

100  
STOCKTON

60,203 RSF  
AVAILABLE EARLY 2021



*For Office Leasing Opportunities Please Contact:*



**CHRISTOPHER T. ROEDER**  
chris.roeder@am.jll.com  
+1 415 395 4971  
license # 01190523

**MICHAEL DEMARIA**  
michael.demaria@am.jll.com  
+ 1 415 395 7248  
license # 01366535

**CARLYE PARKER**  
carlye.parker@am.jll.com  
+1 415 228 3130  
license # 02089807

Morgan Stanley



100Stockton.com



# Brand New Redevelopment in the Heart of Union Square

## Project Overview

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### 100 STOCKTON

A 250,000 square foot next-generation mixed-use retail and office building.

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### LOCATION

Situated in the heart of Union Square, San Francisco's center for diverse culture, world-class retail, restaurants, arts, and entertainment.

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### BUILDING FEATURES

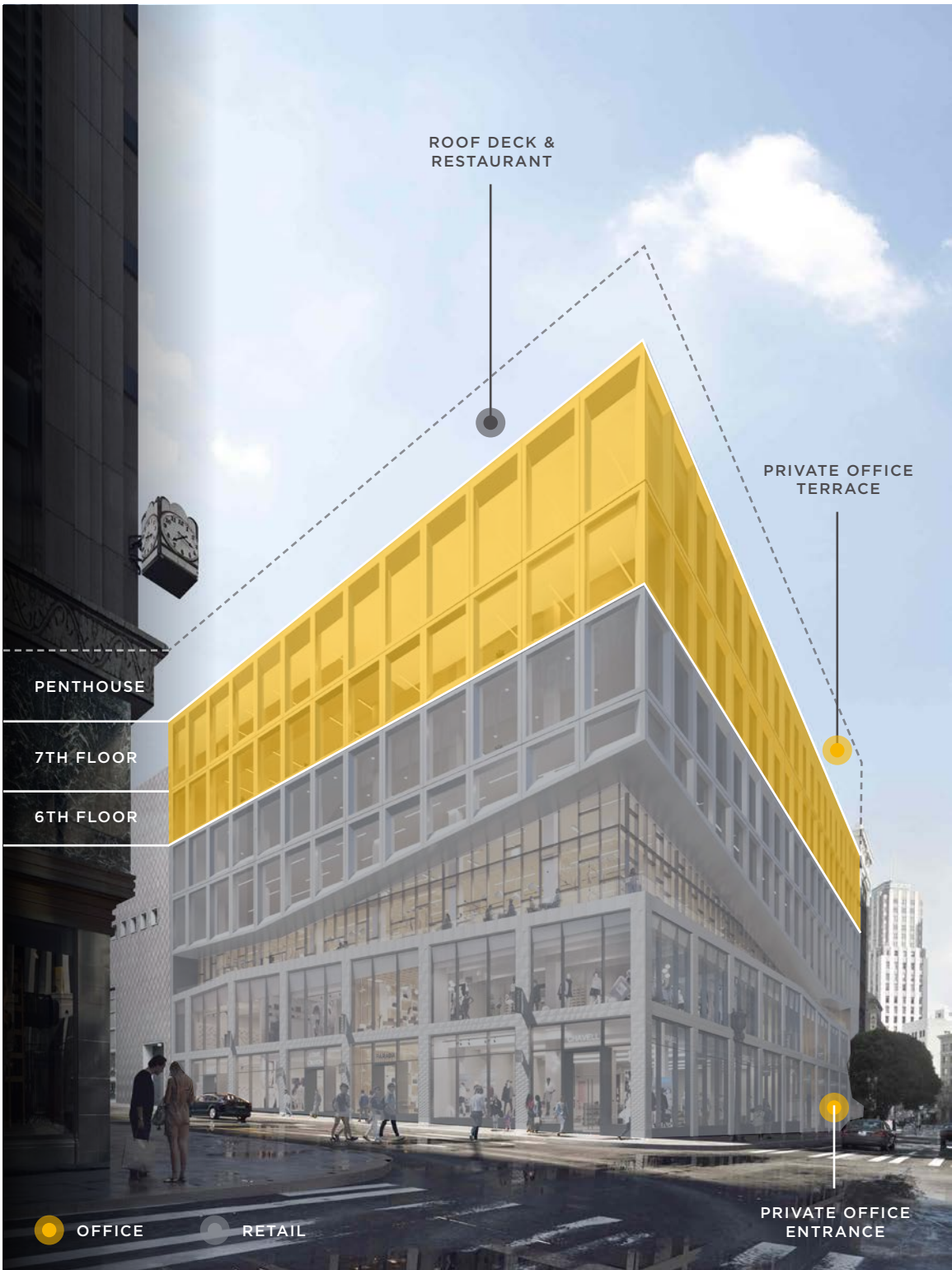
Flexible 30,000+ SF floorplates, high ceilings, expansive glass lines with abundant natural light designed to support productivity. Featuring a dedicated rooftop deck and ground level branding opportunities to build culture and attract talent.

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### PREMIER TRANSIT ACCESSIBILITY

100 Stockton has direct access to BART, Muni, the Better Market Street Project, and the Central Subway helping to capture talent - however they commute.





# New Build to Suit High End Office Space

## Building Facts

### OPPORTUNITY

7th Floor Full Floor Office - 34,805 RSF  
6th Partial Floor Office - 25,398 RSF  
**Total Opportunity = 60,203 RSF**

### SPECS

- Side Core Design
- Large Floorplates
- 14' Deck to Deck Ceiling Heights
- Brand New Curtain Wall
- 12' Typical Glass Line Heights
- Dedicated Lobby with Signage Opportunities
- New Elevators
- Private Roof Deck
- New Building Systems

### TIMING

Available for Tenant Improvements January 2021



PRIVATE TENANT LOBBY

O'Farrell Entrance

# Branding opportunities to excite & inspire





# Designed for productivity

CREATIVE OFFICE

Typical Office





# Boost moods, creativity & innovation

EXCLUSIVE ROOF DECK

Penthouse





RESTAURANT & ROOFTOP

Penthouse

# Adjacent to upscale rooftop dining venue



# 25,398 RSF

6TH FLOOR  
HYPOTHETICAL FLOORPLAN

126 headcount

- workstations - 126
- huddle - 8
- conference - 3
- phone room - 3
- open collaboration - 2
- lounge - 1
- pantry - 1





# 34,805 RSF

## 7TH FLOOR HYPOTHETICAL FLOORPLAN

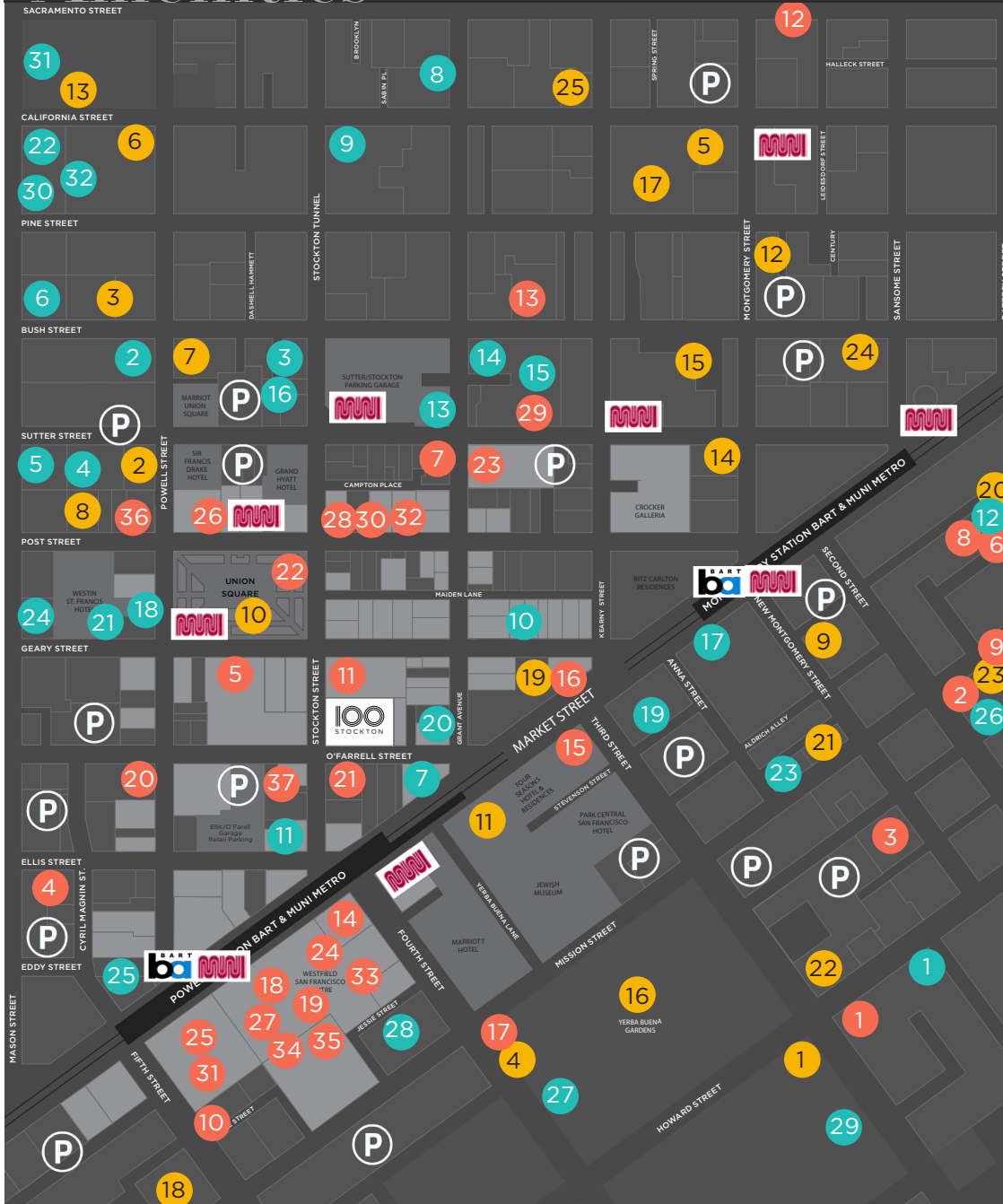
168 headcount

- workstations - 168
- phone room - 10
- conference - 7
- huddle - 6
- open collaboration - 2
- cafe/meeting - 1
- pantry - 1
- coffee point - 1
- reception - 1
- wellness - 1





# Amenities



## Morning

### RESTAURANTS

- 1 Noah's Bagels
- 2 Sears Fine Food
- 3 Beanstalk Café
- 4 Split
- 5 The Plant
- 6 Aurea
- 7 Roxanne's
- 8 Café La Taza
- 9 The Sentinel
- 10 Union Square

### GYMS/PARKS

- 11 Equinox
- 12 Flagship Fidi
- 13 LiveFit Gym
- 14 24 Hour Fitness
- 15 Barry's Bootcamp
- 16 Yerba Buena Gardens
- 17 Bay Club

### COFFEE

- 18 Blue Bottle
- 19 Mazarine Coffee
- 20 Special Xtra
- 21 Illy Café
- 22 Sightglass Coffee
- 23 Peets Coffee
- 24 Bluestone Lane
- 25 Blue Bottle

## Afternoon

### RESTAURANTS

- 1 Fogo de Chão
- 2 Roy's Restaurant
- 3 Mourad
- 4 Kin Khao
- 5 Cheesecake Factory
- 6 Salt House
- 7 Hops & Hominy
- 8 Yank Sing
- 9 Anchor & Hope
- 10 The Cavalier
- 11 The Rotunda
- 12 Wayfare Tavern
- 13 Sam's Grill

### GROCERY/SHOPPING

- 14 Trader Joe's
- 15 CVS
- 16 Walgreens
- 17 Target
- 18 Westfield Mall
- 19 Madewell
- 20 UNIQLO
- 21 Gap
- 22 Apple
- 23 Banana Republic
- 24 Michael Kors
- 25 American Eagle

- 26 Saks 5th Avenue
- 27 J. Crew
- 28 Cole Haan
- 29 Paper Source
- 30 Brooks Brothers
- 31 Nordstrom
- 32 Nike
- 33 Adidas
- 34 Express
- 35 Gucci
- 36 DSW
- 37 Crate & Barrel

## Evening

### RESTAURANTS

- 1 Benu
- 2 Jeanne d'Arc
- 3 Bouche
- 4 Farallon
- 5 Morton's
- 6 Aliment
- 7 Hakkasan
- 8 The Lounge
- 9 Paralle 37

### BARs

- 10 Aquitaine Wine Bar
- 11 Mikkeller Bar
- 12 Louie's Bar
- 13 E&O Kitchen and Bar
- 14 Bar Fluxus
- 15 SPIN
- 16 Tempest
- 17 Tunnel Top Lounge
- 18 Clock Bar
- 19 The Lark
- 20 Hawthorn
- 21 ENO Wine Bar
- 22 Top of the Mark
- 23 Novela
- 24 Benjamin Cooper

### ENTERTAINMENT

- 25 The Warfield
- 26 46 Minna
- 27 AMC Metreon
- 28 Century San Francisco
- 29 Moscone Center
- 30 Mark Hopkins
- 31 Fairmont
- 32 Ritz-Carlton





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