

ONE BEACH



A FULLY RENEWED HISTORIC 3-STORY BUILDING
OFFERING **±103,420 RSF** AND **±42 SPACE PARKING**

ONE-OF-A-KIND ROOFTOP TERRACE



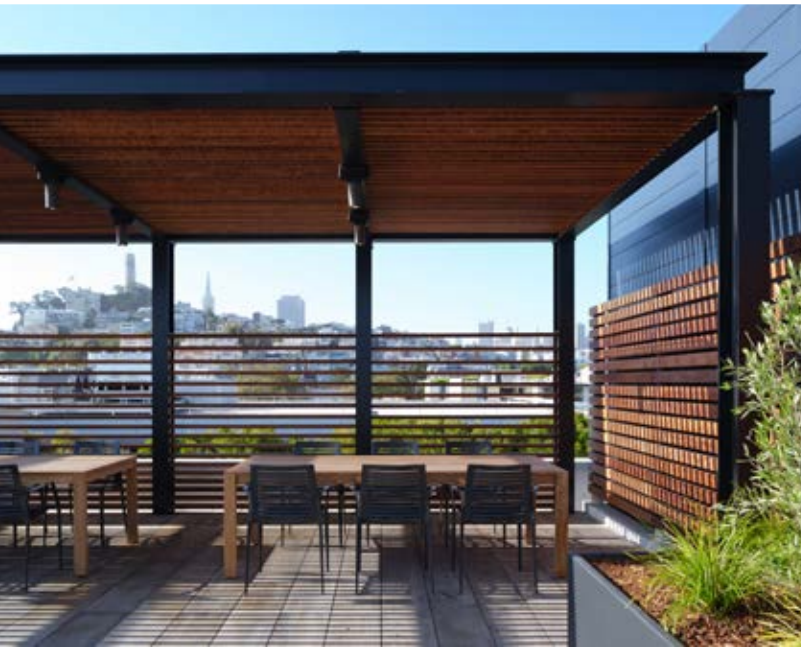
PROJECT OWNED & RENOVATED BY



PROJECT LEASED BY



WELCOME TO **ONE BEACH**





- **One-of-a-kind views**, excellent amenities, beautiful historic architecture, efficient floor plates, abundant parking* and an amazing Embarcadero waterfront location.
- **103,420 SF of stunning office space** overlooking the San Francisco Bay is available at One Beach Street.
- **New** rooftop terrace
- Newly completed **\$35 Million renovation**
- **New** HVAC and electrical equipment
- **New** passenger and freight Elevators
- 2 **New** feature stairs
- Seismic retrofit
- **New** roof
- **LEED Gold** and **Fitwel** certified



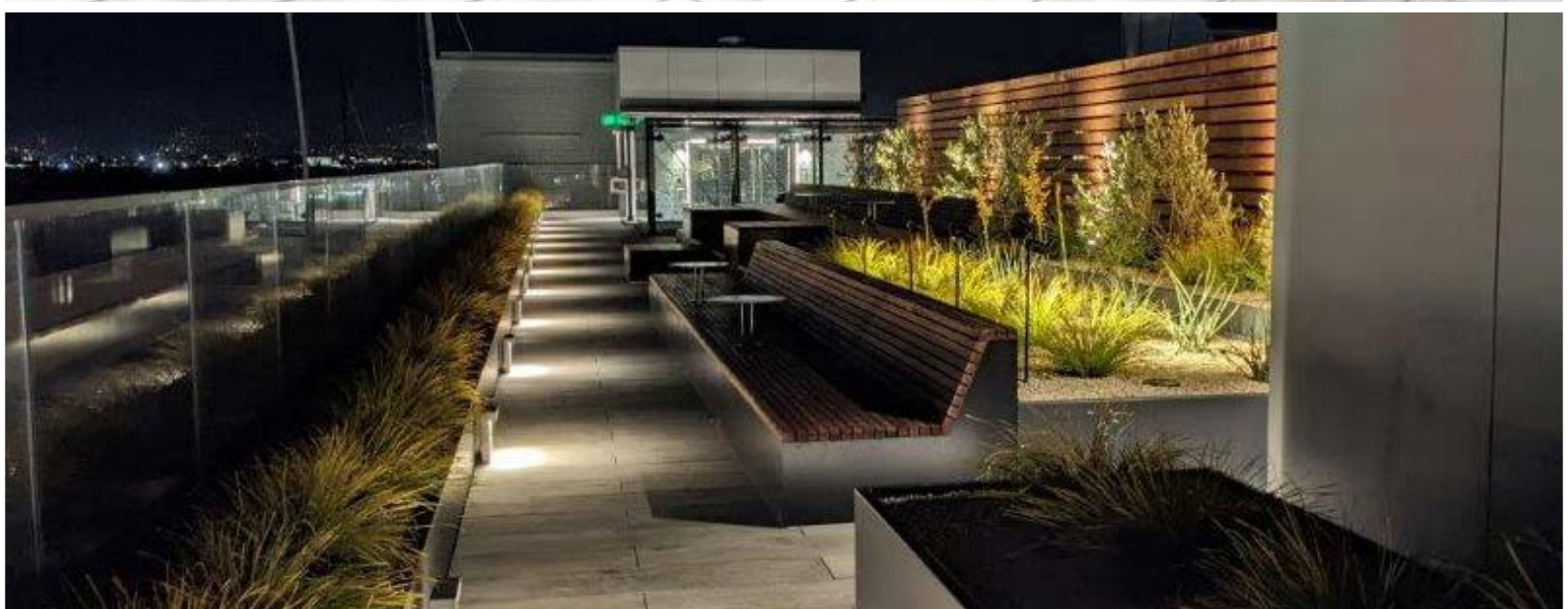


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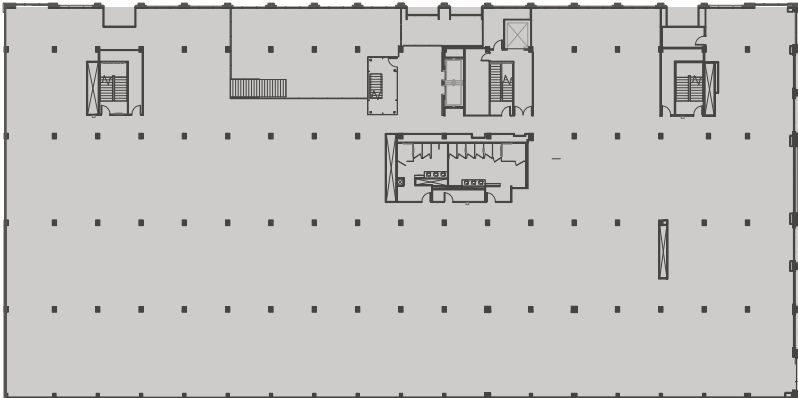
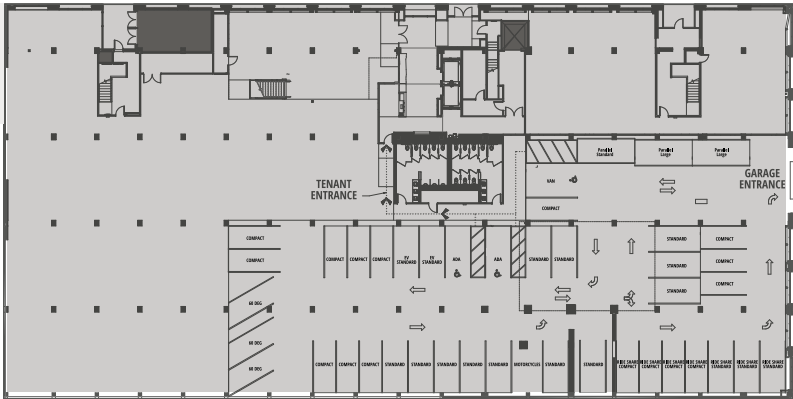
VIEW OF THE ANNUAL BLUE ANGELS



ONE BEACH

FLOOR PLANS

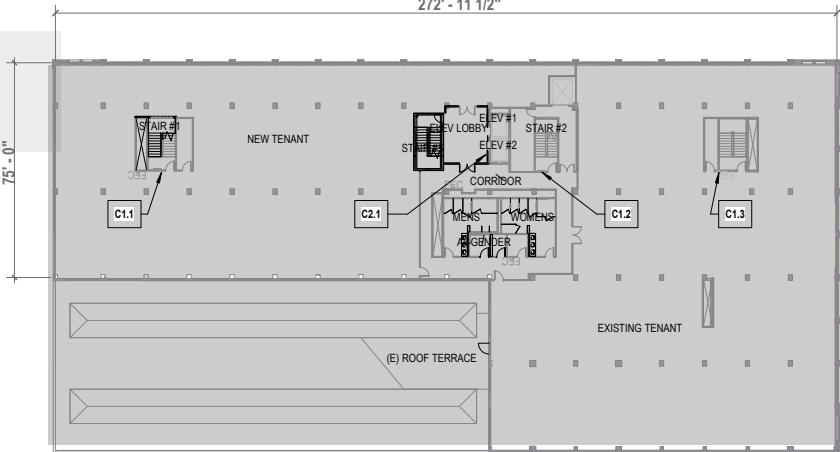
FIRST FLOOR
36,565 SF



SECOND FLOOR
36,802 SF



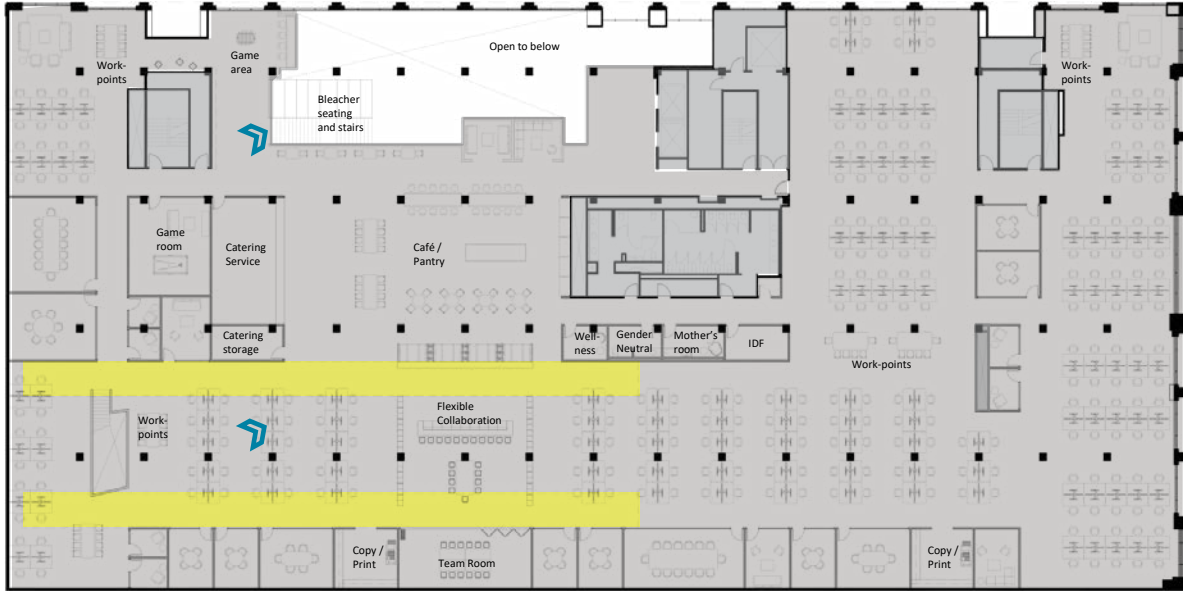
THIRD FLOOR
30,053 SF



* ROOFTOP DECK ±5,200 SF | VIRTUAL TOUR 

SECOND FLOOR

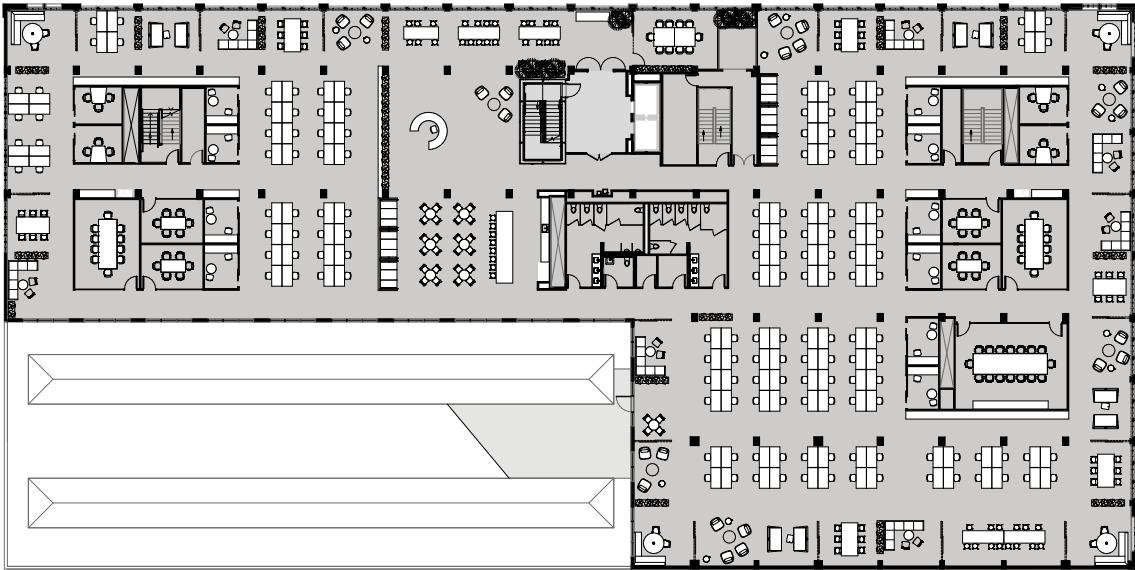
36,802 SF



Skylight above

THIRD FLOOR


30,053 SF

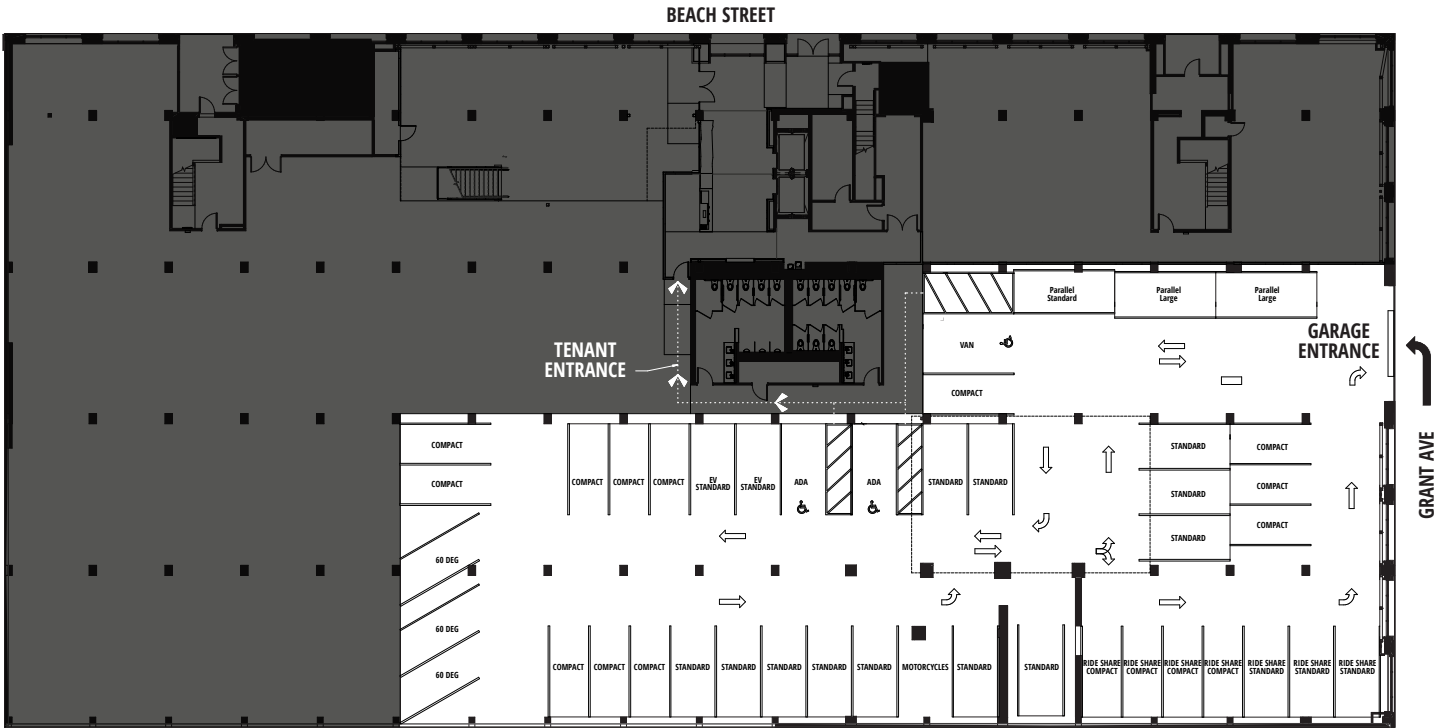


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FLOOR PLANS

ON-SITE PARKING

 42 Spaces	16 Compact	16 Standard	3 60°	2 Large
	2 EV Stations	2 ADA	1 ADA Van	





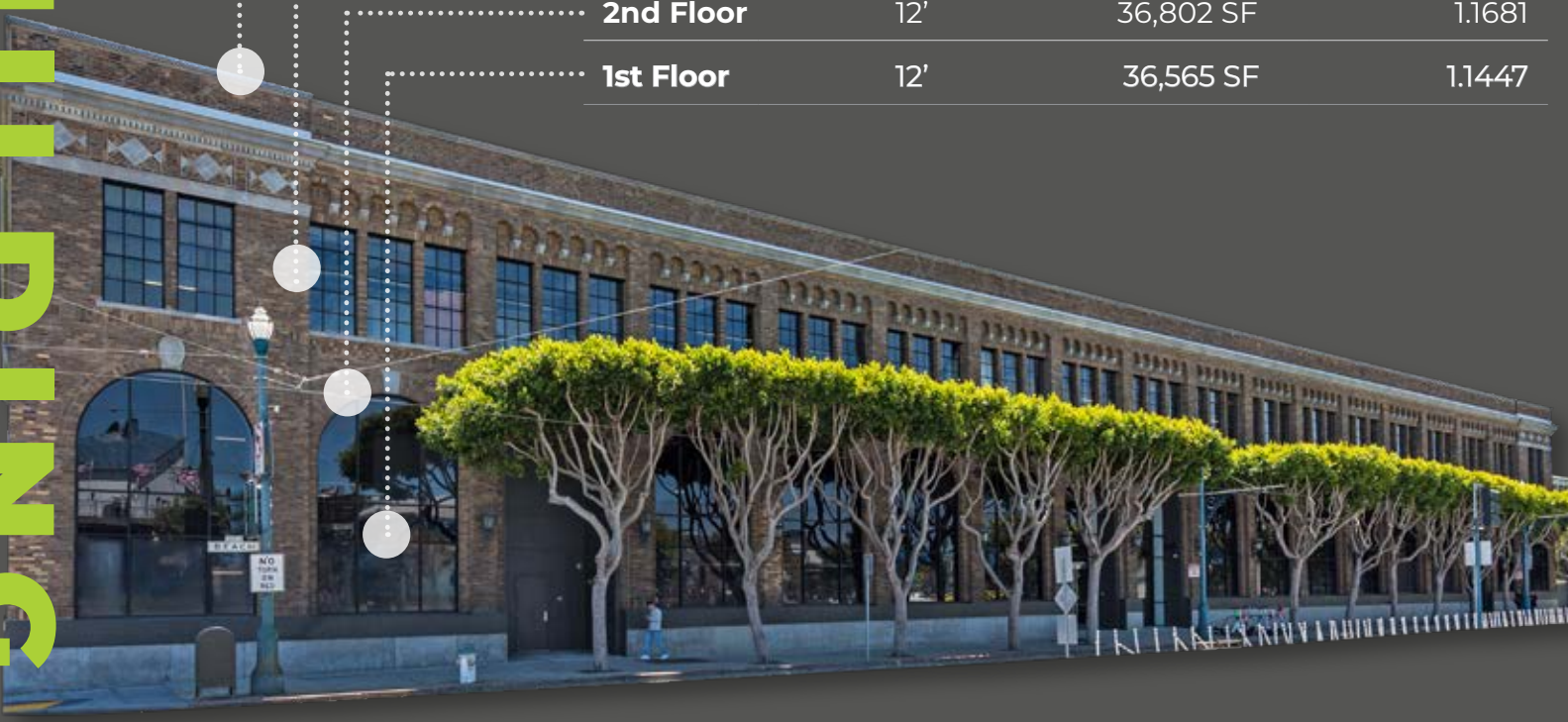
ABUNDANT NATURAL LIGHT

HYPOTHETICAL 2ND FLOOR

ONE BEACH



Floor	Slab to Slab Height	Rentable SF	Load Factor
Roof	-	5,200 SF	Included
3rd Floor	18'	30,053 SF	1.1688
2nd Floor	12'	36,802 SF	1.1681
1st Floor	12'	36,565 SF	1.1447



STRUCTURAL INFORMATION

- One Beach Street is a three-story concrete shear wall building, originally constructed in 1923 with renovations performed in 1970 and 1990. The ground floor consists of a new 4-inch thick reinforced slab-on-grade over the existing 8” concrete slab, supported by existing pile foundations.
- Second Floor added after the original construction date with a 4-inch one-way concrete slab over steel framing.
- The third floor contains a 4-inch one-way concrete slab over concrete beams and a roof terrace with two skylights.
- The existing roof is comprised of a 3-inch lightly-reinforced one-way concrete slab over concrete beams with new steel beams added below the roof structure to support the new terrace.
- North and East exterior elevations: 16” thick brick masonry walls

OAKLAND / BAY BRIDGE

ONE BEACH

PARK

Ferry Building

NORTHPOINT CENTRE SHOPPING CENTER

SAFeway

Bank of America



BEN & JERRY'S

IHop

Johnny Rockets

SUBWAY

Peet's Coffee

One Beach is located along the Embarcadero in San Francisco's North Waterfront District within walking distance of numerous restaurants, shops, and entertainment. One Beach offers stunning views of the San Francisco Bay, Alcatraz, and the boat marina at Pier 39. One Beach Street offers tenants convenient regional access via the Embarcadero to nearby Interstate 280, U.S. Highway 101, and numerous public transportation options.





DOWNTOWN SAN FRANCISCO

\$\$\$
Burger Shack
Cilantro
Curry Leaf
Flavors of India
FREDDIE'S SANDWICHES

UCSF

WILLIAMS-SONOMA, INC.

ONE BEACH

PIER 39

EAGLE CAFE
BREAKFAST AND COFFEE
SINCE 1975

BOUDIN
SINCE 1846
SOURDOUGH

BUBBA GUMP
SHRIMP
RESTAURANT

Chowders
FISH & CHIPS

WIPEOUT
Bart & Grill

Crab House
AT PIER 39 - SAN FRANCISCO

FOG HARBOR
FISH HOUSE

LOCATION OVERVIEW





ONE BEACH



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