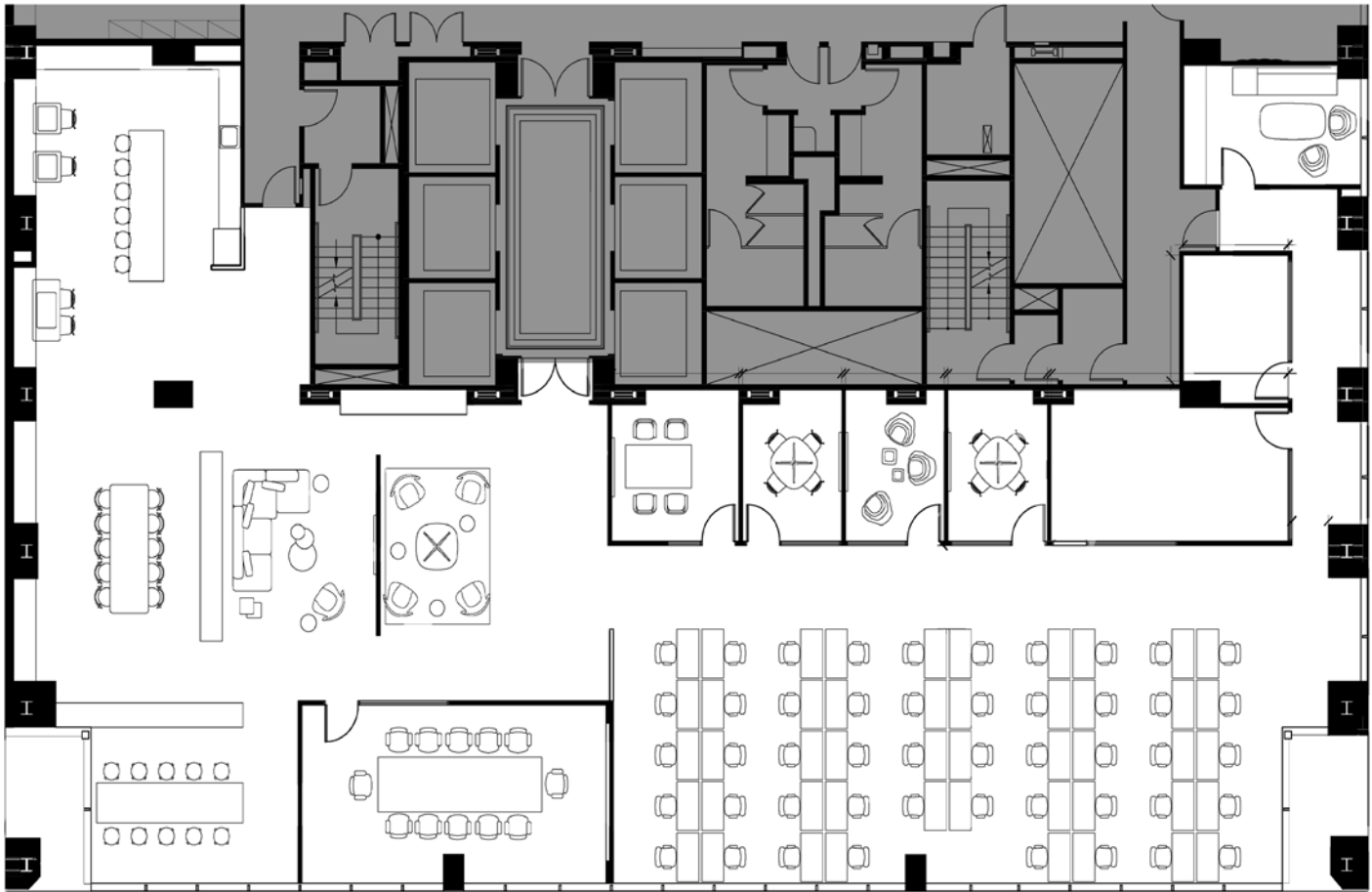




- Park views
- 5 offices/meeting rooms
- Large conference room
- Open collaboration areas
- Open kitchen
- FF&E potentially available (+20 workstations)



TRANSBAY PARK

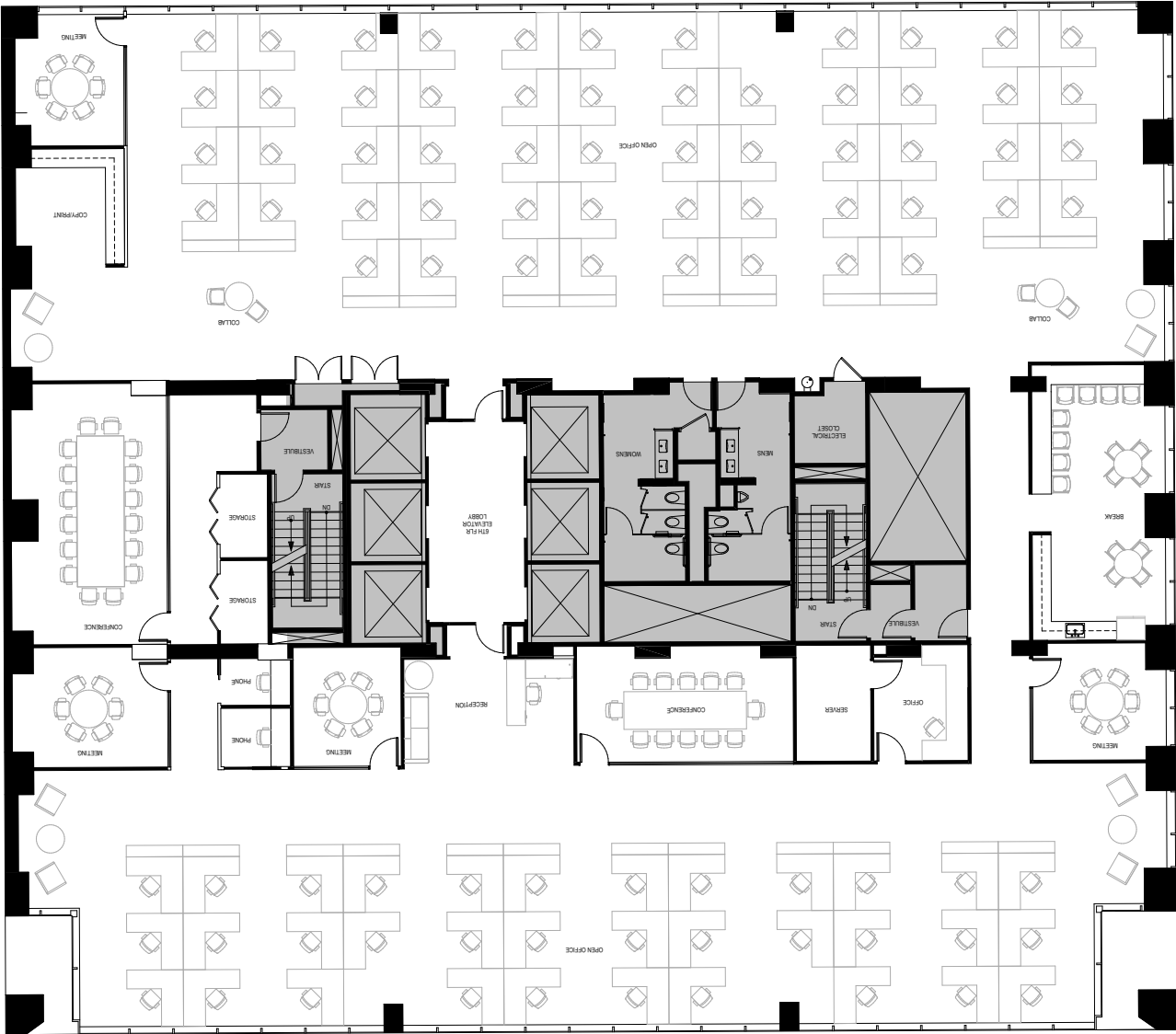


MAIN STREET



SUITE 600 | AVAILABLE NOW  
13,161 RSF

- Creative full floor with exposed ceiling
- 6 conference rooms
- 2 phone rooms
- IT room
- Open kitchen/break area
- Open area for workstations
- Accommodates 80-90 workstations



MAIN STREET



VIEW



VIDEO



TRANSBAY PARK



- Partial Transbay Park views with great natural light
- Reception area
- Large conference room
- Medium conference room
- 14 private offices
- Open area for workstations
- Kitchen
- Accommodates 20-22 workstations



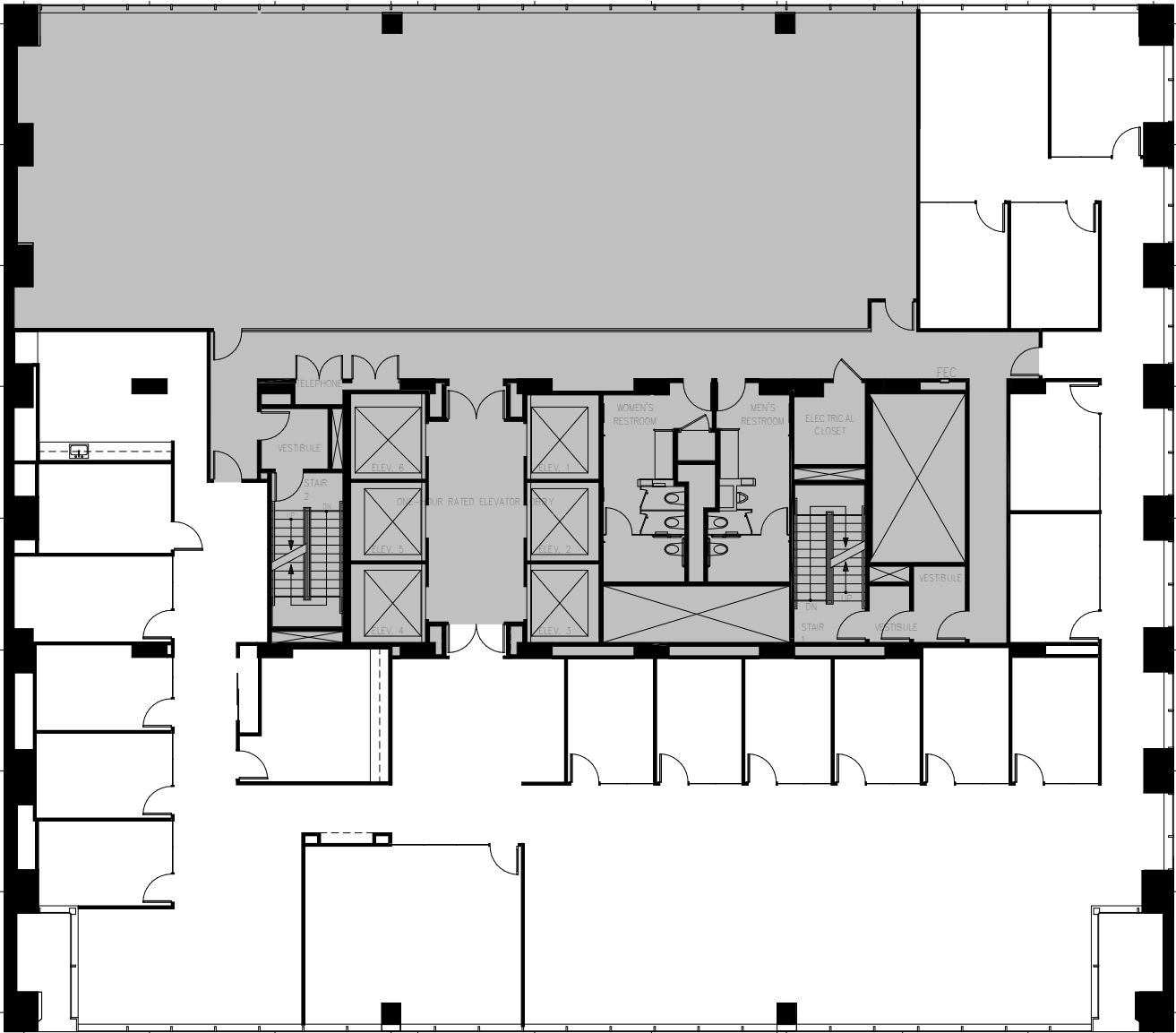
VIEW



VIDEO



TRANSBAY PARK

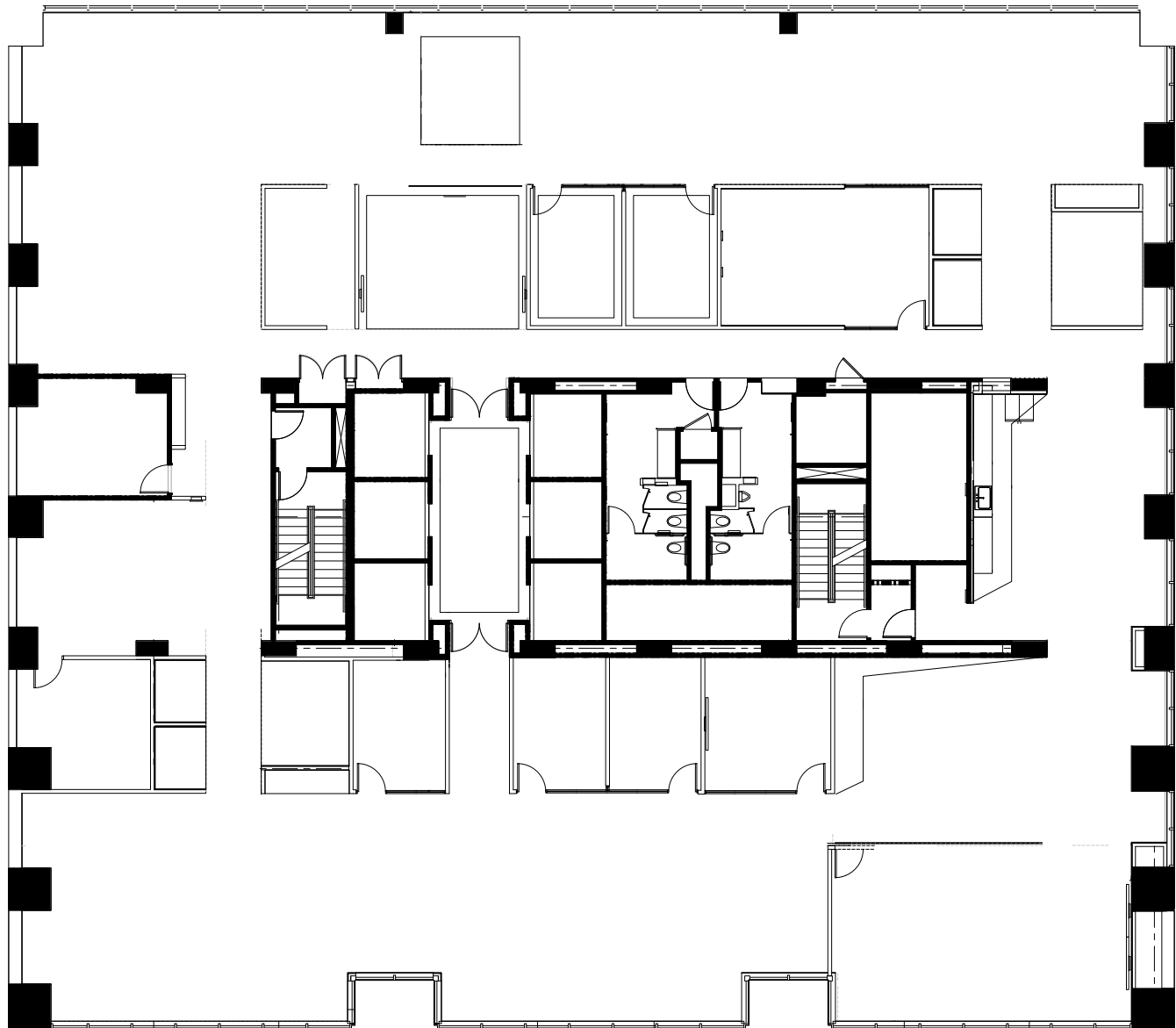


MAIN STREET



4TH FLOOR | AVAILABLE NOW  
13,242 RSF

- High-end creative full floor
- 6 private offices
- Large conference room
- Medium conference room
- 3 collaboration areas
- Server room
- Open kitchen
- 4 phone booths



MAIN STREET



VIEW



VIDEO



TRANSBAY PARK



# BULLSEYE LOCATION

- 2 min walk to BART Embarcadero Station
- 5 min walk to Salesforce Park
- 8 min walk to The Ferry Building
- .5 miles to I-80 (Bay Bridge)
- Within close proximity to I-280 and U.S. 101

- = CENTRAL SUBWAY
- = BART/MUNI LINE
- = MUNI LINE
- = THE FERRY BUILDING
- = CALTRAIN



ORACLE PARK



SALESFORCE PARK



FERRY BUILDING



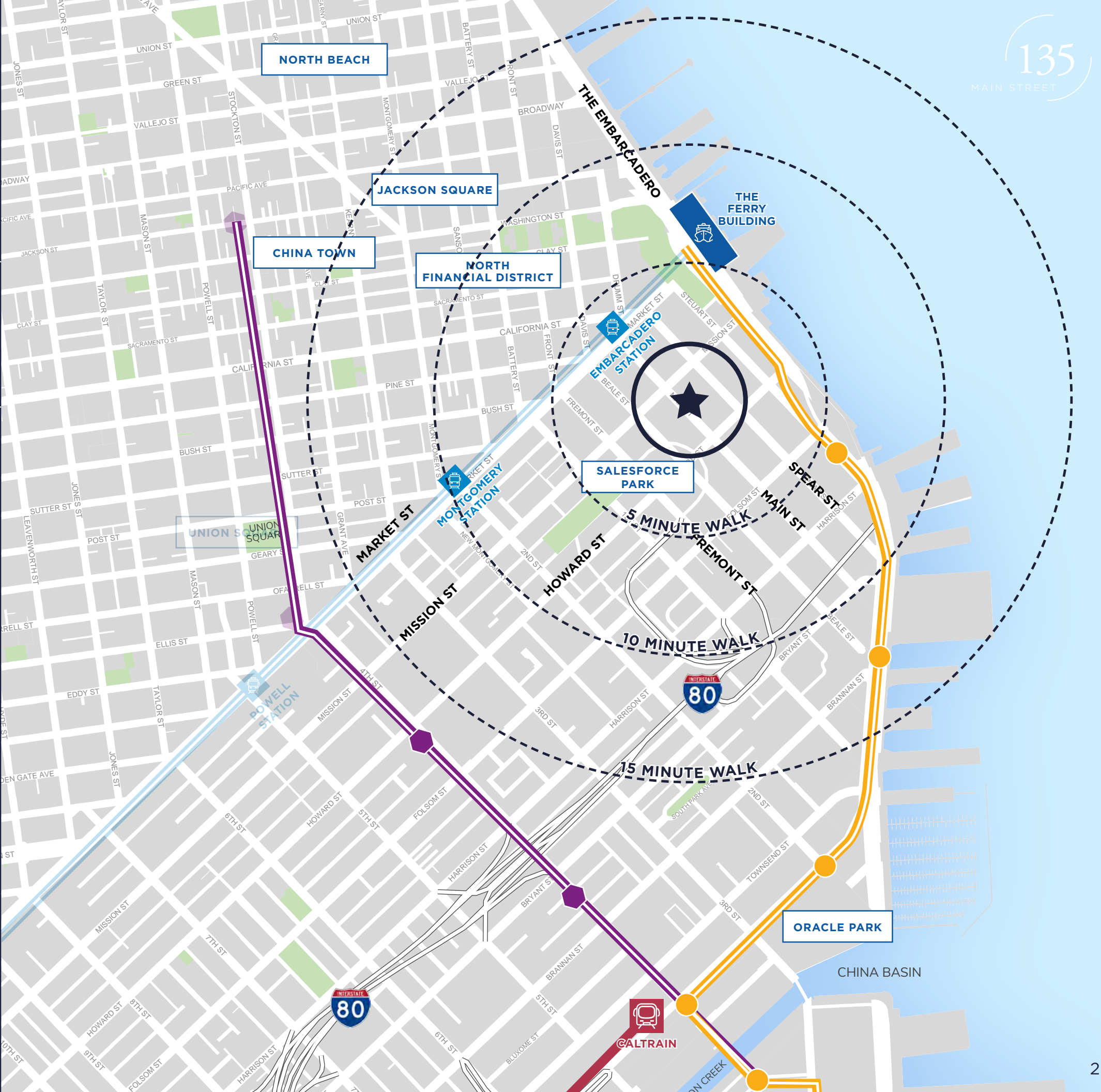
BAY BRIDGE



BART/MUNI



THE EMBARCADERO





# NEARBY AMENITIES

## DINING

1. International Smoke SF

2. Trailblazer Tavern SF

3. Super Duper Burgers

4. Boulevard

5. EPIC Steak

6. Starbucks Reserve

7. David Rio - Pop Up

8. La Capra

9. Estas Manos Coffee Roasters

10. Andytown Coffee Roasters

11. Perry's

12. Ozumo

13. One Market Restaurant

14. Boulevard

15. The Slanted Door
16. Americano

17. Working Girls Cafe

18. Heyday

19. Epic Steakhouse

20. Waterbar

21. Super Duper Burgers

22. Yank Sing

23. Sweet Joanna's Cafe

24. Prospect

25. Peets Coffee

26. Starbucks

27. Philz Coffee

28. Pabu Izakaya

29. Gott's Roadside

30. Blue Bottle Coffee

31. Salesforce Park

## HOTELS

1. Hotel Griffon

2. Harbor Court Hotel

3. Hotel Vitale

4. Hyatt Regency SF

5. Four Seasons Hotel SF @ Embarcadero

## FITNESS

1. Embarcadero YMCA

2. FITNESS SF @ Embarcadero

3. Equinox @ Pine Street

4. The Bayside Club

5. SF Iron

6. 24 Hour Fitness

## PARKING

1. 123 Mission Street

2. 188 Spear Street

3. 160 Spear Street

4. 121 Spear Street

■ = BART/MUNI LINE

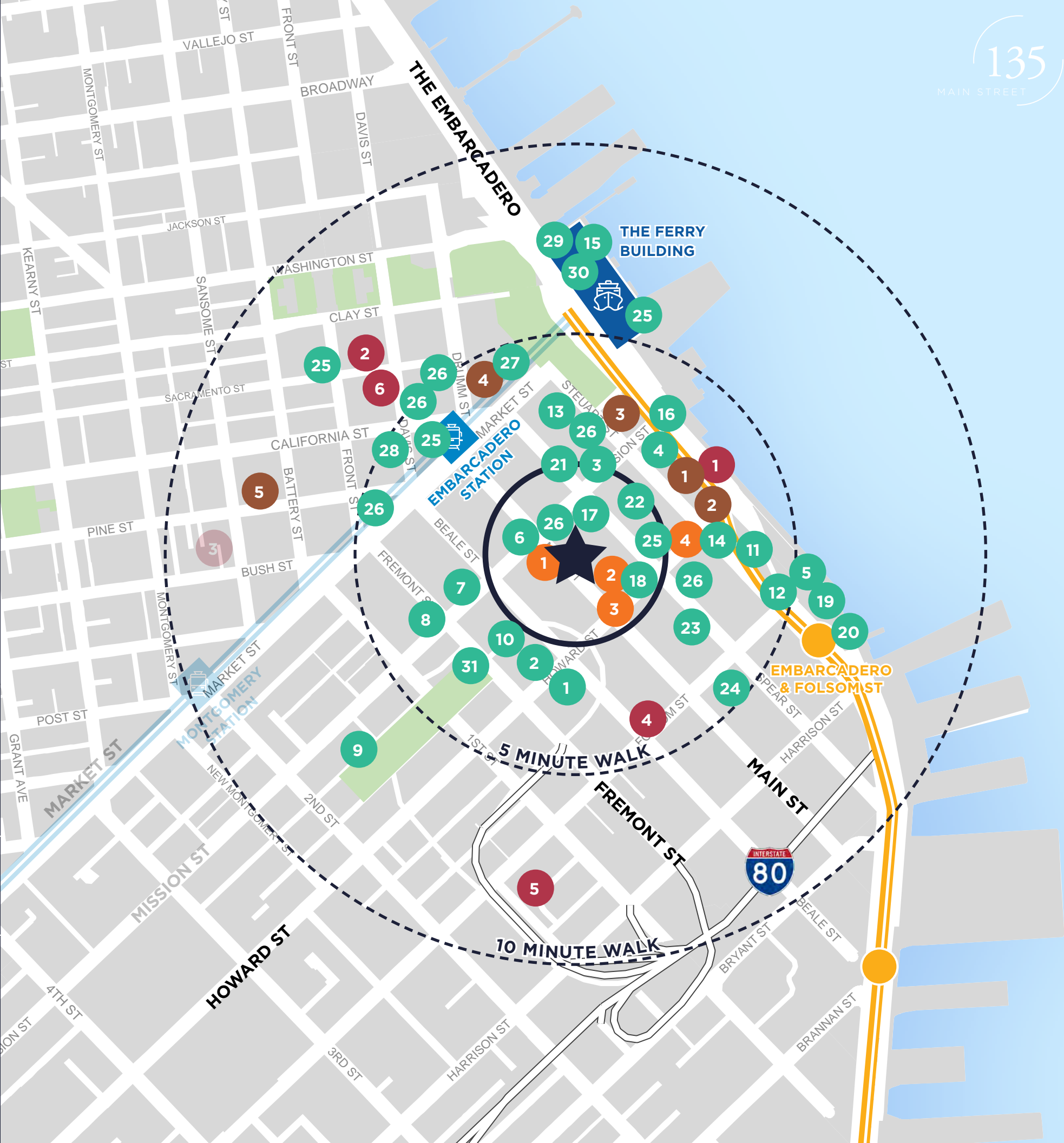
● = MUNI LINE

🚢 = THE FERRY BUILDING

■ = 2 MIN WALK TO EMBARCADERO STATION

● = 7 MIN WALK TO EMBARCADERO & FOLSOM ST

🚢 = 8 MIN WALK TO THE FERRY BUILDING





# 135

## MAIN STREET

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