

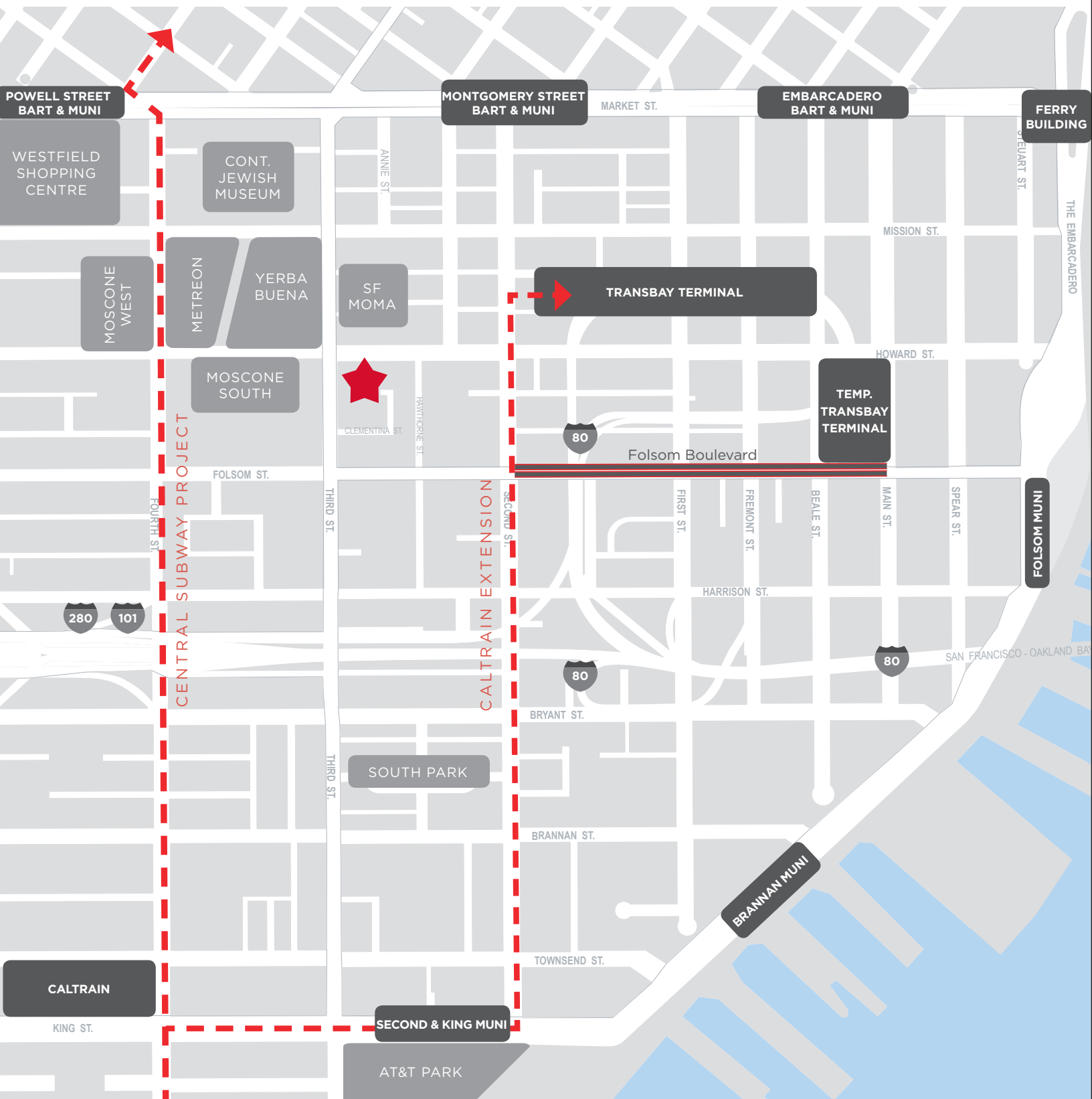


201

THIRD ST

SPACE SOLUTIONS IN SOMA, SAN FRANCISCO

**KILROY**





## CENTRALLY LOCATED

201 Third Street is a 12-story, Class A building featuring flexible, ±29,000 RSF floor plates in a desirable SOMA location, central to the City's most active sub-market.

Near over 150 restaurants, 10 hotels and 6 forms of public transportation within a 6 block radius, the project is also a 10-minute walk away from AT&T Park, SF MoMA, Moscone Center, the Metreon and Westfield.

201 Third Street also houses onsite conveniences, such as car/bike parking, common area WiFi, round-the-clock security and retail such as Starbucks and Fogo De Chao.



Flexible,  
+29,000 SF  
floor plates



On-site  
dining  
options



Outdoor  
furnished  
deck



On-site  
Parking

## NEWLY UPDATED

Recently completed exterior improvements include abundant campus art, furnished outdoor deck, updated landscape design and our new "living room" lobby lounge.



Bike Storage  
and Parking

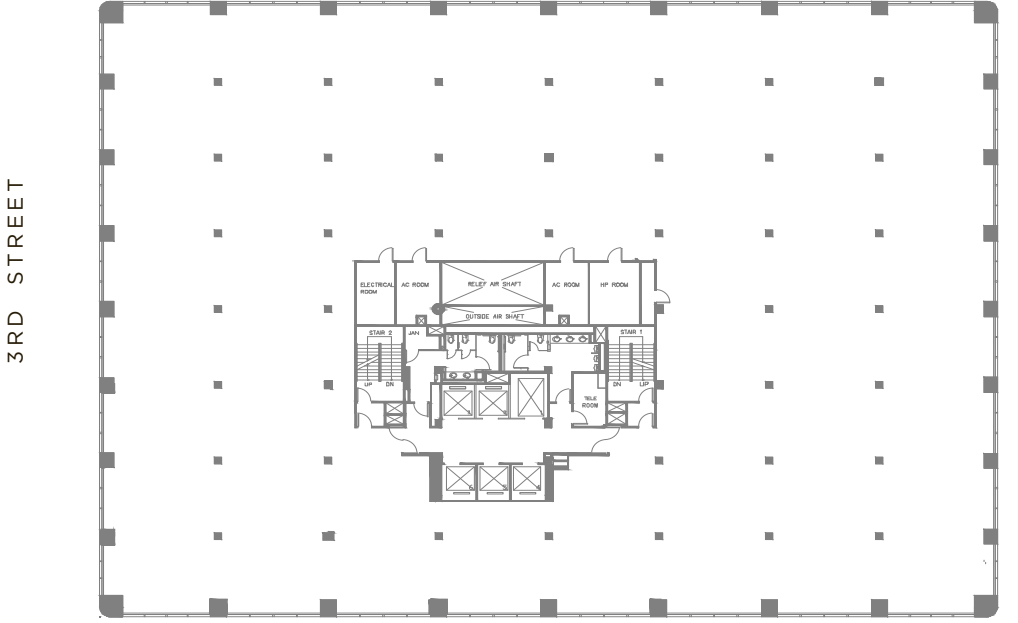


24/7  
Security

# 201 THIRD STREET AVAILABILITY

12TH FLOOR // 29,516 RSF

HOWARD STREET



### SPECS:

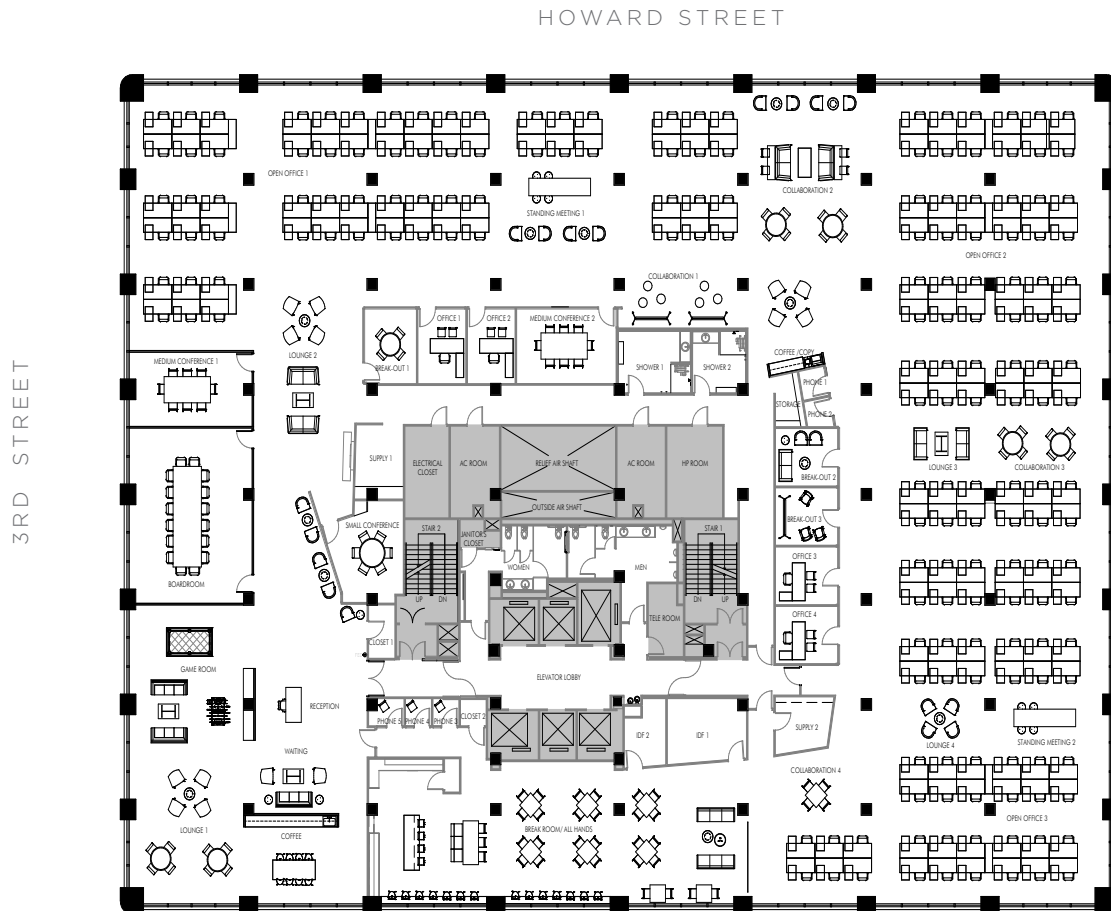
- Available 5/1/2020
- 29,516 RSF full floor opportunity
- Top floor with excellent setbacks, natural light and views

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# 201 THIRD STREET AVAILABILITY

12TH FLOOR // HYPOTHETICAL PLAN



## SPECS:

- 1 large boardroom
- 2 medium conference rooms
- 6 small conference rooms/private offices
- 5 phone rooms
- Large kitchen
- Open space for 178 workstations

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