



**375
BEALE
STREET**

BAY
AREA
METRO
CENTER

SAN FRANCISCO | CA

±118,355 RSF FOR LEASE

375BEALE.COM



WHERE INNOVATION
THRIVES



AN EXCEPTIONAL WORKPLACE FOR COMING TOGETHER

The TOBY Award-winning Bay Area Metro Center is a fully renovated, light-filled office environment designed to promote collaborative energy.

With numerous places for people to gather, Bay Area Metro Center is the ultimate setting for exchanging ideas and making the most of time spent together.

SUITE 300: ±36,758 RSF

SUITE 310: ±15,412 RSF

SUITE 340: ±3,520 RSF

SUITE 400: ±62,665 RSF

TOTAL: 118,355 RSF



ROOTED IN HISTORY, UNDENIABLY MODERN

Woodlands Market. Waterbar. EPIC Steak. South Beach
Waterfront Park. Oracle Park. Google and Facebook.
All these landmark names are located within a few blocks.

But Bay Area Metro Center is a landmark in itself. Built by the Marines in 1942, it later became a sorting facility for the U.S. Postal Service and, just recently, was fully renovated into a 21st century workplace with flexible floor plates to accommodate all the ways people work. The 8-story atrium lets in a flood of natural light, while reclaimed 40-foot Douglas fir trees from the old Transbay Terminal add both natural beauty and a nod to history in the generous common areas.



PREEMINENT SOUTH
FINANCIAL DISTRICT
LOCATION



±60,000 SF
FLOOR PLATES



LEED GOLD CERTIFIED



SEISMICALLY
UPGRADED



ON-SITE PROPERTY
MANAGEMENT



CONFERENCING
FACILITIES



PRIVATE FITNESS STUDIO

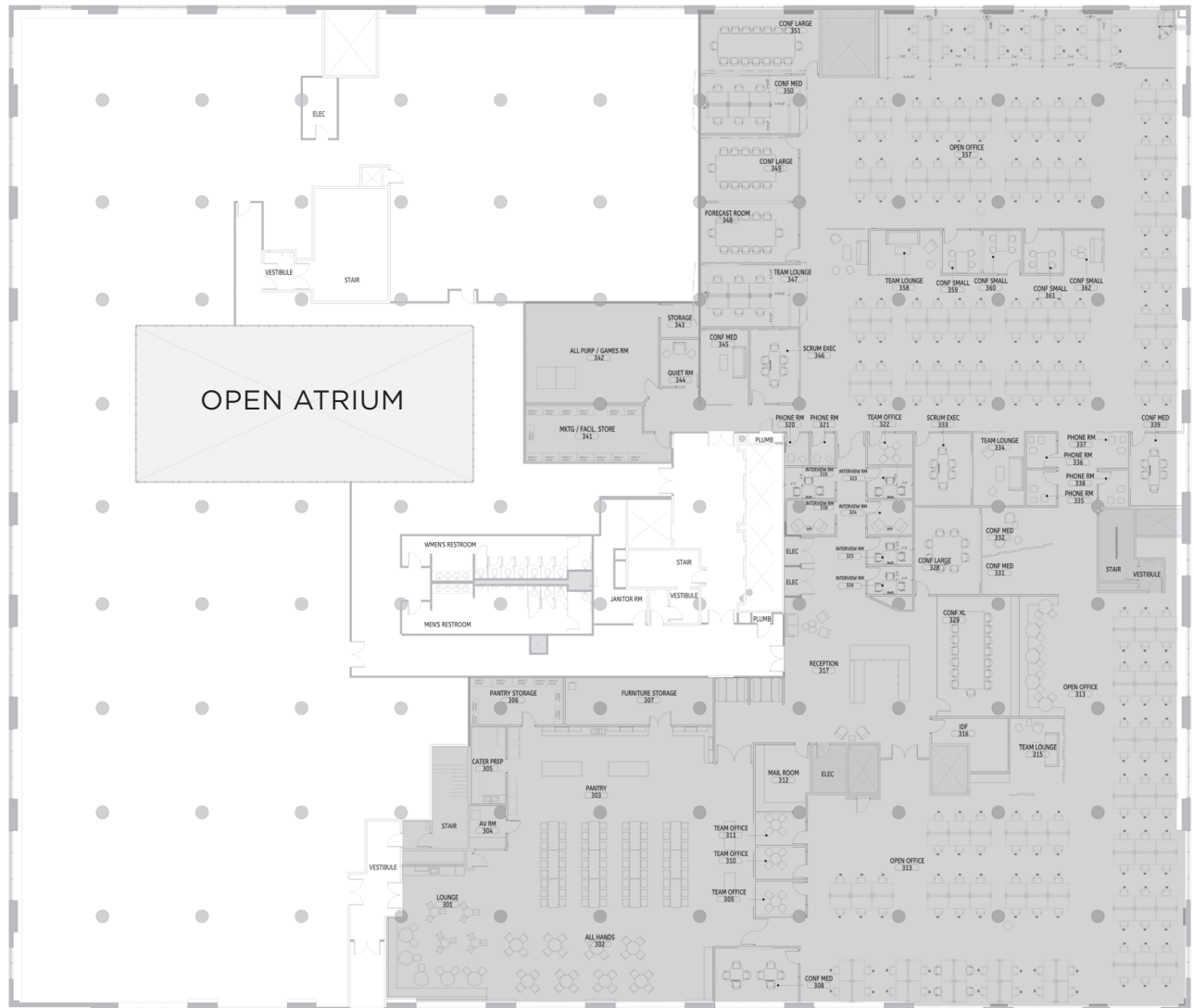


ON-SITE CAR + BIKE
PARKING

3RD FLOOR AVAILABILITIES

SUITE 300: ±36,758 RSF
(can be expanded up to ±55,690 RSF)

- Double door identity
- Exposed ceiling, flexible open plan with
- 12+ large conference rooms
- 10+ small breakout / call rooms
- All hands kitchen area
- 3 “neighborhoods” that each accommodate 40+ workstations with dedicated collaboration areas
- Modern improvements ready for customization



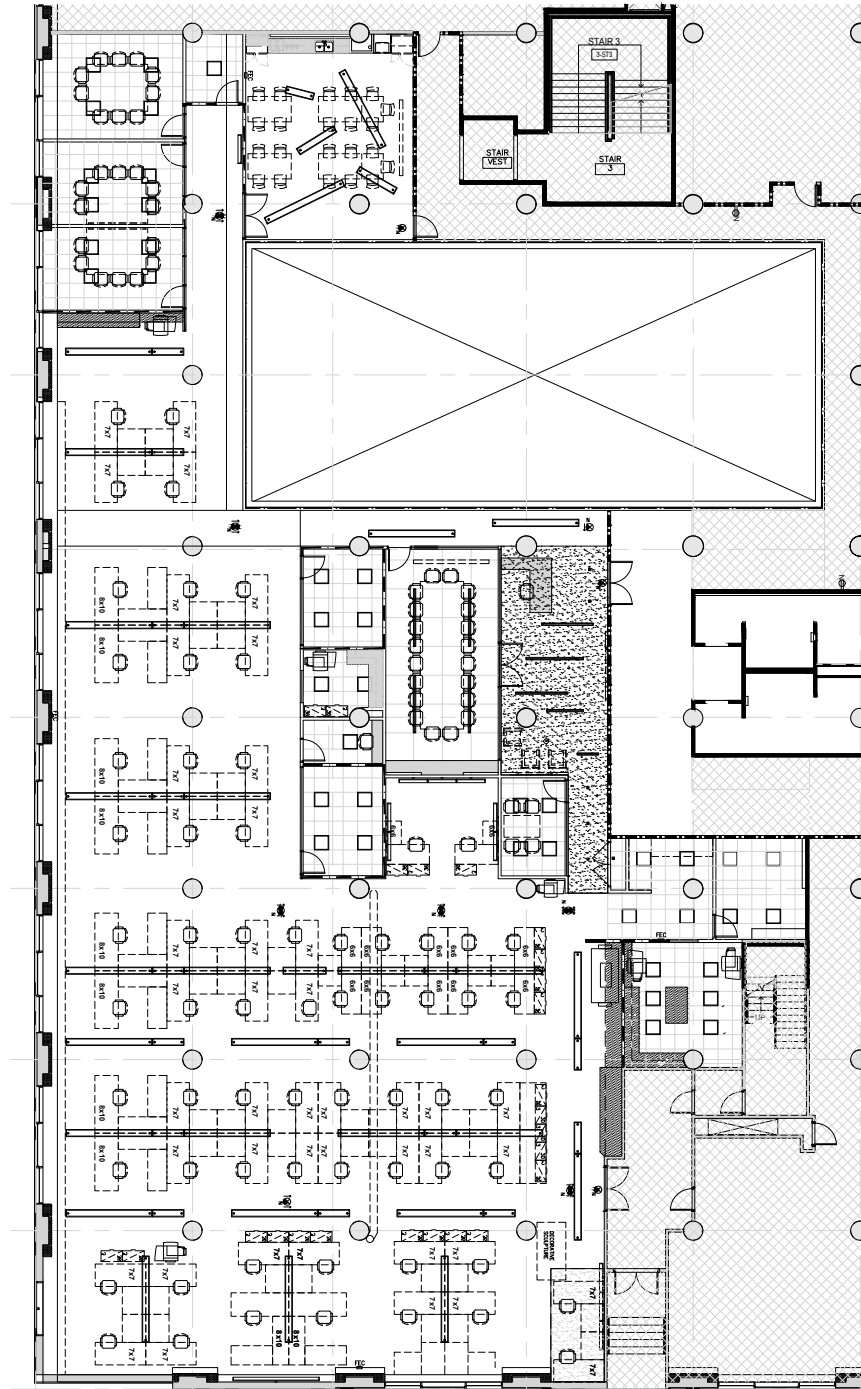


3RD FLOOR AVAILABILITIES

SUITE 310: ±15,412 RSF

(can be expanded up to ±55,690 RSF)

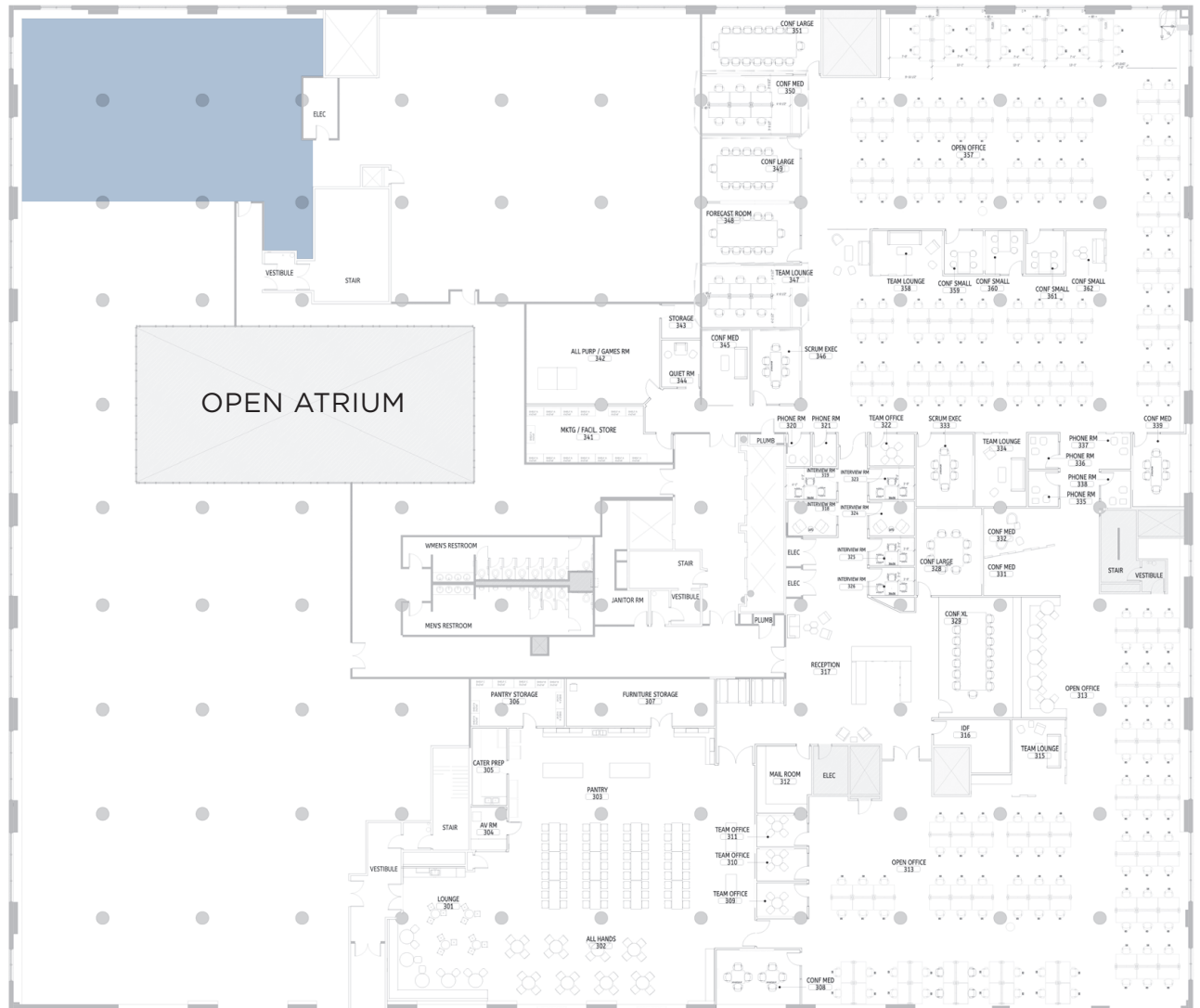
- Double door identity off Building Atrium
- Large front conference room
- 4 medium conference rooms
- 2 private offices
- Large private kitchen / break area
- flexible open areas with newer modern finishes through
- Available September 1, 2023



3RD FLOOR AVAILABILITIES

SUITE 340: ±3,520 RSF

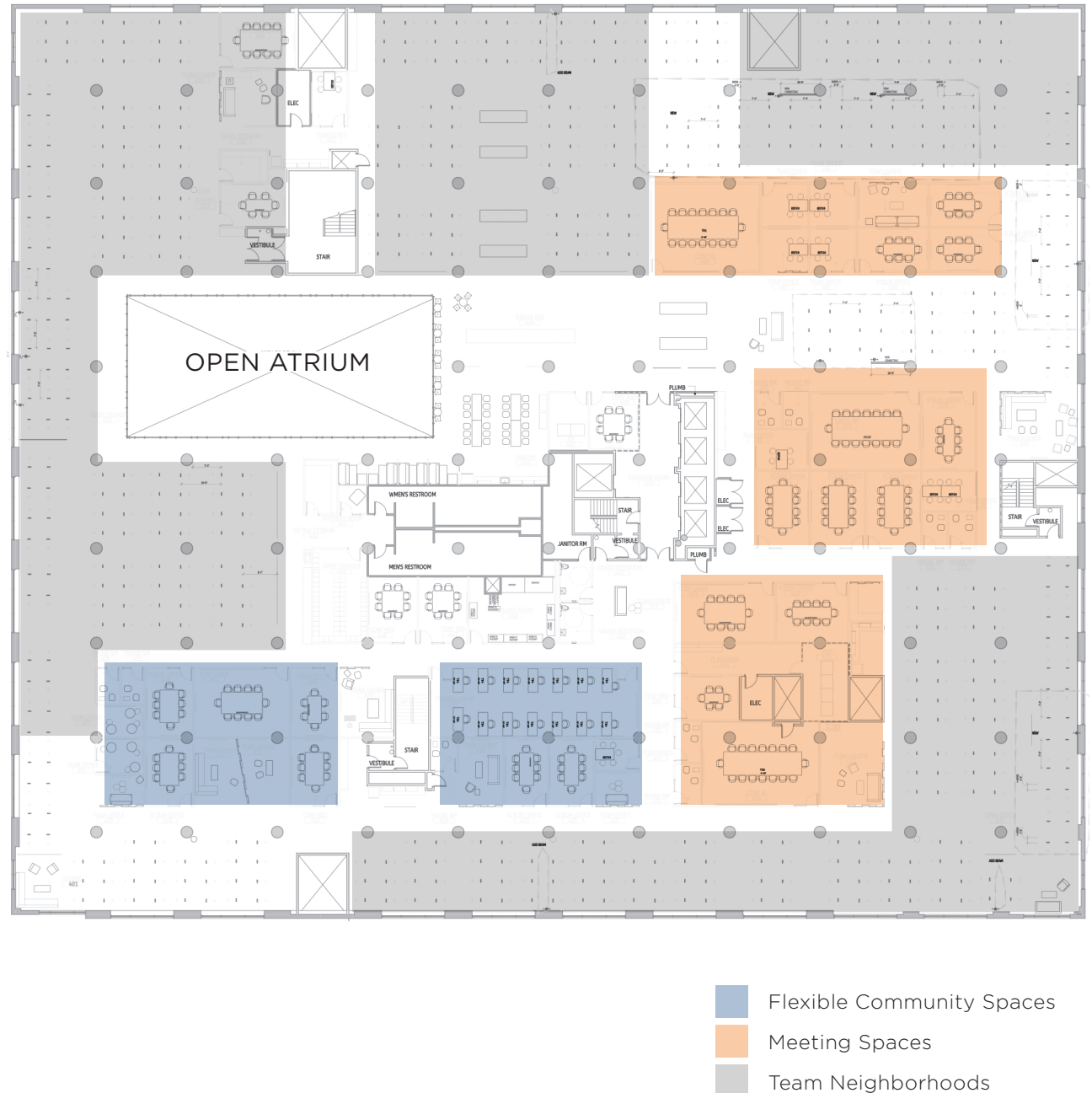
- Mostly open layout
- Nice corner suite with open kitchen area



4TH FLOOR AVAILABILITY

SUITE 400: ±62,665 RSF

- Full floor opportunity can be combined with 3rd floor for up to ±118,355 RSF
- Approximately 30 large conference rooms well distributed
- 6 distinct + 5,000 RSF collaboration “neighborhoods”
- Substantially all window-line open for workstation areas
- Large atrium and skylight bring light throughout
- Modern improvements ready for customization



A STAND-OUT SAN FRANCISCO LOCATION

Bay Area Metro Center is superbly located
in the heart of SOMA/Rincon Hill.



CENTRALLY LOCATED
NEAR MANY OF
SAN FRANCISCO'S KEY
VENUES AND LOCALES.



CENTERED IN RINCON
HILL'S VIBRANT AND
MODERN, RESIDENTIAL-
RICH NEIGHBORHOOD



BECAUSE THE OFFICE IS JUST ONE STOP IN YOUR DAY

Bay Area Metro Center is within walking distance of almost any type of amenity you can think of, including excellent restaurants, retail, and fitness destinations. A short walk to Salesforce Transit Center, the Ferry Building, the Embarcadero BART Station, SF Muni, and Caltrain make it the most versatile commuter destination.



RESTAURANTS & BARS

- | | | |
|-----------------------|----------------------------------|------------------------|
| 1 EPIC Steak | 11 Gozu | 20 Mixt |
| 2 Waterbar Restaurant | 12 Town Hall Restaurant | 21 Super Duper Burgers |
| 3 Sweetgreen | 13 International Smoke | 22 Working Girls' Cafe |
| 4 Joe & The Juice | 14 Local Kitchen & Wine Merchant | |
| 5 Spice Kit | 15 Socola Chocolatier | |
| 6 Chipotle | 16 DragonEats | |
| 7 Soma Eats | 17 Insomnia Cookies | |
| 8 Red's Java House | 18 Barcha Restaurant | |
| 9 Prospect | 19 Yank Sing | |
| 10 The Lightbox Café | Arabi | |

COFFEE SHOPS

- 1 Philz Coffee
- 2 Starbucks
- 3 Bluestone Lane Avery Café
- 4 Chatz Coffee Shop
- 5 Blue Bottle Coffee
- 6 Radiator Coffee Salon
- 7 Starbucks
- 8 Peet's Coffee
- 9 Starbucks

FITNESS

- 1 SoulCycle
- 2 Fitness SF
- 3 CorePower Yoga
- 4 LuxFit SF
- 5 StretchLab
- 6 Kinetic Playground
- 7 VanBuren Fitness
- 8 Body Mechanix Fitness
- 9 Embarcadero YMCA

MARKETS

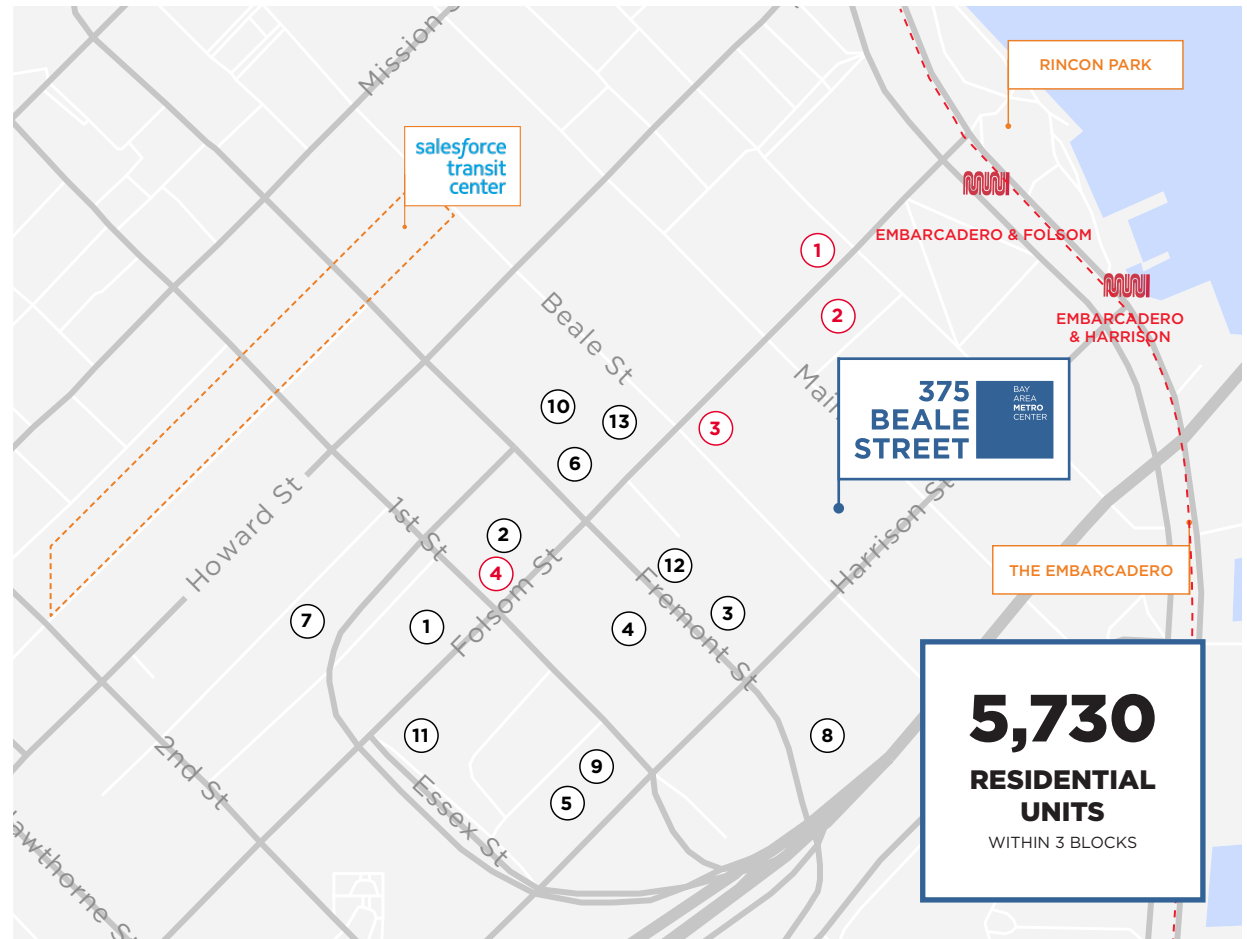
- 1 Woodlands Market

APPAREL

- 1 GAP
- 2 Banana Republic
- 3 Old Navy

NEIGHBORHOOD VIBES

With 5,730 new residential units opened recently within 3 blocks, 375 Beale is part of a safe, active, and energetic mixed-use neighborhood just steps from the iconic Embarcadero Waterfront.




APARTMENTS

#	PROPERTY	# OF UNITS	YEAR BUILT
①	500 Folsom	537	2019
②	Avery450	548	2019
③	399 Fremont	447	2016
④	340 Fremont	348	2016
⑤	Jasper	320	2016
⑥	Solaire	409	2016
⑦	33 Tehama	403	2018
⑧	Rincongreen	326	2013
⑨	Modera Rincon Hill	180	2020
⑩	Transbay Block 7	120	2018
⑪	Rene Cazenave Apartments	120	2013
⑫	333 Fremont	88	2013
⑬	Mercy Housing	70	2015

CONDOS

#	PROPERTY	# OF UNITS	YEAR BUILT
①	Mira SF	391	2020
②	Infinity Tower	650	2008
③	Lumina	655	2015
④	The Avery	118	2019

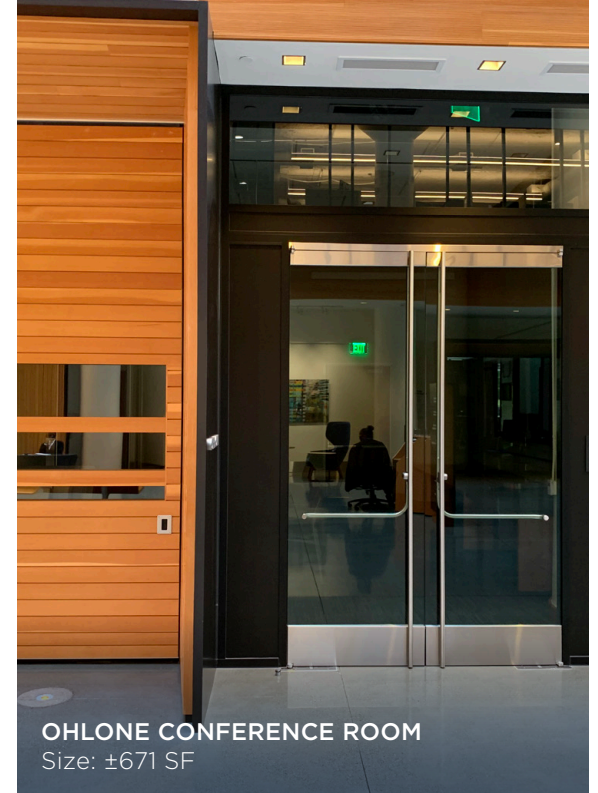


BRAINSTORM. STRATEGIZE. PROBLEM-SOLVE. UNWIND.

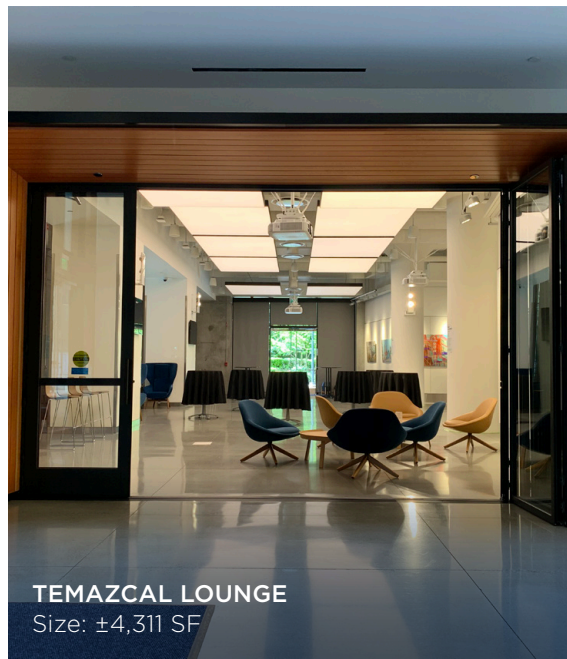
Bay Area Metro Center's gathering spaces mean there's always a perfect spot for whatever is on the agenda, from meetings and focused work to relaxation and celebrations. Whether indoor with IT infrastructure or outdoors in the fresh air, 375 Beale has gathering spaces for as little as 10 or up to 400 guests in welcoming spaces to bring the team together. For more fun, check out large format games such as chess, connect 4, and corn hole to enjoy in the Elkhart Gardens.



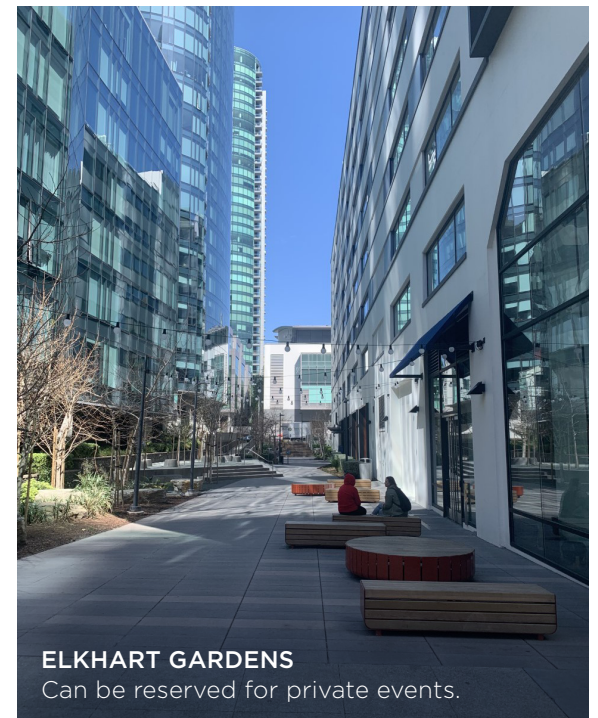
YERBA BUENA CONFERENCE ROOM
Size: ±2,180 SF



OHLONE CONFERENCE ROOM
Size: ±671 SF



TEMAZCAL LOUNGE
Size: ±4,311 SF



ELKHART GARDENS
Can be reserved for private events.



REINVIGORATE & ENERGIZE INDOORS OR OUTDOORS

Bike storage with lockers, a dedicated $\pm 1,200$ SF studio fitness space with showers, locker rooms, and towel and water service, and waterfront access make exercise activities an easy part of your workday.



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FOR MORE INFORMATION, PLEASE CONTACT:

JOHN WALSH
Managing Director

Lic #01008553
+1 (415) 773-3599

john.walsh@cushwake.com

BRENDON KANE
Managing Director

Lic. # 01884552
+1 415 677 0466

brendon.kane@cushwake.com

