

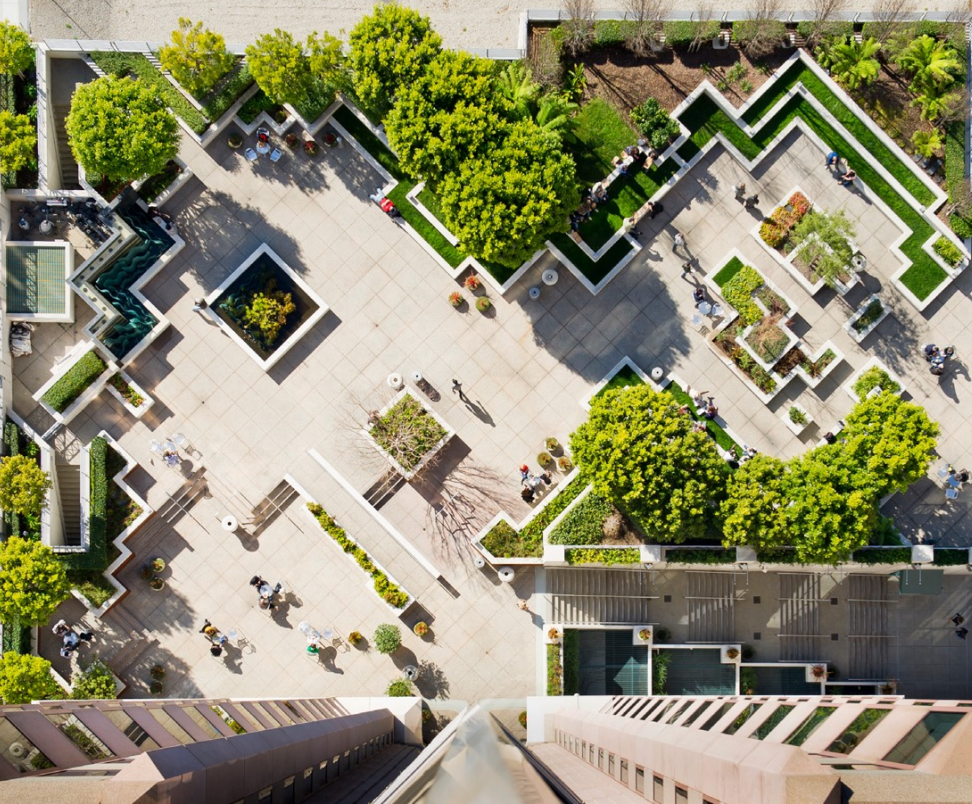


100  
FIRST

# BE FIRST

100 FIRST, SAN FRANCISCO

KILROY CBRE



## Best in Operations

Work doesn't disrupt life at 100 First Street—a modern, Art Deco, 27-story, Class-A high-rise in the South Financial District with numerous on-site amenities.

- Showers
- Lockers
- Bike Parking
- Valet Parking
- Multiple Retailers Onsite
- Public Space Wifi
- 24/7 Security
- The first real estate company in North America to achieve 100% carbon neutral operations
- Public garden terrace, ranked as one of the top 10 Privately Owned Public Open Spaces in San Francisco
- Next door to the Salesforce Transit Center, which provides transit, retail options, and a 5-acre rooftop park



WHOLE CAKES



LUNETTES OPTOMETRIC  
EYECARE AND EYEWEAR

EBIKO

CHALOS  
EVERYDAY EMPANADAS

# Nearby Dining & Attractions



tender greens





100 FIRST

## Nearby Fitness & Lodging



EQUINOX

corepower  
YOGA

WHEELHOUSE



SATORI  
yoga studio



W  
SAN FRANCISCO

PARK  
CENTRAL  
HOTEL  
SAN FRANCISCO

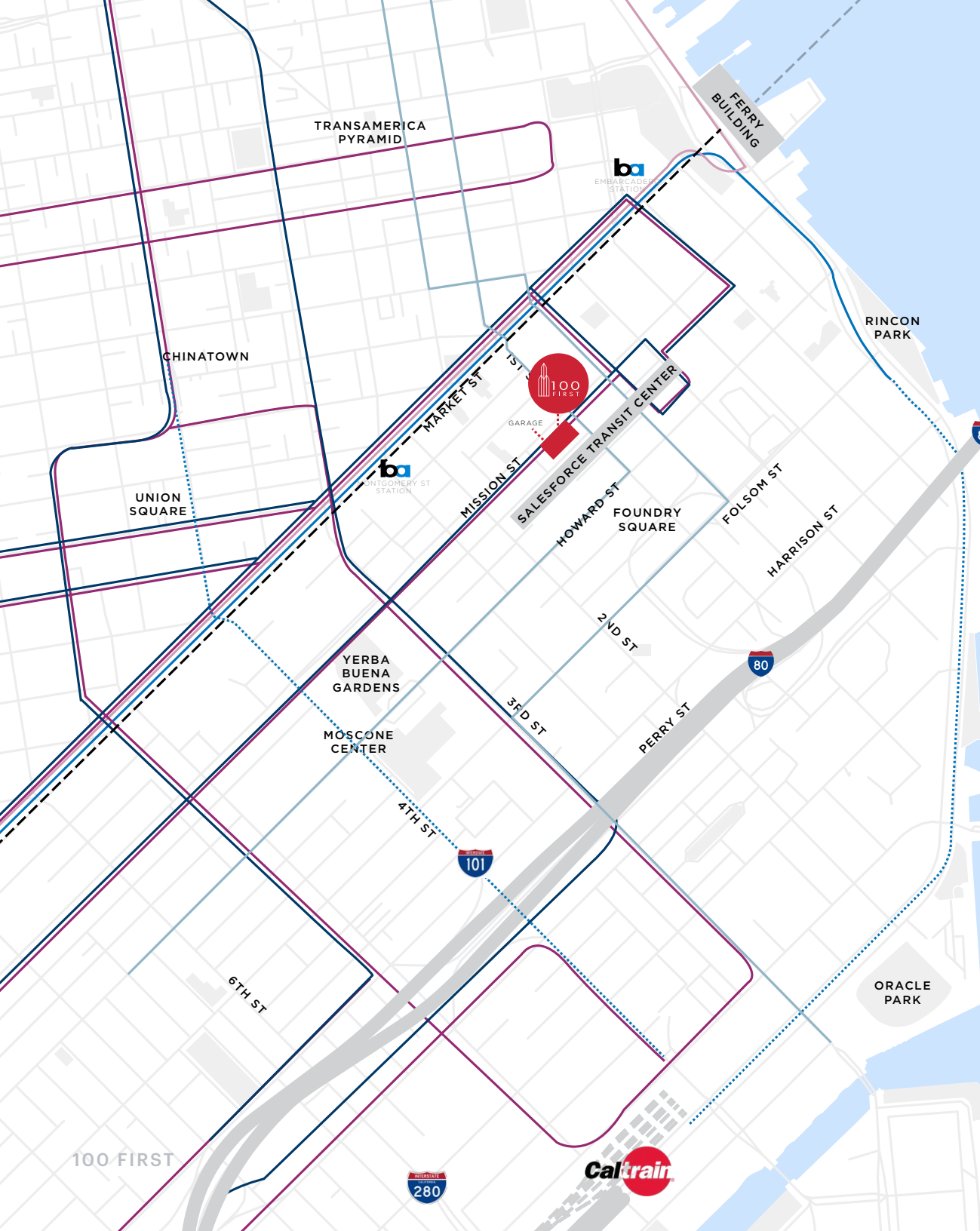


FOUR SEASONS HOTEL  
San Francisco



THE  
Jay

OMNI HOTELS  
san francisco



# To and From

- Easily accessible
- Steps from the Transit Center
- 1 block from BART & MUNI
- Excellent access to Bay Bridge, Freeways, SFO and OAK airports
- Central subway connects with Caltrain at 4th and King

## BART

--- Richmond, Antioch, Dublin/Pleasanton, Fremont, Daly City, Milbrae, SFO line  
6 MINS WALK

## MUNI

- Local Bus 1, 5, 6, 9, 21, 38, 71  
2+ MINS WALK
- F line (streetcar)  
3 MIN WALK
- Metro J, K, L, M, N, T line  
6 MIN WALK
- Central subway  
16 MIN WALK
- Limited, express bus 8X, 38L  
10 MIN WALK
- Golden Gate Transit  
1 MIN WALK

# Property Availability

## SUITE 2250 - 22ND FLOOR

~3,329 RSF

Available Now



## SUITE 1250 - 12TH FLOOR

~10,202 RSF

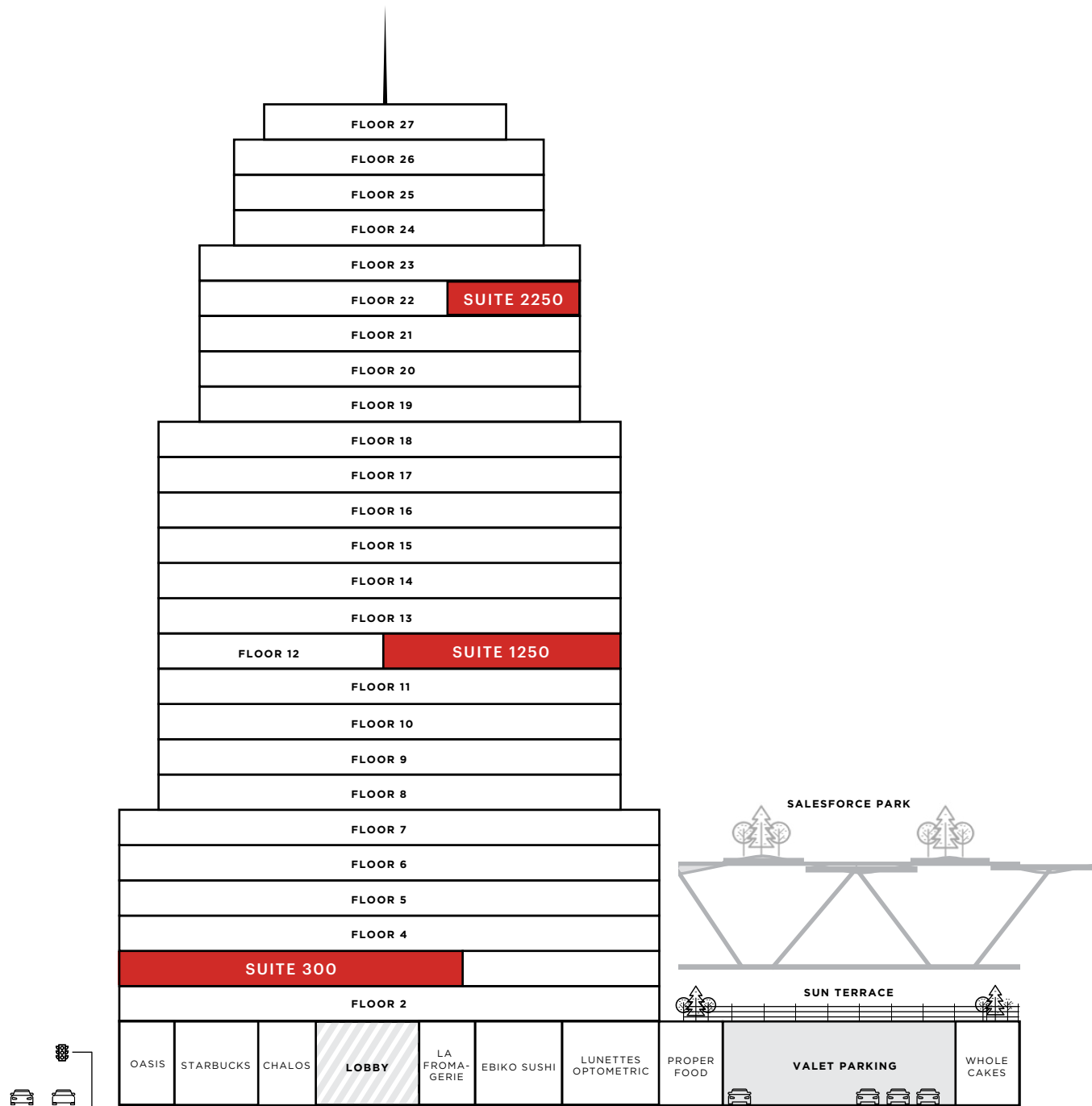
Available Now



## SUITE 300 - 3RD FLOOR


~5,793 - 16,297 RSF

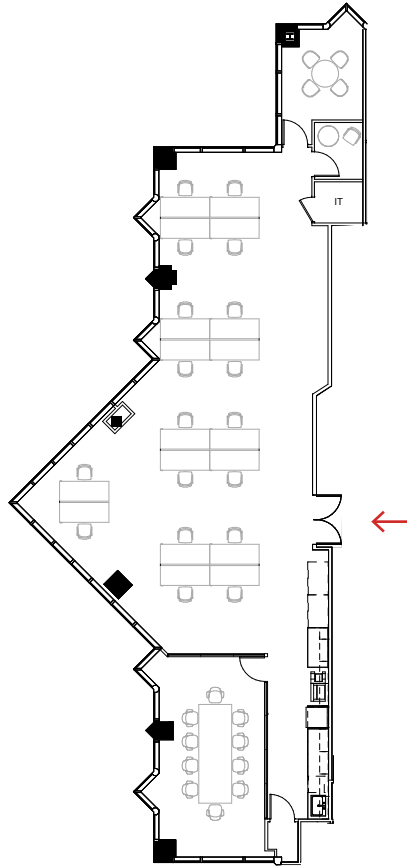
Available Now



# Suite 2250

~3,329 RSF

 TAKE VIRTUAL TOUR

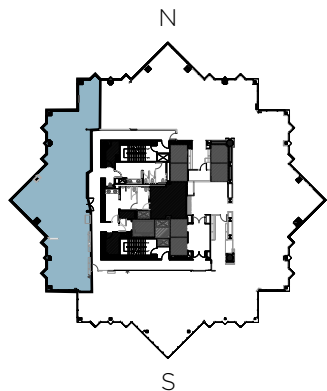


\*Hypothetical Furniture Plan




## CORNER SUITE WITH TRANSBAY VIEWS

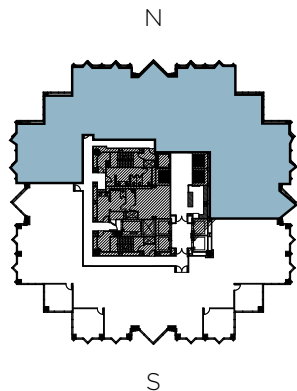
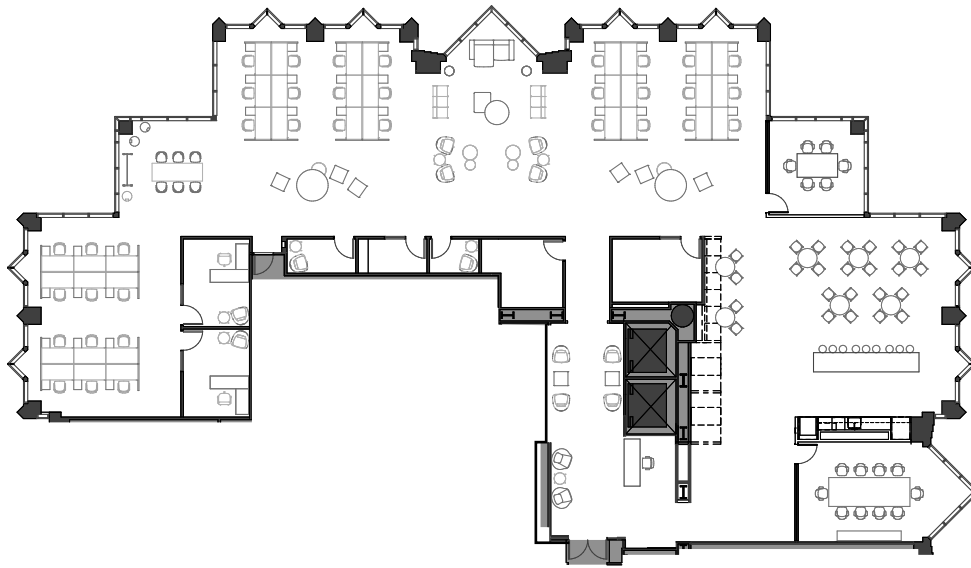
- Suite 2250: ~3,329 RSF
- Available now
- Fantastic Transbay and southern views with great natural light
- 1 conference room, 1 office, and 1 phone room
- Open space for 18+ workstations
- Kitchen and IT/storage closet



# Suite 1250

~10,202 RSF

 TAKE VIRTUAL TOUR



\*Hypothetical Furniture Plan




## DOUBLE DOOR IDENTITY WITH CITY VIEWS

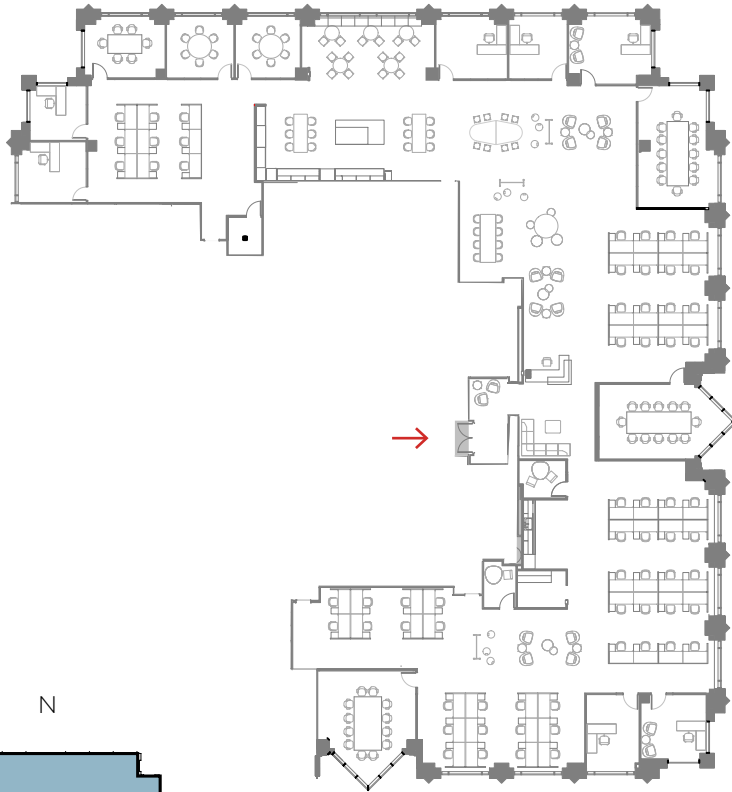
- Suite 1250: ~10,202 RSF
- Available now
- Recently upgraded suite with great natural light
- 1 boardroom and 1 conference room
- 2 private offices and 2 phone rooms
- Open space for 36+ workstations
- Large kitchen and all-hands space



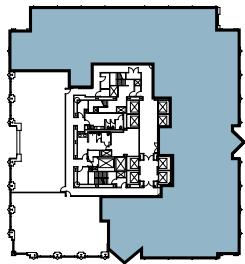
# Suite 300 + 360 Combined

~16,297 RSF

 TAKE VIRTUAL TOUR



\*Hypothetical Furniture Plan

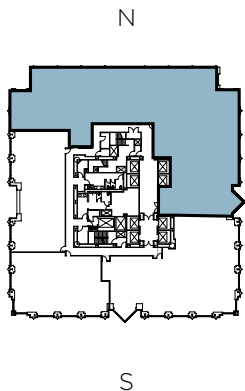
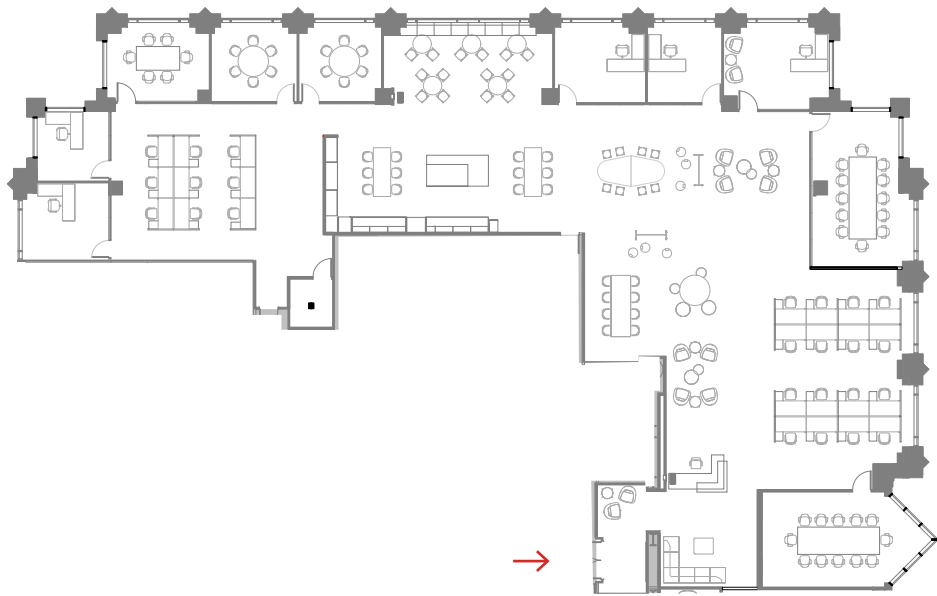


## EXPANSIVE SUITE WITH THREE SIDES OF WINDOW LINE

- Suite 300 + 360: ~16,297 RSF
- Available now
- Recently upgraded creative suite
- Partial exposed ceiling and polished concrete floors
- 3 large conference rooms
- 10 huddle rooms/offices and 2 phone rooms
- Open space for 70+ workstations
- Two kitchens and large all-hands space

# Suite 300

~10,504 RSF



\*Hypothetical Furniture Plan

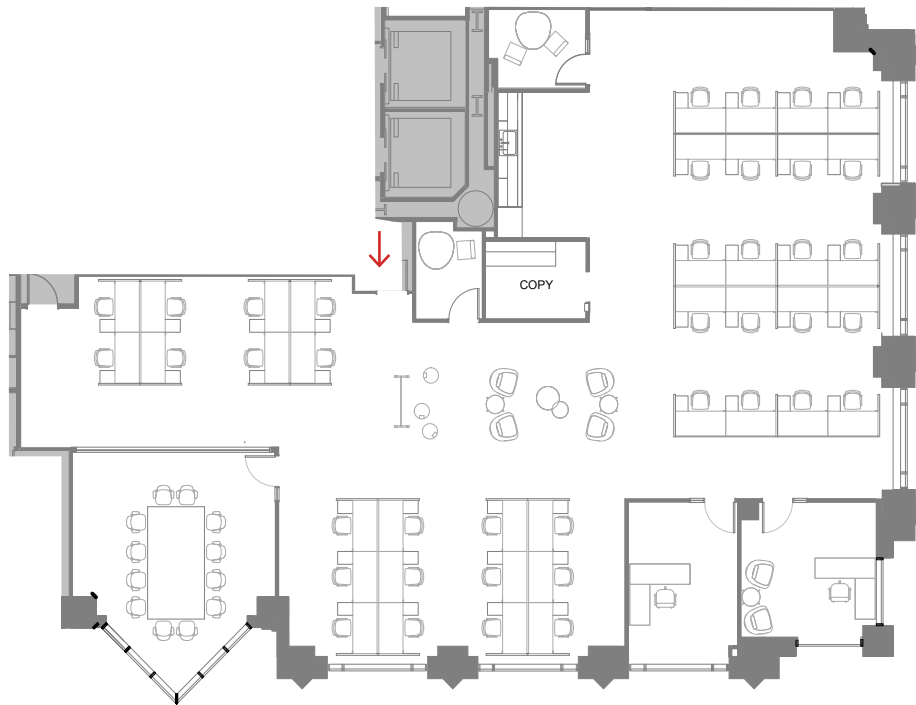


## DOUBLE DOOR IDENTITY WITH CITY OUTLOOKS

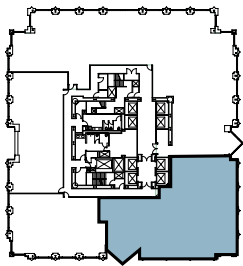
- Suite 300: ~ 10,504 RSF
- Available now
- Recently upgraded creative suite
- Partial exposed ceiling and polished concrete floors
- 2 conference rooms and 8 huddle rooms/offices
- Open space for 30+ workstations
- Kitchen and large all-hands space

# Suite 360

~5,793 RSF



N



S

\*Hypothetical Furniture Plan



## OPEN PLAN CORNER SUITE

- Suite 360: ~ 5,793 RSF
- Available now
- Partial exposed ceiling and polished concrete floors
- 1 large conference rooms
- 2 huddle rooms/offices and 2 phone rooms
- Open space for ~ 40 workstations
- Open kitchen



# About Kilroy

Kilroy Realty Corporation is a leading workplace landlord and developer. The company has earned **global recognition for sustainability**, building operations, and innovation. Kilroy’s business environments drive **creativity, productivity** and **employee retention** for leading media, health, science and technology companies.













# Kilroy's Commitment to the Planet

Sustainability and wellness are the foundation of everything we do. We have made it our mission to provide creative work environments that spark inspiration and productivity for the country’s very best thinkers and doers. We are operating and managing ~16 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

**KILROYREALTY.COM**

## Accolades



 <p><b>Carbon Neutral Operations</b> Kilroy achieved Carbon Neutral Operations, 2020 - 2023</p>	 <p><b>Energy Star</b> 72% Portfolio certified Partner of the Year, 2014-2023 Sustained Excellence, 2016-2023</p>	 <p><b>LEED</b> 70% Portfolio certified 94% of our LEED certifications are at the Gold and Platinum levels</p>	 <p><b>Fitwel</b> 44% Portfolio certified</p>
 <p><b>GRESB</b> Regional Sector Leader, Americas (Development, Diversified), 2022-2023 5-Star Rating, 2015-2023</p>	 <p><b>NAREIT</b> Leader in the Light Award, Office Sector, 2014-2021 Most Innovative 2018, 2020</p>	 <p><b>Green Lease Leaders</b> Leader, 2014-2023 Gold Level, 2018-2023</p>	 <p><b>Bloomberg Gender Equality Index</b> Member, 2020-2023</p>
 <p><b>Newsweek</b> America's Most Responsible Companies, 2020-2023</p>	 <p><b>Best in Building Health</b> Fitwel Excellence Award, Most Certifications of All Time, 2019-2022</p>	 <p><b>S&amp;P Sustainability Yearbook</b> Member, 2018-2023</p>	 <p><b>US EPA Green Power Partnership</b> National Top 100 Green Power Users, 2021-2023</p>



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