

D E F I N I N G T H E N E W D O W N T O W N

181

FREMONT

SAN FRANCISCO, CALIFORNIA

A fully entitled Leed-CS Gold, 700 foot, 54-story office, and residential tower
Located in the heart of San Francisco's south financial district, immediately adjacent and
connecting to the new transbay transit center

Iconic Design
Defines the
New Downtown





Light, Air, Design

At 181 Fremont in San Francisco, distinctive architecture creates a dazzling first impression. A 9'6" finished ceiling height with 13 feet floor to floor, creates a sense of voluminous space inside.

Floor-to-ceiling curtain walls of shimmering glass wrap around the building to define the exterior. While windows angle slightly to create an interesting horizontal and vertical pattern.

The building features world-class modernism in design, sustainability, and neighborhood integration. This distinctive 54-story mixed-use tower offers a unique combination of ± 404,000 square feet of Class-A office space on 33 floors, with 74 exclusive condominium residences on the top 15 floors.

181 Fremont will include a 220 stall bike barn with private stalls as well as an underground valet parking garage. Innovative design features include a unique curtain wall system, a green roof, and recycled materials. Sustainable design features enhance efficiency and economy while providing a safer, healthier work environment. The building is targeted for a LEED Gold Certification.

Views Everywhere

No matter where you look, the views are wonderful. On the lower floors, enjoy a view of the unique elevated park.

Above that, relish in spectacular architectural views of beautiful buildings in the Transbay Redevelopment District.

The top floors feature breathtaking views of the Bay Bridge, San Francisco Bay, and Treasure Island.

Flexible, Efficient, New

This brand-new downtown tower offers 404,000 square feet of class-A office space on 33 floors with:

- Open floor plates that offer optimum workspace flexibility
- Floor-to-ceiling glass to maximize natural light for a healthy, productive work environment
- Glass walls that minimize the need for artificial lighting—improving the quality of light while reducing power consumption—and expanding access to views across the open floorplan

KEY ATTRIBUTES

Address:	181 Fremont Street, San Francisco, CA 94105
Total SF:	±684,000 SF
Average Floor Plate:	±11,500 SF
Building Height:	54 Stories/±700' High
Site Area:	±15,313 SF/0.35 Acres
Parking:	Five Levels of Underground Parking (Approx. 145 Valet)
Expected Completion:	Q1 2016
Mechanical Floors:	Levels 2, 38, 54
Lobby:	25' Ceilings

OFFICE SUMMARY

Rentable Office Area:	±417,000 SF
Average Office Floor Plate	±12,100 SF
Office Floors:	Levels 3 through 36
Typical Floor-to-Floor Height:	13'-6"
Finish Floor-to-Floor Height:	±10'-0"

RESIDENTIAL SUMMARY

Ultra Luxury Condominiums Ranging in Size From ±1,400 SF to ±9,100 SF	
Residential Floors:	Level 39 through 52
Residential Amenities,	Fitness Center, Owners' Lounge, External Balcony: Level 37



Downtown San Francisco

PACIFIC
HEIGHTS

101

FISHERMAN'S
WHARF

Market St

Columbus Ave

TELEGRAPH
HILL

DOWNTOWN
SAN FRANCISCO

SOMA



Embarcadero

280

Fremont St

80

MISSION
BAY

GIANTS

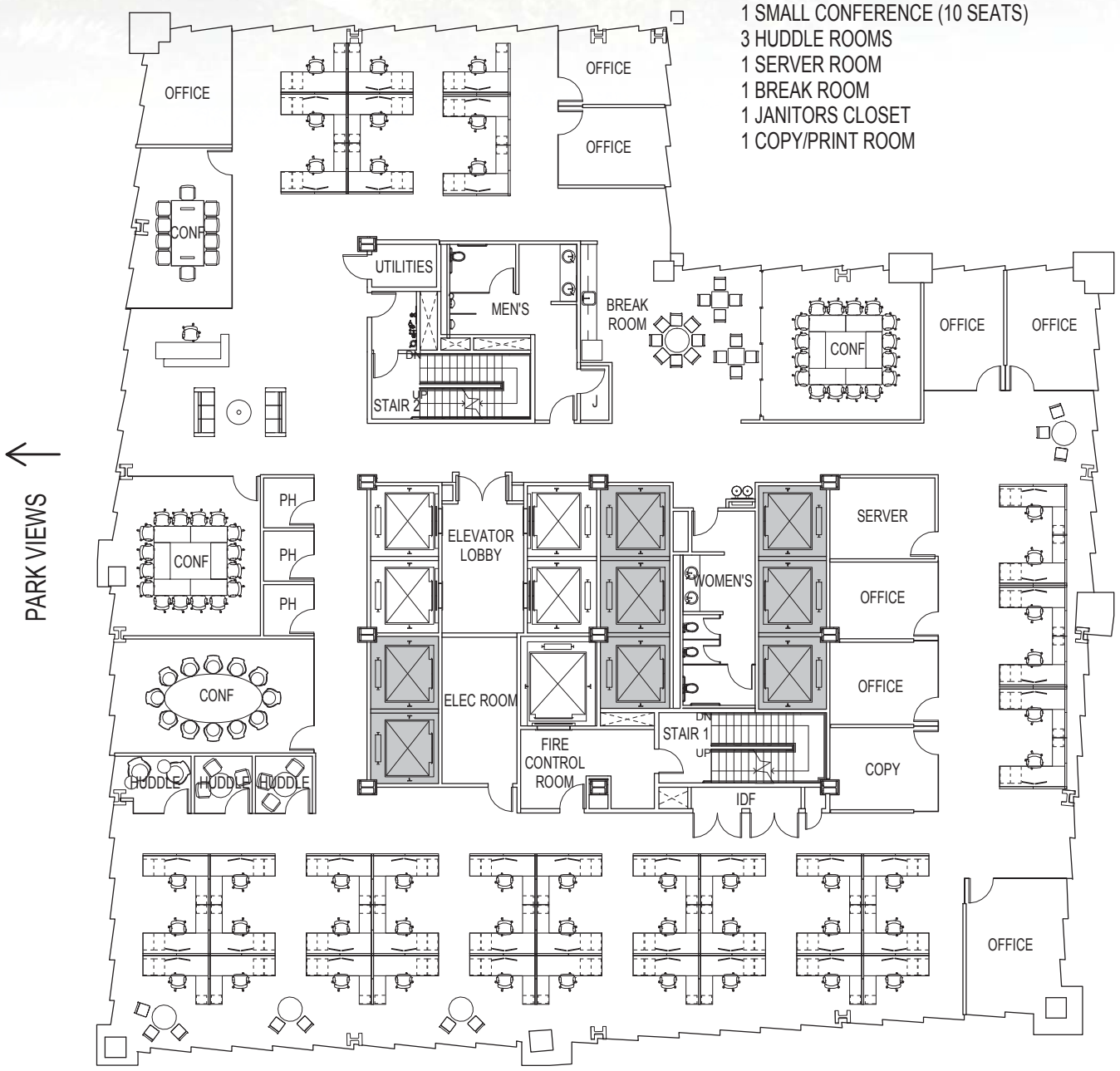
BAY
BRIDGE



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FREMONT

Typical Traditional LOW-RISE OFFICE

- 45 WORKSTATIONS
- 8 OFFICES
- 3 PHONE ROOMS
- 3 MEDIUM CONFERENCE (44 SEATS)
- 1 SMALL CONFERENCE (10 SEATS)
- 3 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK ROOM
- 1 JANITORS CLOSET
- 1 COPY/PRINT ROOM

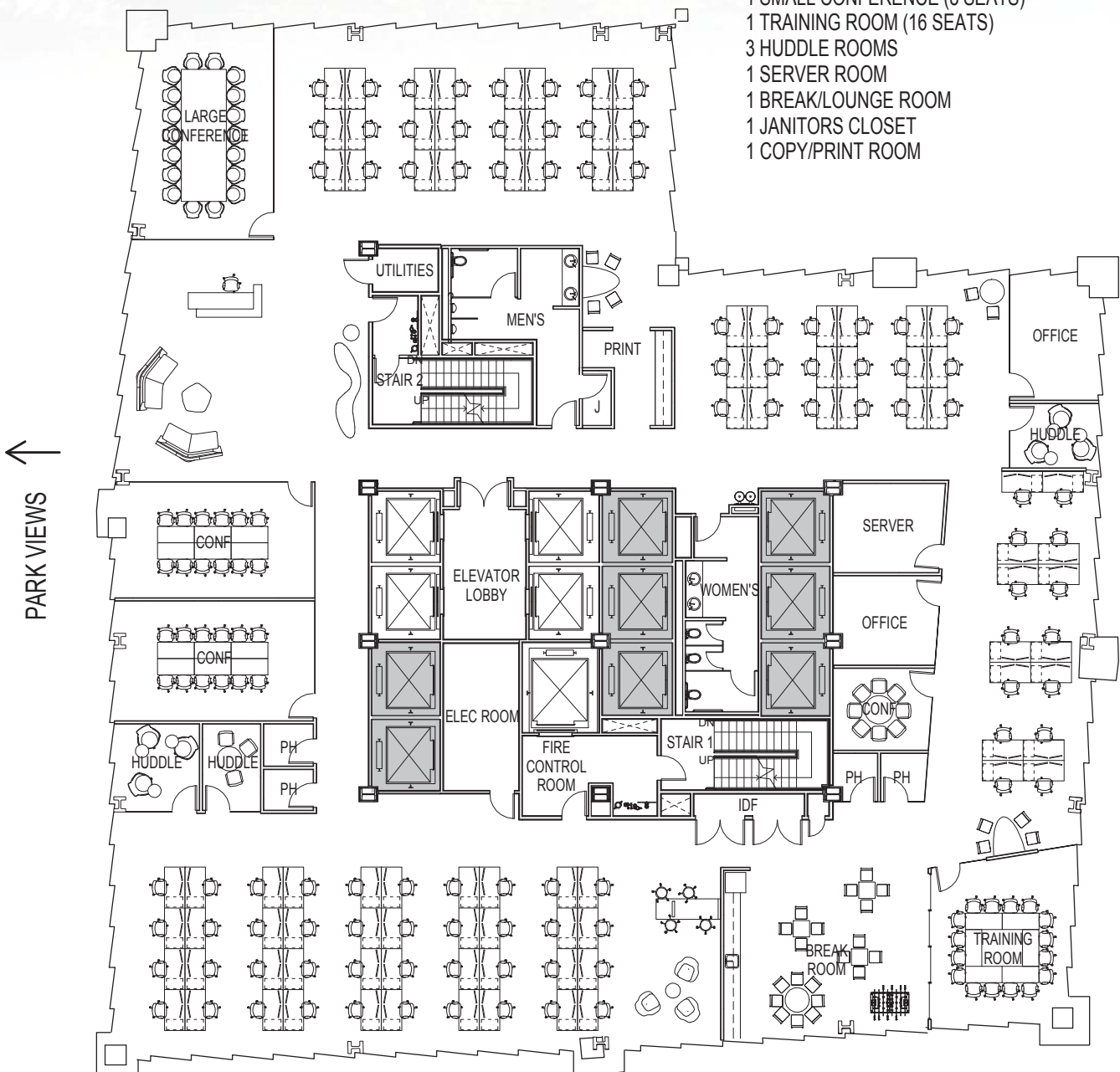




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FREMONT

Typical Technical LOW-RISE OFFICE

- 96 WORKSTATIONS
- 2 OFFICES
- 4 PHONE ROOMS
- 1 LARGE CONFERENCE (18 SEATS)
- 2 MEDIUM CONFERENCE (24 SEATS)
- 1 SMALL CONFERENCE (8 SEATS)
- 1 TRAINING ROOM (16 SEATS)
- 3 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET
- 1 COPY/PRINT ROOM

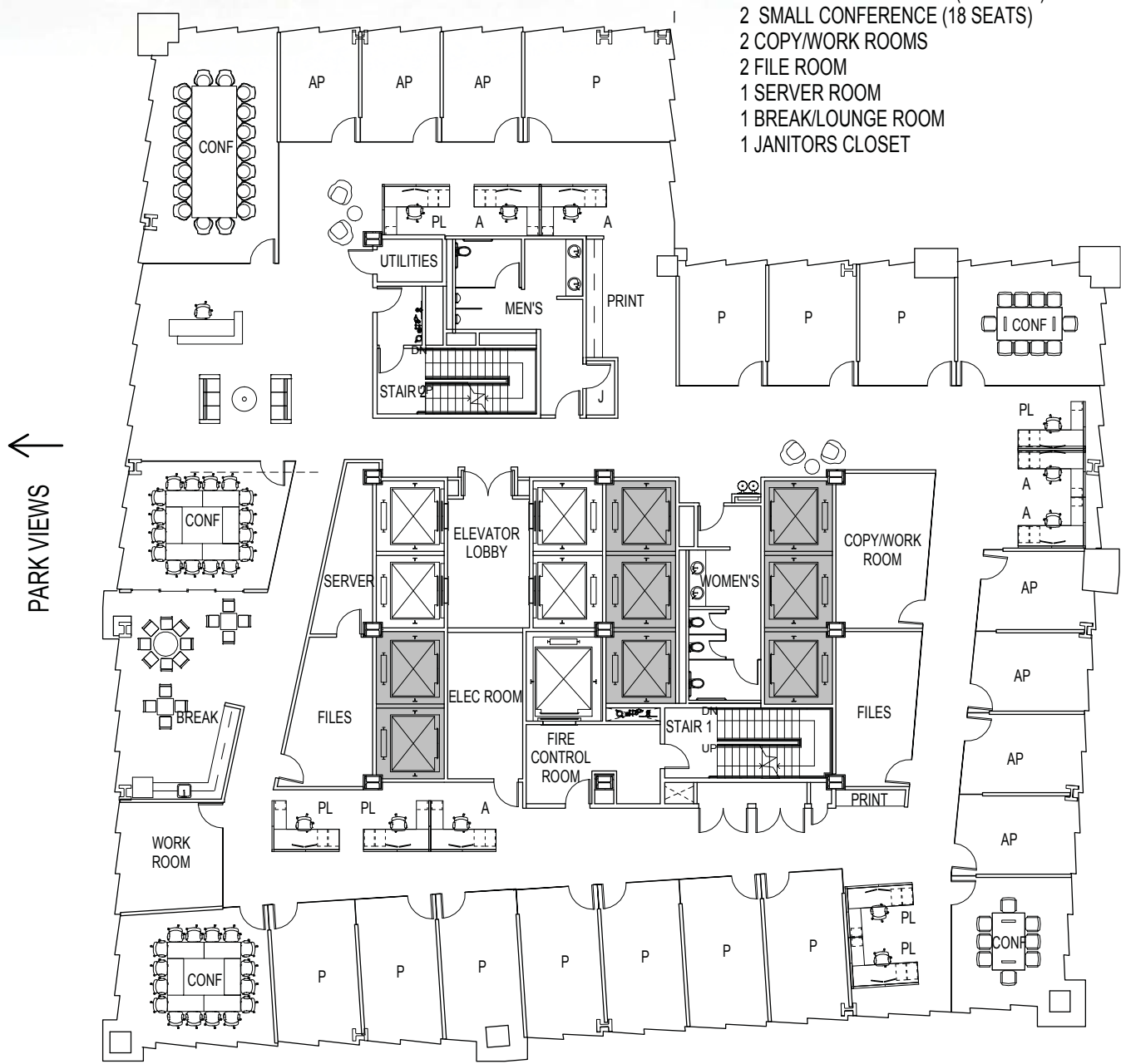




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FREMONT

Typical Law Firm **LOW-RISE OFFICE**

- 11 PARTNER OFFICES
- 7 ASSOCIATE OFFICES
- 6 PARALEGAL STATIONS
- 5 ADMIN STATIONS
- 1 LARGE CONFERENCE (18 SEATS)
- 2 MEDIUM CONFERENCE (32 SEATS)
- 2 SMALL CONFERENCE (18 SEATS)
- 2 COPY/WORK ROOMS
- 2 FILE ROOM
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET



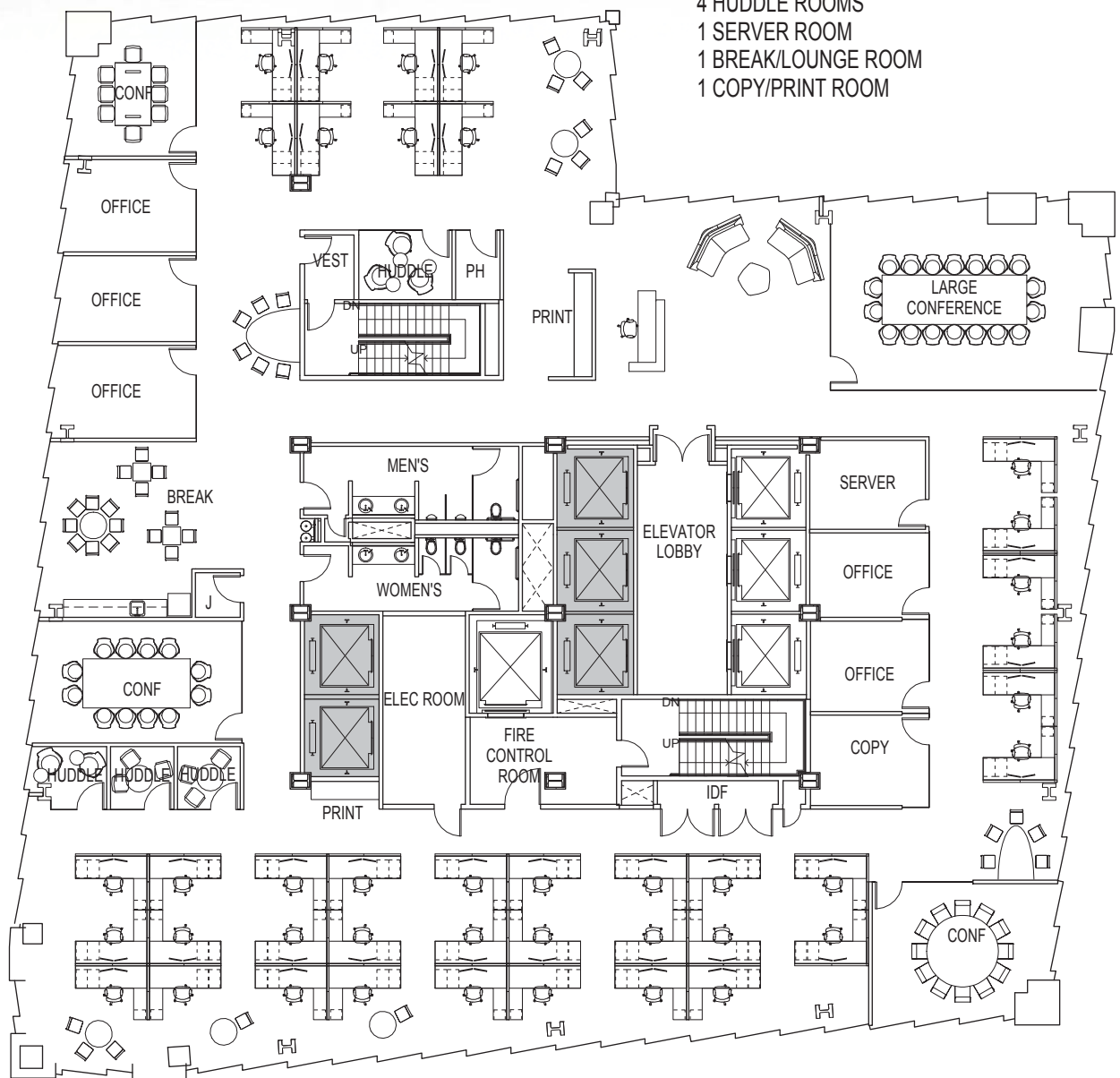


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FREMONT

Typical Traditional MID-RISE OFFICE

- 40 WORKSTATIONS
- 5 OFFICES
- 1 PHONE ROOMS
- 1 LARGE CONFERENCE (18 SEATS)
- 2 MEDIUM CONFERENCE (24 SEATS)
- 1 SMALL CONFERENCE (8 SEATS)
- 4 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 COPY/PRINT ROOM

CITY VIEWS
↑



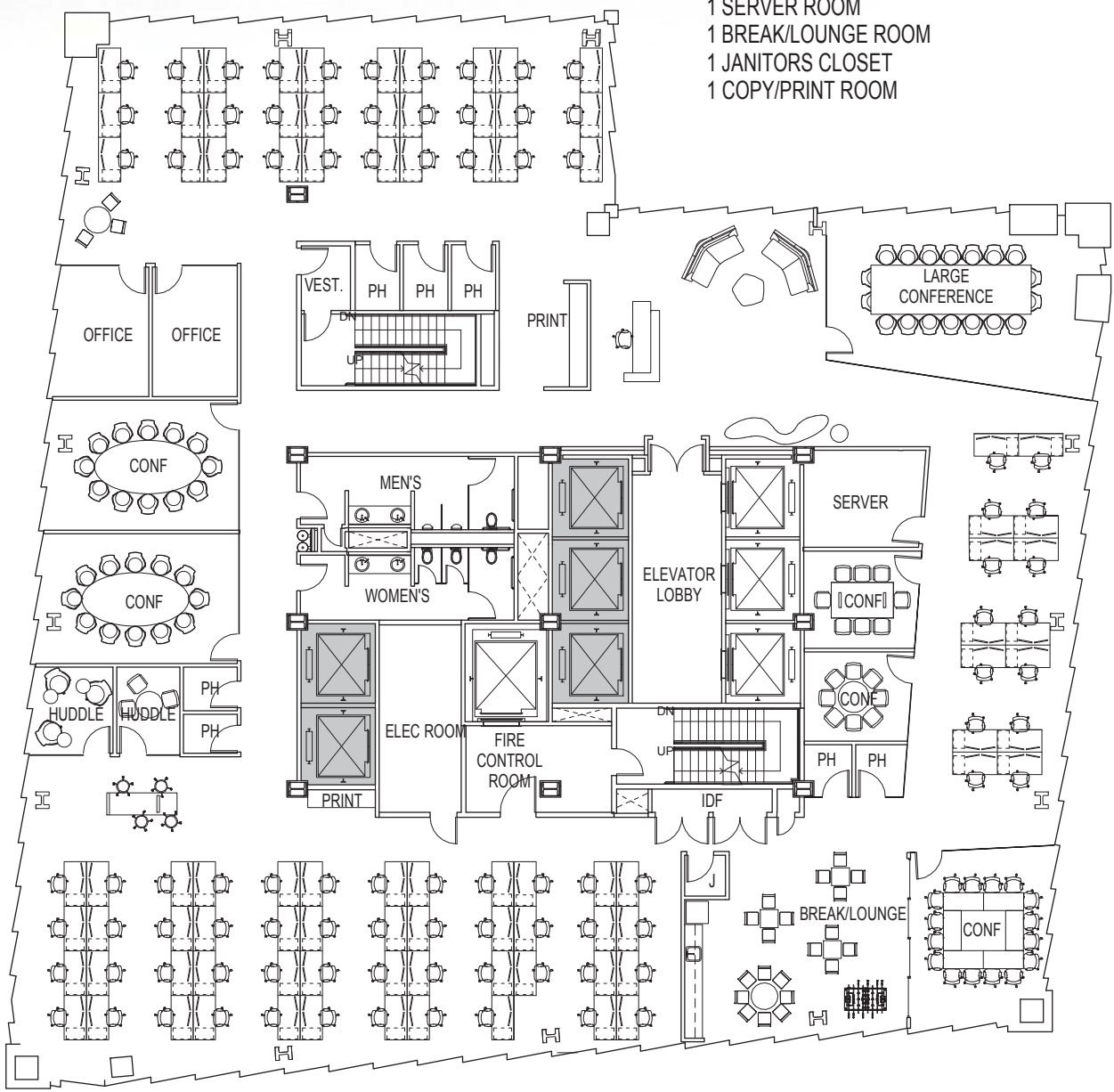


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FREMONT

Typical Technical MID-RISE OFFICE

- 91 WORKSTATIONS
- 2 OFFICES
- 7 PHONE ROOMS
- 1 LARGE CONFERENCE (18 SEATS)
- 3 MEDIUM CONFERENCE (40 SEATS)
- 2 SMALL CONFERENCE (16 SEATS)
- 2 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET
- 1 COPY/PRINT ROOM

CITY VIEWS
←

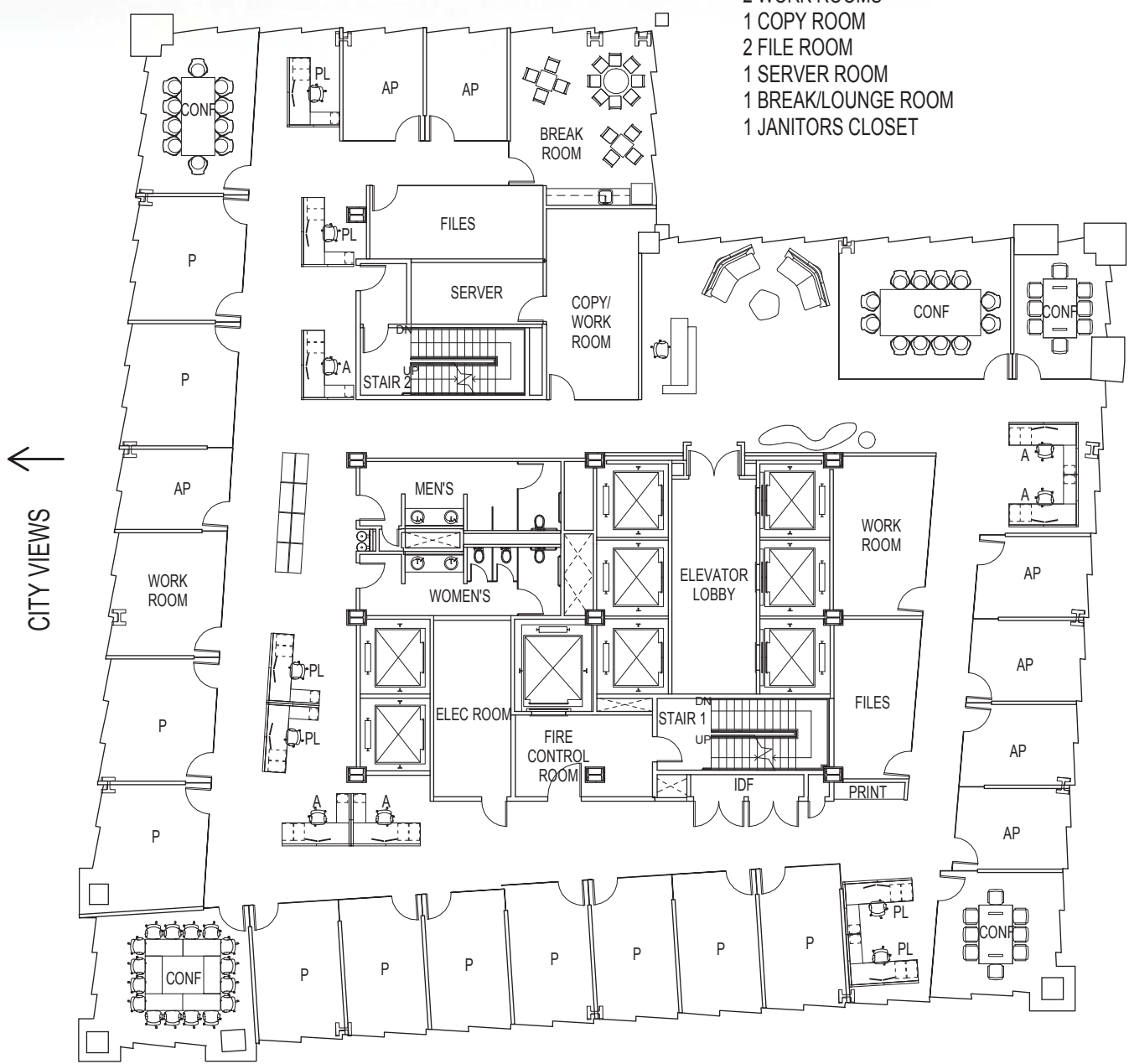




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FREMONT

Typical Law Firm MID-RISE OFFICE

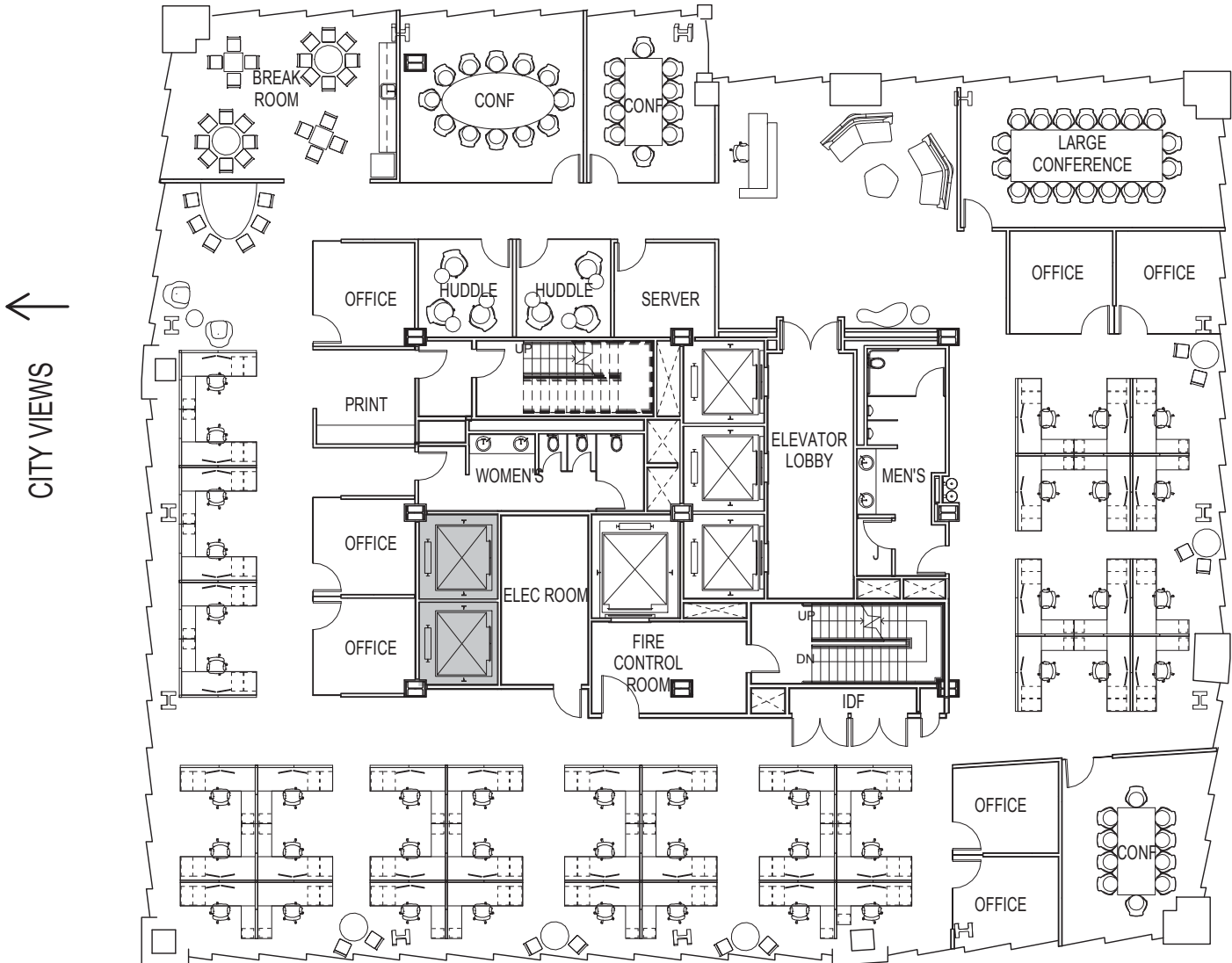
- 11 PARTNER OFFICES
- 7 ASSOCIATE OFFICES
- 6 PARALEGAL STATIONS
- 5 ADMIN STATIONS
- 1 LARGE CONFERENCE (16 SEATS)
- 2 MEDIUM CONFERENCE (22 SEATS)
- 2 SMALL CONFERENCE (16 SEATS)
- 2 WORK ROOMS
- 1 COPY ROOM
- 2 FILE ROOM
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET





Typical Traditional HIGH-RISE OFFICE

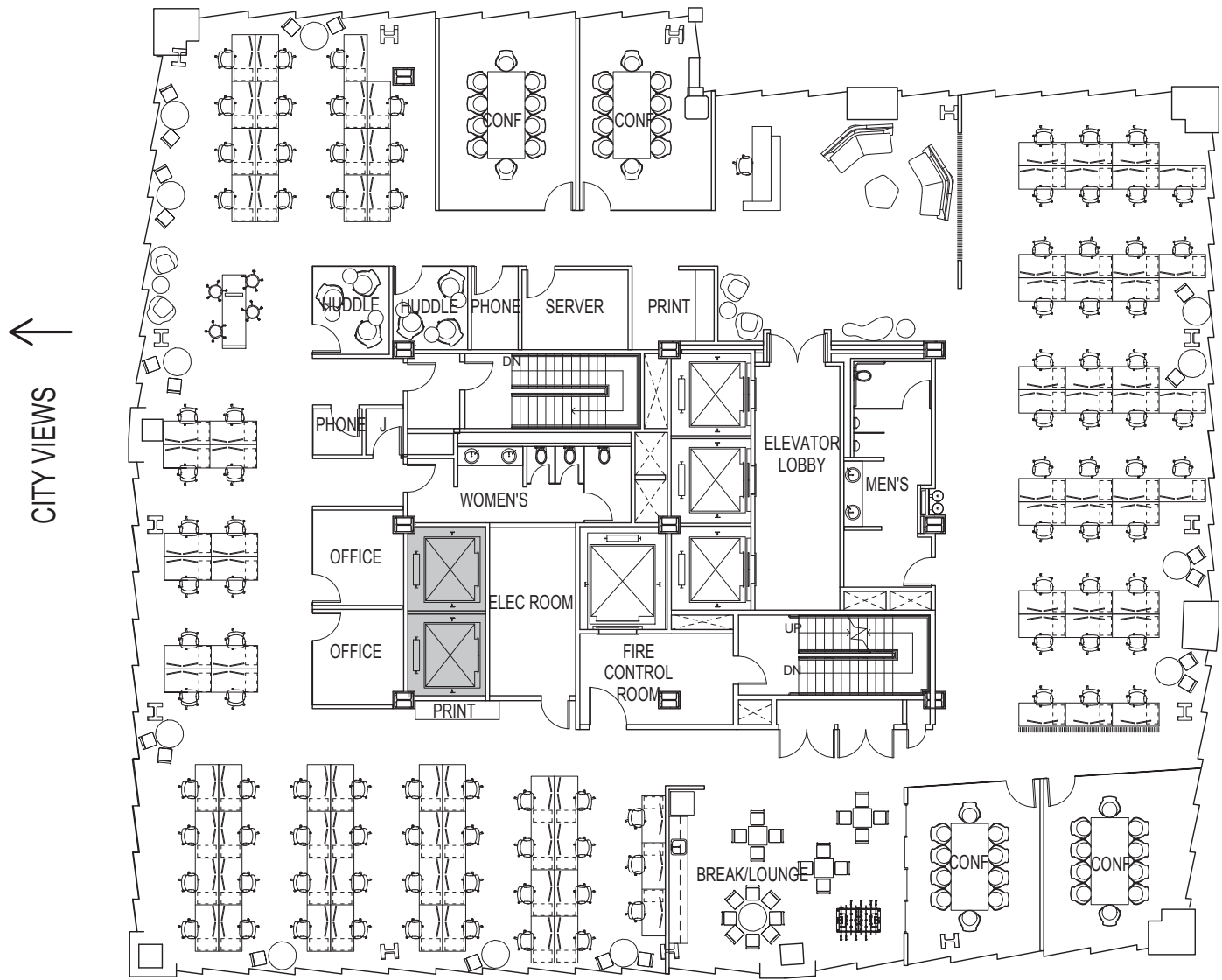
- 42 WORKSTATIONS
- 7 OFFICES
- 1 LARGE CONFERENCE (18 SEATS)
- 3 MEDIUM CONFERENCE (32 SEATS)
- 2 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET
- 2 OPEN COLLABORATION AREAS





Typical Technical HIGH-RISE OFFICE

- 99 WORKSTATIONS
- 2 OFFICES
- 2 PHONE ROOMS
- 4 MEDIUM CONFERENCE (40 SEATS)
- 2 HUDDLE ROOMS
- 1 SERVER ROOM
- 1 BREAK/LOUNGE ROOM
- 1 JANITORS CLOSET
- 2 OPEN COLLABORATION AREAS



Defining the New Downtown


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