

505 SANSOME AT THE PYRAMID CENTER

BUILDING SPECIFICS

- 20-story, 185,000 square foot office building in The Pyramid Center
- Floor-to-ceiling operable windows opening to small balconies allow fresh air to tenants 24/7
- Dramatic, two-story Winter Garden Atrium which showcases artwork and displays, and is available for business social events
- Average floor size is 10,000 square feet, which is easily divided for maximum design flexibility
- Five high-speed passenger elevators and a separate freight elevator
- Comprehensive 24-hour, life safety and state-of-the-art security systems
- Computerized, multi-zone HVAC system with automated energy management system for low-cost and convenient after-hours service
- LEED Gold rated

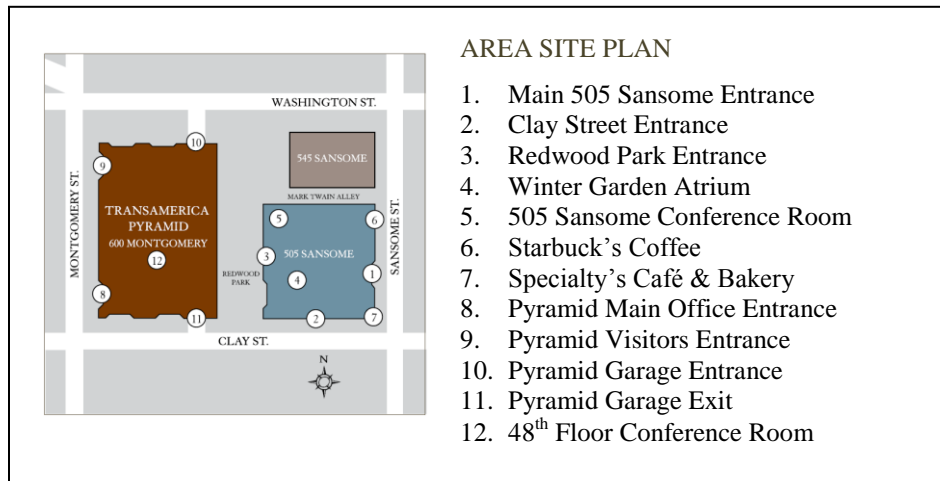
LOCATION

- Located on Sansome and Clay in San Francisco's Financial District
- Surrounded by world-class hotels, restaurants, shopping and banks

- Convenient access to ferries, Golden Gate Transit, BART, Muni, bus systems, Highway 101, Interstates 80 and 280
- San Francisco International Airport is only 30 minutes away by car or BART
- Neighboring Jackson Square, Embarcadero, North Beach and Chinatown, and the Bay

AMENITIES

- The Pyramid Center amenities
 - Underground valet parking
 - Concierge service
 - 24/7 on-site security
 - Direct access to Redwood Park
- On-site building conference room for meetings and events
- Showers and lockers for tenants' day use, providing bikers and joggers and alternative to health clubs
- Rental use of Transamerica Pyramid's dramatic 48th floor conference room with 360 degree views for up to 100 people
- Managed by an on-site team provided by Cushman & Wakefield, the world's largest private Real Estate Brokerage and Management Firm



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