

the BRIDGE

FOLSOM CORNER

300 3RD ST
SAN FRANCISCO, CA

BRIDGE.BRIDGETON.COM

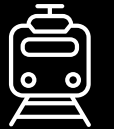




Within blocks of..



OUTDOOR SPACE



TRANSPORTATION



BARS & RESTAURANTS



MUSEUMS



RETAIL SHOPS



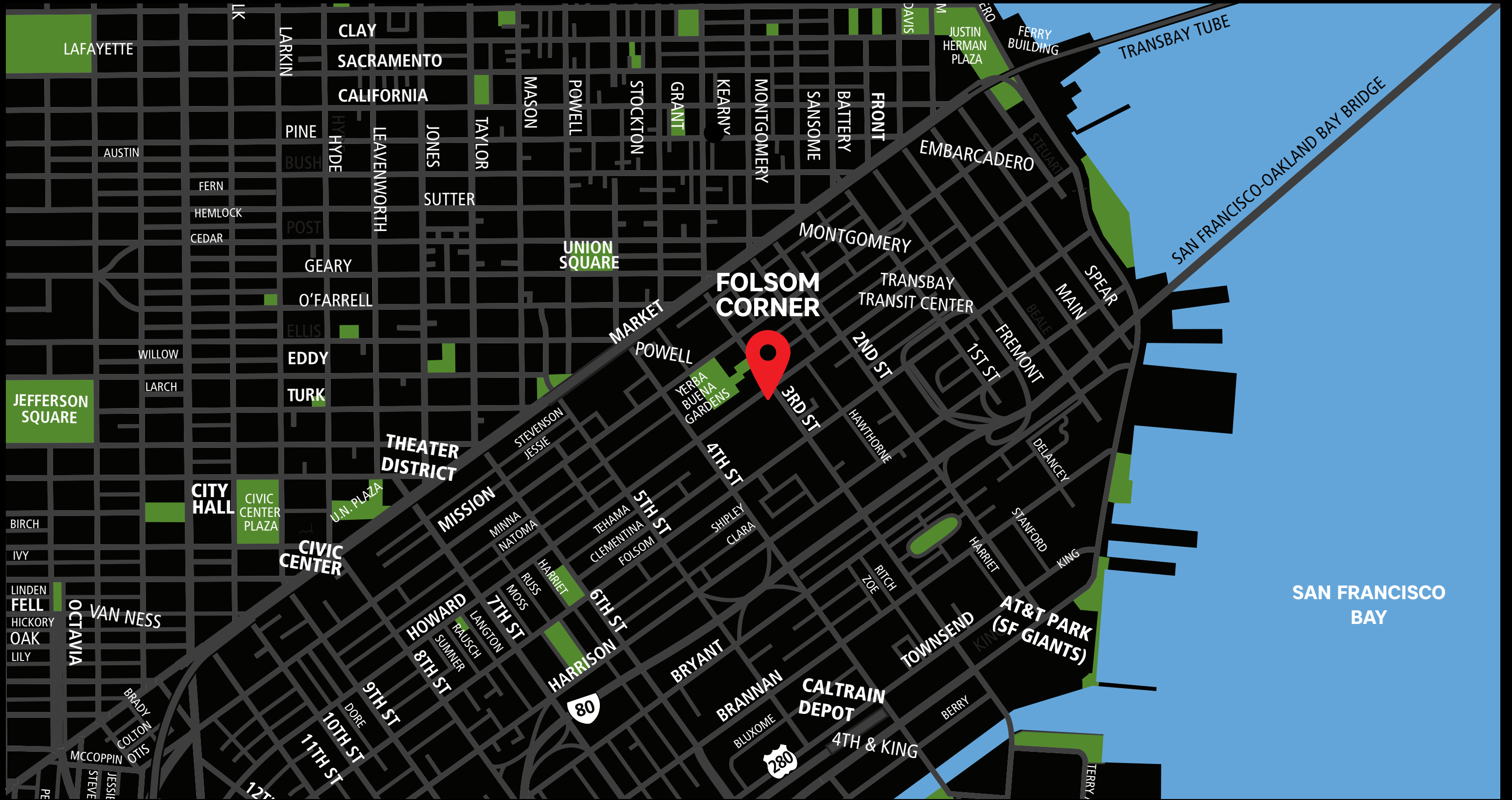
HOTELS

The Crossroads Of Art And Commerce

Folsom Corner consists of 40,000 square feet of mixed-use office & retail, with access to a 455-space parking garage at the base of a luxury condominium complex in the centrally located SoMa district of San Francisco.

The property features over 350 feet of frontage on Folsom and 3rd Street and is prominently situated across from Moscone Center, and benefits from convenient transit access to the Caltrain, BART, and the 4th & Folsom Central Subway Line. Over a million annual visitors come to the adjacent Moscone Convention Center and thousands of nearby hotel rooms and residential units contribute to the area's vibrancy. Other nearby attractions include San Francisco's Museum of Modern Art, Yerba Buena Gardens, the Contemporary Jewish Museum, and the Museum of the African Diaspora.

Access the Convenience of SoMa



We are ideally located near **Moscone Center**, **MoMA**, **Yerba Buena Gardens**, and the new Golden State Warriors **Chase Center**, with a few minutes walk to local **BART Stations**, and **Muni**, where you can easily travel anywhere in the Bay Area including to Silicon Valley.



What's Next Door

LOCAL ATTRACTIONS

YERBA BUENA GARDENS

750 HOWARD ST

MOAD

685 MISSION ST.

CONTEMPORARY JEWISH MUSEUM

736 MISSION ST



COFFEE SHOPS

Peet's Coffee

773 MARKET ST



BLUE BOTTLE COFFEE

705 MARKET ST



201 3RD ST



RESTAURANTS & BARS

FOGO DE CHÃO BRAZILIAN STEAKHOUSE

201 3RD ST

CHAAT CORNER INDIAN PAKISTANI SOUTH INDIAN

320 3RD ST

THE HOUSE OF SHIELDS

39 NEW MONTGOMERY ST

SHELBY'S ROOFTOP

250 4TH ST

THE FLY TRAP

606 FOLSOM ST

LOCAL EDITION SAN FRANCISCO

691 MARKET ST

ST REGIS

125 3RD ST





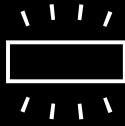
The Right Location

Key Features

- CORNER LOCATION WITH SIGNIFICANT VISIBILITY



- DIRECT ACCESS TO TENANT SUITES WITH SIGNAGE



- AMPLE NATURAL LIGHT



- ON-SITE GYM AND RESTAURANTS



- BLOCKS FROM ALL MAJOR PUBLIC TRANSIT
BART, CALTRAIN, CENTRAL SUBWAY AND MUNI



- ACROSS FROM 2 MILLION SQUARE FOOT MOSCONE CENTER



- BELOW-GRADE 455-STALL PARKING GARAGE



- ELECTRIC CHARGERS



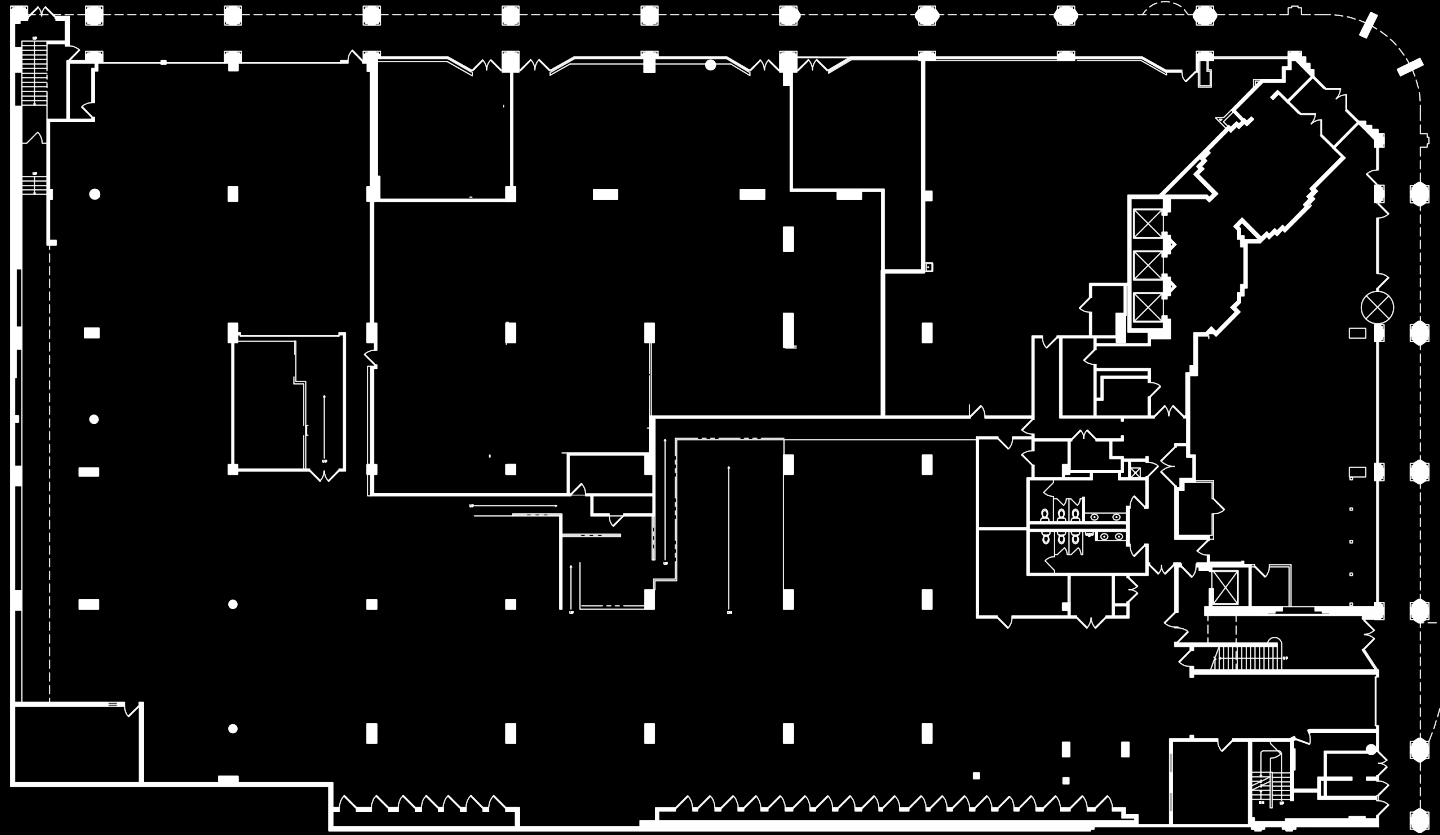
Built For Your vision...

| Find your space









Floor 1

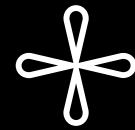


Floor M

Air

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.

Building staff are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality.



Building Health & Safety

Janitorial staff conducts high frequency cleaning and sanitization using green cleaning products.

Ownership provides training on emergency preparedness and workplace safety to building occupants and coordinates response drills quarterly.



Energy

LED lighting systems are installed throughout building common areas to increase energy efficiency.

Variable-speed drives are installed on pumps, supply fans, and cooling-tower fans to maximize energy conservation.



Recycling

Folsom Corner deploys a color-coordinated recycling procedure to minimize waste sent to landfills.

Ownership offers free recycling training sessions to tenants.



Water

Existing toilets, urinals, faucets, and showers have been upgraded with low-flow fixtures, performing above code requirements for water conservation.



Say Hi to our Team

FOLSOM
CORNER



GERI ST. CYR

General Manager



TONY GONZALEZ

Concierge



the **BRIDGE**



Contact Us

415-371-1744

BRIDGE@BRIDGETON.COM

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