

55

SECOND
STREET



PARAMOUNT
GROUP

CBRE

55

SECOND
STREET

Built in 2002, 55 Second boasts an award-winning design by Heller Manus Architects and graces San Francisco's skyline as one of the city's most distinct high-rises. This striking building's steel frame structure encased in granite and green tinted glass with aluminium and limestone accents incorporates a solarium within an adjoining historic building at the lobby level. Located in the heart of the South Financial District, just one-half block from BART and MUNI, 55 Second soars over the Second Street corridor of restaurants, coffee shops, world-renowned hotels and museums.





PROPERTY FEATURES



DEFINING ARCHITECTURE



386,965 RENTABLE SQUARE
FEET



26-FLOOR STEEL FRAME
STRUCTURE



EFFICIENT, COLUMN-FREE
WORKSPACE



ABUNDANT NATURAL
LIGHT





BRAND NEW TENANT AMENITIES



AMENITY-RICH
CENTRAL LOCATION



ON-SITE BICYCLE
STORAGE



ADJOINING SOLARIUM
FOR PRIVATE EVENTS
AFTER HOURS



VALET PARKING GARAGE
ON-SITE



BRAND NEW FITNESS
CENTER WITH NEW
SHOWERS AND LOCKERS





FULL-FLOOR CONCEPTUAL RENDERING



FULL-FLOOR CONCEPT

- Sweeping view corridors of San Francisco Bay, Oracle Park and cityscape
- Efficient and virtually column-free floor plates
- Exclusive outdoor terrace opportunities
- 13' slab-to-slab ceiling heights





TRANSIT + AREA AMENITIES

55 Second is one of the most centrally located office buildings in San Francisco for access to public transit. The building is located just one-half block from BART and Muni, one block from the Salesforce Transit Center and a short walk to The Ferry Building.



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SECOND
STREETNOT
TO
SCALE

SAN FRANCISCO BAY



ABUNDANT AREA AMENITIES

**Restaurants**

- 1 Barcha
- 2 Perbacco
- 3 Wayfare Tavern
- 4 Town Hall Restaurant
- 5 International Smoke
- 6 Yank Sing
- 7 Salt House
- 8 Trailblazer Tavern
- 9 Roy's Restaurant
- 10 The View Lounge
- 11 Tadich Grill
- 12 Benu
- 13 Michael Mina
- 14 One Market Restaurant
- 15 Sammy's on 2nd Street
- 16 Archive Bar & Kitchen
- 17 Soma Eats
- 18 Sushirrito
- 19 ThirstyBear Brewing Company
- 20 Fogo de Chão Brazilian Steakhouse
- 21 Jersey Pizza
- 22 Sweetgreen
- 23 Louie's Bar
- 24 Uno Dos Tacos

**Coffee**

- 25 Per Diem
- 26 Mourad
- 27 Philz Coffee
- 28 illy Caffè
- 29 Bluestone Lane Financial District Cafe
- 30 Peet's Coffee
- 31 Mazarine Coffee
- 32 Asha Tea House
- 33 The Roastery
- 34 Andytown Coffee Roasters
- 35 Blue Bottle Coffee
- 36 Equator Coffee
- 37 Jamba New Montgomery
- 38 HEYDAY
- 39 Starbucks

**Hotels**

- 40 Hyatt Regency Hotel
- 41 Loews Regency San Francisco
- 42 Omni Hotel
- 43 Hotel Vitale
- 44 Four Seasons
- 45 The Palace Hotel
- 46 The St. Regis San Francisco

**Health Clubs**

- 47 Equinox
- 48 24 Hour Fitness
- 49 SoulCycle SoMa
- 50 Crunch Fitness - New Montgomery



CURRENT AVAILABILITIES

SUITE 1975 | 2,526 SF
AVAILABLE NOW

SUITE 1925 | 3,620 SF
AVAILABLE 2/1/24

SUITE 1700 | 15,233 SF
AVAILABLE NOW

SUITE 1600 | 16,070 SF
AVAILABLE NOW

SUITE 1400 | 16,538 SF
AVAILABLE 1/1/25

SUITE 1200 | 16,538 SF
AVAILABLE 1/1/25

SUITE 1100 | 16,538 SF
AVAILABLE 1/1/25

SUITE 1000 | 16,538 SF
AVAILABLE 1/1/25

SUITE 900 | 16,538 SF
AVAILABLE 1/1/25

SUITE 800 | 19,465 SF
AVAILABLE 1/1/25

SUITE 700 | 20,194 SF
AVAILABLE 1/1/25

SUITE 600 | 20,436 SF
AVAILABLE 1/1/25

SUITE 325 | 8,949 SF
AVAILABLE NOW

SUITE 300 | 9,759 SF
AVAILABLE NOW

*Large Block Opportunity
142,785 RSF





19TH FLOOR - SUITE 1975

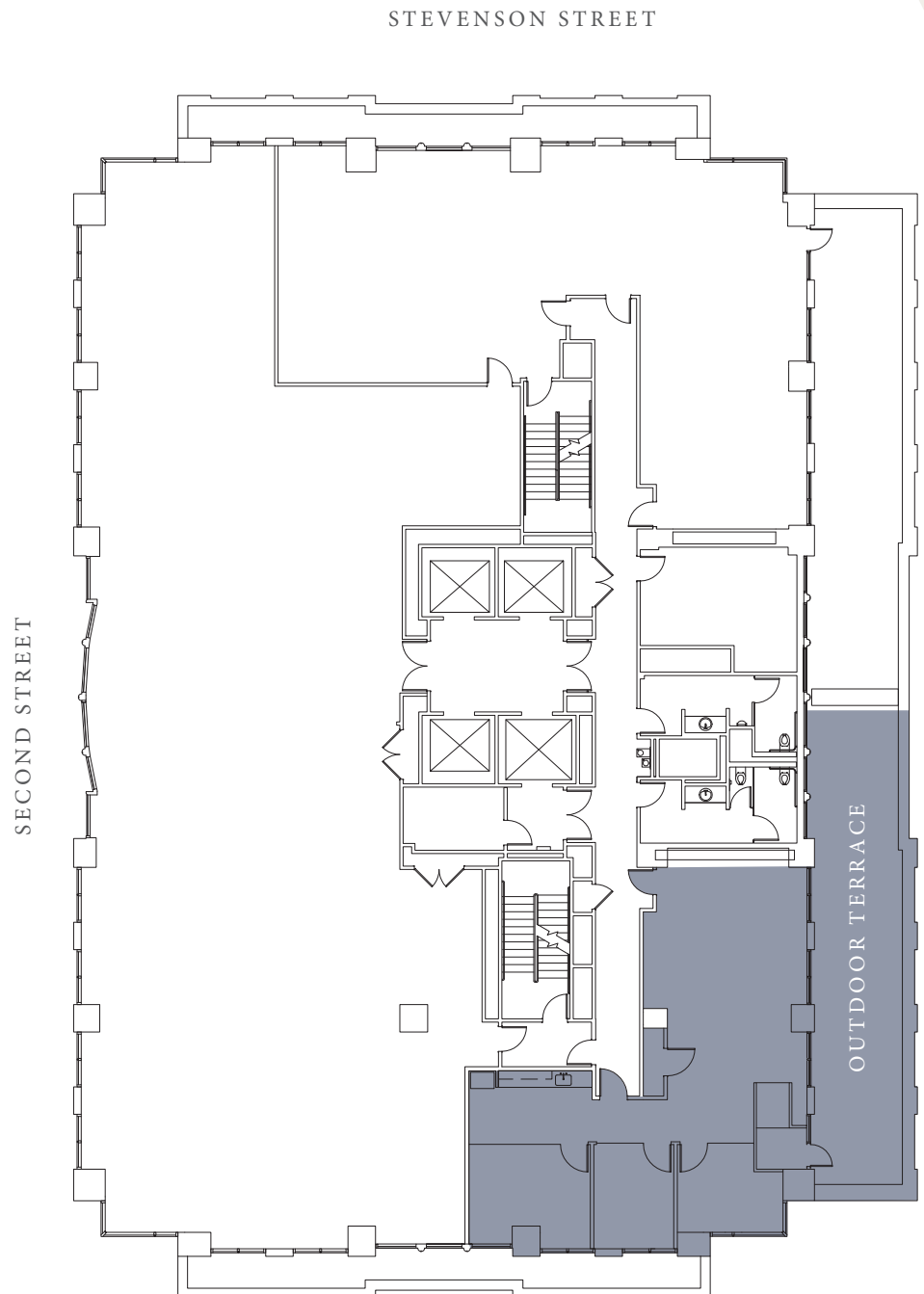
2,526 SF
AVAILABLE NOW

AS-BUILT PLAN

- Exclusive outdoor terrace
- Brand new spec suite with 1 conference room, 2 private offices, kitchen, and open space for 10 workstations

TAKE THE

VIRTUAL TOUR





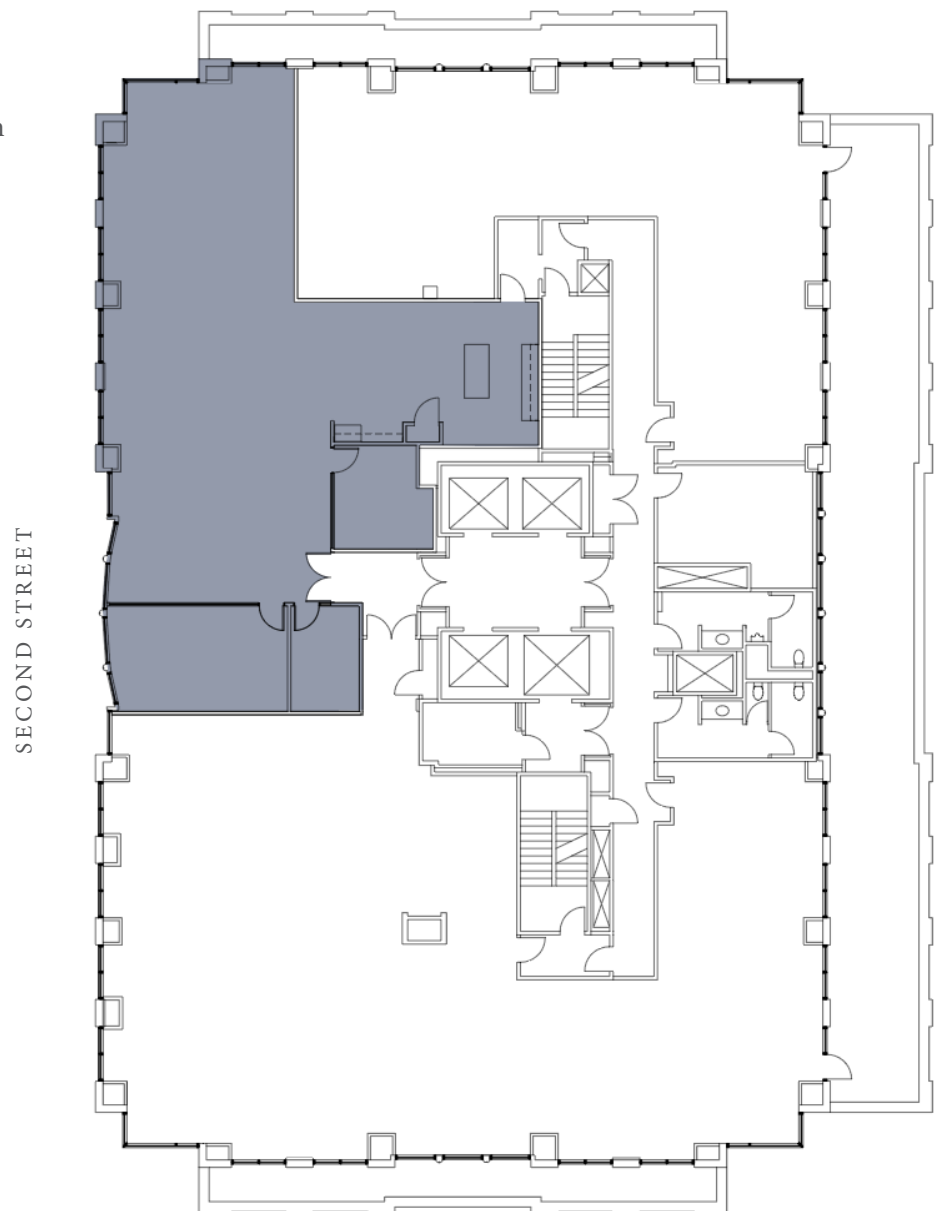
19TH FLOOR - SUITE 1925

3,620 SF
AVAILABLE 2/1/24

AS-BUILT PLAN

STEVENSON STREET

- Recently improved suite with views
- 1 large conference room, 2 medium conference rooms, kitchen and open space for workstations





17TH FLOOR - SUITE 1700

15,233 SF
AVAILABLE NOW

AS-BUILT PLAN

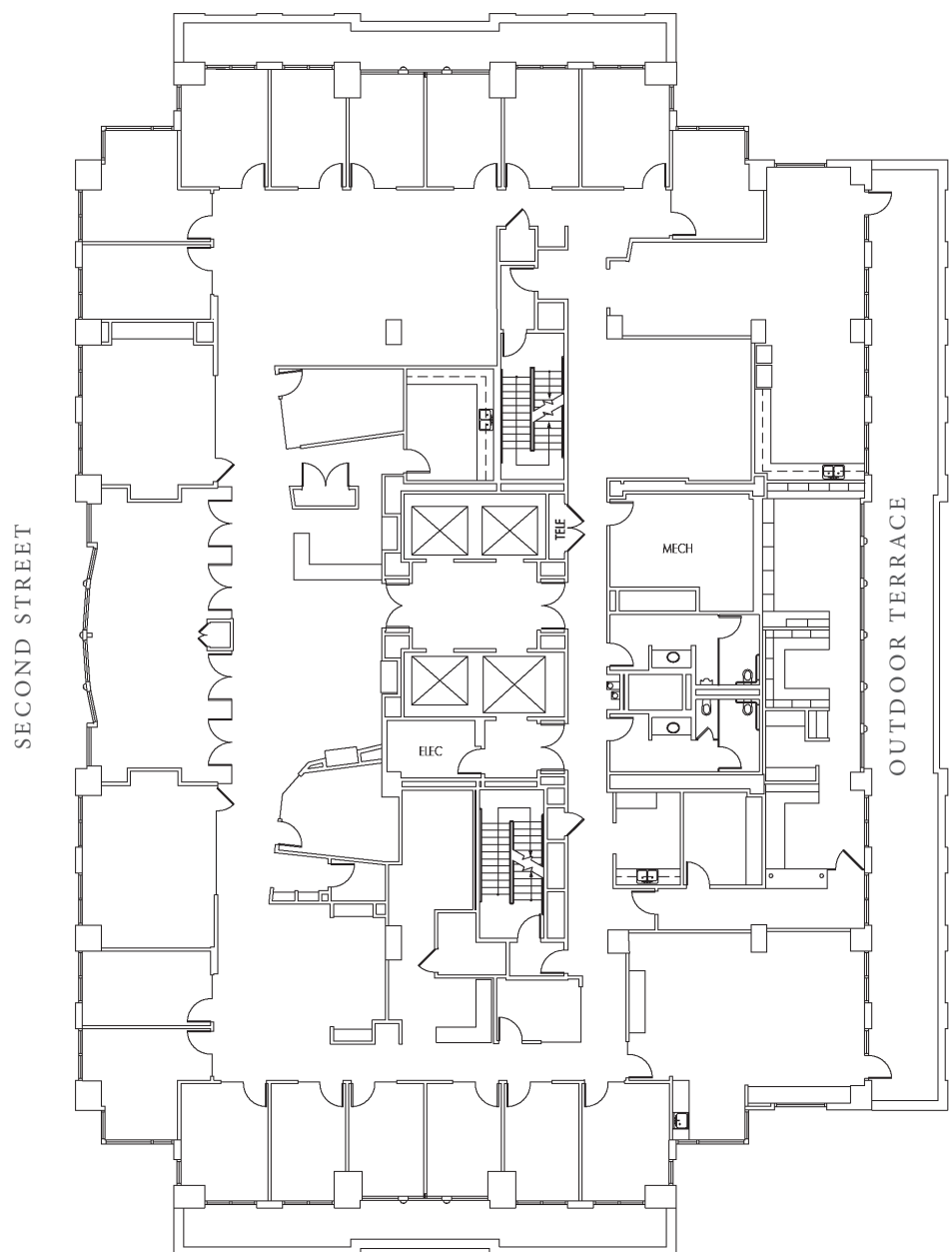
- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Law Firm build-out
- Large exclusive outdoor terrace
- Boardroom, 2 large conference rooms, 2 small conference rooms, 17 exterior private offices, 1 interior conference room, kitchen, production room, storage and open space for workstations

TAKE THE



VIRTUAL TOUR

STEVENSON STREET





16TH FLOOR - SUITE 1600

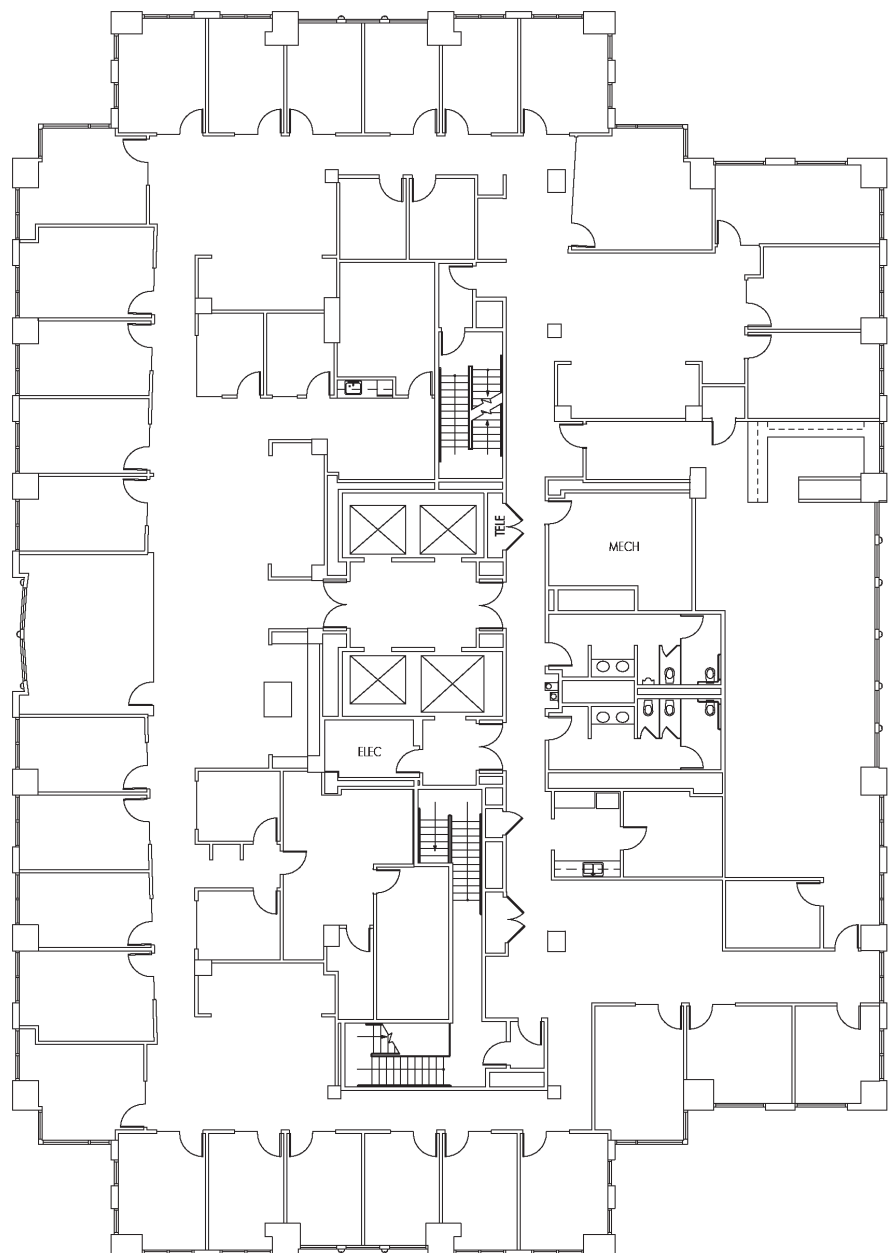
16,070 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Law Firm build-out
- 2 large conference rooms, 28 exterior private offices, 6 interior private offices, kitchen, production room & IT/storage

STEVENSON STREET

SECOND STREET



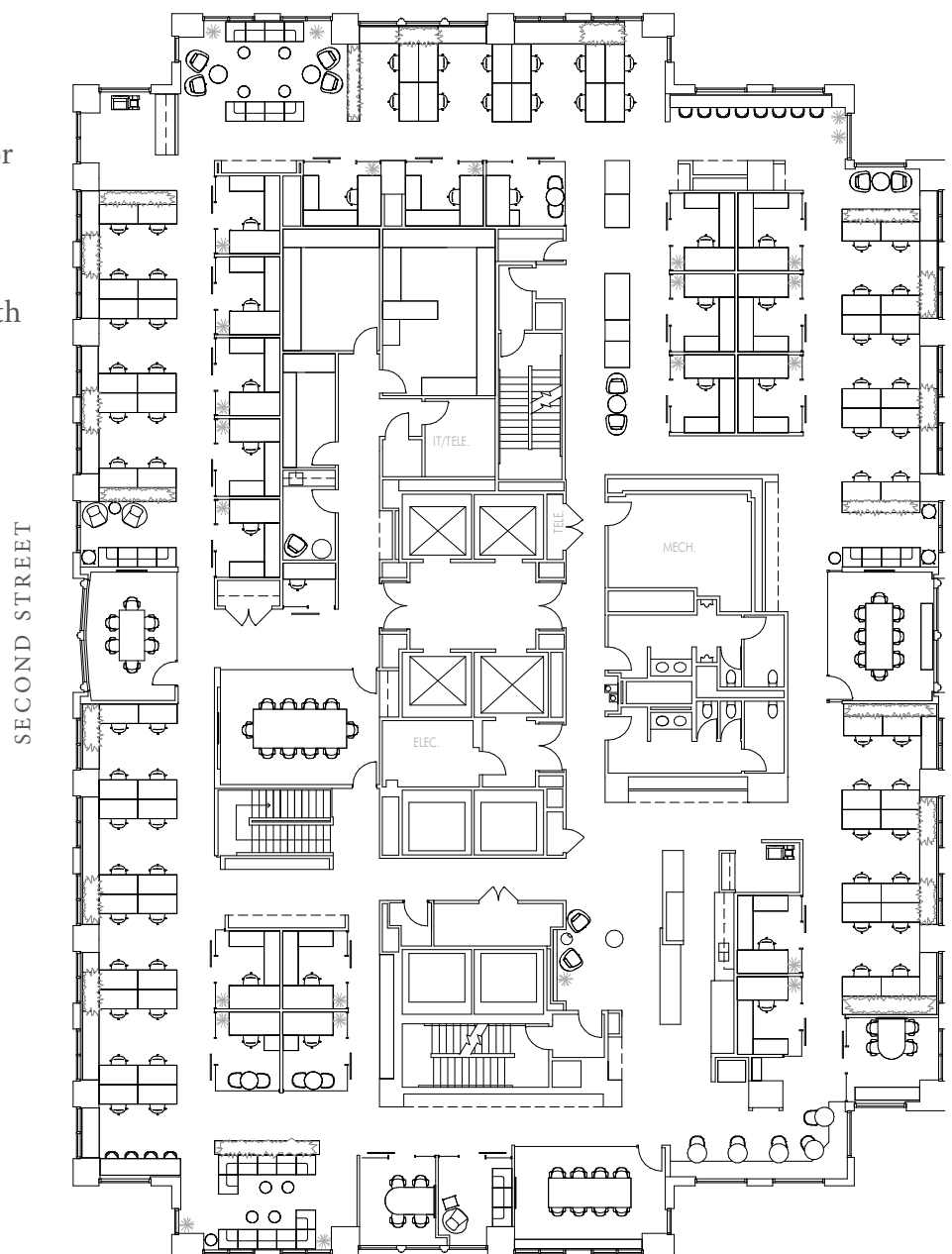


14TH FLOOR - SUITE 1400

16,538 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 4 conference rooms, 17 private offices, kitchen, production area, mother's room and open space for workstations
- Interconnecting staircase connecting the 12th floor (no 13th floor)
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

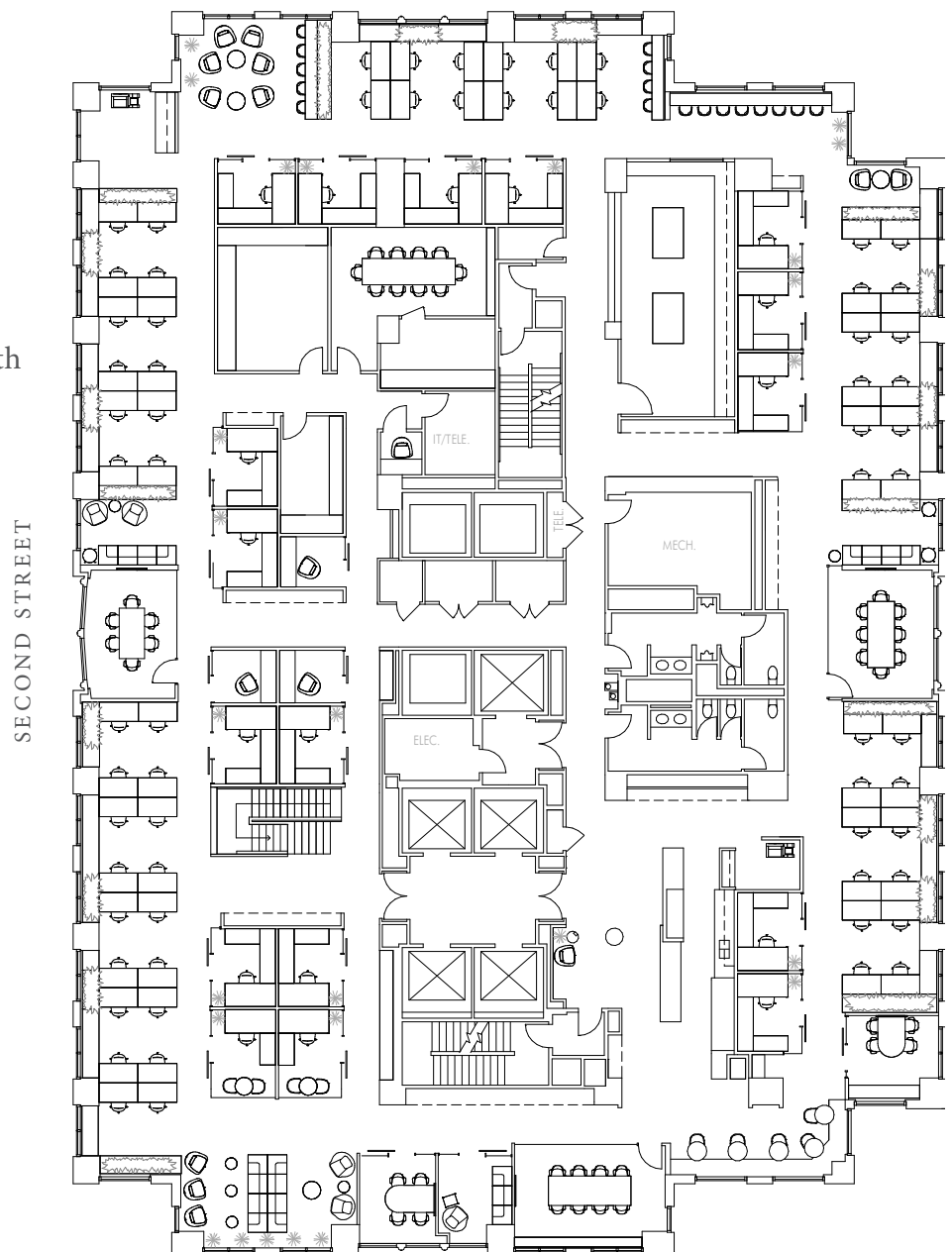


12TH FLOOR - SUITE 1200

16,538 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 7 conference rooms, 19 private offices, 2 phone rooms, kitchen, large production area, mother's room and open space for workstations
- Interconnecting staircase connecting the 14th floor (no 13th floor)
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

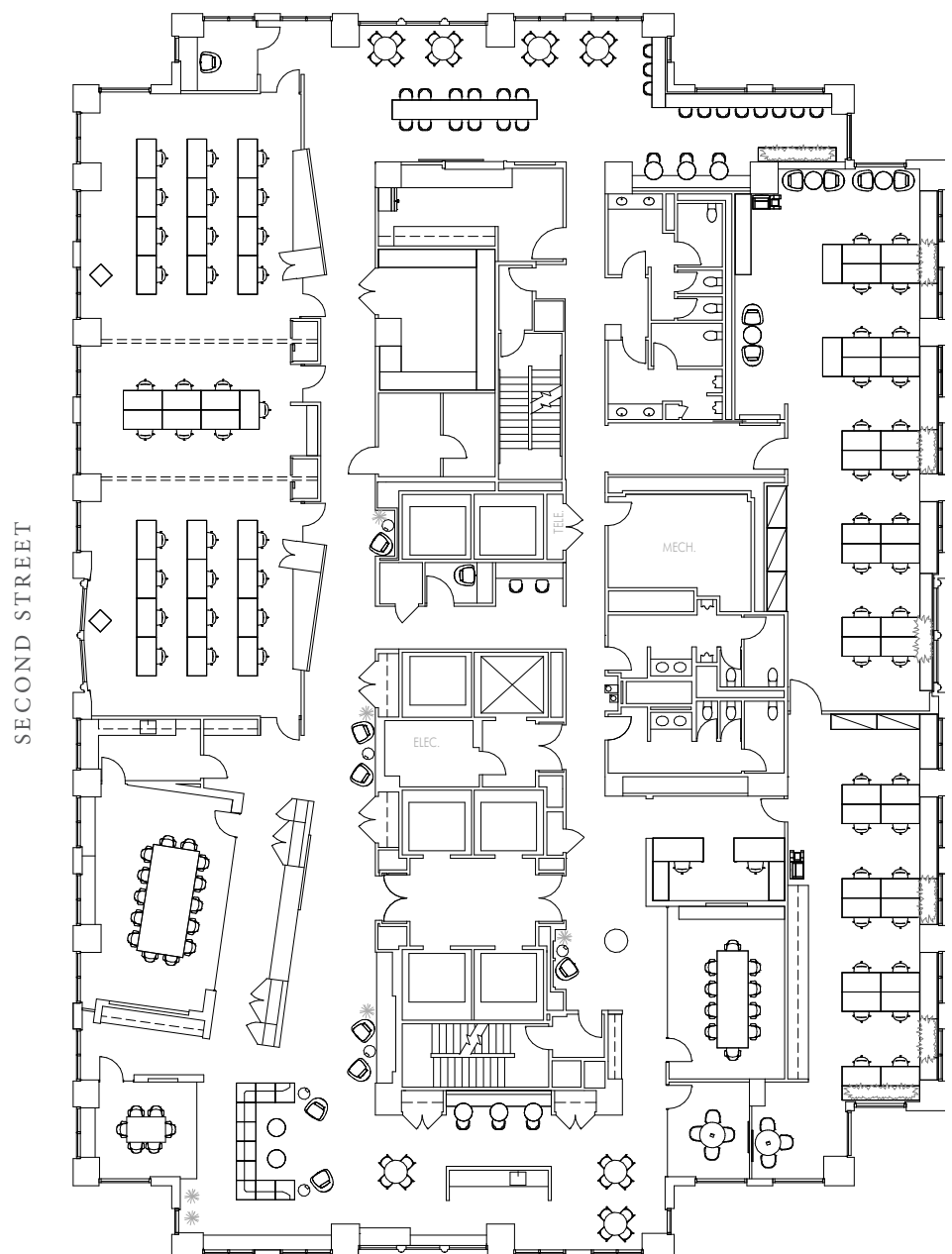


11TH FLOOR - SUITE 1100

16,538 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 3 large training rooms with movable partitions, 2 large conference rooms, 2 small conference rooms, kitchen, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

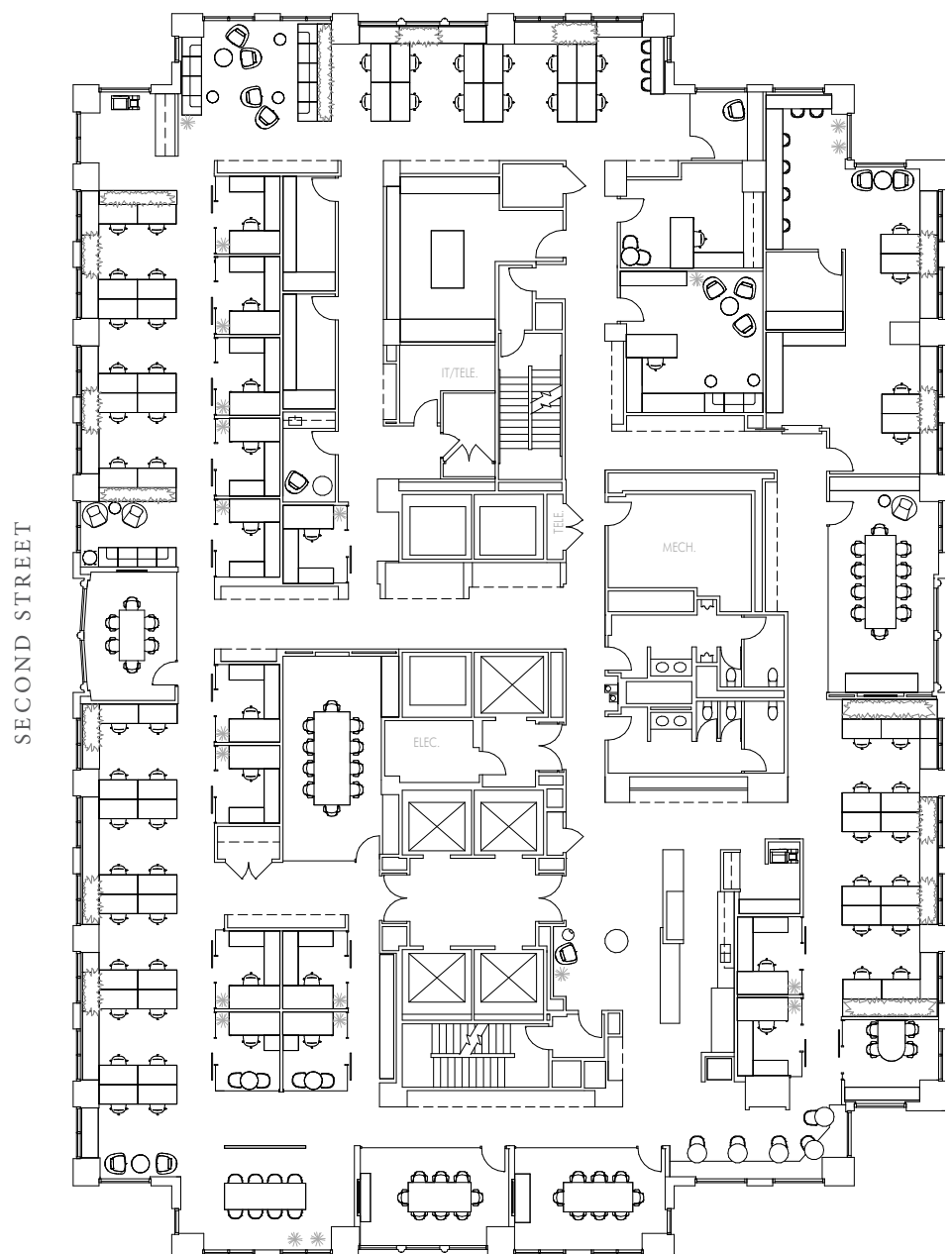


10TH FLOOR - SUITE 1000

16,538 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 5 conference rooms, 16 private offices, kitchen, large production area, mother's room and open space for workstations
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

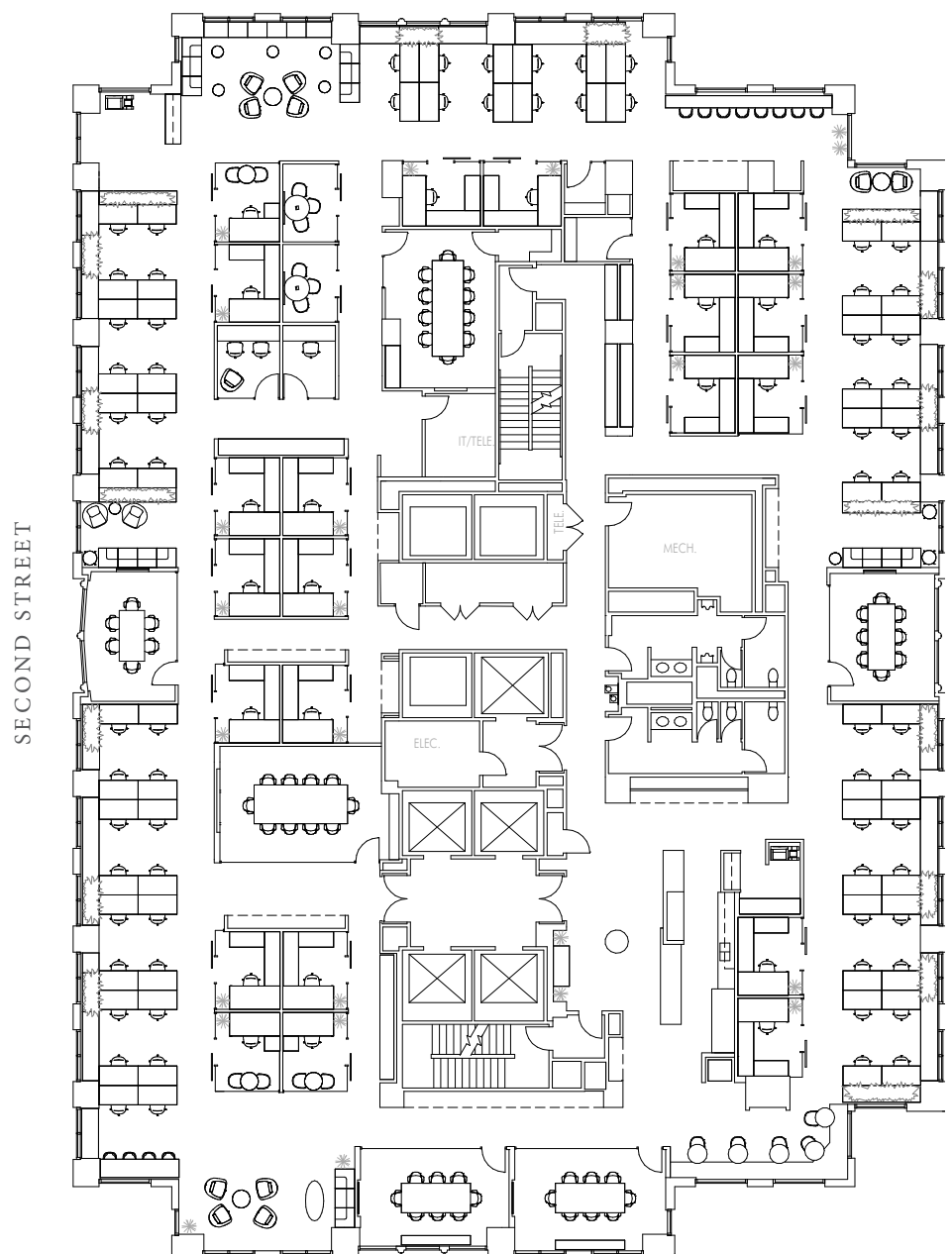


9TH FLOOR - SUITE 900

16,538 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 6 conference rooms, 25 private offices, 2 phone rooms, kitchen, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

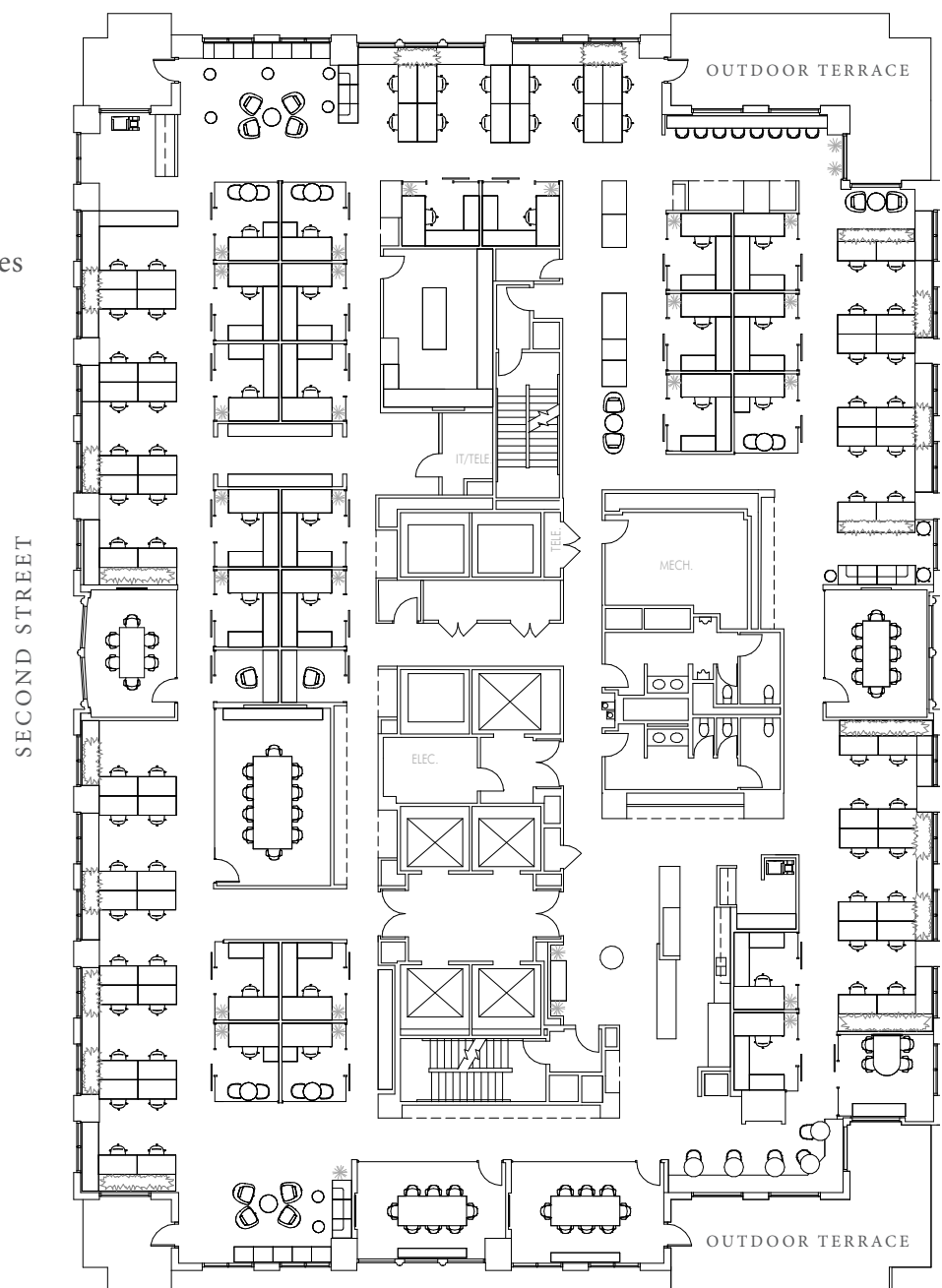


8TH FLOOR - SUITE 800

19,465 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 5 conference rooms, 26 private offices, 2 phone rooms, kitchen, production area and open space for workstations
- Exclusive use of 2 outdoor terraces
- Can be combined to create a contiguous block of 140K SF



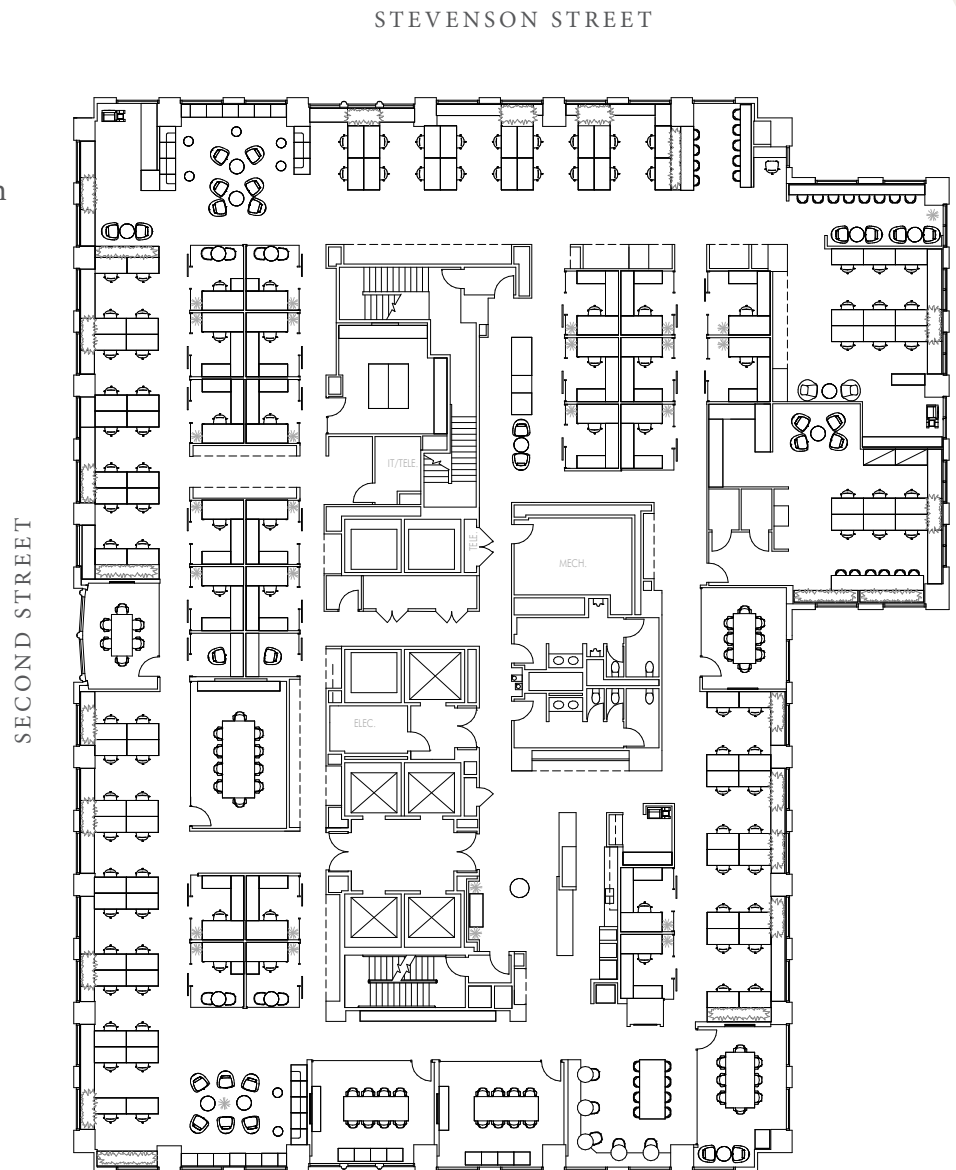
* HYPOTHETICAL FLOORPLAN



7TH FLOOR - SUITE 700

20,194 SF
AVAILABLE 1/1/25

- Move-in ready full floor
- 6 conference rooms, 26 private offices, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN

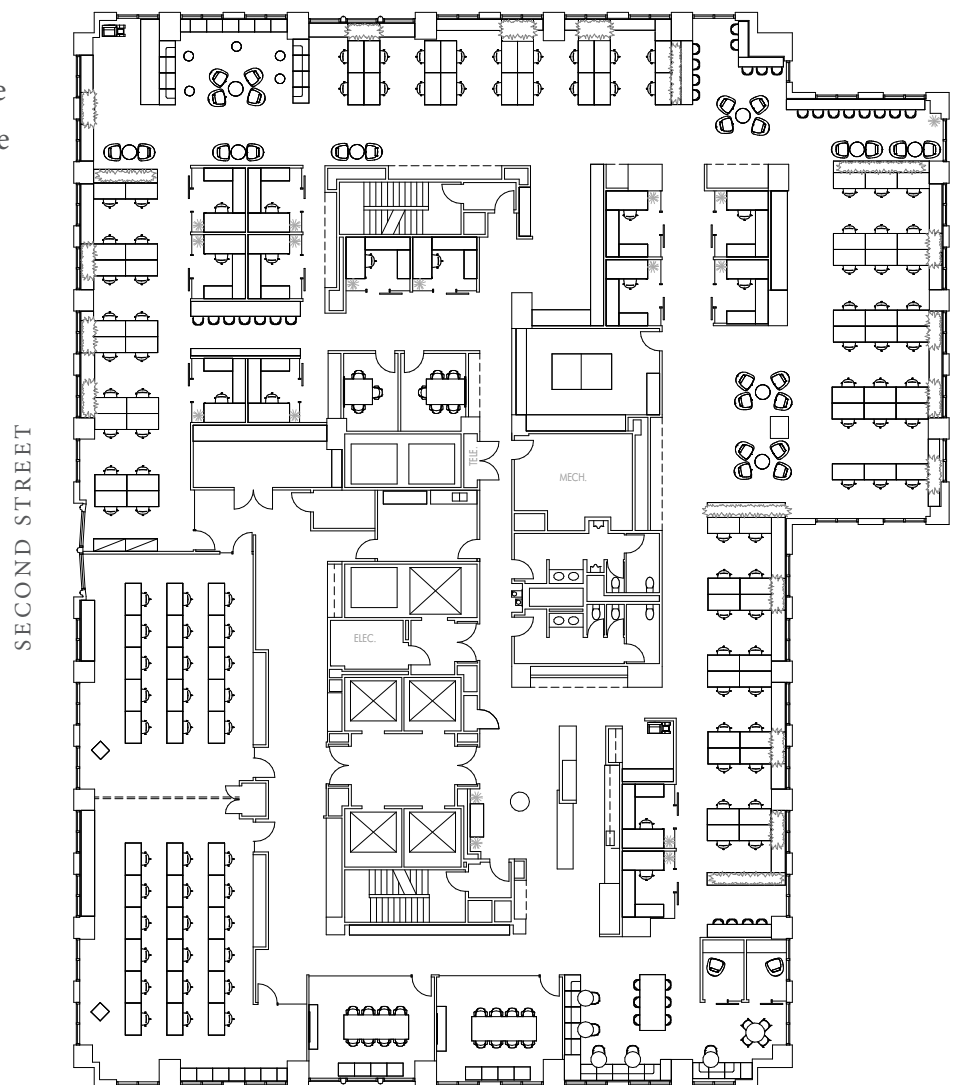


6TH FLOOR - SUITE 600

20,436 SF
AVAILABLE 1/1/25

STEVENSON STREET

- Move-in ready full floor
- 2 large training rooms (+ with movable partitions), 4 conference rooms, 15 private offices, 2 phone rooms, kitchen, production area and open space for workspaces
- Can be combined to create a contiguous block of 140K SF



* HYPOTHETICAL FLOORPLAN



3RD FLOOR - SUITE 325

8,949 SF

AVAILABLE NOW

AS-BUILT PLAN

- Creative 2nd generation suite with modern finishes and San Francisco city scape views
- 7 meeting rooms, 2 phone rooms, kitchen, storage, and ample open area

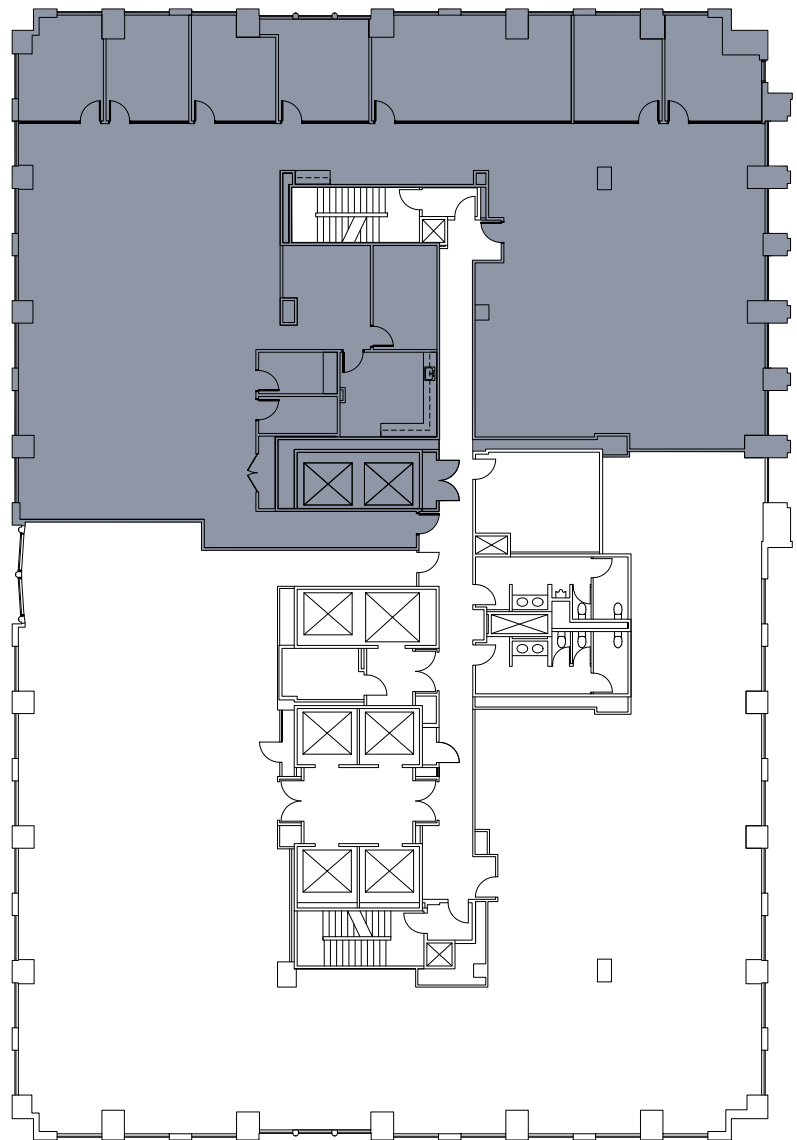
TAKE THE



VIRTUAL TOUR

STEVENSON STREET

SECOND STREET





3RD FLOOR - SUITE 300

9,759 SF

AVAILABLE NOW

AS-BUILT PLAN

- Move-in ready suite with highly creative build-out
- 6 meeting rooms, 1 large break-room/kitchen, open area for workstations, and ample storage space

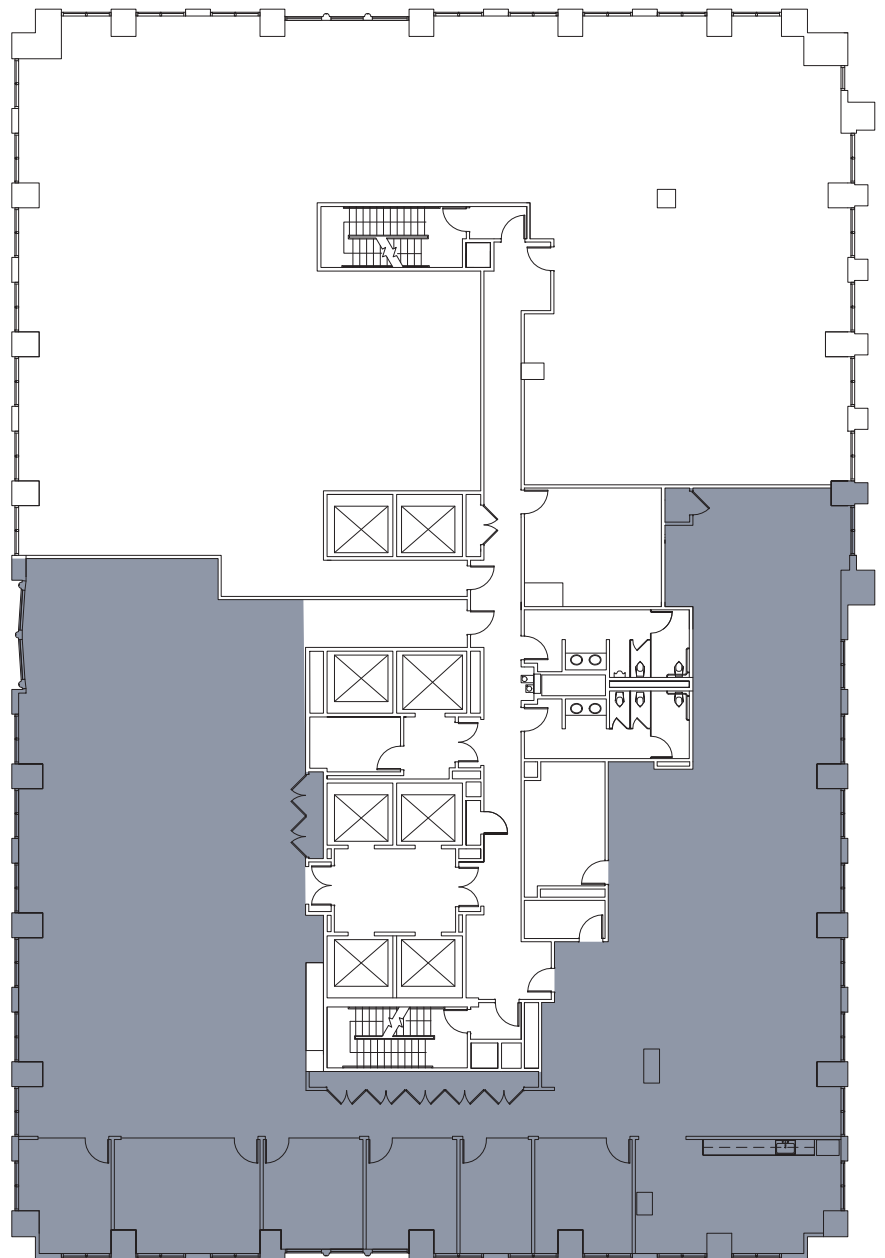
TAKE THE



VIRTUAL TOUR

STEVENSON STREET

SECOND STREET





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CBRE

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