

ONE MARKET
SAN FRANCISCO


PARAMOUNT
GROUP

 JLL



TABLE OF **CONTENTS**

01

The Opportunity

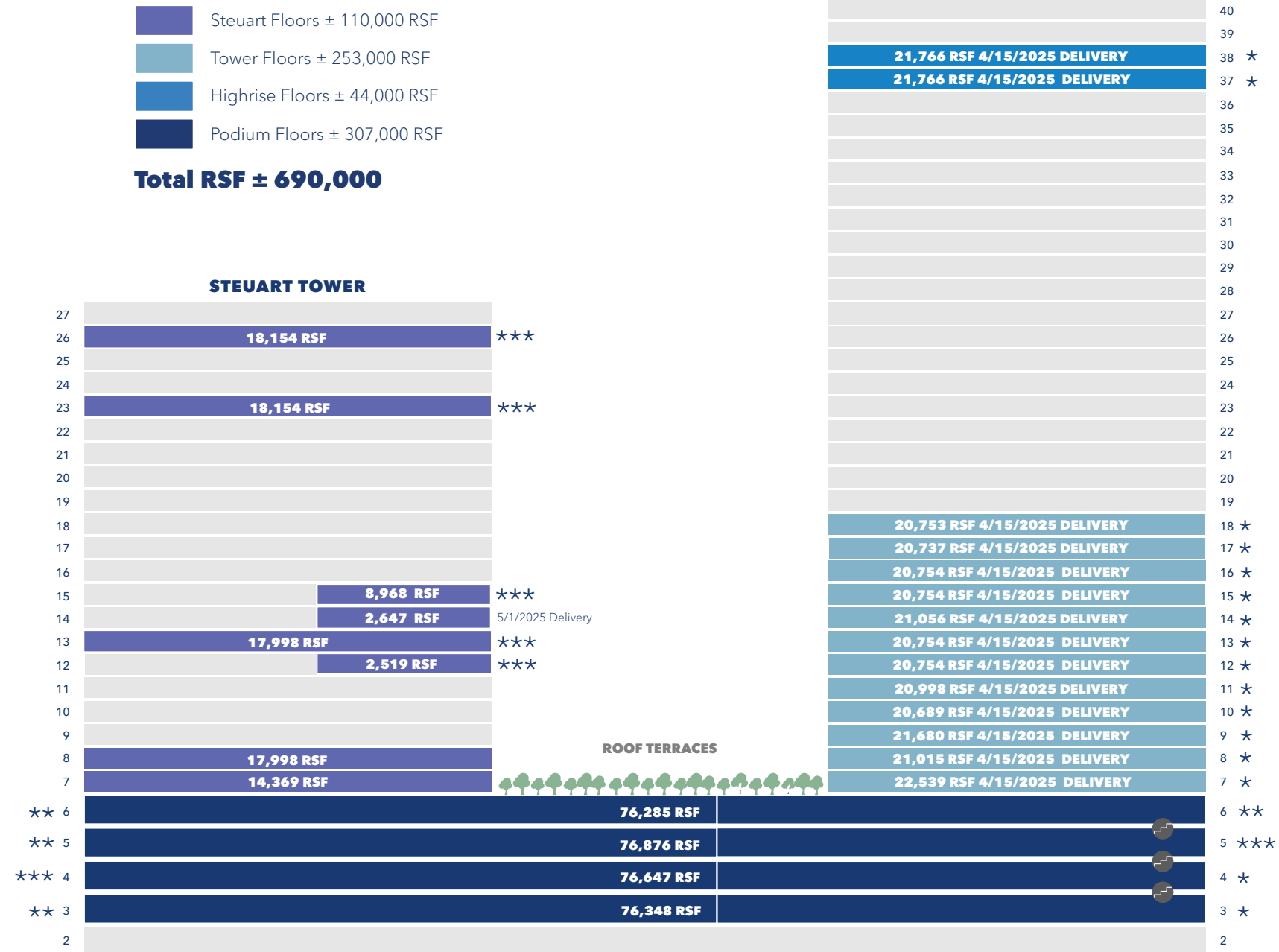
02

The Offering

03

Building Summary

SPEAR TOWER



*Currently leased through 4/15, however landlord may deliver sooner as needed.

Currently leased through Q3 2026, however landlord may deliver sooner as needed. *Immediately available.

THE
OFFERING



±77,000 SF
Super Floors



±32,000 SF
of Roof Terraces with
Planned Renovations



±22,000 SF
Virtually Column Free
Tower Floors



FLOOR TO CEILING
Window Line



PLANNED
State-of-the-Art Conference
Facility, Lounge and Fitness Center



SUPERB
Waterfront Location and
Unbeatable Bay Views



The
Opportunity

The
Offering

Building
Summary



PLANNED AND THOUGHTFULLY DESIGNED
CONFERENCE AND LOUNGE SPACE

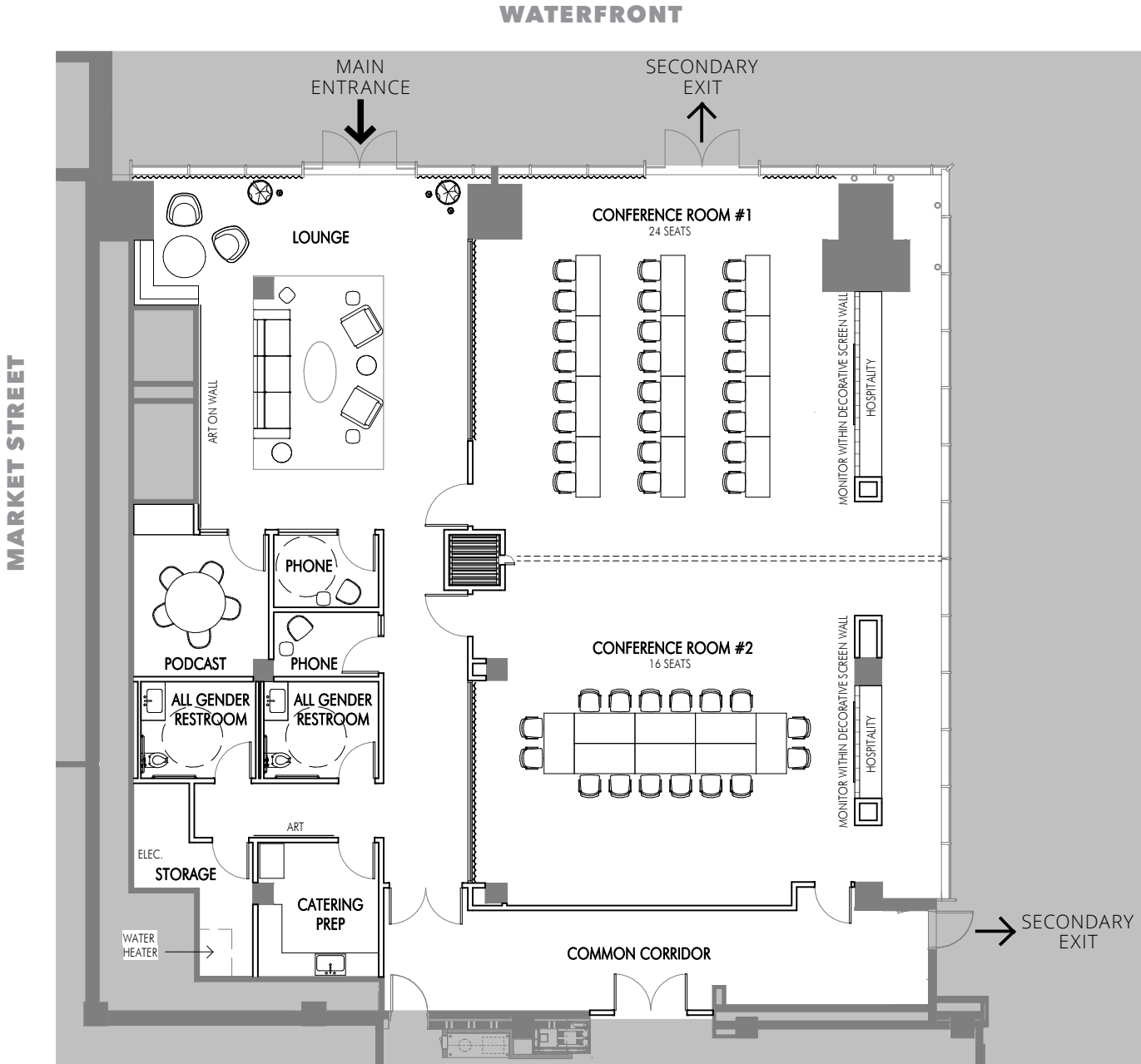
PLANNED
**CONFERENCE AND
LOUNGE CENTRE**


CONFERENCE CENTER
With Capacity of ~ 75 Seats


LOUNGE


PODCAST
Studio


CATERING KITCHEN



The
Opportunity

The
Offering

Building
Summary



PLANNED STATE-OF-THE-ART
FITNESS CENTER

PLANNED
**STATE-OF-THE-ART
FITNESS CENTRE**



FULLY EQUIPPED
CrossFit, Cardio and Weights Setup



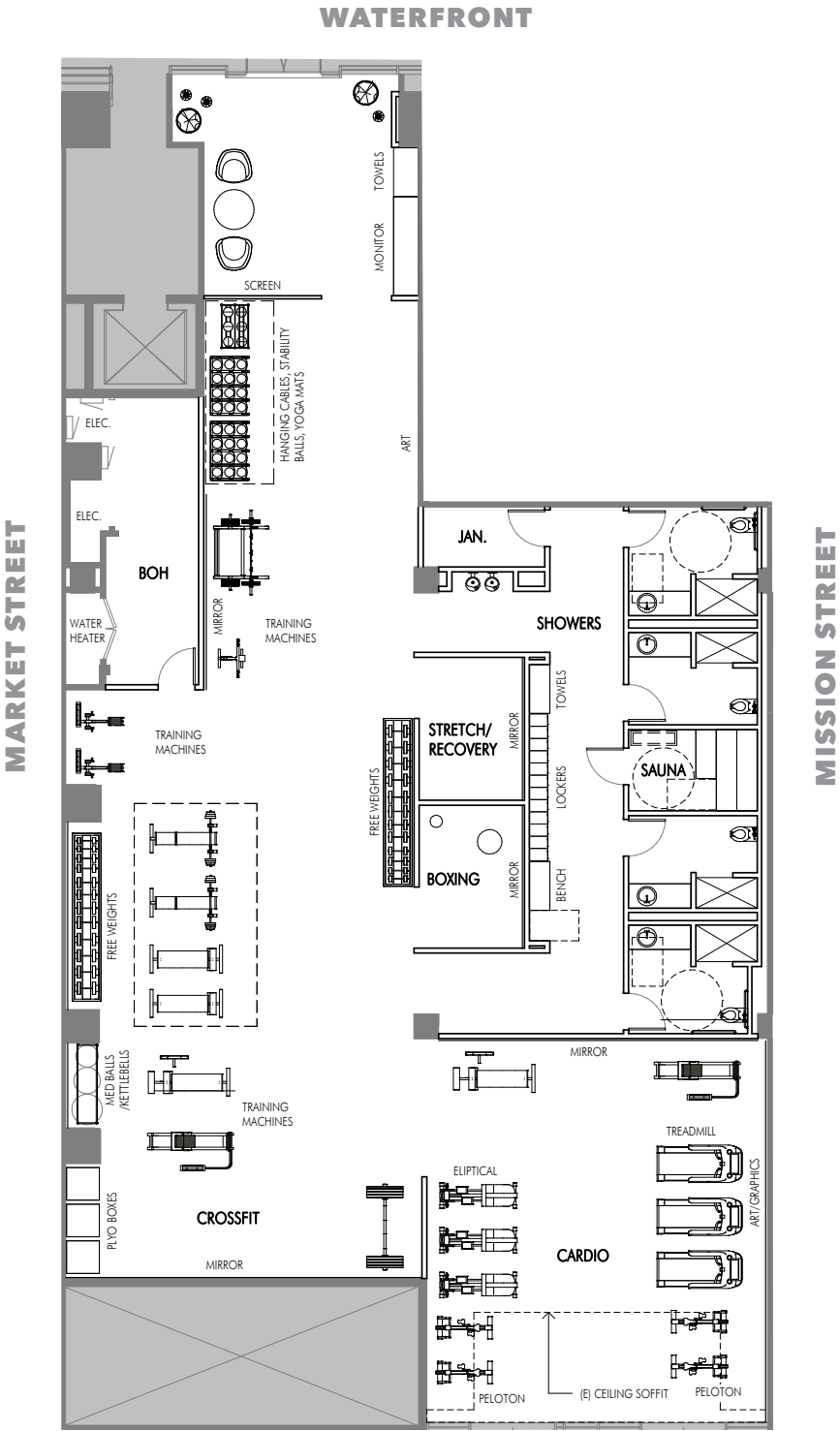
BOXING
Studio



SAUNA



SHOWERS & LOCKER
Rooms



The
Opportunity

The
Offering

Building
Summary



PLANNED BRAND NEW PRIVATE
ROOF TERRACE

The
Opportunity

The
Offering

Building
Summary

BRAND NEW PRIVATE ROOF TERRACES



Two **16,000 SF**
Terraces Overlooking An Iconic Skyline



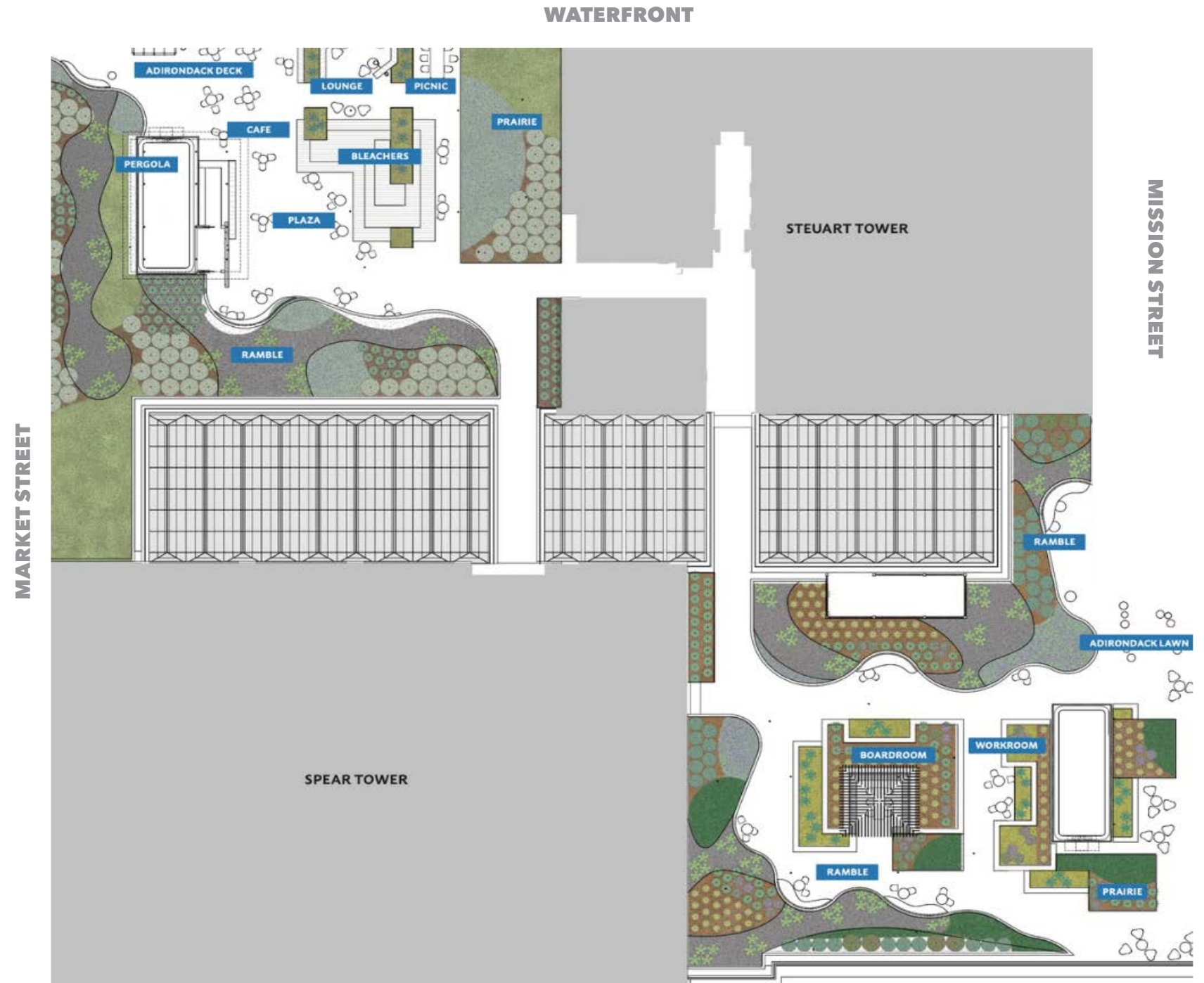
Plaza For Events and
Gatherings, Including an Inbuilt Av System



Outdoor Boardrooms



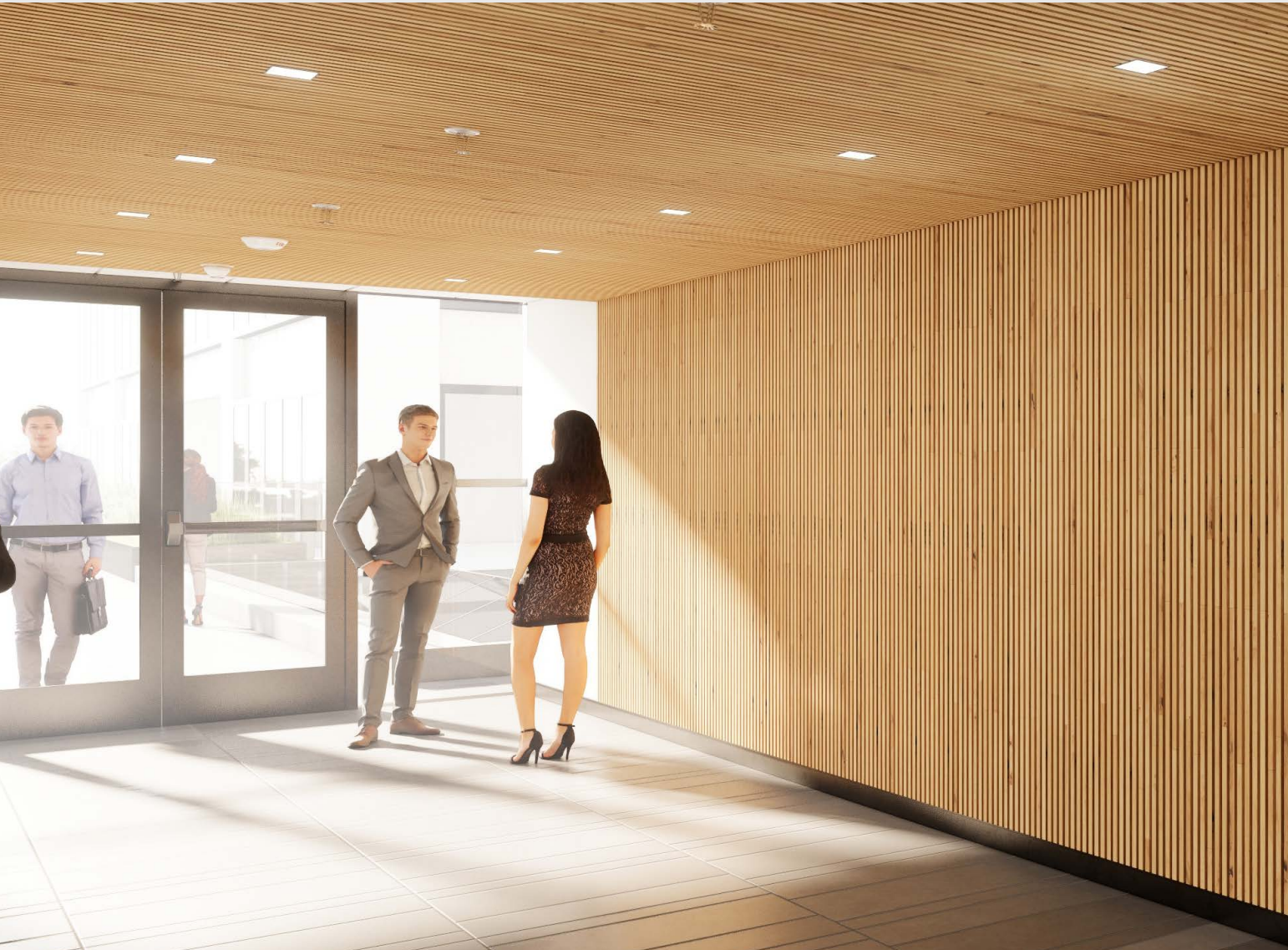
Pergola With Food And Beverage
Service And Catering Kitchen



The
Opportunity

The
Offering

**Building
Summary**

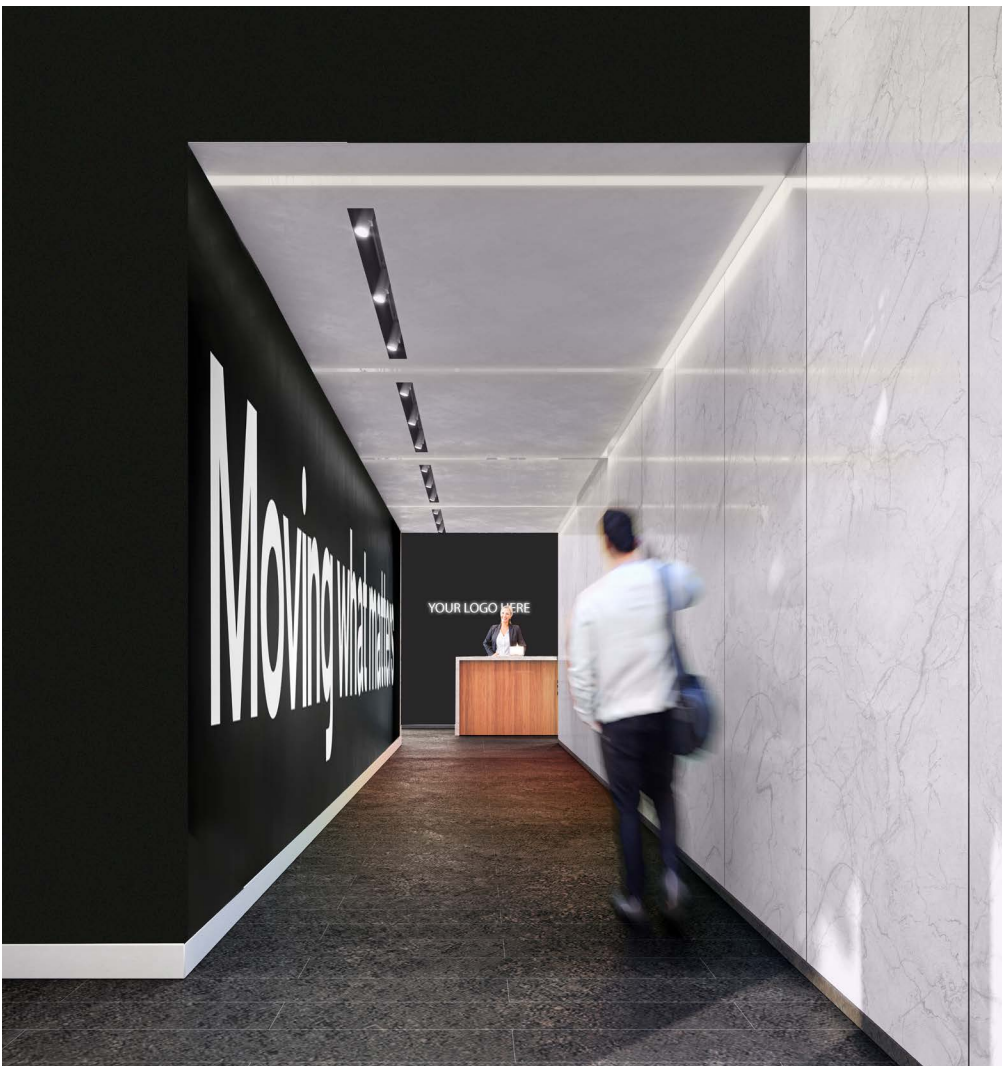


NEW 7TH FLOOR
COMMON AREA FINISHES

Steuart Street Exclusive



Steuart and/or Spear Street



Potential Spear and/or Steuart



DEDICATED
ENTRANCES AND ELEVATORS

THE ONE MARKET PLAZA **PODIUM FLOOR**



±77,000 RSF
Full Floor



SKYLIT
Glass Atrium



INCREDIBLE
Bay and City Views



LARGEST FLOORPLATE
Available in the CBD



Ferry Building Views

Bay Bridge Views



Ferry Building Views

ATRIUM

STEUART STREET

Bay Views

MISSION STREET

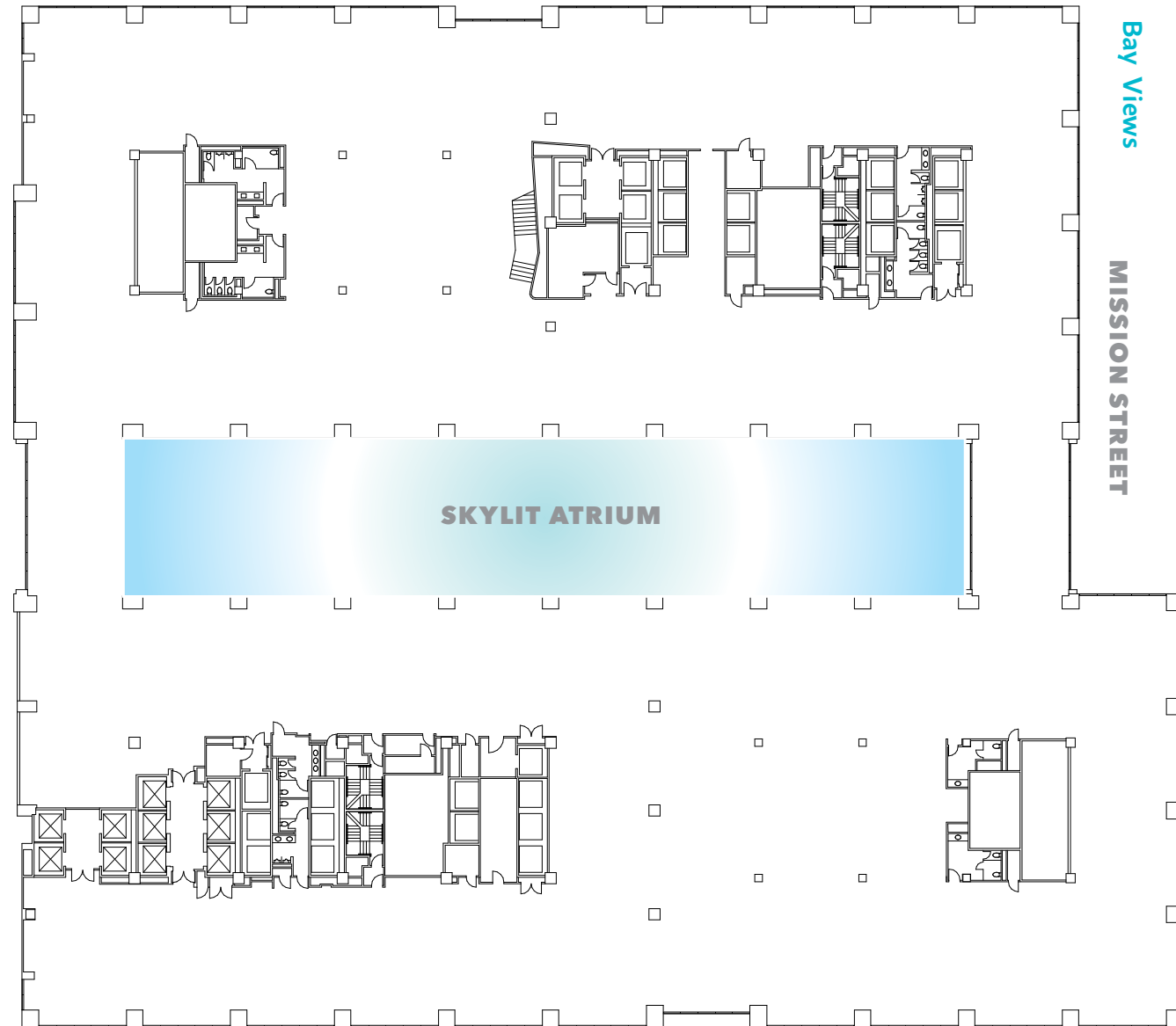
Bay Views



Cityscape
Views

SPEAR STREET

Floor to Ceiling
Glass Window Line



SPEAR TOWER
TOWER FLOOR



±21,800 RSF
Full Floor



INCREDIBLE
Bay Views



FLOOR TO CEILING
Glass Window Line



VIRTUALLY
Column-Free Floorplate



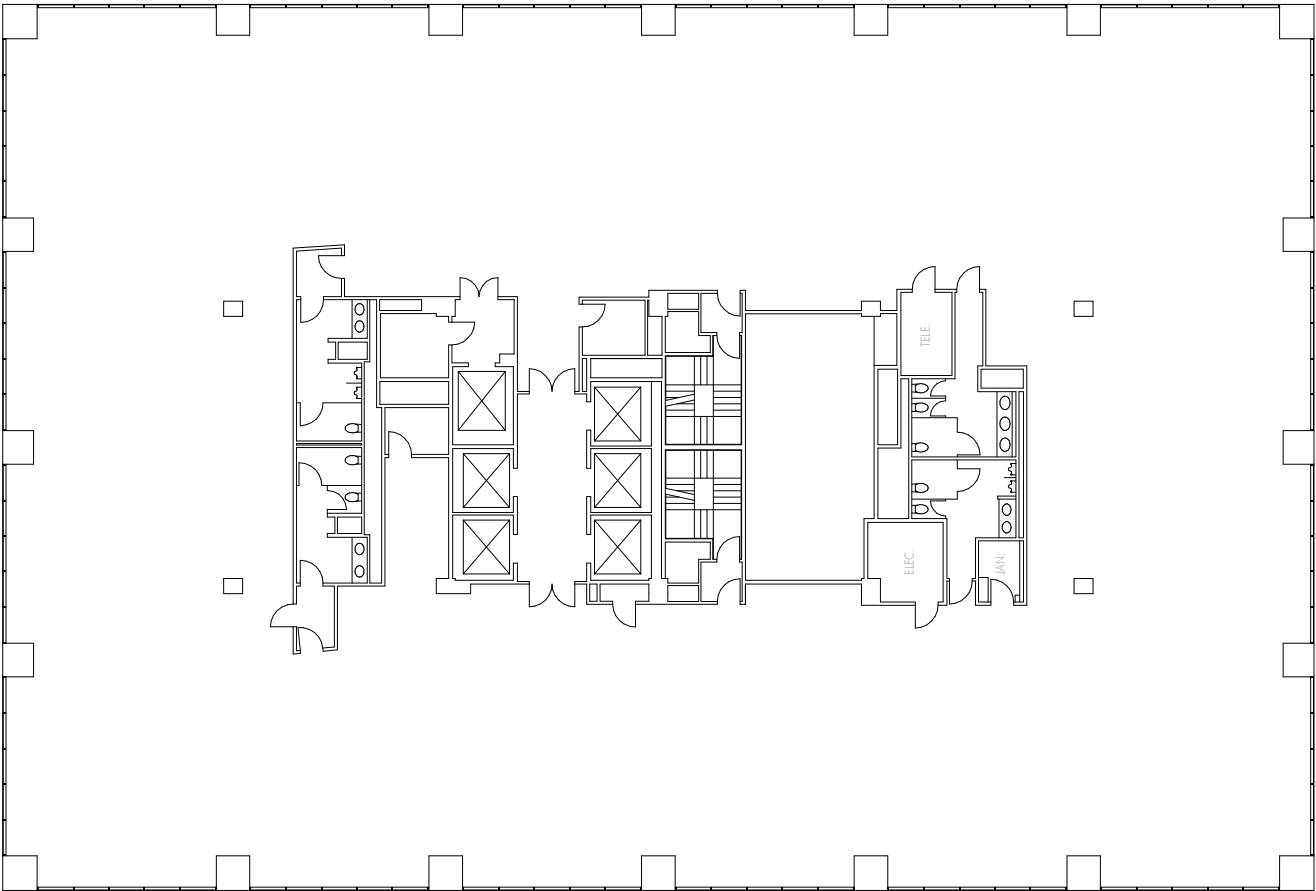
Ferry Building Views

STEUART STREET

Bay Bridge Views



Ferry Building Views
MARKET STREET



Bay Views

MISSION STREET



Cityscape
Views

SPEAR STREET

Floor to Ceiling
Glass Window Line



CREATIVE HYPOTHETICAL FLOOR PLAN

SPEAR TOWER
TOWER FLOOR



±21,800 RSF
Full Floor



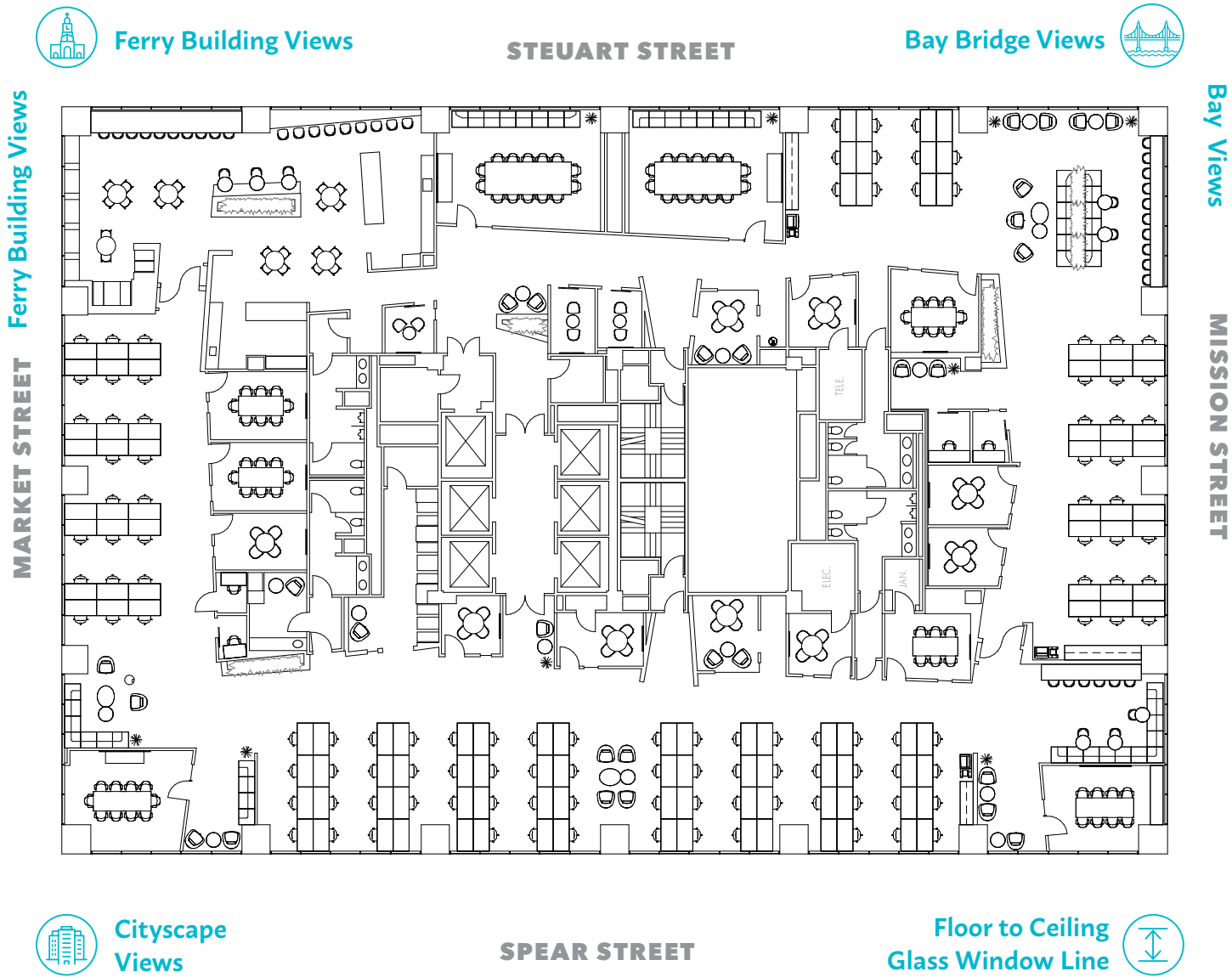
INCREDIBLE
Bay Views



FLOOR TO CEILING
Glass Window Line



VIRTUALLY
Column-Free Floorplate



ONE MARKET PLAZA:
A WORLD CLASS WORKPLACE



**1.6M SF TROPHY OFFICE
AND RETAIL SPACE**



Superb Waterfront
Location And Views



Located Within One Block
Of Bart, Muni And Ferry



Unobstructed
Bay Views



On-Site And
Surrounding Dining



Two Roof Terraces
With Water Views



Floor To Ceiling Glass
Window Line



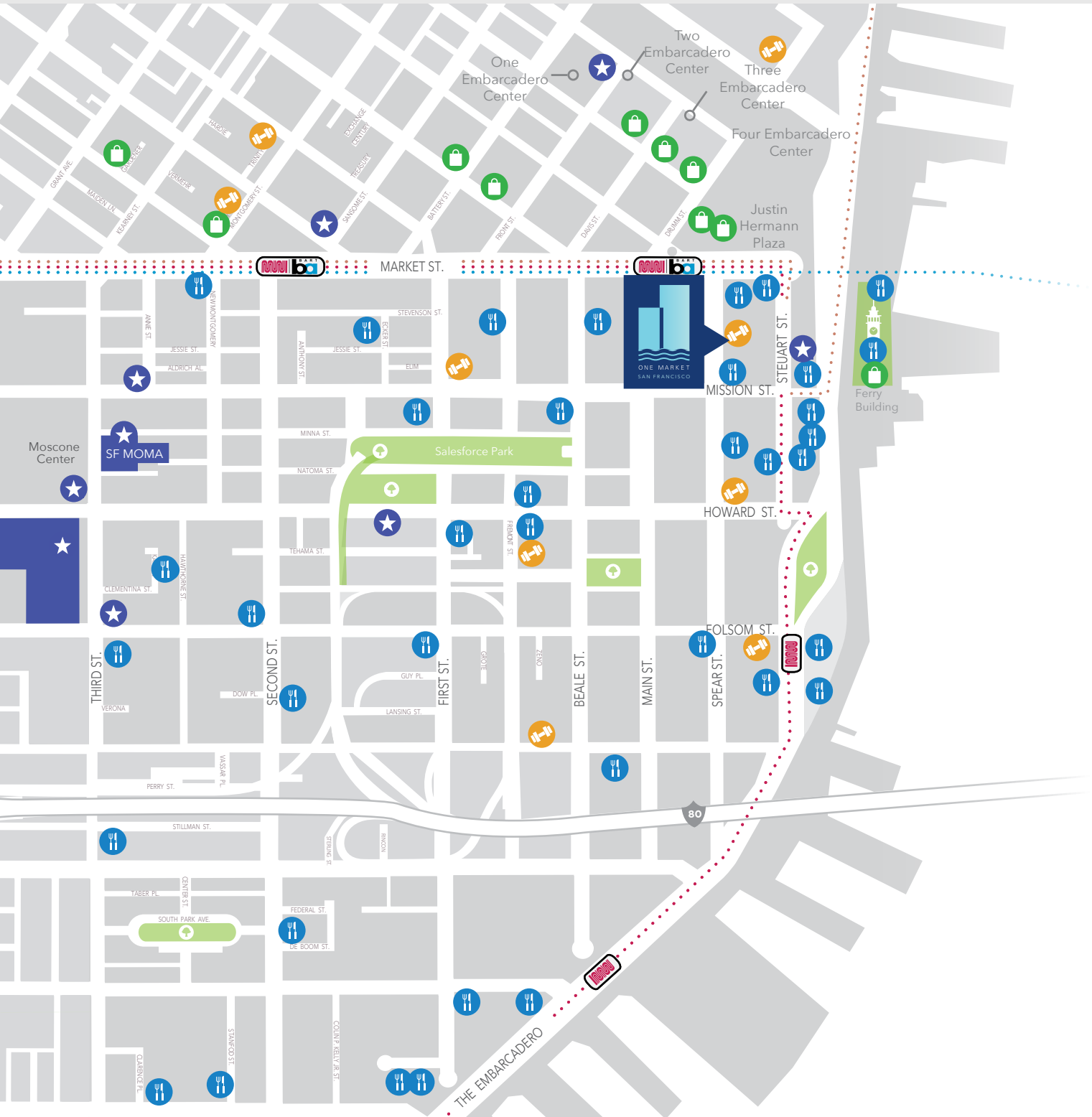
Largest Floorplate
In The Cbd









Blue Chip Ownership
& Management

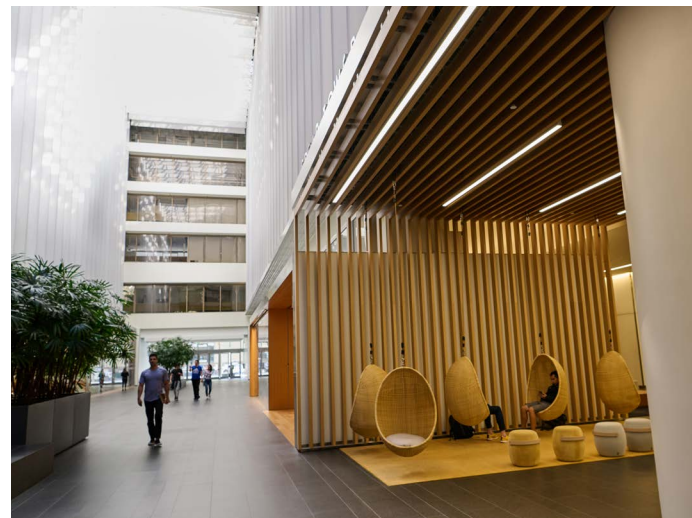
**AWARDS &
DISTINCTIONS**





LOCATION & AMENITIES

-  **30+**
Restaurants
-  **8+**
Entertainment Options
-  **10+**
Shops
-  **8+**
Fitness Centers
-  **Park Areas**
-  **Museums**



The
Opportunity

The
Offering

Building
Summary

TRANSIT FIRST
HQ LOCATION





THANK YOU

LEASING CONTACTS

CHRISTOPHER T. ROEDER

Executive Managing Director
+1 415 395 4971
chris.roeder@jll.com
RE License # 01190523

WES POWELL

Executive Managing Director
+1 415 395 4901
wesley.powell@jll.com
RE License #01702003

TED DAVIES

Senior Managing Director
+1 415 395 4972
ted.davies@jll.com
RE License # 01460185

TOM DOUPE

Senior Vice President
+1 415 395 4933
tom.doupe@jll.com
RE License # 01921218

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.