



INNOVATION PROPERTIES GROUP

One Embarcadero Center

Landmark Building in San Francisco's Financial District

Flexible size
250-4,000sf

Flexible term
6-24 months

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1 Embarcadero Center stands 45-stories tall and was in 1971—a staple in San Francisco’s Financial District skyline. The building spans four blocks near the Bay and is a close neighbor to the famed Ferry Building and the newly erected Salesforce Tower. 1 Embarcadero tenants also have access to the building’s unique amenities. Open-air shopping center with restaurants, retail, and service stores. Multiple health and fitness options within the building and onsite bike storage.



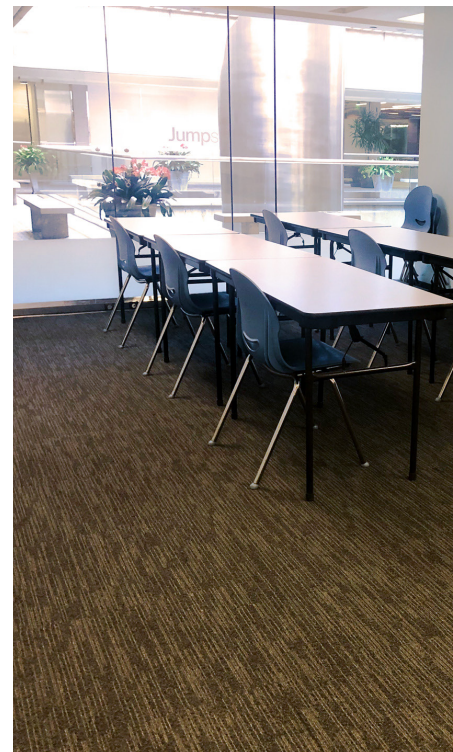
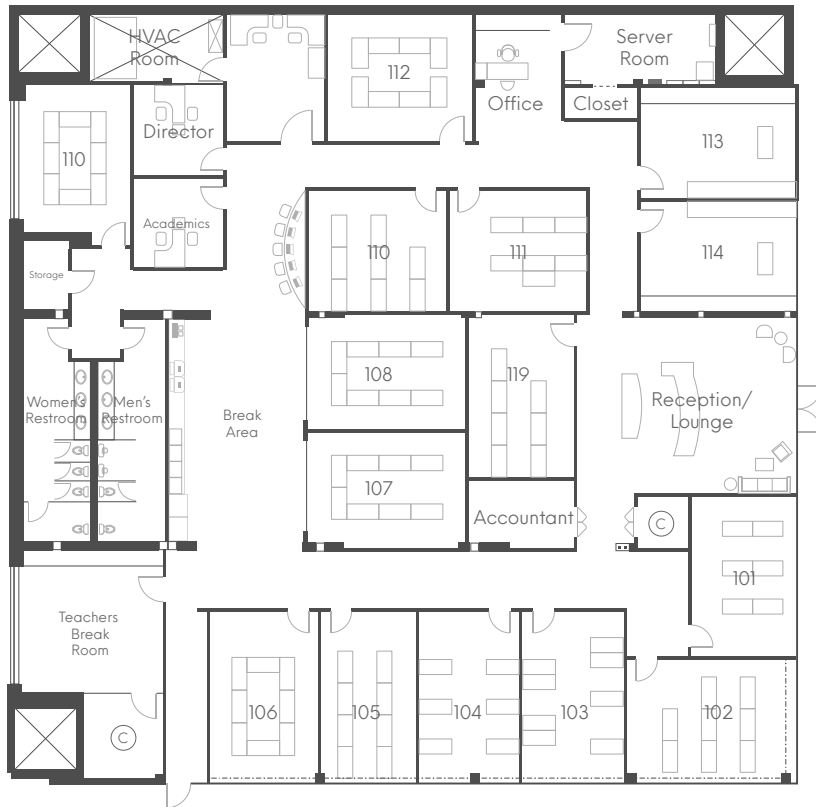
Building features:

- Centrally located in the Financial District
- 3 Million Sqft, Four Building Class A Complex
- Professional onsite property management and 24/7 security presence
- Premier destination for retail, fitness, dining, entertainment, services, and a state-of-the-art Conference Center
- Adjacent to the Embarcadero waterfront and walking distance to landmark locations – Ferry Building, Exploratorium, Pier 39 and Giant's Stadium
- Close proximity to public transportation: BART, MUNI, Ferry Terminal, Cable Car, F-line, and the Transbay Transit Center
- Ample on-site parking

Packed with countless happy-hour spots and old-school San Francisco establishments. Celebrate team wins at Tyler Florence’s famed Wayfare Tavern, or treat clients to dinner at the classic Tadich Grill. With more than 50 restaurants there’s something to please every palate. Great tastes are everywhere at Embarcadero Center.

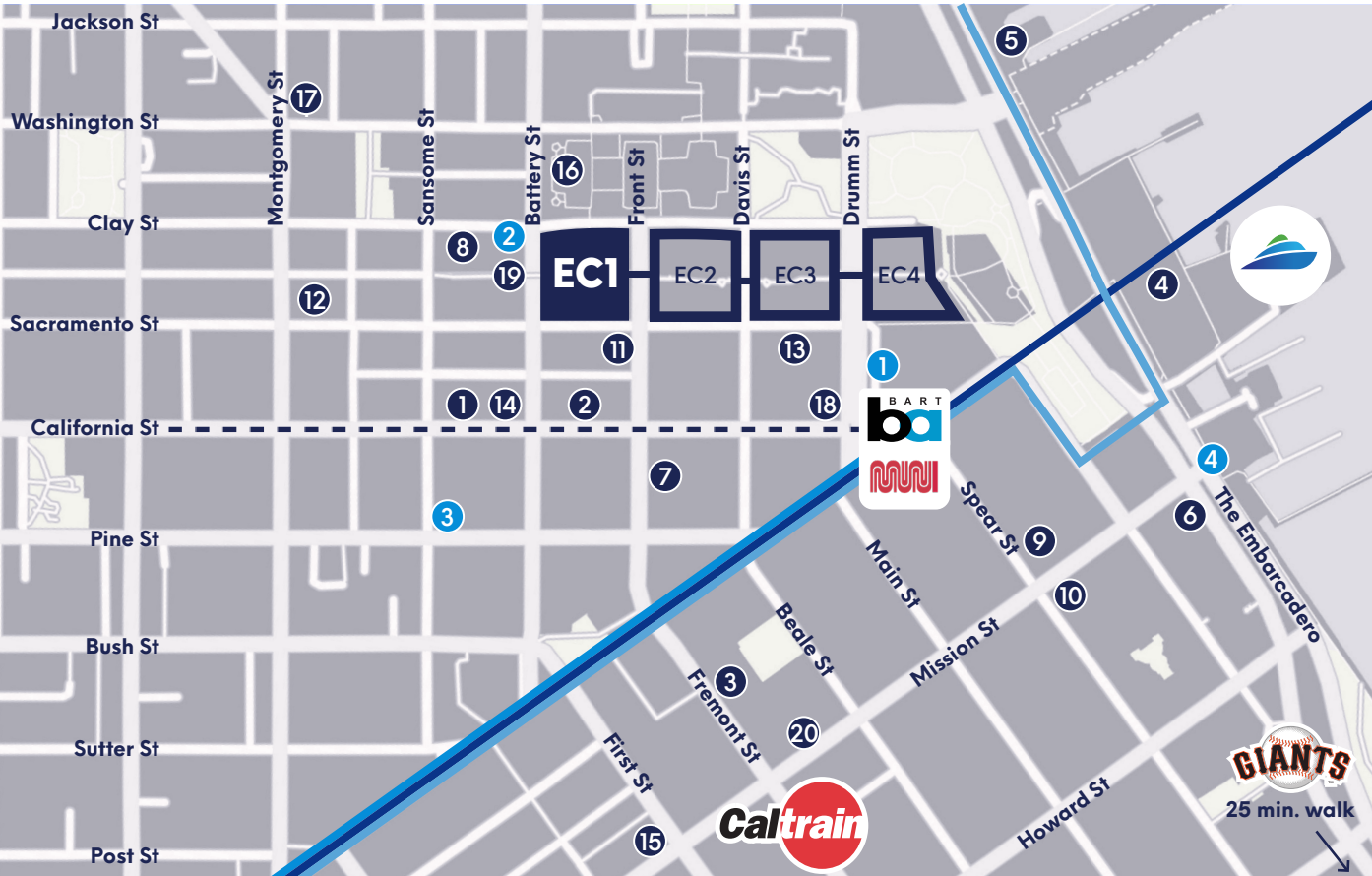
Over 100 retail shops, boutiques, specialty food outlets, restaurants, and service outlets. Virtually every sundry need and business service can be found here, including state of the art Conference Center.

For a complete list of Embarcadero Center retailers, please visit www.embarcaderocenter.com

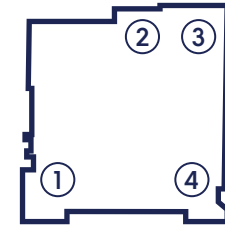


Suite features:

- Double-door Identity
- Furniture Available
- Up to 12 large private offices/team rooms
- Full kitchen and Social Hub
- Security Card access



EC1



- ① Wheel House
- ② Embarcadero Center Cinema
- ③ USPS
- ④ The Melt

Transportation

- BART
- Cable Car
- MUNI
- F-Line
- Embarcadero Station
- Embarcadero Ferry Terminal
- Transbay Transit Center

Amenities

Restaurants & Bars

- | | | | |
|----------------|-----------------------|-------------------|--------------------|
| ① Michael Mina | ⑥ Boulevard | ⑪ Royal Exchange | ⑯ Punchline Comedy |
| ② Perbacco | ⑦ Pabu | ⑫ Wayfare Tavern | ⑰ Aventine |
| ③ Barcha | ⑧ Mixt Greens | ⑬ Focaccia Market | ⑱ Terminus |
| ④ Slanted Door | ⑨ Super Duper Burgers | ⑭ Tadich Grill | ⑲ Bar 333 |
| ⑤ La Mar | ⑩ Yank Sing | ⑮ Portico | ⑳ RN74 |

Hotels

- ① Hyatt Regency
- ② Le Meridien
- ③ Mandarin Oriental
- ④ Hotel Vitale