101 Second Street

Invesco CBRE



At The Intersection Of Technology, Tradition & Transit

Building Highlights

INTERNATIONAL WELL BUILDING INSTITUTE
WELL HEALTH-SAFETY RATED 2021

BRAND NEW CONFERENCE CENTER

- AWARD WINNING SOM DESIGNED BUILDING
- ±15,000-19,000 SF FLOOR PLATES
- COLUMN-FREE EFFICIENT FLOOR PLATES
- BEST-IN-CLASS HOTELS, RESTAURANTS, AND FITNESS NEARBY
- 24-HOUR RECEPTION AND SECURITY
- EXPANSIVE OPEN-AIR GLASS ATRIUM
- EXCLUSIVE OUTDOOR DECK AND WELLNESS STUDIO ON 12TH FLOOR
- HIGH-END SHOWER & LOCKER FACILITIES
- AUTO AND BICYCLE PARKING ON-SITE
- BART/MUNI AND SALESFORCE PARK/TRANSIT WITHIN ONE BLOCK

- **» LEED-EBOM PLATINUM CERTIFIED BUILDING**
- **» WELL HEALTH-SAFETY RATED**
- **» FLOOR BY FLOOR INDEPENDENT HVAC SYSTEMS**
- **» INDOOR AIR QUALITY RATED TOP 3% NATIONALLY AGAINST INDUSTRY**

INTRODUCING **JOIN DIGITAL**

A FIBER/ISP PROVIDER + MORE. CLICK HERE

- BLAZING FAST SECURE WIFI THROUGHOUT
- NO HARDWARE TO BUY



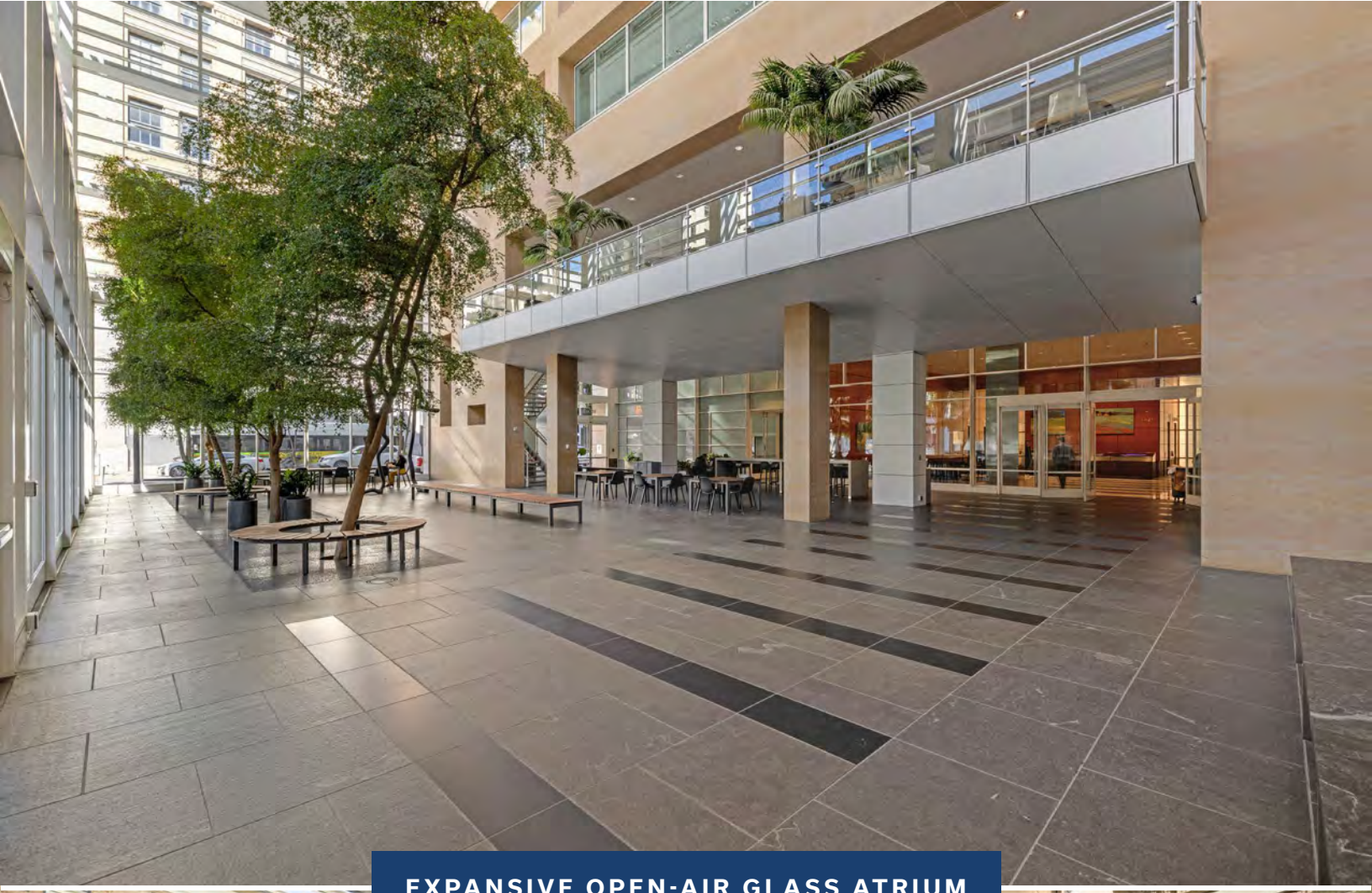


VIRTUAL TOUR

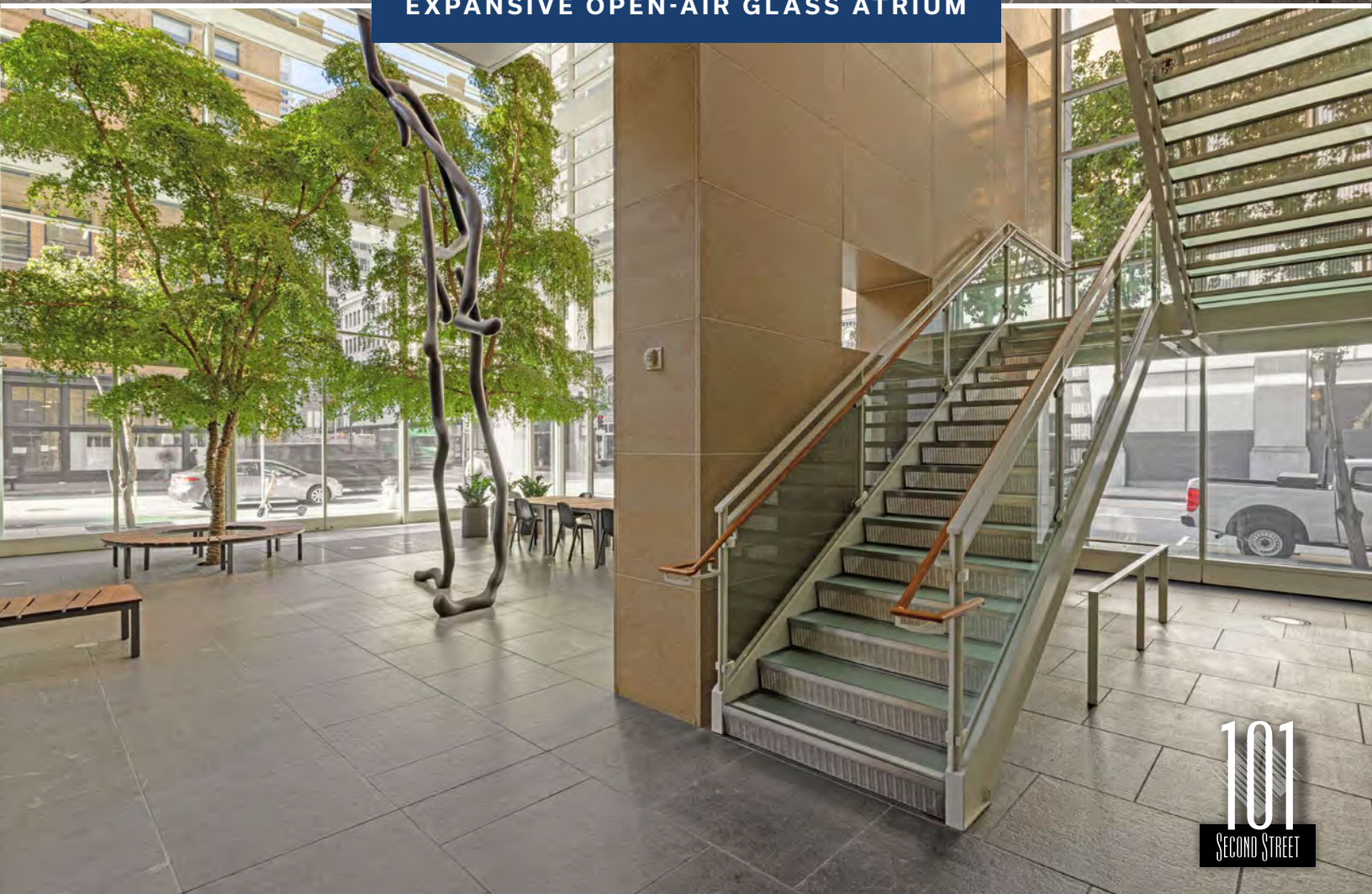
BRAND NEW CONFERENCE CENTER



101 SECOND STREET



EXPANSIVE OPEN-AIR GLASS ATRIUM





EXCLUSIVE DECK & WELLNESS STUDIO



AVAILABILITIES

FURNITURE AVAILABLE

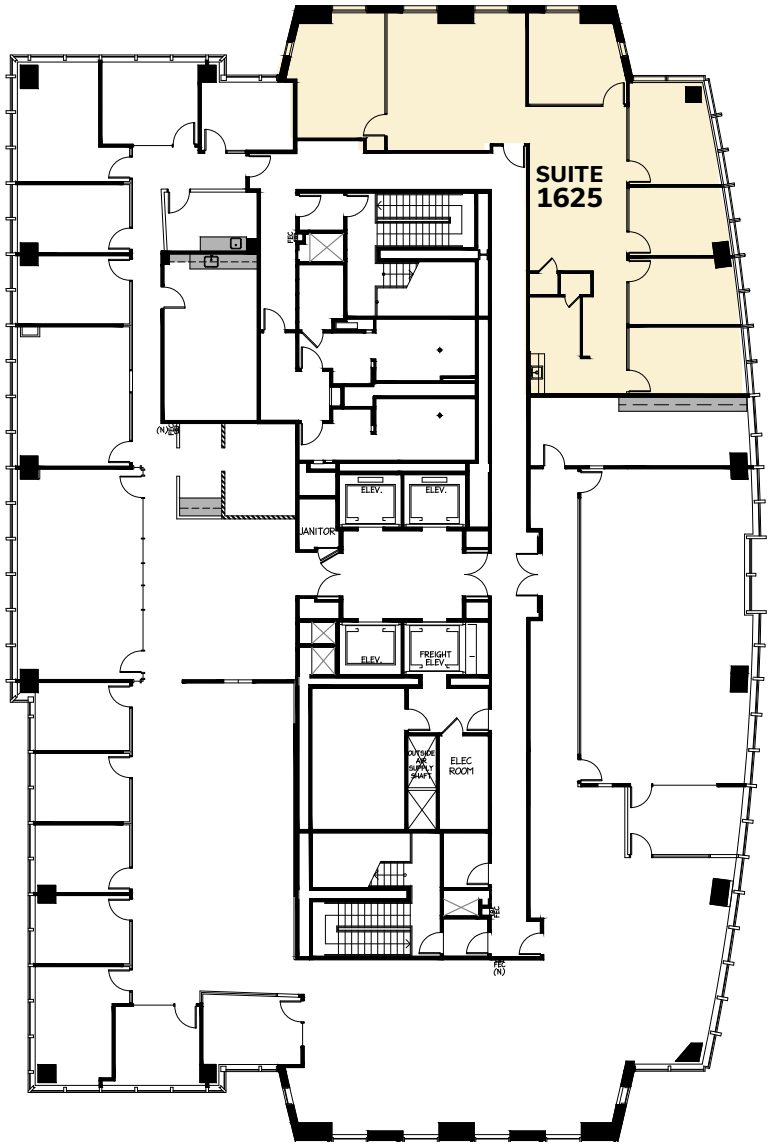
SUITE	±RSF	AVAILABLE	COMMENTS
1625	2,746	Now	Corner suite with 2 conference rooms, 4 private offices, kitchenette, & open area for ~10 workstations
1500	14,922	Now	Unique full floor with excellent city and bay views
1400	15,392	Now	**Fully furnished** full floor with high-end creative finishes throughout, 6 conference rooms, 7 private offices, & open area for ~85 workstations
1200	6,484	8/25	Double door elevator identity, exposed ceilings & creative finishes, 1 conference room, 6 offices/huddle rooms, 2 phone rooms, kitchen, IT/storage closet, & adjacent to the building lounge & terrace
850	4,564	7/25	Spec suite underway with 1 conference room, 3 private offices, 2 phone rooms, & open area for ~16 workstations
825	2,321	7/25	Spec suite underway with 1 conference room, 2 private offices, & open area for ~11 workstations
575	1,434	Now	**Fully furnished spec suite** with 1 private office, 1 conference room, open area for ~6 workstations
550	3,065	Now	**Fully furnished spec suite** with 2 private offices, 1 conference room, open area for ~18 workstations
400	19,817	Now	Full floor with creative finishes throughout, 3 conference rooms, 11 private offices, 2 phone rooms, & open area for ~70 workstations
350	8,865	Now	**New spec suite** with double door elevator identity, 3 private offices, 1 boardroom, 2 conference rooms, 2 phone rooms, & open area for ~55 workstations
375	3,186	Now	**New spec suite** with 3 private offices, 1 conference room, 1 phone room, & open area for ~17 workstations
325	2,045	Now	**New spec suite** with 1 private office, 1 conference room, & open area for ~11 workstations
300	5,702	Now	**New spec suite** with double door identity, 2 conference rooms, 7 private offices, 1 phone room, & open area for ~21 workstations.
200	18,684	Now	**Fully furnished** full floor with high-end creative finishes throughout, 1 boardroom, 3 conference rooms, 4 private offices, 3 phone rooms, & open area for ~120 workstations

16TH FLOOR

±2,746 RSF

AVAILABLE NOW

- CORNER SUITE
- 2 CONFERENCE ROOMS
- 4 PRIVATE OFFICES
- KITCHENETTE
- OPEN AREA FOR ~10 WORKSTATIONS







101 SECOND STREET

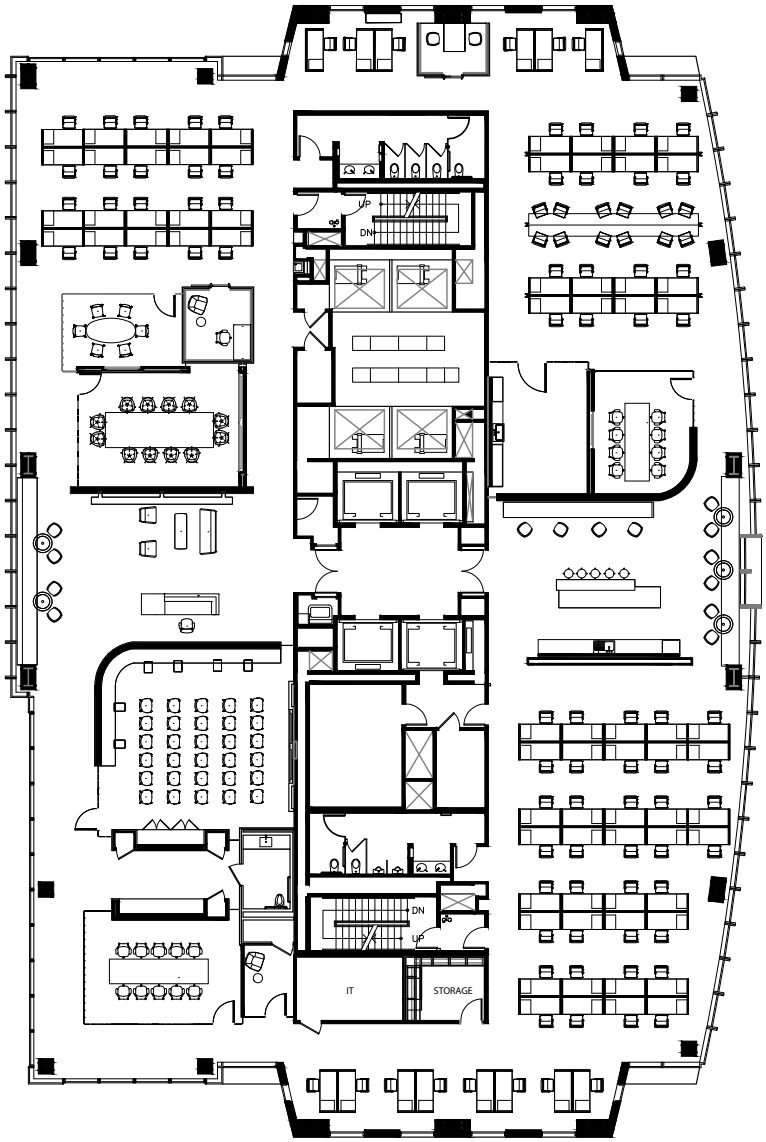
15TH FLOOR

±14,922 RSF

AVAILABLE NOW

VIRTUAL TOUR

- EXTREMELY HIGH-END CREATIVE FINISHES
- 1 LARGE BOARDROOM/ALL HANDS ROOM
- 4 CONFERENCE ROOMS
- 2 BREAKROOMS
- 2 PHONE ROOMS
- 1 WELLNESS ROOM
- OPEN SPACE FOR ~86 WORKSTATIONS
- EXCELLENT SOUTH BAY WATER VIEWS
- FURNITURE AVAILABLE







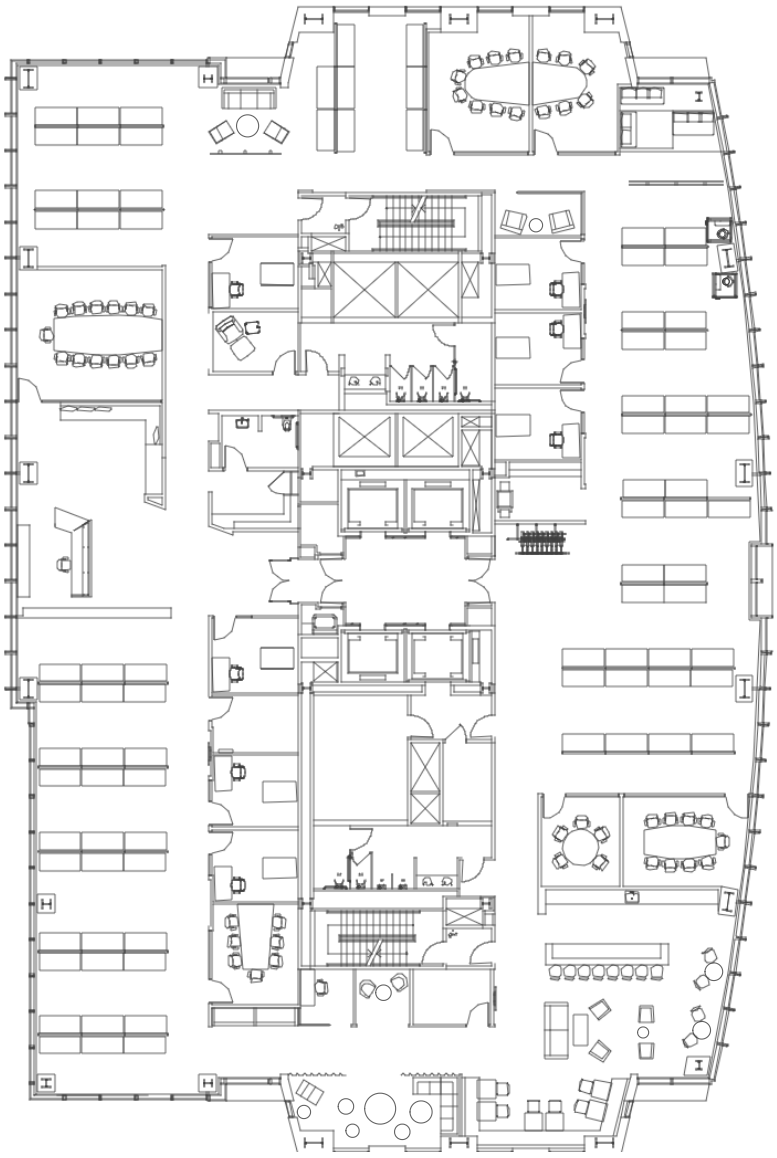
14TH FLOOR

±15,392 RSF

AVAILABLE NOW

VIRTUAL TOUR

- HIGH-END CREATIVE BUILD OUT
- FANTASTIC CITY AND BAY VIEWS
- ABUNDANT NATURAL LIGHT, OVERLOOKING SALESFORCE PARK
- 7 PRIVATE OFFICES
- 6 CONFERENCE ROOMS
- OPEN AREA FOR ~85 WORKSTATIONS
- MULTIPLE COLLORATION AREAS
- MOTHER'S ROOM
- FURNITURE AVAILABLE



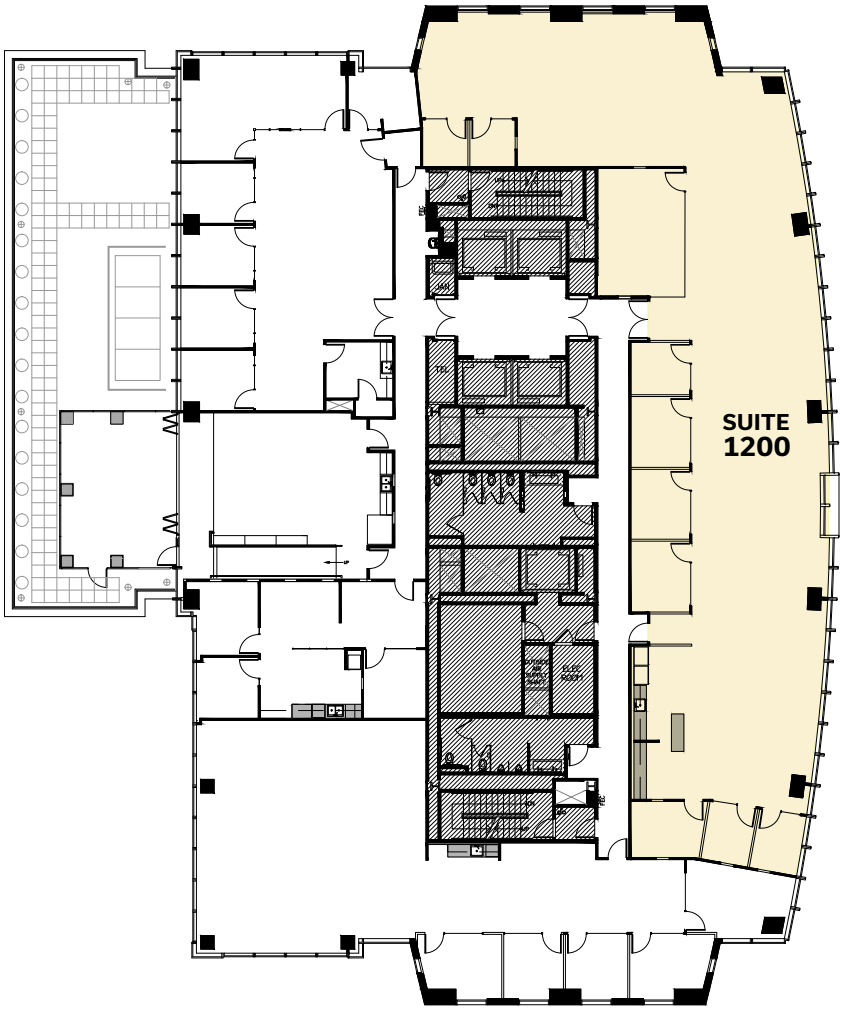




12TH FLOOR
±6,484 RSF

AVAILABLE 8/25

- DOUBLE DOOR ELEVATOR IDENTITY
- EXPOSED CEILINGS & CREATIVE FINISHES
- 1 CONFERENCE ROOM
- 6 OFFICES / HUDDLE ROOMS
- 2 PHONE ROOMS
- KITCHEN
- IT/STORAGE CLOSET
- ADJACENT TO THE BUILDING LOUNGE AND TERRACE

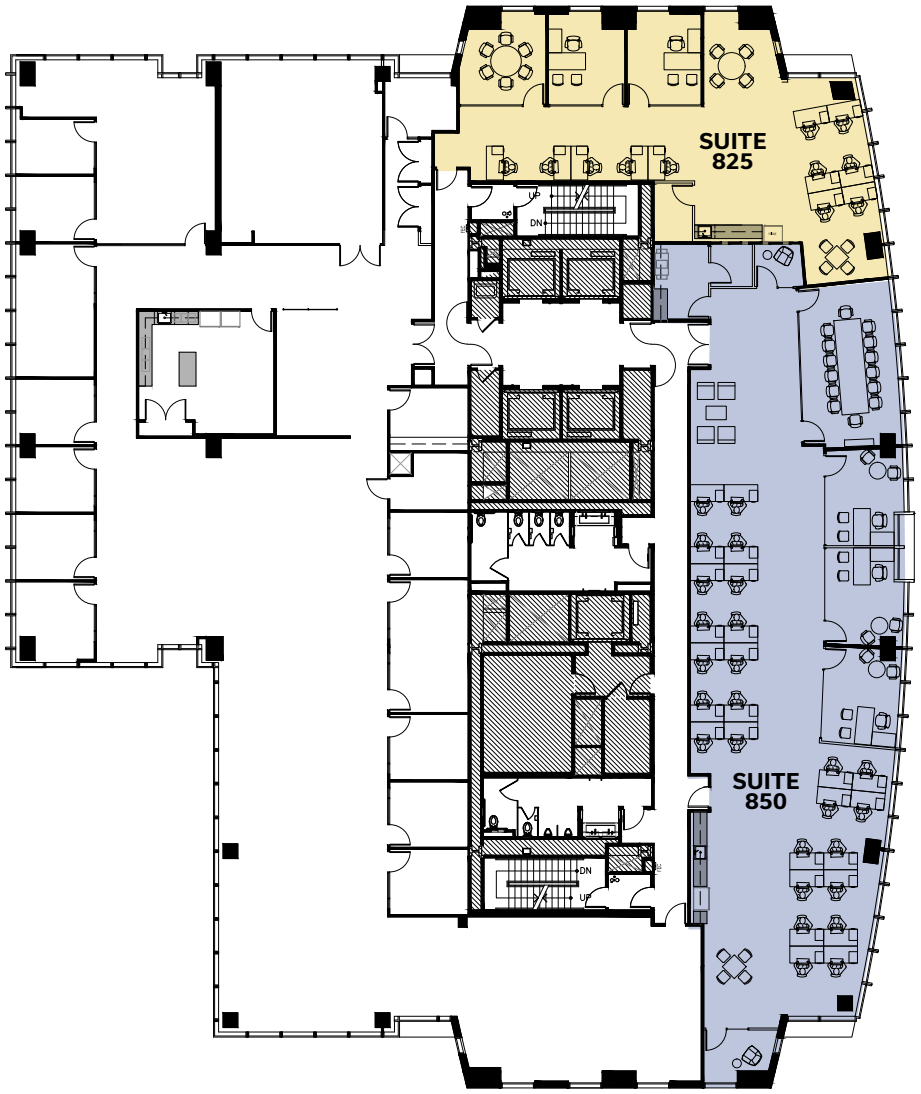






8TH FLOOR
±1,756 RSF

AVAILABLE 7/25



SUITE 825
±2,321 RSF

- SPEC SUITE UNDERWAY
- 1 CONFERENCE ROOM
- 2 PRIVATE OFFICES
- OPEN AREA FOR ~11 WORKSTATIONS

SUITE 850
±4,564 RSF

- SPEC SUITE UNDERWAY
- 1 CONFERENCE ROOM
- 3 PRIVATE OFFICES
- 2 PHONE ROOMS
- OPEN AREA FOR ~16 WORKSTATIONS



5TH FLOOR

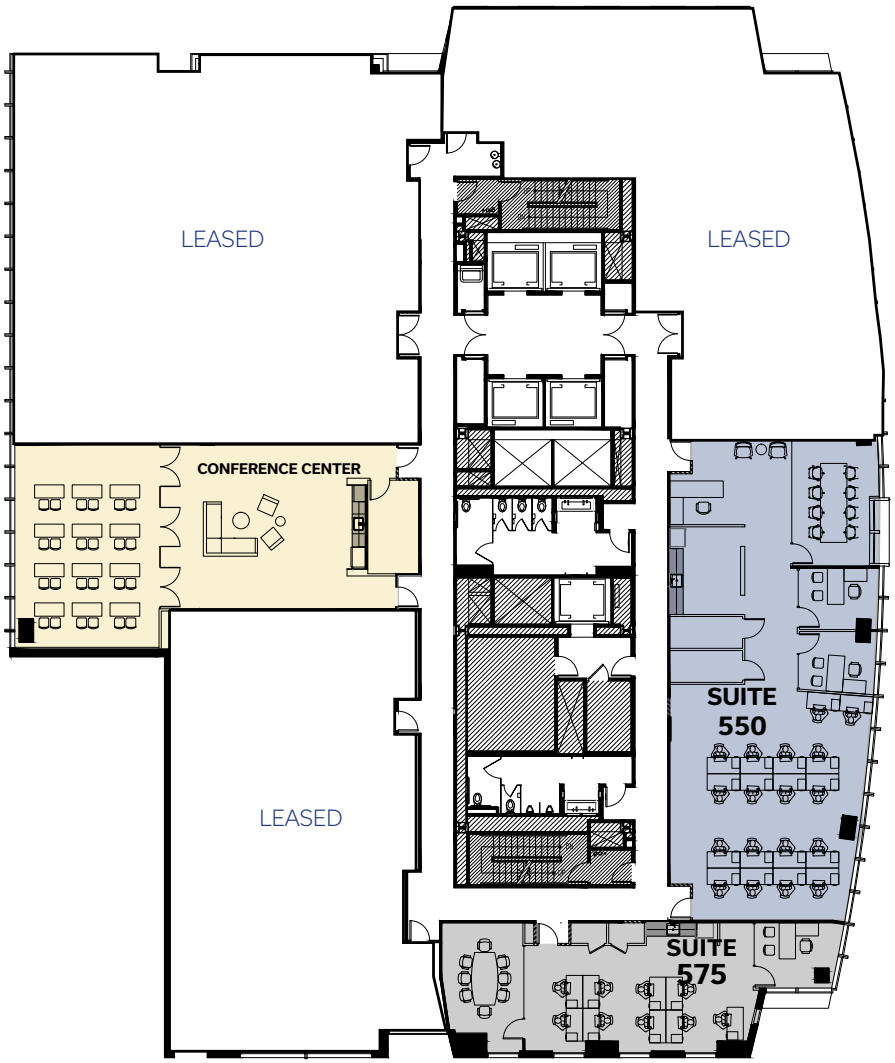
SPEC SUITES

SUITE 550
±3,065 RSF

- FULLY FURNISHED SPEC SUITE
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- OPEN AREA FOR ~18 WORKSTATIONS
- KITCHEN
- RECEPTION AREA

SUITE 575
±1,434 RSF

- FULLY FURNISHED SPEC SUITE
- 1 PRIVATE OFFICE
- 1 CONFERENCE ROOM
- OPEN AREA FOR ~9 WORKSTATIONS
- KITCHEN
- RECEPTION AREA



CONFERENCE CENTER
VIRTUAL TOUR


Suite 550


Suite 575

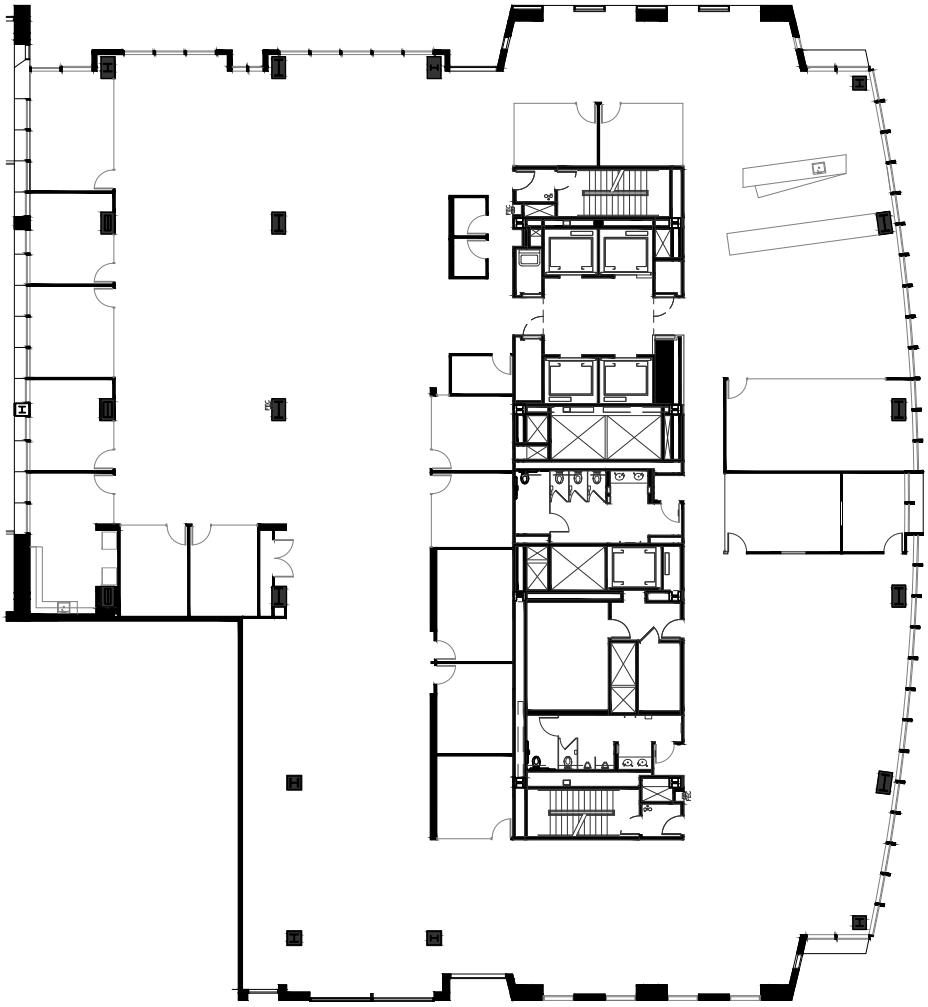
4TH FLOOR

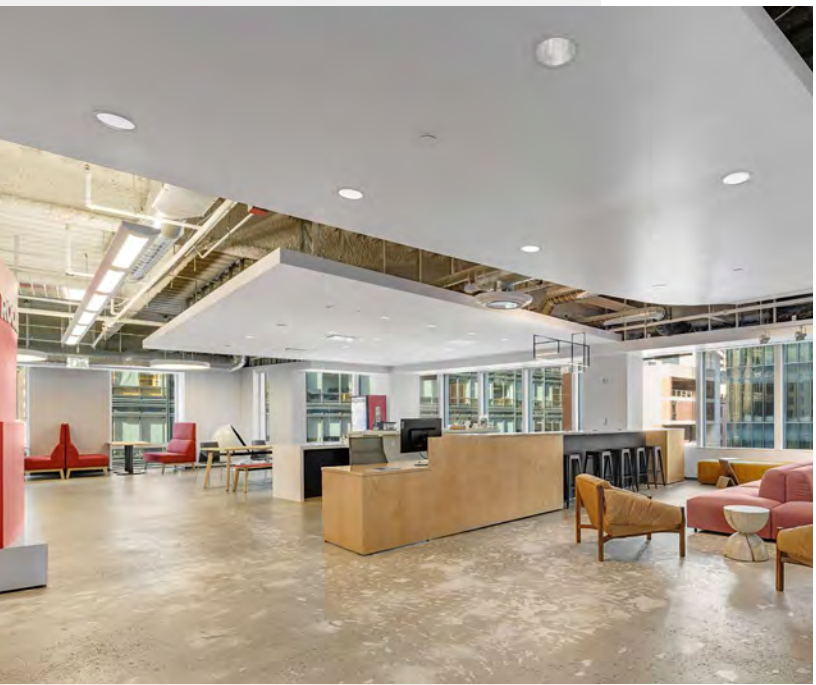
±19,817 RSF

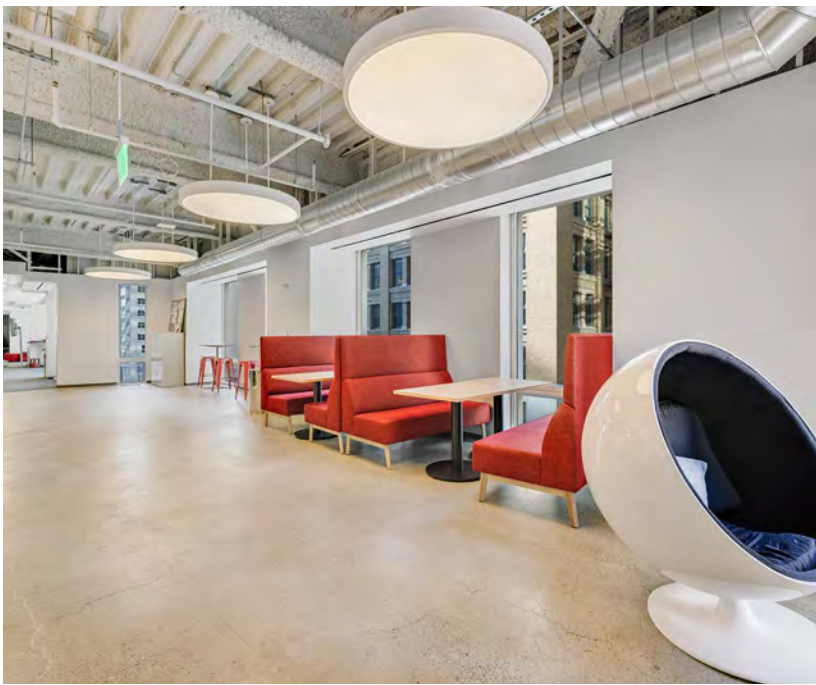
AVAILABLE NOW

VIRTUAL TOUR

- EXPOSED CEILING & PARTIAL POLISHED CONCRETE FLOORS
- LARGE RECEPTION, CAFE, ALL-HANDS SPACE
- 1 LARGE BOARDROOM
- 2 MEDIUM CONFERENCE ROOMS
- 11 PRIVATE OFFICES
- 2 PHONE ROOMS
- OPEN AREA FOR ~70 WORKSTATIONS
- LARGE IT & STORAGE ROOMS
- ADDITIONAL KITCHEN
- WELLNESS ROOM

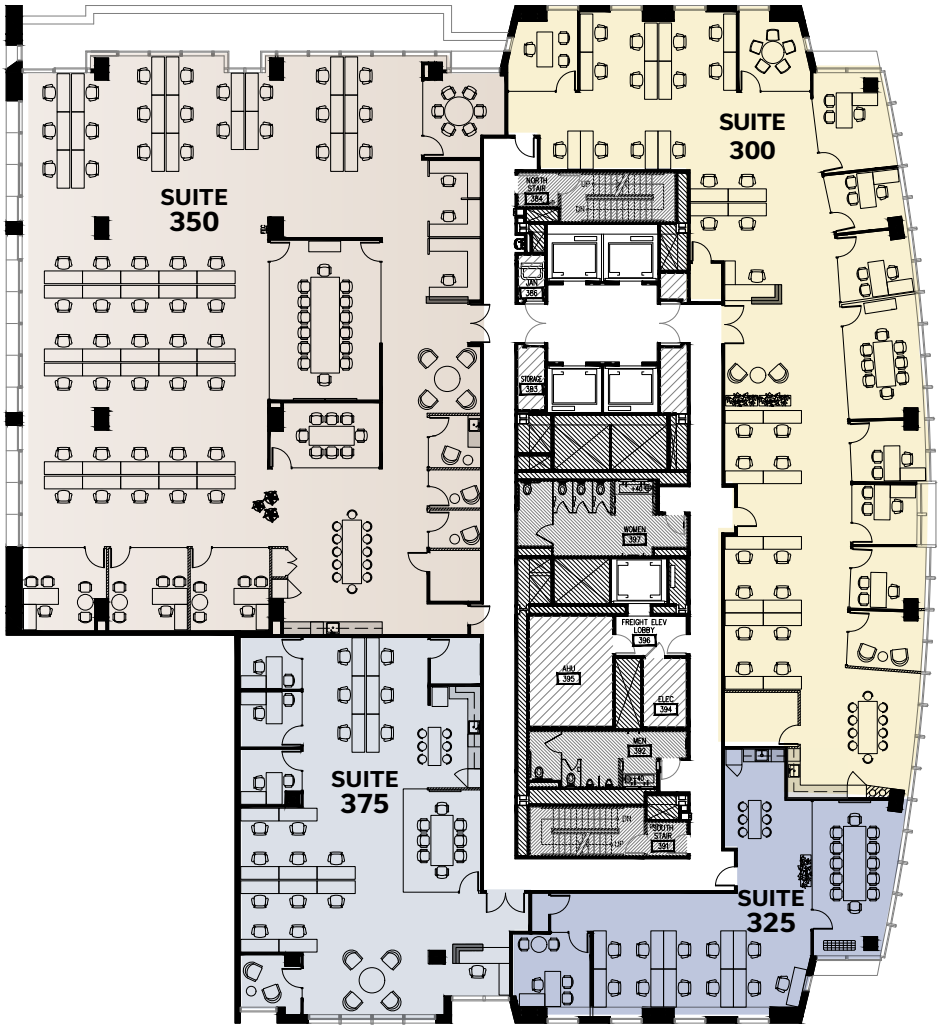






3RD FLOOR

AVAILABLE NOW



*Hypothetical furniture layout

SUITE 350
±8,865 RSF

- NEW SPEC SUITE
- DOUBLE DOOR ENTRY
- 3 PRIVATE OFFICES
- 1 BOARDROOM
- 2 CONFERENCE ROOMS
- 2 PHONE ROOMS
- OPEN AREA FOR ~55 WORKSTATIONS
- KITCHEN
- WELLNESS ROOM

SUITE 375
±3,186 RSF

- NEW SPEC SUITE
- 3 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- 1 PHONE ROOM
- OPEN AREA FOR ~17 WORKSTATIONS
- KITCHEN

SUITE 325
±2,045 RSF

- NEW SPEC SUITE
- 1 PRIVATE OFFICE
- 1 CONFERENCE ROOM
- OPEN AREA FOR ~11 WORKSTATIONS
- KITCHEN

SUITE 300
±5,702 RSF

- NEW SPEC SUITE
- DOUBLE DOOR IDENTITY
- RECEPTION AREA
- 7 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- 1 PHONE ROOM
- OPEN AREA FOR ~21 WORKSTATIONS
- KITCHEN

101 SECOND STREET

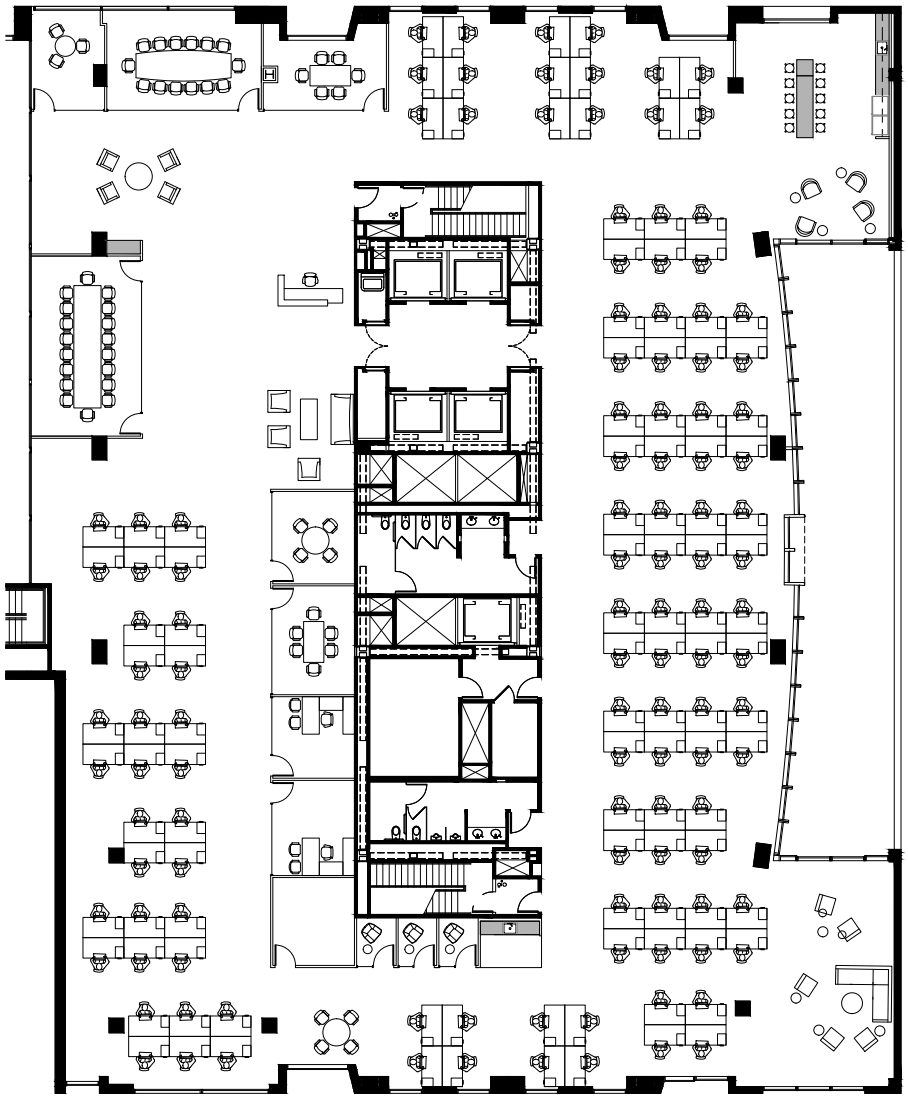
2ND FLOOR

±18,684 RSF

AVAILABLE NOW

VIRTUAL TOUR

- TRUE PLUG & PLAY OPPORTUNITY
- HIGH-END CREATIVE FINISHES THROUGHOUT
- 1 BOARDROOM
- 3 CONFERENCE ROOMS
- 4 PRIVATE OFFICES
- 3 PHONE ROOMS
- OPEN AREA FOR ~120 WORKSTATIONS
- OPEN KITCHEN & SEPARATE COFFEE NOOK
- MULTIPLE SOFT SEATING AREAS
- FURNITURE AVAILABLE





101 SECOND STREET

INVESCO **REAL ESTATE**

40 YEARS OF EXPERIENCE; STABILITY FOR OUR TENANTS

Invesco

Invesco Real Estate is a global leader in the real estate investment management business with $91.1 billion in real estate assets under management, 586 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate was established in 1983 and today invests across the risk return spectrum, from core to opportunistic; in equity and debt; listed and direct; locally and globally. Invesco Real Estate is a business name of Invesco Advisers, Inc., an indirect, wholly owned subsidiary of Invesco Ltd. Invesco Ltd. is an independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. NYSE: IVZ; http://www.invesco.com/realestate

~350
INVESTMENTS

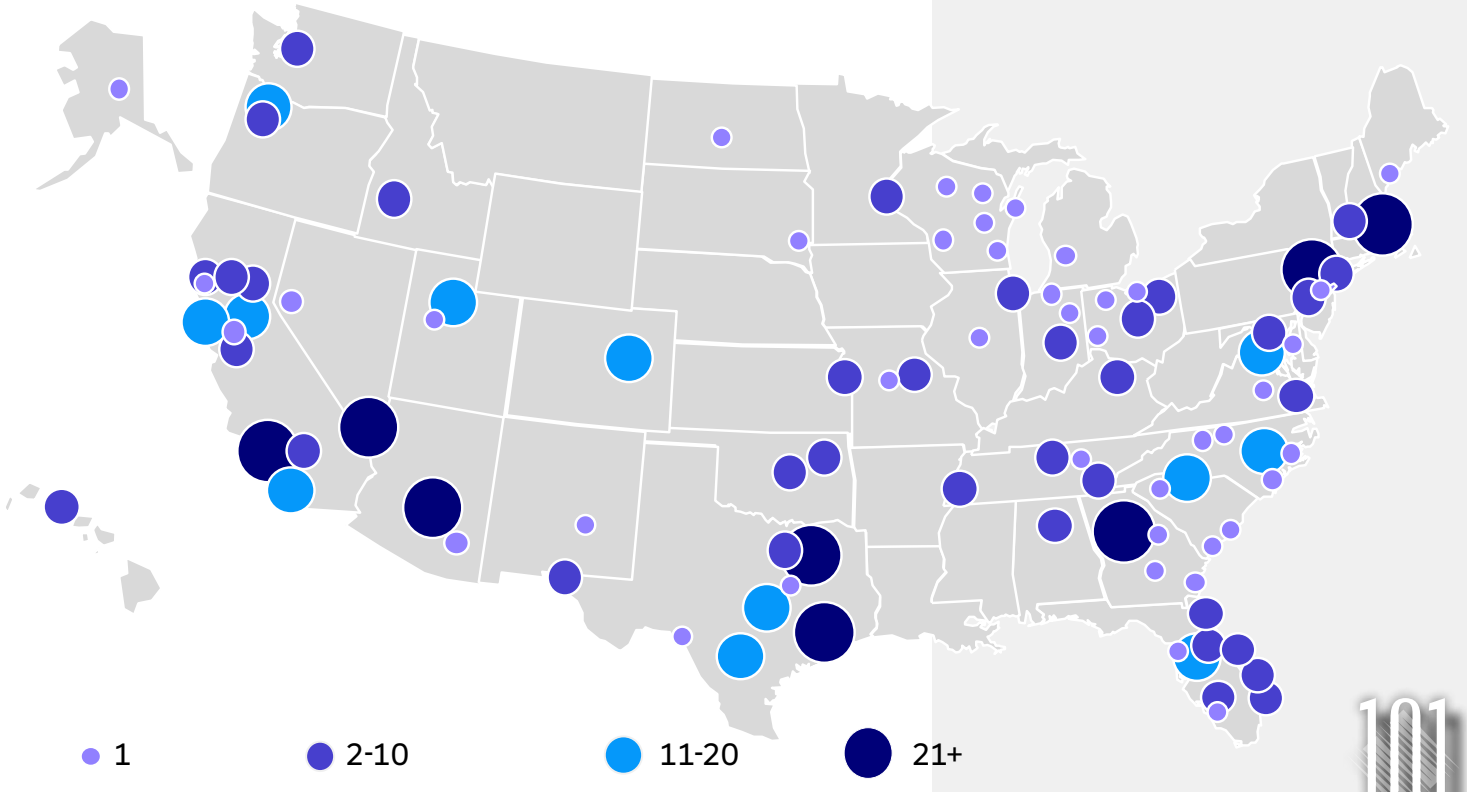
~170M
SQUARE FEET

100
MARKETS

40
YEARS OF EXPERIENCE

Invesco Real Estate's diversified portfolio and depth of experience provides stability for our Tenants

- **INDUSTRIAL** ~65M SF
- **MULTIFAMILY** ~75K SF
- **OFFICE** ~26M SF
- **RETAIL** ~11M SF
- **MEDICAL OFFICE** ~11M SF
- **SINGLE FAMILY RENTAL** ~9M SF
- **SELF STORAGE** ~5M SF
- **LIFE SCIENCE** ~1M SF
- **OTHER[1]** ~3M SF
- **REAL ESTATE DEBT** OVER 100 LOANS



1Other includes Data Centers, Hotel, Land, Manufactured Housing, Senior Housing, Parking. Source: Invesco Real Estate as of March 31, 2023, latest data available. Percentage of total gross asset value of all US direct real estate assets shown.

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CBRE

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