

# 685

MARKET







# 190,481 RSF

## Creative Space







# ICONIC

Building



Single Tenant  
Full Building Identity



LEED Gold  
Certified



Significant Capital Invested  
Within Existing Building  
Infrastructure



Efficient  $\pm 20,000$  RSF  
Floor Plates



Unprecedented Branding  
& Signage Opportunities



Strong Ownership Group  
Brookfield, Committed to  
San Francisco



# MODERN

Infrastructure



Façade  
Remediation



Elevator  
Modernization



Lobby & Atrium  
Upgrades



Retail Storefront  
Upgrades



Cooling Tower  
Replacement



Roof  
Replacement



Building Automation System



Operable windows



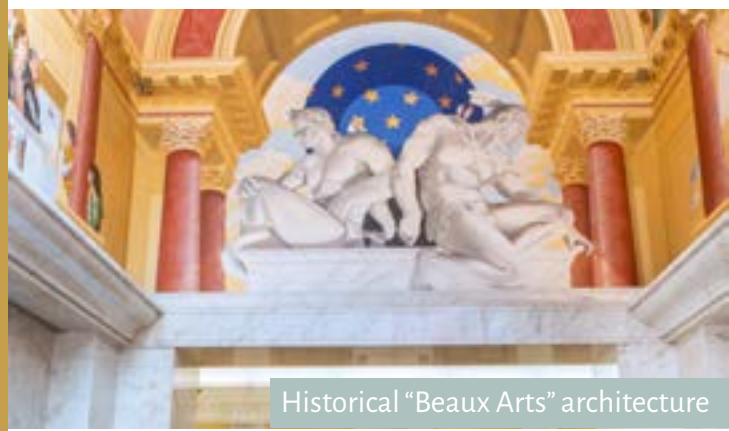
Potential for clean exposed ceilings



Pre-built kitchenettes on each floor



All Hands assembly opportunity on ground floor



Historical "Beaux Arts" architecture



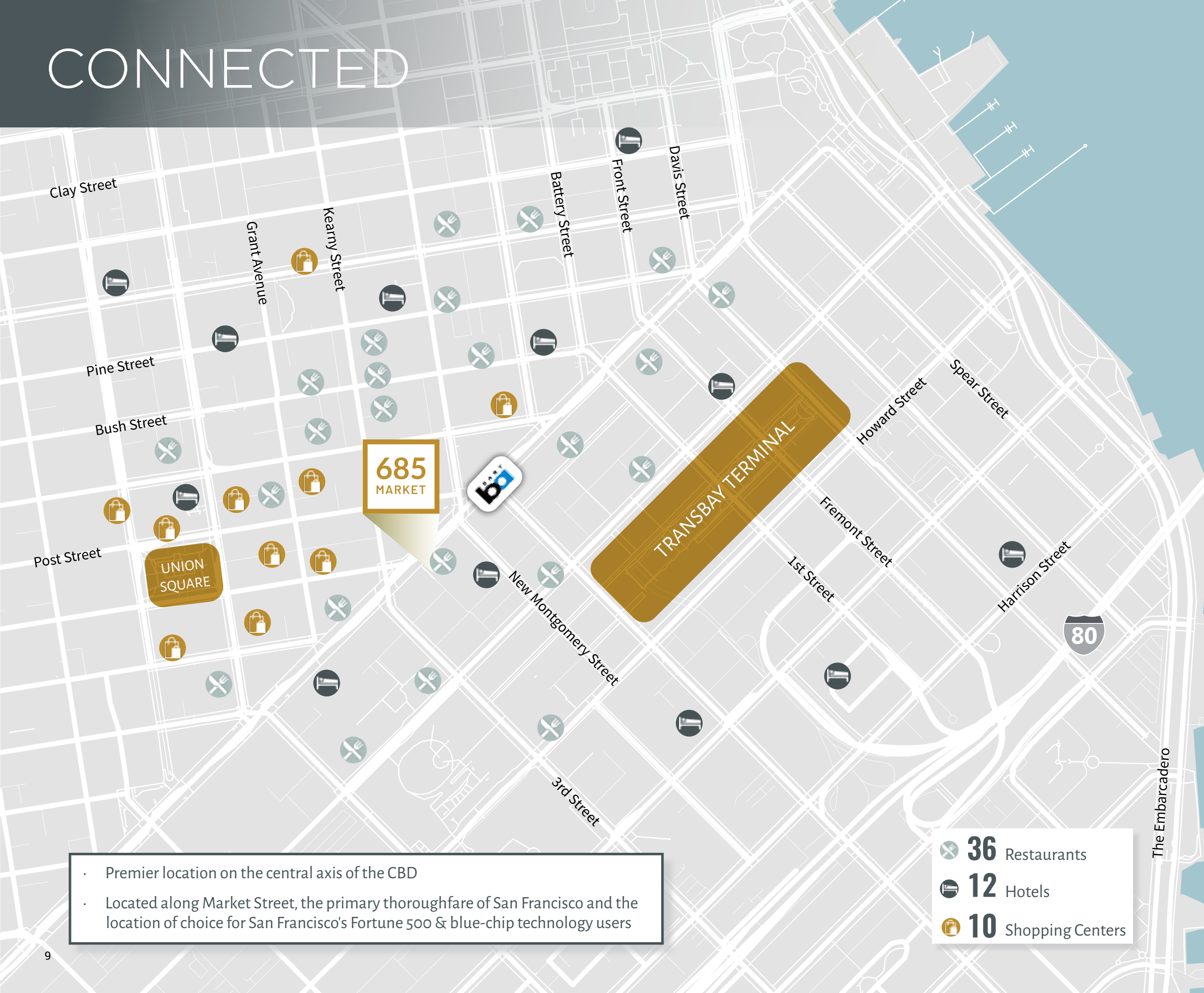
Unique building atrium and courtyard



Unrivalled 12' 6" slab to slab height



# CONNECTED



Confluence of North and South financial districts as well as Yerba Buena and Union Square



Two blocks to San Francisco's future 4th Street T-line






Two Blocks to San Francisco's Transbay Terminal



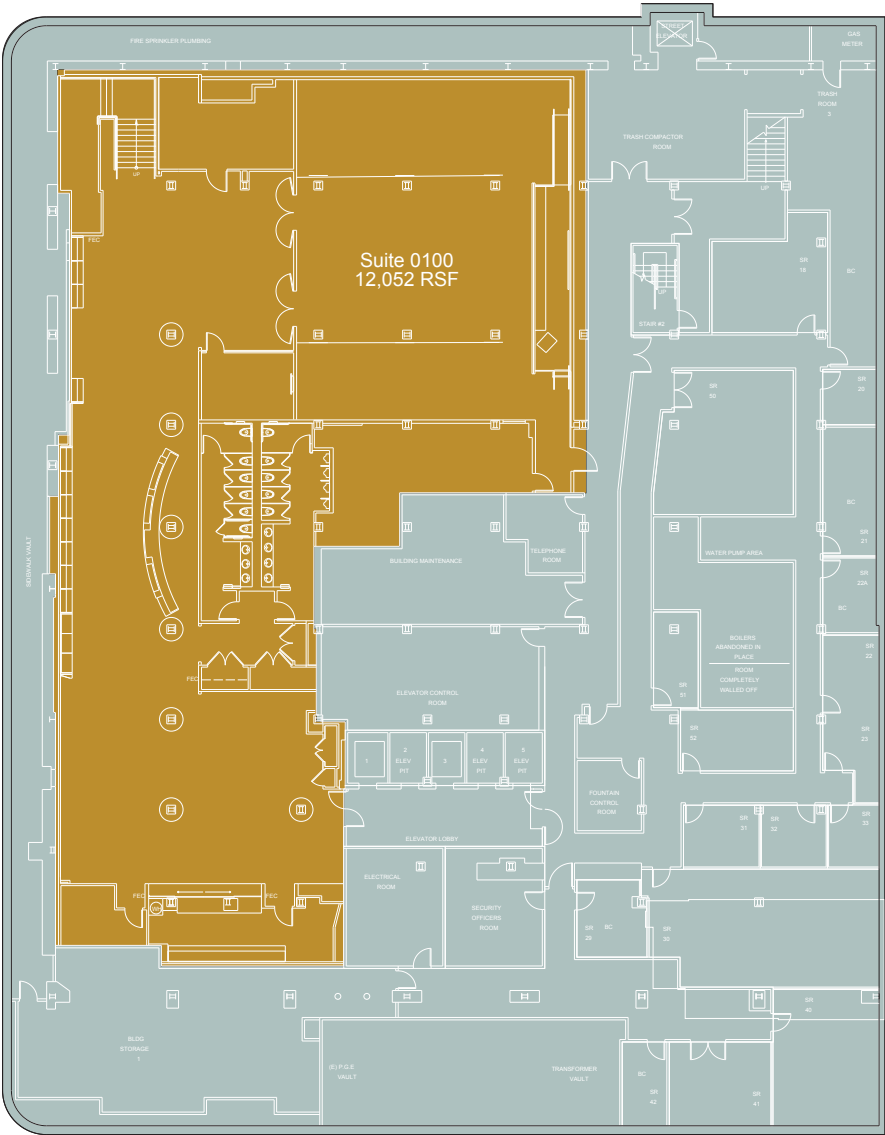
Onsite Access to BART

- Premier location on the central axis of the CBD
- Located along Market Street, the primary thoroughfare of San Francisco and the location of choice for San Francisco's Fortune 500 & blue-chip technology users

-  **36** Restaurants
-  **12** Hotels
-  **10** Shopping Centers

Floor	Size	Delivery Date	Delivery Condition
10000	19,404 RSF	Q4 2020	Mix of Private&Open
9000	19,404 RSF	Q4 2020	Mix of Private&Open
8000	19,404 RSF	Q4 2020	Mix of Private&Open
7000	19,406 RSF	Q4 2020	Mostly Open
6000	19,398 RSF	Q4 2020	Mostly Open
5000	19,128 RSF	Q4 2020	Mix of Private&Open
4000	19,406 RSF	Q4 2020	Mostly Open
3000	19,369 RSF	Q4 2020	Mix of Private&Open
2000	18,685 RSF	Q4 2020	Mostly Open
1000	4,825 RSF	Q4 2020	Mix of Private&Open
Concourse Level	12,052 RSF	Q4 2020	Public Assembly

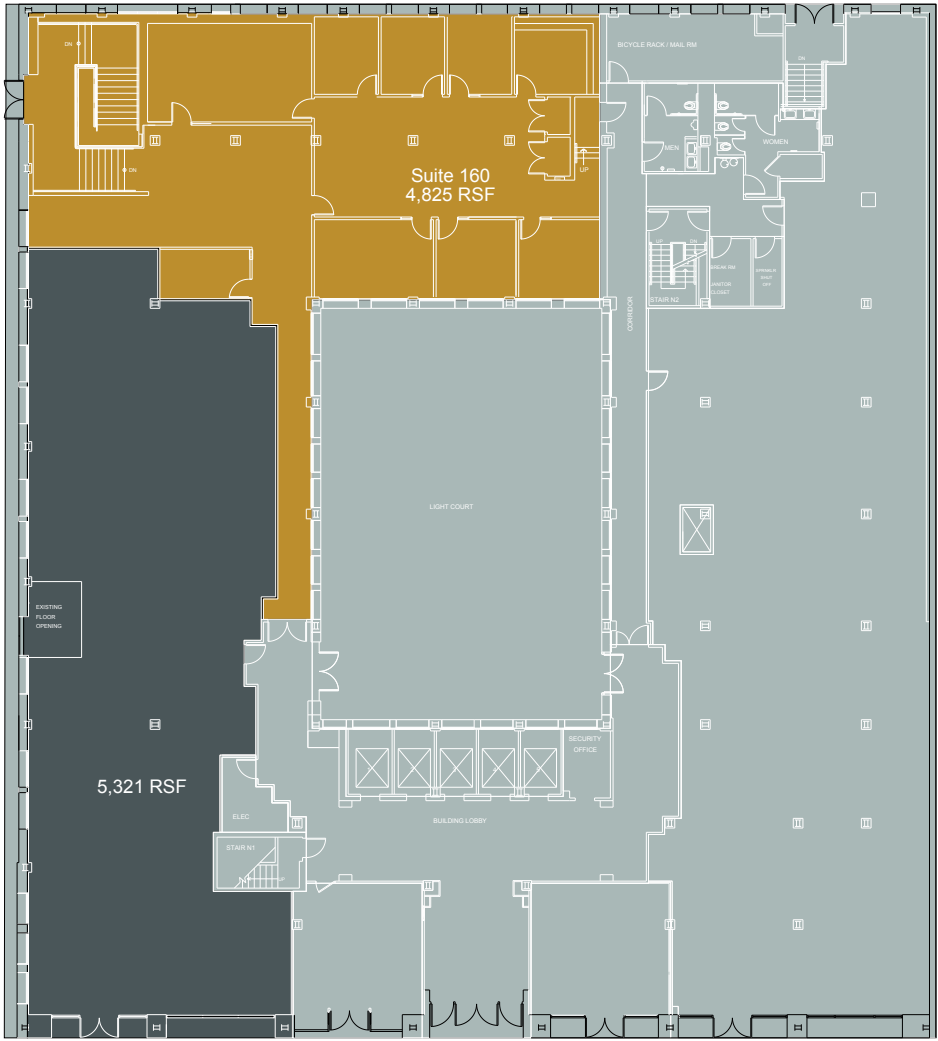
TOTAL = 190,481 RSF



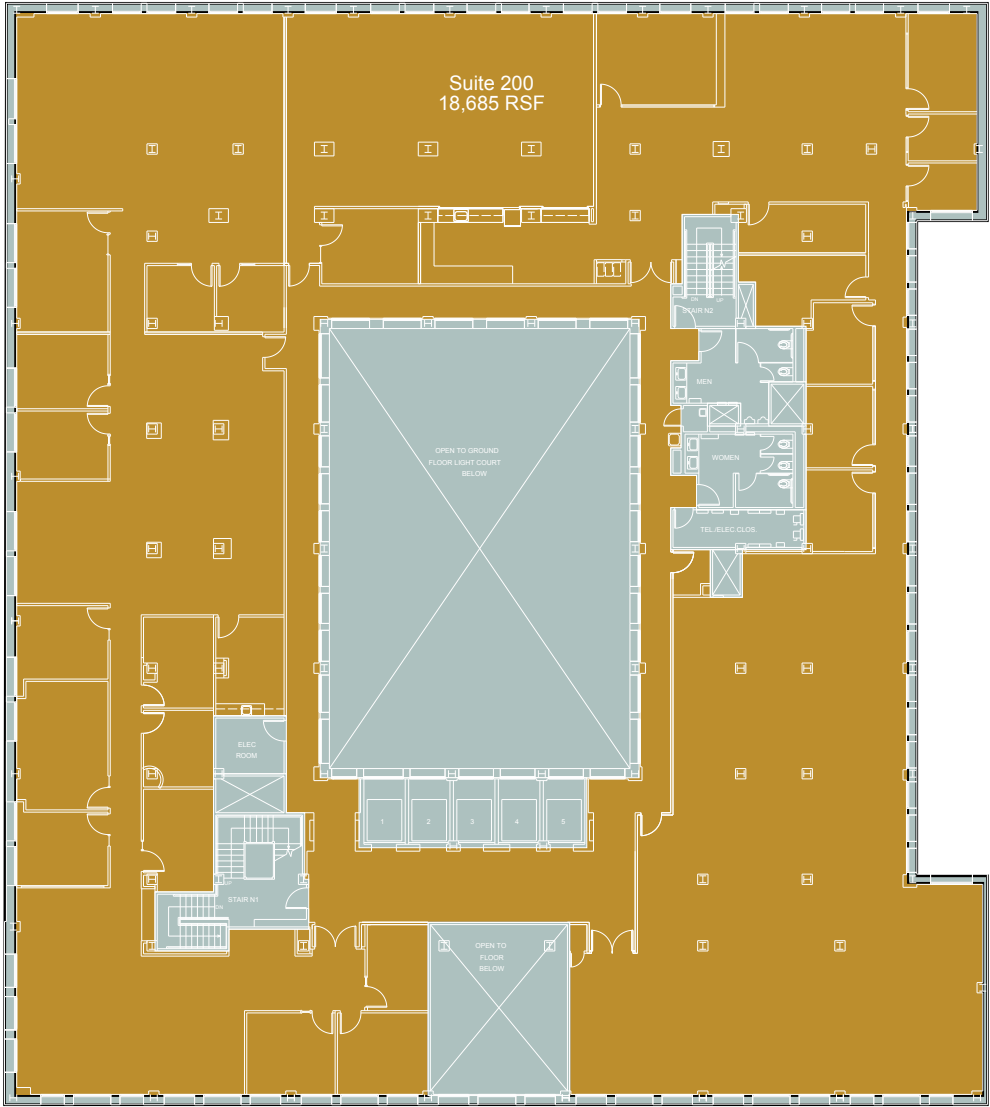
Suite 100

Square Footage 12,052

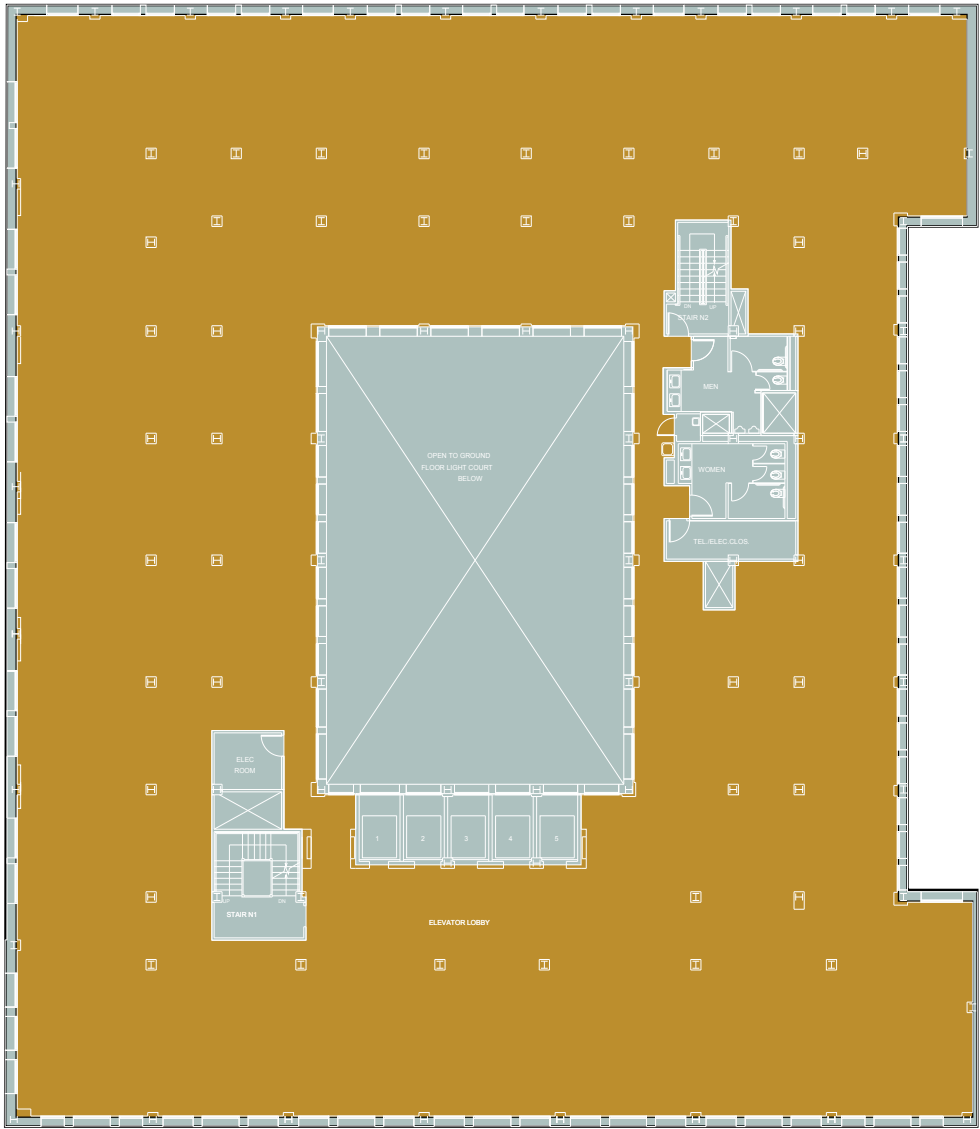
Date Available Q4 2020



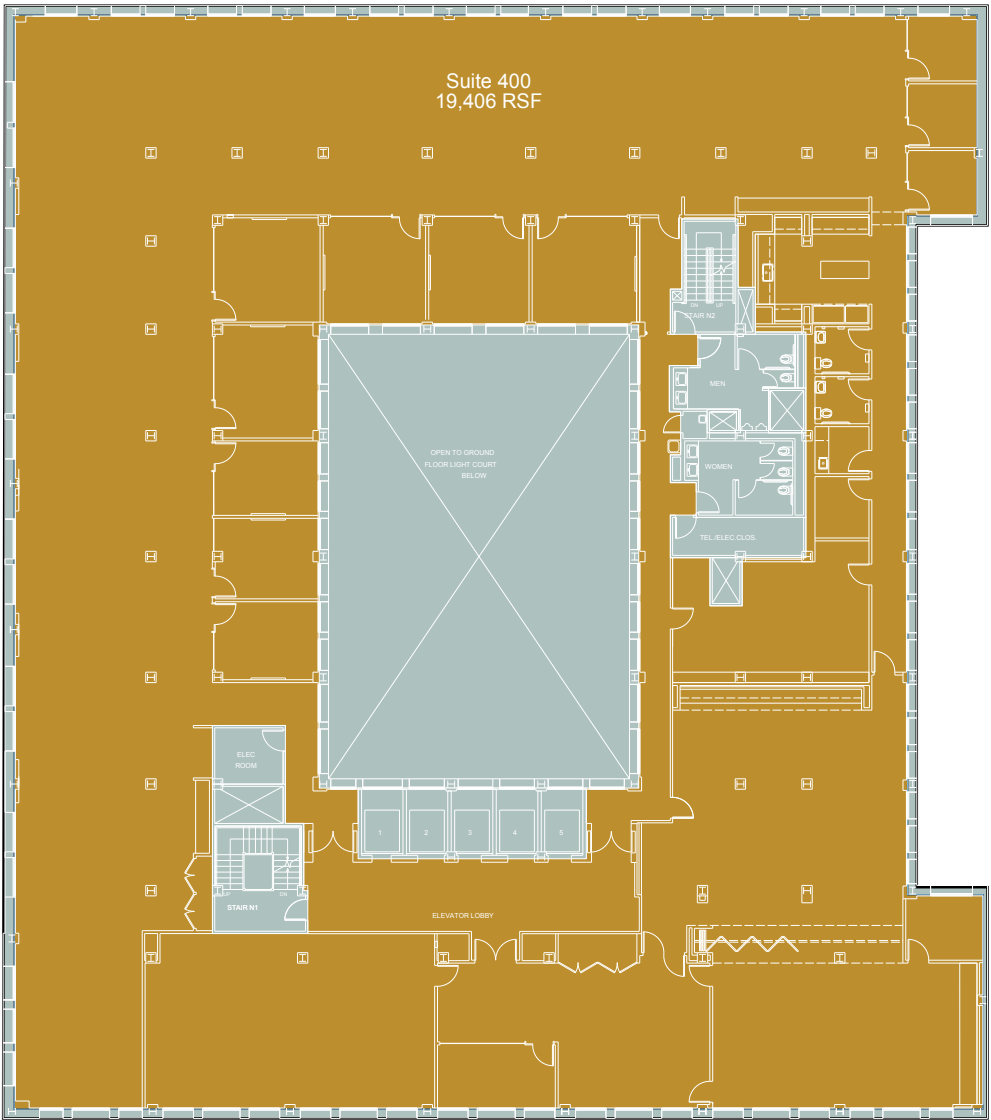
Suite 160      Square Footage 4,825      Date Available Q4 2020



Suite 200      Square Footage 18,685      Date Available Q4 2020

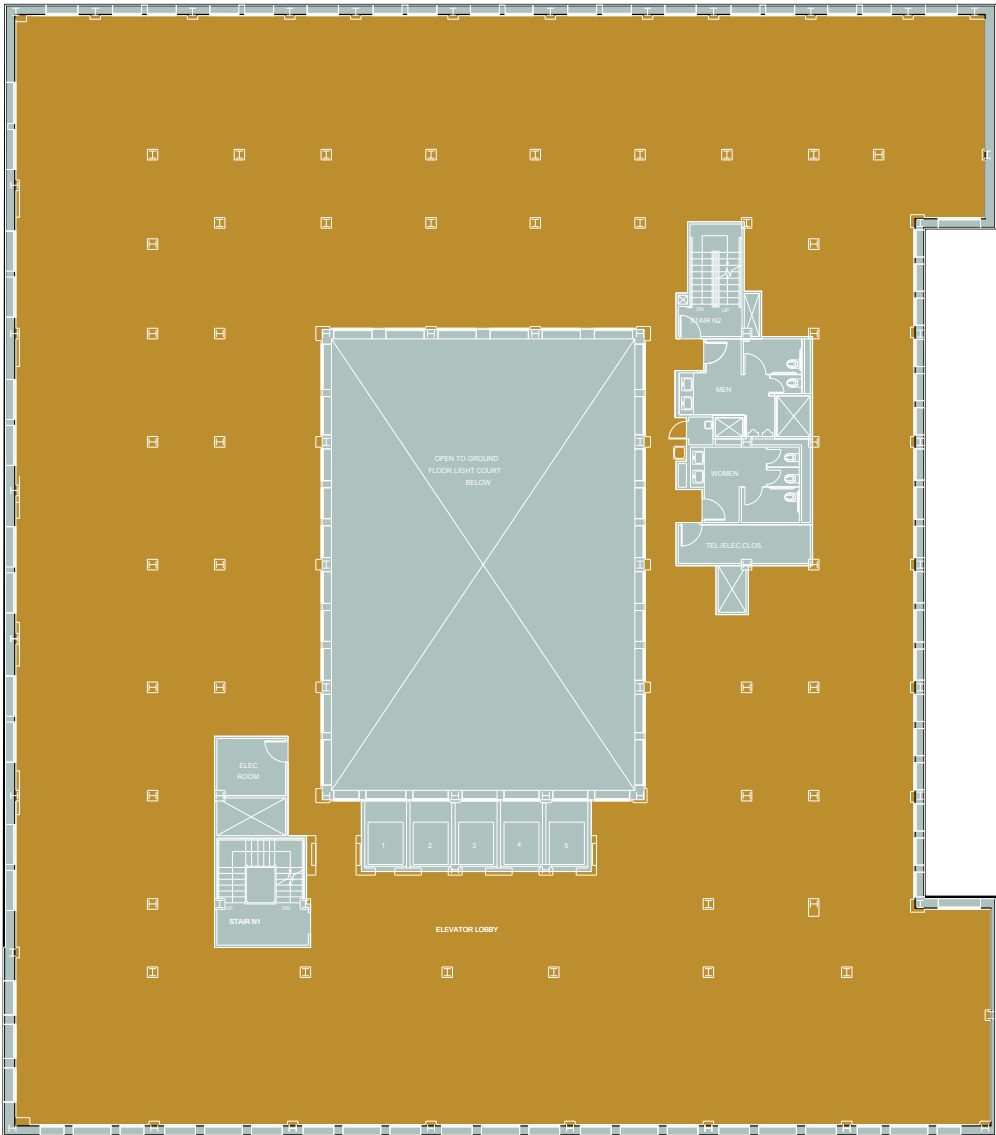


Suite 300      Square Footage 19,369      Date Available Q4 2020

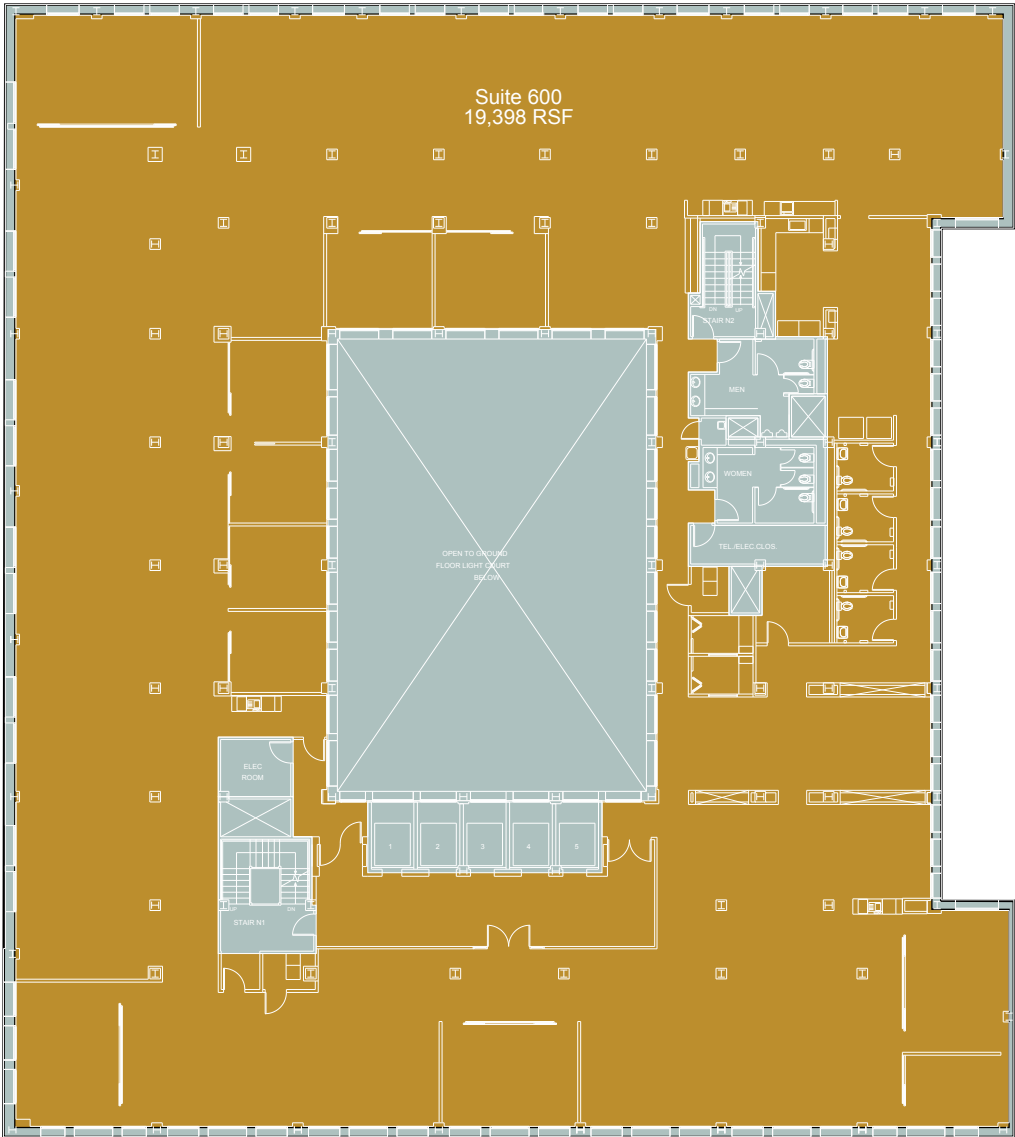


Suite 400      Square Footage 19,406      Date Available Q4 2020

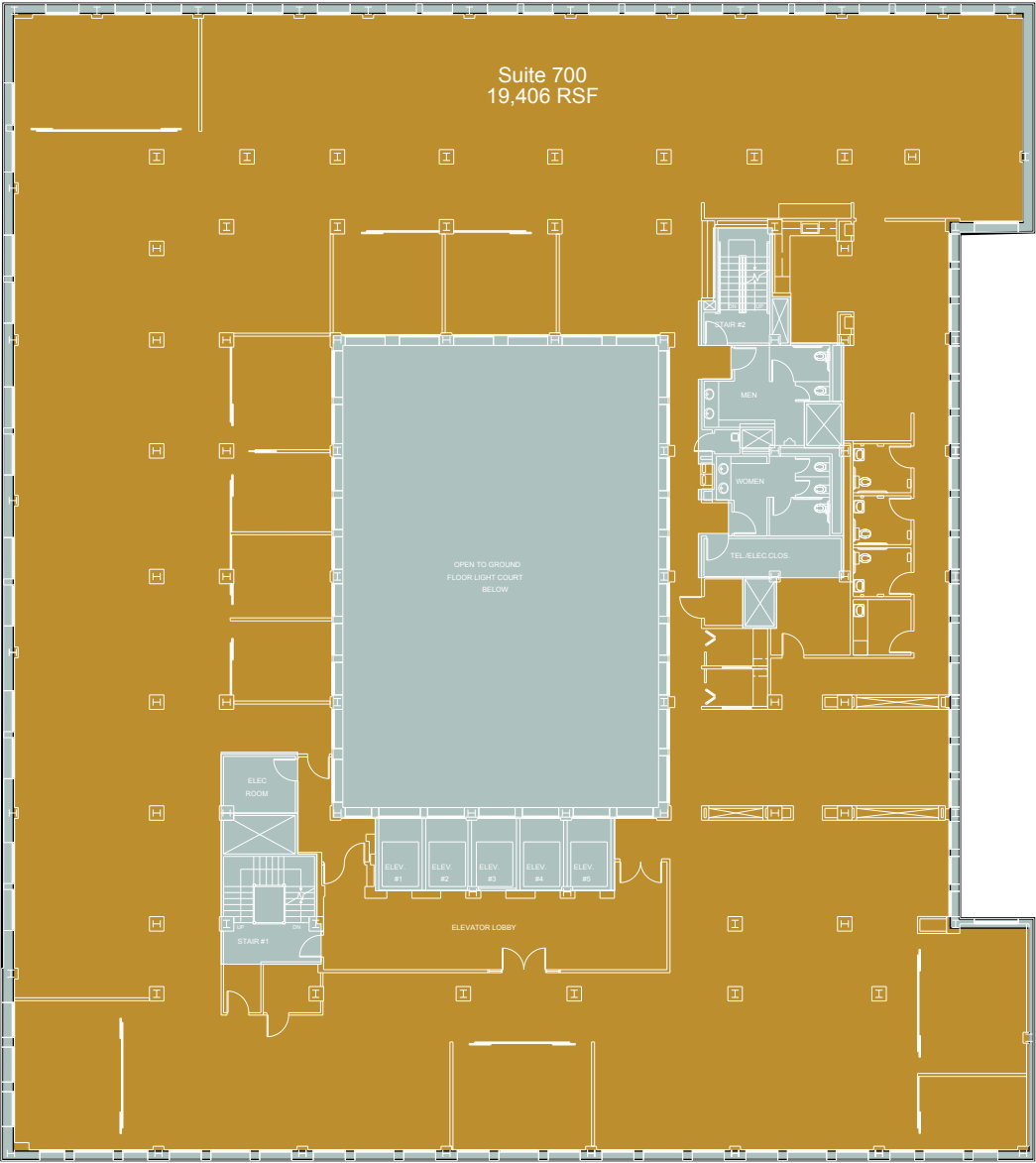




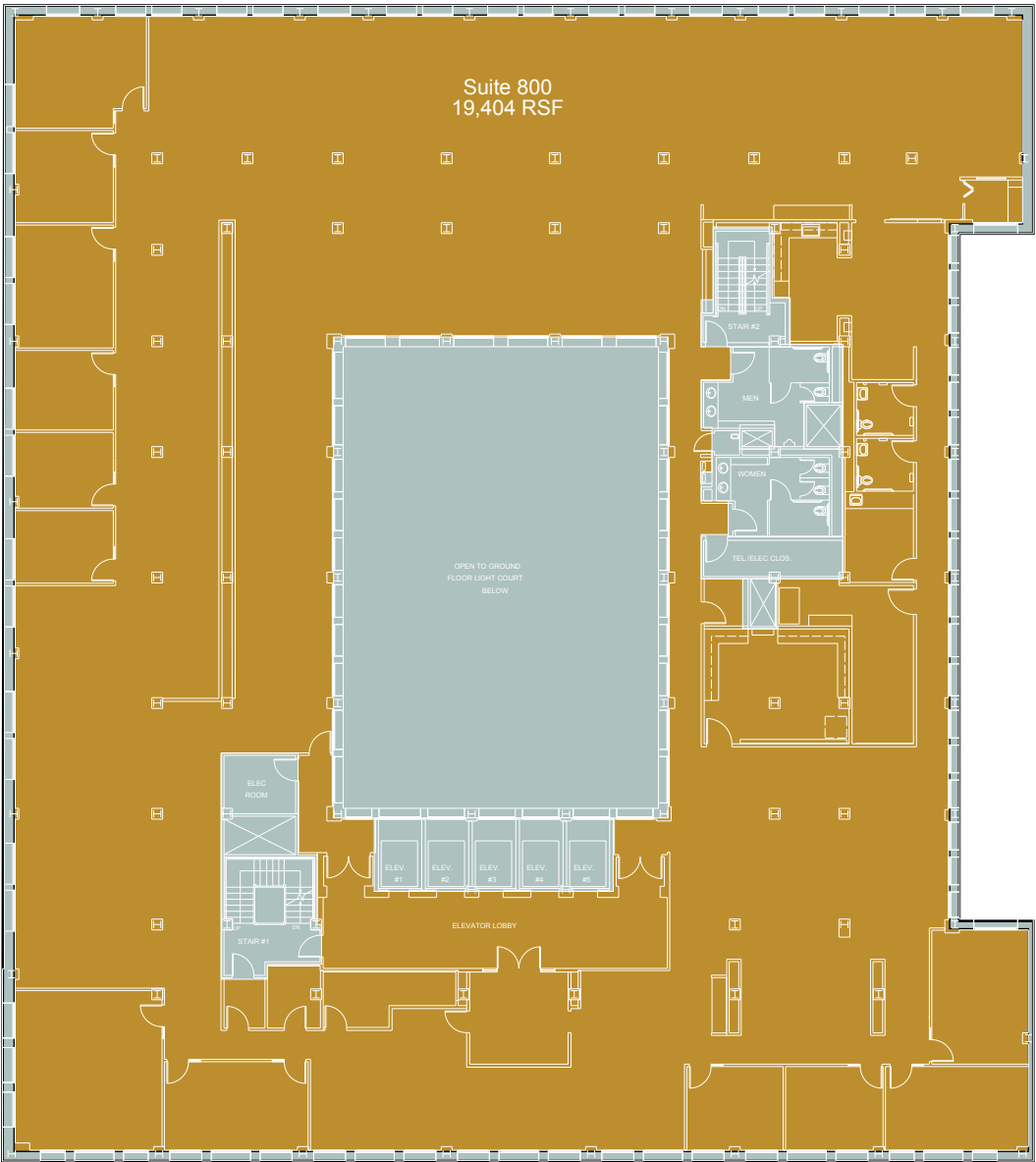
Suite 500      Square Footage 19,128      Date Available Q4 2020



Suite 600      Square Footage 19,398      Date Available Q4 2020

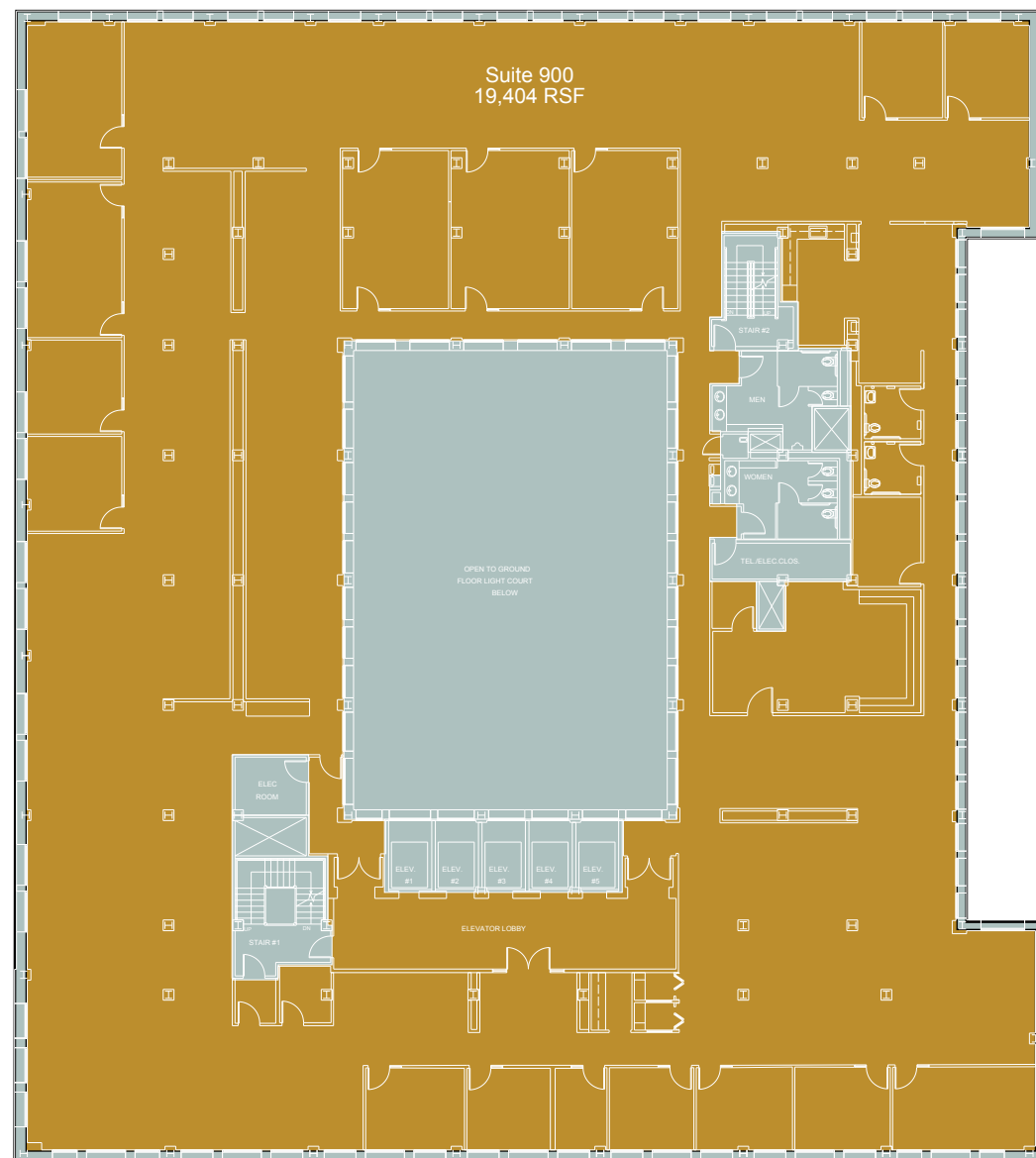


Suite 700      Square Footage 19,406      Date Available Q4 2020

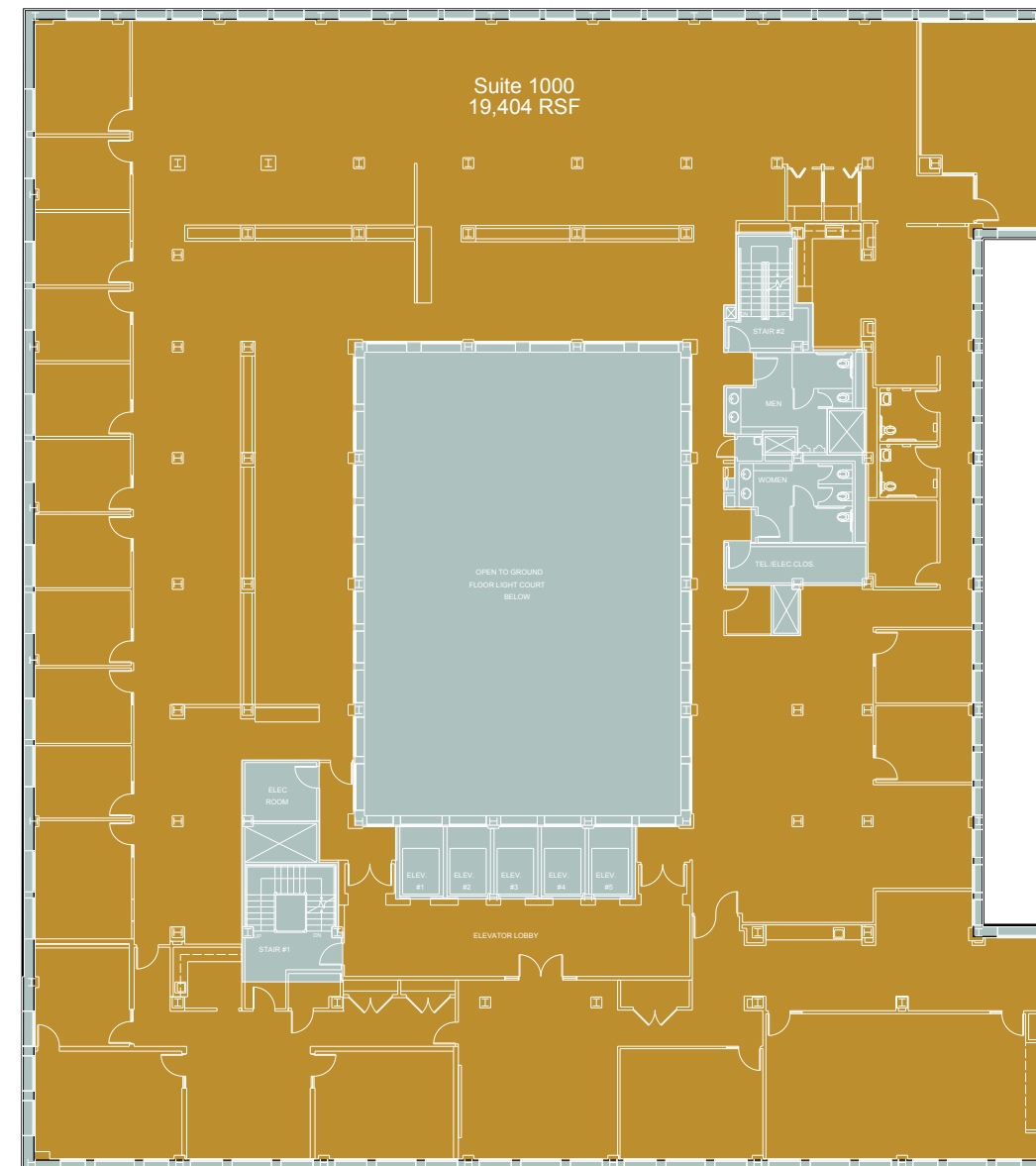


Suite 800      Square Footage 19,404      Date Available Q4 2020





Suite 900      Square Footage 19,404      Date Available Q4 2020



Suite 1000      Square Footage 19,404      Date Available Q4 2020

# 685 MARKET

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**Brookfield  
Properties**

