



22 FOURTH

# pacific place

22 4TH STREET,  
SAN FRANCISCO,  
CALIFORNIA 94103



# Welcome to tomorrow's workplace, an intersection of inspiration, convenience, and efficiency

## The Bay Area at your Doorstep

Central location with seamless access to all forms of public transportation

## Surrounded by San Francisco's Best Amenities

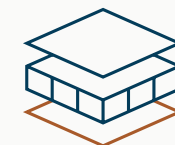
Downtown San Francisco's major cultural and entertainment hub

## Dollars and Sense

Efficient, high occupancy floors with room to grow

### Building Highlights

The 22 4th Street tower at Pacific Place is optimally located between the bustling Union Square and Yerba Buena business districts. Up to 33,000 rentable square feet are available on the top three floors of the building, which feature private roof decks, expansive city views, abundant natural light, and creative finishes throughout. Floors 3-12 are available independently or up to a 157,000 RSF contiguous block



Efficient floor plates  
and easily configured  
side core design



Centrally located  
between Union Square,  
SOMA, and Yerba Buena



Cafe in lobby



LEED Gold  
Certification-Pending



Easy access to BART,  
MUNI, ferries and  
highways 101 and 280



On site parking  
garage



Energy Star  
Certification



Secure bike storage  
and fix-it station

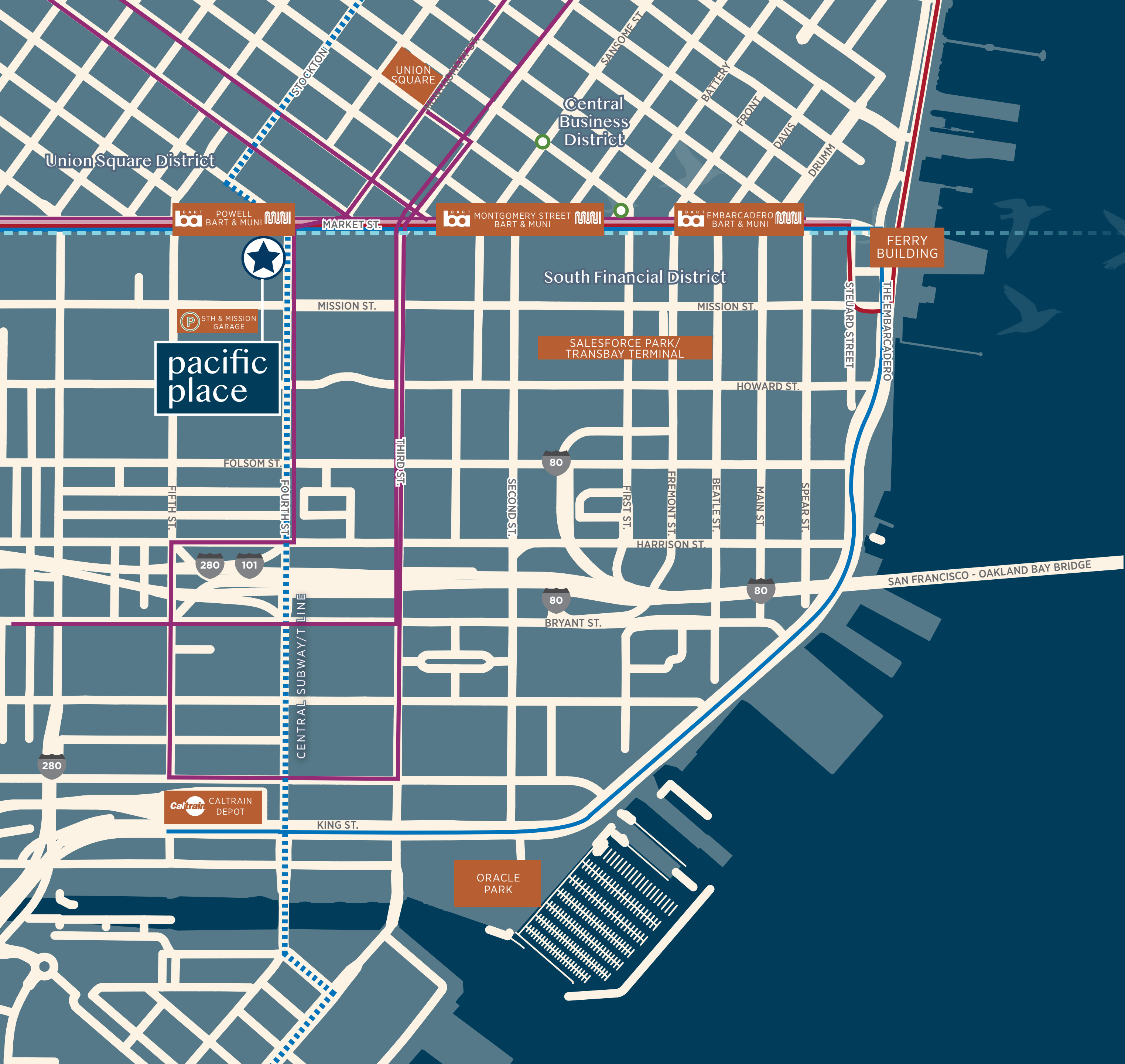


24/7 Security



On-Site Dog Run





# The Bay Area at your Doorstep



Walk Score  
**99**



Transit Score  
**100**

## Bart

Richmond, Antioch, Dublin/  
Pleasanton, Fremont, Daly City,  
Milbrae, SFO line  
12 MINS WALK

## Muni

- Local Bus 1, 5, 6, 9, 21, 38, 45, 71  
1 MINS WALK
- F line (streetcar)  
11 MINS WALK
- MUNI Metro J, K, L, M, N lines  
6 MINS WALK
- Central Subway - MUNI Metro T line  
12 MINS WALK

## Vehicle



Dedicated Onsite Parking Garage with EV  
Charging Stations



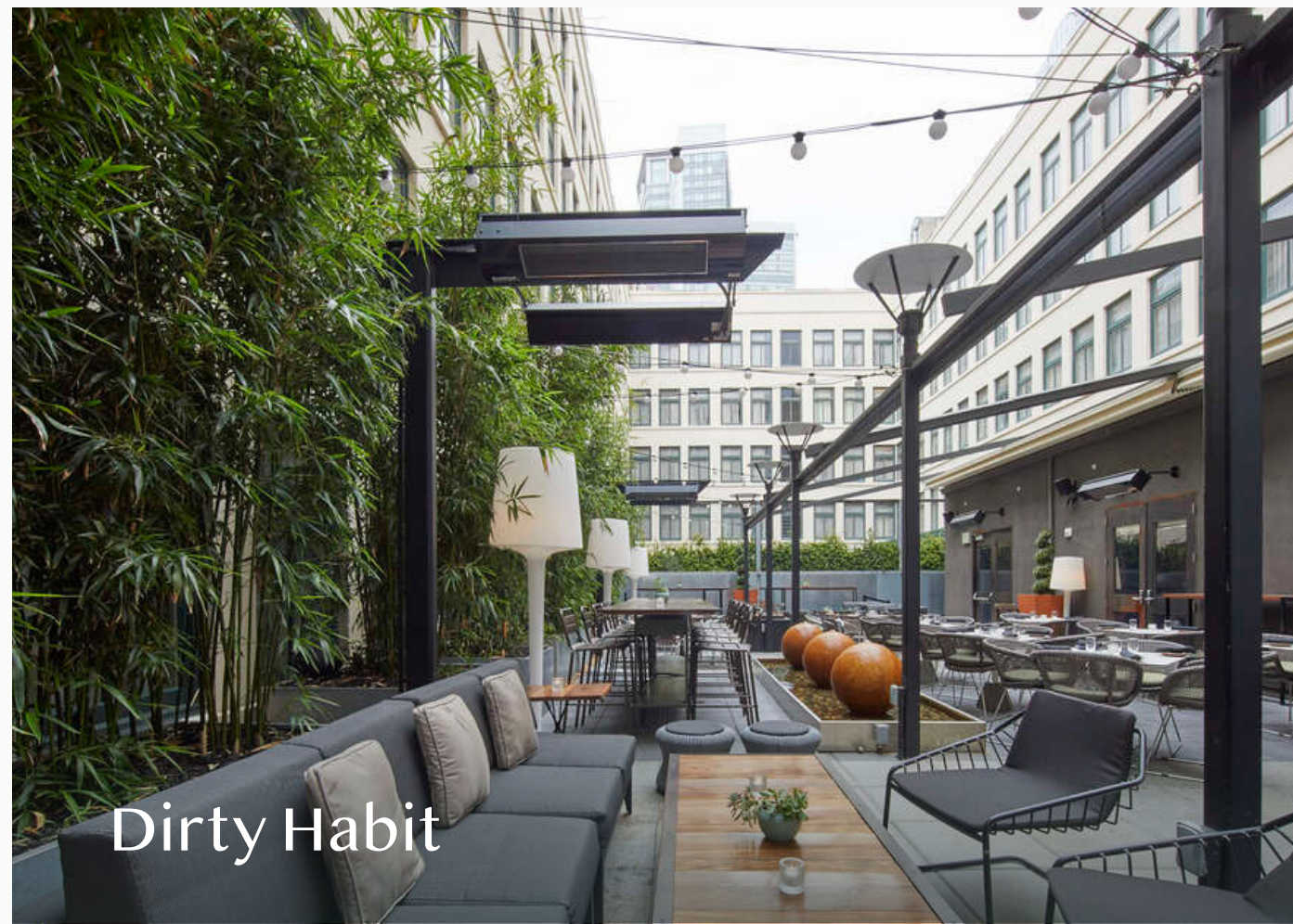
notable neighborhood tenants



Chotto Matte



Yerba Buena Gardens



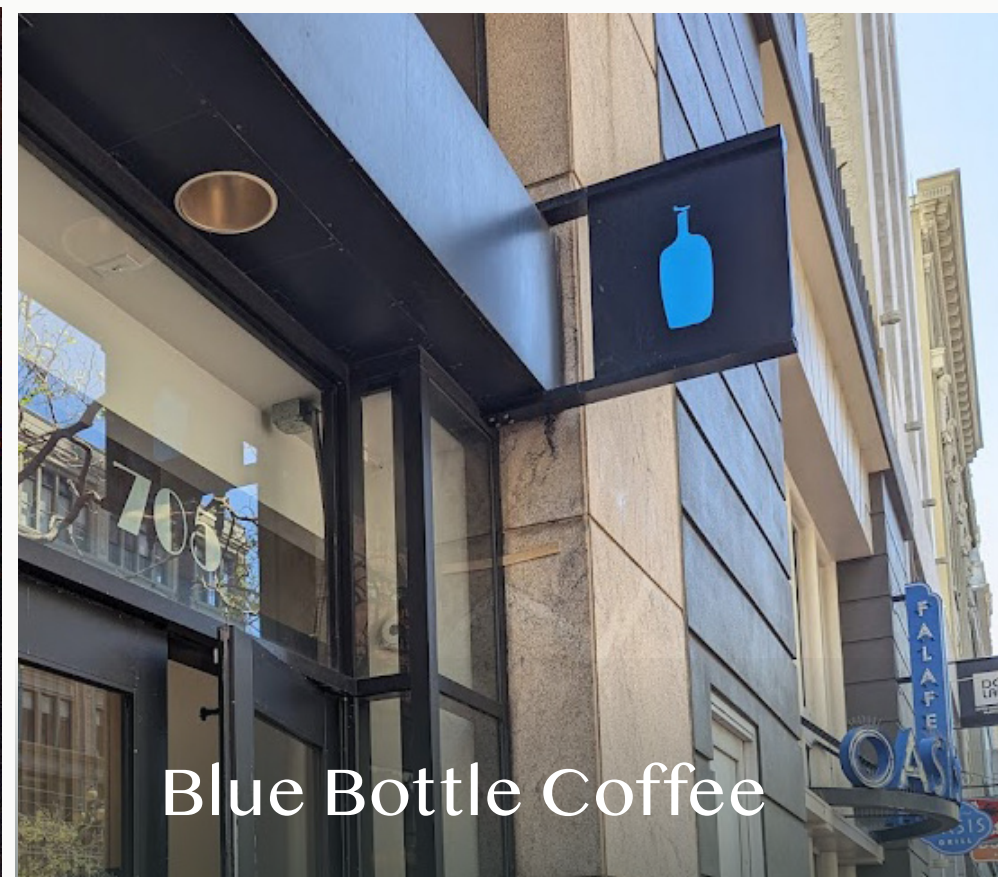
Dirty Habit



Steps from Union Square



Westfield Mall Foodcourt



Blue Bottle Coffee



SF MOMA Museum

# Surrounded by San Francisco's Best Amenities



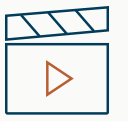
Restaurants

50+



Coffee Shops

30+



Theatres

10+



Retail Stores

200+



Hotels

20+



Fitness Centers

14





# Availabilities

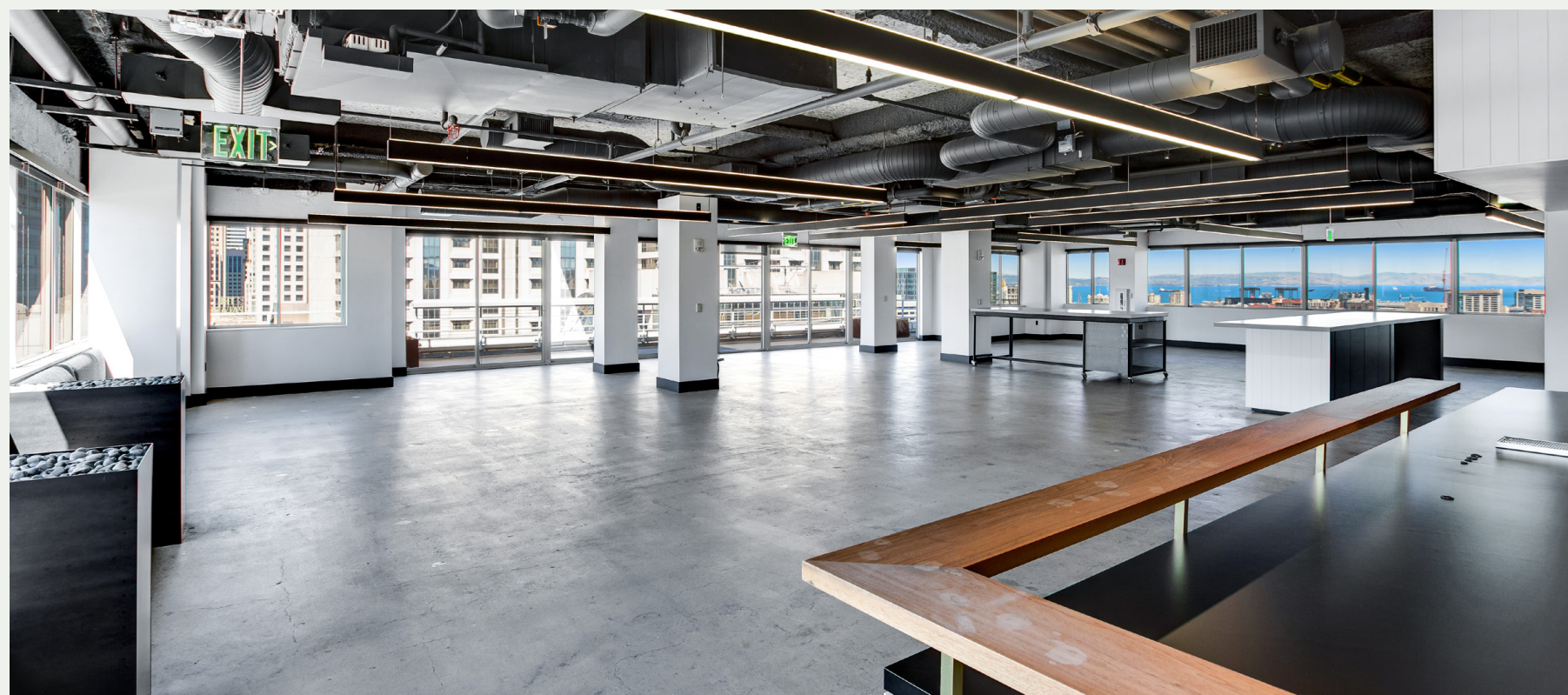
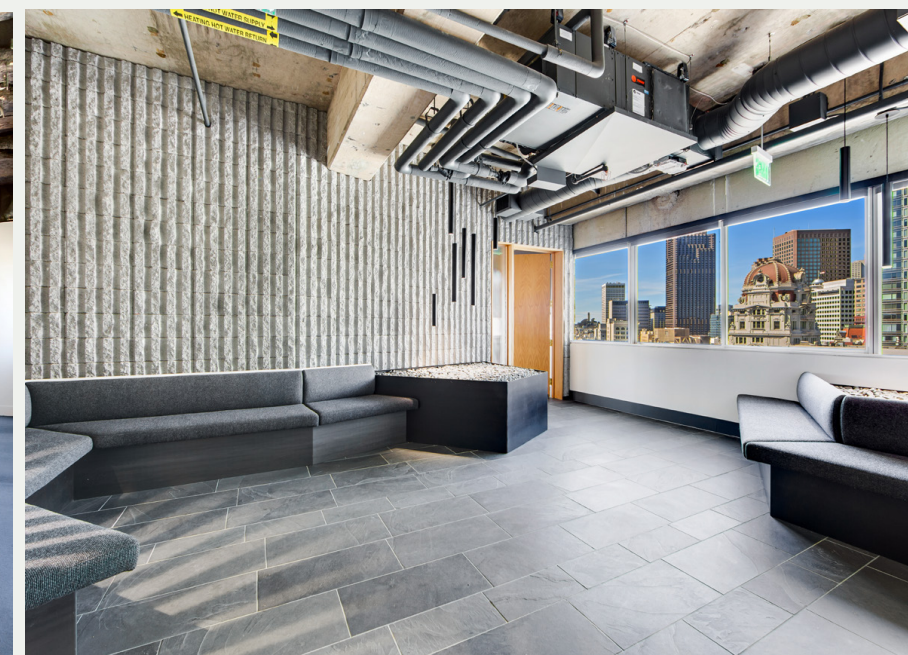
 Click on the suite number  
to view the floor plan



INTERCONNECTING STAIRWELL









CBRE

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