

SEE WORK IN A *New Light*

48  
STOCKTON

*Available for Immediate Occupancy*

48 STOCKTON, SAN FRANCISCO, CA



# A UNION SQUARE LANDMARK

## *completely reimagined*

Combining the intrigue of a historic building with the latest in workplace design, 48 Stockton is for tenants who are uncompromising in their desire to have it all: quality, amenities, and location. This landmark building is being completely transformed to house ultramodern office space of the highest caliber - with stunning historic architectural features and progressive design by world-renowned architectural firm Gensler.

6 <sup>TH</sup> FLOOR	9,447 RSF OFFICE	<i>Warm Shell Condition</i>	GENDER-NEUTRAL RESTROOMS, INTERCONNECTING STAIRCASE BETWEEN FLOORS 5 & 6
5 <sup>TH</sup> FLOOR	9,468 RSF OFFICE	<i>Warm Shell Condition</i>	GENDER-NEUTRAL RESTROOMS, INTERCONNECTING STAIRCASE BETWEEN FLOORS 5 & 6
4 <sup>TH</sup> FLOOR	9,479 RSF OFFICE	<i>Spec Suite</i>	BRAND NEW FURNISHED SPEC SUITE AVAILABLE NOW, HIGH-END FINISHES
3 <sup>RD</sup> FLOOR	9,387 RSF OFFICE	<i>Warm Shell Condition</i>	GENDER-NEUTRAL RESTROOMS





REFINED SPACES

*Visionary Design*

PRESTIGIOUS ADDRESS



58.000 RSF  
TOTAL



4 FLOORS  
OF OFFICE



9.500 SF  
FLOOR PLATES



SPEC SUITE &  
WHITEBOX SPACE

YOUR SPACE SPEAKS

*volumes*

ABOUT YOU



Find your perfect blend of old and new at 48 Stockton. The historic façade is full of captivating details that can't be duplicated in new buildings - while the all-new interior offers the high-end, luxurious features you expect in a premium 21st century workplace.



16'6" DECK-TO-DECK ON  
TYPICAL OFFICE FLOORS



AMPLE NATURAL LIGHT THROUGH  
LARGE EXTERIOR WINDOWS  
(WINDOW HEIGHT UP TO 11'10")



PREMIUM QUALITY INTERIOR  
FINISHES & FURNISHINGS



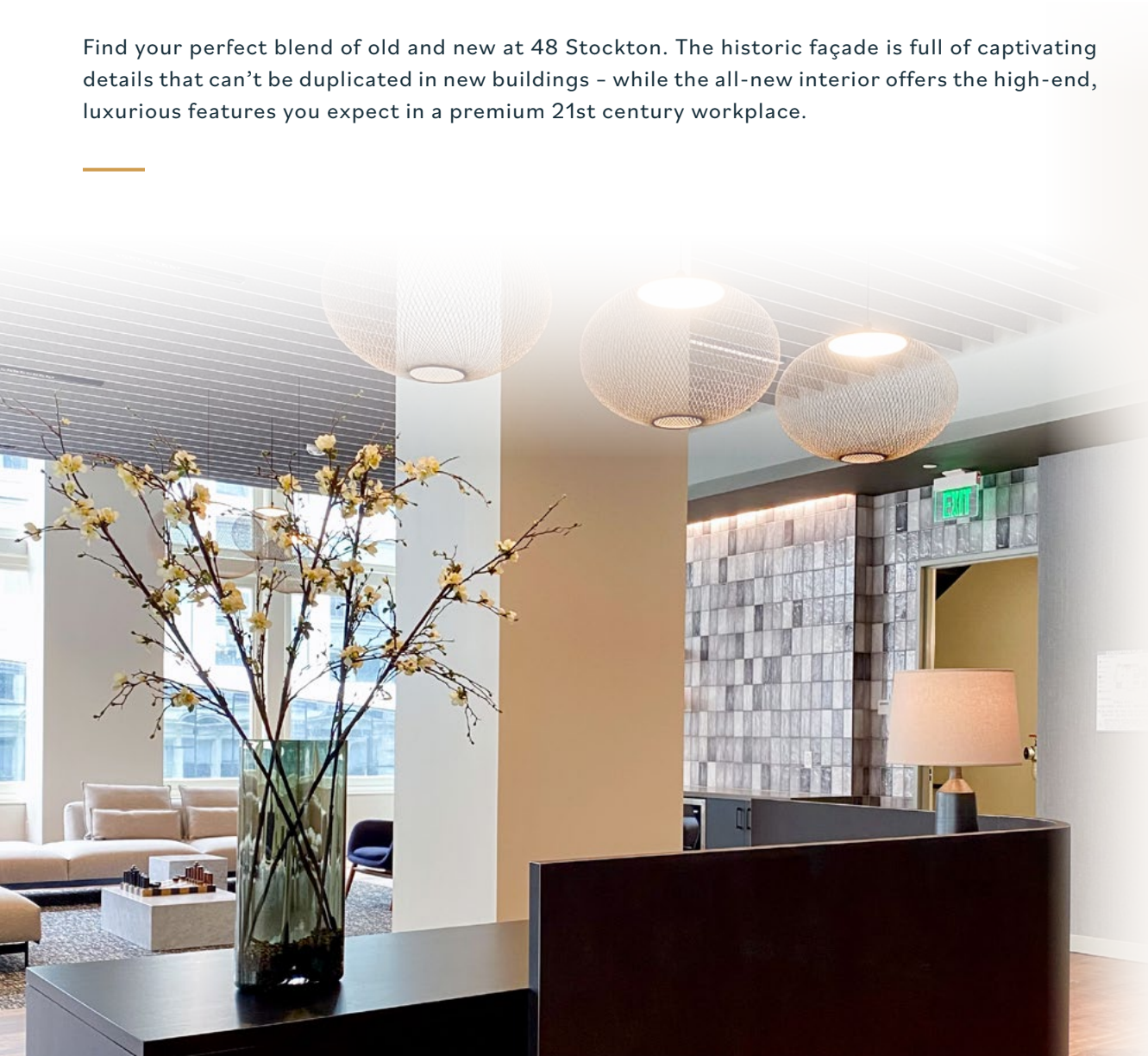
OPPORTUNITY FOR INTER-  
CONNECTED STAIRWAYS FOR  
BOTH RETAIL & OFFICE LEVELS



GENDER-NEUTRAL RESTROOMS  
ON ALL OFFICE FLOORS



SECURE BIKE PARKING / LOCKER  
& SHOWER FACILITIES



48  
STOCKTON



# FURNISHED SPEC SUITE AVAILABLE



4<sup>th</sup> floor

9,479 RSF

CONSTRUCTION COMPLETE  
HIGH-LEVEL FINISHES

TAKE A TOUR



O'FARRELL STREET



- OPEN COLLAB - 27 SEATS
- WORKSTATIONS - 38 SEATS
- PHONE ROOMS - 3 ROOMS
- PRIVATE OFFICES - 3 ROOMS
- WELLNESS - 1 ROOM
- FACILITIES - 1 ROOM
- PANTRY - 6 SEATS
- LARGE CONFERENCE - 12 SEATS
- COPY/PRINT - 1 ROOM
- RECEPTION - 2 SEATS
- MEDIUM CONFERENCE - 16 SEATS
- STORAGE - 1 ROOM



DESIGNED TO INSPIRE &

*encourage connections*

Engage your workforce in an uncommonly upscale, collaborative setting designed for the evolving role of the workplace.

TECHNOLOGY OFFICE  
TEST-FIT



THE MOST

*dynamic*

INTERSECTION IN SAN FRANCISCO

WORLD-CLASS AMENITIES ARE NEXT DOOR AT 100 STOCKTON

**CONVENE - 48,000 SF PREMIUM MEETING + EVENT SPACE**

6 Flexible Meeting and Events Spaces to Accommodate up to 462 People | Innovative Technology | Event Planning & Management | Fully Staffed & Serviced | On-site Gourmet Catering | Premium Design



THE MOST

*dynamic*

INTERSECTION IN SAN FRANCISCO

WORLD-CLASS AMENITIES ARE NEXT DOOR AT 100 STOCKTON

**CHOTTO MATTE - HIGHLY-ANTICIPATED ROOFTOP RESTAURANT**

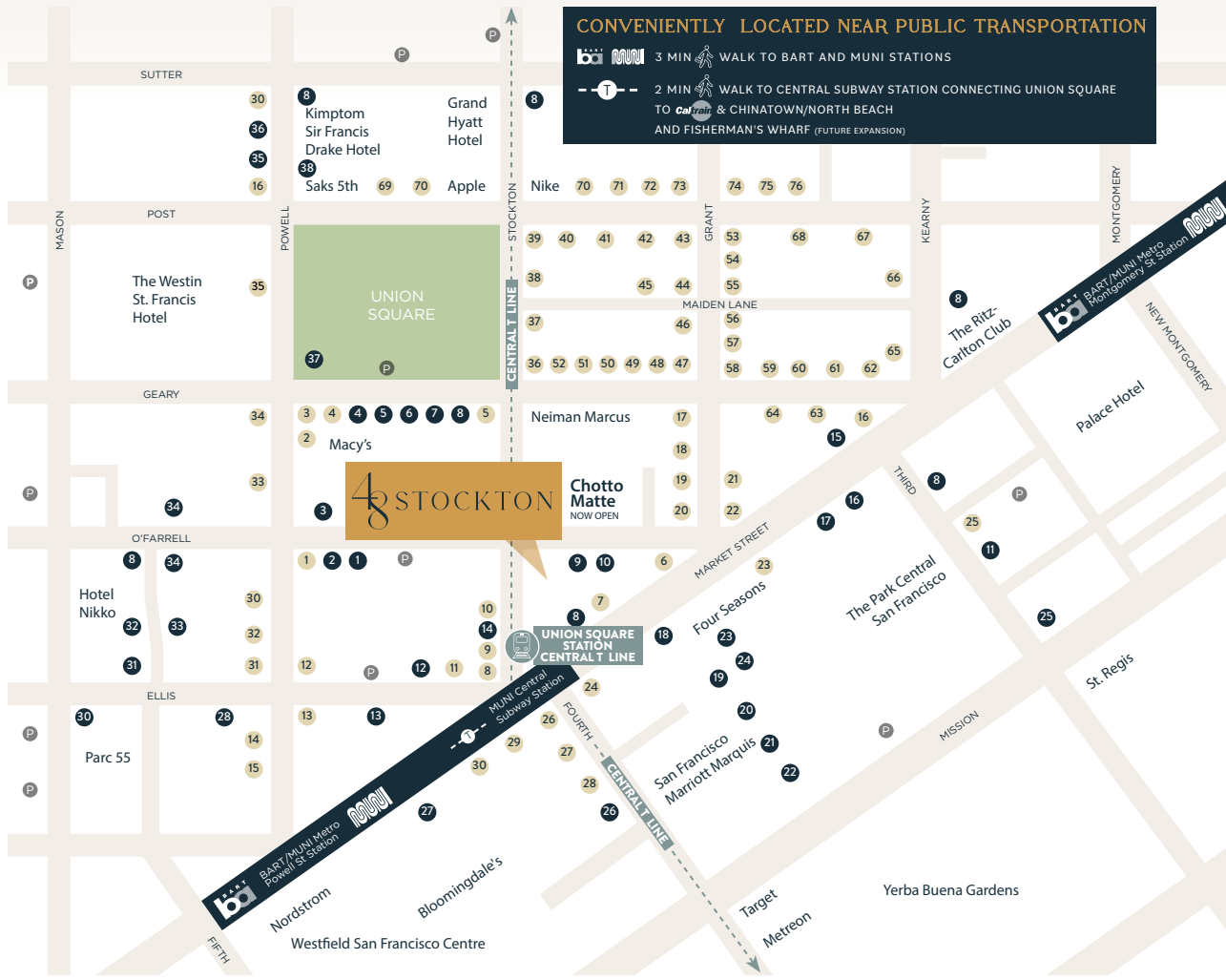
Discover the best of Japanese-Peruvian cuisine in an electric atmosphere and vibrant space. From the theatrics of the sushi counter and flaming robata grill, to live entertainment and DJs, it's an immersive experience with something new to discover everywhere you look.



**CHOTTO MATTE**

# PROMINENT & accessible location

Its Union Square location makes 48 Stockton a destination workplace. An exciting variety of upscale dining, hospitality, retail, and services are just steps away, and public transit is conveniently located less than a block away.



- | FOOD & DRINKS |                            | SHOPS/SERVICES |                     |
|---------------|----------------------------|----------------|---------------------|
| 1             | CAFFE CENTRAL              | 1              | H&M                 |
| 2             | ONE65                      | 2              | LUSH                |
| 3             | KING OF THAI NOODLE        | 3              | SWAROVSKY           |
| 4             | THE CHEESECAKE FACTORY     | 4              | DYSON               |
| 5             | WOLFGANG PUCK PIZZA        | 5              | LOUIS VUITTON       |
| 6             | BOUDIN                     | 6              | MARSHALLS           |
| 7             | BEN & JERRY'S              | 7              | VERIZON             |
| 8             | STARBUCKS                  | 8              | T MOBILE            |
| 9             | LITTLE SWEET               | 9              | DISNEY STORE        |
| 10            | PANINI COFFEE PASTRIES     | 10             | CRATE & BARREL      |
| 11            | CALIFORNIA PIZZA KITCHEN   | 11             | CB2                 |
| 12            | TAD'S STEAKHOUSE           | 12             | SWATCH              |
| 13            | JOHN'S GRILL               | 13             | URBAN OUTFITTERS    |
| 14            | NESPRESSO                  | 14             | MAC                 |
| 15            | MAZARINE CAFE              | 15             | SEPHORA             |
| 16            | OASIS GRILL                | 16             | CHASE BANK          |
| 18            | SUPER DUPER BURGER         | 17             | DITA                |
| 18            | PEET'S COFFEE              | 18             | CAROLINA HERRERA    |
| 19            | AMBER                      | 19             | CAMPER              |
| 20            | DELAROSA                   | 20             | MUSEUM OF ICE CREAM |
| 21            | MIXT                       | 21             | TED BAKER           |
| 22            | TROPISUENO                 | 22             | WELLS FARGO         |
| 23            | IPPUDO                     | 23             | EQUINOX             |
| 24            | PRESS CLUB                 | 24             | ROSS                |
| 25            | THE GROVE                  | 25             | OFFICE DEPOT        |
| 26            | THE KEYSTONE               | 26             | OLD NAVY            |
| 27            | M.Y. CHINA                 | 27             | TRADER JOES         |
| 28            | LOLLI AND POPS             | 28             | THE CONTAINER STORE |
| 29            | PUCCINI & PINETTI          | 29             | LEVI'S              |
| 30            | KIN KHAO                   | 30             | WALGREENS           |
| 31            | NEW DELHI INDIAN           | 31             | SKETCHERS           |
| 32            | MIYABIYA SUSHI & GRILL     | 32             | UNIQLO              |
| 33            | AMERICAN INDIAN CUISINE    | 33             | ZUMIEZ              |
| 34            | JOHNNY FOLEY'S IRISH HOUSE | 34             | EXPRESS             |
| 35            | BARTLETT HALL              | 35             | VICTORIA SECRET     |
| 36            | CAFE MASON                 | 36             | BVLGARI             |
| 37            | SEARS FINE FOOD            | 37             | TORI BURCH          |
| 38            | GOLDEN GATE TAP ROOM       | 38             | GUCCI               |
| 38            | SCALAS                     |                |                     |
| 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            | GUMP'S                     |                |                     |
| 72            | SALVATORE FERRAGAMO        |                |                     |
| 73            | HARRY WINSTON              |                |                     |
| 74            | COACH                      |                |                     |
| 75            | THE NORTH FACE             |                |                     |
| 76            | SHREVE & CO.               |                |                     |



THE BEST ENVIRONMENTS

*inspire*

THE BEST HUMAN INTERACTIONS

*for more information,  
please contact:*

JD LUMPKIN

415.658.3648

[jd.lumpkin@cushwake.com](mailto:jd.lumpkin@cushwake.com)

LIC #01215057

SAM WASSERSTEIN

415.773.3528

[sam.wasserstein@cushwake.com](mailto:sam.wasserstein@cushwake.com)

LIC #01798616

ELENA SACCONI

630.699.9687

[elena.sacconi@cushwake.com](mailto:elena.sacconi@cushwake.com)

LIC #02151049

48  
STOCKTON



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 03/26/24