

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.





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 Fago 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

FLOOR	SUITE	SIZE/SF	AVAILABILITY
26	2600	11,563	10/1/25
25	2500	11,563	10/1/25
19	1975	2,526	Now
19	1925	3,620	Now
19	1900	3,457	3/1/25
18	1800	14,142	10/1/25
17	1700	15,233	Now
16	1600	16,070	Now
15	1500	16,121	10/1/25
5	500	20,436	10/1/25
4	400	20,436	10/1/25
3	325	8,949	Now
3	300	9,759	Now
2	200	18,783	10/1/25



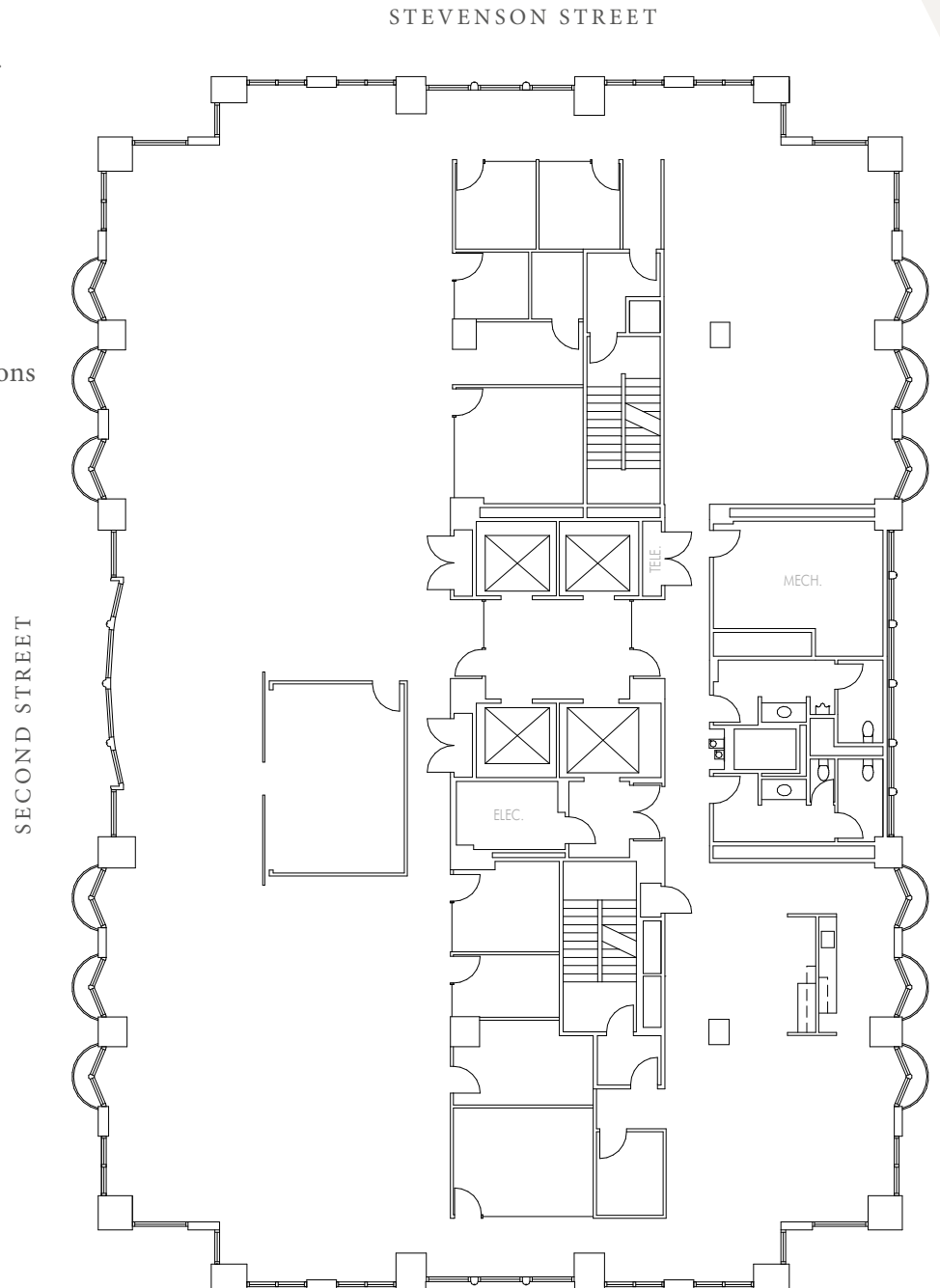


26TH FLOOR - SUITE 2600

11,563 RSF
AVAILABLE 10/1/25

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Highly creative suite with exposed ceilings. Large conference room, 8 meeting rooms, large all hands kitchen and open area for workstations



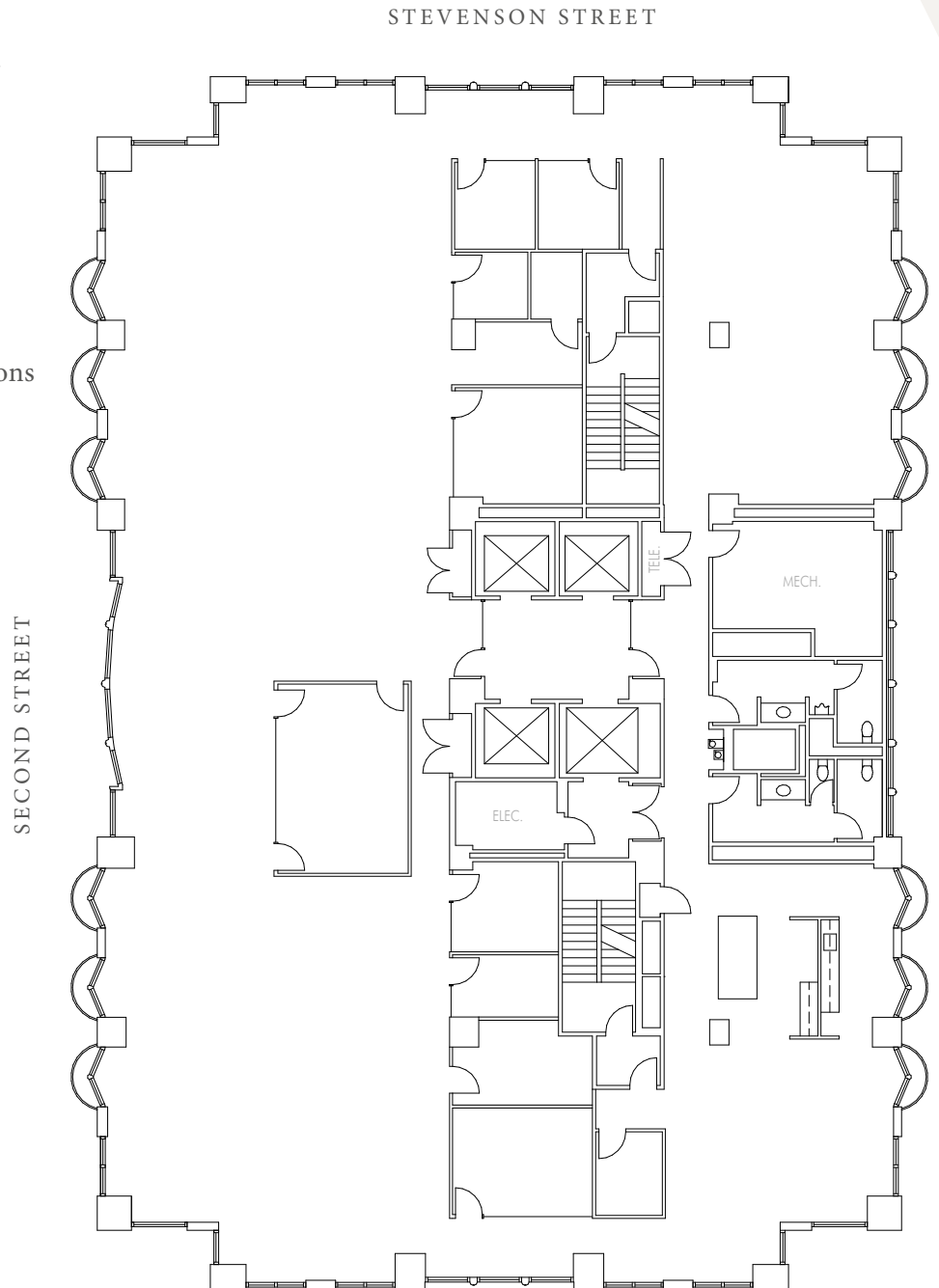


25TH FLOOR - SUITE 2500

11,563 RSF
AVAILABLE 10/1/25

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- Highly creative suite with exposed ceilings. Large conference room, 8 meeting rooms, large all hands kitchen and open area for workstations





19TH FLOOR - SUITE 1975

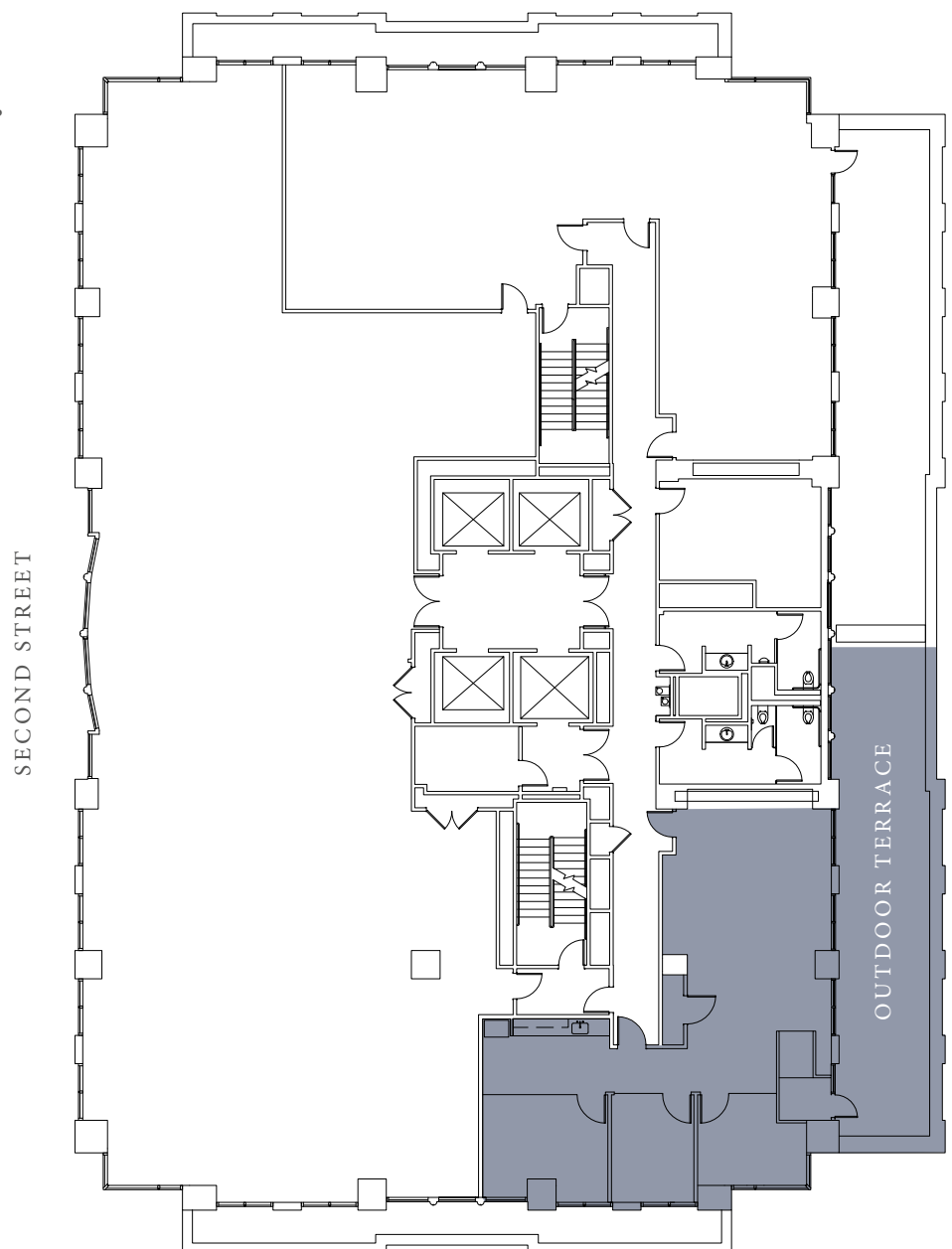
2,526 SF
AVAILABLE NOW

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°
VIRTUAL TOUR

STEVENSON STREET





19TH FLOOR - SUITE 1925

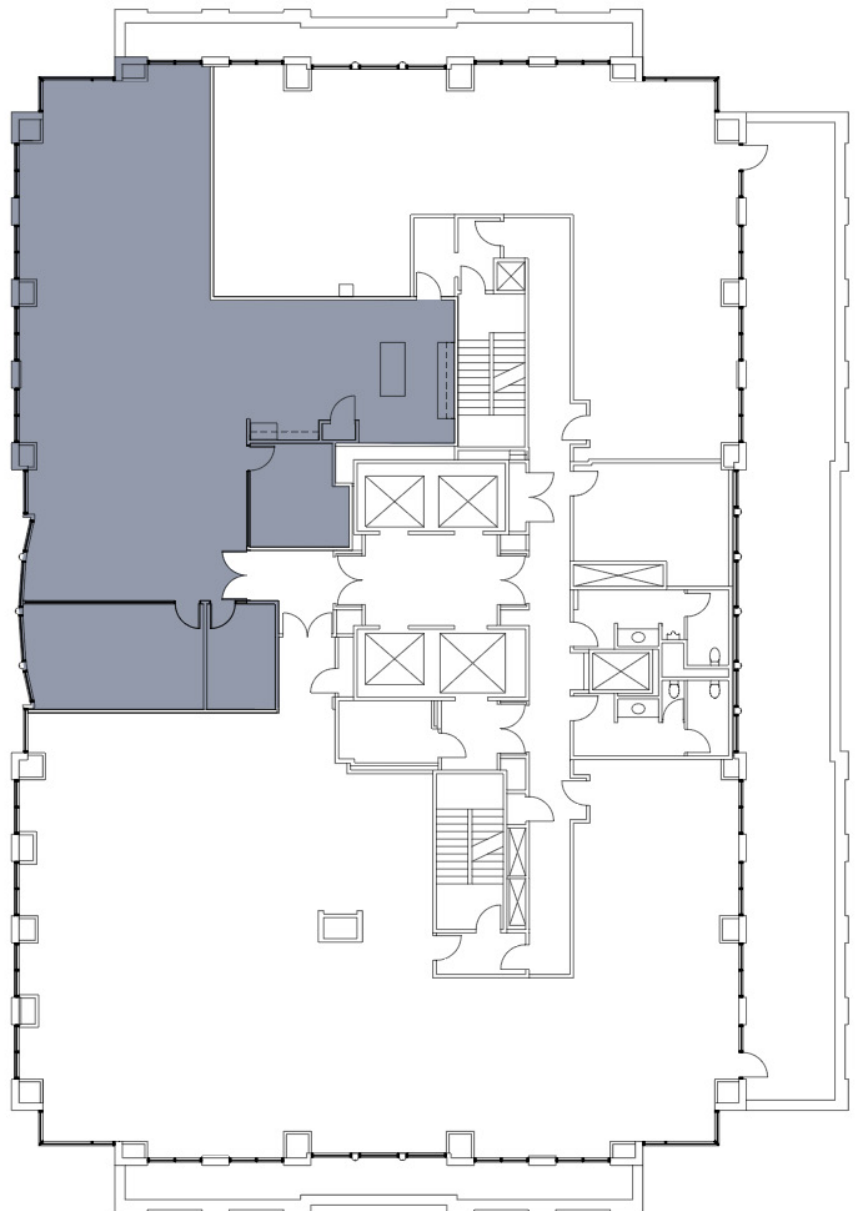
3,620 SF
AVAILABLE NOW

AS-BUILT PLAN

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

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SECOND STREET



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19TH FLOOR - SUITE 1900

3,457 SF

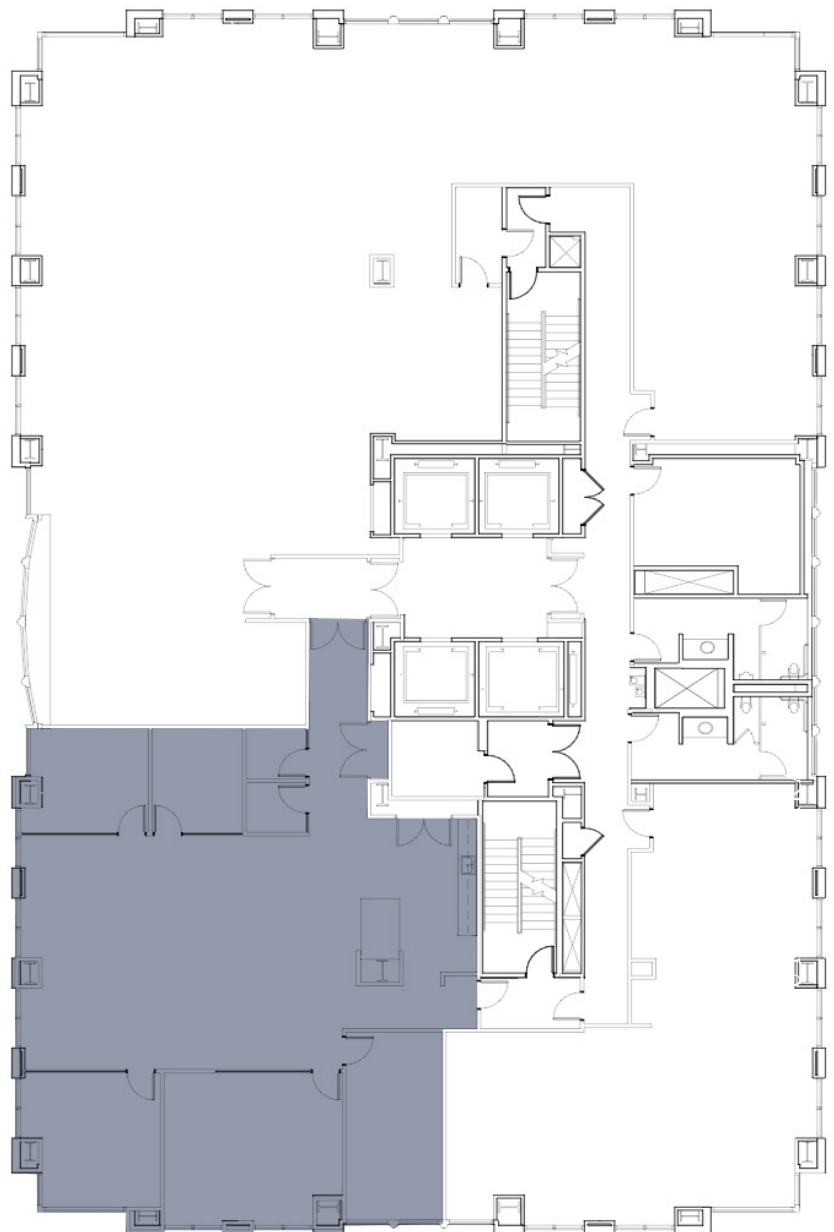
AVAILABLE 3/1/25

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





18TH FLOOR - SUITE 1800

14,142 SF

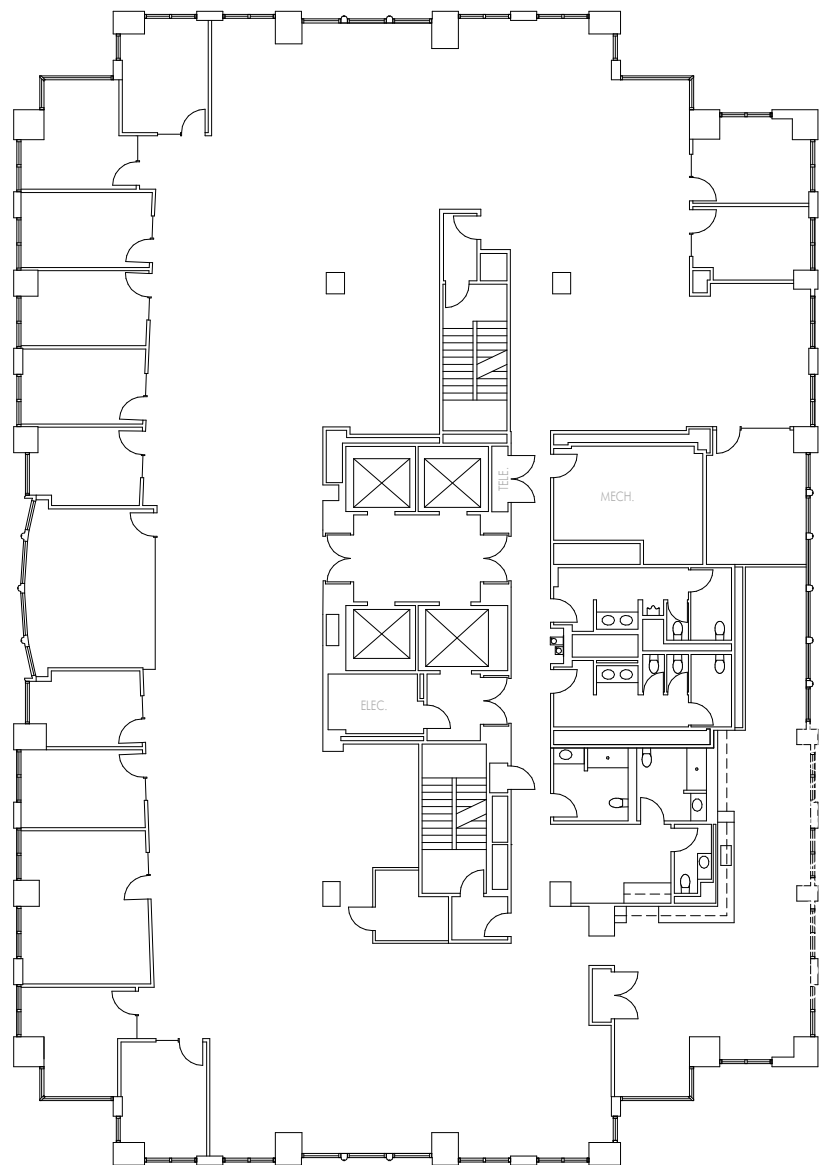
AVAILABLE 10/1/25

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- 2 large conference rooms, 12 private office/meeting rooms, large kitchen, production area, 3 added unisex restrooms and open space for workstations

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SECOND STREET





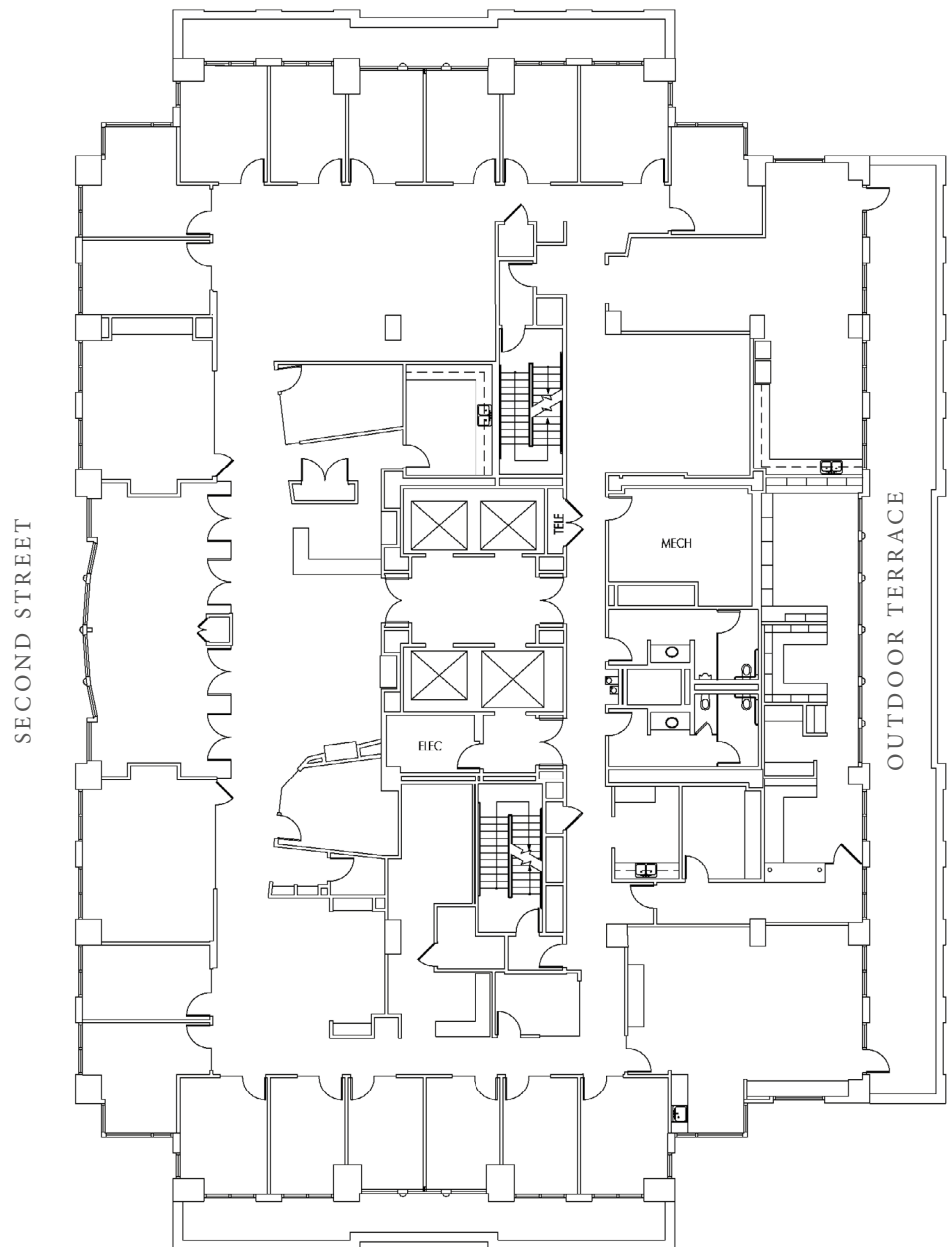
17TH FLOOR - SUITE 1700

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

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16TH FLOOR - SUITE 1600

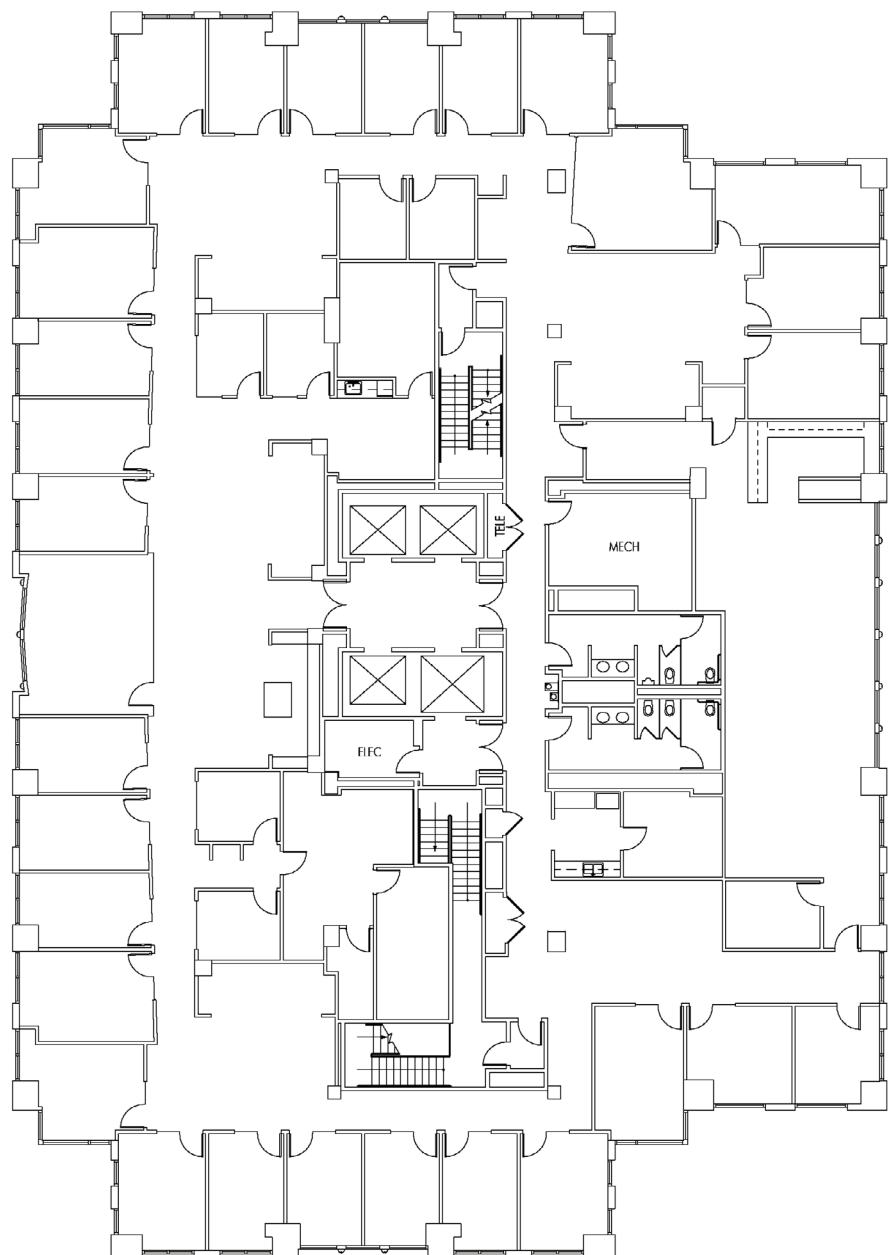
16,070 SF
AVAILABLE NOW

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

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SECOND STREET



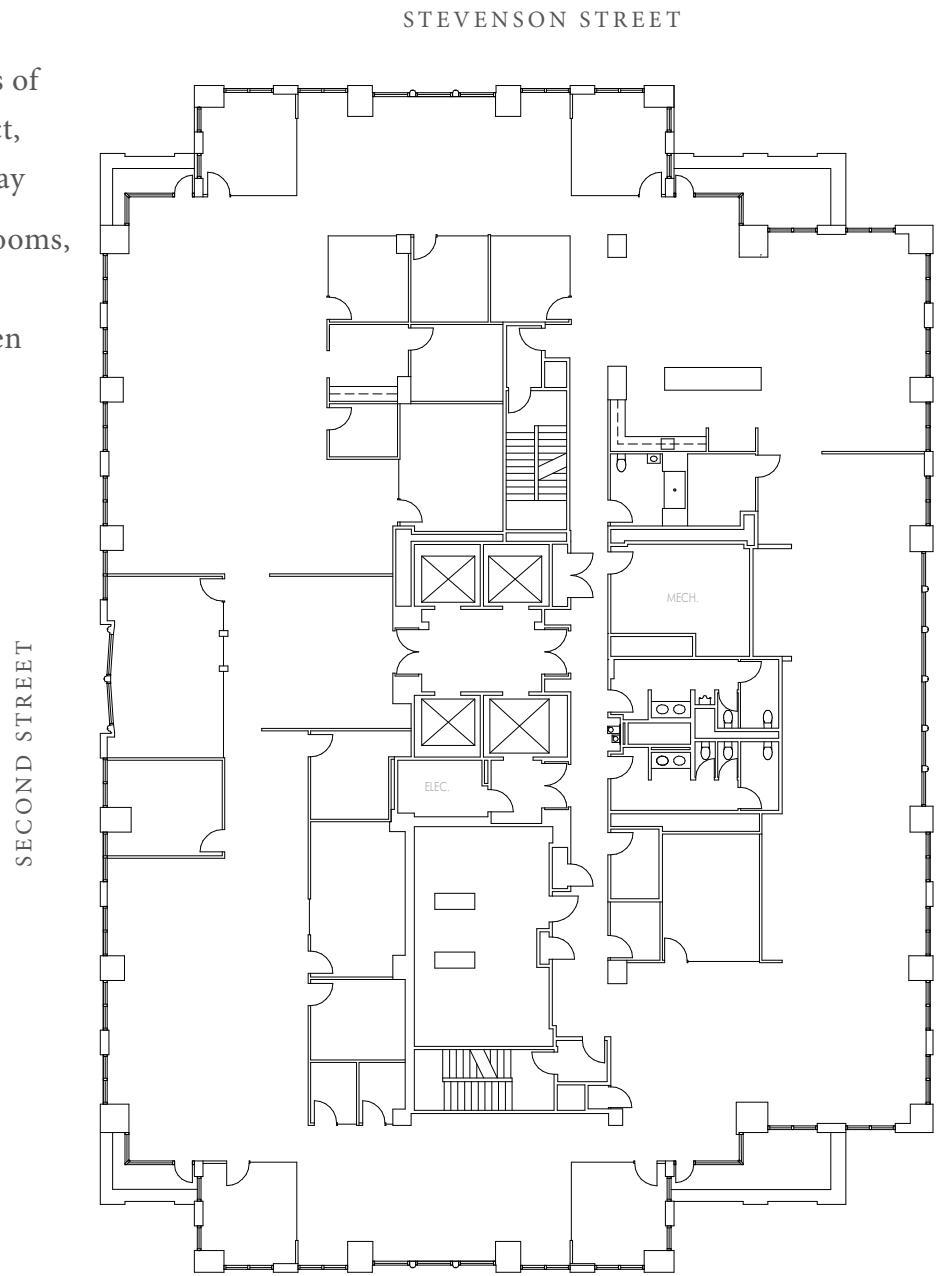


15TH FLOOR - SUITE 1500

16,121 SF
AVAILABLE NOW

AS-BUILT PLAN

- Full floor opportunity with views of Nob Hill, South Financial District, Oracle Park and San Francisco Bay
- 4 conference rooms, 9 meeting rooms, 3 phone rooms, large kitchen, 1 added unisex restroom and open space for workstations





5TH FLOOR - SUITE 500

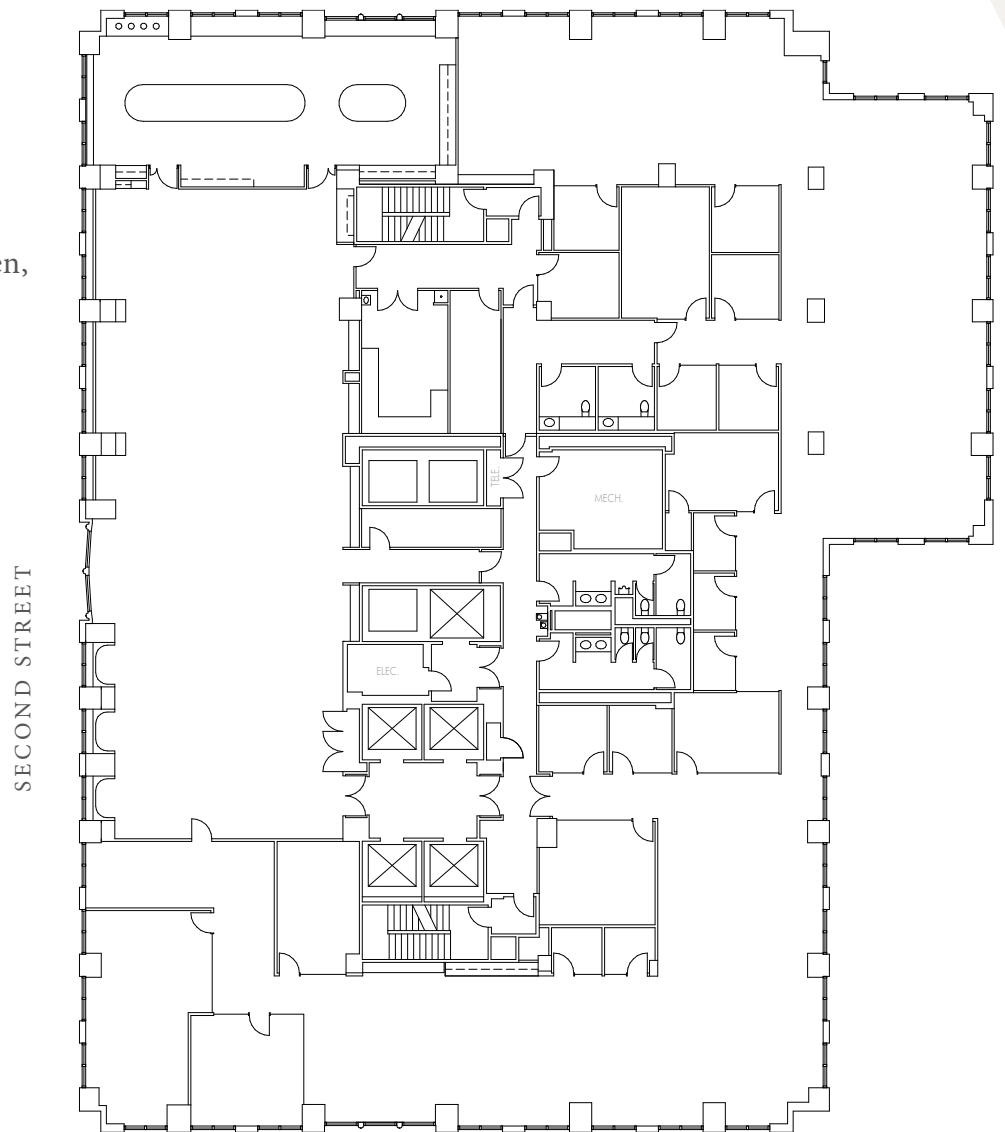
20,436 RSF

AVAILABLE 10/1/25

AS-BUILT PLAN

- Highly creative full floor opportunity
- 5 large conference rooms, 7 meeting rooms, 5 call rooms, 2 additional gender-neutral restrooms, large all-hands kitchen, copy/print and open area for workstations

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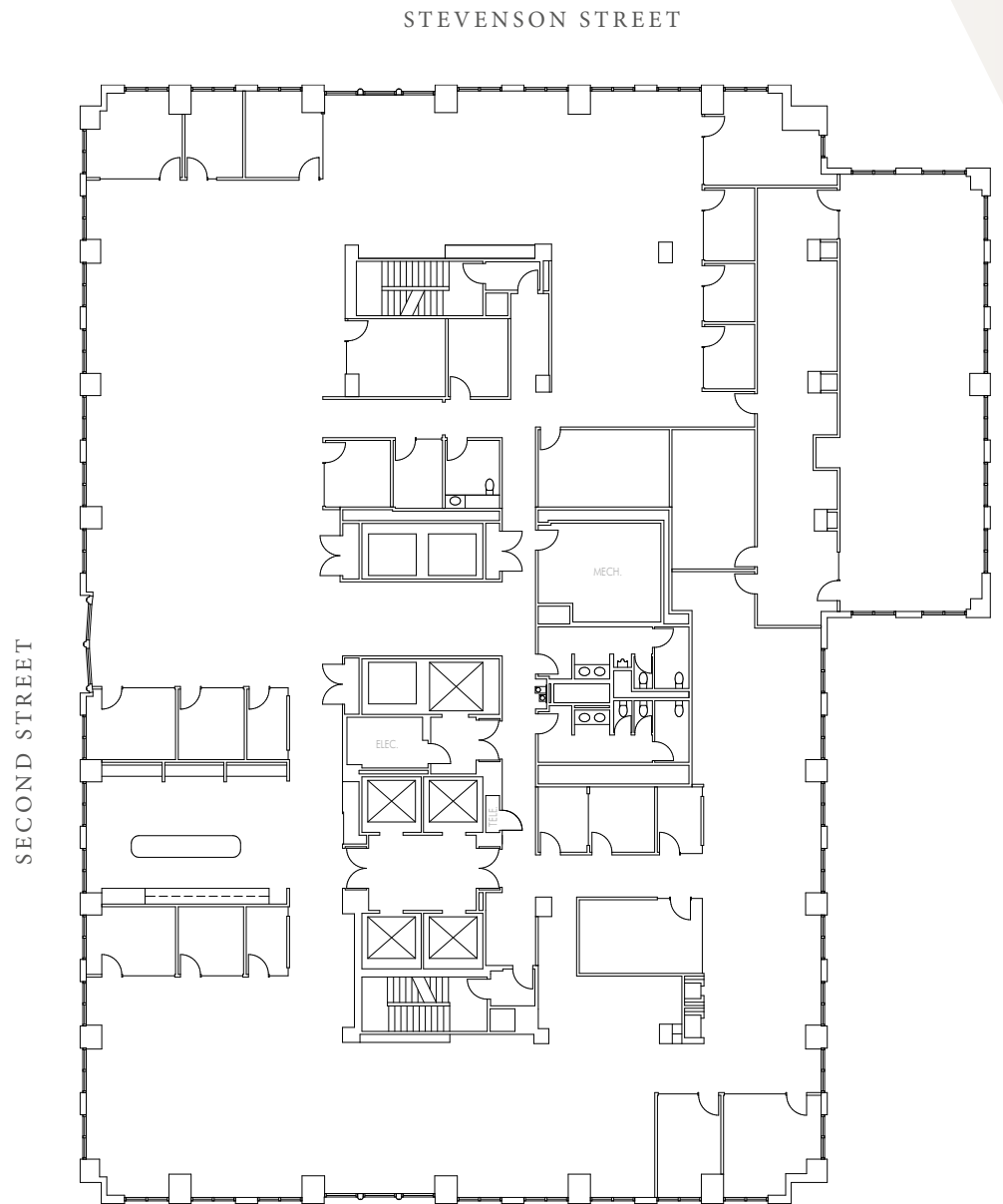
4TH FLOOR - SUITE 400

20,436 RSF

AVAILABLE 10/1/25

AS-BUILT PLAN

- Highly creative full floor opportunity
- Large training room, 14 conference rooms, 6 phone rooms, 1 additional gender-neutral restroom, kitchen, copy/print and open area for workstations





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

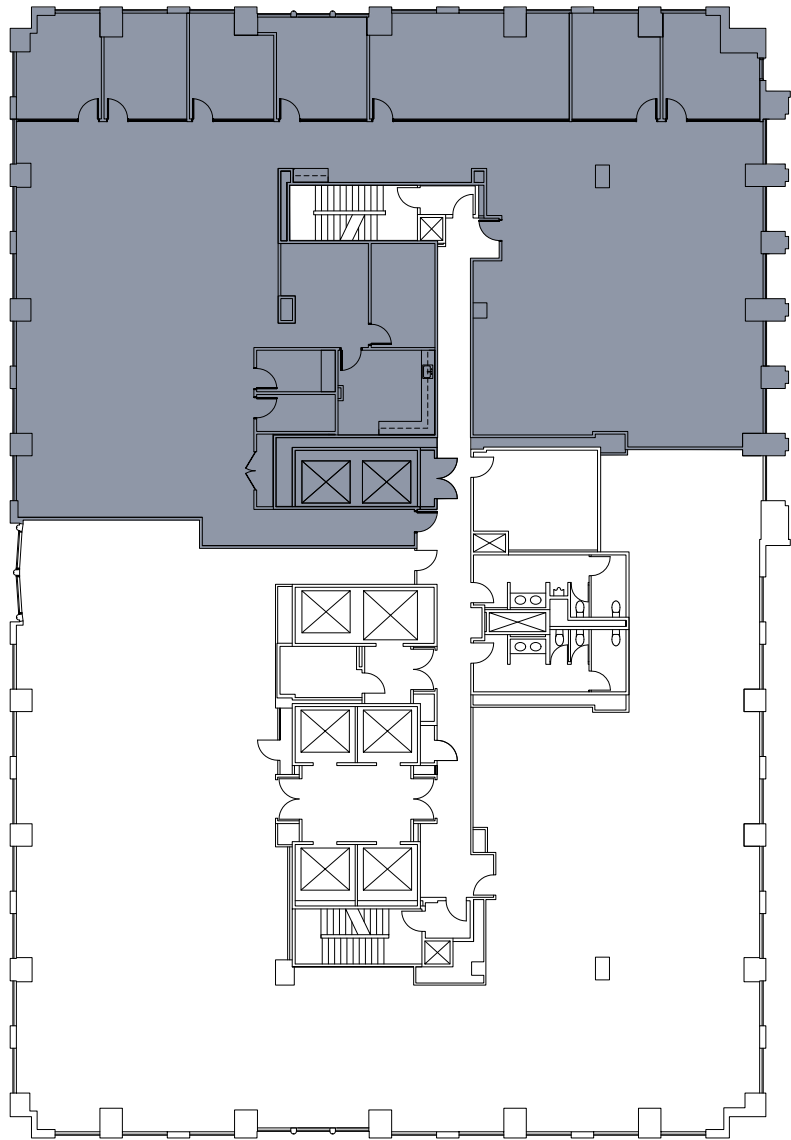
TAKE THE



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3RD FLOOR - SUITE 300

9,759 SF
AVAILABLE NOW

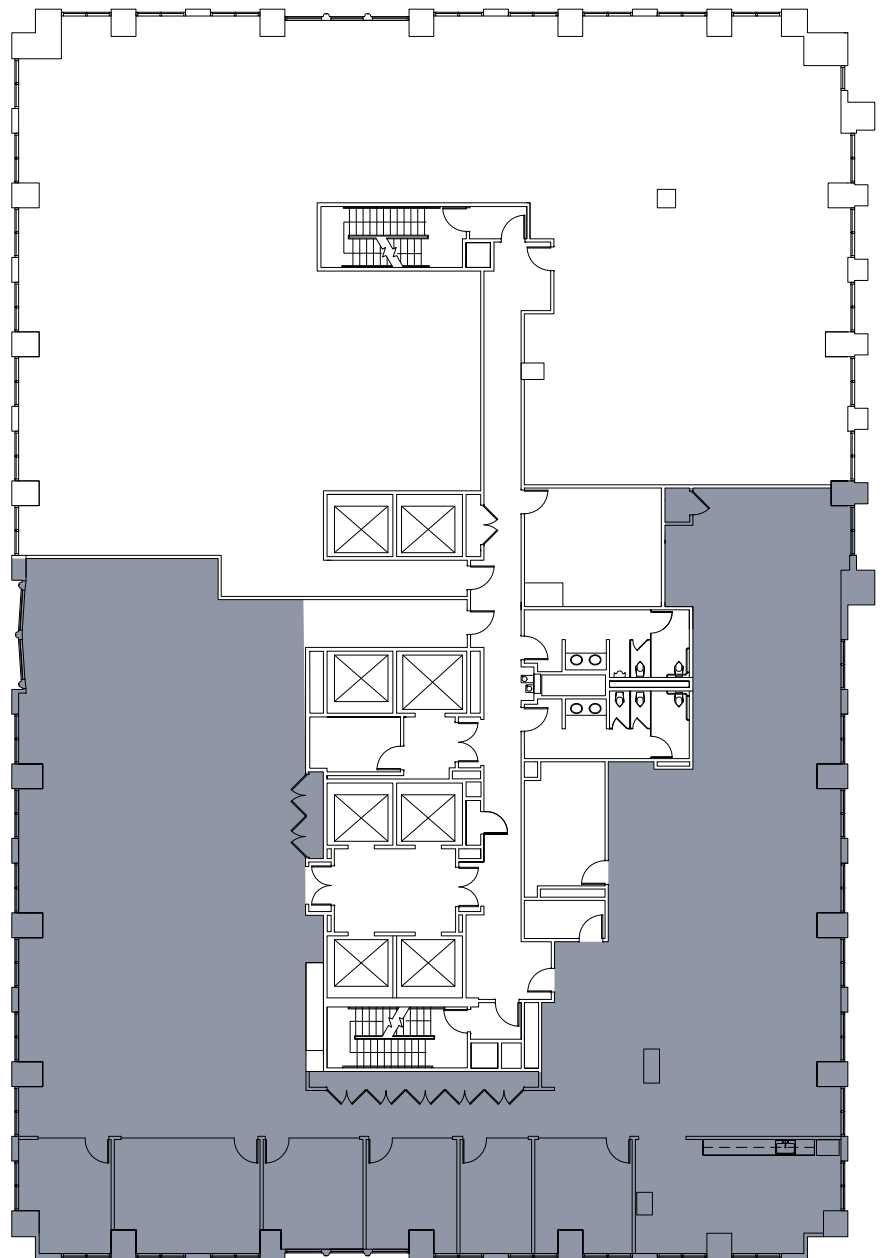
AS-BUILT PLAN

- 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

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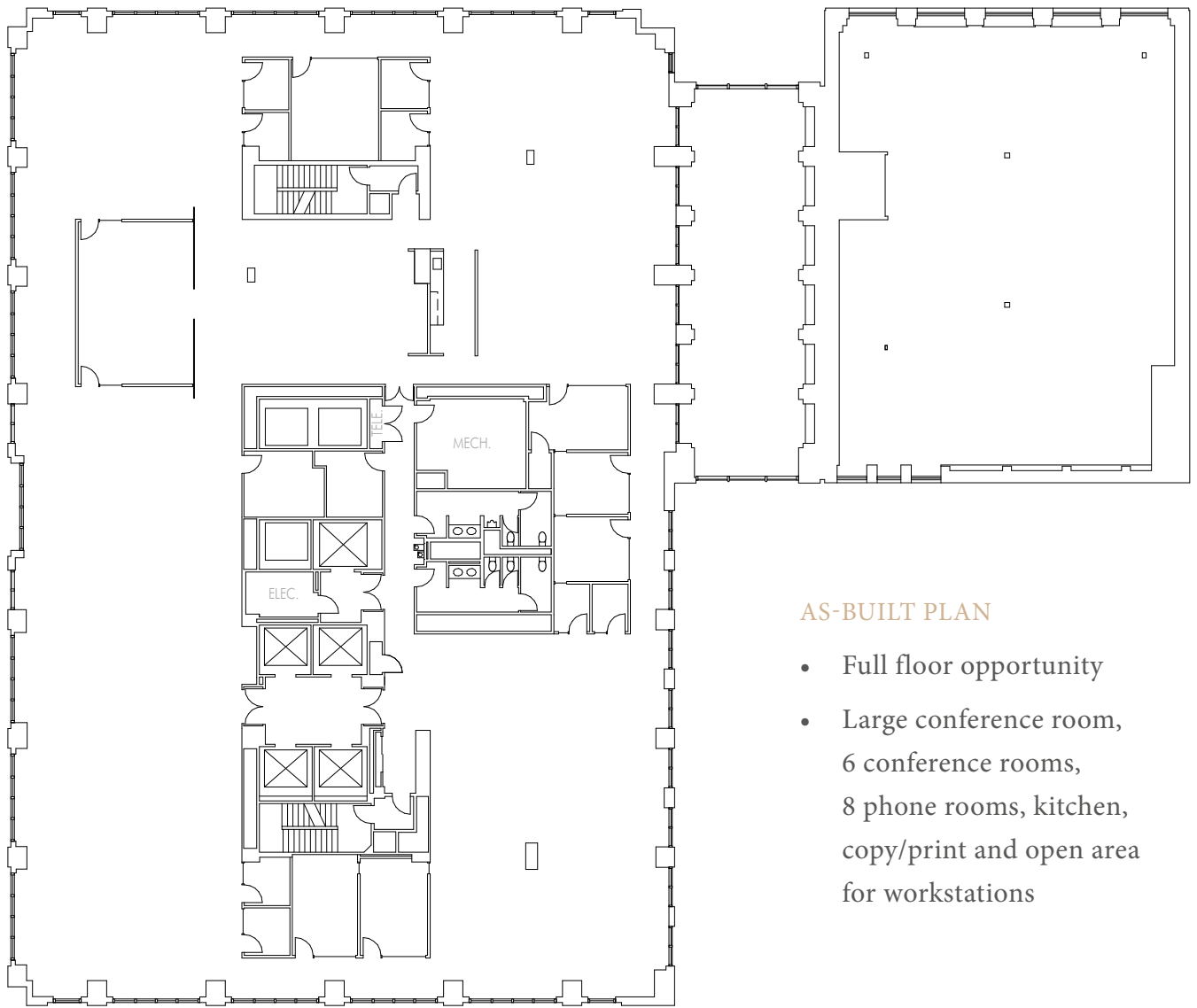
2ND FLOOR - SUITE 200

18,783 RSF

AVAILABLE 10/1/25

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AS-BUILT PLAN

- Full floor opportunity
- Large conference room, 6 conference rooms, 8 phone rooms, kitchen, copy/print and open area for workstations



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