

# 55

SECOND  
STREET



PARAMOUNT  
GROUP

CBRE

# 55

SECOND  
STREET

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.



# 55 SECOND STREET

NOT TO SCALE

SAN FRANCISCO BAY



## ABUNDANT AREA AMENITIES



### Restaurants

- 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



### Coffee

- 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



### Hotels

- 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



### Health Clubs

- 47 Equinox
- 48 24 Hour Fitness
- 49 SoulCycle SoMa
- 50 Crunch Fitness - New Montgomery



# CURRENT AVAILABILITIES

SUITE 1975 | 2,526 SF  
AVAILABLE NOW

SUITE 1925 | 3,620 SF  
AVAILABLE NOW

SUITE 1900 | 3,457 SF  
AVAILABLE 3/1/25

SUITE 1700 | 15,233 SF  
AVAILABLE NOW

SUITE 1600 | 16,070 SF  
AVAILABLE NOW

SUITE 325 | 8,949 SF  
AVAILABLE NOW

SUITE 300 | 9,759 SF  
AVAILABLE NOW





# 19TH FLOOR - SUITE 1975

2,526 SF  
AVAILABLE NOW

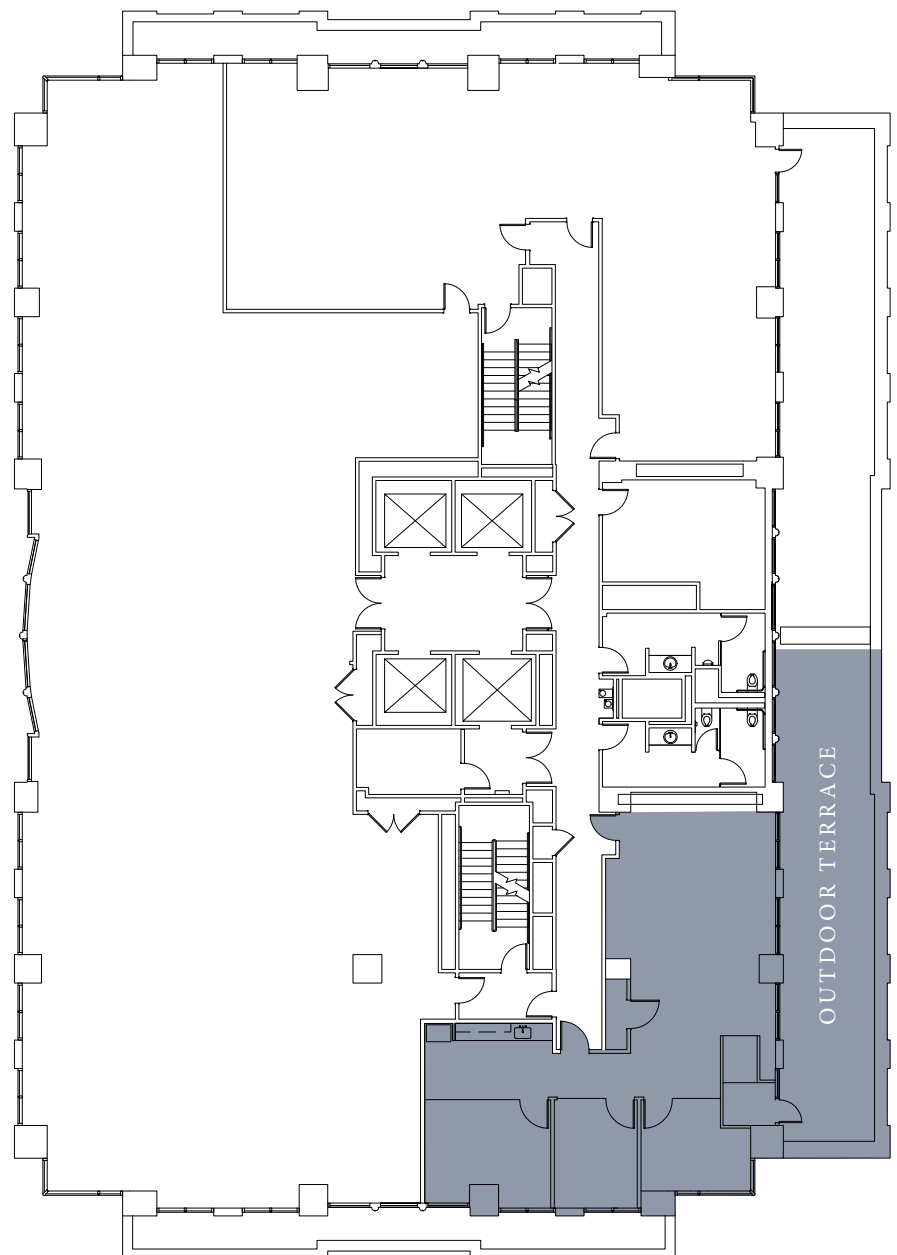
## AS-BUILT PLAN

- Exclusive outdoor terrace
- Brand new spec suite with 1 conference room, 2 private offices, kitchen, and open space for 10 workstations

TAKE THE  
**360<sup>®</sup>**  
VIRTUAL TOUR

STEVENSON STREET

SECOND STREET



OUTDOOR TERRACE



# 19TH FLOOR - SUITE 1925

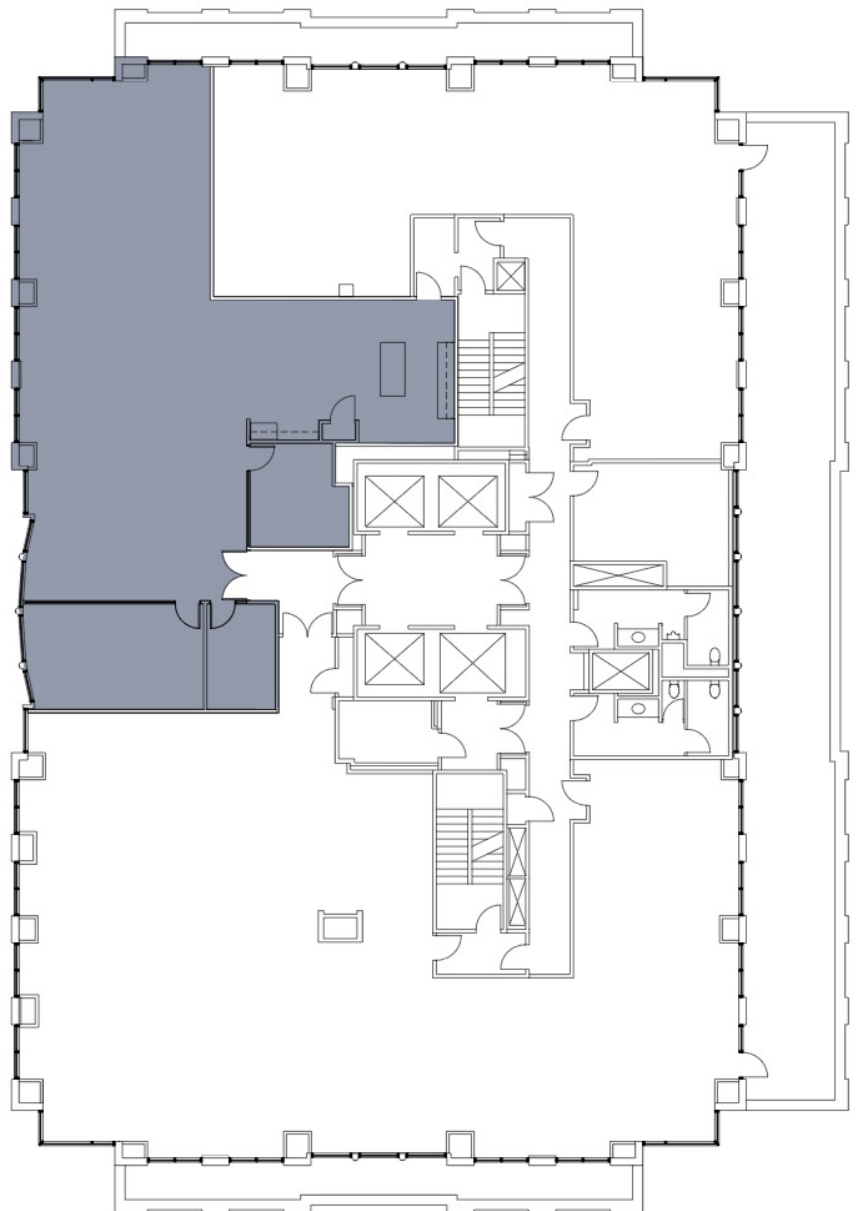
3,620 SF  
AVAILABLE NOW

## AS-BUILT PLAN

- Recently improved suite with views
- 1 large conference room, 2 medium conference rooms, kitchen and open space for workstations

STEVENSON STREET

SECOND STREET



TAKE THE  
**360°**  
VIRTUAL TOUR



# 19TH FLOOR - SUITE 1900

3,457 SF

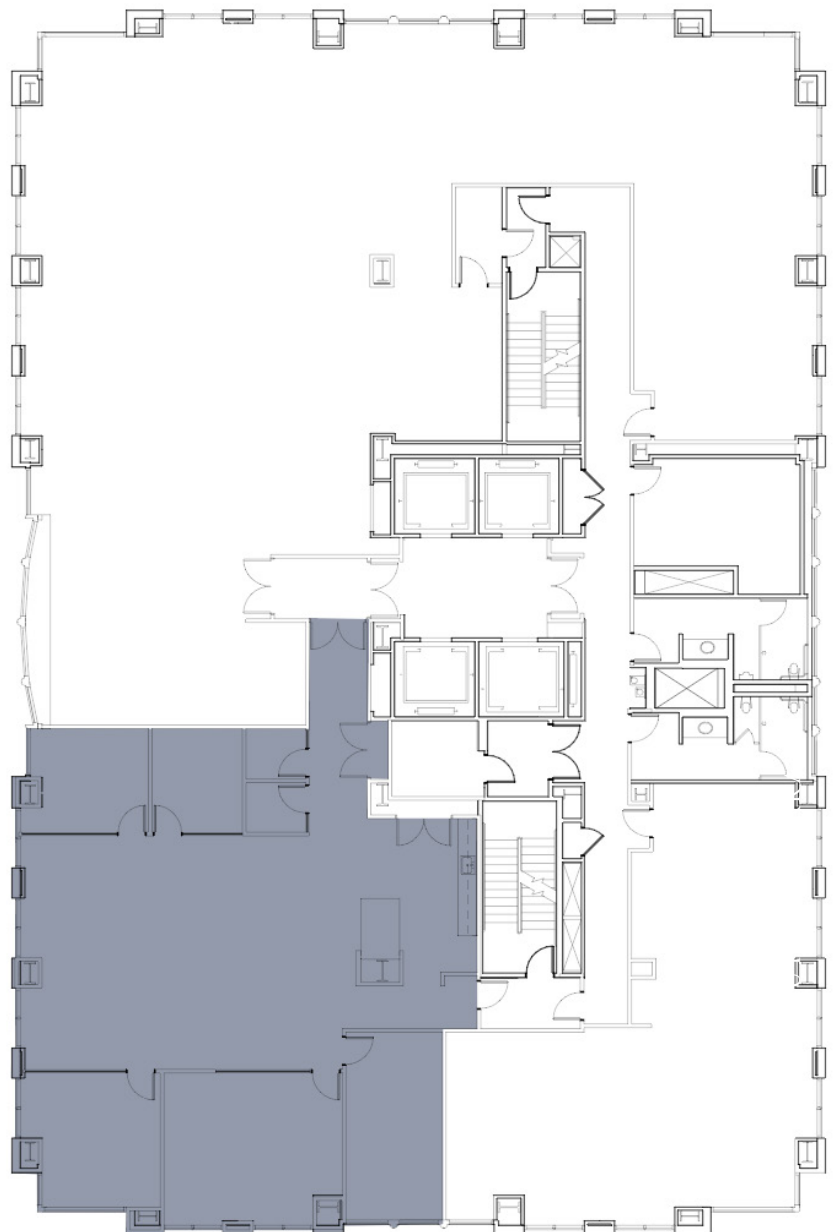
AVAILABLE 3/1/25

## AS-BUILT PLAN

- Recently improved suite with views
- 2 large conference rooms, 3 private offices, 2 phone rooms, kitchen and open space for workstations

STEVENSON STREET

SECOND STREET





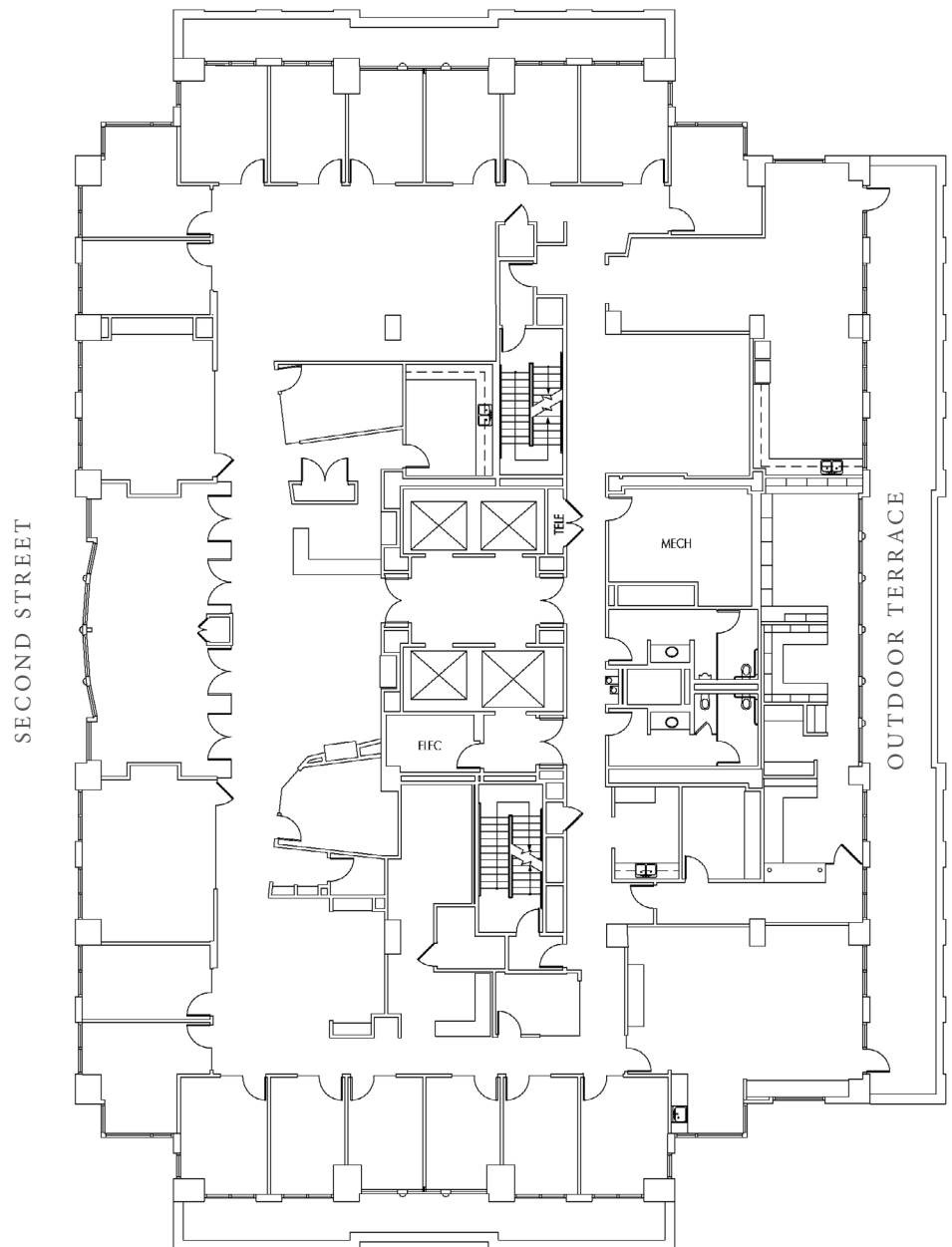
# 17TH FLOOR - SUITE 1700

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

STEVENSON STREET



TAKE THE



VIRTUAL TOUR



# 16TH FLOOR - SUITE 1600

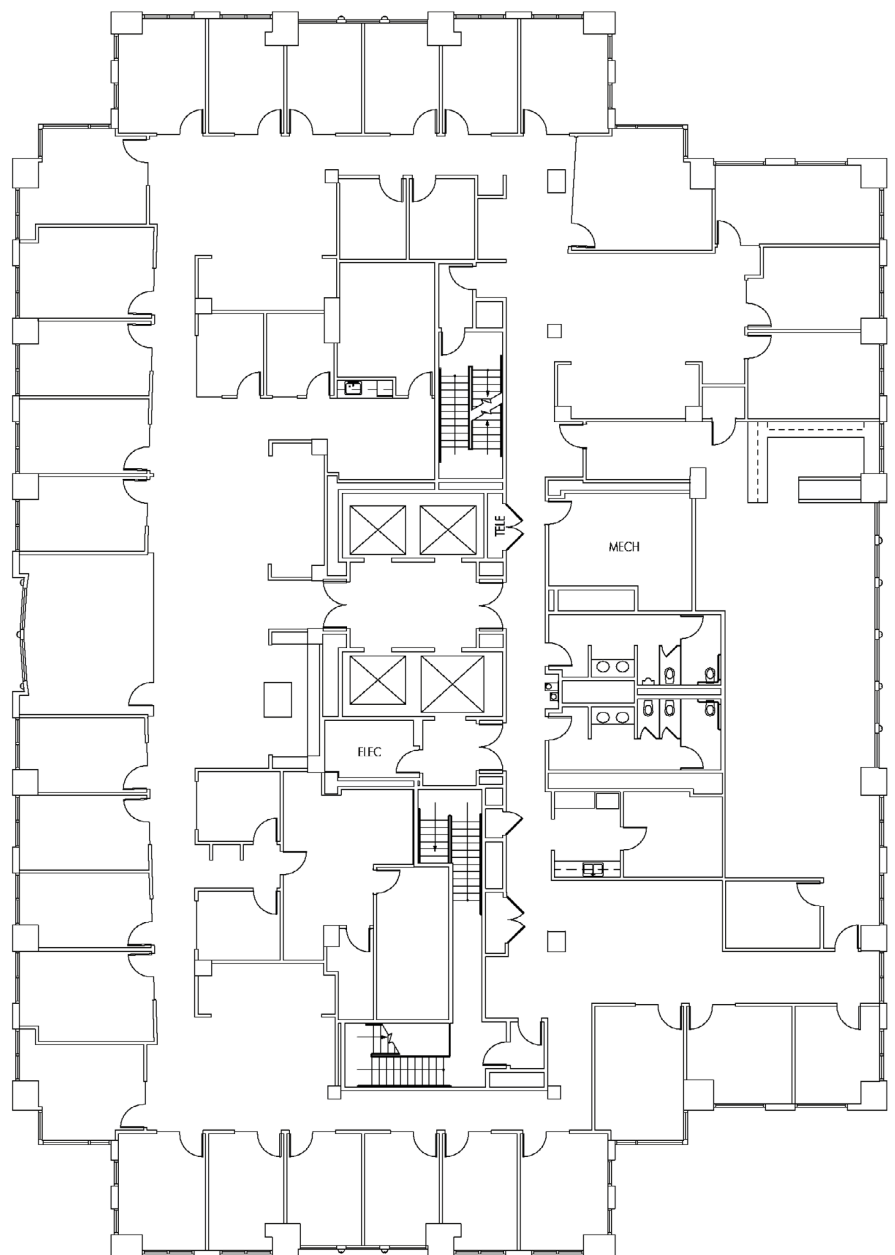
16,070 SF  
AVAILABLE NOW

## 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

STEVENSON STREET

SECOND STREET





# 3RD FLOOR - SUITE 325

8,949 SF  
AVAILABLE NOW

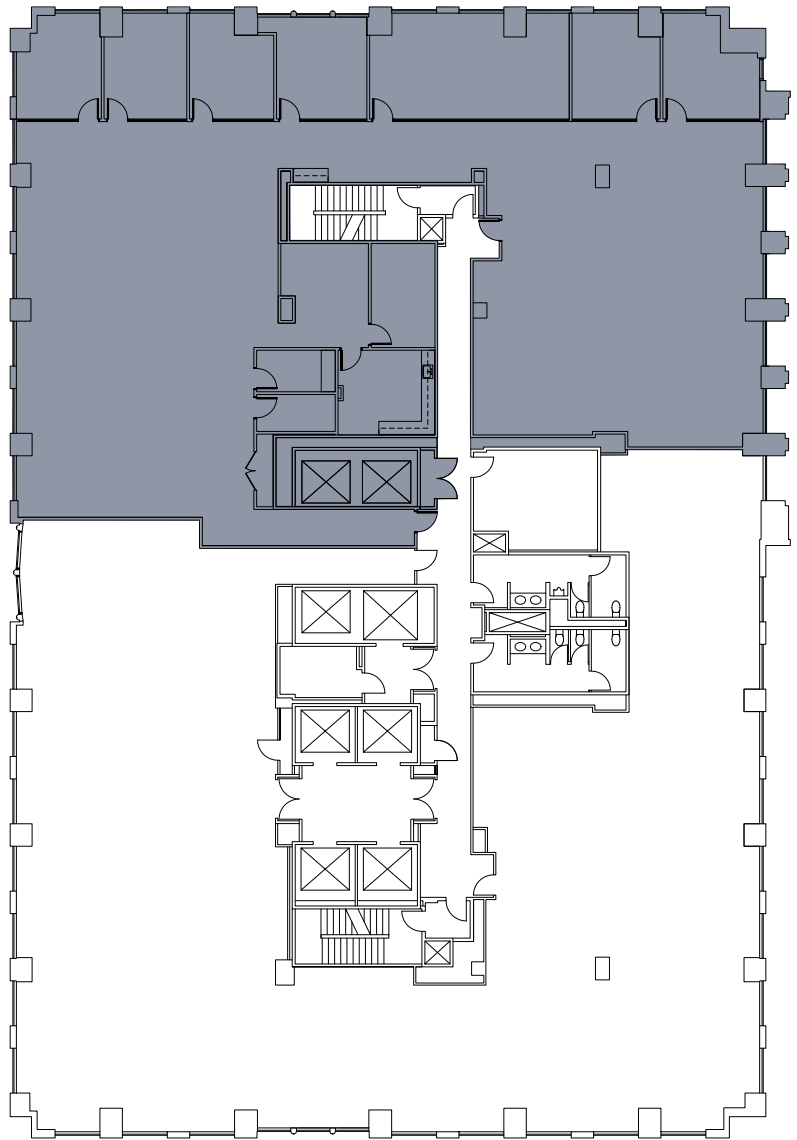
## AS-BUILT PLAN

- 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  
**360°**  
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

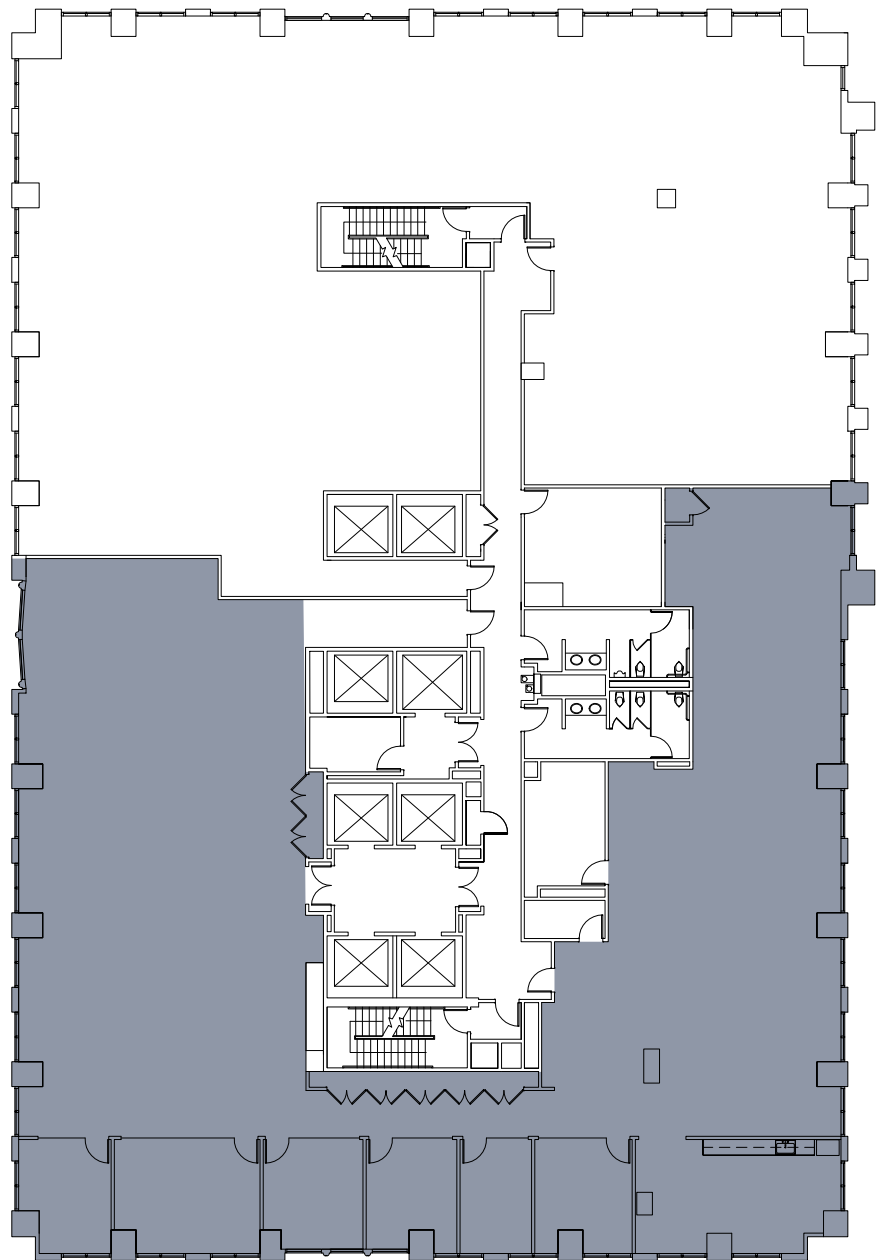
TAKE THE



VIRTUAL TOUR

STEVENSON STREET

SECOND STREET





# 55

## SECOND STREET

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