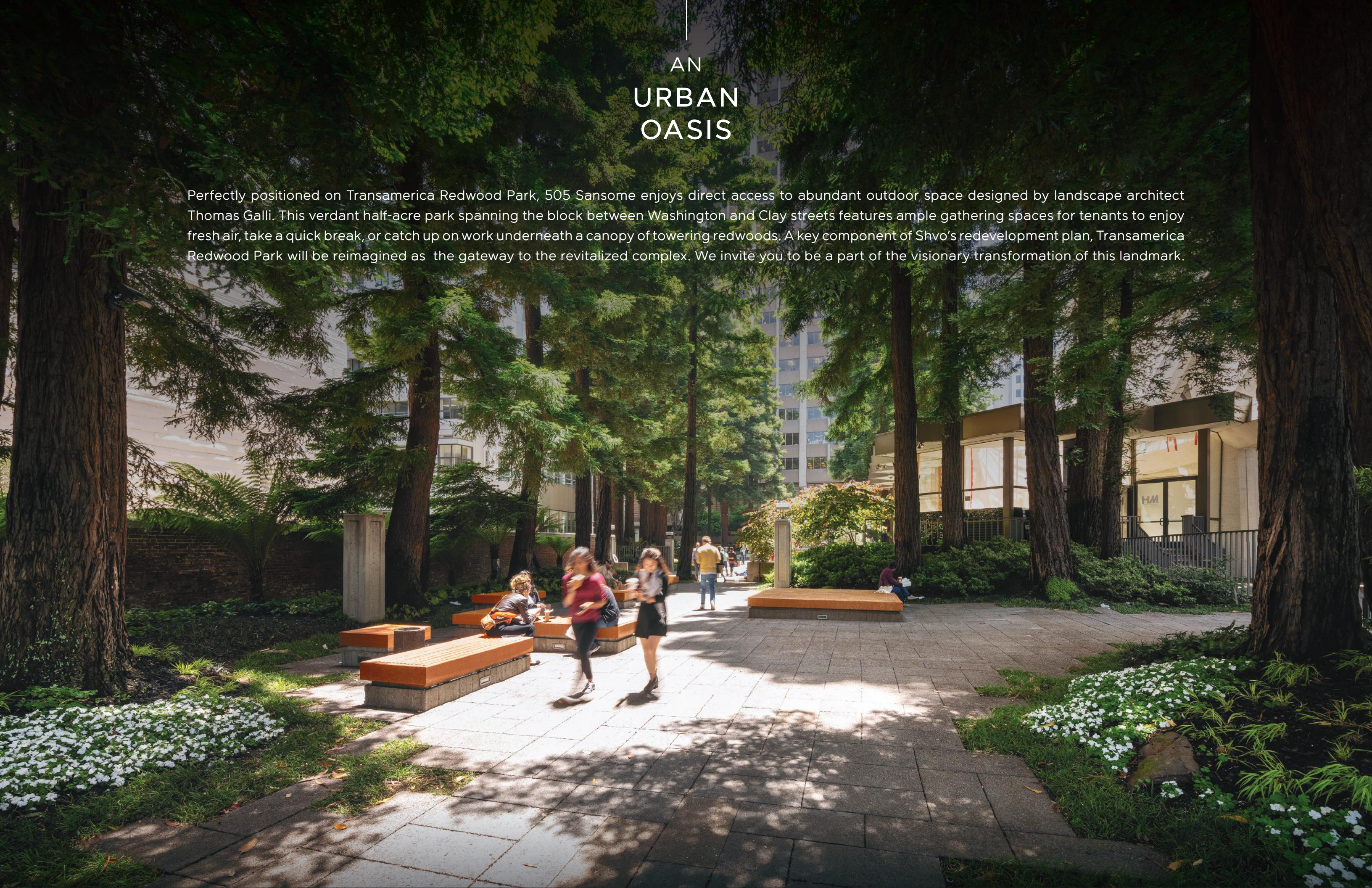


505 SANSOME

THE NEXT GENERATION



SHVO  JLL

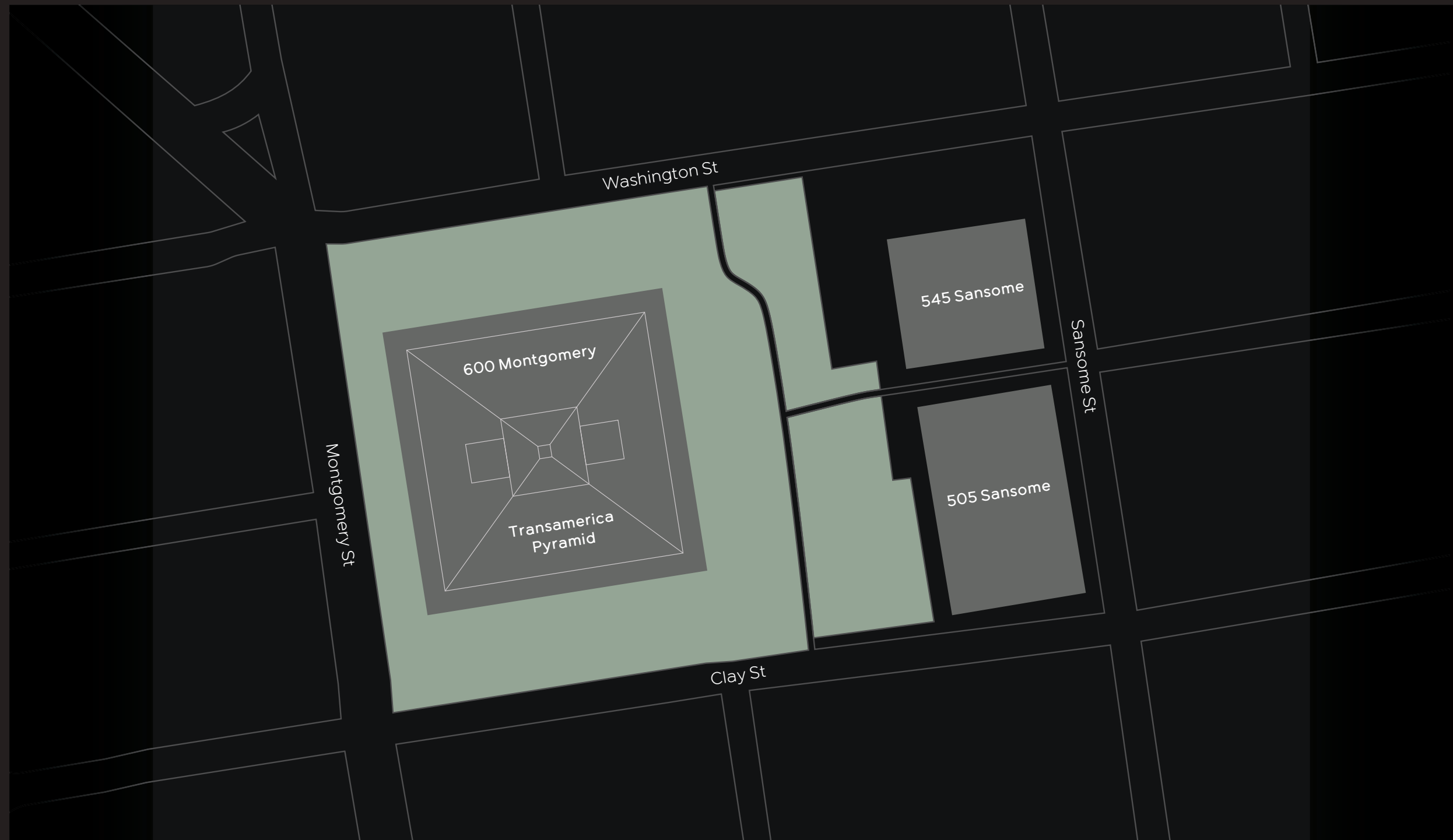


AN
URBAN
OASIS

Perfectly positioned on Transamerica Redwood Park, 505 Sansome enjoys direct access to abundant outdoor space designed by landscape architect Thomas Galli. This verdant half-acre park spanning the block between Washington and Clay streets features ample gathering spaces for tenants to enjoy fresh air, take a quick break, or catch up on work underneath a canopy of towering redwoods. A key component of Shvo's redevelopment plan, Transamerica Redwood Park will be reimagined as the gateway to the revitalized complex. We invite you to be a part of the visionary transformation of this landmark.

SITE PLAN

The Transamerica Pyramid Center covers an entire city block and includes three buildings – the Transamerica Pyramid, the office building at 505 Sansome Street, and an office redevelopment site at 545 Sansome Street. Anchoring all three buildings is the Transamerica Redwood Park, an urban oasis featuring a grove of mature redwood trees shading public open space. SHVO plans to execute a renovation project to provide first-class amenity and state-of-the-art spaces throughout.



BUILDING HIGHLIGHTS

- Designed by famed architecture firm William L. Pereira & Associates, which helped define California’s distinctive modernism in the second half of the 20th century
- 505 Sansome’s lobby features a two-story Wintergarden Atrium and direct access to Transamerica Redwood Park
- Adjacent Transamerica Redwood Park features gathering spaces with towering redwood trees transplanted from the nearby Santa Cruz Mountains that anchor the full city block site

BUILT

1981

SLAB HEIGHT

Typical Floor-to-Floor: 11’

AMENITIES

Fitness Center
(Transamerica Pyramid)
Bicycle Storage
Showers
Conferencing

HEIGHT

20 Floors / 263 FT

SECURITY

24/7 manned lobby

SIZE

191,142 RSF

ELEVATORS

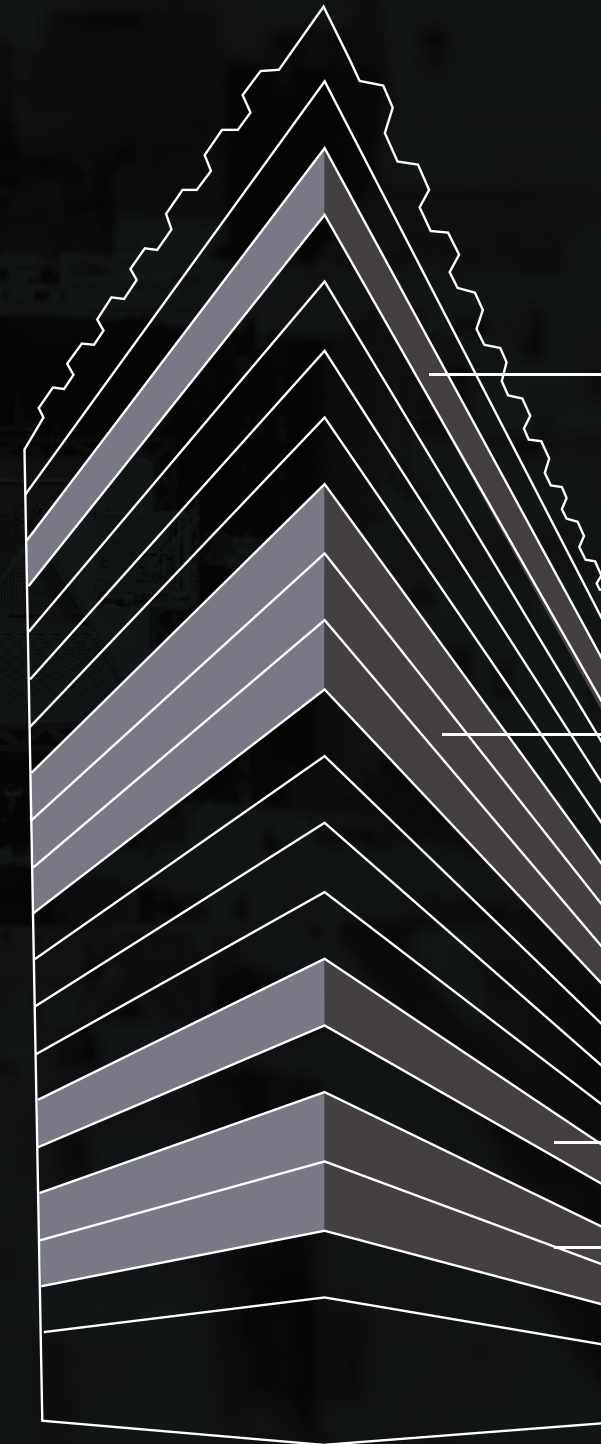
5 passenger dispatch elevators
1 swing freight elevator

PARKING

(Transamerica Pyramid)
230 stall garage
24/7 access
EV Charging
Valet and carwash service

FLOOR PLATES

Range from ± 9,000 RSF
to ± 10,600 RSF



FLOOR 19

3,139 RSF
Suite 1950 – Shell Condition

FLOORS 11-14

10,460 RSF/Floor
3 Full Floor Stack Opportunity

FLOOR 6

10,460 RSF
Full Floor

FLOORS 3-4

Suite 425 – 2,433 RSF
Suite 400 – 2,819 RSF
Suite 300 – 6,336 RSF



ENERGY STAR
Score 89



LEED CERTIFIED
Platinum

THE CENTER OF THE CITY

Located at the intersection of San Francisco's North Financial and Jackson Square Districts, 505 Sansome is surrounded by world-class hotels, shopping and dining and is just minutes away from BART, Muni, and ferry terminals.

60+
RESTAURANTS
& CAFES

22+
RETAIL

10
HOTELS

5
GYMS

4 BLOCKS
FROM

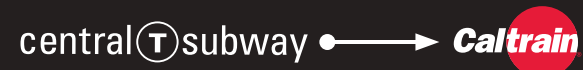


central **T** subway



CENTRAL T SUBWAY EXTENSION:

upon completion in Spring 2022, the commute from North FiDi to Caltrain will lower from 20 to 8 Minutes



EMBARCADERO STATION DESTINATIONS:

- OAKLAND (7 Min)
- SAN FRANCISCO INT'L AIRPORT (32 Min)
- WALNUT CREEK (EXECUTIVE HOUSING) (33 Min)
- OAKLAND INTERNATIONAL AIRPORT (33 Min)

2.5M
RIDERS

100
TRANSIT SCORE

99
WALK SCORE



ABOUT SHVO

SHVO is a real estate investment firm built on the vision of the firm's founder and CEO, Michael Shvo, to create culture defining experiences in iconic properties. SHVO has a proven track record of setting a standard that others follow, acquiring and managing, super-prime assets that result in extraordinary value for investors.

Leveraging a deep understanding of market fundamentals, insights into global trends, operational excellence, and top-tier talent, SHVO is best-in-class at unlocking value in every project the company undertakes. This record of increasing demand while achieving premiums has secured investment from the world's most selective institutional investors.



"We're proud to become the stewards of the Transamerica Pyramid and its brand – the most famous and recognizable skyscraper on the West Coast, and one of the most memorable office towers in the world. It's a classic building for all time that mirrors the forward-looking spirit of the Bay Area and of our own company. We're thrilled to bring this property into its next renaissance."

- Michael Shvo, Chairman and CEO





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SHVO  **JLL**

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