

A wide-angle photograph of the Golden Gate Bridge in San Francisco, taken from a high vantage point on the left side of the bridge. The bridge's iconic orange-red towers and suspension cables are prominent against a clear blue sky. The bridge deck stretches across the frame, with cars visible on it. In the background, the San Francisco city skyline is visible across the water. The foreground shows the rugged, rocky terrain of the bridge's approach.

San Francisco Tour

May 2022

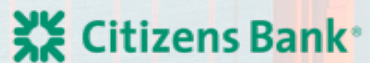


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600 Montgomery Street

#1 PROPERTY INFORMATION

Year Built	1972
Rentable Building Area	512,395
Stories	48
Submarket	Financial District
Ownership	SHVO
Percent Leased	76.6%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$70 - 86/SF
Rent Type	TBD

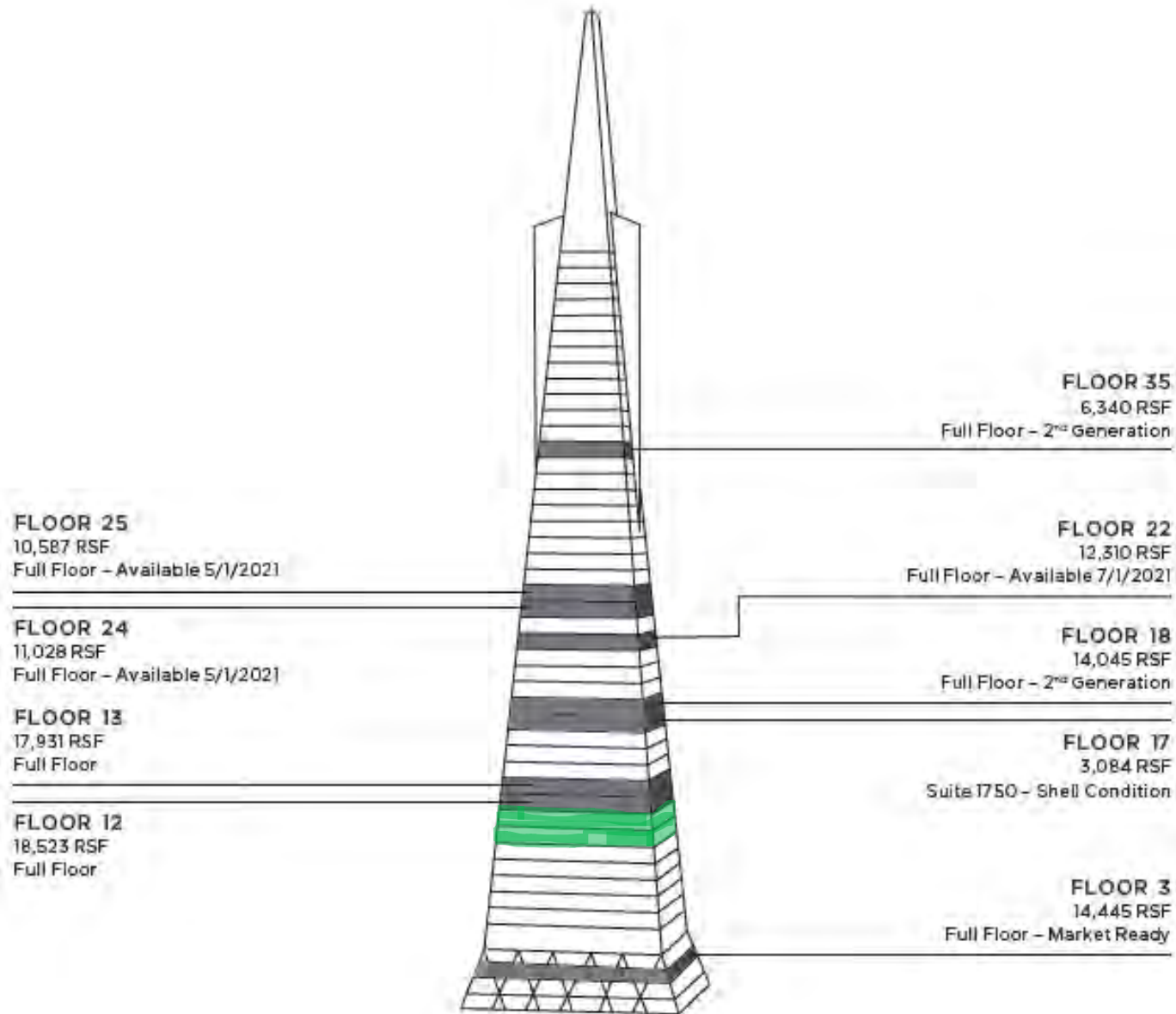


AMENITIES

24 Hour Access	Conferencing Facility	Metro/Subway
Air Conditioning	Controlled Access	Natural Light
Banking	Convenience Store	Outdoor Seating
Bus Line	Courtyard	Property Manager on Site
Central Heating	Dry Cleaner	Security System
Commuter Rail	Food Court	

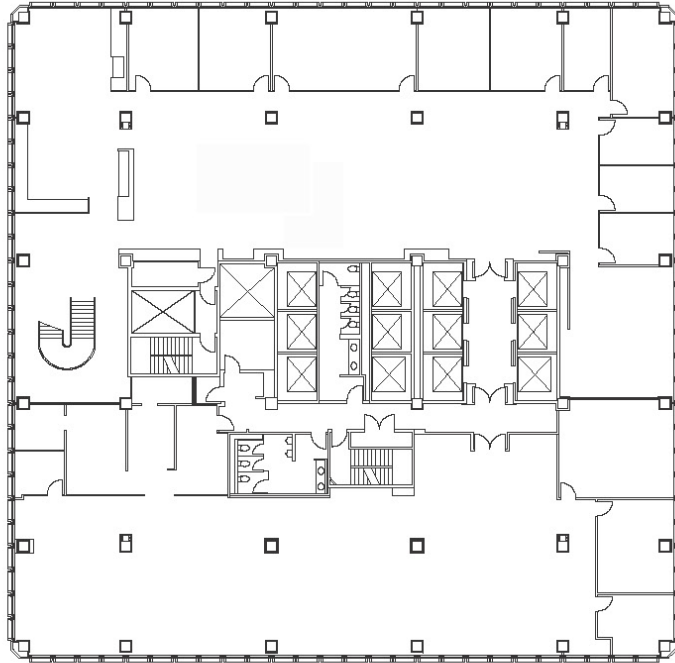
600 Montgomery Street

Building Stack



600 Montgomery Street

Floor 12

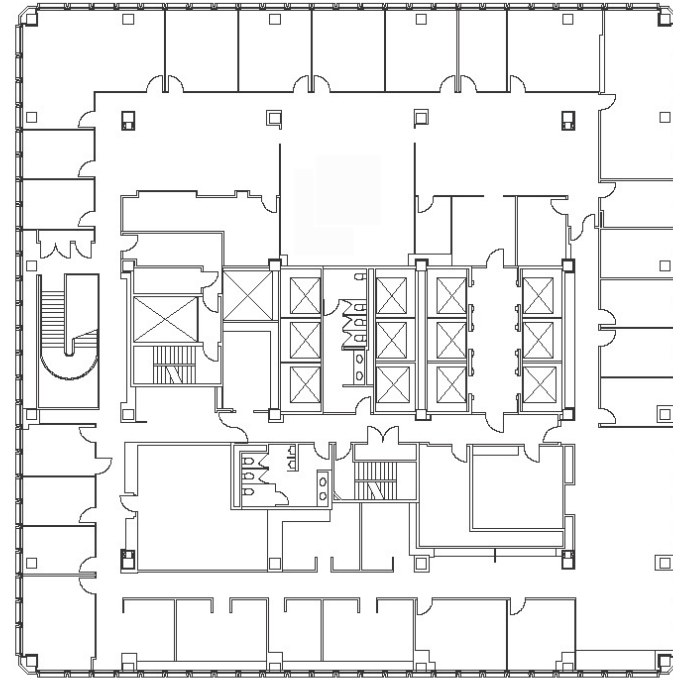


FULL FLOOR OPPORTUNITY

Large cafe style kitchen
Boardroom

9 Window line private offices
Interconnecting stairwell to 12th Floor

Floor 13



FULL FLOOR OPPORTUNITY







Private office intensive
25 Window line private offices
5 Conference rooms
Kitchen

Server room
Ensuite restrooms
Interconnecting stairwell to 12th Floor

Tour Itinerary

Monday, May 23rd



#	Tour Time	Building Picture	Building	Activity
1.	9:00 AM		One Embarcadero Ctr	• TBD
2.	9:25 AM		475 Sansome St	• TBD
3.	9:50 AM		50 California St	• TBD
4.	10:20 AM		199 Fremont St	• TBD
5.	10:50 AM		45 Fremont St	• TBD
6.	11:20 AM		1 Post St	• TBD

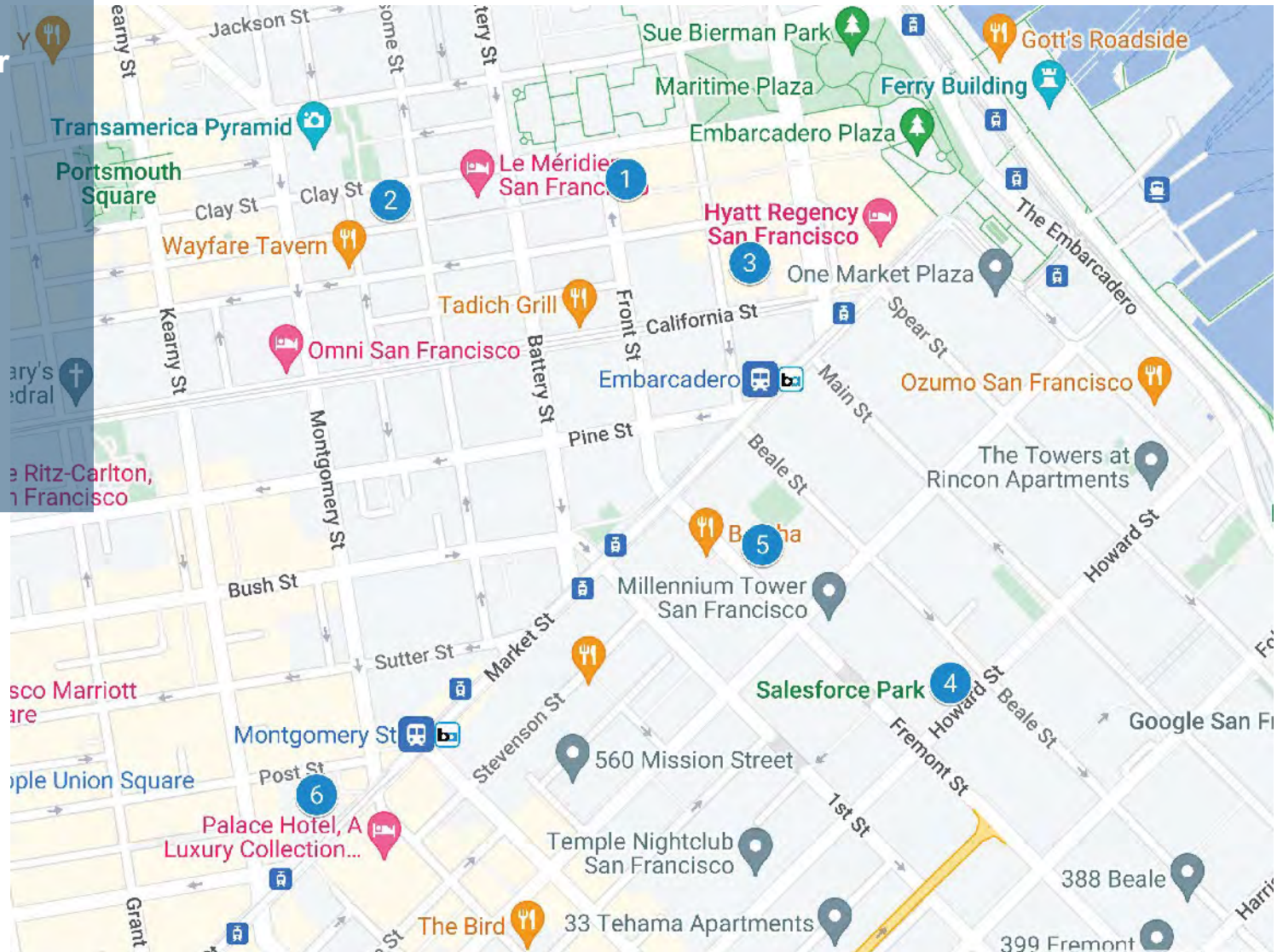
Location Map

San Francisco



PROPERTIES

1. One Embarcadero Ctr
2. 475 Sansome St
3. 50 California St
4. 199 Fremont St
5. 45 Fremont St
6. 1 Post St



One Embarcadero Ctr

#1 PROPERTY INFORMATION

Year Built	1970 / 2019
Rentable Building Area	822,264
Stories	45
Submarket	Financial District
Ownership	Boston Properties Inc.
Percent Leased	78.9%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$61 – 74/SF
Rent Type	TBD

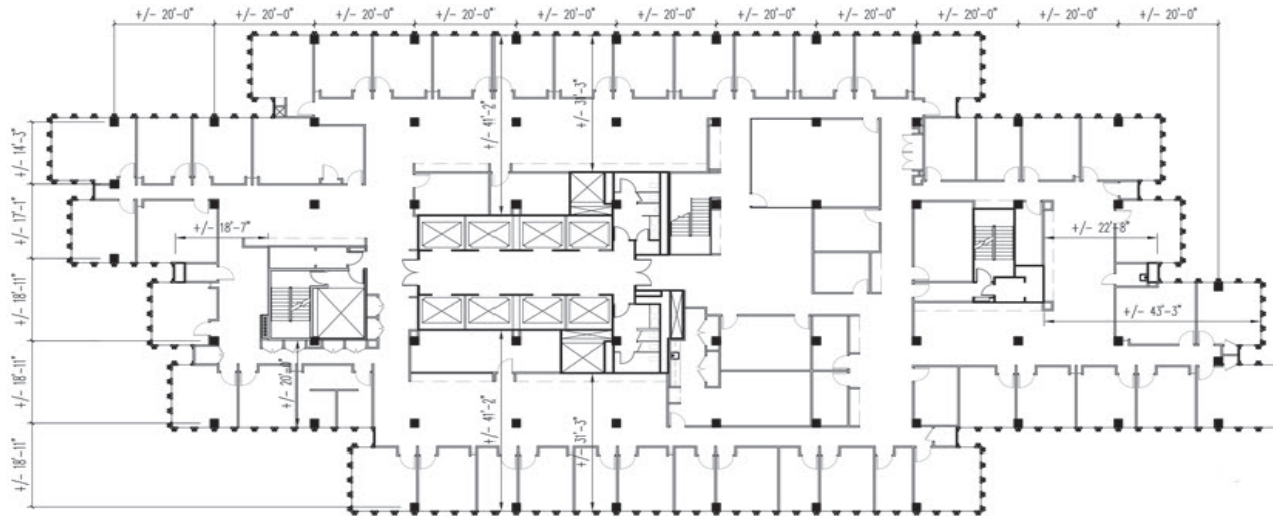


AMENITIES

24 Hour Access	Property Manager on Site
Conferencing Facility	Restaurant

One Embarcadero Ctr

Floor 2



475 Sansome St

#2 PROPERTY INFORMATION

Year Built	1969 / 1992
Rentable Building Area	353,686
Stories	21
Submarket	Financial District
Ownership	MEPT Fund
Percent Leased	89.6%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$45 / SF
Rent Type	TBD



AMENITIES

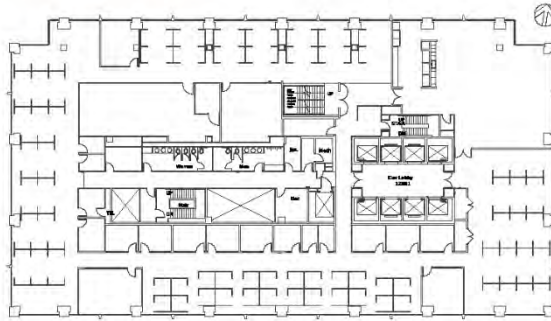
24 Hour Access

Property Manager on Site

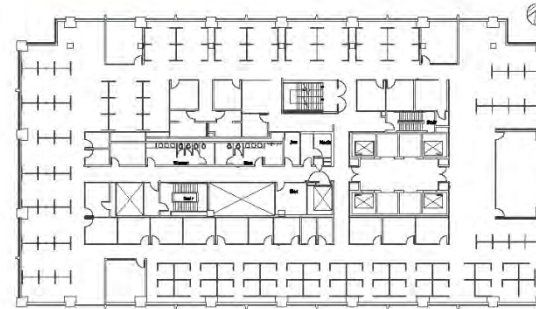
475 Sansome St

PROPERTY INFORMATION

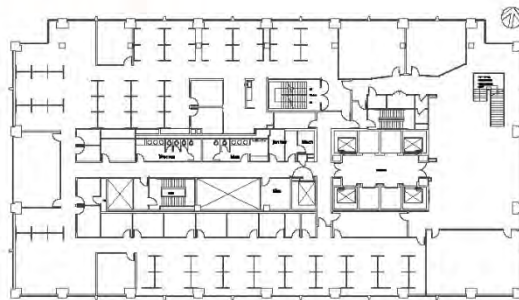
12th Floor
21,391 RSF



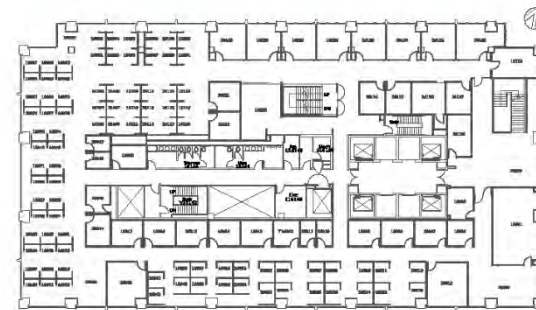
14th Floor
21,423 RSF



15th Floor
21,391 RSF



~~**16th Floor**~~
~~21,417 RSF~~ **Subleased!**



50 California St

#3 PROPERTY INFORMATION

Year Built	1971 / 1997
Rentable Building Area	700,785
Stories	36
Submarket	Financial District
Ownership	Shorenstein Properties
Percent Leased	94.9%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$55 - 67/SF
Rent Type	TBD



AMENITIES

24 Hour Access

Banking

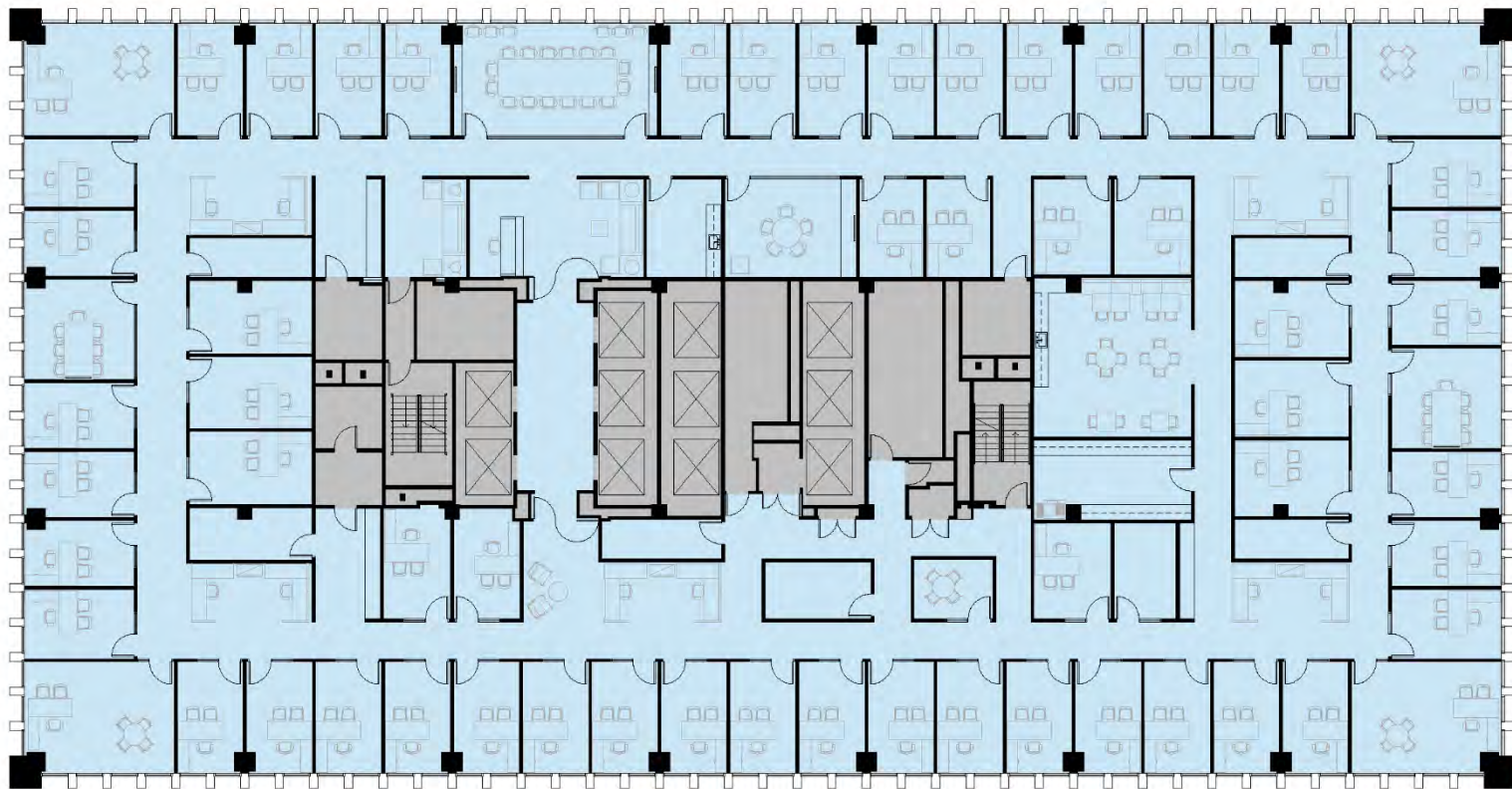
Bicycle Storage

LEED Certified - Gold

Security System

50 California St

Floor 21



199 Fremont St

#4 PROPERTY INFORMATION

Year Built	2000
Rentable Building Area	415,831
Stories	25
Submarket	South Financial District
Ownership	CalSTRS / Divco West Services, LLC / GLL Real Estate Partners Inc
Percent Leased	61.6%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$59 - 72/SF
Rent Type	TBD

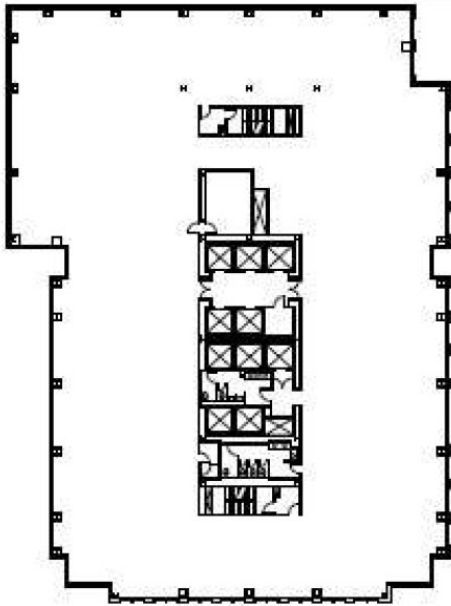


AMENITIES

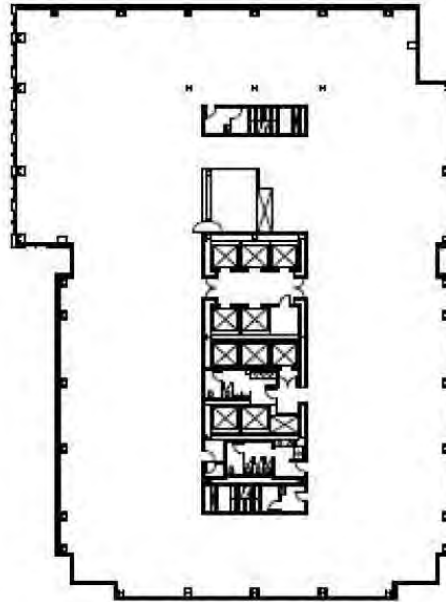
24 Hour Access	Fitness Center
Atrium	LEED Certified - Platinum
Bus Line	Metro/Subway
Commuter Rail	Property Manager on Site
Controlled Access	Restaurant
Courtyard	Security System
Day Care	

199 Fremont St

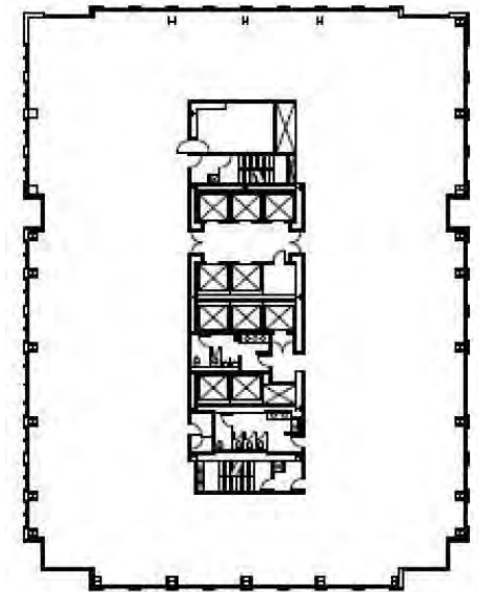
Floor 6



Floor 7



Floor 10



45 Fremont St

#5 PROPERTY INFORMATION

Year Built	1978
Rentable Building Area	610,208
Stories	34
Submarket	South Financial District
Ownership	Shorenstein Properties / Blackstone Inc.
Percent Leased	77.7%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$54 - 66/ SF
Rent Type	

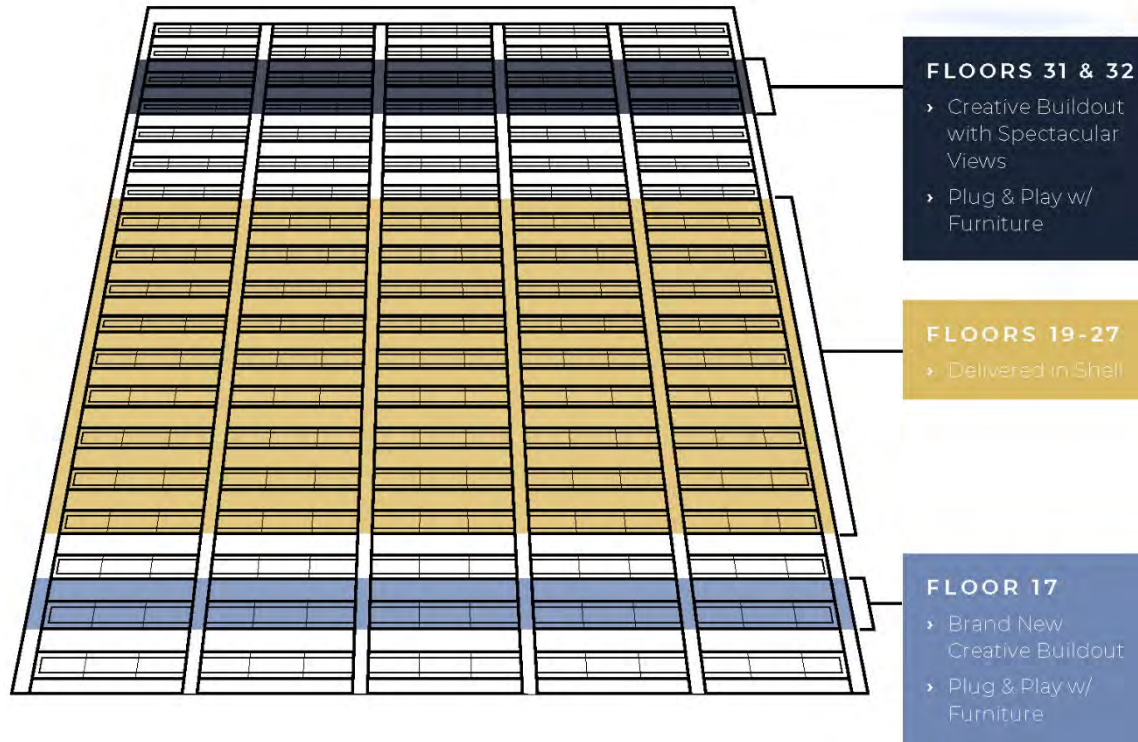


AMENITIES

Air Conditioning	Metro/Subway
Basement	Property Manager on Site
Bicycle Storage	Security System
Bus Line	Shower Facilities
Controlled Access	

45 Fremont St

Floor



1 Post St

#6 PROPERTY INFORMATION

Year Built	1969
Rentable Building Area	424,000
Stories	37
Submarket	Financial District
Ownership	Brookfield Premier Real Estate Partners
Percent Leased	58.2%

LEASE OVERVIEW

Leased SF	TBD
Lease Expiration	TBD
Total Annual Costs	TBD
Renewal Option	TBD

SPACE OVERVIEW

Quoted Rental Rate	\$45 / SF
Rent Type	TBD

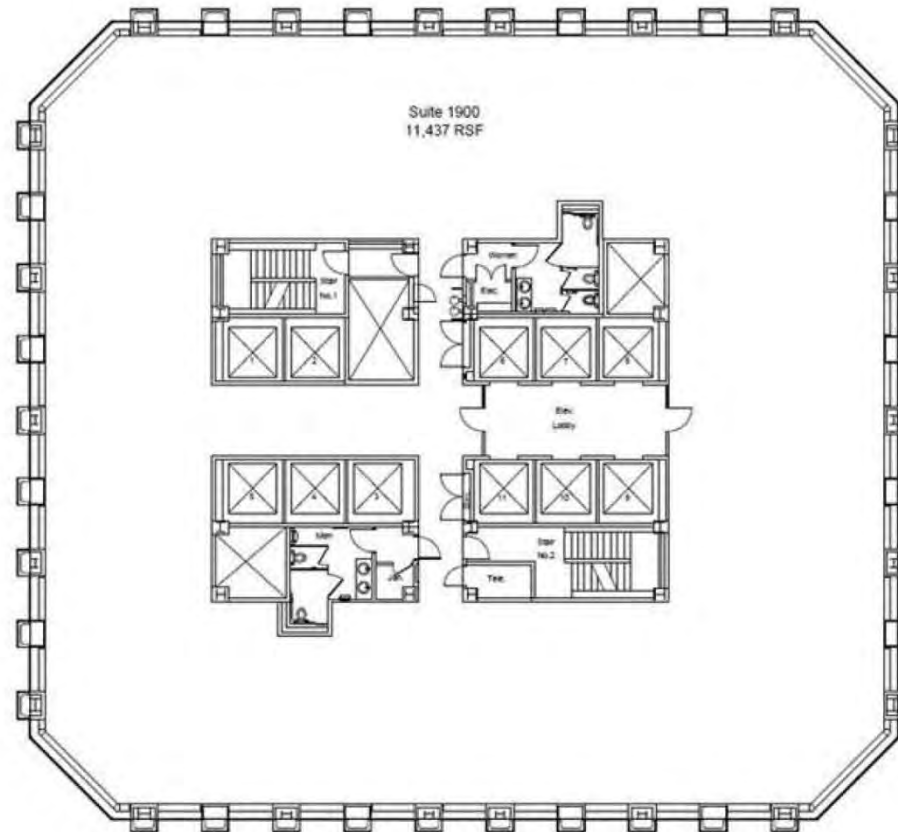


AMENITIES

Property Manager on Site

1 Post St

Floor 19





For more information, please contact:

Locke Burnette
Executive Director

+1 813 498 6834

Locke.burnette@cushwake.com

Cushmanwakefield.com