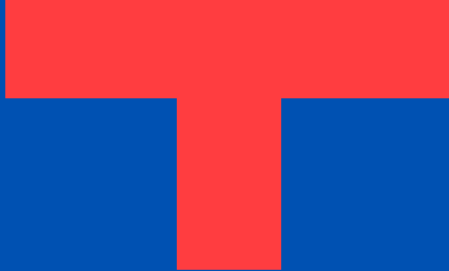


FOURTH + HARRISON



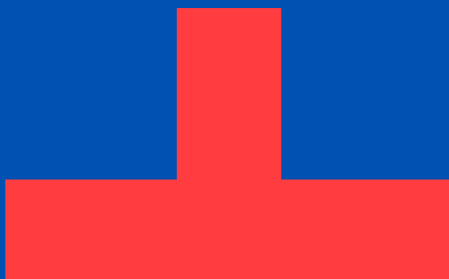
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CBRE



BE A PART OF SOMA'S STORY

Fourth + Harrison brings 845,000 RSF of state-of-the-art office space to the heart of SoMa. Here, culture and creativity, art and innovation, and community and ingenuity come together to help shape the future of the neighborhood.



WORKSPACE + GATHERING SPACE



Main Entrance at Fourth St. and Harrison St.



Public Gathering Space



6th Floor Open Office



7th Floor Double-Height Cafeteria

FRESH AIR + CITY VIEWS



Private Outdoor Roof Terrace



Private Outdoor Roof Terrace

+ **845,000 RSF**

Total building size

+ **35,400– 67,000 SF**

Floorplates

+ **14 STORY BUILDING**

In the heart of SoMa with city views

+ **DESIGNED BY HOK**

To seismic risk category 3 for enhanced earthquake safety

+ **CLEAR HEIGHT CEILINGS**

13' slab-to-slab
10' to the bottom of the beam

+ **6 PRIVATE TERRACES**

Phase 1 & 2 private rooftop terraces

+ **126 PARKING STALLS**

Phase 1 & 2 below-grade parking spaces

+ **OPEN SPACE**

Publicly accessible on the ground level

+ **4,000 GSF RETAIL**

Ground level retail space

+ **30,000 SF**

of PDR on first floor

+ **BIKE PARKING**

Phase 1 & 2 up to 290 bike parking stalls in and around the site

+ **LEED® PLATINUM**

Zero-carbon emission building with net-zero core & shell design

+ **SHOWER & LOCKER ROOM**

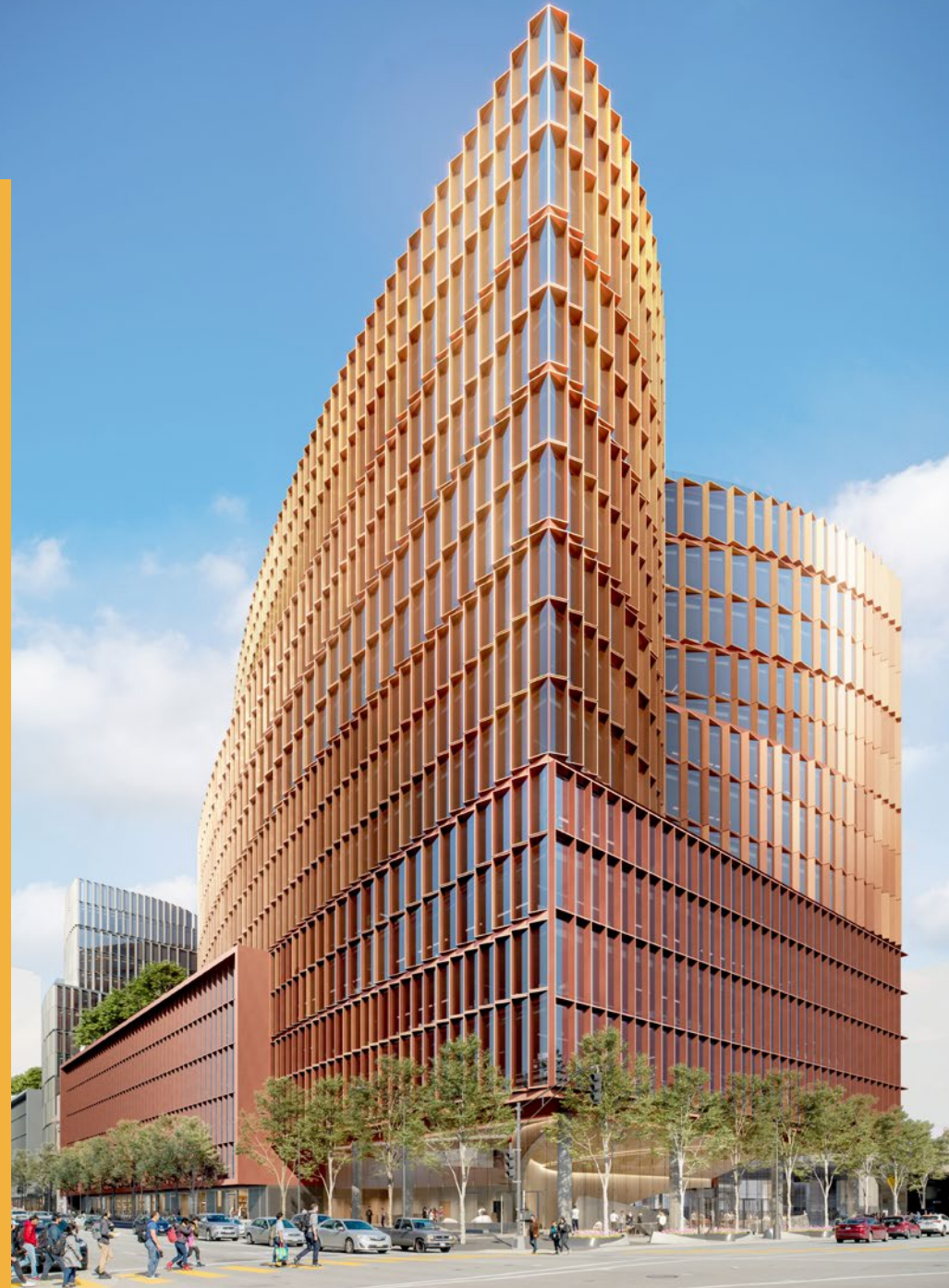
For tenant use

+ **ON-SITE DAYCARE**

On-site childcare facility exclusive to the project

+ **Q1 2023**

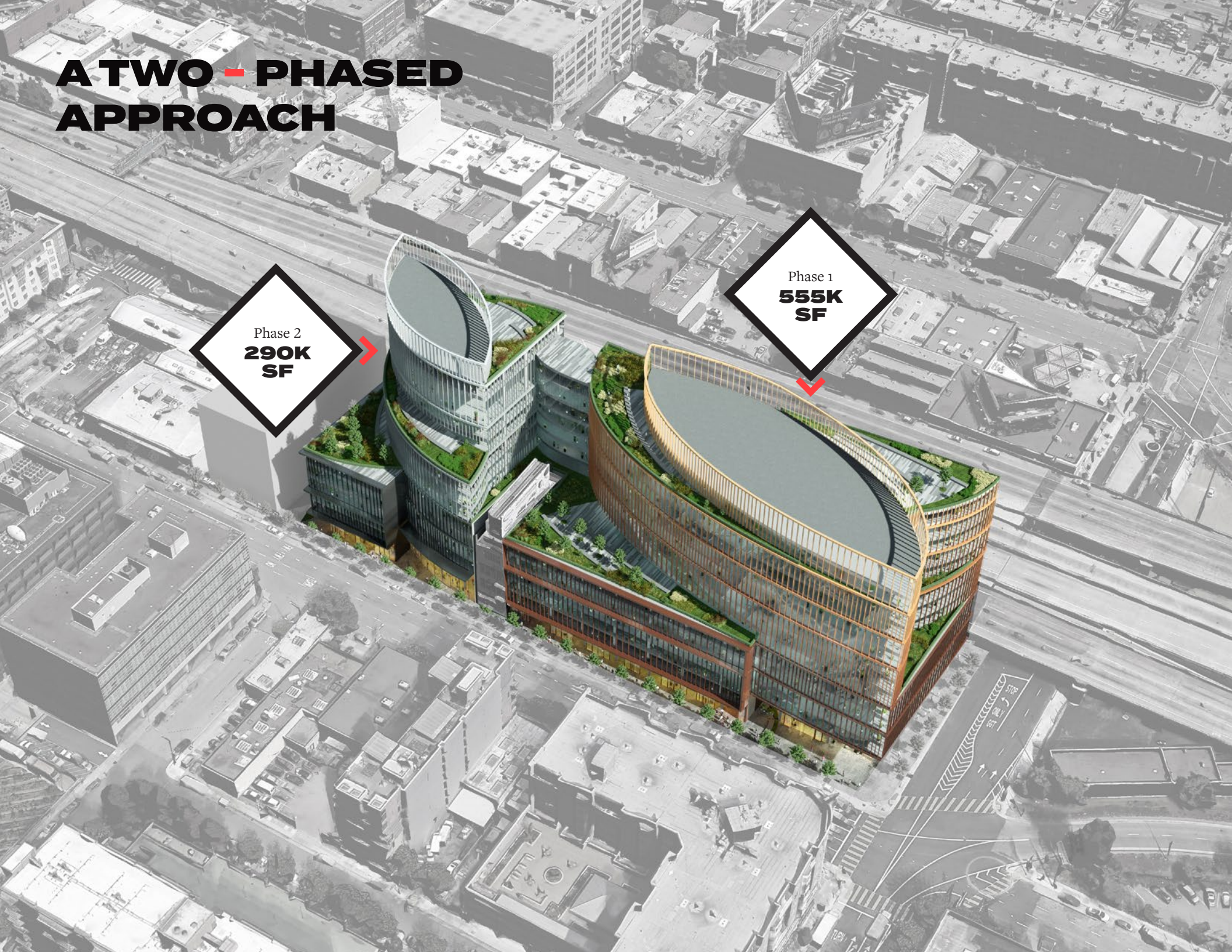
Delivery for TT's



A TWO - PHASED APPROACH

Phase 2
290K SF

Phase 1
555K SF



Phase 1:
555K SF



	Fl.	RSF
◀	14	36,000
◀	13	37,000
◀	12	37,000
◀	11	37,000
◀	10	38,000
◀	9	38,000
◀	8	38,000
◀	7	47,000
◀	6	46,000
◀	5	48,000
◀	4	48,000
◀	3	48,000
◀	2	37,000
◀	1	15,000 (1 PDR)

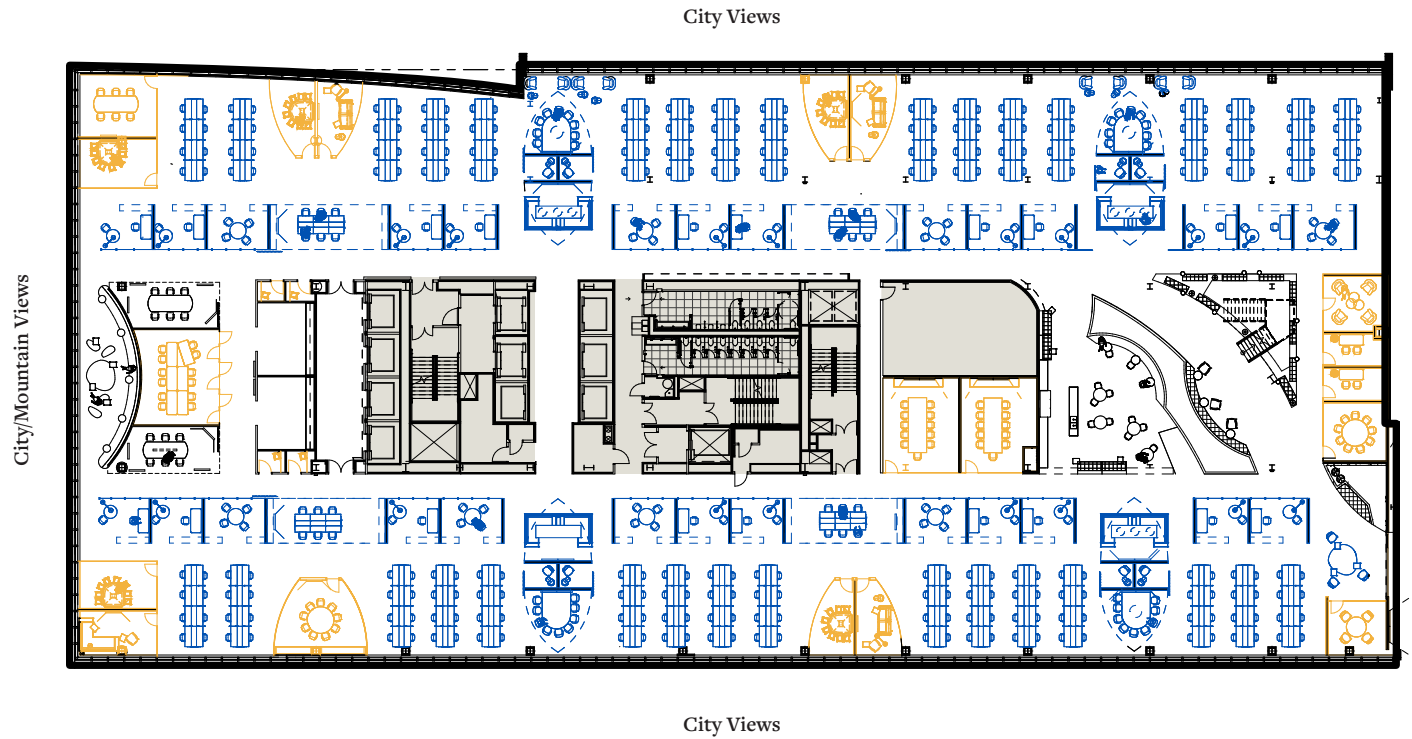
Phase 1:

TYPICAL FLOORPLATE

Floors 3-6:

APPROX. 47K SF

Workstations	264
Semi-Private Enclave	19
Phone Room	12
Wellness Room	1
Copy/Work Room	2
Collaboration Room	16
Small Conference Room	12
Medium Conference Room	13
Large Conference/Training Room	1
Break Room	1





PUBLIC TRANSIT⁺ FREEWAY ACCESS

- BART
- Caltrain
- Buses
- Central Subway (2021)
- MUNI

RETAIL + RECREATION



RESTAURANTS/GROCERY:

1. Mourad
2. HRD
3. Garaje
4. Marlowe
5. Zero Zero
6. Mr. East Kitchen
7. Cafe du Soleil
8. Benu
9. Freshrolls Vietnamese Rolls & Bowls
10. Samovar Tea Lounge
11. Tropisueño
12. Darwin Cafe
13. Rooster & Rice
14. DragonEats
15. Little Skillet
16. Cockscomb
17. Mestiza Taqueria
18. La Briciola
19. Osha Thai
20. Mathilde French Bistro
21. Picnic on Third
22. American Grilled Cheese Kitchen
23. Kama O Deli
24. Tin Vietnamese Cuisine
25. Red Dog Restaurant & Bar
26. Coin-Op Game Room
27. Fogo Market
28. Peet's Coffee
29. Whole Foods

FITNESS

1. Crunch Fitness Center
2. 75 Hawthorne Federal Fitness Center
3. SF Iron
4. Kinetic Playground
5. Epic Interval Training
6. Equinox Sports Club
7. SKYEFIT
8. CORE40

HOTELS

1. Virgin Hotel
2. W San Francisco
3. Four Seasons
4. The St. Regis
5. Marriott Marquis
6. InterContinental

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FOURTH HARRISON+

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