

55

SECOND
STREET

CBRE
ELECOR
PROPERTIES



Built in 2002, 55 Second boasts an award-winning design by Heller Manus Architects and graces San Francisco's skyline as one of the city's most distinct high-rises. This striking building's steel frame structure encased in granite and green tinted glass with aluminium and limestone accents incorporates a solarium within an adjoining historic building at the lobby level. Located in the heart of the South Financial District, just one-half block from BART and MUNI, 55 Second soars over the Second Street corridor of restaurants, coffee shops, world-renowned hotels and museums.



PROPERTY FEATURES



-  DEFINING ARCHITECTURE
-  386,965 RENTABLE SQUARE FEET
-  26-FLOOR STEEL FRAME STRUCTURE
-  EFFICIENT, COLUMN-FREE WORKSPACE
-  ABUNDANT NATURAL LIGHT



BRAND NEW TENANT AMENITIES



AMENITY-RICH
CENTRAL LOCATION



ON-SITE BICYCLE
STORAGE



ADJOINING SOLARIUM
FOR PRIVATE EVENTS
AFTER HOURS



VALET PARKING GARAGE
ON-SITE



BRAND NEW FITNESS
CENTER WITH NEW
SHOWERS AND LOCKERS



FULL-FLOOR CONCEPTUAL RENDERING



FULL-FLOOR CONCEPT

- Sweeping view corridors of San Francisco Bay, Oracle Park and cityscape
- Efficient and virtually column-free floor plates
- Exclusive outdoor terrace opportunities
- 13' slab-to-slab ceiling heights



TRANSIT + AREA AMENITIES

55 Second is one of the most centrally located office buildings in San Francisco for access to public transit. The building is located just one-half block from BART and Muni, one block from the Salesforce Transit Center and a short walk to The Ferry Building.



ABUNDANT AREA AMENITIES

- | | | | |
|---|--|--|---|
| <p> Restaurants</p> <ul style="list-style-type: none"> 1 Barcha 2 Perbacco 3 Wayfare Tavern 4 Town Hall Restaurant 5 International Smoke 6 Yank Sing 7 Salt House 8 Trailblazer Tavern 9 Roy's Restaurant 10 The View Lounge 11 Tadich Grill 12 Benu 13 Michael Mina 14 One Market Restaurant 15 Sammy's on 2nd Street 16 Archive Bar & Kitchen 17 Soma Eats 18 Sushirrito 19 ThirstyBear Brewing Company 20 Fogo de Chão Brazilian Steakhouse 21 Jersey Pizza 22 Sweetgreen 23 Louie's Bar 24 Uno Dos Tacos | <p> Coffee</p> <ul style="list-style-type: none"> 25 Per Diem 26 Mourad 27 Philz Coffee 28 illy Caffè 29 Bluestone Lane Financial District Cafe 30 Peet's Coffee 31 Mazarine Coffee 32 Asha Tea House 33 The Roastery 34 Andytown Coffee Roasters 35 Blue Bottle Coffee 36 Equator Coffee 37 Jamba New Montgomery 38 HEYDAY 39 Starbucks | <p> Hotels</p> <ul style="list-style-type: none"> 40 Hyatt Regency Hotel 41 Loews Regency San Francisco 42 Omni Hotel 43 Hotel Vitale 44 Four Seasons 45 The Palace Hotel 46 The St. Regis San Francisco | <p> Health Clubs</p> <ul style="list-style-type: none"> 47 Equinox 48 24 Hour Fitness 49 SoulCycle SoMa 50 Crunch Fitness - New Montgomery |
|---|--|--|---|

CURRENT
AVAILABILITIES

 CLICK EACH SUITE FOR FLOOR PLAN			
FLOOR	SUITE	SIZE/SF	AVAILABILITY
26	2600	11,563	Now
23	2300	11,494	9/1/26
18	1800	14,142	Now
17	1700	15,233	Now
16	1600	16,070	Now
15	1500	16,121	Now
14	1400*	16,538	10/1/26
12	1200*	16,538	10/1/26
11	1100	16,538	10/1/26
10	1000	16,538	10/1/26
9	900	16,538	10/1/26
8	800	19,465	10/1/26
7	700	20,194	10/1/26
6	600	20,436	10/1/26
5	500	20,436	9/1/26
4	400	20,436	9/1/26
3	325	8,949	Now
3	300	9,759	Now
2	200	18,783	Now

* Interconnecting staircase

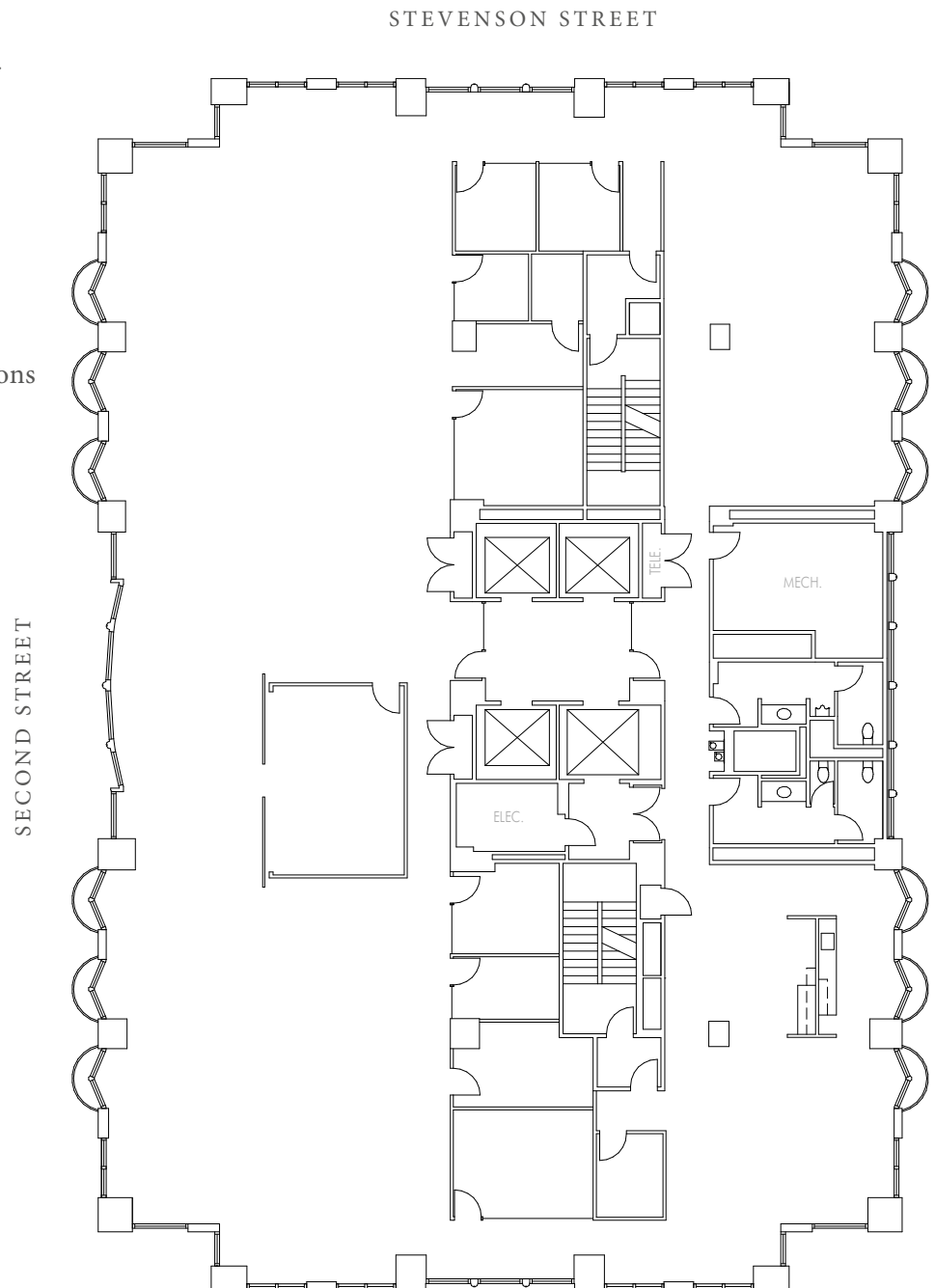


26TH FLOOR - SUITE 2600

11,563 RSF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Highly creative suite with exposed ceilings. Large conference room, 8 meeting rooms, large all hands kitchen and open area for workstations

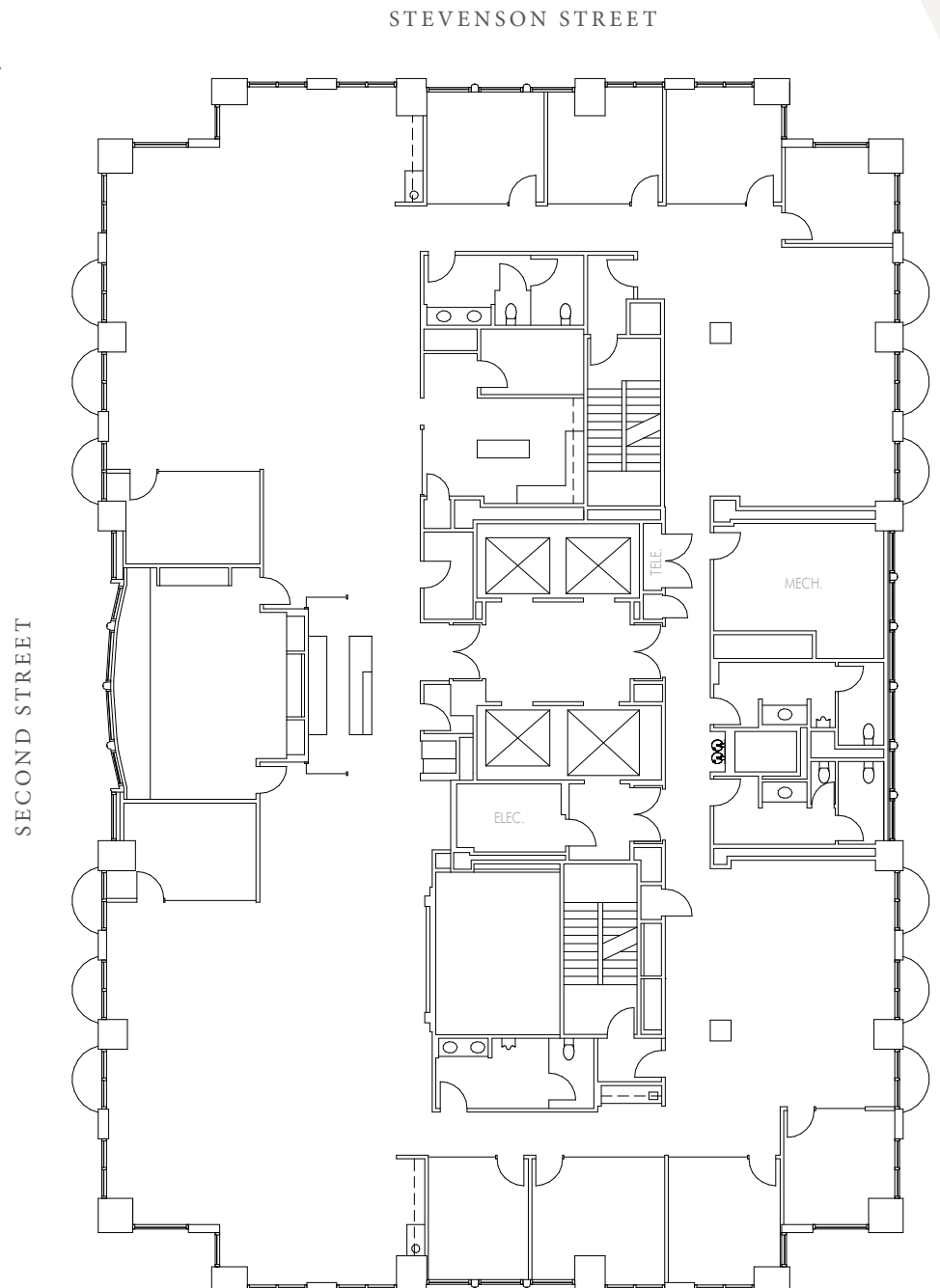


23RD FLOOR - SUITE 2300

11,494 RSF
AVAILABLE 9/1/26

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay.
- Highly creative suite with exposed ceilings, large conference room, 11 private office/meeting rooms, large all hands kitchen and open area for workstations.



18TH FLOOR - SUITE 1800

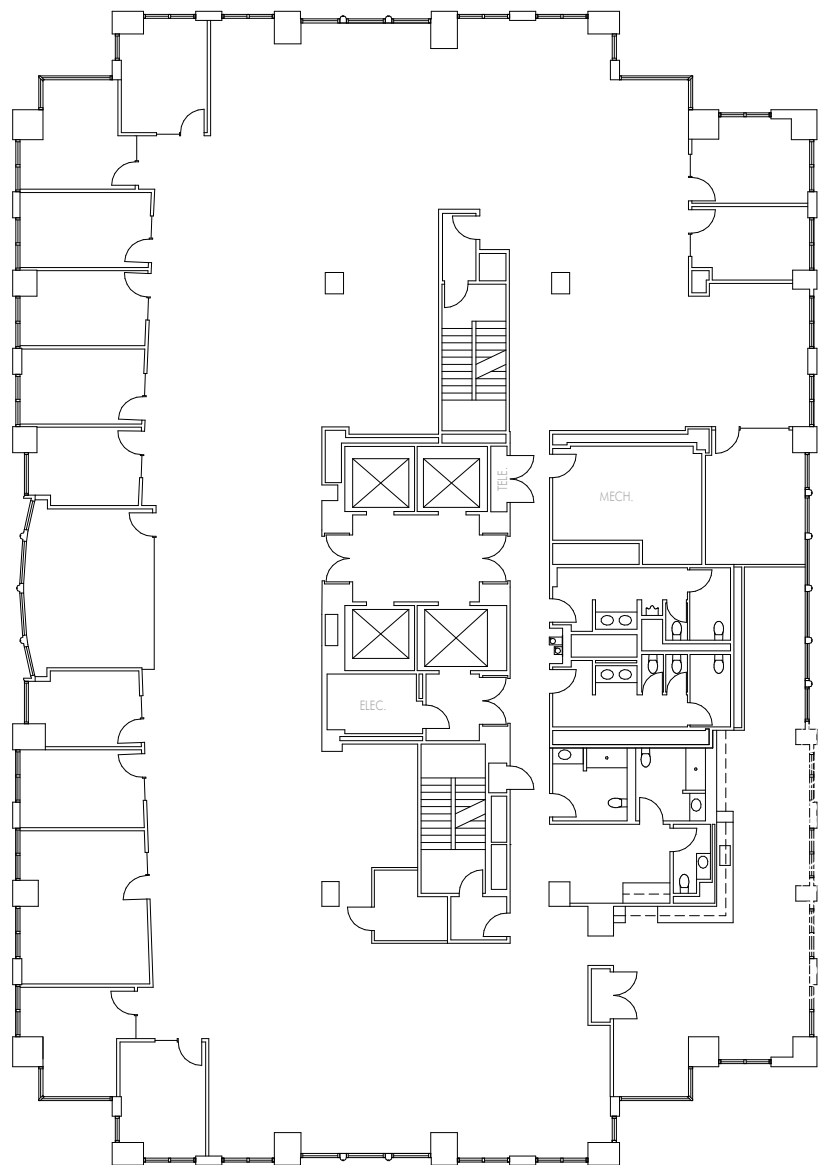
14,142 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- 2 large conference rooms, 12 private office/meeting rooms, large kitchen, production area, 3 added unisex restrooms and open space for workstations

STEVENSON STREET

SECOND STREET



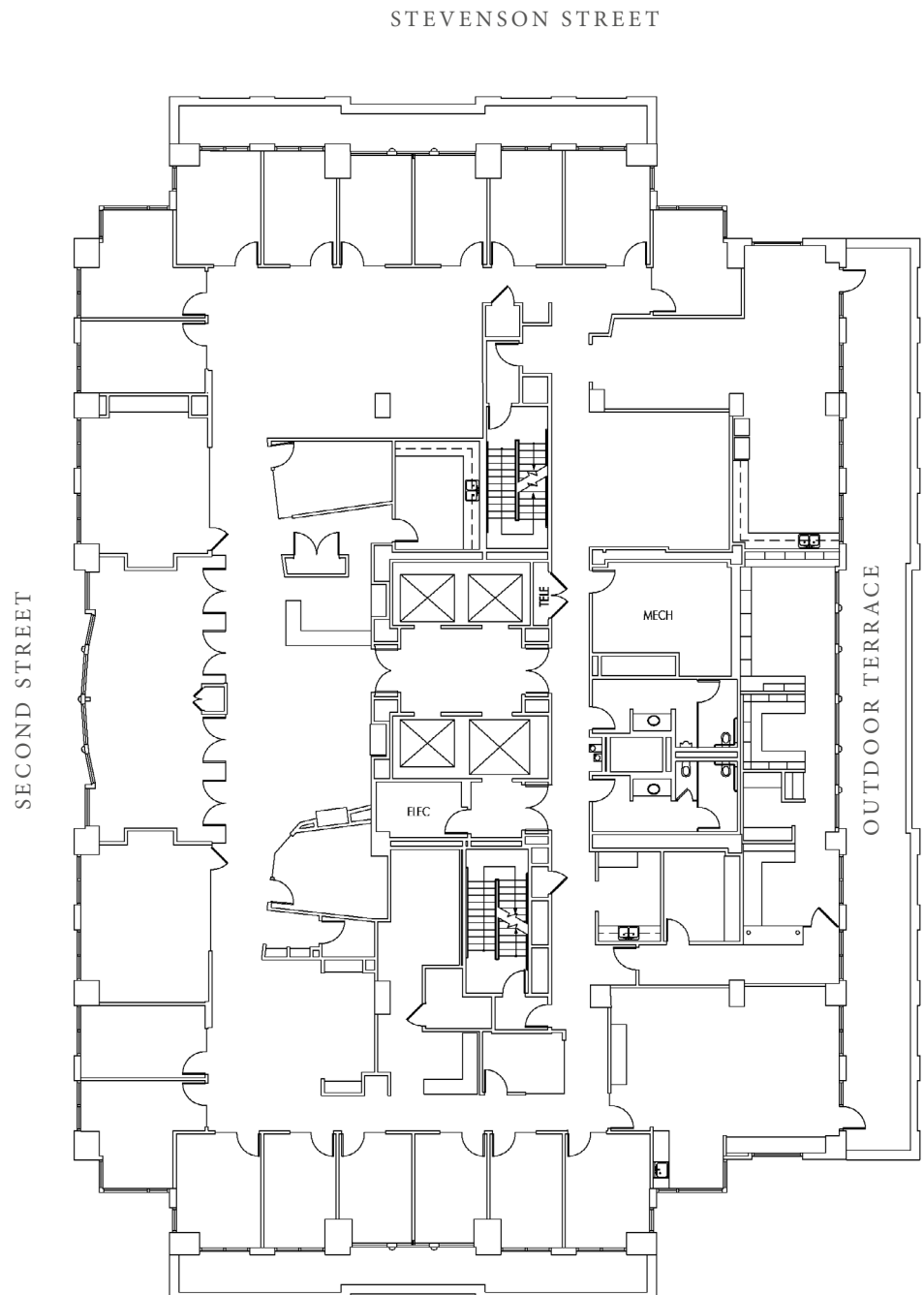
17TH FLOOR - SUITE 1700

15,233 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Law Firm build-out
- Large exclusive outdoor terrace
- Boardroom, 2 large conference rooms, 2 small conference rooms, 17 exterior private offices, 1 interior conference room, kitchen, production room, storage and open space for workstations

TAKE THE
360°
VIRTUAL TOUR

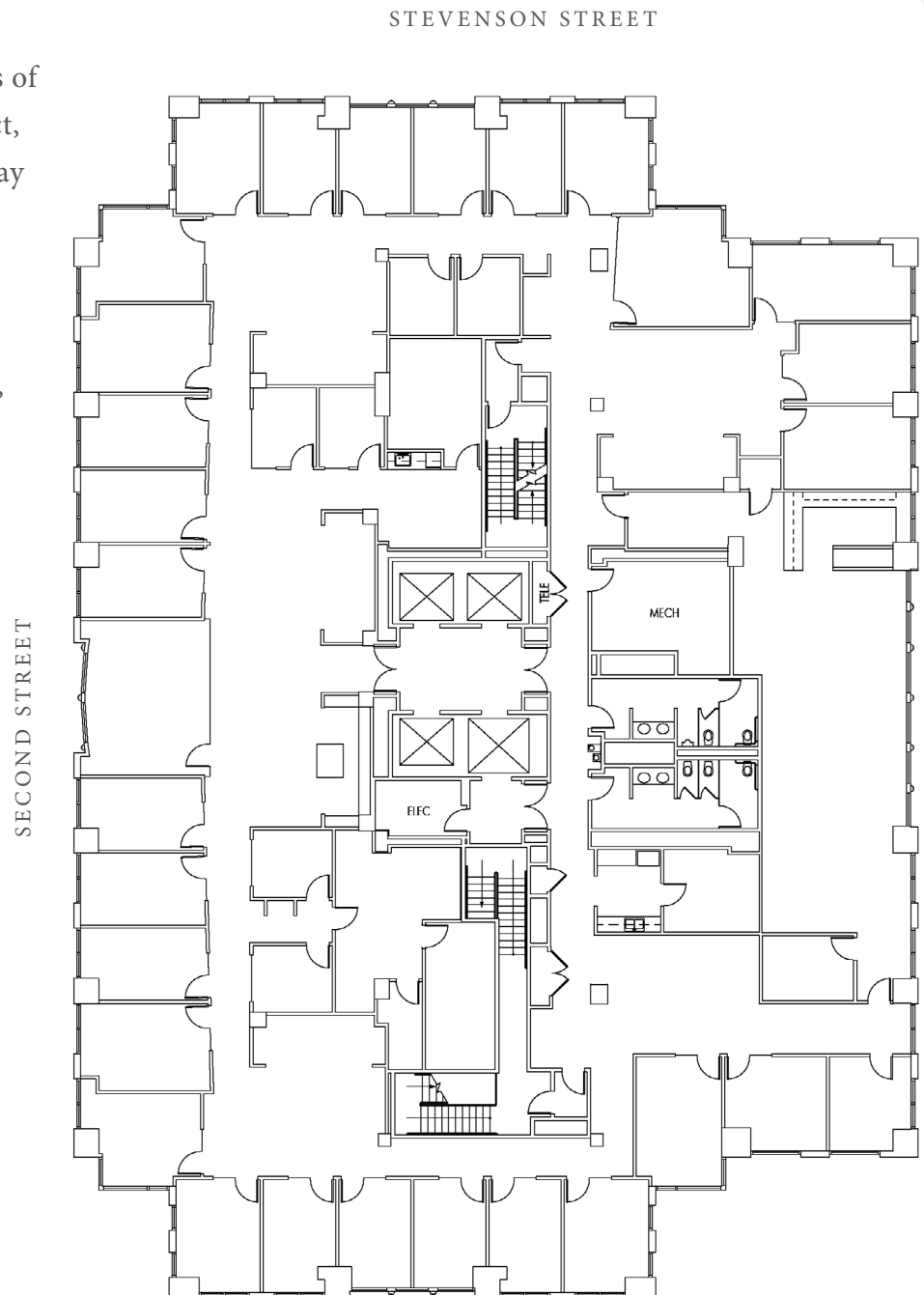


16TH FLOOR - SUITE 1600

16,070 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Law Firm build-out
- 2 large conference rooms, 28 exterior private offices, 6 interior private offices, kitchen, production room & IT/storage

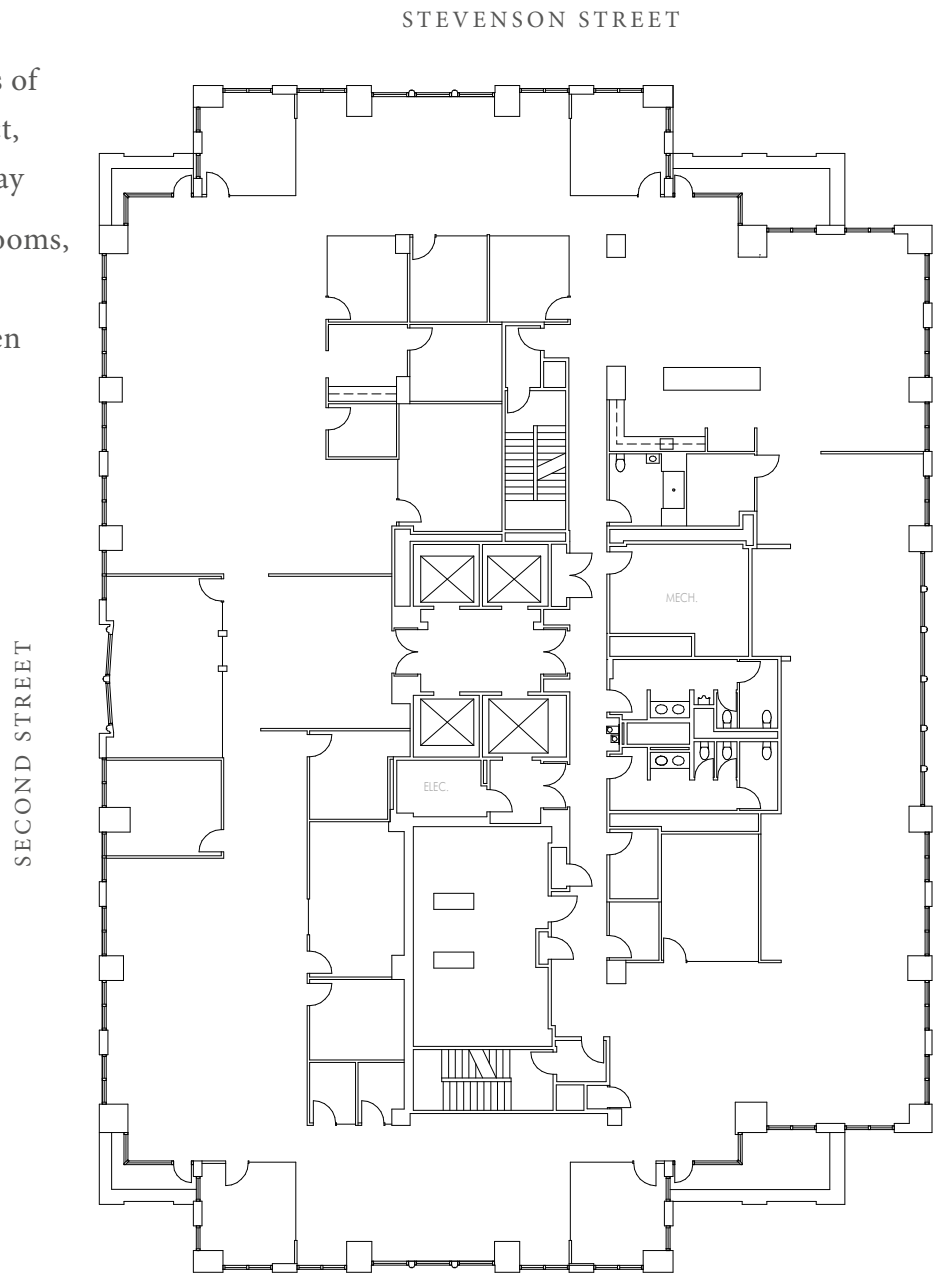


15TH FLOOR - SUITE 1500

16,121 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- 4 conference rooms, 9 meeting rooms, 3 phone rooms, large kitchen, 1 added unisex restroom and open space for workstations

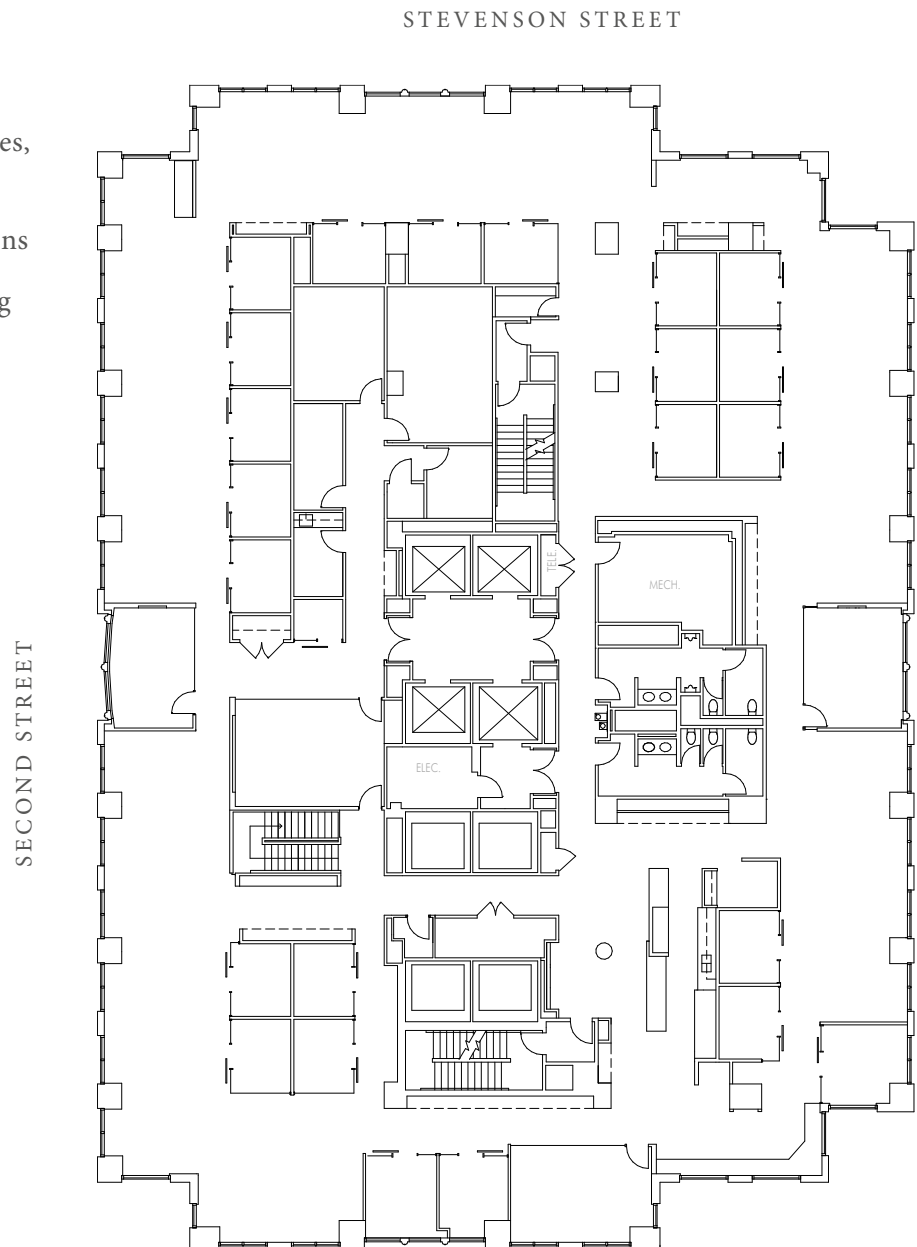


14TH FLOOR - SUITE 1400

16,538 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor
- 4 conference rooms, 17 private offices, kitchen, production area, mother's room and open space for workstations
- Interconnecting staircase connecting the 12th floor (no 13th floor)
- Can be combined to create a contiguous block of 140K SF

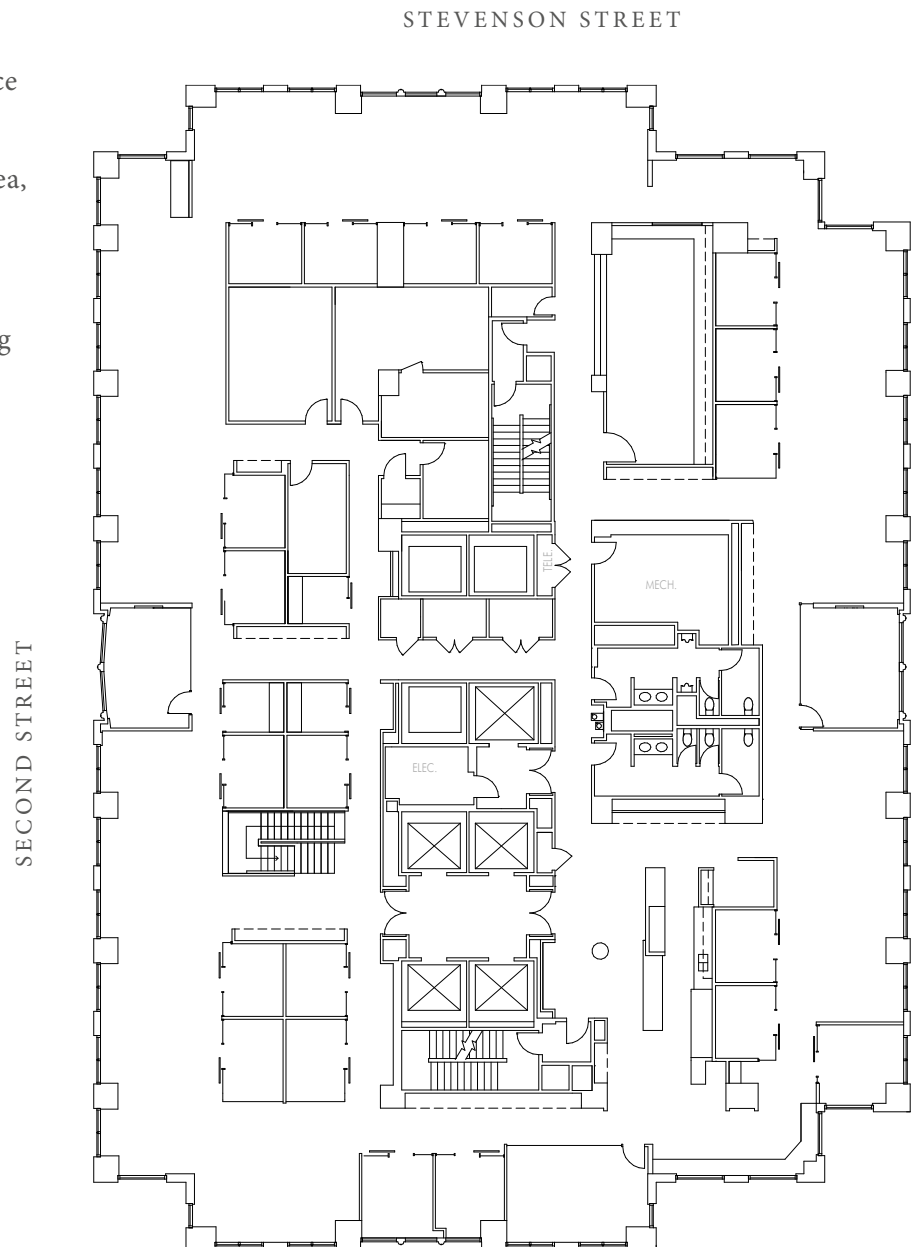


12TH FLOOR - SUITE 1200

16,538 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 7 conference rooms, 19 private offices, 2 phone rooms, kitchen, large production area, mother's room and open space for workstations
- Interconnecting staircase connecting the 14th floor (no 13th floor)
- Can be combined to create a contiguous block of 140K SF

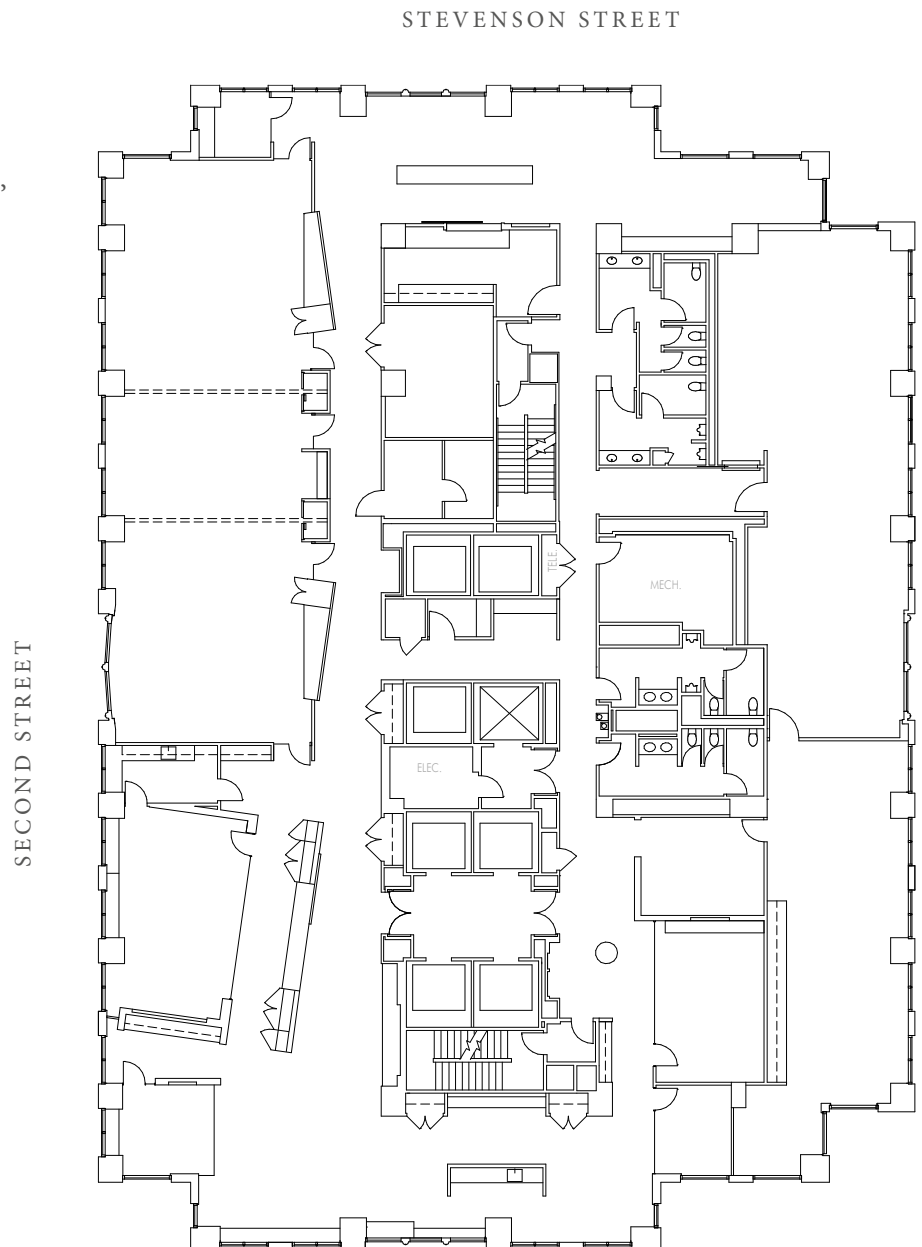


11TH FLOOR - SUITE 1100

16,538 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 3 large training rooms with movable partitions, 2 large conference rooms, 2 small conference rooms, kitchen, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF

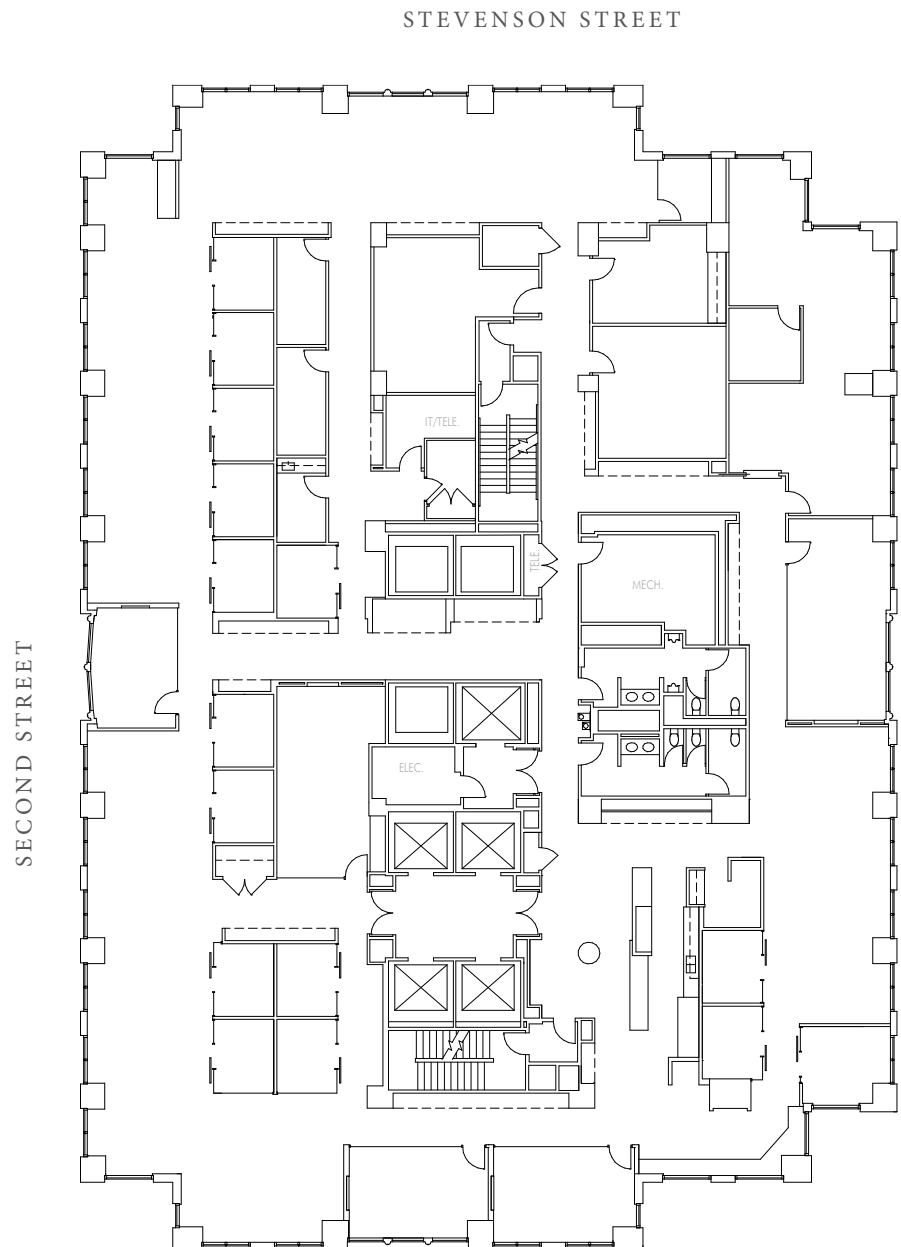


10TH FLOOR - SUITE 1000

16,538 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 5 conference rooms, 16 private offices, kitchen, large production area, mother's room and open space for workstations
- Can be combined to create a contiguous block of 140K SF

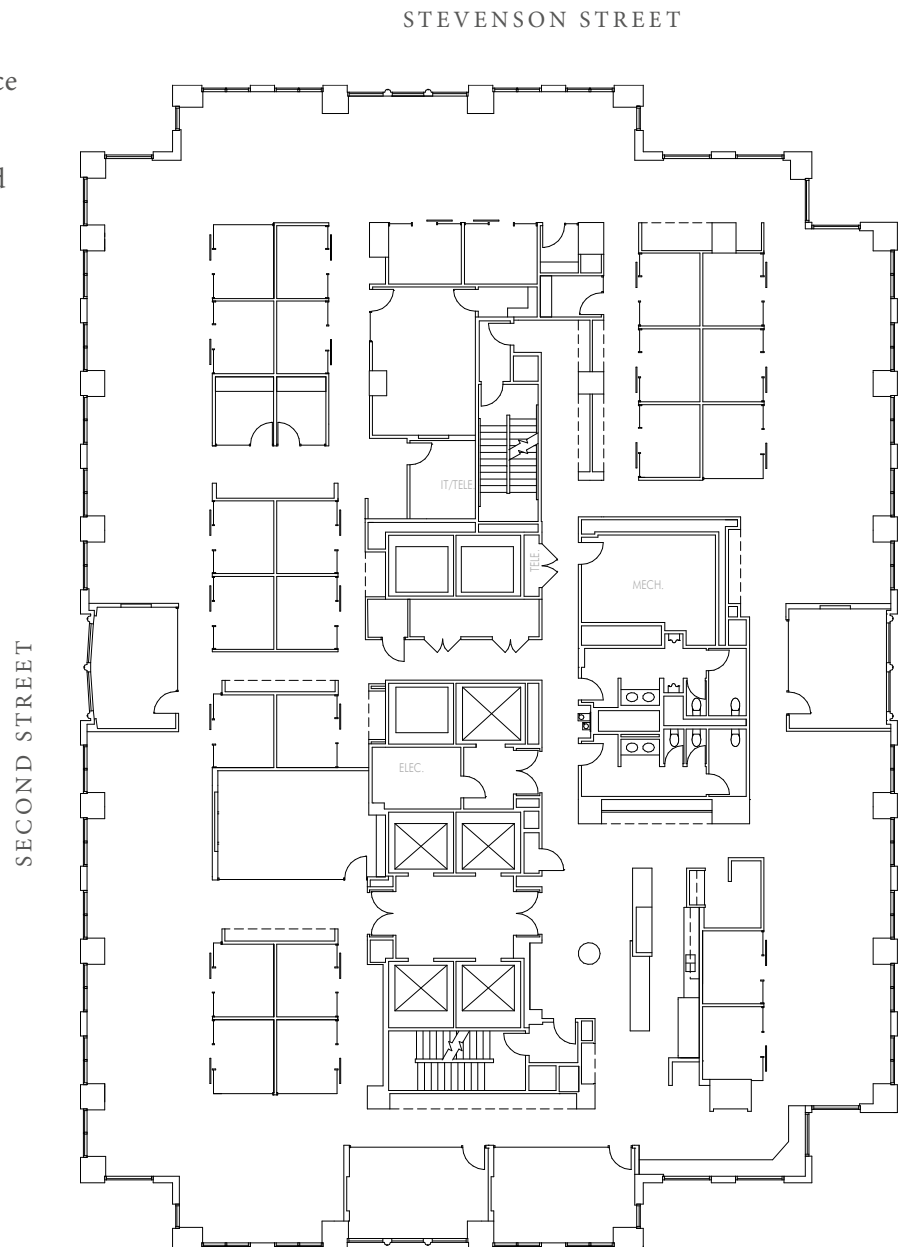


9TH FLOOR - SUITE 900

16,538 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 6 conference rooms, 25 private offices, 2 phone rooms, kitchen, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF

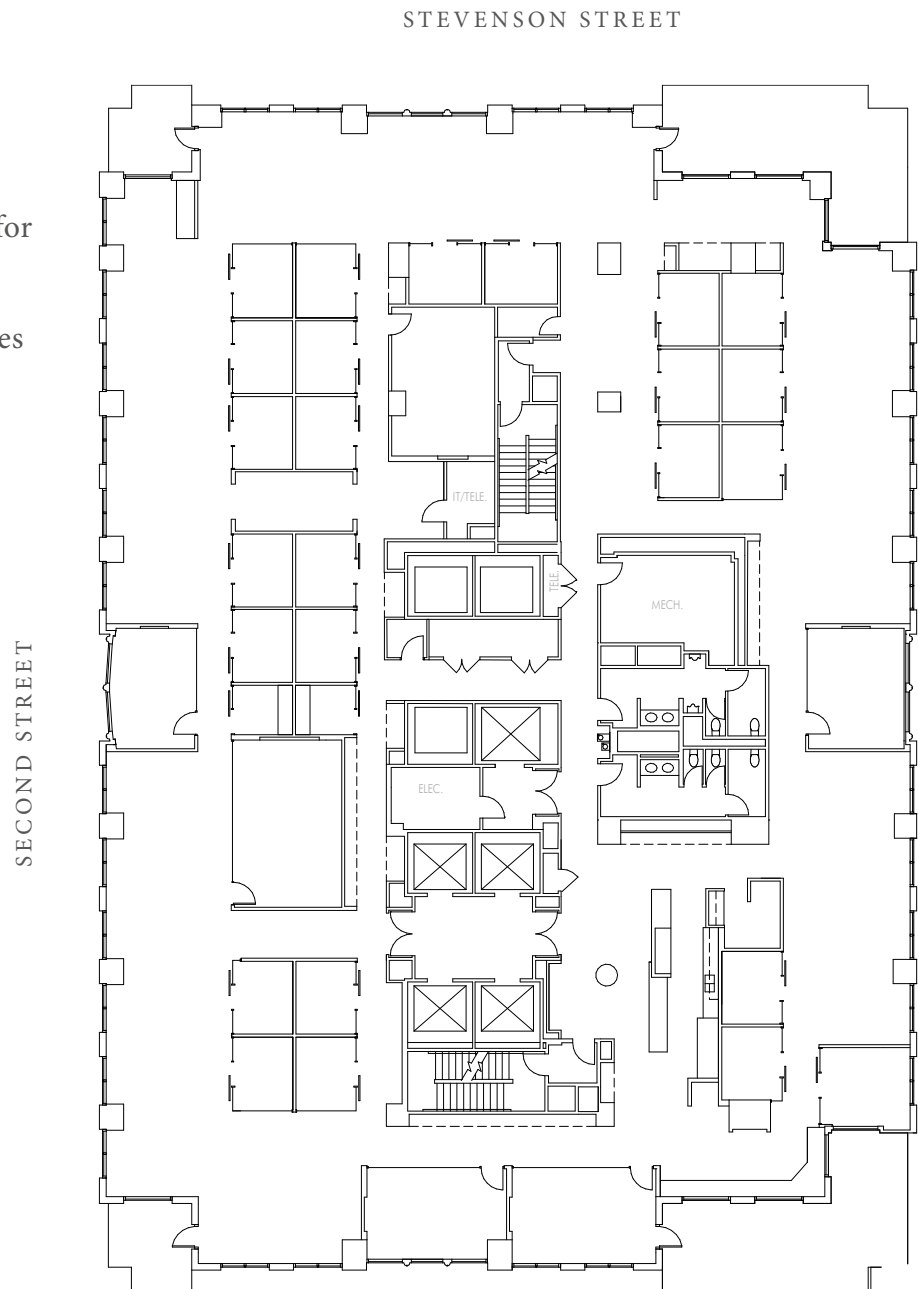


8TH FLOOR - SUITE 800

19,465 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 5 conference rooms, 26 private offices, 2 phone rooms, kitchen, production area and open space for workstations
- Exclusive use of 2 outdoor terraces
- Can be combined to create a contiguous block of 140K SF

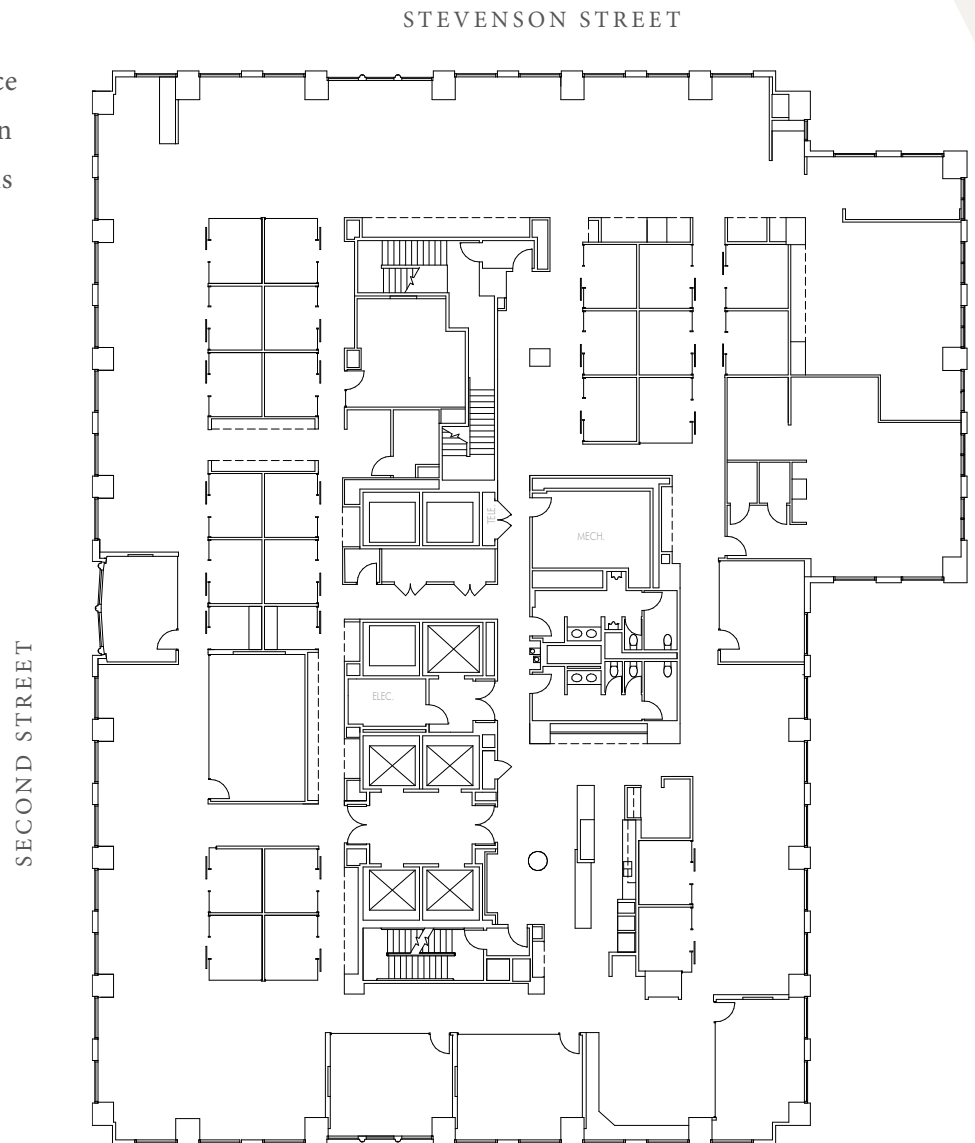


7TH FLOOR - SUITE 700

20,194 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 6 conference rooms, 26 private offices, production area and open space for workstations
- Can be combined to create a contiguous block of 140K SF

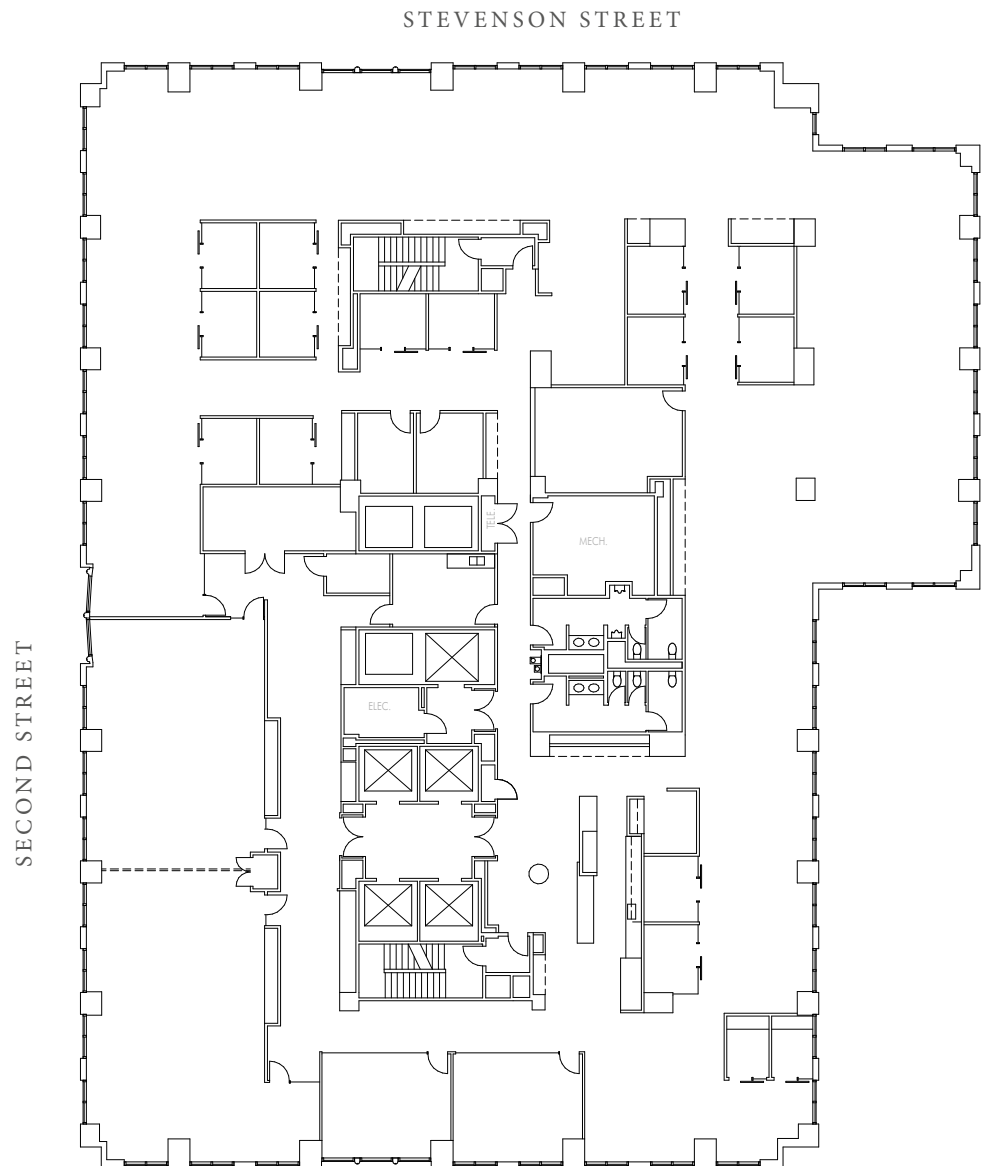


6TH FLOOR - SUITE 600

20,436 SF
AVAILABLE 10/1/26

AS-BUILT PLAN

- Move-in ready full floor 2 large training rooms (+ with movable partitions), 4 conference rooms, 15 private offices, 2 phone rooms, kitchen, production area and open space for workspaces
- Can be combined to create a contiguous block of 140K SF

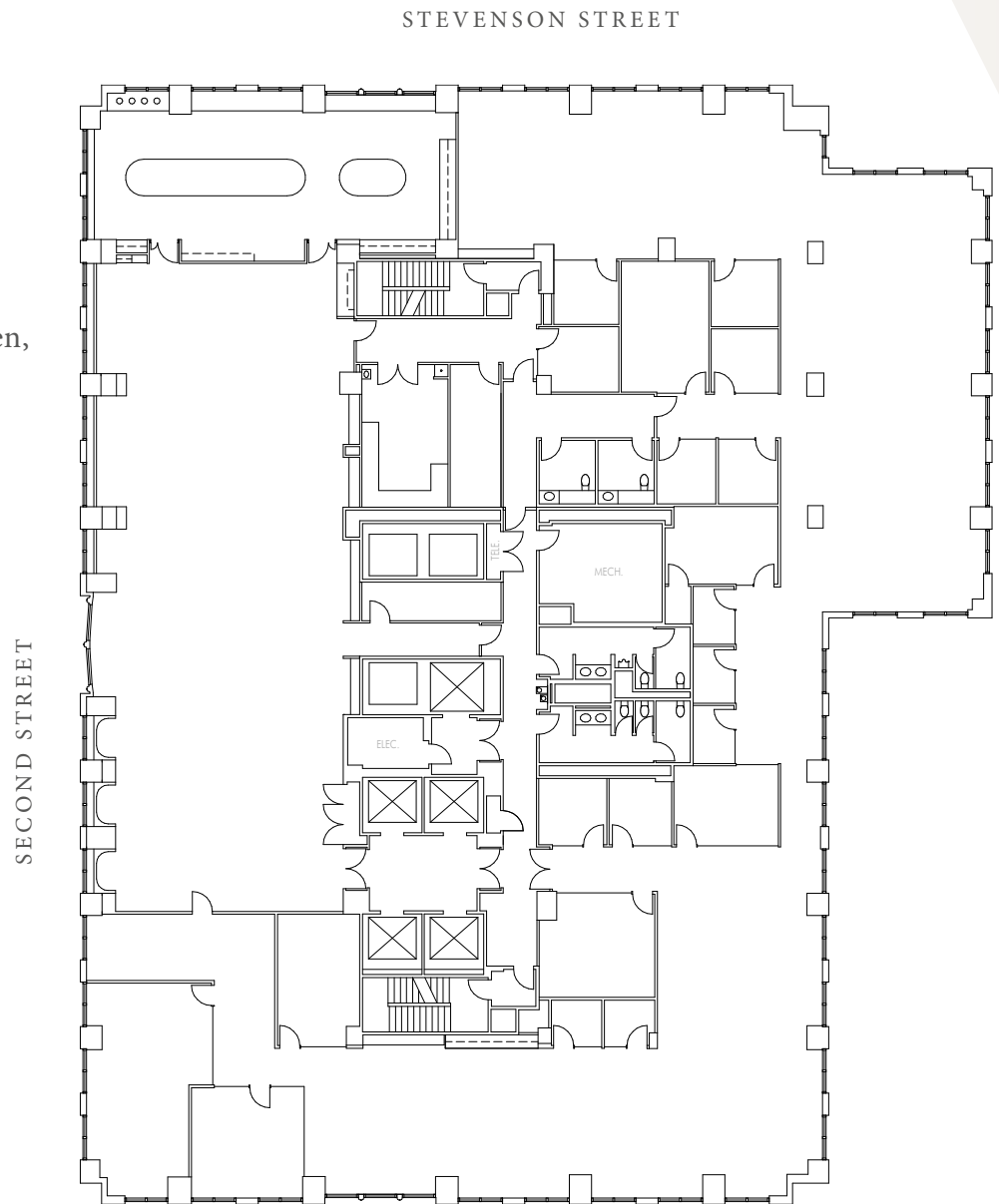


5TH FLOOR - SUITE 500

20,436 RSF
AVAILABLE 9/1/26

AS-BUILT PLAN

- Highly creative full floor opportunity
- 5 large conference rooms, 7 meeting rooms, 5 call rooms, 2 additional gender-neutral restrooms, large all-hands kitchen, copy/print and open area for workstations

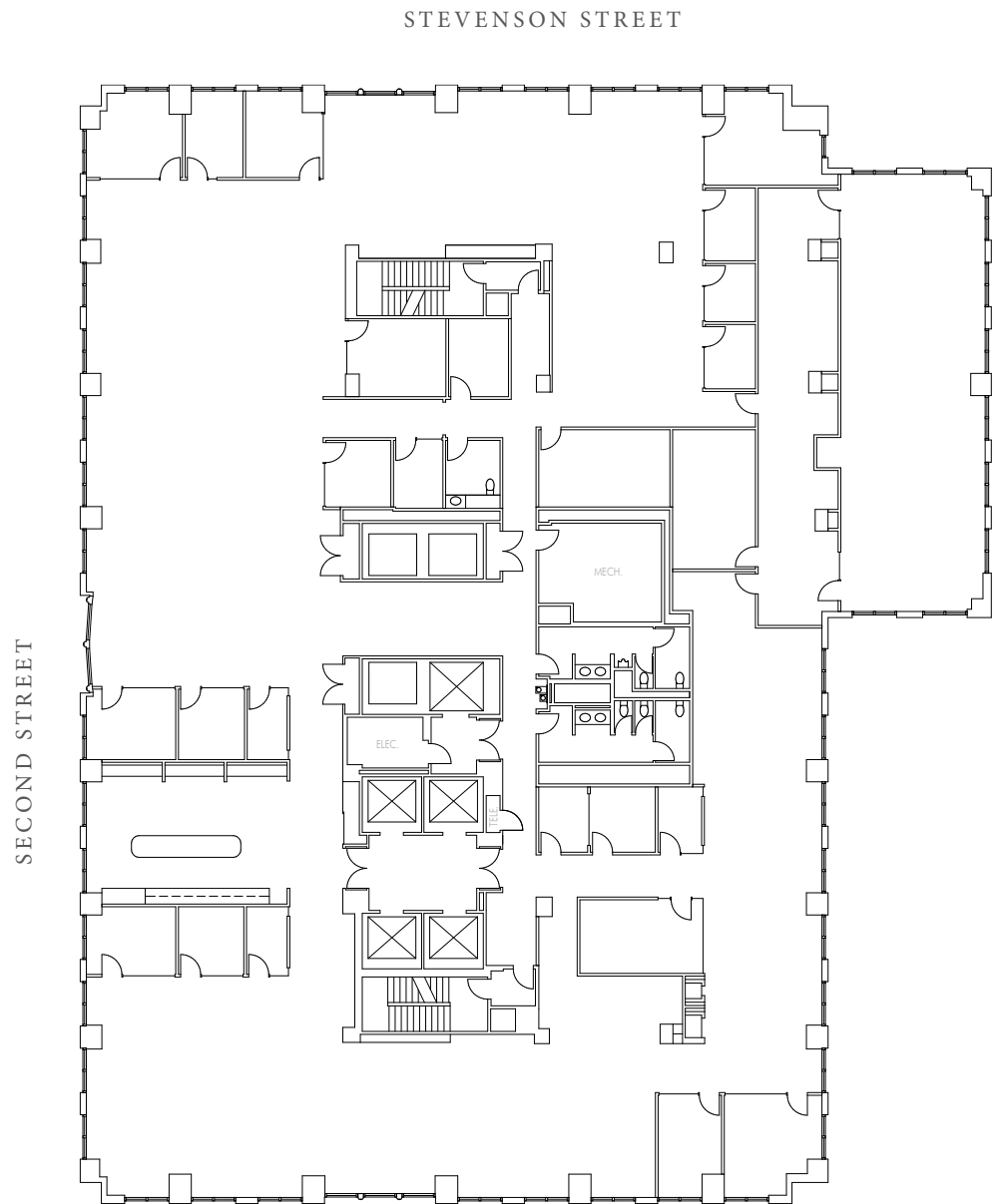


4TH FLOOR - SUITE 400

20,436 RSF
AVAILABLE 9/1/26

AS-BUILT PLAN

- Highly creative full floor opportunity
- Large training room, 14 conference rooms, 6 phone rooms, 1 additional gender-neutral restroom, kitchen, copy/print and open area for workstations



3RD FLOOR - SUITE 325

8,949 SF
AVAILABLE NOW

AS-BUILT PLAN

- Creative 2nd generation suite with modern finishes and San Francisco city scape views
- 7 meeting rooms, 2 phone rooms, kitchen, storage, and ample open area

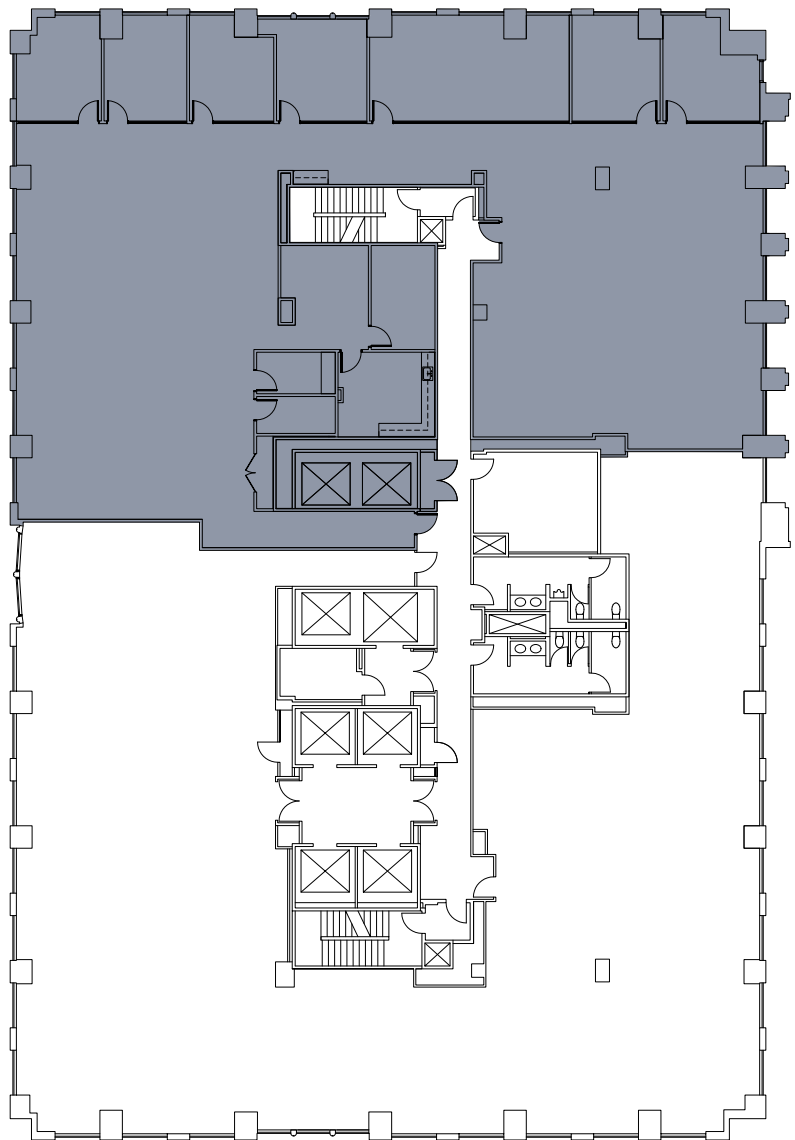
TAKE THE



VIRTUAL TOUR

STEVENSON STREET

SECOND STREET



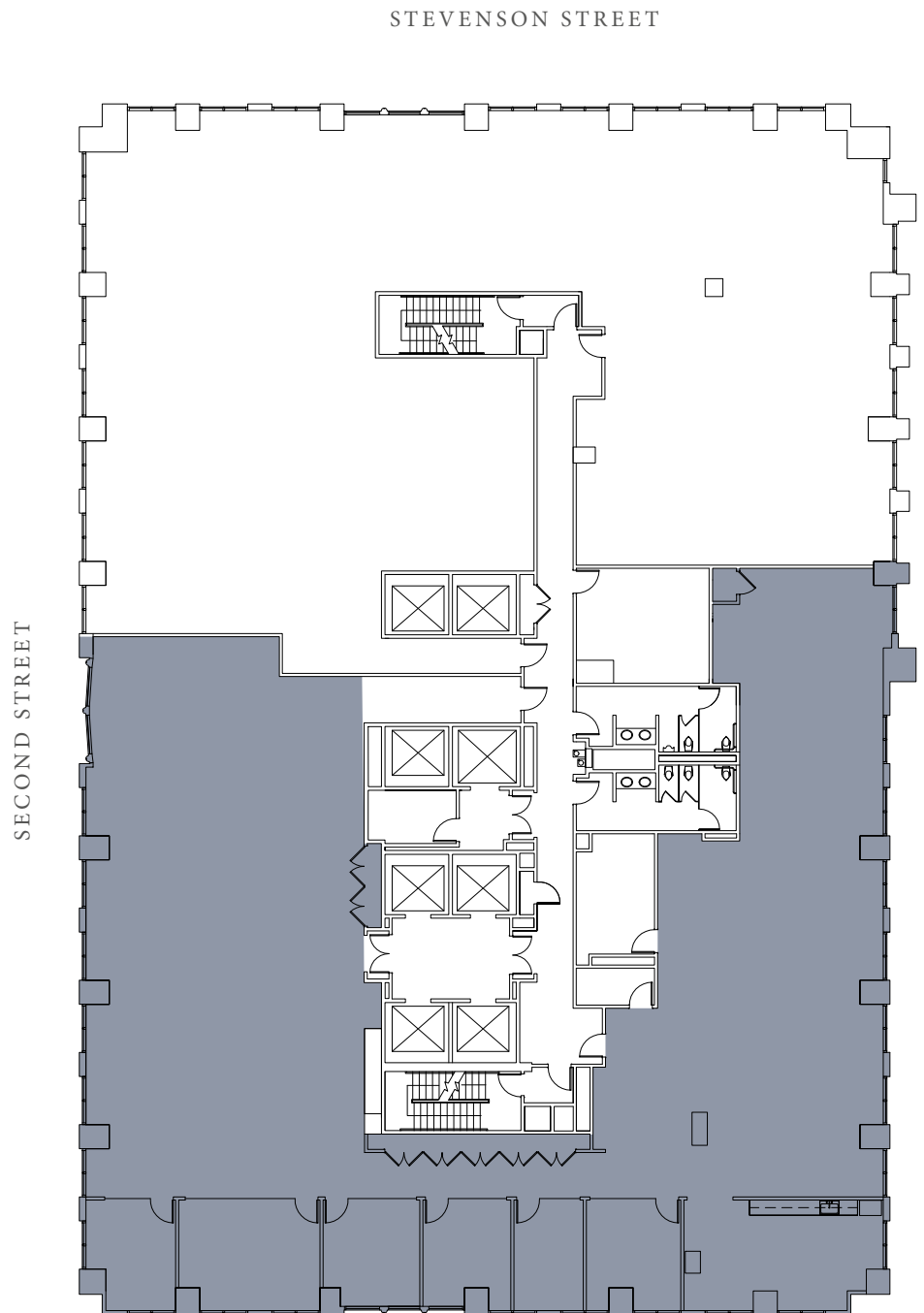
3RD FLOOR - SUITE 300

9,759 SF
AVAILABLE NOW

AS-BUILT PLAN

- Move-in ready suite with highly creative build-out
- 6 meeting rooms, 1 large break-room/kitchen, open area for workstations, and ample storage space

TAKE THE
360°
VIRTUAL TOUR

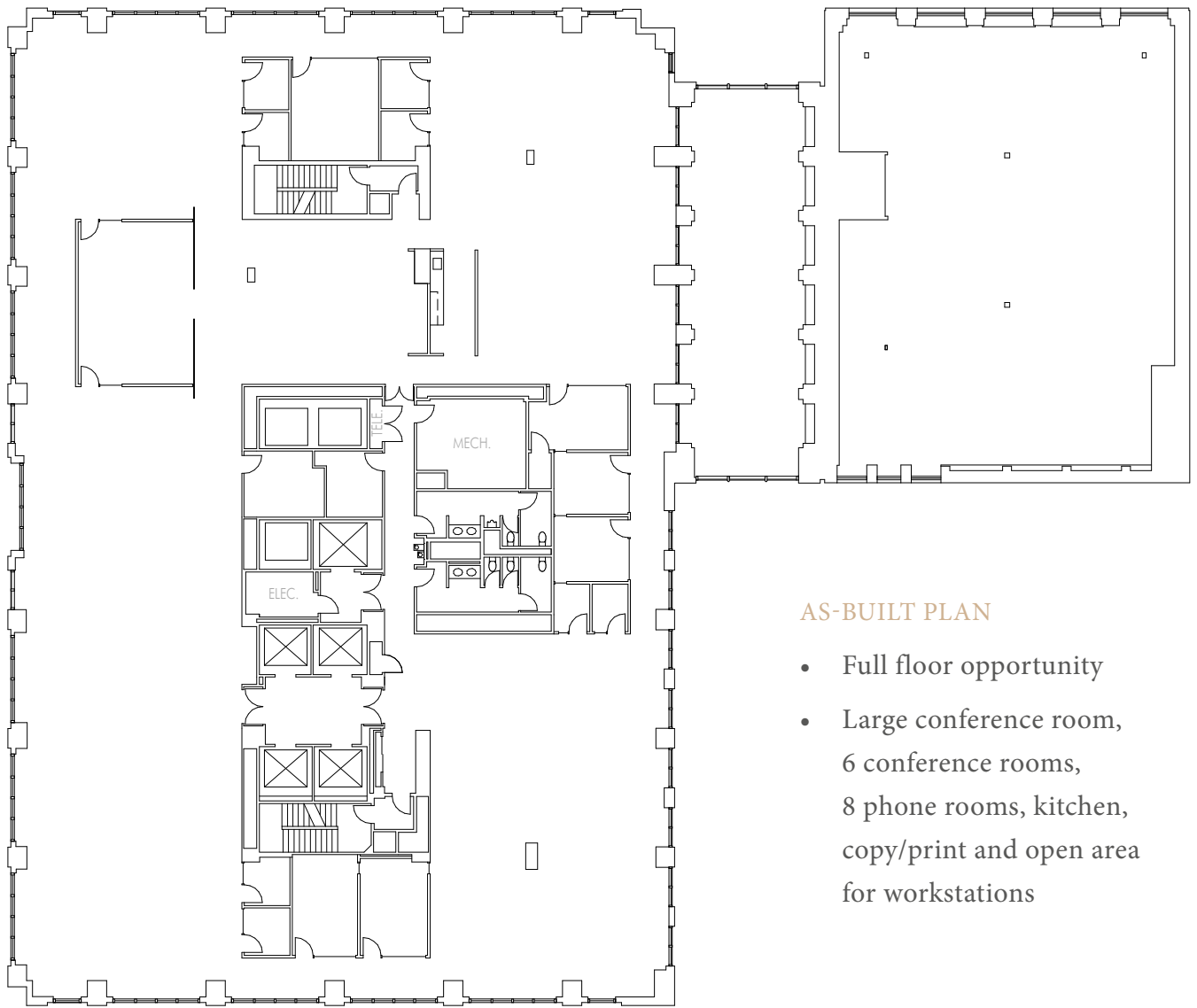


2ND FLOOR - SUITE 200

18,783 RSF
AVAILABLE NOW

STEVENSON STREET

SECOND STREET



AS-BUILT PLAN

- Full floor opportunity
- Large conference room, 6 conference rooms, 8 phone rooms, kitchen, copy/print and open area for workstations

55

SECOND STREET

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