



111
SUTTER ST

111 SUTTER
HISTORY IN THE MAKING



PROPERTY HIGHLIGHTS

111 SUTTER STREET



LEED Platinum certified by the U.S. Green Building Council



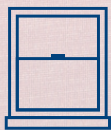
Seismic, electrical, plumbing, elevator, and air conditioning upgrades completed in 2001



Brand-new tenant amenity suite off the main lobby



On-site building management and 24-hour lobby attendant



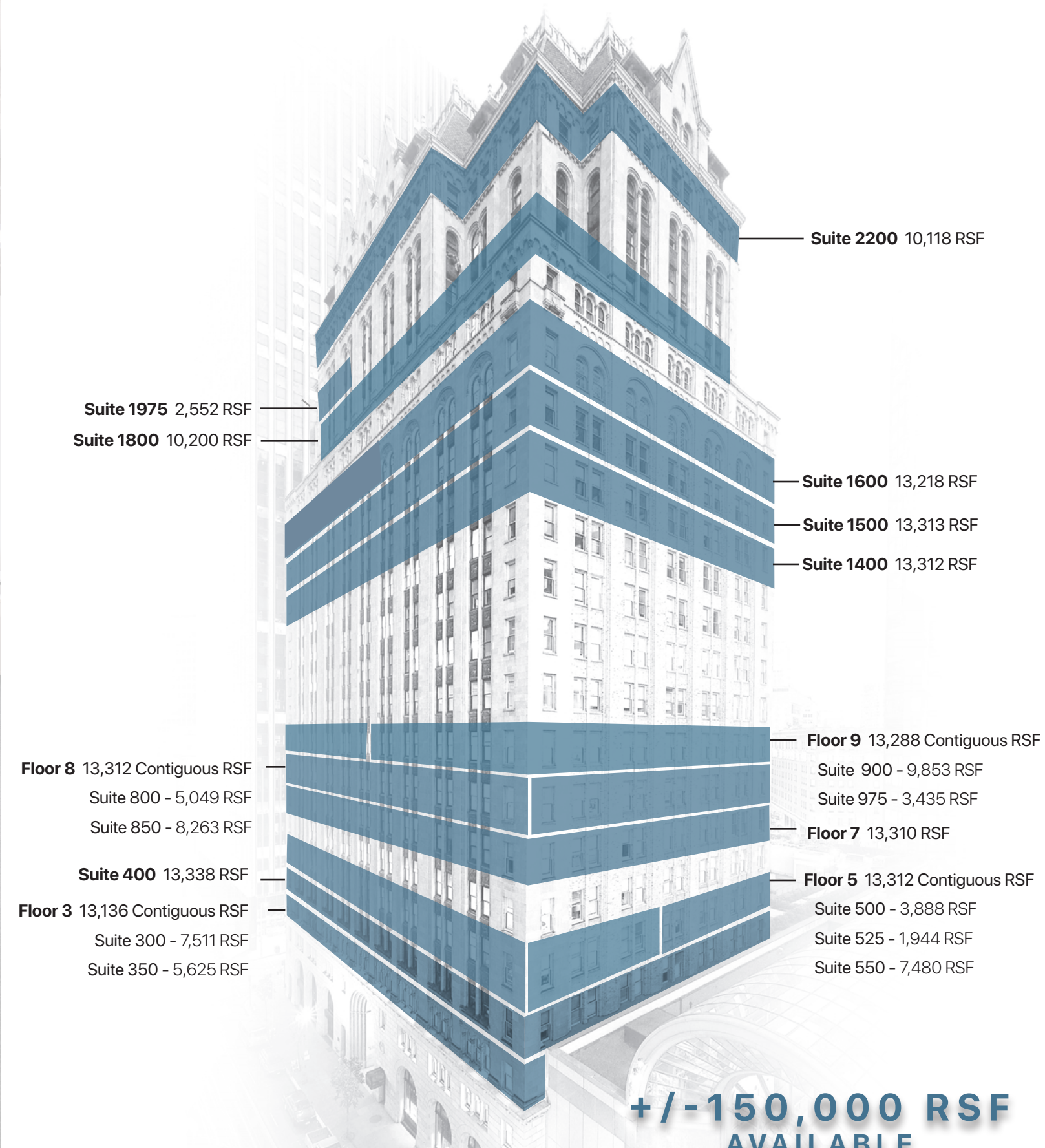
Creative interiors feature 11'6" ceilings and operable windows



Category I Historically Significant Building distinction granted by the City of San Francisco

AVAILABILITIES

111 SUTTER STREET



+/-150,000 RSF AVAILABLE



Brand New Amenity Center Complete!

■ Excellent Central Business District location just 4 blocks from Union Square shopping and dining

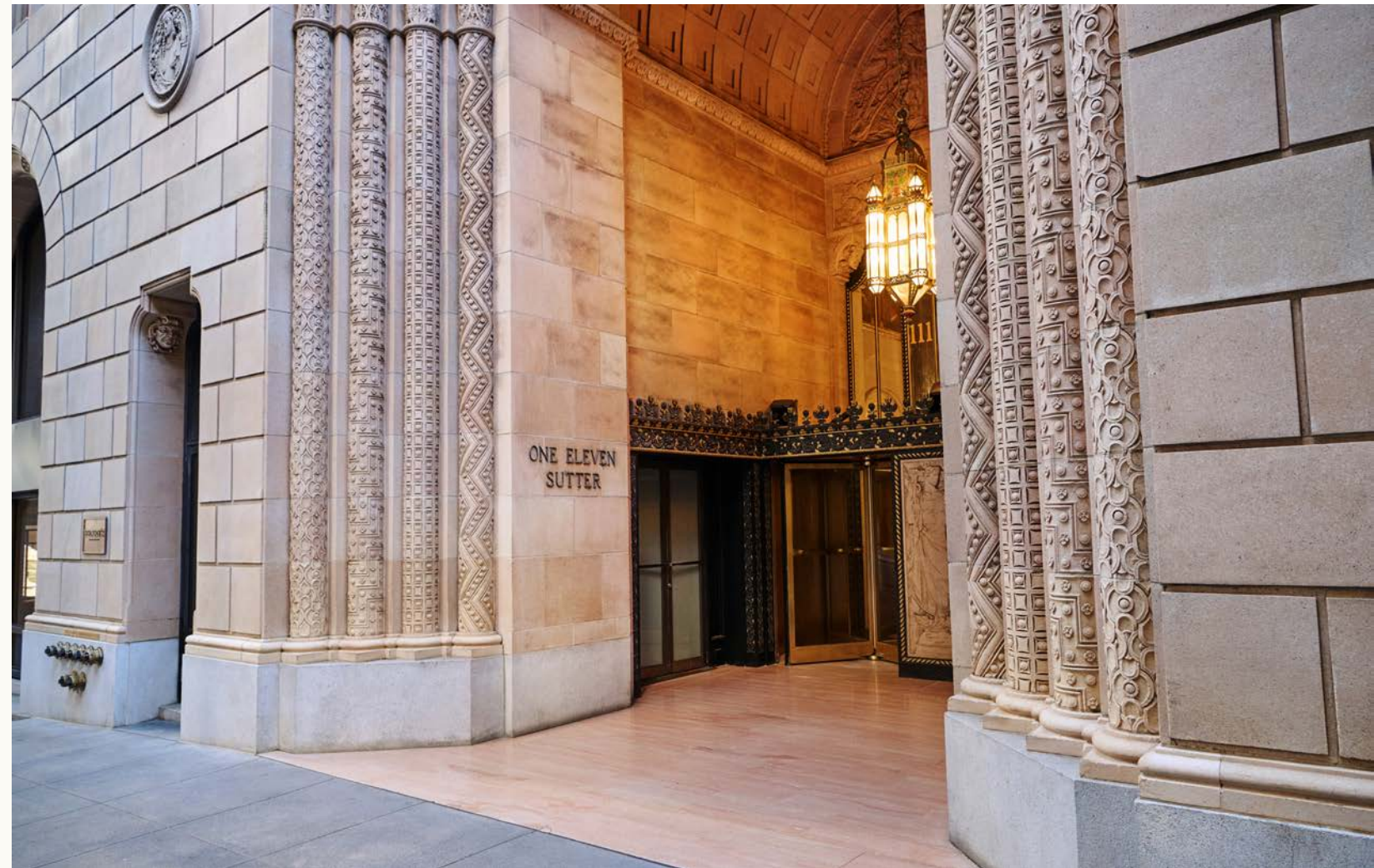
■ Easy access to BART, Muni, Market Street trolley cars, and freeways

■ Adjacent secured parking in Post Montgomery Center garage



■ Direct access to an array of specialty shops, international dining options, and personal services in Crocker Galleria

■ 24 Hour Fitness located on ground level



LOCATION & AMENITIES
1 1 1 S U T T E R S T R E E T



LOCATION

111 SUTTER STREET



RESTAURANT

- 1 Crocker Galleria (multiple)
- 2 Sam's Grill
- 3 Belden Place (multiple)
- 4 Yank Sing
- 5 Bob's Steak & Chophouse
- 6 Uno Dos Tacos
- 7 Hops & Hominy
- 8 Gaspar Brasserie
- 9 Per Diem
- 10 Aquitaine



SHOPPING

- 11 Crocker Galleria
- 12 Maiden Lane
- 13 Target Express
- 14 Tiffany & Co.
- 15 Graff Diamonds
- 16 Shreve & Co.
- 17 Saks Fifth Avenue
- 18 Wilkes Bashford



HOTEL

- 19 Ritz-Carlton Residences
- 20 Palace Hotel
- 21 Loews Regency
- 22 Omni Hotel
- 23 Ritz-Carlton Hotel
- 24 Grand Hyatt



OUTDOOR

- 25 One Montgomery Terrace
- 26 McKesson Plaza
- 27 One Bush Plaza
- 28 Market Street Plaza
- 29 560 Mission Street Plaza
- 30 Union Square



FITNESS

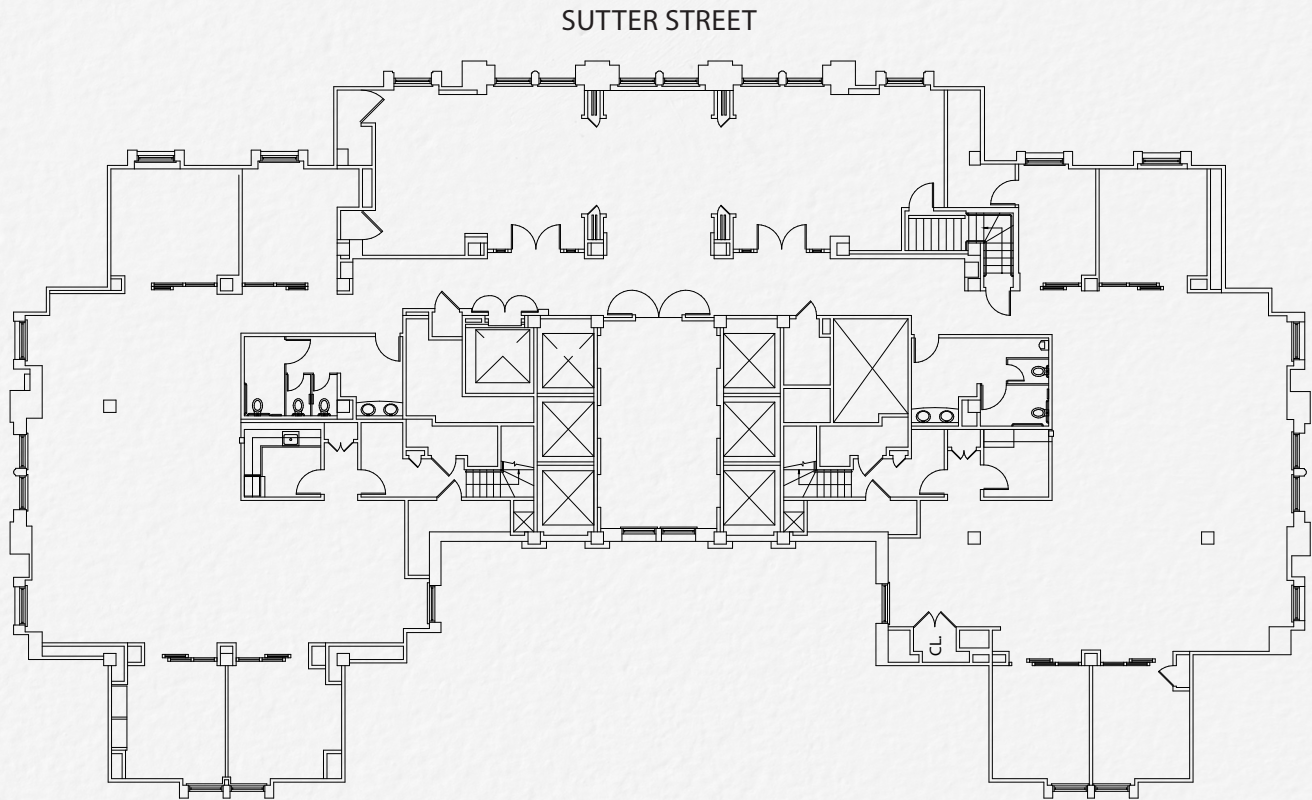
- 31 24 Hour Fitness
- 32 Equinox
- 33 Satori Yoga Studio
- 34 Maiden Lane Studios
- 35 Crunch



FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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SUITE 2200 - 10,118 RSF

- Highly creative full floor with high ceilings and exposed columns, modern finishes, abundant natural light on all sides, and panoramic cityscape including Bay views
- Available now
- 22' ceiling heights
- 2 large conference rooms
- 8 private offices / small conference rooms
- Kitchen
- Rare penthouse opportunity
- Operable windows

SUITE 2200

1 1 1 S U T T E R S T R E E T



*conceptual rendering

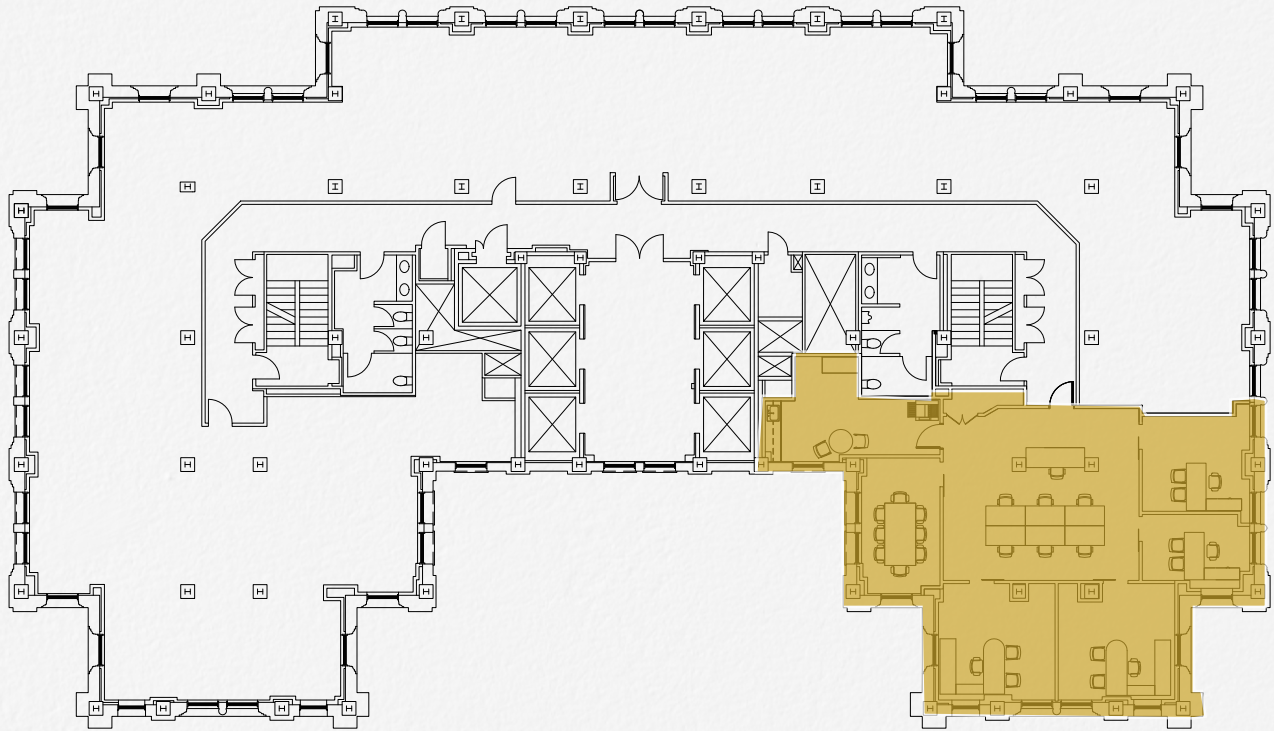


*conceptual rendering

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

SUTTER STREET



*AVAILABLE SPACE

SUITE 1975 - 2,552 RSF

- Brand new creative partial floor corner office spec suite with modern finishes, abundant natural light, and cityscape views
- Available now
- 1 conference room
- 2 phone rooms
- 1 kitchenette
- Substantial open area
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



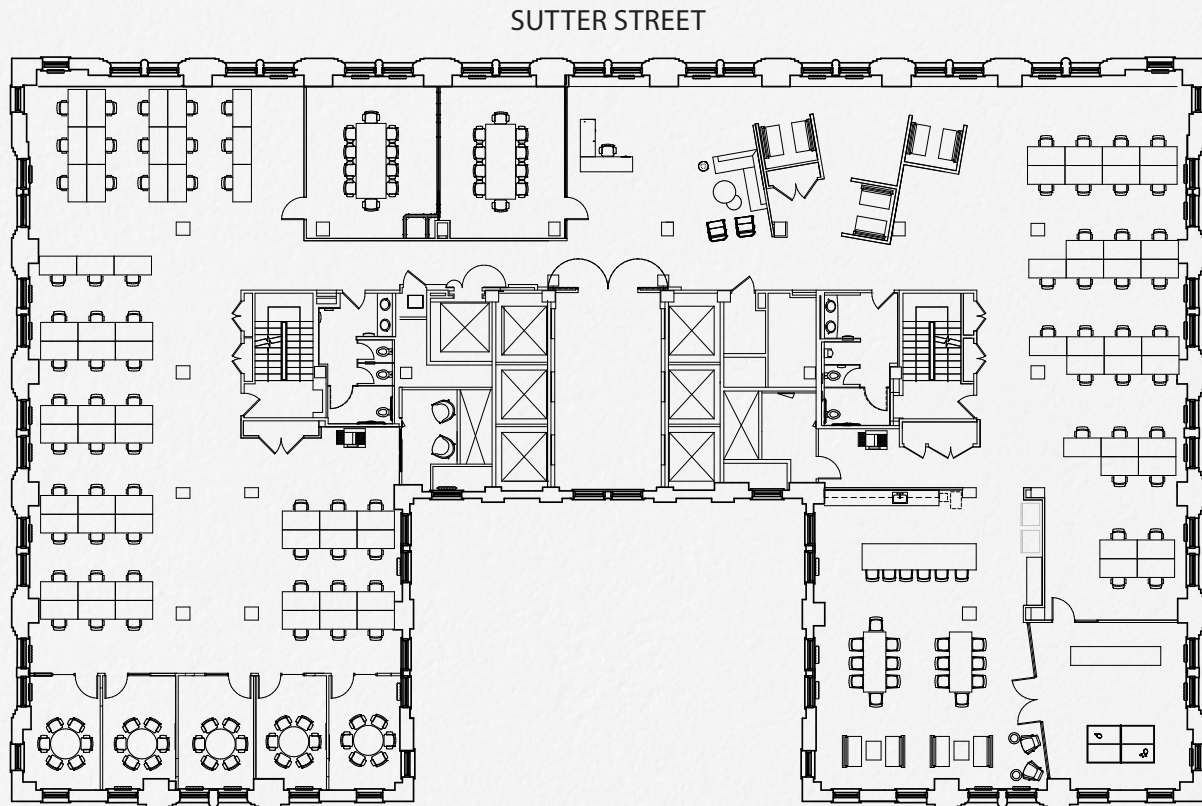
SUITE 1800 - 10,200 RSF FULL FLOOR SUITE!

- Highly creative furnished full floor with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 3 large conference rooms
- 5 medium conference rooms
- 1 phone room
- 1 kitchenette
- Substantial open area
- 15' ceilings
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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SUITE 1600 - 13,218 RSF PLUG & PLAY SUITE!

Can be combined with Suite 1500 and 1400 for 39,843 RSF contiguous square feet!

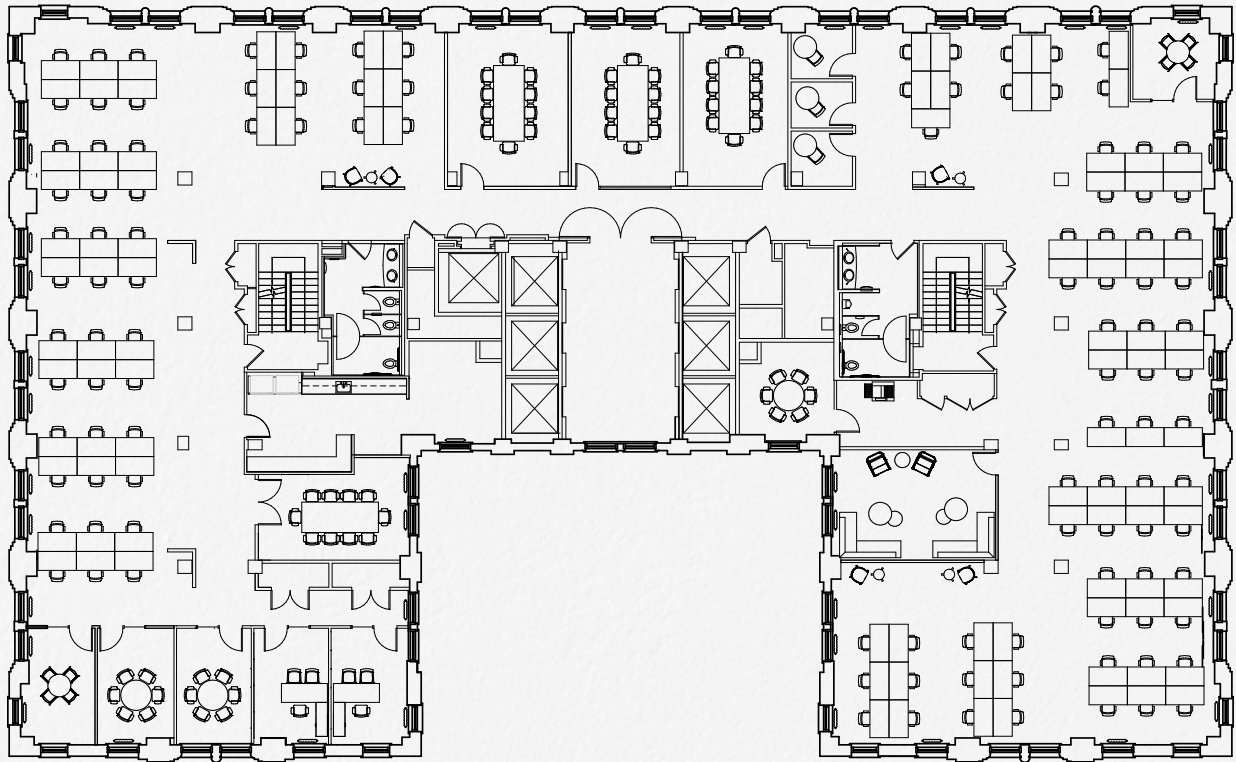
- Highly creative furnished full floor with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 3 large conference rooms
- 5 medium conference rooms
- 1 phone room
- 1 kitchenette
- Substantial open area
- 15' ceilings
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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SUTTER STREET



SUITE 1500 - 13,313 RSF

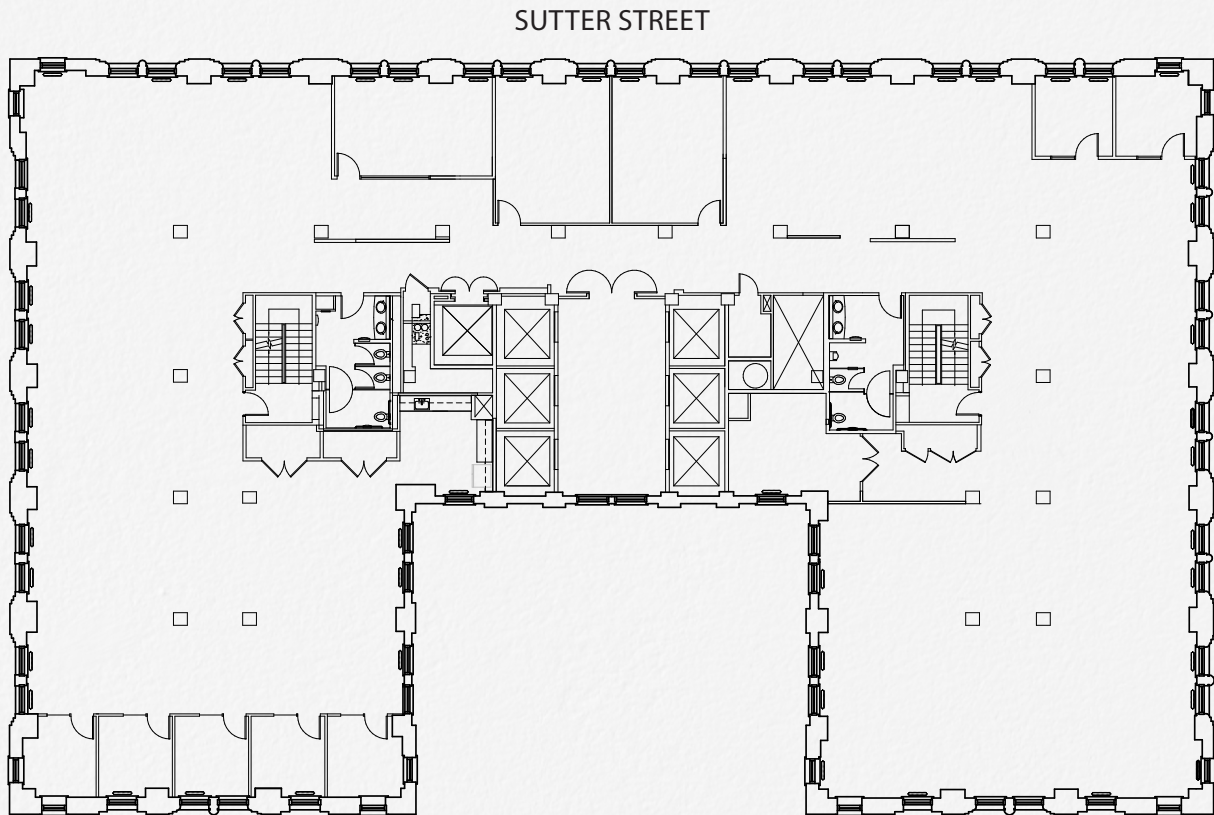
Can be combined with Suite 1600 and 1400 for 39,843 RSF contiguous square feet!

- Highly creative furnished full floor with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 7 small conference rooms
- 5 large conference rooms
- 3 phone rooms
- 1 kitchenette
- Substantial open area
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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SUITE 1400 - 13,312 RSF

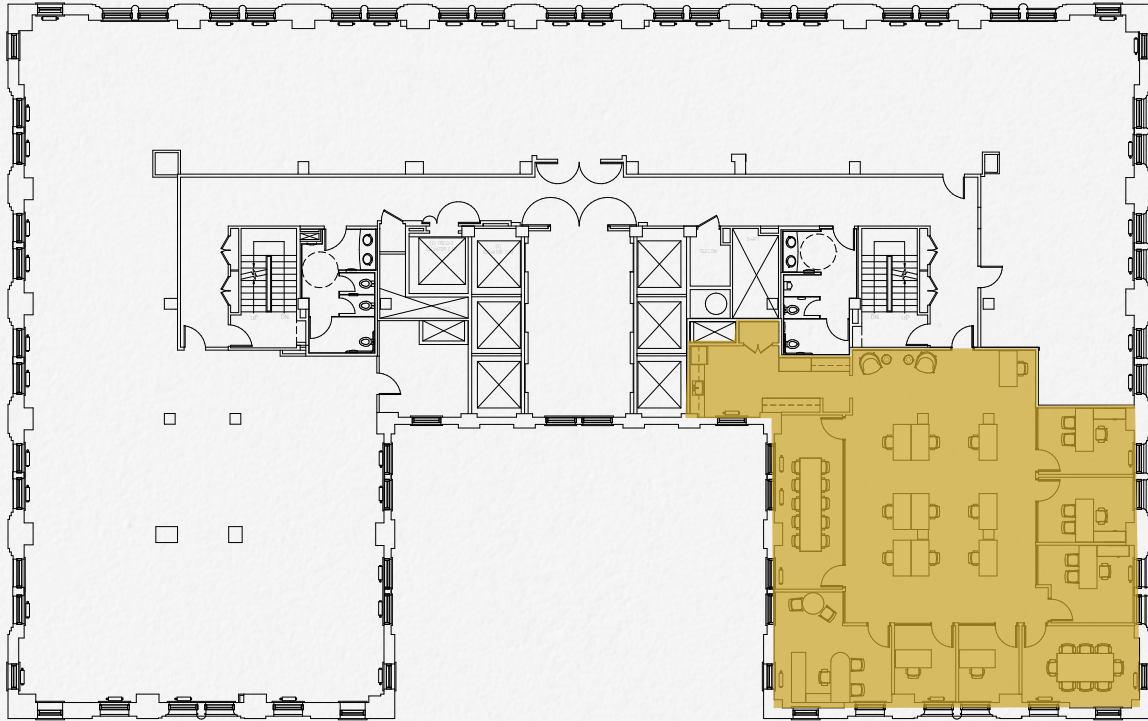
Can be combined with Suite 1500 and 1600 for 39,843 RSF contiguous square feet!

- Highly creative full floor with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 7 small conference rooms
- 4 medium/large conference rooms
- 1 kitchenette
- Substantial open area
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

SUTTER STREET



*AVAILABLE SPACE

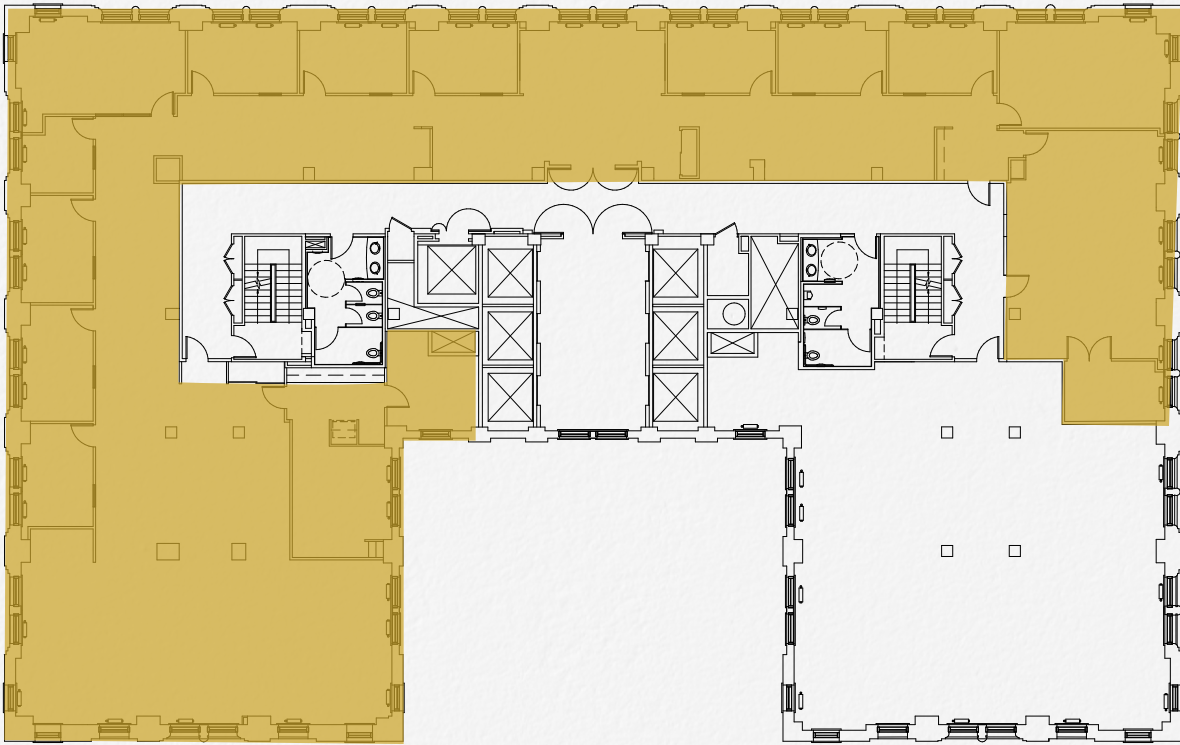
SUITE 975 - 3,435 RSF

- Available now
- Great city views
- 1 large conference room
- 7 window-line offices
- Kitchen
- Open area
- Can be combined with suite 900 for a total for 13,570 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

SUTTER STREET



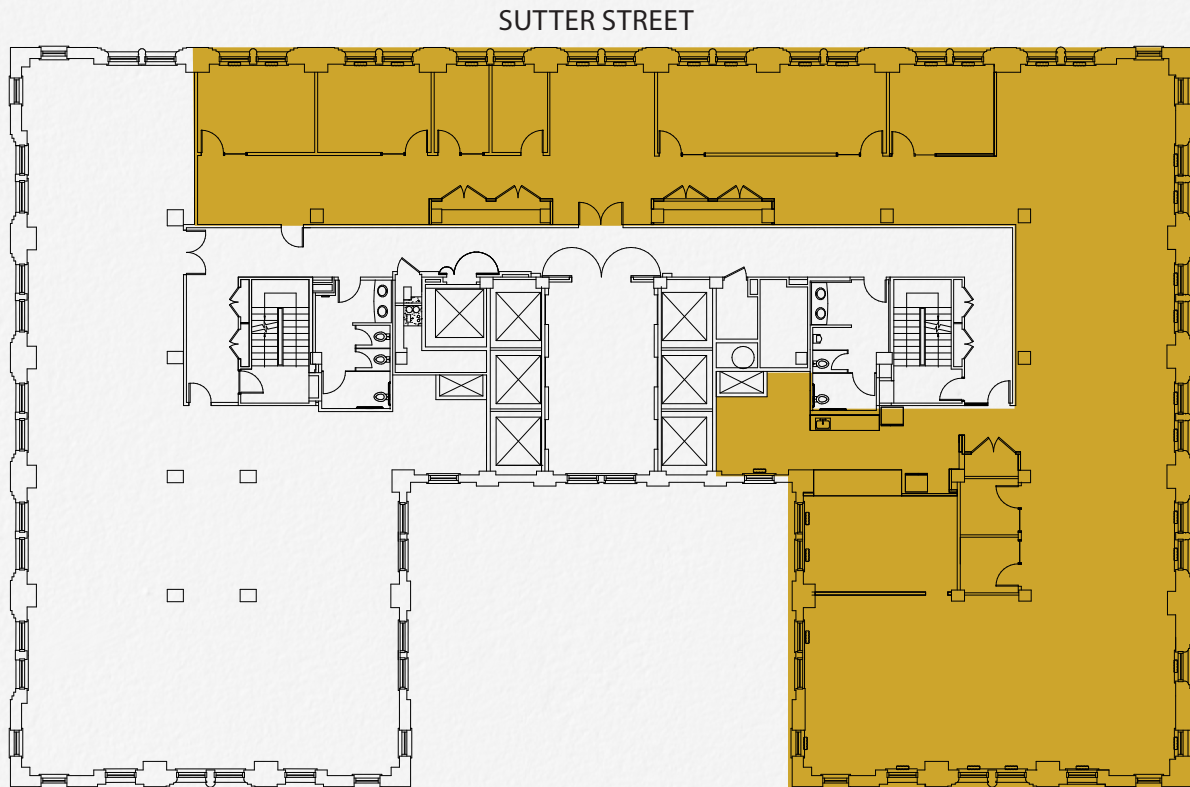
*AVAILABLE SPACE

SUITE 900 - 9,853 RSF

- Available now
- 2 conference rooms
- 10 private offices
- 1 kitchen
- Production/ storage area
- Operable windows
- Can be combined with suite 975 for a total for 13,288 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



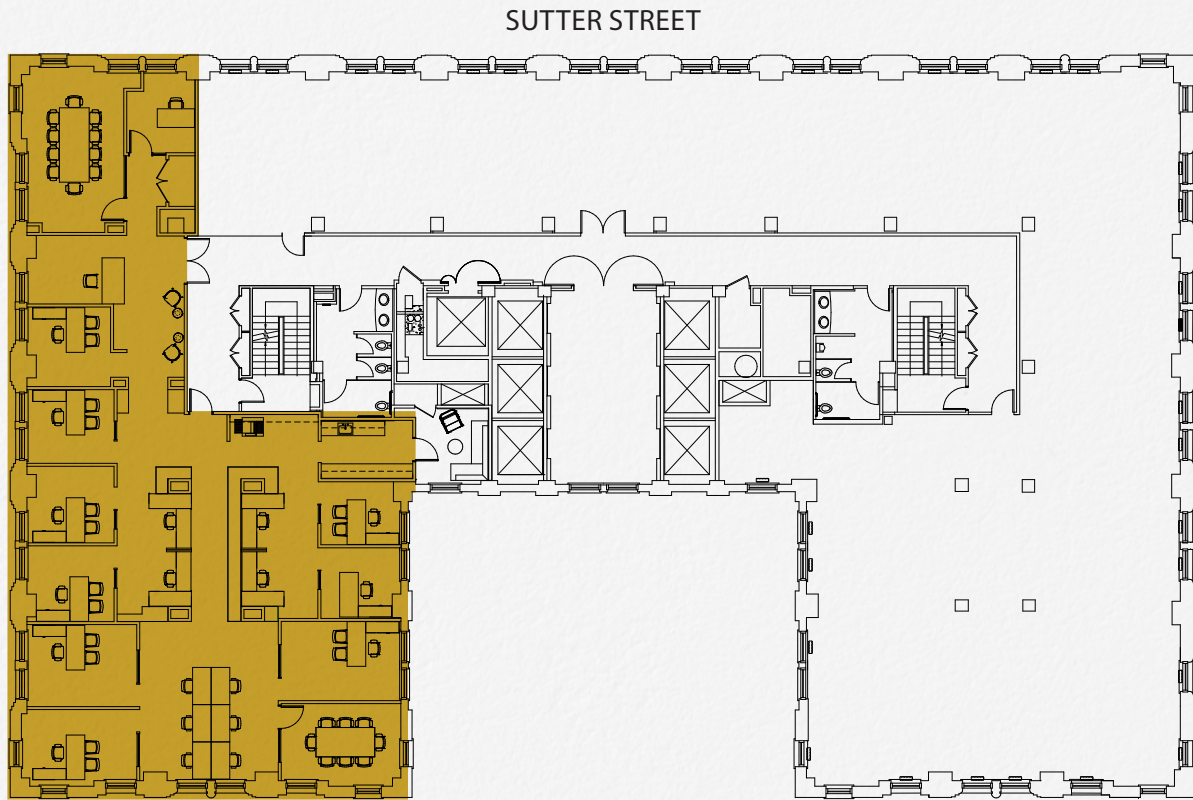
*AVAILABLE SPACE

SUITE 850 - 8,263 RSF

- Creative suite with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 1 large conference room
- 3 medium conference rooms
- 2 small conference rooms
- 2 phone rooms
- Large kitchen
- Substantial open area
- Operable windows
- Can be combined with suite 800 for a total for 13,288 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



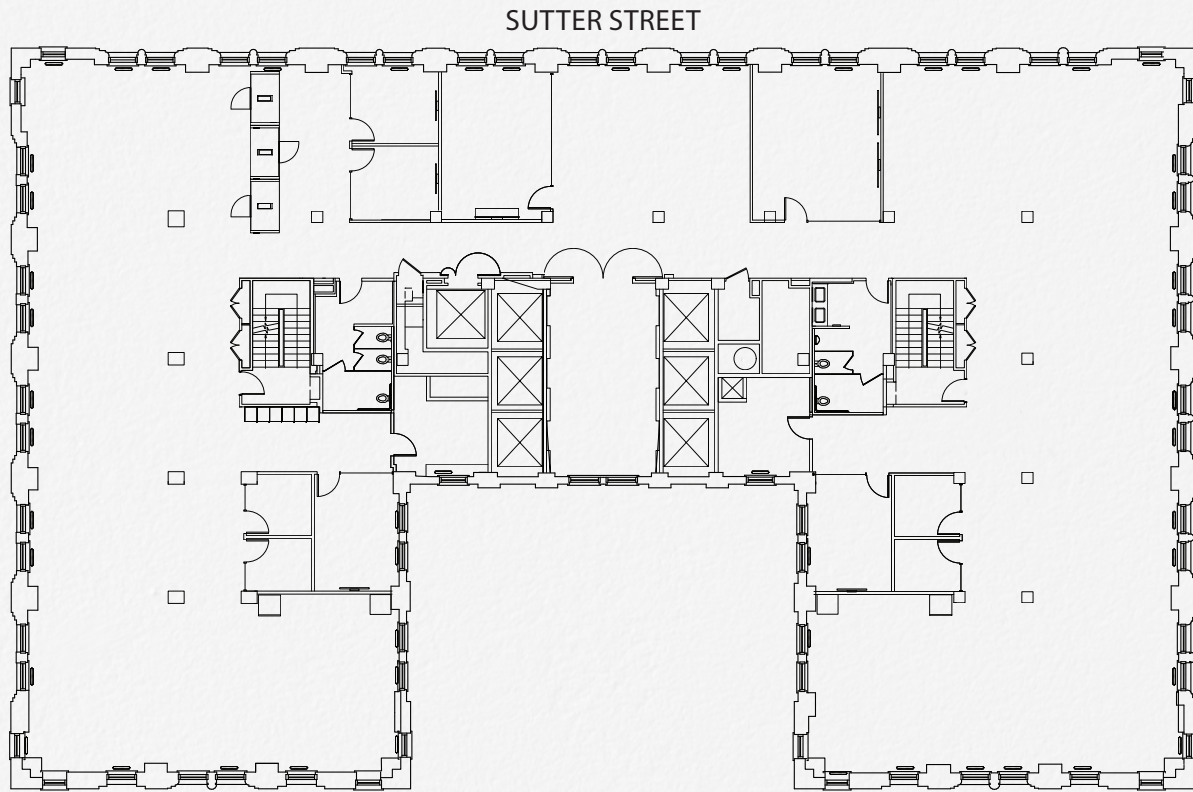
* AVAILABLE SPACE

SUITE 800 - 5,049 RSF

- Available now
- Great city views
- 1 large conference room
- 11 window-line offices
- Kitchen
- Reception area
- Open area
- Can be combined with suite 850 for a total for 13,312 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



SUITE 700 - 13,310 RSF

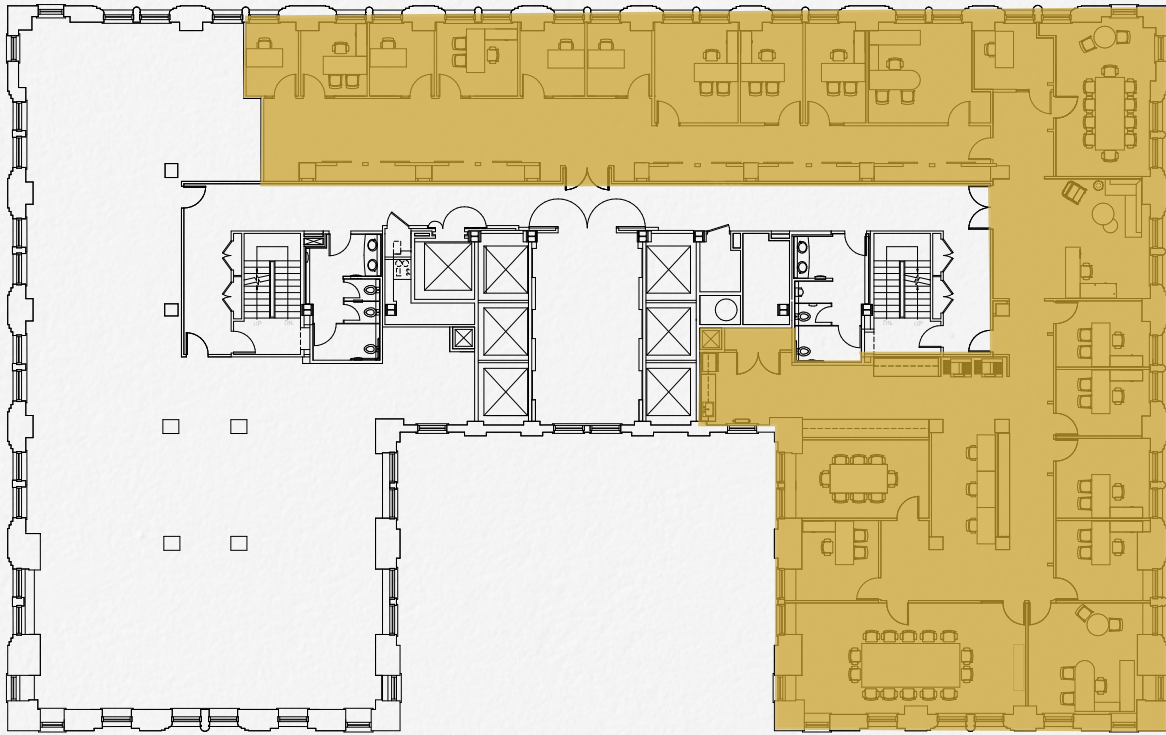
- Available now
- Second generation creative pre-built full floor
- Exposed concrete ceilings and columns with modern finishes
- 1 large conference room and 2 medium conference rooms
- 2 window-line offices
- Kitchenette and open area
- Abundant natural light
- Panoramic city views

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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*AVAILABLE SPACE

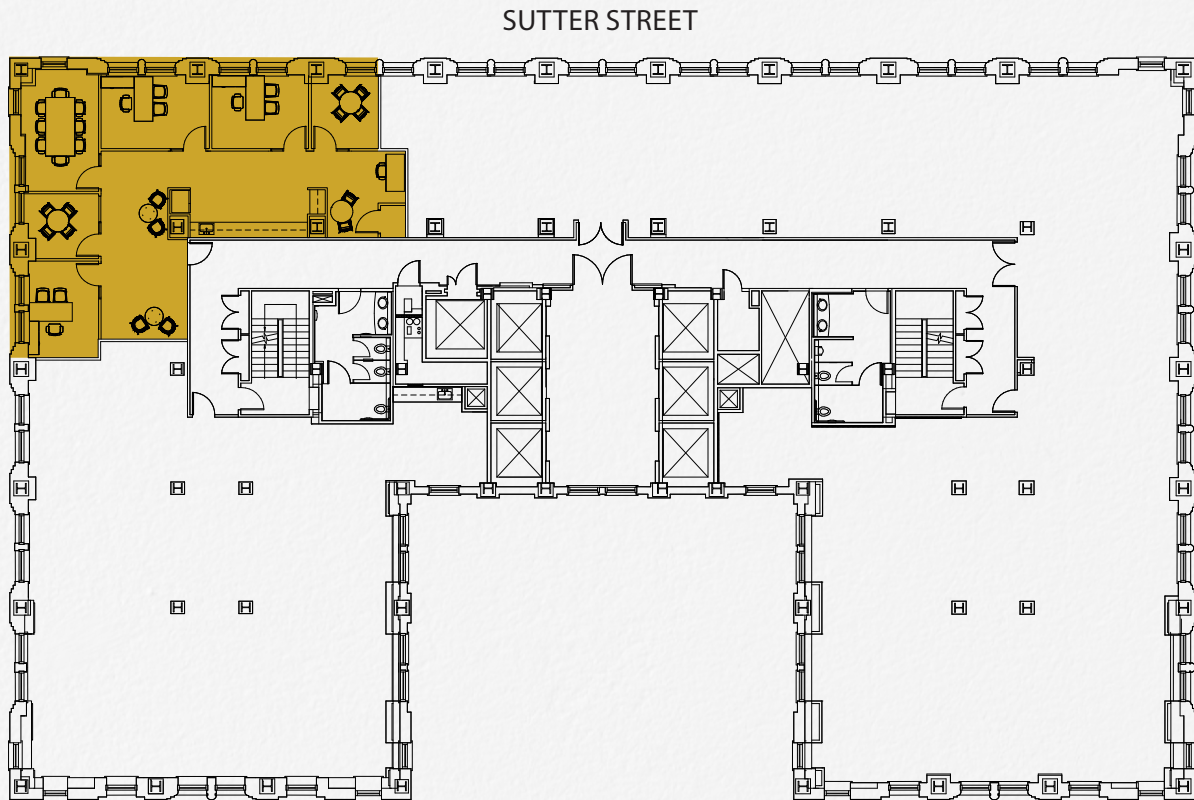
SUITE 550 - 7,480 RSF

- Available now
- Great city views
- 1 large conference room
- 2 medium conference rooms
- 17 window-line offices
- Kitchen
- Reception area
- Open area
- Can be combined with suite 500 and 525 for a total for 13,312 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T

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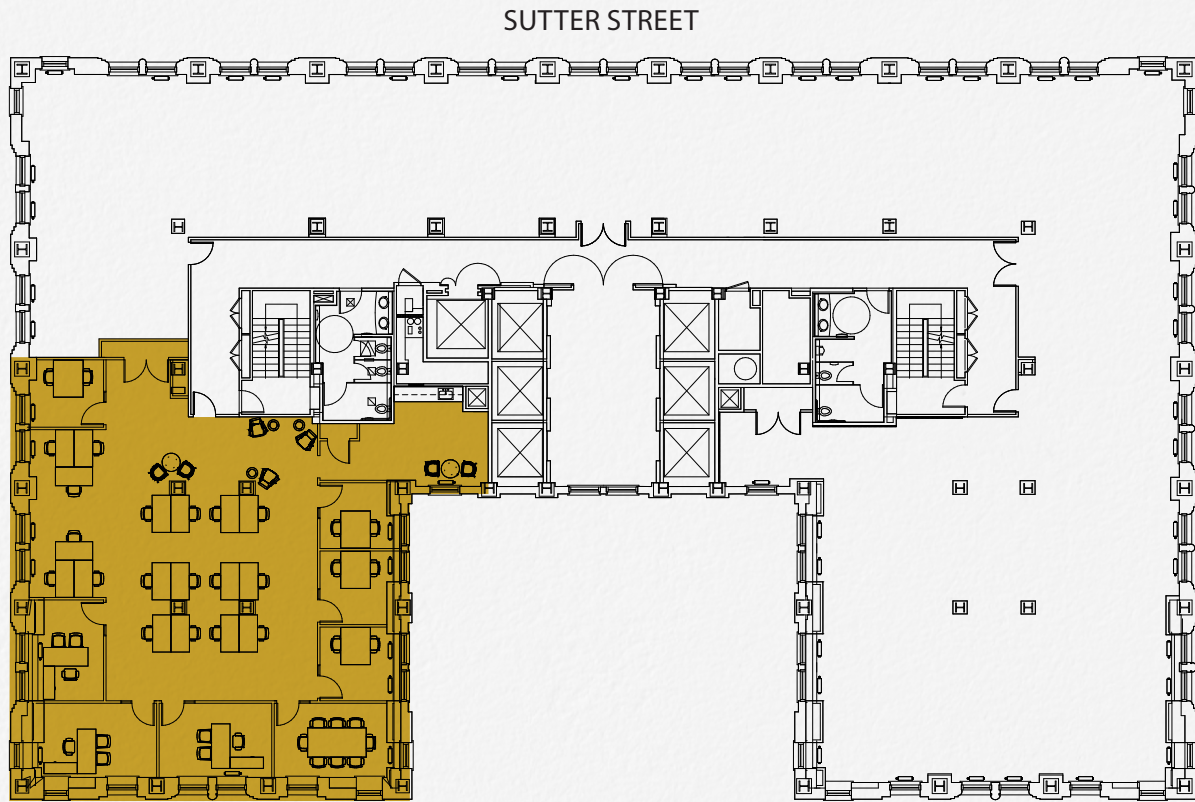
*AVAILABLE SPACE

SUITE 525 - 1,944 RSF

- Available now
- 5 private offices
- 1 large conference room
- Kitchen
- Can be combined with Suite 500 and 550 for a total of 13,312 RSF

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



*AVAILABLE SPACE

SUITE 500 - 3,888 RSF

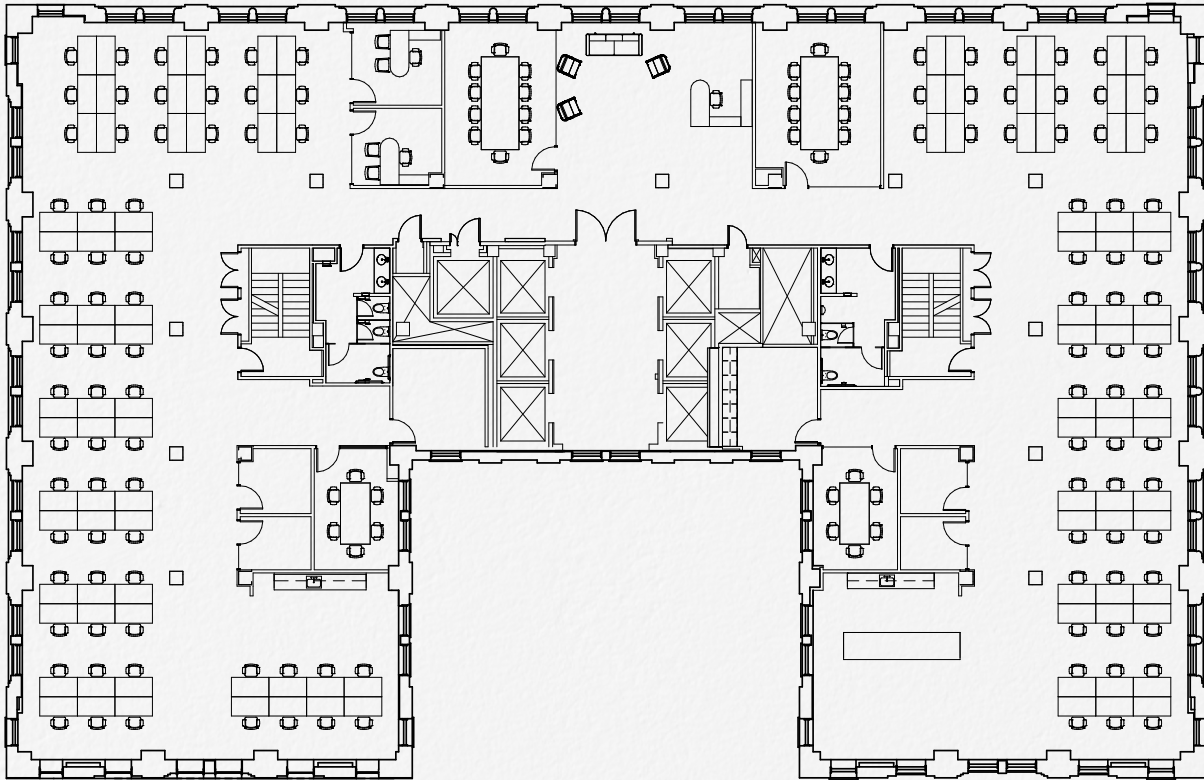
- Available now
- Abundant natural light on all sides, and panoramic cityscape views
- 1 large conference room
- 7 private offices
- Kitchen
- Operable windows
- Can be combined with Suite 525 and 550 for a total of 13,312 RSF

FLOOR PLAN

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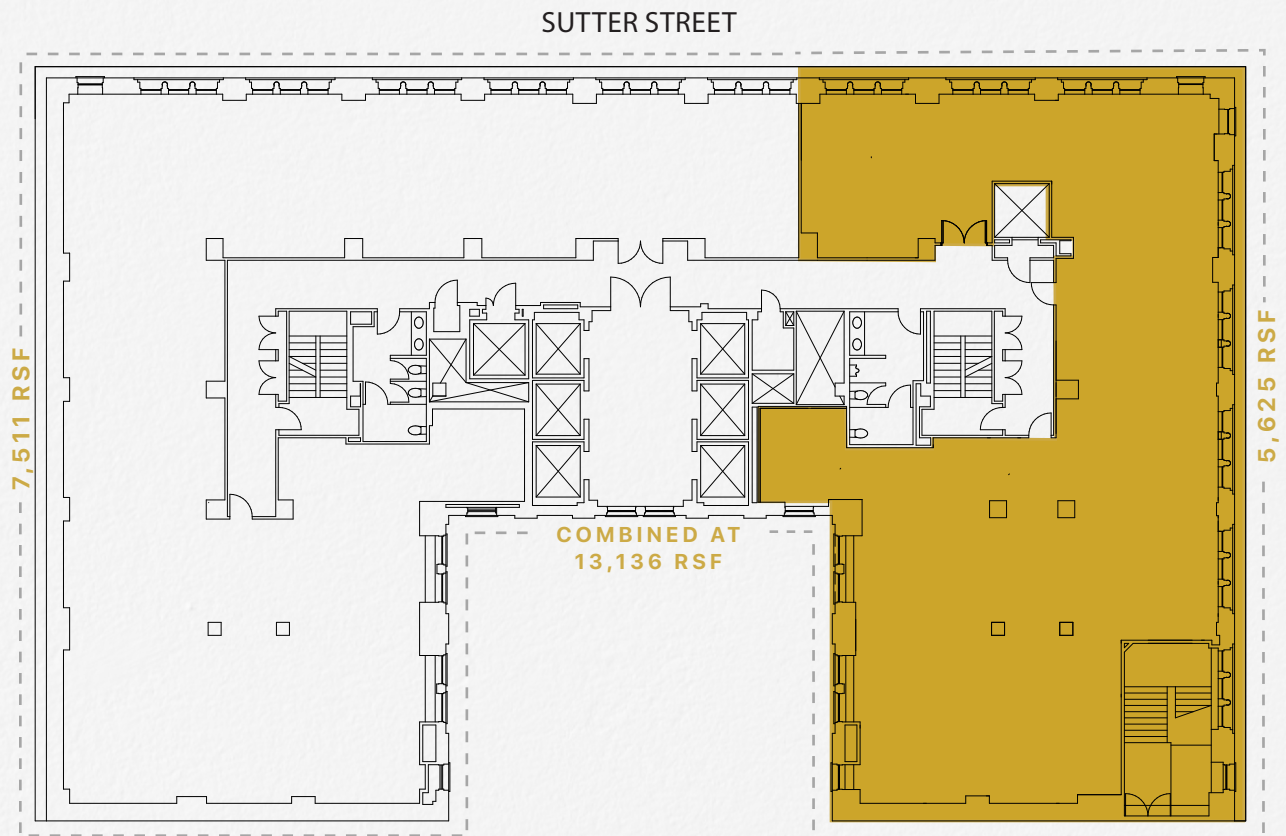
SUITE 400 - 13,338 RSF

Can be combined with Suite 300 for 20,849 RSF or 26,474 RSF contiguous square feet!

- Brand new creative full floor spec suite with exposed concrete ceilings and columns, modern finishes, abundant natural light on all sides, and cityscape views
- Available now
- 1 board room, 1 large conference room
- 2 medium conference rooms
- 2 offices
- 4 phone rooms
- 1 large all-hands kitchen
- 1 kitchenette
- Substantial open area
- Operable windows

FLOOR PLAN

1 1 1 S U T T E R S T R E E T



*AVAILABLE SPACE

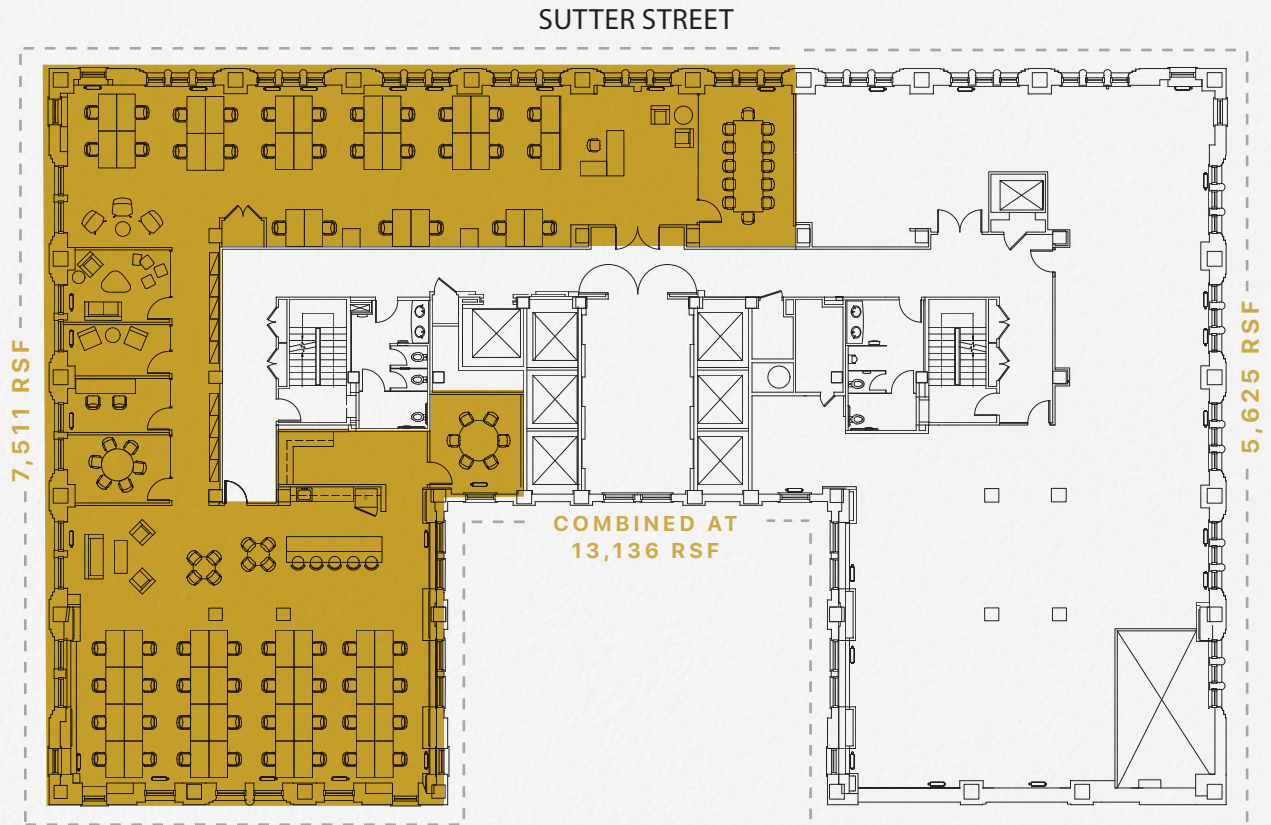
SUITE 350 - 5,625 RSF

- Exposed concrete ceilings and columns, abundant natural light on all sides, and cityscape views
- To be delivered in shell condition ready for TI's
- Available now
- Can be combined with Suite 300 for a full floor opportunity totaling 13,136 RSF
- Operable windows

FLOOR PLAN

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*AVAILABLE SPACE

SUITE 300 - 7,511 RSF

Can be combined with Suite 400 for 20,849 RSF or 26,474 RSF contiguous square feet!

- Brand new creative spec suite with exposed concrete ceilings and columns, abundant natural light on all sides, and panoramic cityscape views
- Available now
- 1 large conference room
- 2 medium conference rooms
- 3 phone rooms
- 1 large all-hands kitchen
- Full floor opportunity for a total of 13,136 RSF
- Operable windows

111 SUTTER STREET

HISTORY IN THE MAKING

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.