



55 STOCKTON

SAN FRANCISCO, CA

YOUR CORNERSTONE FOR CREATIVITY.

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55 STOCKTON

- + Flexible office space in one of the most vibrant and accessible spots in all of San Francisco: Union Square.
- + Open, light-filled spaces in this corner building – coupled with the extraordinary visibility of the location – make it an excellent choice for tenants who value creative space and convenience.

UPGRADES

- + New lobby renovation
- + Brand new creative spec suite

LOCATION

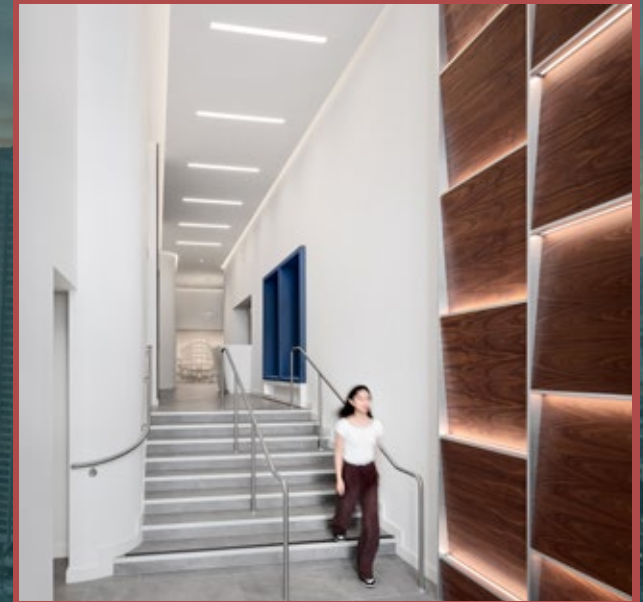
- + 1 block from BART / MUNI / Central Subway
- + Premier corner location
- + Heavy foot traffic

IDENTITY

- + Full floor or partial floor opportunity
- + Exterior signage available
- + 6,000 - 15,000 RSF flexible floorplates

BUILDING AMENITIES & PRIVATE OUTDOOR SPACE

- + Large private outdoor terrace
- + Private office entrance
- + 24/7 on-site security
- + Secure bike parking
- + Building conference room



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AVAILABILITIES

- + Single floors available
- + Newly completed spec suite offers high exposed ceilings and abundant light
- + Will demise to suit with turnkey TIs

4TH FLOOR | 14,952 SF

- + **NEW REDUCED PRICE**
- + Brand new full floor creative spec suite
- + 12'6" exposed ceilings
- + High-end finishes
- + Full HVAC

5TH FLOOR | 6,000-14,999 SF

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

6TH FLOOR | 6,000-14,998 SF

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

7TH FLOOR | 14,212 SF

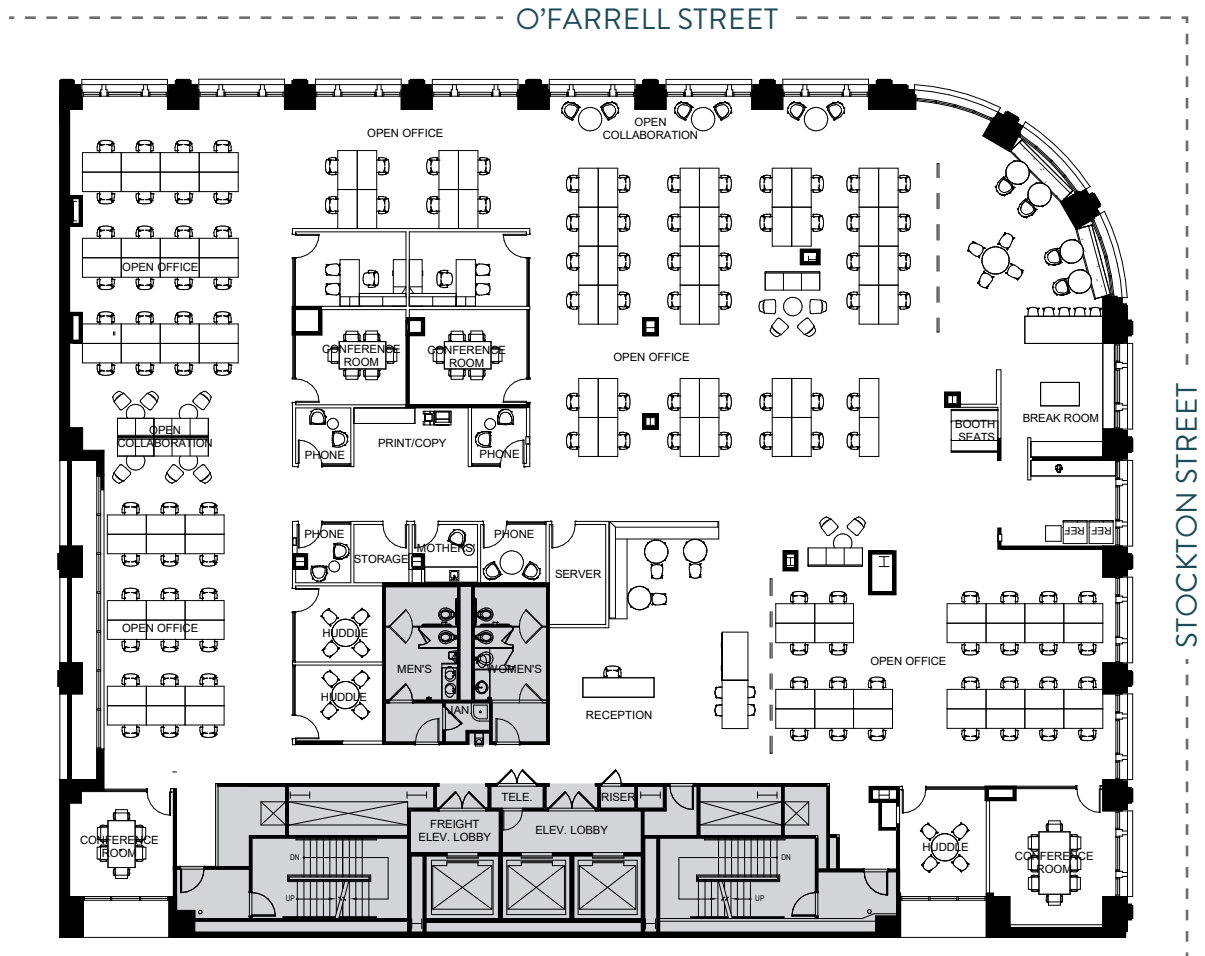
- + Full floor with private terrace
- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC



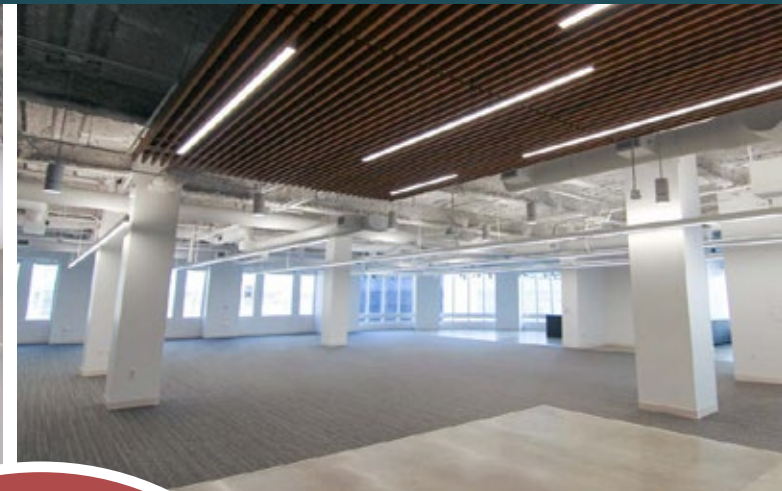
4TH FLOOR | 14,952 SF

FLOOR HIGHLIGHTS

- + **NEW REDUCED PRICE**
- + Brand new full floor creative spec suite
- + 12'6" exposed ceilings
- + High-end finishes
- + Full HVAC



HYPOTHETICAL FURNITURE LAYOUT | CREATIVE SPEC SUITE



BRAND NEW CREATIVE SPEC SUITE

- + Full floor spec
- + 6,000 - 15,000 RSF
- + 12'6" exposed ceilings
- + Expansive windows
- + Full HVAC

4TH
FLOOR



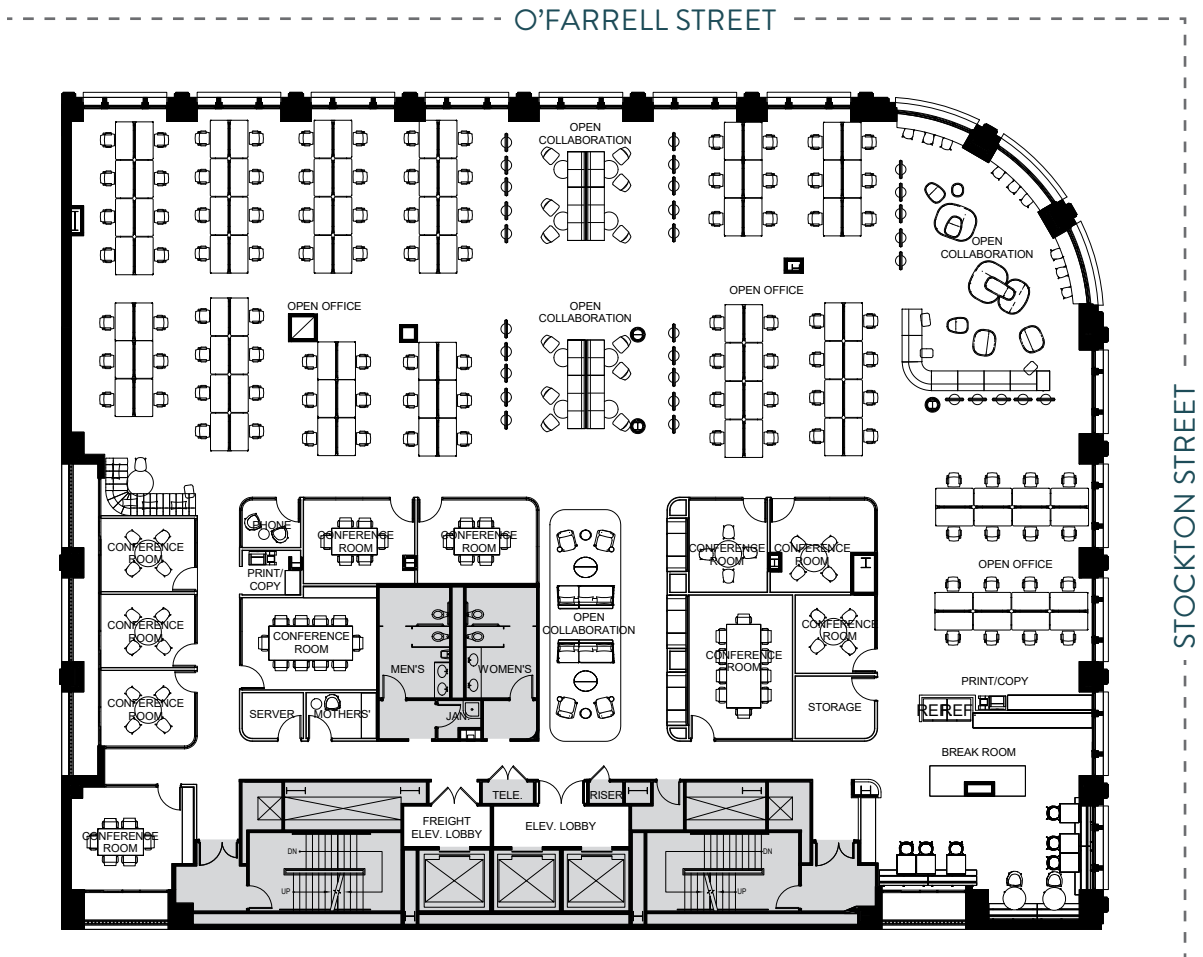
5TH FLOOR | 6,000-14,999 SF

6TH FLOOR | 6,000-14,998 SF

FLOOR HIGHLIGHTS

VIRTUAL RENDERING TOUR*

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

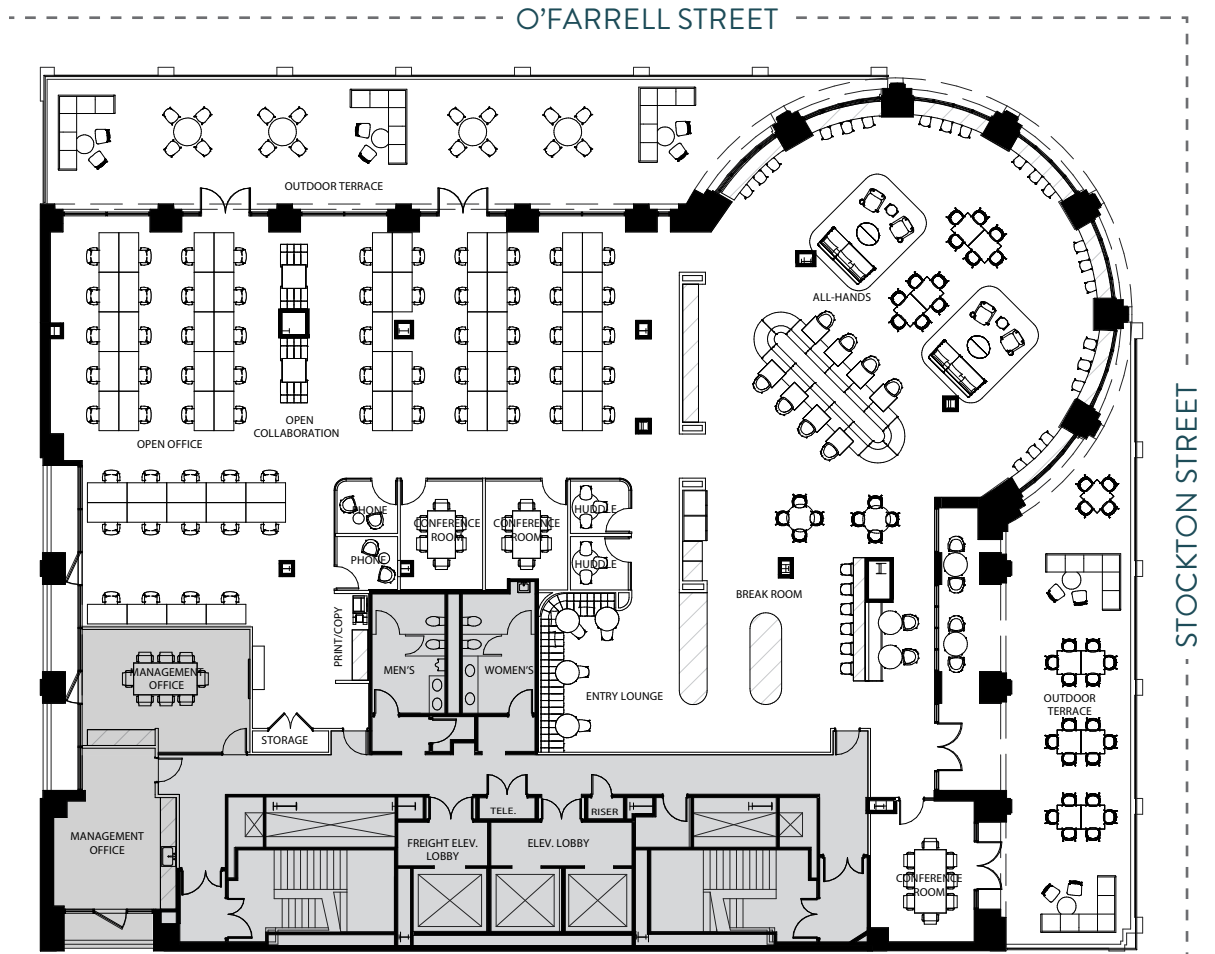


*HYPOTHETICAL PLAN

7TH FLOOR | 14,212 SF

FLOOR HIGHLIGHTS

- + Full floor with private terrace
- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC



*HYPOTHETICAL PLAN | CREATIVE HIGH DENSITY



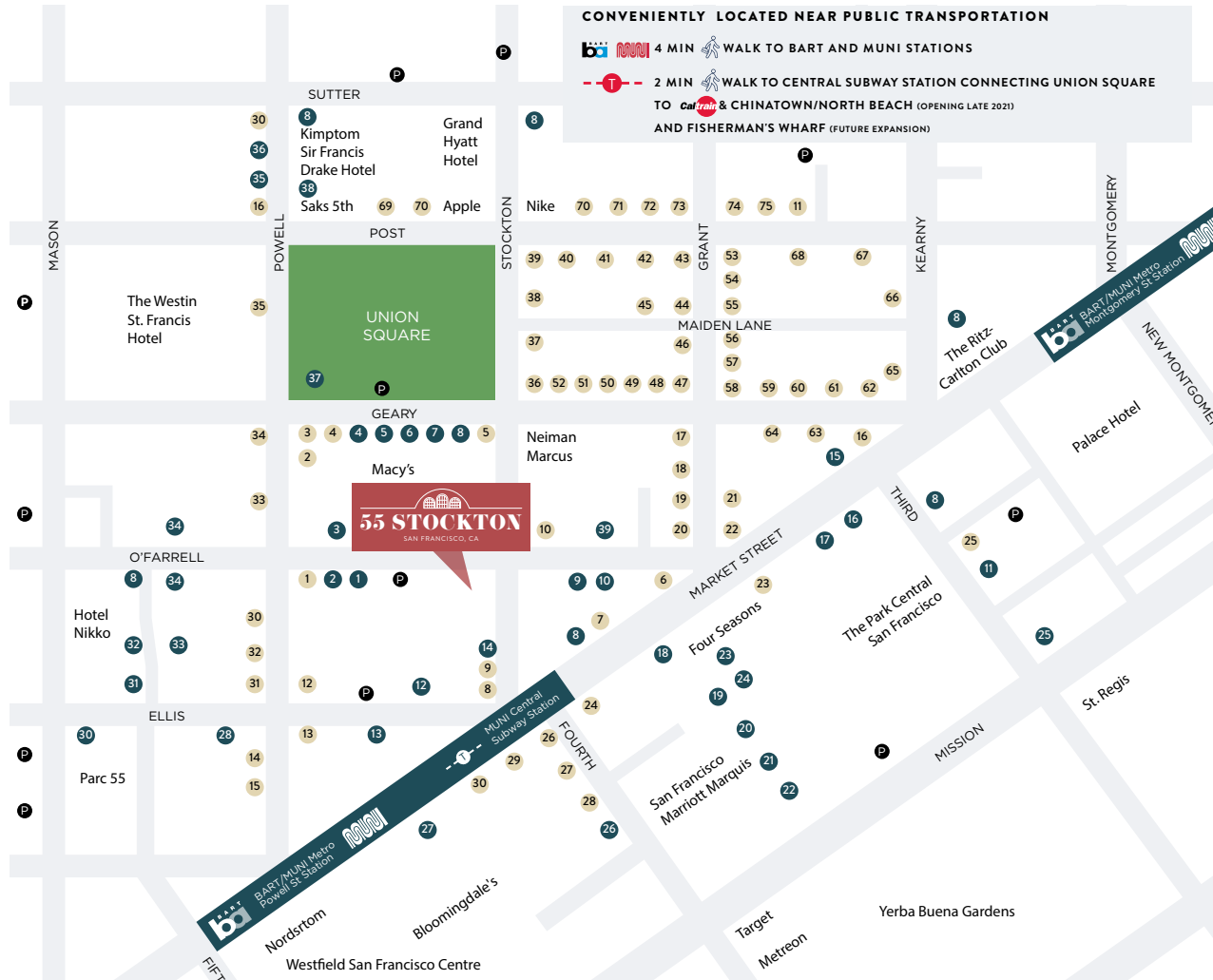
**PRIVATE
TERRACE**

**7TH
FLOOR**



THE NEIGHBORHOOD

THE COMMERCIAL HUB OF SAN FRANCISCO

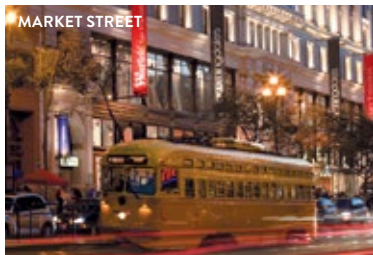


FOOD & DRINKS

- 1 CAFFE CENTRAL
- 2 ONE65
- 3 KING OF THAI NOODLE
- 4 THE CHEESECAKE FACTORY
- 5 WOLFGANG PUCK PIZZA
- 6 BOUDIN
- 7 BEN & JERRY'S
- 8 STARBUCKS
- 9 LITTLE SWEET
- 10 PANINI COFFEE PASTRIES
- 11 CALIFORNIA PIZZA KITCHEN
- 12 TAD'S STEAKHOUSE
- 13 JOHN'S GRILL
- 14 NESPRESSO
- 15 MAZARINE CAFE
- 16 OASIS GRILL
- 18 SUPER DUPER BURGER
- 19 PEET'S COFFEE
- 20 AMBER
- 21 DELAROSA
- 22 MIXT
- 23 TROPISUENO
- 24 IPPUDO
- 25 PRESS CLUB
- 26 THE GROVE
- 27 THE KEYSTONE
- 28 M.Y. CHINA
- 29 LOLLI AND POPS
- 30 PUCCINI & PINETTI
- 31 KIN KHAO
- 32 NEW DELHI INDIAN
- 33 MIYABIYA SUSHI & GRILL
- 34 AMERICAN INDIAN CUISINE
- 35 JOHNNY FOLEY'S IRISH HOUSE
- 36 BARTLETT HALL
- 37 CAFE MASON
- 38 SEARS FINE FOOD
- 39 GOLDEN GATE TAP ROOM
- 40 SCALAS
- 41 CHOTTO MATTE

SHOPS/SERVICES

- 1 H&M
- 2 LUSH
- 3 SWAROVSKY
- 4 DYSON
- 5 LOUIS VUITTON
- 6 MARSHALLS
- 7 VERIZON
- 8 T MOBILE
- 9 DISNEY STORE
- 10 CONVENE
- 11 SHREVE & CO.
- 12 SWATCH
- 13 URBAN OUTFITTERS
- 14 MAC
- 15 SEPORA
- 16 CHASE BANK
- 17 DITA
- 18 CAROLINA HERRERA
- 19 CAMPER
- 20 MUSEUM OF ICE CREAM
- 21 TED BAKER
- 22 WELLS FARGO
- 23 EQUINOX
- 24 ROSS
- 25 OFFICE DEPOT
- 26 OLD NAVY
- 27 TRADER JOES
- 28 THE CONTAINER STORE
- 29 LEVI'S
- 30 WALGREENS
- 31 SKETCHERS
- 32 UNIQLO
- 33 ZUMIEZ
- 34 EXPRESS
- 35 VICTORIA SECRET
- 36 BVLGARI
- 37 TORI BURCH
- 38 GUCCI
- 39 JOHNSTON & MURPHY
- 40 SENNHEISER
- 41 GRAFF
- 42 BURBERRY
- 43 CARTIER
- 44 FENDI
- 45 MAISON MARGIELA
- 46 HERMES
- 47 VALENTINO
- 48 YVES SAINT LAURENT
- 49 BOTTEGA VENETA
- 50 CHANEL
- 51 JIMMY CHOO
- 52 LACOSTE
- 53 DIOR
- 54 GIORGIO ARMANI
- 55 OLIVER PEOPLE
- 56 MONT BLANC
- 57 GOYARD
- 58 DOLCE & GABBANA
- 59 G-STAR RAW
- 60 PAUL SMITH
- 61 VINCE
- 62 ACNE STUDIOS
- 63 THEORY
- 64 DYPTIQUE
- 65 ANGELIC PRETTY
- 66 JEFFREY'S TOYS
- 67 BRITEX FABRIC
- 68 MAX MARA
- 69 TIFFANY & CO
- 70 ZARA
- 71 GUMPS
- 72 SALVATORE FERRAGAMO
- 73 HARRY WINSTON
- 74 COACH
- 75 THE NORTH FACE





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