

# 531 BRYANT

Discover South Park's  
first new trophy office  
building where lifestyle  
meets workstyle in  
San Francisco's most  
iconic business address.



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# 531 BRYANT



## DISCOVER SOUTH PARK'S FIRST TROPHY OFFICE BUILDING



LEED Gold & WELL-conscious creative office building deliverable ready for Tenant Improvements Q2 2023



Over 50,000 SF with 11,300 SF+ floorplates



12'6" slab-to-slab height and 9'3" x 9'10" window dimensions welcomes exceptional natural light



Private lobby entrance



Indoor/outdoor wellness amenities, retail-level dining, bike room, showers, and ground floor patio



Manicured rooftop garden & office terrace with panoramic views of Downtown San Francisco



Prominent, street-visible building branding opportunity



Walking distance to access multiple transportation nodes



Celebrates local Bay Area artists in 531's courtyard sculpture garden

# SIX PERFECT STORIES

## Roof Level

- Rooftop Garden

**5th Floor:** 11,498 RSF Office

- Terrace

**4th Floor:** 11,520 RSF Office

**3rd Floor:** 11,520 RSF Office

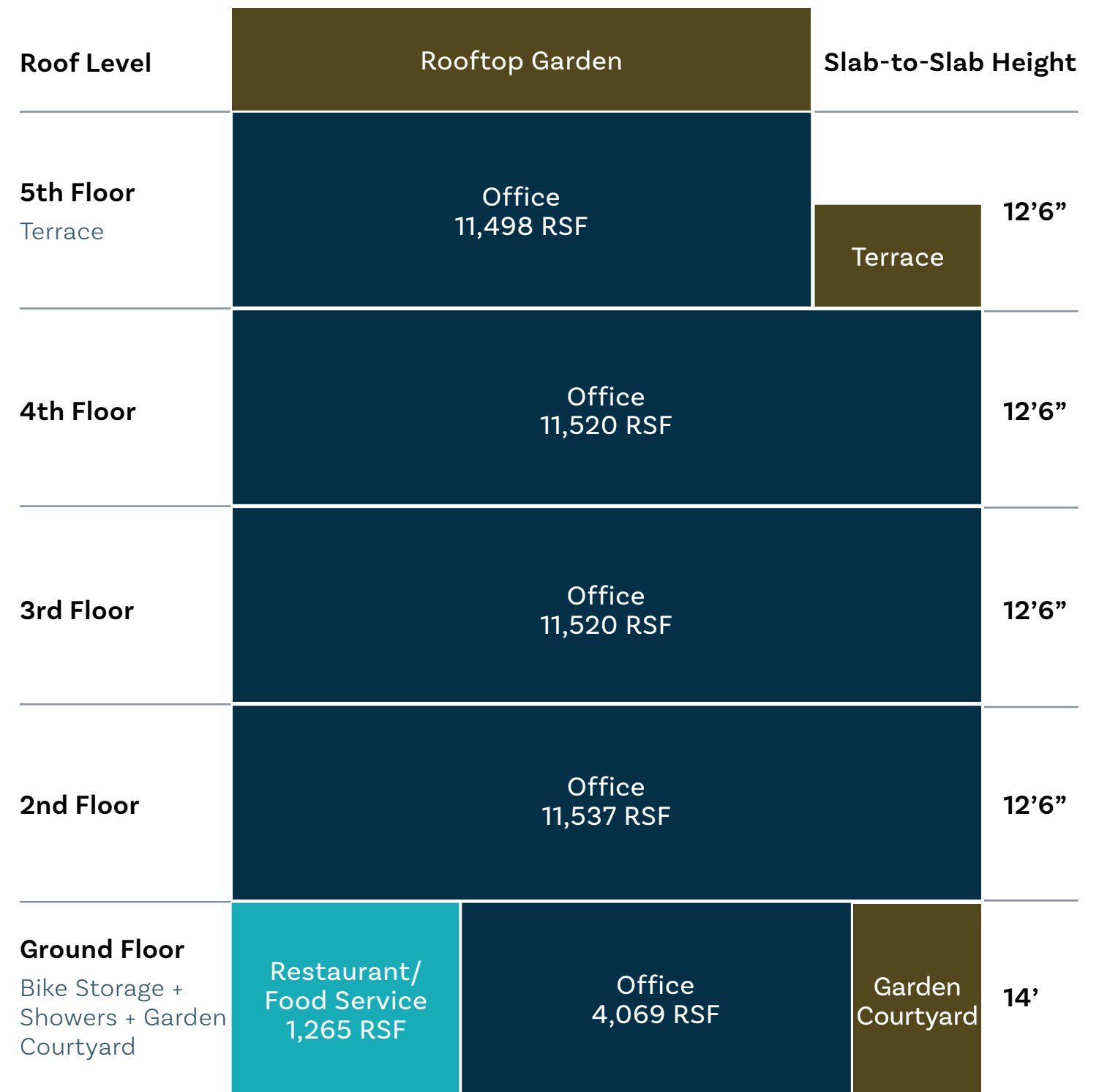
**2nd Floor:** 11,537 RSF Office

**Ground Floor:** 4,069 RSF Office + 1,265 RSF

Restaurant/Food Service

- Bike Storage / Showers
- Garden Courtyard

**TOTAL:** 51,409 RSF



Office
  Restaurant/Food Service
  Outdoor



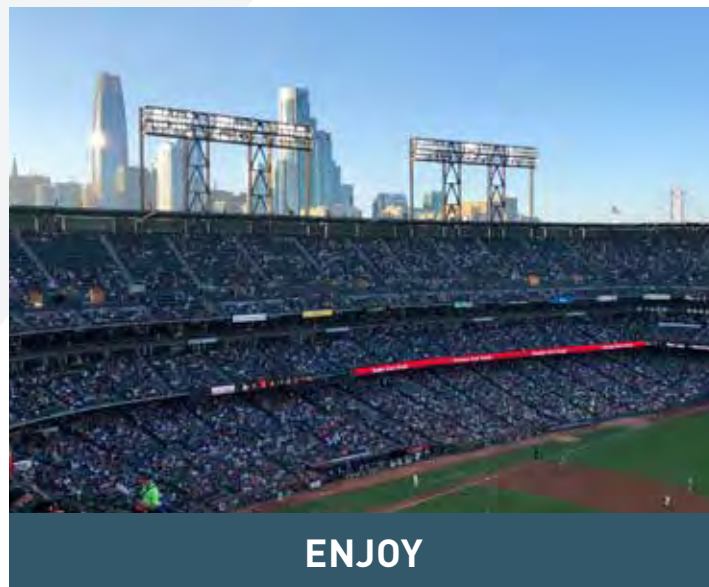
# 531 BRYANT IS THE NEXTGEN OF SOUTH PARK



ENERGIZE



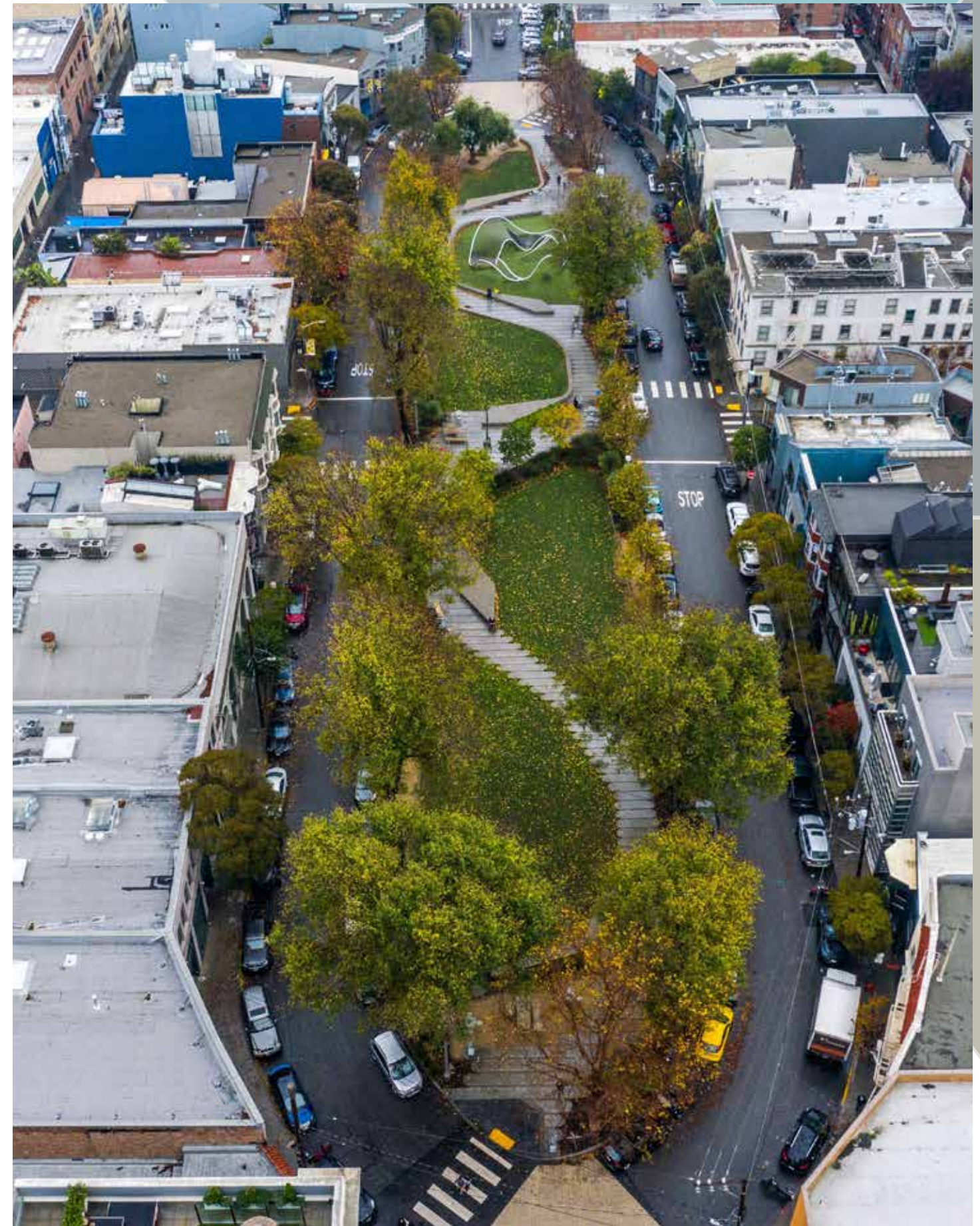
EXPERIENCE



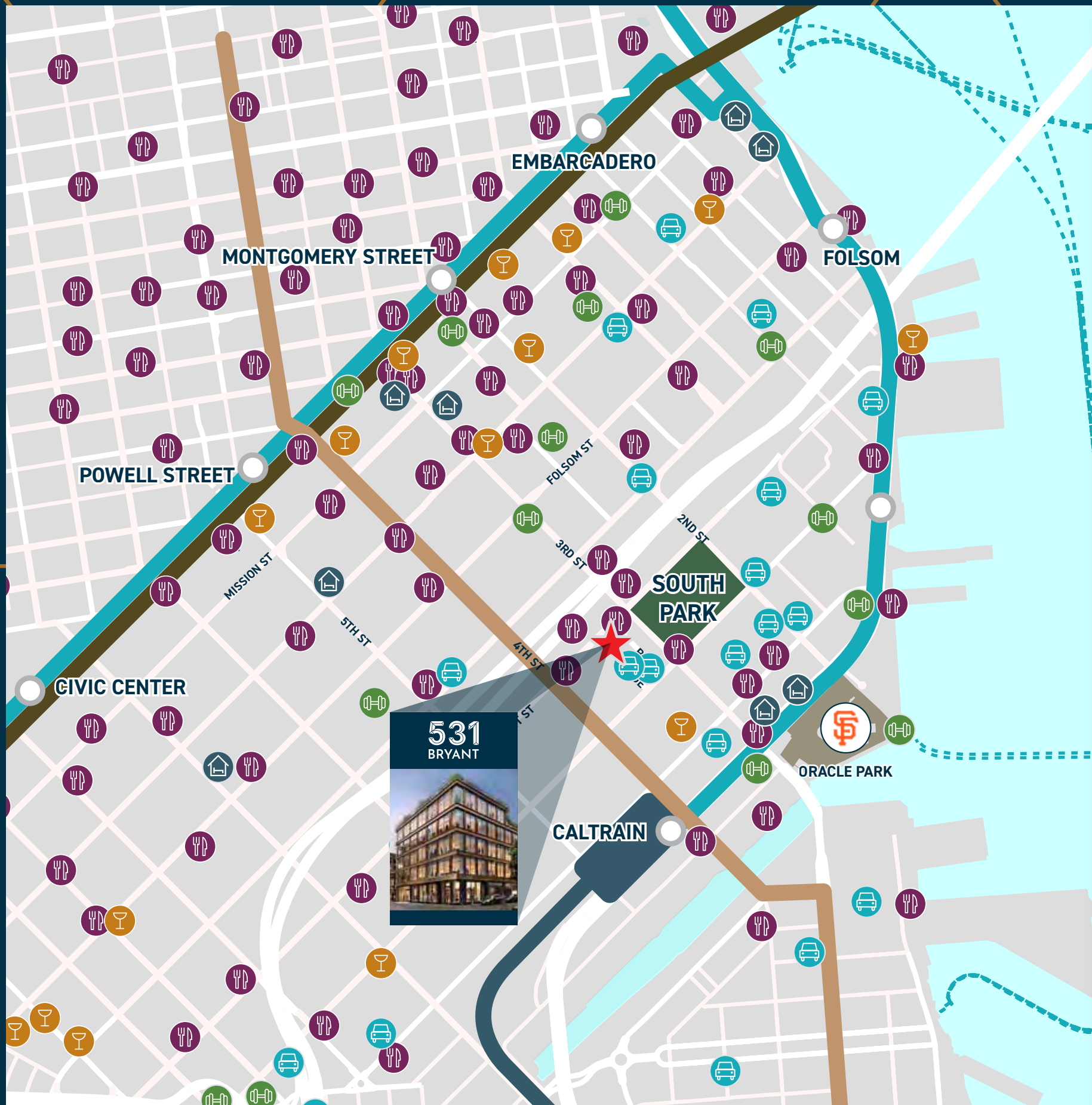
ENJOY



ENRICH
















# THE PERFECT COMPLEMENT TO YOUR LIFESTYLE

## TRANSPORTATION

-  MUNI Metro
-  BART
-  Caltrain
-  Central Subway  
(UNDERWAY)

## NEARBY AMENITIES

-  Restaurants
-  Bars
-  Fitness
-  Hotels
-  Parking





# GO FROM WORK LIFE TO NIGHT LIFE



Divine Yoga Studio



Dartealing Lounge



Golden Goat Coffee



Black Hammer Brewing



South Park



Marlowe



Little Skillet



Hotel Utah Saloon




Crunch Fitness




25 Lusk



# WALKABLE, BIKABLE, LIVEABLE

 27,900 residents

 8,427 existing residential units

 4,262 proposed residential units

*\*Within a half mile radius*



Zoe Street



555 4th Street



Blu Residences

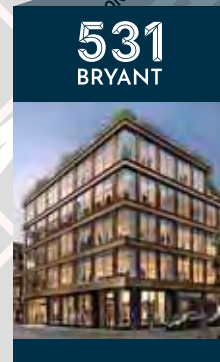
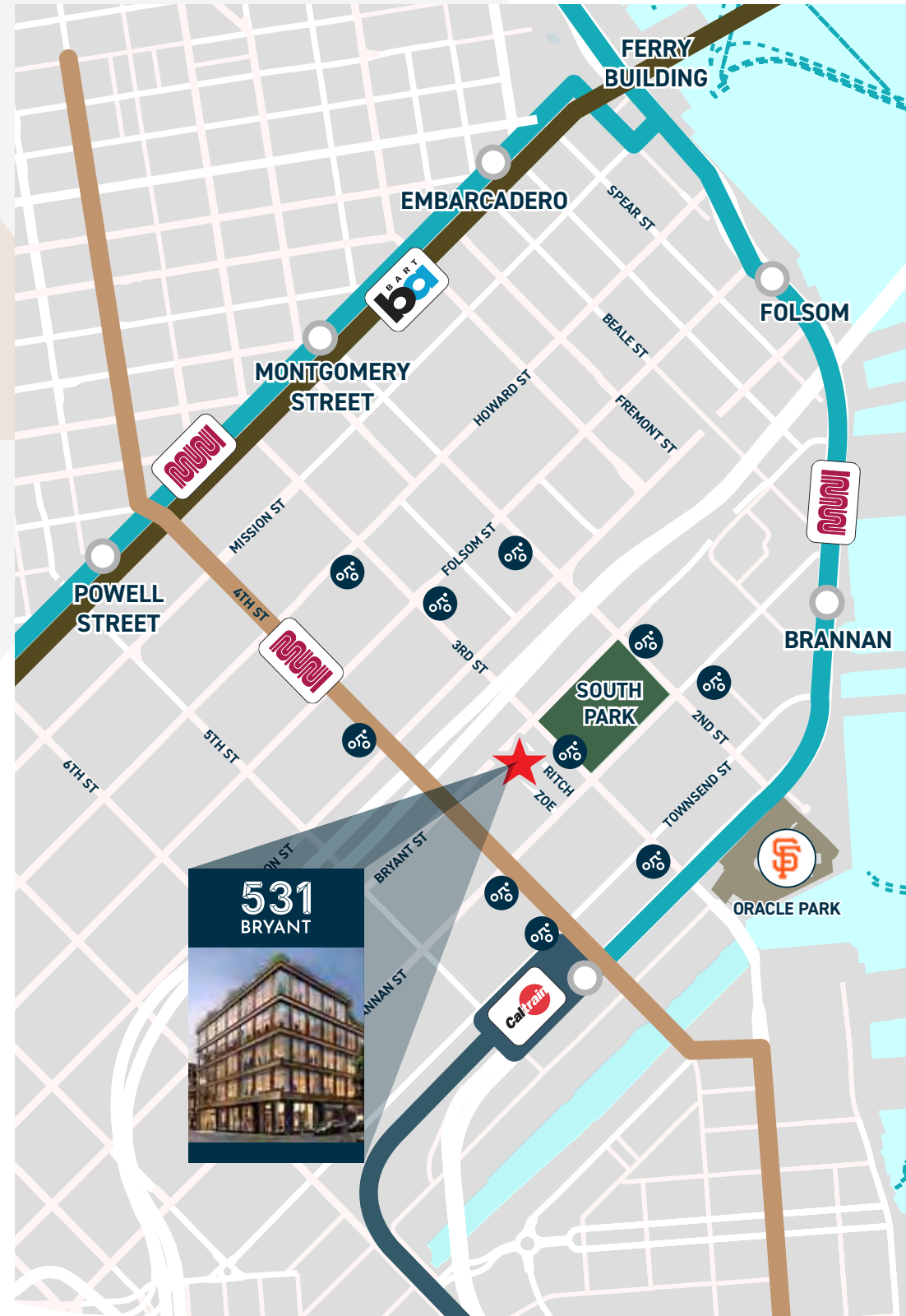


South Park

  
WALK SCORE  
**97**

  
TRANSIT SCORE  
**100**

  
BIKE SCORE  
**89**



531 BRYANT



# 555 BRYANT RESIDENTIAL

Located half a block from 531 Bryant Street, this mixed-use residential building will bring 500 units to the neighborhood. Additionally, plans for ground floor activations, including retailers and restaurants, are underway.

Construction begins Q4 2022.





# 531 BRYANT

## NEARBY RESIDENTIAL

### EXISTING

- |                                   |   |                                       |
|-----------------------------------|---|---------------------------------------|
| 1 246 Ritch Street<br>20 Units    | 11 88 Townsend Street<br>112 Units      | 21 240 4th Street<br>30 Units         |
| 2 574 3rd Street<br>102 Units     | 12 200 Brannan Street<br>190 Units      | 22 801 Howard Street<br>182 Units     |
| 3 49 Zoe Street<br>16 Units       | 13 540 Delancey Street<br>16 Units      | 23 320 Clementina Street<br>336 Units |
| 4 555 4th Street<br>300 Units     | 14 22 South Park Street<br>44 Units     | 24 321 Clementina Street<br>91 Units  |
| 5 530 Brannan Street<br>165 Units | 15 45 Lansing Street<br>320 Units       | 25 788 Harrison Street<br>160 Units   |
| 6 77 Bluxome Street<br>102 Units  | 16 Blu - 631 Folsom Street<br>114 Units | 26 855 Folsom Street<br>200 Units     |
| 7 255 King Street<br>823 Units    | 17 1 St Francis Place<br>410 Units      | 27 923 Folsom Street<br>115 Units     |
| 8 225 King Street<br>100 Units    | 18 88 Perry Street<br>257 Units         | 28 388 5th Street<br>12 Units         |
| 9 695 3rd Street<br>15 Units      | 19 737 Folsom Street<br>120 Units       |                                       |
| 10 750 2nd Street<br>17 Units     | 20 50 Rizal Street<br>145 Units         |                                       |

### UNDER CONSTRUCTION

- |  |  |
|--|--|
| 29 555 Bryant Street 501 Units<br>DELIVERY: 2024 | 30 377 6th Street 90 Units<br>DELIVERY: 2024 |
|--|--|

### PROPOSED

- |                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|
| 31 655 4th Street<br>907 Units      | 35 300 5th Street<br>130 Units      | 39 650 Harrison Street<br>118 Units |
| 32 330 Townsend Street<br>374 Units | 36 725 Harrison Street<br>144 Units | 40 667 Folsom Street<br>171 Units   |
| 33 560 Brannan Street<br>120 Units  | 37 395 3rd Street<br>559 Units      | 41 95 Hawthorne Street<br>392 Units |
| 34 360 5th Street<br>127 Units      | 38 657 Harrison Street<br>489 Units | 42 525 Harrison Street<br>230 Units |

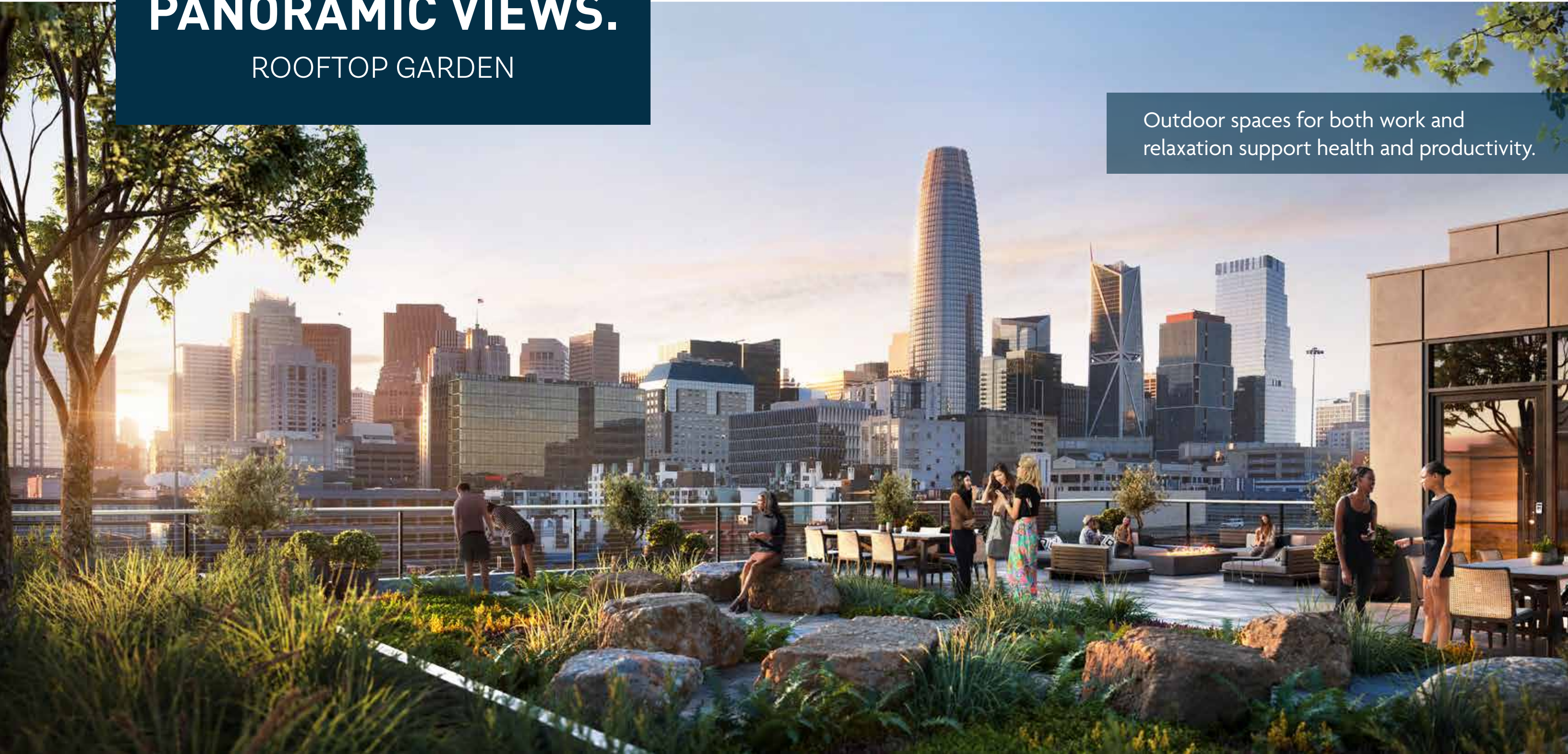




# FRESH AIR. PANORAMIC VIEWS.

ROOFTOP GARDEN

Outdoor spaces for both work and relaxation support health and productivity.

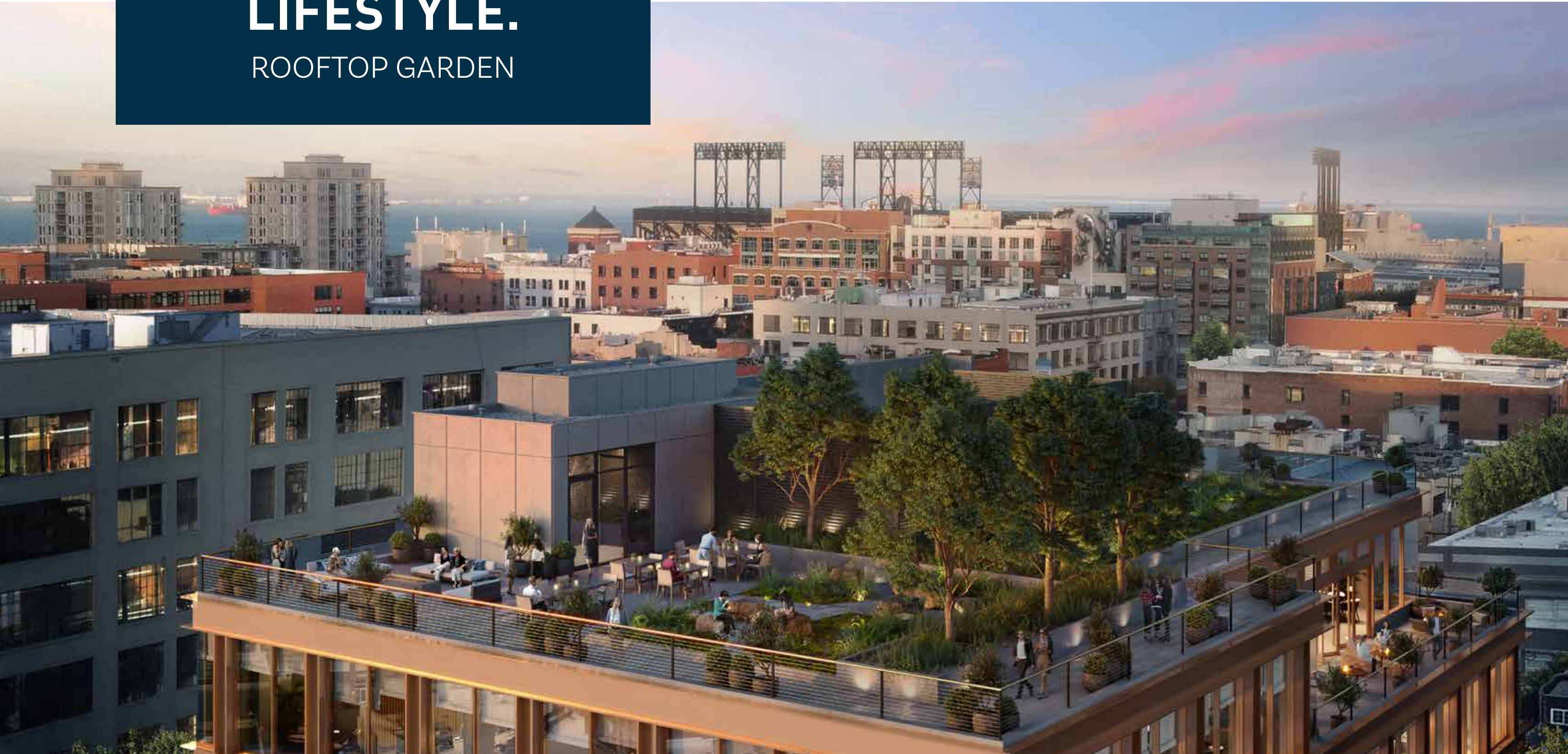




# GREEN. OPEN. LIFESTYLE.

ROOFTOP GARDEN

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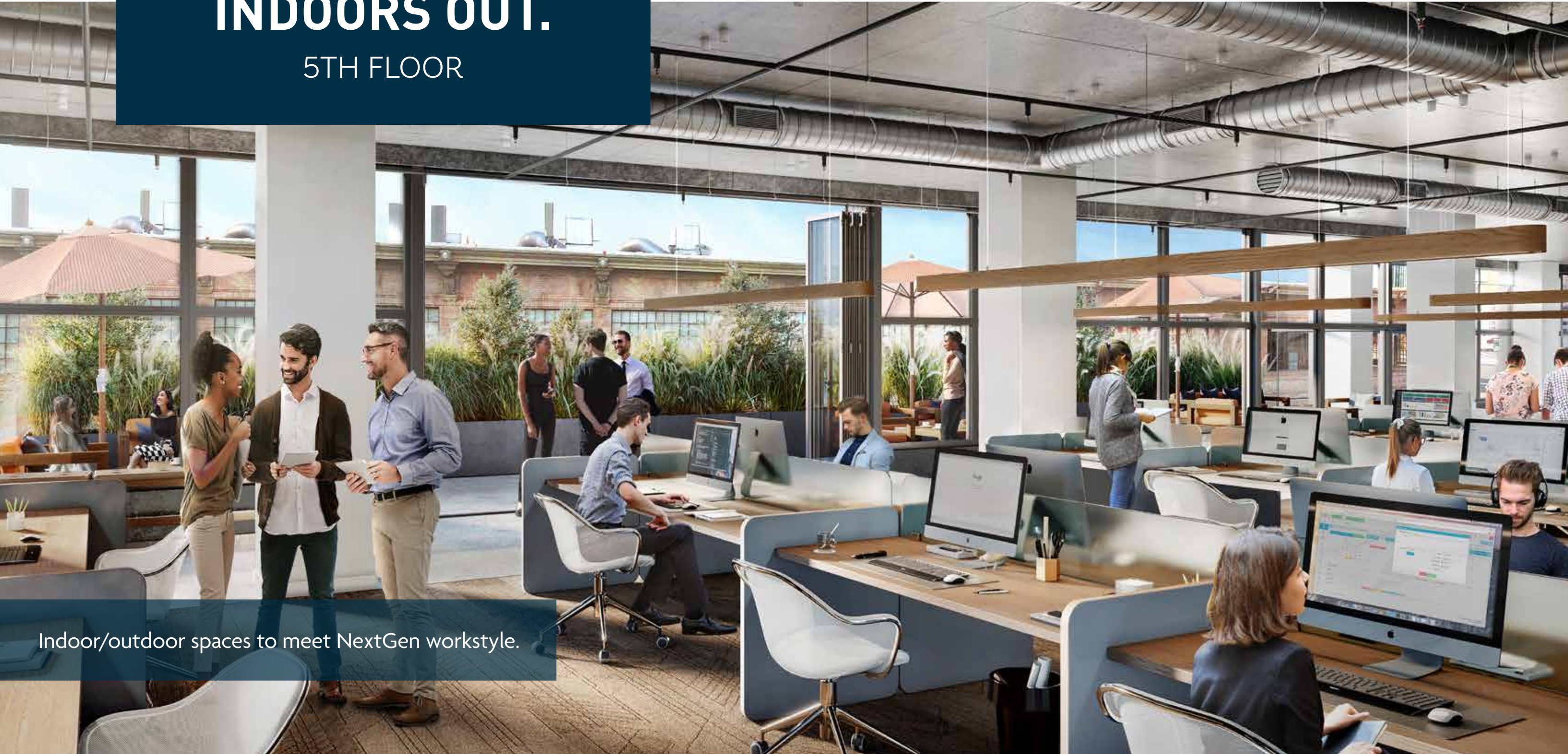




# BRING THE INDOORS OUT.

5TH FLOOR

531  
BRYANT



Indoor/outdoor spaces to meet NextGen workstyle.

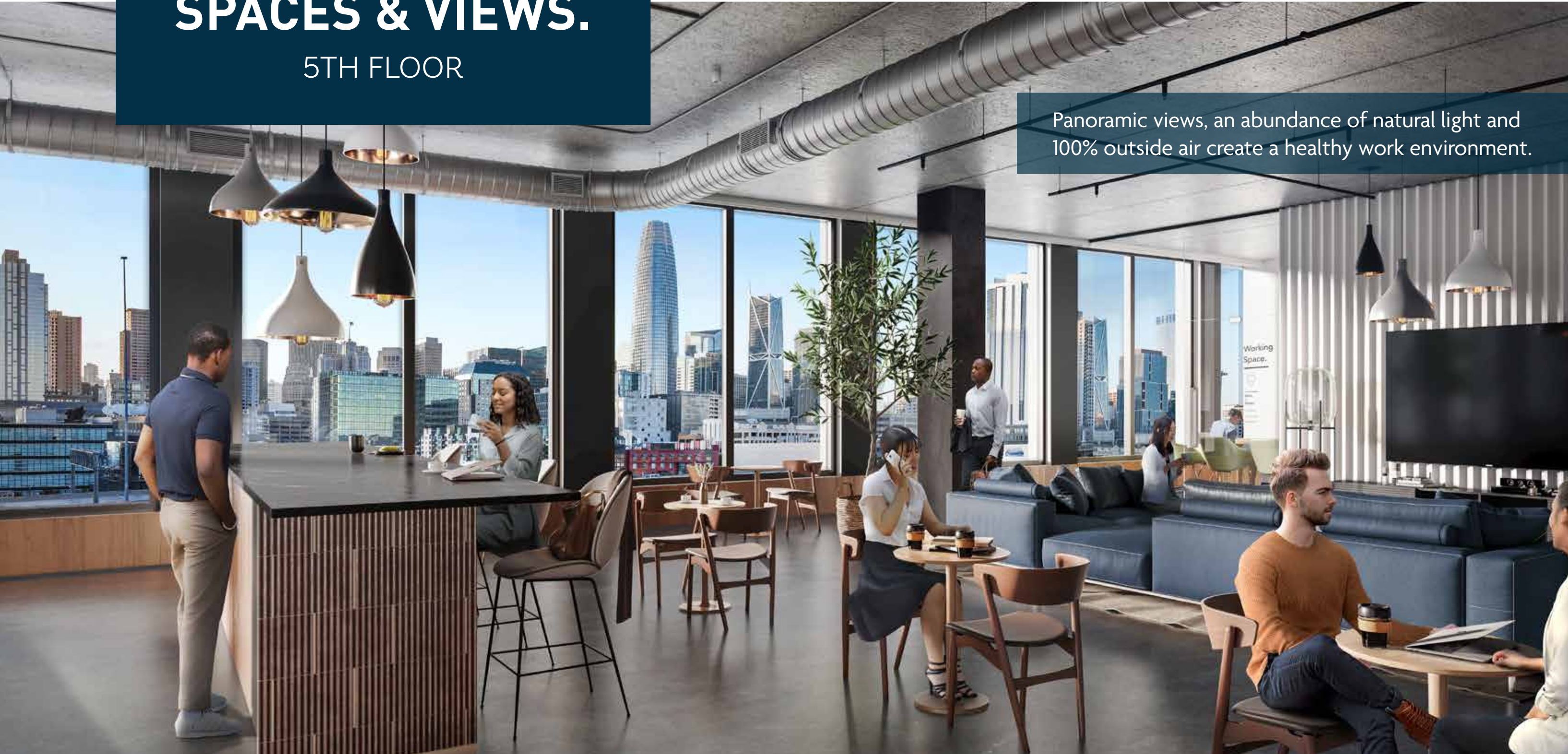


# COLLABORATIVE SPACES & VIEWS.

5TH FLOOR

531  
BRYANT

Panoramic views, an abundance of natural light and 100% outside air create a healthy work environment.







# 5TH FLOOR

OPEN PLAN CREATIVE BUILDOUT  
11,498 RSF | OFFICE

- 52 Workstations
- 3 Office
- 55 Total Accommodation
  
- 1 Large Conference
- 1 Medium Conference
- 4 Huddle
- 1 Open Collaboration | All Hands
- 1 Entry | Reception
- 1 Kitchen | Coffee Bar
- 1 IT Room
- 1 Mothers' Room
- 1 Outdoor Terrace





# 5TH FLOOR

PROFESSIONAL SERVICES  
WITH STAIRCASE

11,498 RSF | OFFICE

- 18 Workstations
- 7 Office
- 25 Total Accommodation
  
- 1 Large Conference
- 2 Huddle
- 1 Open Collaboration | All Hands
- 1 Kitchen | Coffee Bar
- 1 IT Room
- 1 Entry
- 1 Copy | Supply
- 1 Mothers' Room
- 1 Outdoor Terrace



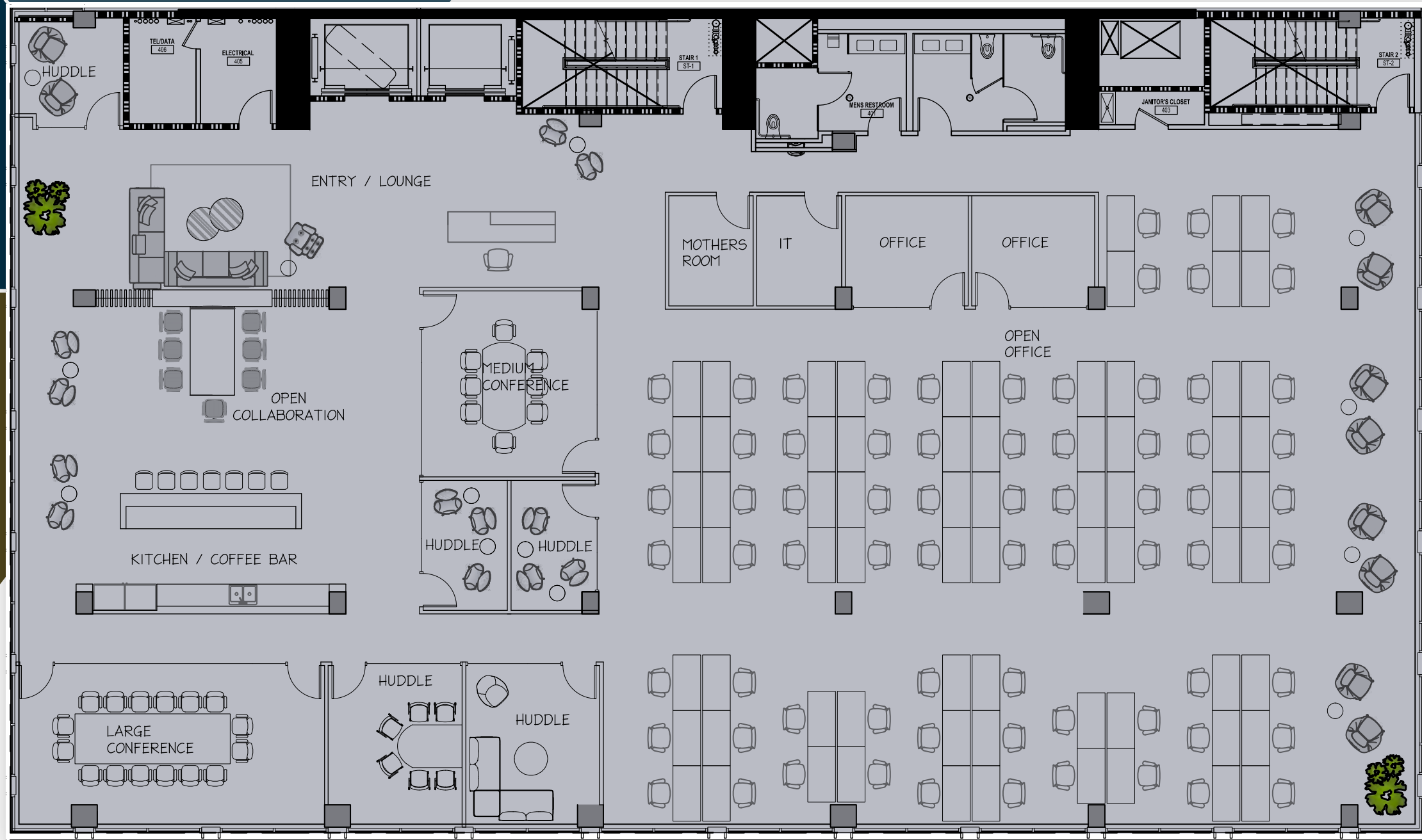
# FLEXIBLE & OPEN WORKSPACES.

4TH FLOOR

531  
BRYANT







# 4TH FLOOR

OPEN PLAN CREATIVE BUILDOUT  
11,520 RSF | OFFICE

- 2 Private Office
- 72 Workstations
- 74 Total Accommodation
  
- 1 Large Conference
- 1 Medium Conference
- 5 Huddle
- 1 Open Collaboration
- 1 Entry - Reception
- 1 Kitchen | Coffee Bar
- 1 IT Room
- 1 Mothers' Room





# 4TH FLOOR

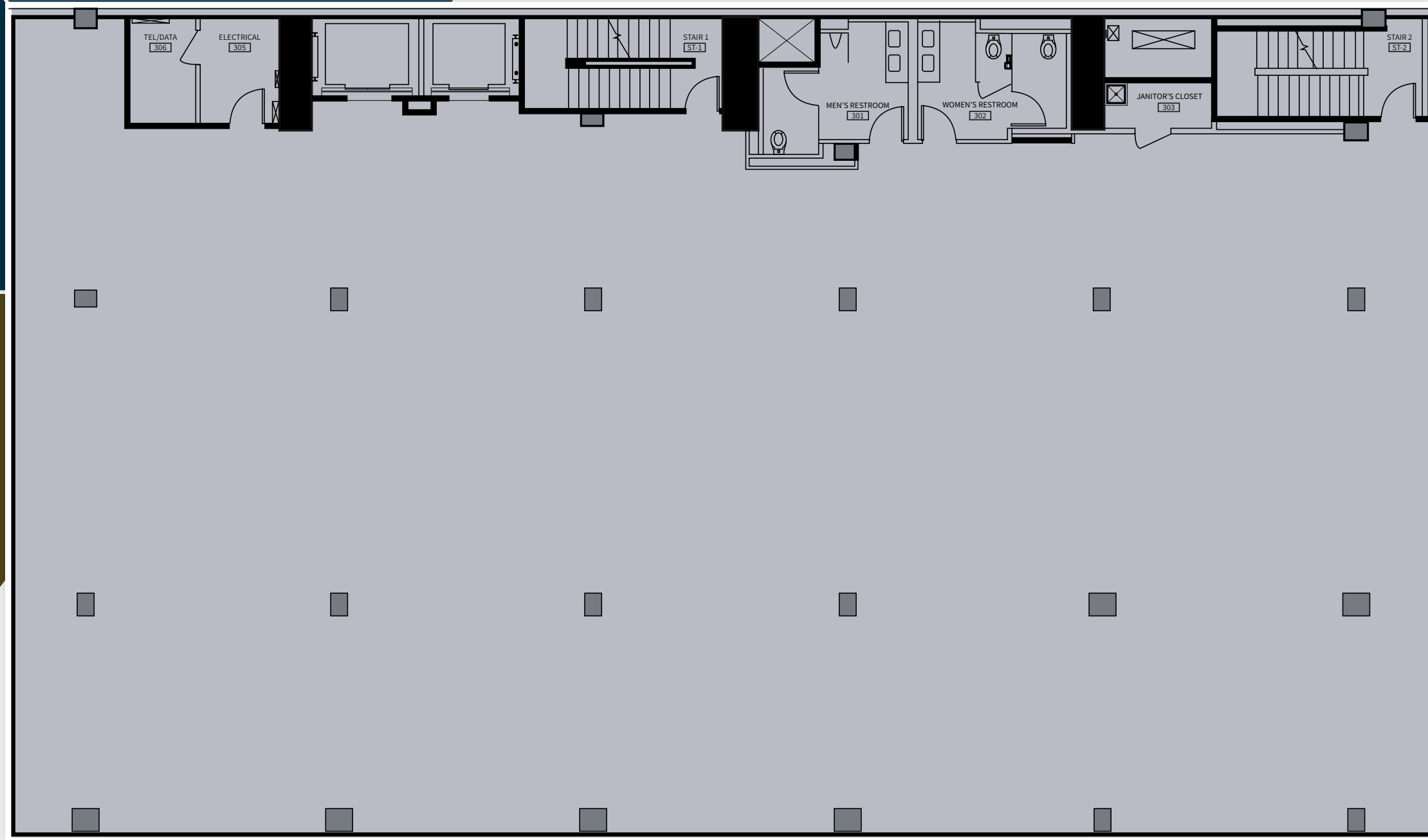
PROFESSIONAL SERVICES  
WITH STAIRCASE

11,520 RSF | OFFICE

- 12 Private Office
- 25 Workstations
- 37 Total Accommodation

- 1 Large Conference
- 2 Small Conference
- 1 Huddle
- 1 Open Collaboration
- 1 Entry Lounge
- 1 Kitchen | Coffee Bar
- 1 IT Room
- 1 Copy/Supply
- 1 Storage
- 1 Mothers' Room





## 2ND & 3RD FLOORS

BASE BUILDING PLAN

11,537 RSF | 2ND FLOOR

11,520 RSF | 3RD FLOOR

- Efficient Side Core Design
- 3 Sides of Windowline
- Potential for interconnecting Stairwell
- Column Spacing: 22' 10"
- Bay Depths: 27' 6" & 19' 3"
- Floor Dimensions: 127' 6" x 74' 6"
- Slab-to-Slab Heights: 12' 6"



# EXCLUSIVE IDENTITY AND CONTROL.

GROUND FLOOR

531  
BRYANT





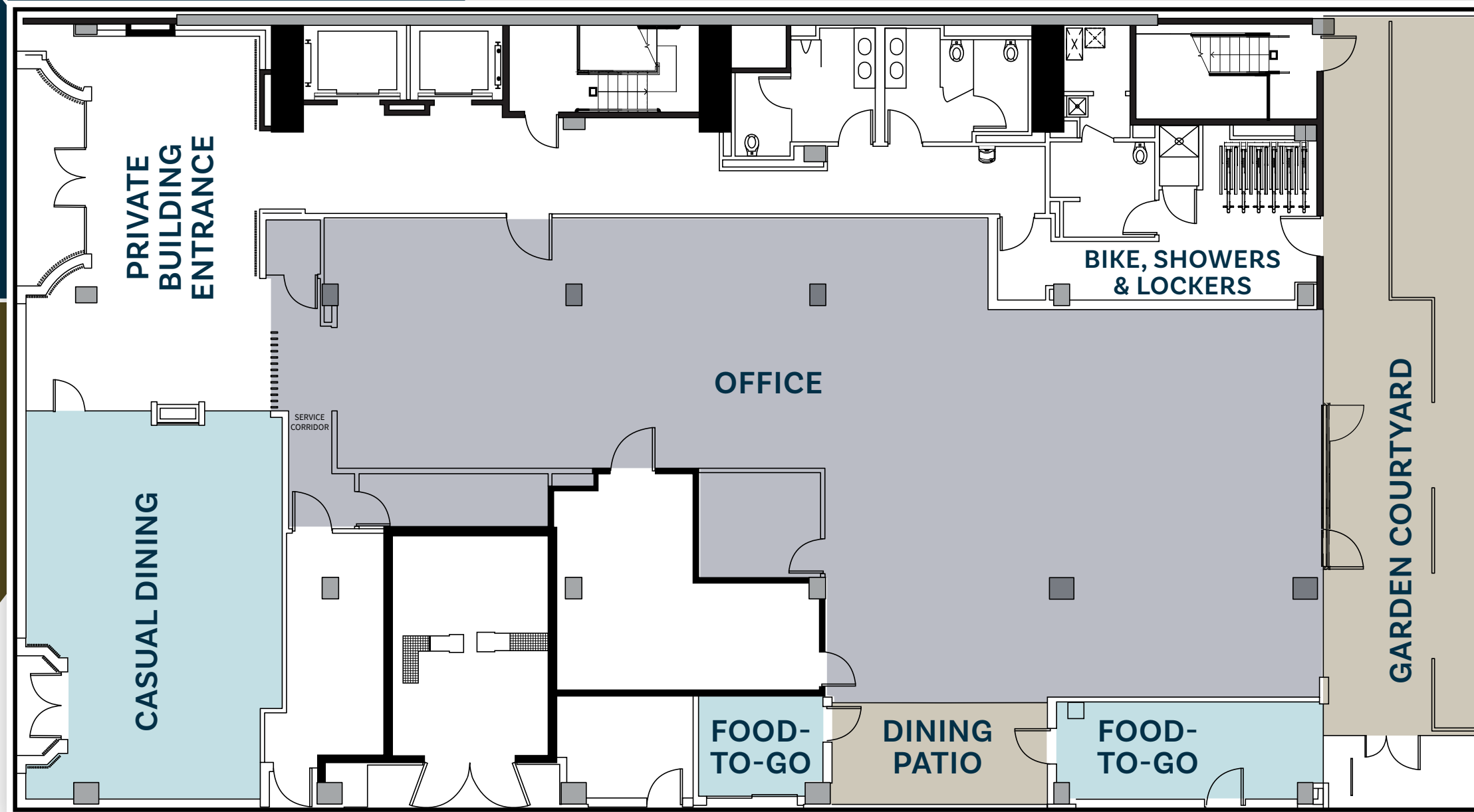
# YOUR COMPANY'S LIVING ROOM.

GROUND FLOOR



Not your typical office lobby – feel at home in your company's living room.





# GROUND FLOOR

BASE BUILDING PLAN

4,069 RSF | OFFICE

1,265 RSF | RESTAURANT/  
FOOD SERVICE

- Private Building Lobby
- Amenity Space: Showers, Bike Room, Casual Dining, Garden Courtyard
- 14' Slab-to-Slab Ceiling Heights
- Direct Building Courtyard Access



# GROUND FLOOR ACTIVATIONS

Exceptional food and beverage programs are planned for the primary ground floor restaurant space that is accessible from the office lobby as well as two micro food hubs along Zoe Street.





# DESIGNED FOR HEALTH, WELLNESS & SUSTAINABILITY



100% FRESH OUTSIDE AIR



TOP FILTRATION STANDARDS



PULSE OF SAN FRANCISCO



OUTDOOR SPACE



**LEED GOLD TARGET**  
As a high performance building, the design goes above and beyond for minimal environmental impact



**MERV-14 FILTERS**  
Meeting the top filtration standards of high performance commercial buildings



**HEPA FILTERS**  
Building system allows for addition of HEPA filters for further filtration



**INTERCONNECTING STAIRS**  
Opportunities for interstitial staircases between floors to promote health and connectivity



**OUTDOOR SPACE**  
Ample opportunities to promote employee well-being and gathering spaces in programmed gardens and decks



**TOUCHLESS DOORS**  
Limited contact with contaminated surfaces



**100% FRESH OUTSIDE AIR**  
531 has the capacity to provide 100 percent outside air through the use of outside air economizers.



# TECHNOLOGY HUB OF SAN FRANCISCO

Historically an exclusive residential neighborhood from 1852, the South Park neighborhood of SOMA has become home to notable tech companies. 531 is the newest chapter at the very center of this storied yet vibrant community – where technology and creative businesses will flourish well past 2052. We are your NextGen workplace.

# 531 BRYANT





531 BRYANT STREET

531  
BRYANT

SAN FRANCISCO, CA



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