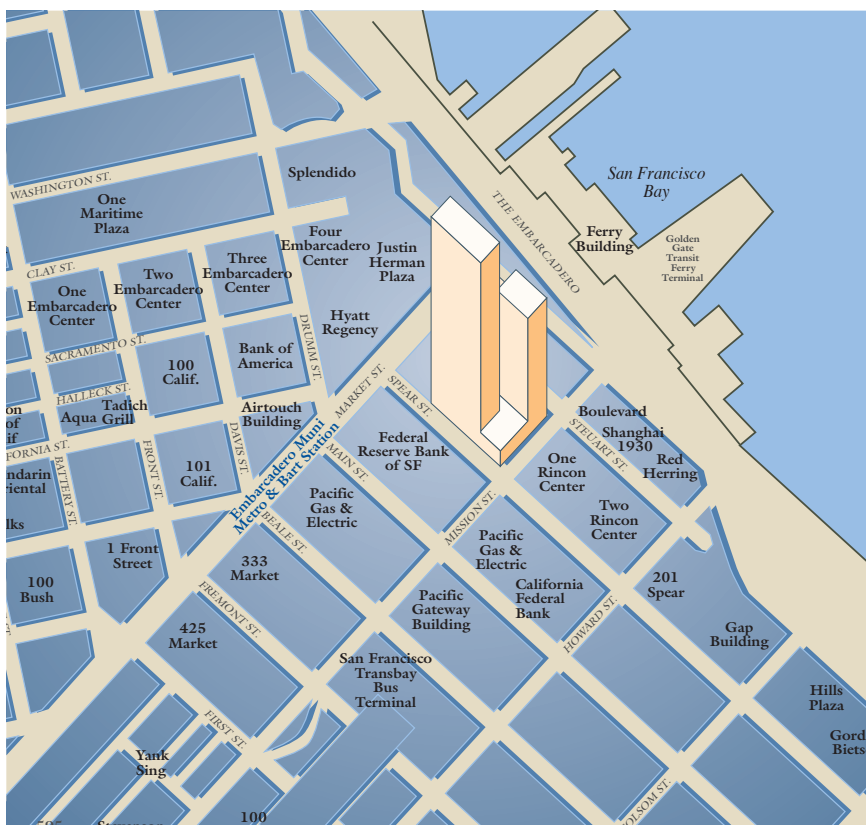


One Market Plaza, comprised of two landmark office towers totaling over 1.6 million square feet of Class-A office and retail space, is one of the most prominent office buildings on the San Francisco skyline. Constructed in 1976, One Market Plaza features the 42-story Spear Tower and the 27-story Stuart Tower. Both towers offer breathtaking views of San Francisco Bay and Market Street. Unparalleled on-site amenities at One Market Plaza include a 42,307 square foot retail area that features a first-class restaurant, gourmet coffee shop, full-service bank, hair salon, sundries shop and other services. The newly revitalized Embarcadero, Justin Herman Plaza and the Ferry Building are within walking distance of the property.

FEATURES AND AMENITIES INCLUDE:

- Highly efficient floor plates from 17,500 square feet in the Stuart Tower to 21,500 square feet in the Spear Tower
- Over 42,000 square feet of retail space including numerous dining facilities, shops and services
- Redundant emergency power systems
- Dramatic polished marble and terrazzo lobby with glass skylight
- 35 passenger and three freight elevators
- 676 parking spaces



One Market Plaza offers the best location in San Francisco's Financial District. It is situated directly along San Francisco's famed Embarcadero, one of the city's most important thoroughfares, and is surrounded by numerous hotels, retail and entertainment venues. Excellent public transportation lies within walking distance of the complex including the Transbay Terminal, BART, MUNI and the Ferry Building. One Market Plaza also offers superior access to the Bay Bridge, Interstates 80 and 280 and Highway 101.



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