

# LIGHTHOUSE BUILDING

*±14,000 - ±100,000 RSF of  
Contiguous Office Space Available for  
Lease in San Francisco's Civic Center*

1155 MARKET STREET, SAN FRANCISCO, CA, 94103

1155MARKET.COM

**km** Kidder  
Mathews



LIGHTHOUSE BUILDING

# AMENITIES FOR THE MODERN WORKSPACE



±100,000 RSF  
LARGE BLOCK



CLASS A  
OFFICE BUILDING



24/7 ON-SITE  
SECURITY



PARKING AVAILABLE  
ON-SITE



SHOWERS



BIKE STORAGE



CIVIC CENTER BART  
STATION OUT FRONT



SEVERAL ENSUITE  
OPEN PATIOS



FULL HVAC



ON-SITE ENGINEER

AVAILABLE FOR LEASE

KIDDER MATHEWS

# LIGHTHOUSE BUILDING



*With a convenient downtown San Francisco location, the Lighthouse Building is an excellent option for employers looking to be at the heart of Civic Center.*

100

TRANSIT SCORE

98

WALK SCORE

24/7

SECURITY

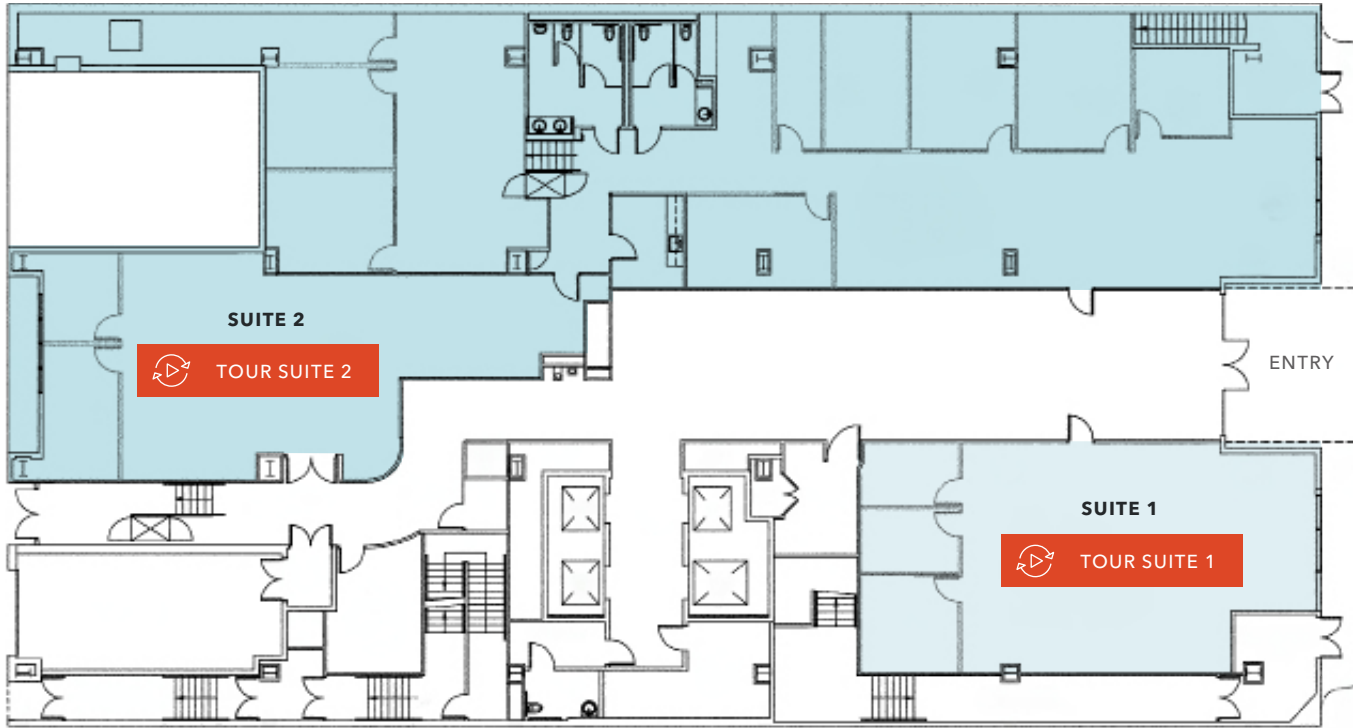
14

PARKING SPACES

ADDRESS	1155 Market St, San Francisco, CA, 94103
YEAR BUILT	1983
RENTABLE BUILDING AREA	±103,151 RSF
STORAGE	Bike storage and showers
ELEVATORS	4
SPRINKLERS	Yes
PARKING RATIO	0.15/1,000 PSF
PARCEL NUMBER	3702-820



# GROUND FLOOR PLAN



*±1,620 SF*

SUITE 1

*±6,498 SF*

SUITE 2

*NEGOTIABLE*

LEASE RATE (SF/YR)

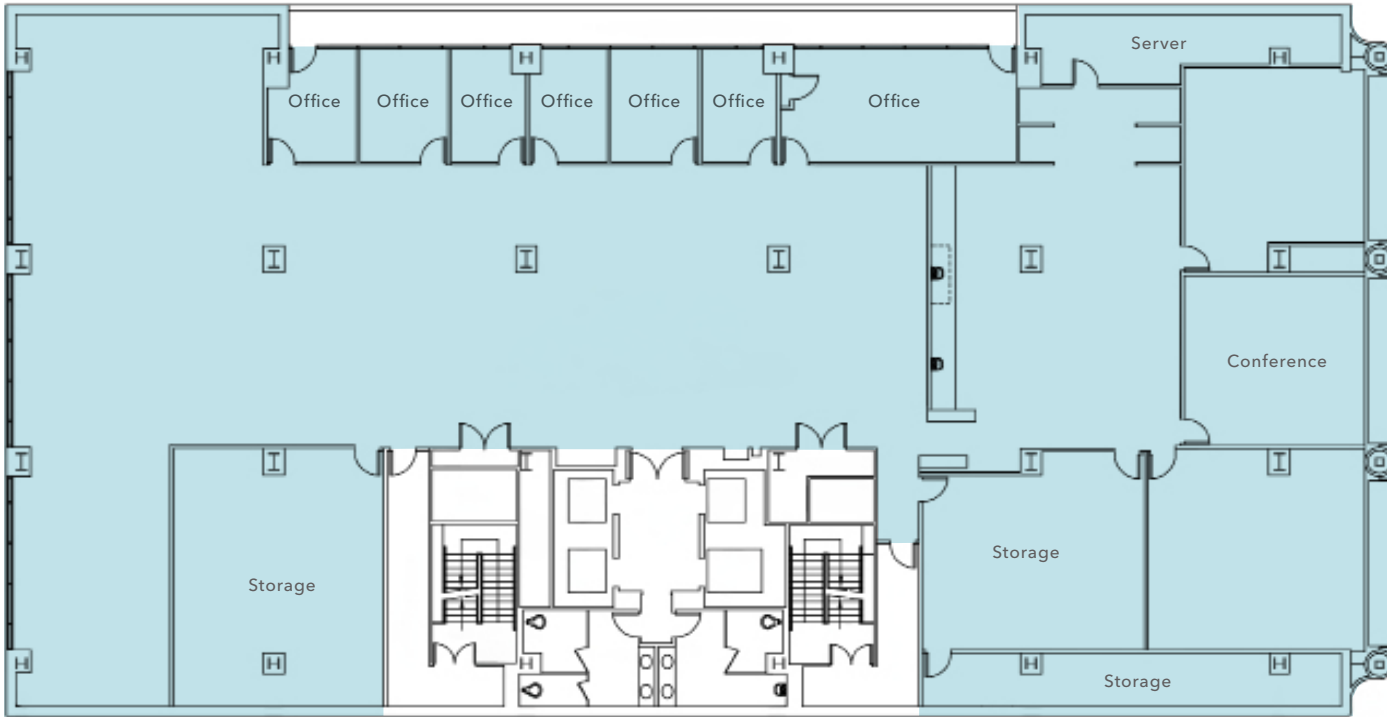
*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



# SECOND FLOOR PLAN



*±14,945 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

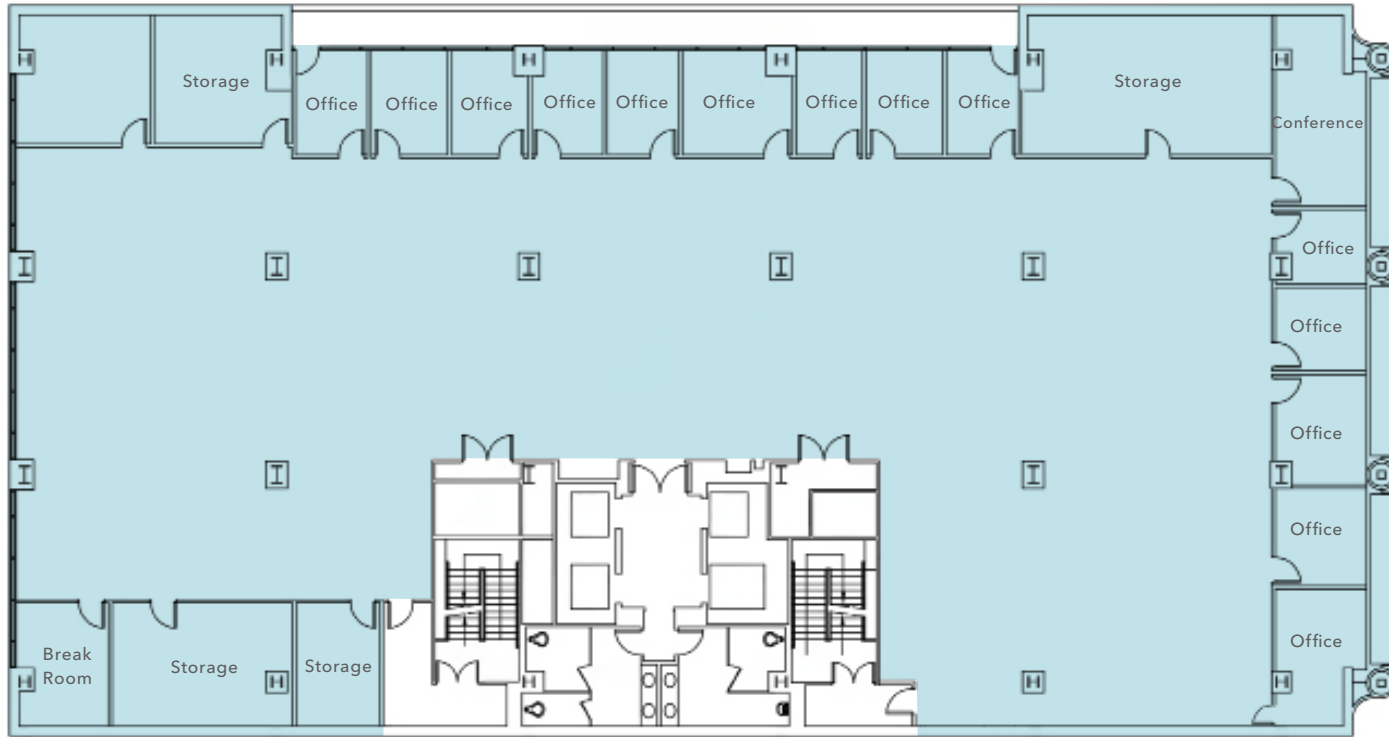
*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



# THIRD FLOOR PLAN



*±14,473 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

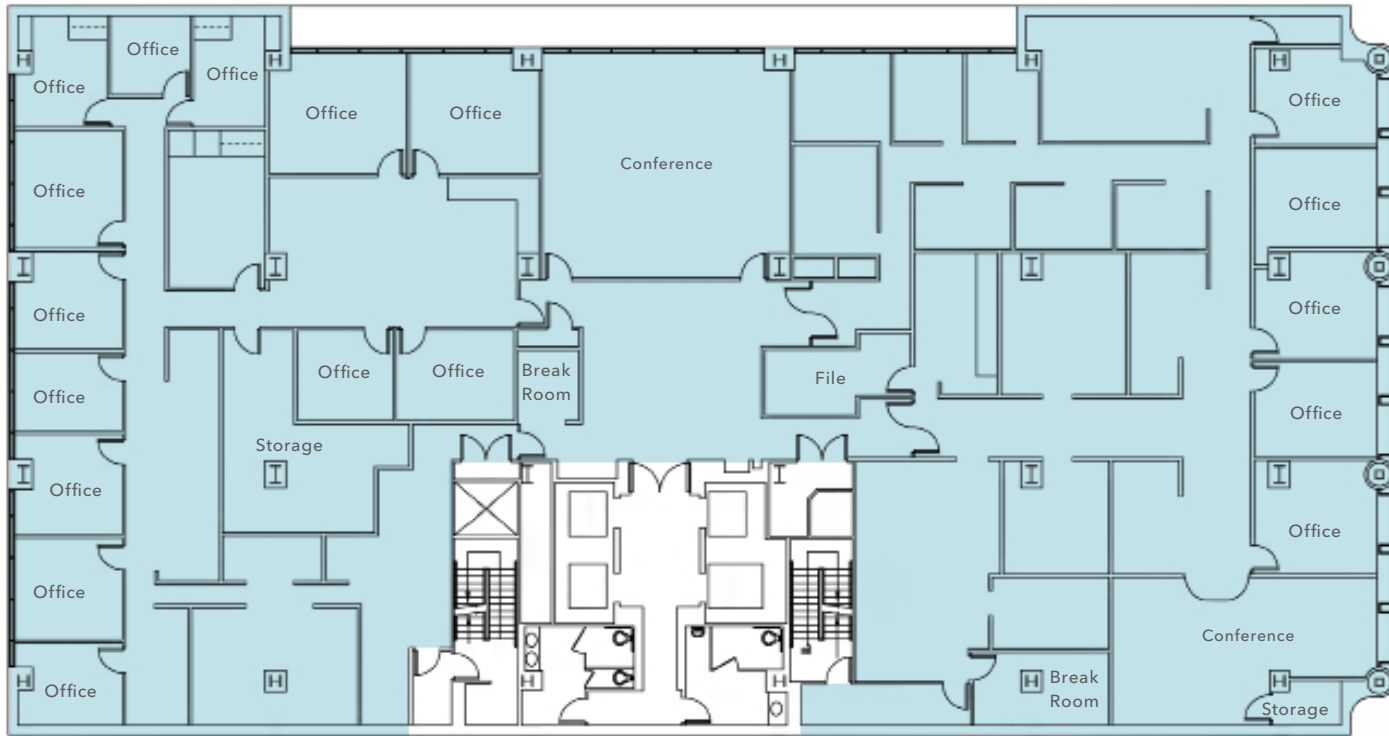
*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



# FOURTH FLOOR PLAN



*±14,659 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

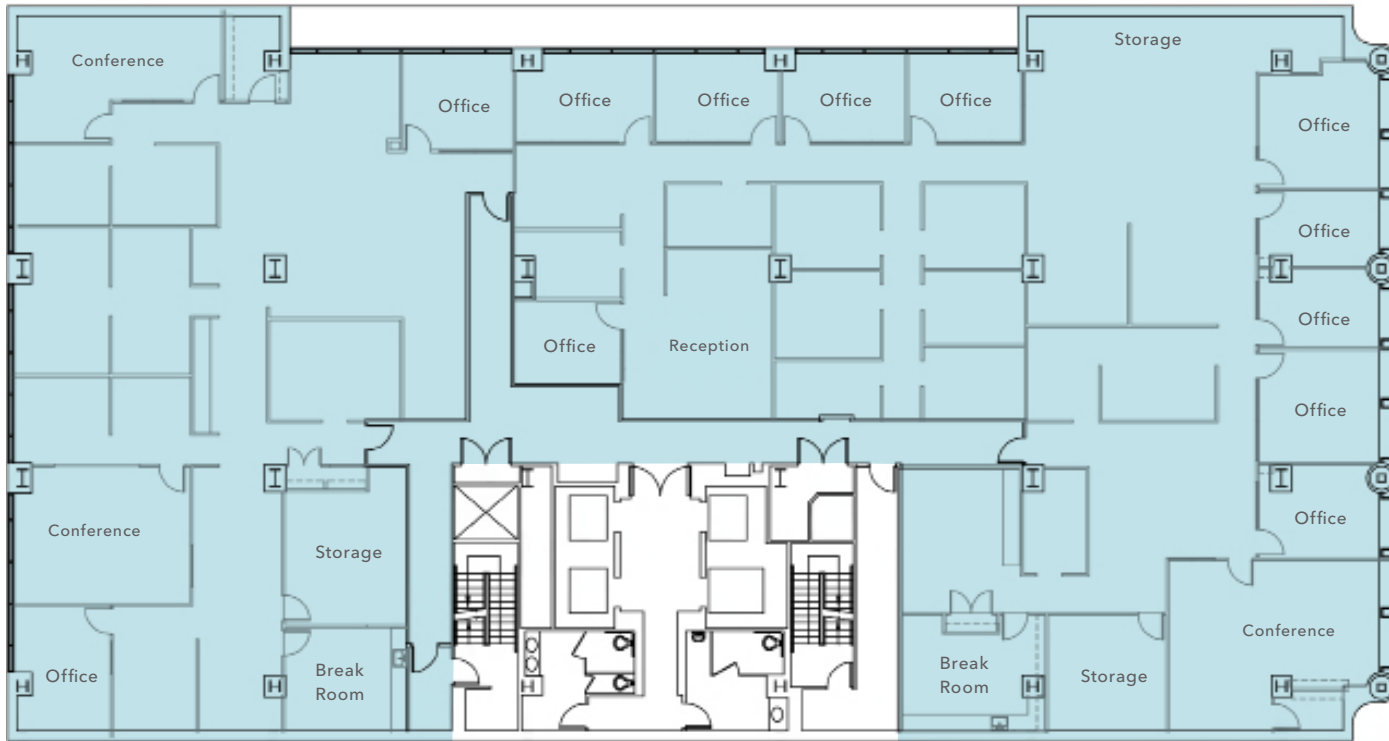
*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



# FIFTH FLOOR PLAN



*±14,659 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

*NOW*

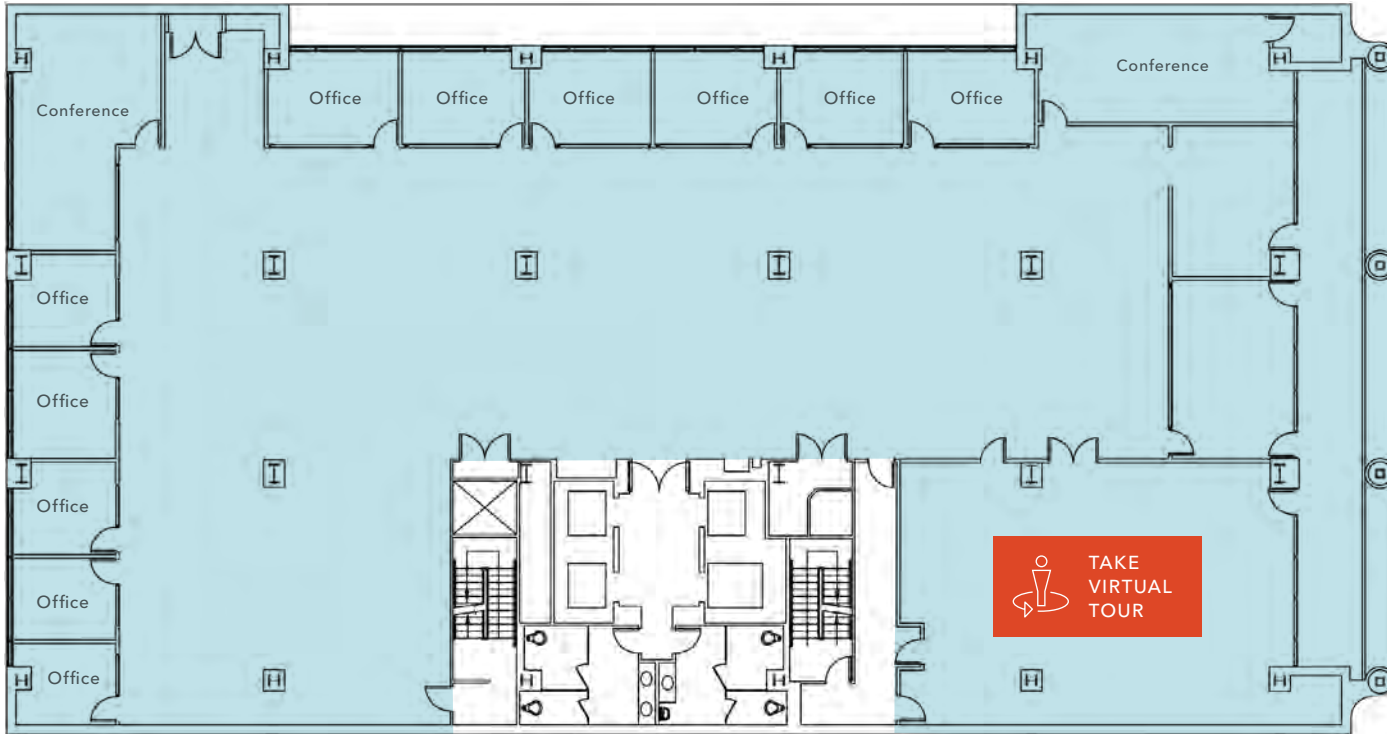
AVAILABLE

FLOOR PLAN NOT TO SCALE





# SIXTH FLOOR PLAN



*±14,350 SF*

AVAILABLE

*DIVISIBLE TO  
±5,000 SF*

*NEGOTIABLE*

LEASE RATE (SF/YR)

*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE





SIXTH FLOOR KITCHEN





SIXTH FLOOR OFFICE SPACE



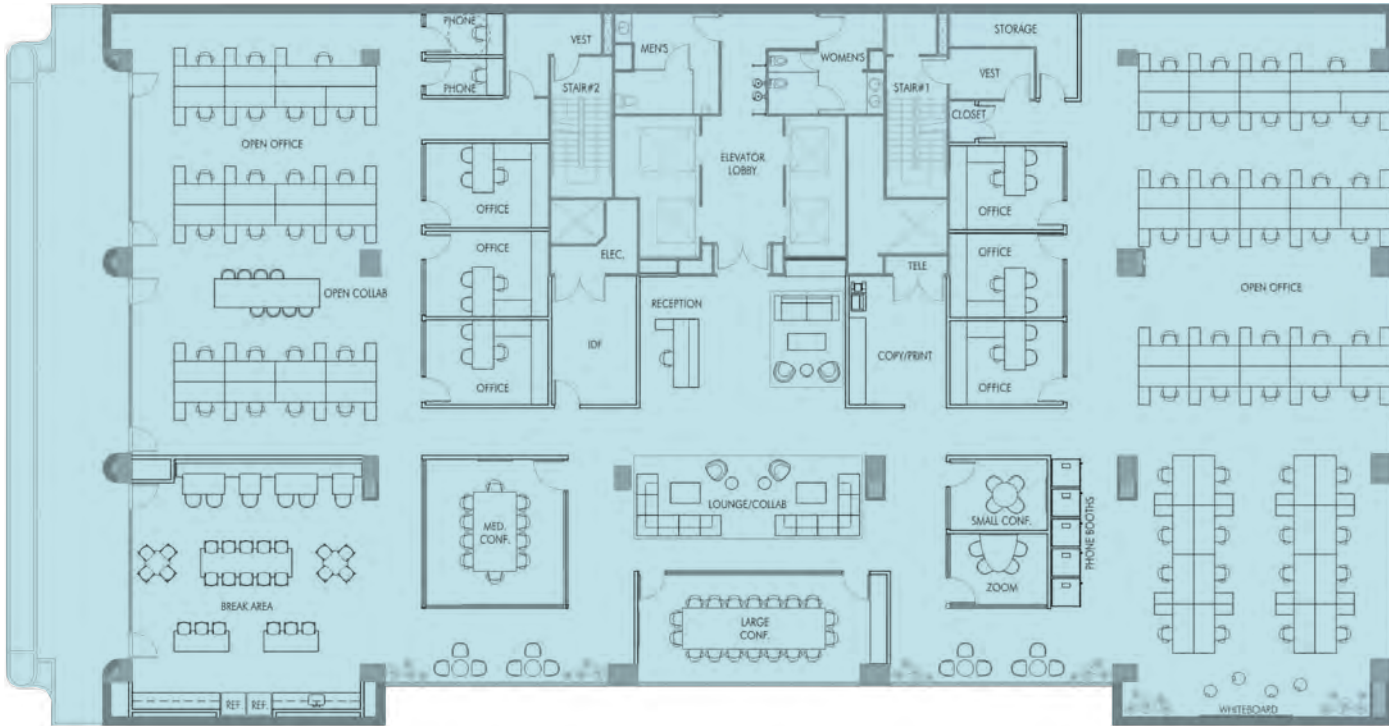
LIGHTHOUSE BUILDING



SIXTH FLOOR



# SEVENTH FLOOR - CREATIVE SPACE PLAN



*±14,350 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

*NOW*

AVAILABLE

\*HYPOTHETICAL\* FLOOR PLAN NOT TO SCALE





LIGHTHOUSE BUILDING



# CREATIVE RENDERING

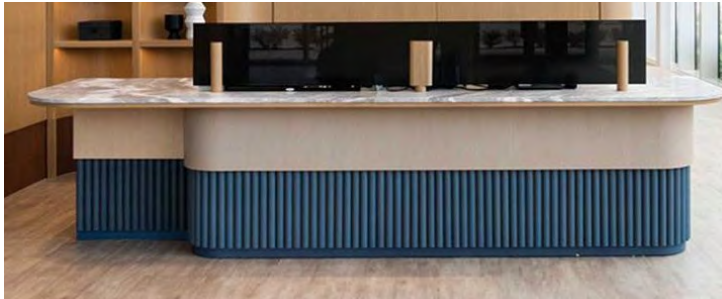
*Generous Tenant Improvement  
Package Available.*

AVAILABLE FOR LEASE

KIDDER MATHEWS



CREATIVE  
LOOK & FEEL





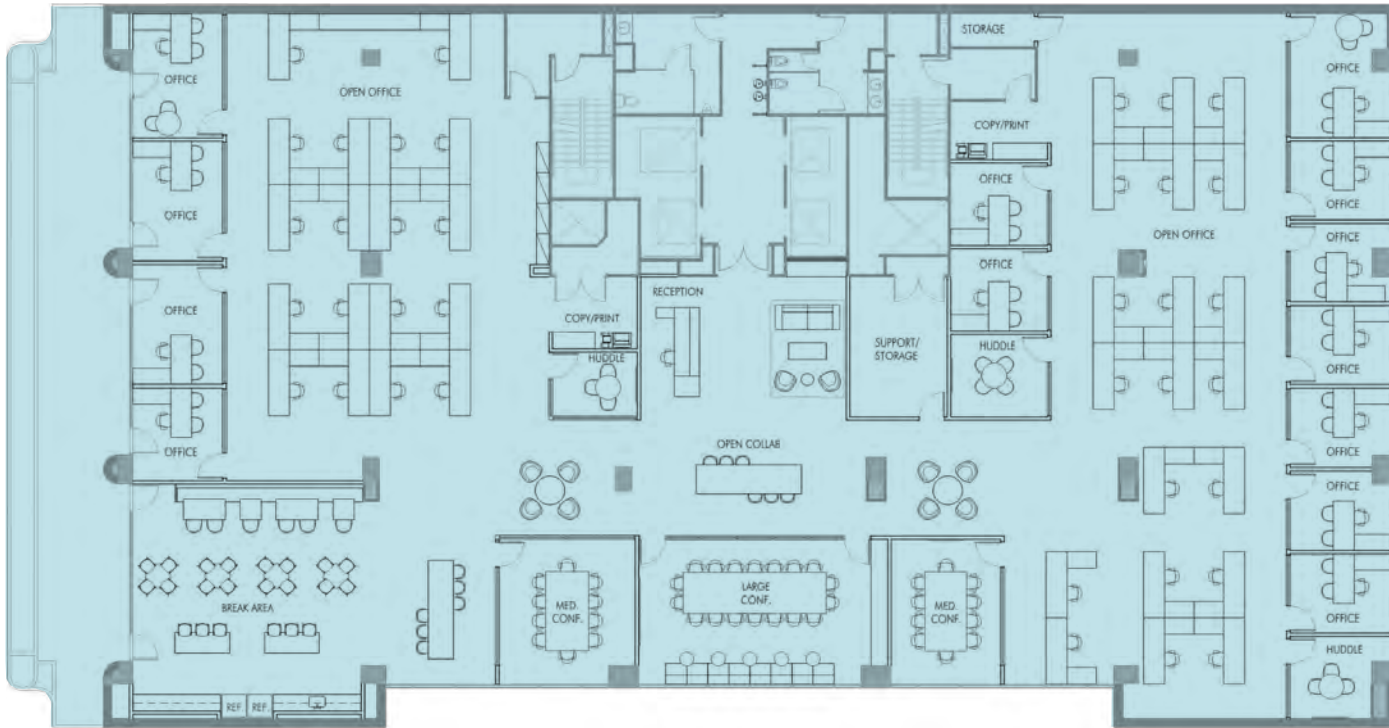




# CREATIVE - PRELIMINARY 3D VIEW



# SEVENTH FLOOR - PROFESSIONAL SPACE PLAN



*+14,350 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

*NOW*

AVAILABLE

\*HYPOTHETICAL\* FLOOR PLAN NOT TO SCALE



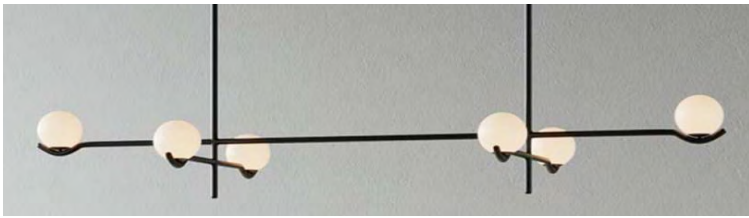


# PROFESSIONAL RENDERING

*Generous Tenant Improvement  
Package Available.*



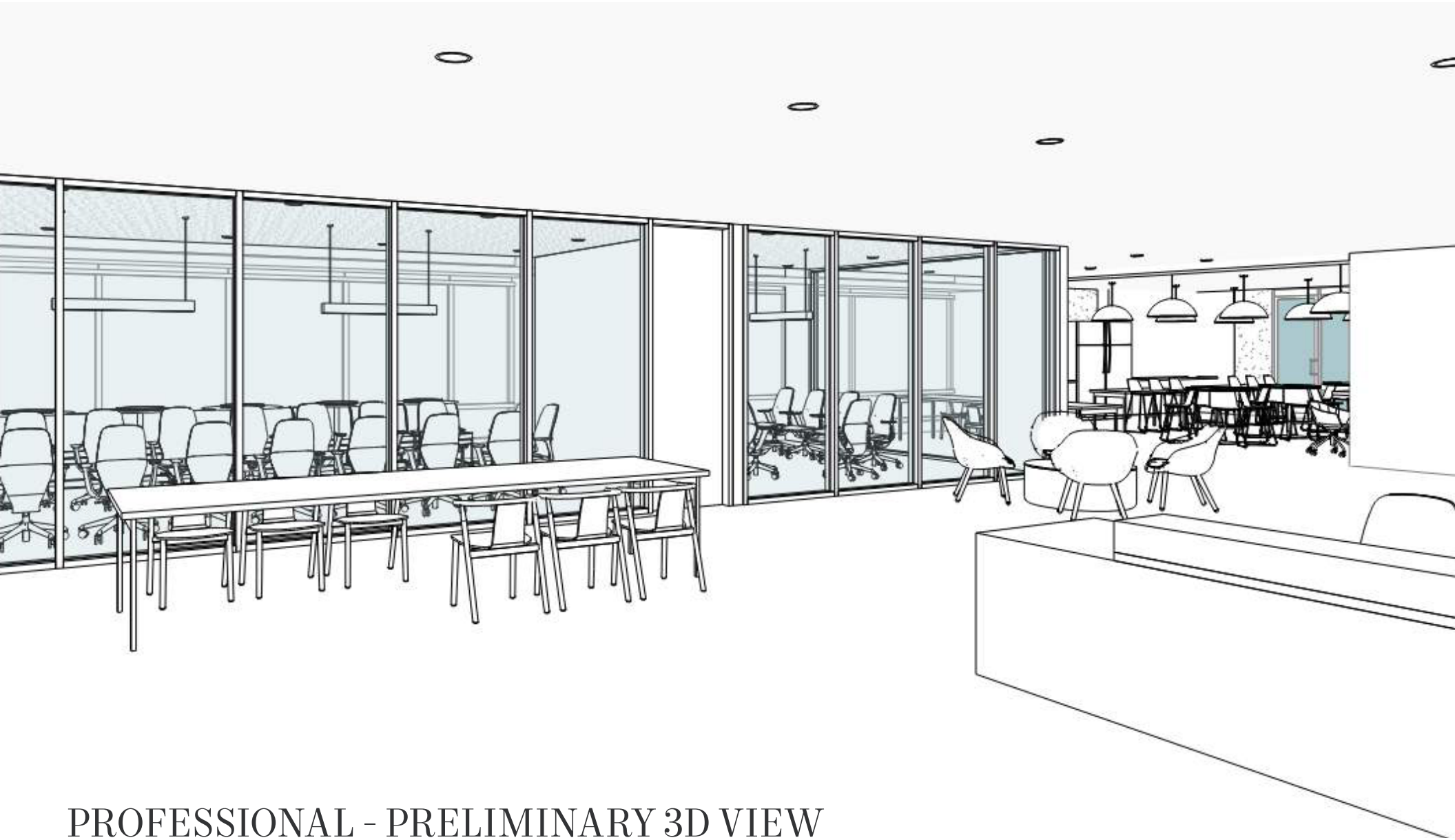
PROFESSIONAL  
LOOK & FEEL





PROFESSIONAL  
LOOK & FEEL

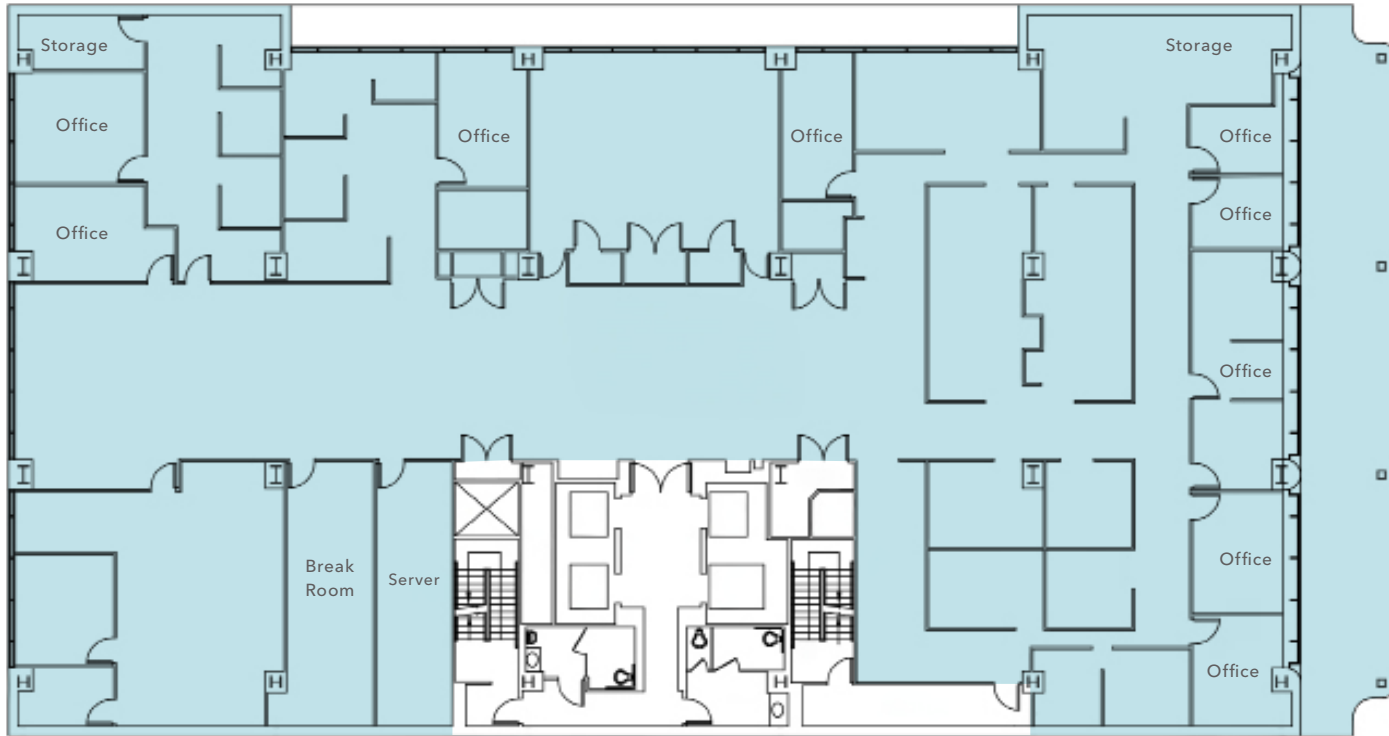




# PROFESSIONAL - PRELIMINARY 3D VIEW



# EIGHTH FLOOR PLAN



*±13,604 SF*

AVAILABLE

*NEGOTIABLE*

LEASE RATE (SF/YR)

*NOW*

AVAILABLE

FLOOR PLAN NOT TO SCALE



# HIGHLY-ACCESSIBLE LOCATION

*Strategically positioned on Market Street, just steps from Civic Center BART Station, offering unmatched accessibility and convenience.*

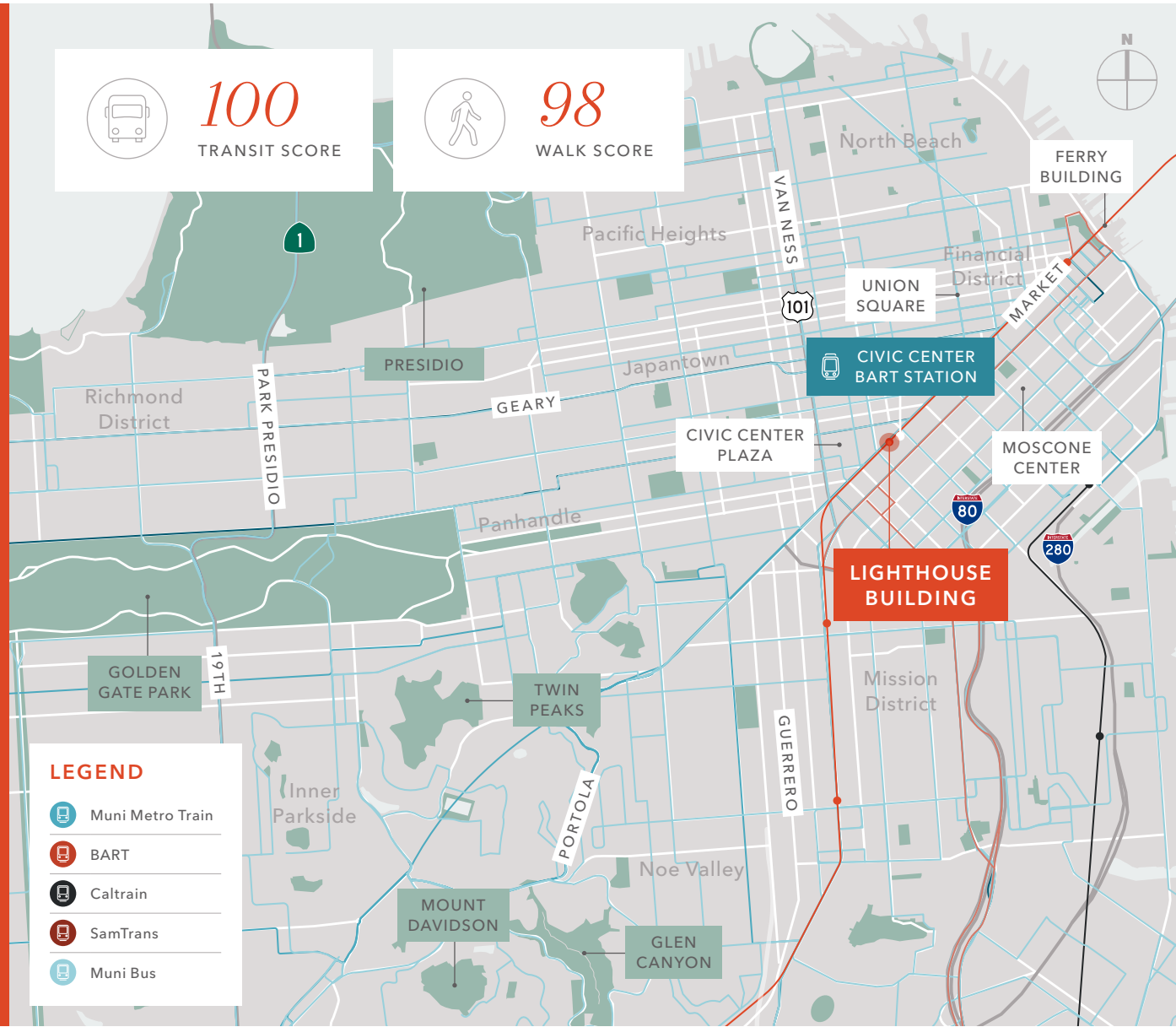
Close to Ferry Building, Union Square, Moscone Center, and Civic Center Plaza

Conveniently located near major junctions of Highway 101, Highway 280, and I-80

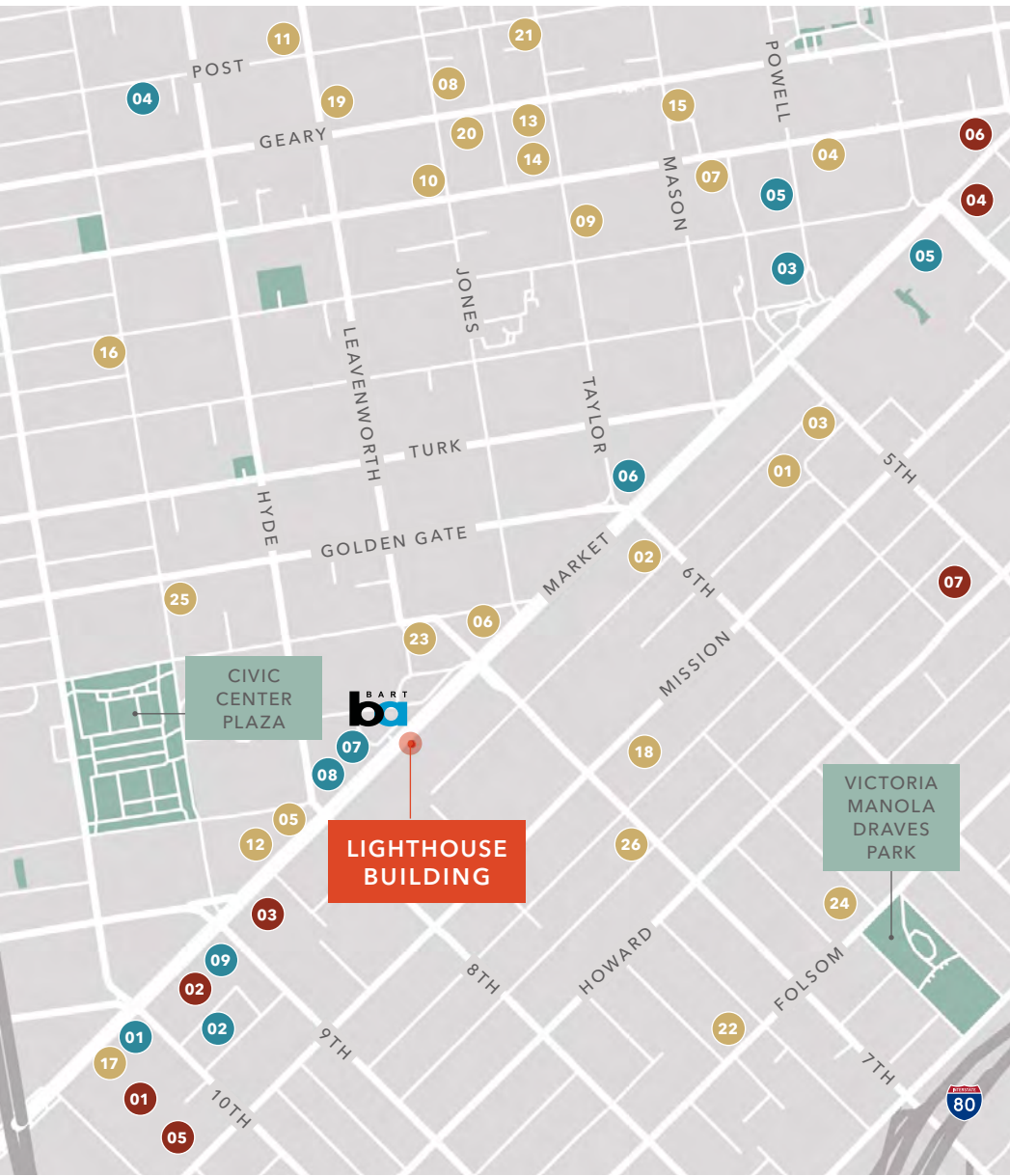
Easy for visitors to locate

**1 MIN**  
TO BART STATION

**1 MIN**  
TO BUS STOP







## NEARBY AMENITIES

### FOOD & DRINKS

- |                               |                                    |
|-------------------------------|------------------------------------|
| 01 54 Mint Cucina Romana      | 14 Jasper's Corner Tap and Kitchen |
| 02 Montesacro Pineria - SoMa  | 15 Mason Diner                     |
| 03 Sushi Hashiri              | 16 Los Yucatecos Restaurant        |
| 04 ONE65                      | 17 Little Griddle @ Dough          |
| 05 Tadka SF Indian Restaurant | 18 Square Pie Guys                 |
| 06 Villon                     | 19 Rye Cocktail Bar                |
| 07 Johnny Foley's Irish House | 20 Bottle Club Pub                 |
| 08 620 Jones                  | 21 Owl Tree                        |
| 09 Cityscape                  | 22 HK Lounge Bistro                |
| 10 Bourbon & Branch           | 23 Ariscault Bakery                |
| 11 The Royale                 | 24 Deli Board                      |
| 12 Sam's American Eatery      | 25 Philz Coffee                    |
| 13 Tratto                     | 26 Caffe Moda                      |

### CORPORATE

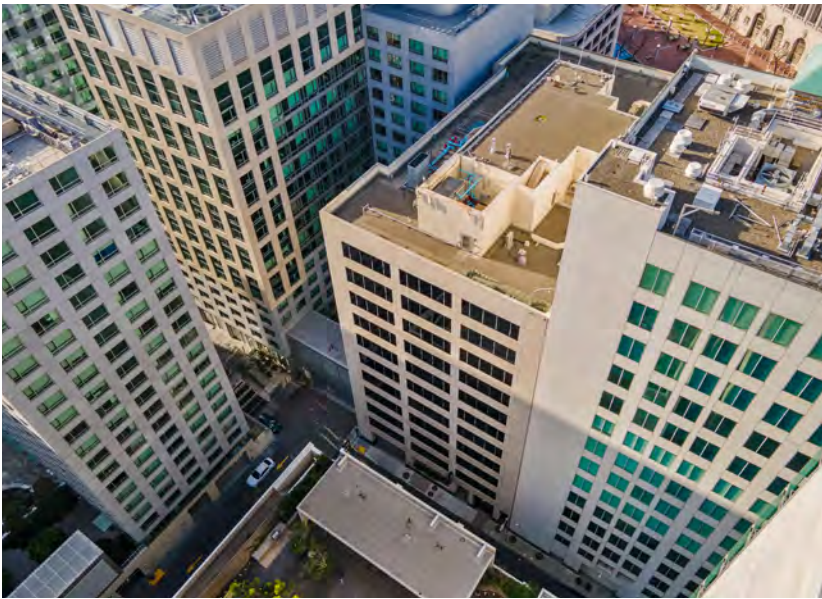
- 01 Uber HQ
- 02 Microsoft
- 03 Dolby Laboratories
- 04 Penrose Inc.
- 05 Square
- 06 Figma
- 07 Thumbtack, Inc.

### LIFESTYLE & FITNESS

- 01 Orange Theory
- 02 Fitness SF
- 03 Sephora
- 04 San Francisco Movement Group
- 05 Walgreen's
- 06 The Warfield
- 07 Fitness Court at UN Plaza
- 08 Orpheum Theater



LIGHTHOUSE BUILDING



AVAILABLE FOR LEASE

KIDDER MATHEWS





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