

41,717 SF  
FOR LEASE

# ONE JONES

SAN FRANCISCO, CA

**CBRE**

**Dolmen**  
PROPERTY GROUP

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SAN FRANCISCO, CA

## BUILDING INFORMATION

- > Creative full building opportunity in Mid-Market, San Francisco's most dynamic neighborhood
- > Outstanding Market Street location with immediate access to BART and MUNI
- > Hibernia Bank Building is a nationally recognized historical landmark with spectacular interiors and towering ceiling heights

FLOORS	AVAILABLE SF
Ground Floor	±17,741 SF
First Floor	±16,330 SF
Second Floor	±4,901 SF
Penthouse	±2,745 SF
<b>Total SF</b>	<b>±41,717 SF</b>

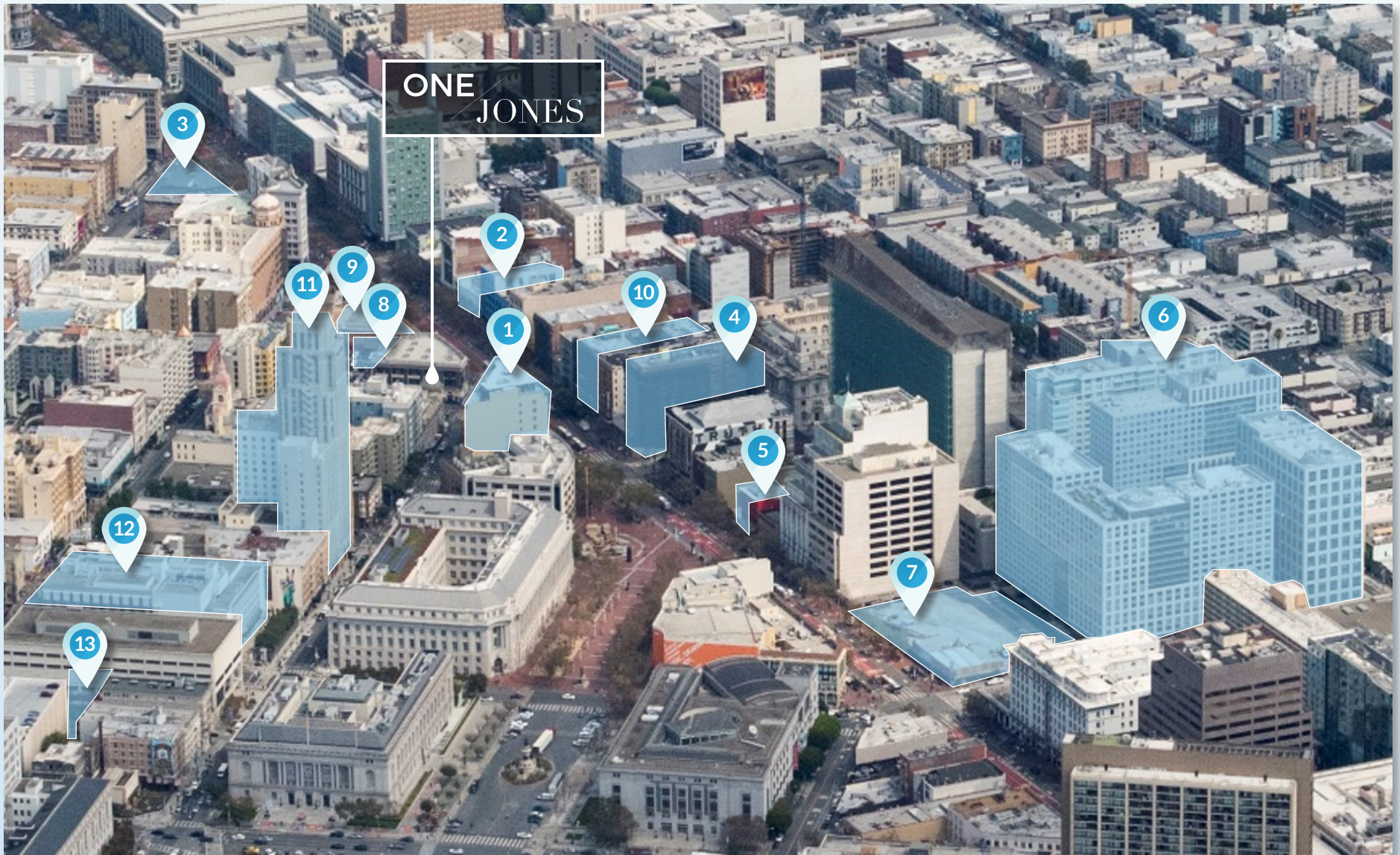


## PROJECT FEATURES

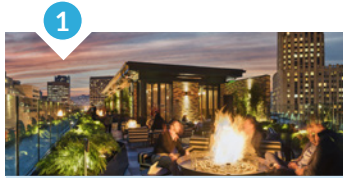
- > Full building measuring 41,717 SF
- > Available immediately
- > Four unique floors offer a one-of-a-kind headquarters setting
- > Ample open space, meeting rooms
- > Private rooftop terrace with incredible Market Street views
- > Bike and pet friendly



# POINTS OF INTEREST & FUTURE DEVELOPMENT MAP



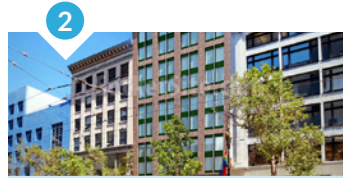
# POINTS OF INTEREST & FUTURE DEVELOPMENT MAP



1

**PROPER HOTEL**  
1100 MARKET ST

131 Hotel Rooms  
Newly Opened Villon Restaurant  
Charmaines Rooftop Bar and Lounge.



2

**KAPLAN'S DEVELOPMENT SITE**  
1055 MARKET ST

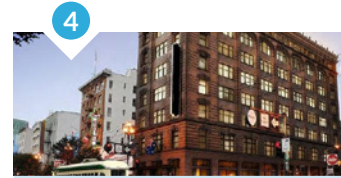
1055 Market St  
160 Hotel Rooms  
Private roof deck



3

**GROUP I DEVELOPMENT**  
950 MARKET ST

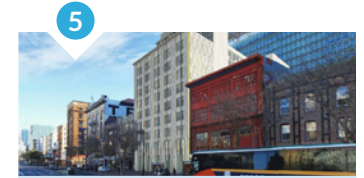
250 Apartment Units  
230 Hotel Rooms  
Retail Space Entitled



4

**YOTEL**  
1095 MARKET ST

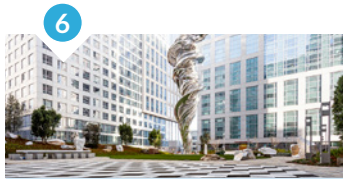
203 Room Hotel Opening July, 2018  
Restaurants by Nigel Jones and Daniel Patterson  
Grant Rooftop Bar



5

**PACIFIC EAGLE HOTEL DEVELOPMENT**  
1125 MARKET ST

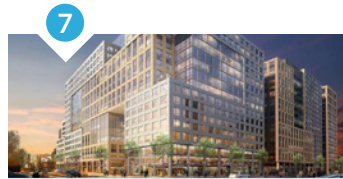
160 Hotel Rooms



6

**TRINITY PLACE PHASE I-III**  
1188-1190 MISSION ST

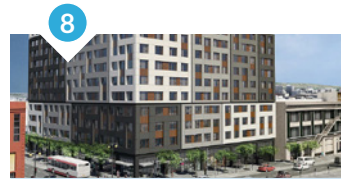
1,404 Units  
Recently completed



7

**TRINITY PLACE PHASE IV**  
1177 MARKET ST

501 Units  
43,000 SF of retail space  
Largest Whole Foods in San Francisco



8

**SHORENSTEIN DEVELOPMENT**  
1066 MARKET ST

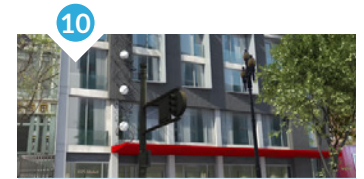
303 Units  
Under Construction



9

**TIDEWATER DEVELOPMENT**  
1028 MARKET ST

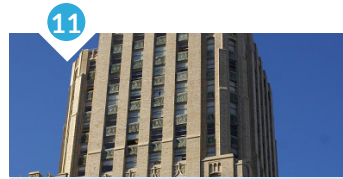
186 Units  
10,000 SF of retail space  
9,000 SF rooftop garden



10

**ENCORE CAPITAL CONDO DEVELOPMENT**  
1075 MARKET ST

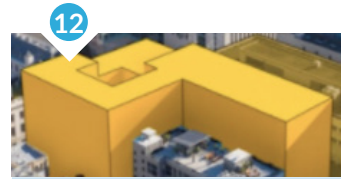
90 Units



11

**THE TOWER**  
100 MCALLISTER ST

\$68 million renovation for Student Housing



12

**UC HASTINGS STUDENT & FACULTY HOUSING**  
198 MCALLISTER ST

14 story student and faculty housing to be completed in 2022 - 2023

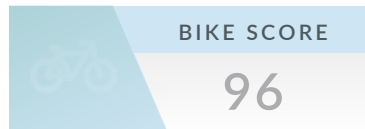
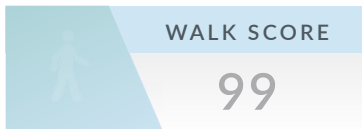
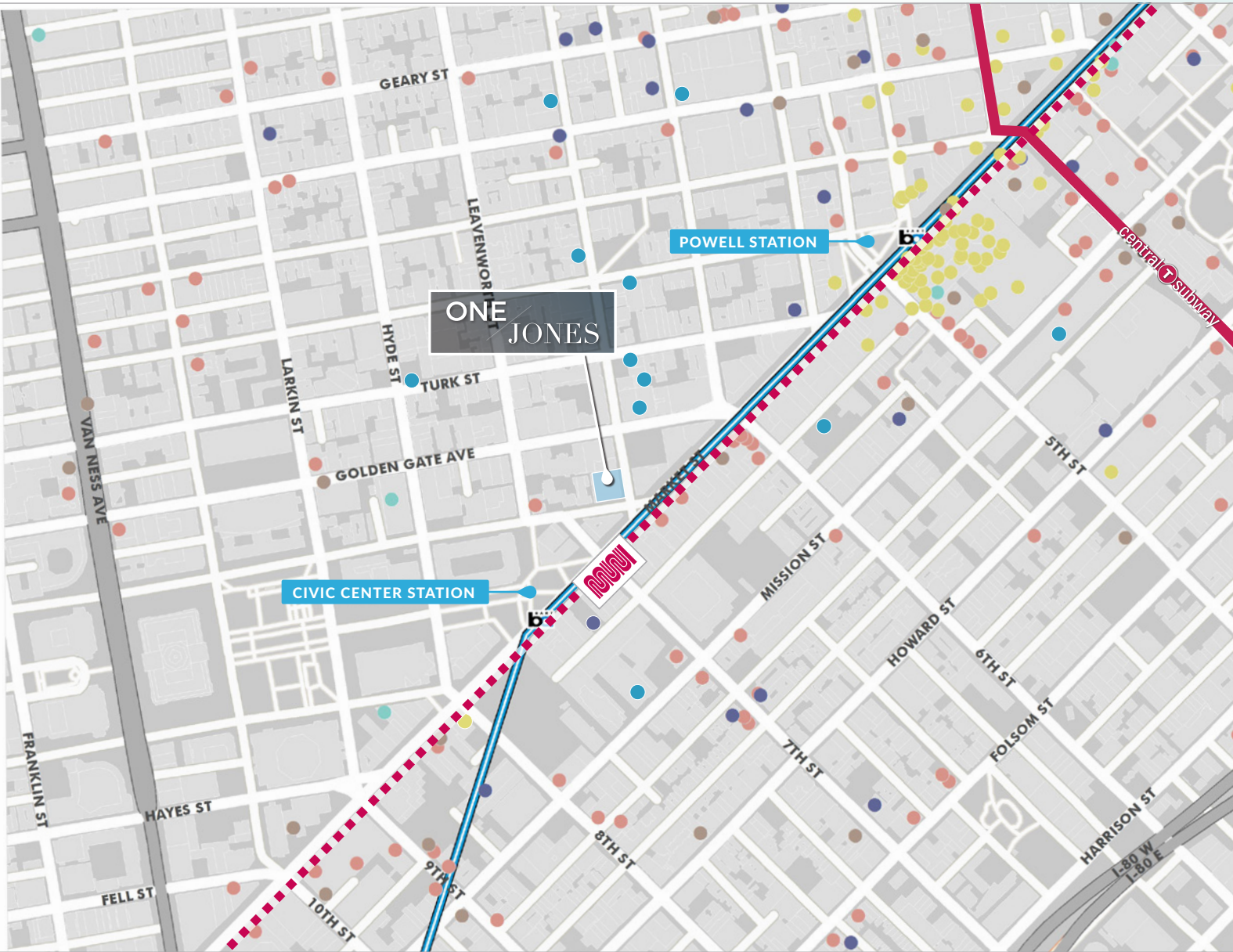


13

**UC HASTINGS DEVELOPMENT**  
333 GOLDEN GATE AVE

55,000 SF Academic Building Under Construction

# AMENITIES MAP



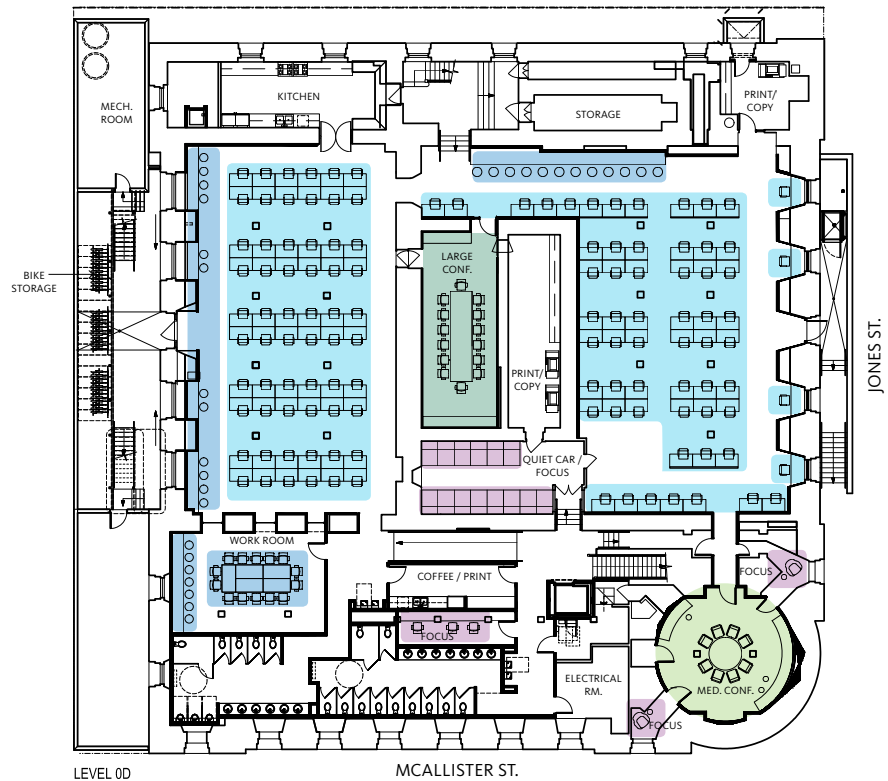
# CORPORATE NEIGHBORS



# HYPOTHETICAL FLOOR PLANS

## Total Building Test Fits

HEADCOUNT		MEETING SPACES	
Workstations	337	Focus Seats	20
Mobile Desks	77	Med. Conf	3
Working Lounge	10	Large Conf	3
Office	10	Small Conf	1
<b>Total</b>	<b>473</b>	<b>Total</b>	<b>27</b>



## Ground Floor | 17,741 SF

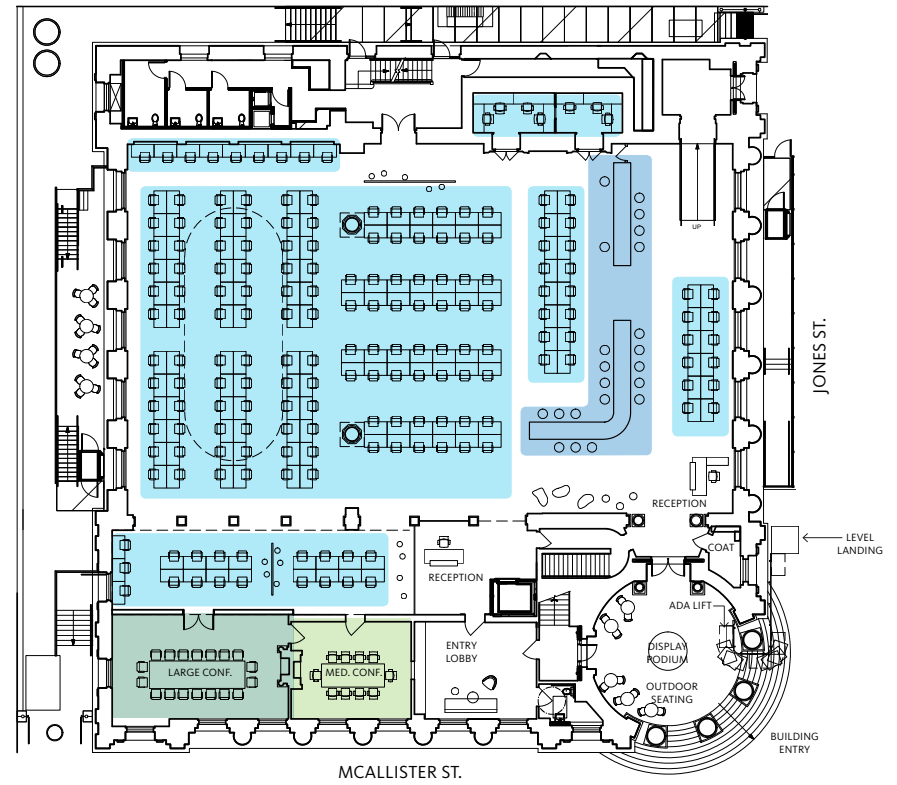
HEADCOUNT		MEETING SPACES	
Workstations	121	Focus Seats	19
Mobile Desks	45	Medium Conference	1
<b>Total</b>	<b>166</b>	<b>Total</b>	<b>21</b>
		Large Conference	1





# HYPOTHETICAL FLOOR PLANS

First Floor | 16,330 SF

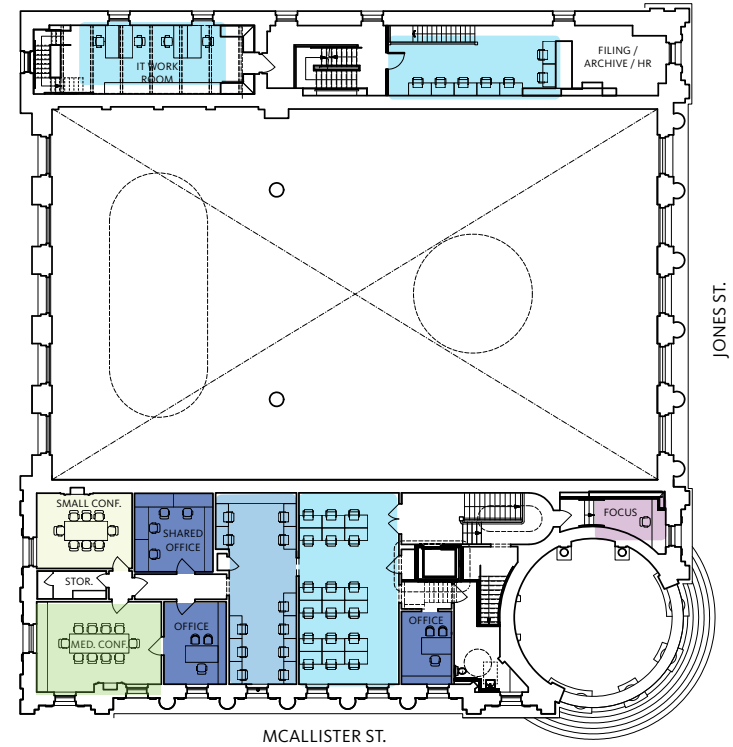


HEADCOUNT		MEETING SPACES	
	Workstations 187		Medium Conference 1
<b>Total</b>	<b>208</b>	<b>Total</b>	<b>2</b>
	Mobile Desks 21		Large Conference 1



# HYPOTHETICAL FLOOR PLANS

Second Floor | 4,901 SF

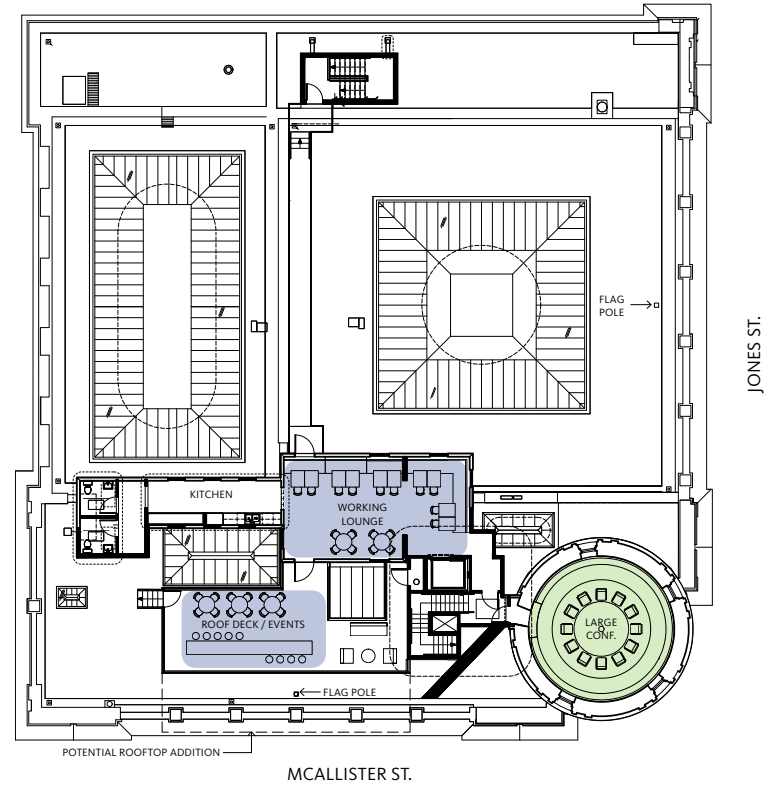


HEADCOUNT		MEETING SPACES		
	Workstations	29	Focus Seats	1
	Mobile Desks	11	Small Conference	1
	Offices	10	Medium Conference	1
<b>Total</b>	<b>50</b>	<b>Total</b>	<b>3</b>	



# HYPOTHETICAL FLOOR PLANS

Penthouse | 2,745 SF



HEADCOUNT			
Total	49	Working Lounge	49

MEETING SPACES			
Total	1	Large Conference	1

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SAN FRANCISCO, CA

## CONTACT US

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