

45Fremont

Where Great Paths Cross.

45F



**The
Future of
Work is
Built
Now.**

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**A New Vision
for Work**

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San Francisco**

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**A New
Vision**

**for
Work**

45 Fremont takes the office beyond a place to work. We see it as a destination to connect, inspire and exchange ideas; where a chance encounter can change the direction of a company or a career. Designed in 1978 as the Modernist vision of San Francisco, this building embodies forward thinking at its core. Across 34 stories of intentional architecture, cultural programming and communal spaces combine to form a home for those shaping what’s next.

You’ll find us in the heart of the city’s thriving commerce and creative districts, where work and life not only intersect, but drive each other on. This city wouldn’t have it any other way.



Tenant-only lounge off Beale Street Plaza will have direct access to new amenities on the lower level and second floor.



**Second Floor
Conferencing & Social**

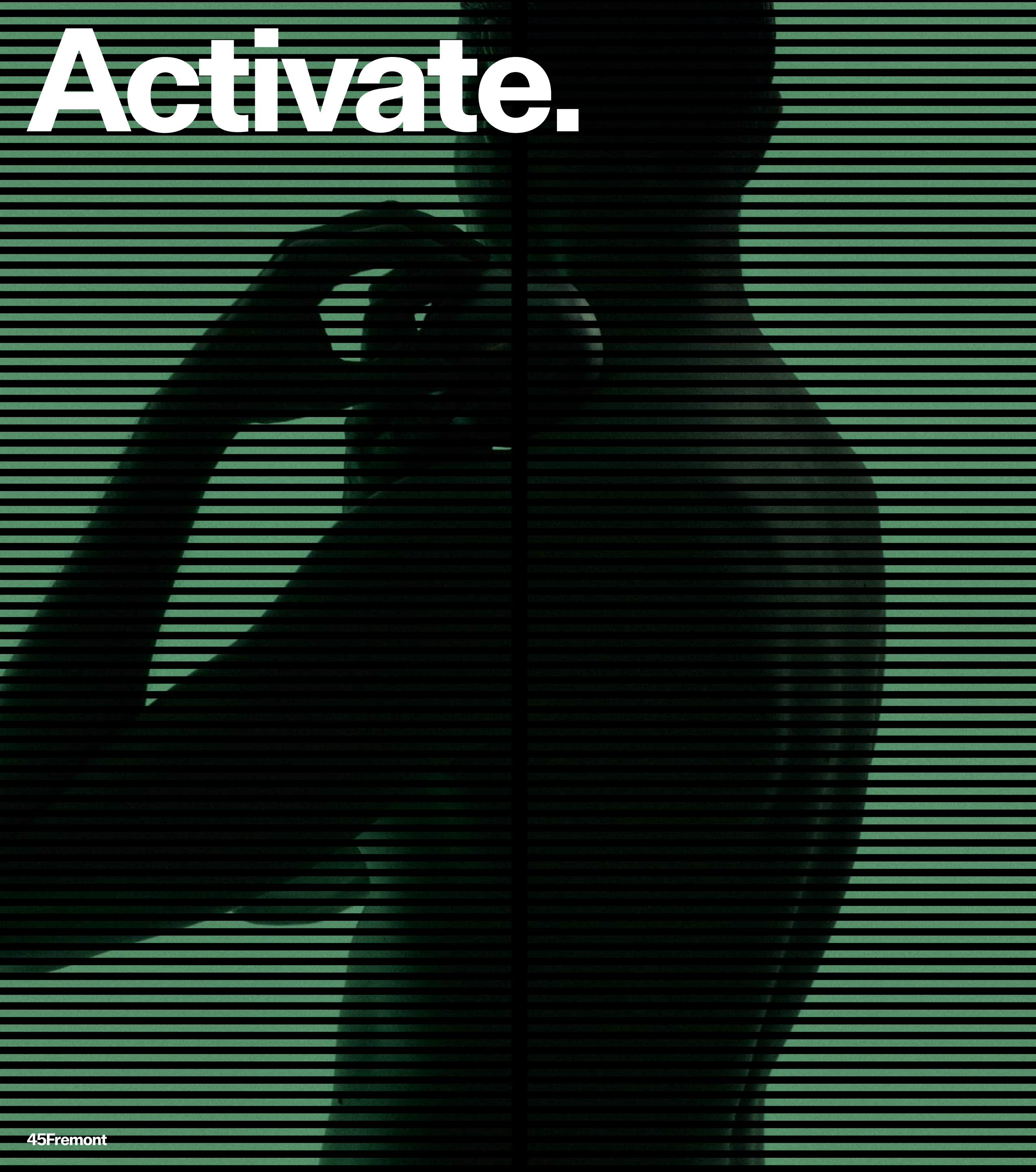
Where big ideas find their feet. New full-floor amenity center with conferencing and social spaces including coffee bar and catering kitchen, multi-purpose room and town hall with up to 100 seats, executive board room, huddle and phone rooms, tenant library, next-generation classroom/immersive wellness space, simulator suite, and multiple lounge areas.



**Lower-Level
Fitness and Recovery**

A place to energize your day. New amenities will include a state-of-the-art fitness and wellness center with a spacious open fitness area, immersive studio for yoga and group classes, sauna, individual cold plunge rain showers, massage and restorative therapy treatment rooms, locker rooms with towel and locker storage, bike storage for 100 bikes, and a wellness pantry offering food and beverage options.





Activate.



Recharge.



**In the
Heart**

**of San
Francisco**

45 Fremont sits a stone's throw from the Embarcadero Waterfront, Salesforce Transit Park and the Union Square shopping district — an inspiring location for innovators and creatives alike. It's where dedication and ambition intertwine daily, influencing culture far beyond the city's seven square miles.



Panoramic views across the Bay offer a wider perspective for those charting new territory.

Neighborhood

Located in San Francisco’s South Financial District and just a two-minute walk from the Salesforce Transit Center, 45 Fremont offers exceptional access to BART, Muni, and major freeways.

Transit

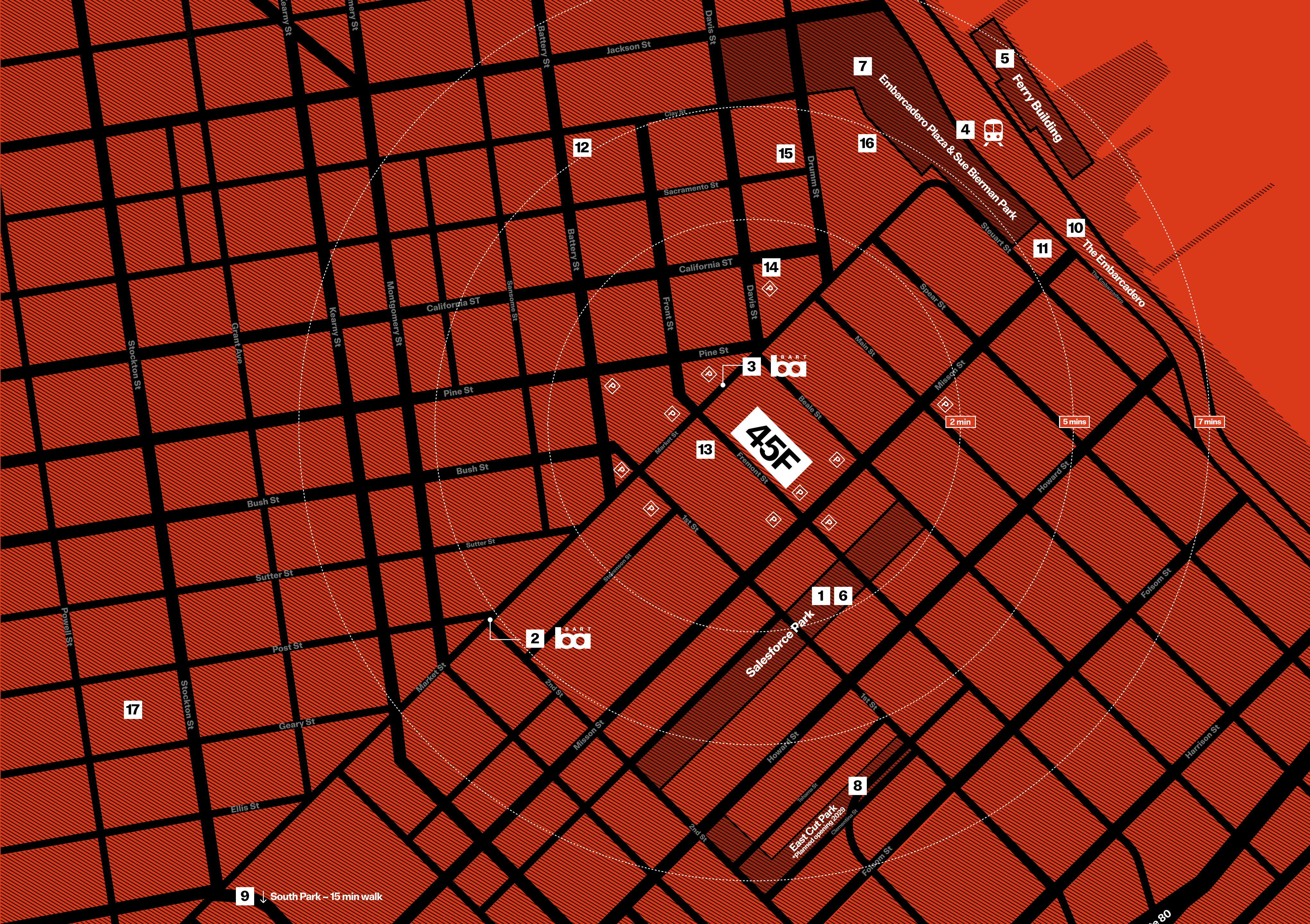
- 1 Salesforce Transit Center
- 2 Montgomery St. Station
- 3 Embarcadero Station
- 4 Muni – Ferry Plaza
- 5 Ferry Building

Water & Parks

- 6 Salesforce Park
- 7 Embarcadero Plaza + Sue Bierman Park
- 8 East Cut Park *Planned opening 2029
- 9 South Park
- 10 The Embarcadero

Food, Beverage & Retail

- 11 Terrene (Restaurant / Brunch)
- 12 Delah Coffee (Cafe)
- 13 Barcha (Mediterranean)
- 14 Coffee Bodega (Cafe)
- 15 Acacia (Retail / Gifts)
- 16 Sens (Mediterranean / Bar)
- 17 Union Square



Points of Interest



6 Salesforce Park
2 min walk



8 East Cut Park
6 min walk



9 South Park
15 min walk



5 Ferry Building
8 min walk



10 The Embarcadero
8 min walk



7 Embarcadero Plaza +
Sue Bierman Park
6 min walk

San Francisco has built its name on those willing to chart the unknown, push boundaries and think boldly. You'll feel this mindset pulsing through the city, from the grandest waterfronts to the most intimate coffee spots. That's what we've captured at 45 Fremont — a spirit that powers people forward, harnessing new potential.



13 Barcha (Mediterranean)
28 Fremont St.
1 min walk



14 Coffee Bodega (Cafe)
1 California St.
4 min walk



15 Acacia (Retail / Gifts)
Three Embarcadero Center
6 min walk



12 Delah Coffee (Cafe)
450 Sansome St.
8 min walk



11 Terrene (Restaurant /
Brunch)
8 Mission St.
7 min walk



16 Sens (Mediterranean / Bar)
4 Embarcadero Center
7 min walk

Places to Discover



**The
Building**



45Fremont

First designed by Skidmore, Owings & Merrill, 45 Fremont will run with the same passion as the forward-thinkers who'll be thriving inside it. We've prioritized flexibility and innovation across the space, with ready-to-go spec suites creating the perfect conditions for our community. Take a look around; it's ambitious by design.



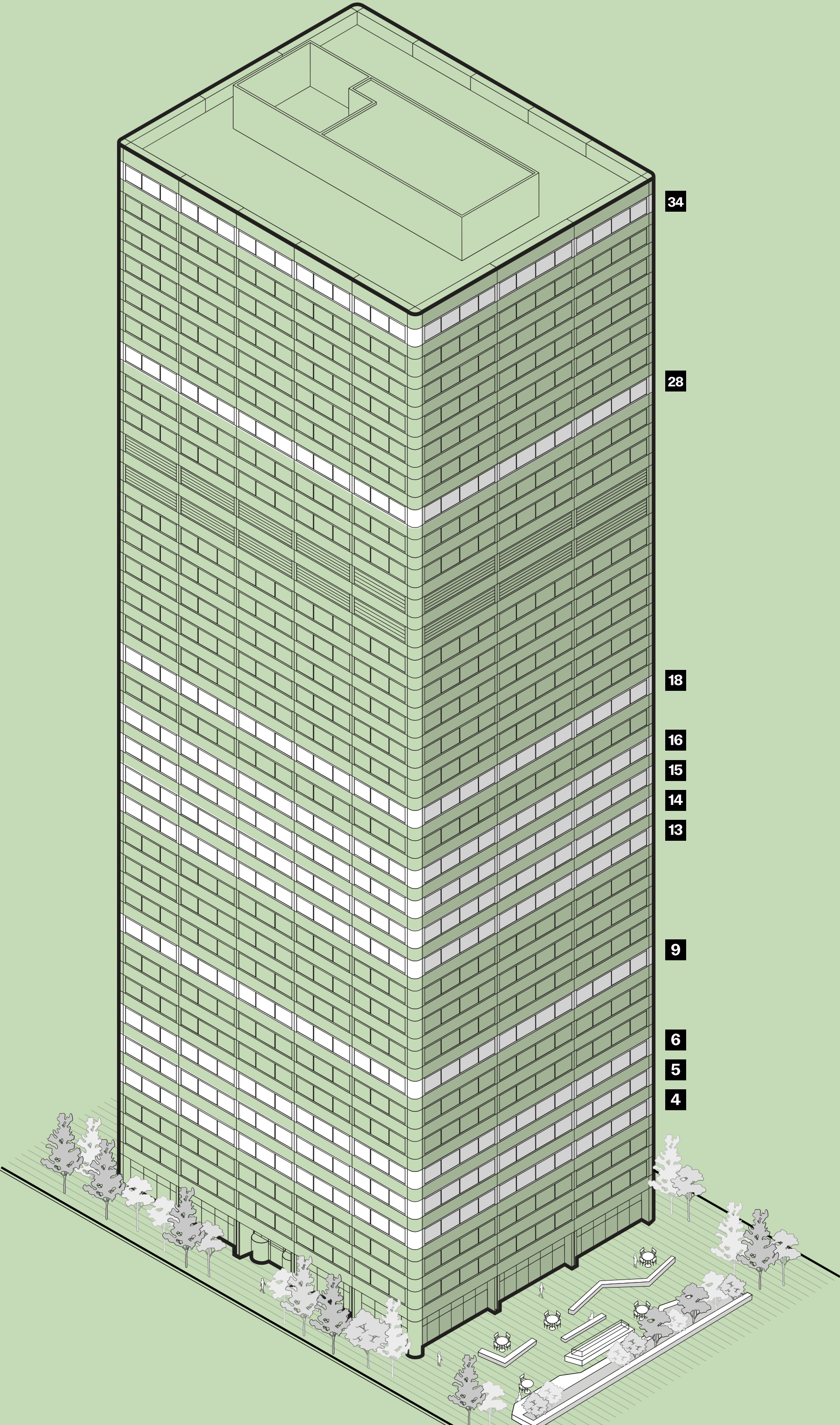
View from the 34th Floor

Designed for Possibilities

Current Availability

Floor	Suites	RSF (±)	
34	3400	9,450	View Floor Plan
28	2800	20,797	View Floor Plan
18	1800	19,923	View Floor Plan
16	1600	18,972	View Floor Plan
15	1500	19,552	View Floor Plan
14	1400	19,596	View Floor Plan
13	1350	7,347	View Floor Plan
13	1300	7,640	View Floor Plan
9	900	19,640	View Floor Plan
6	600	19,620	View Floor Plan
5	500	19,620	View Floor Plan
4	400	19,620	View Floor Plan

- Approx. 20,000 RSF floorplates
- Click “View Floor Plan” to view the floor plan for each available floor.



Indicative Floor Plan

45 Fremont provides the space to bring your best work to life. Our open floorplates can make each office bespoke to your requirements, and with our design guidance, you'll be able to build work stations that turn potential into reality.

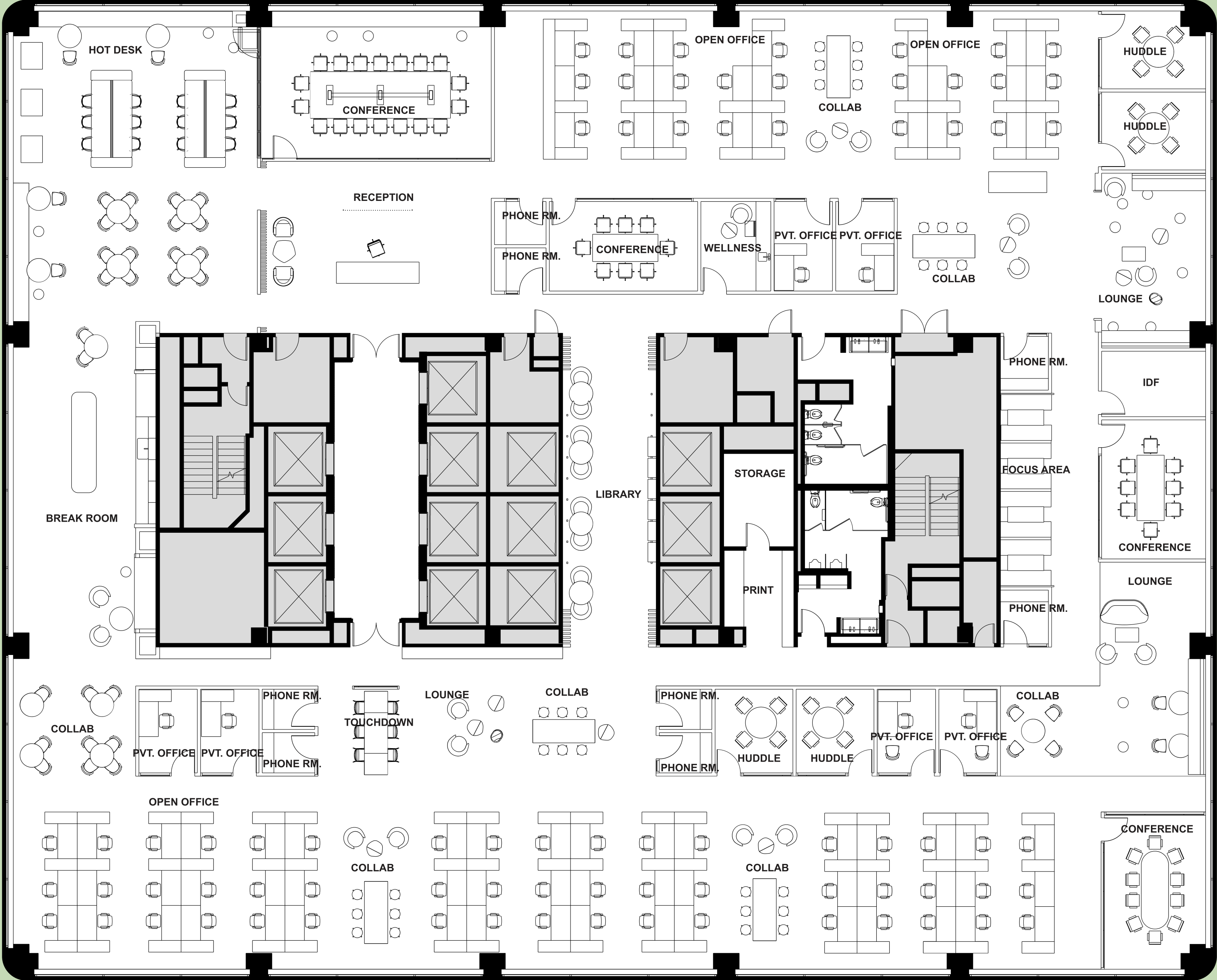
Target Tenant
Tech, AI, Creatives

Count	
▪ Private Offices	6
▪ Conferences	8
— 4 ppl	4
— 8 ppl	2
— 10 ppl	1
— 18 ppl	1
▪ Workstations	Approx. 76

- Proposed Ratio
- 208 SF per workstation
 - Meeting:Workstation 1:9.5

- Typical Ratio (Tech)
- 150 SF per workstation
 - Meeting:Workstation 1:10

Note: Program sizing and allowable occupancy numbers to be validated during the design development stage.



Indicative Floor Plan

Alternative Layout Test Fit

Count

▪ Private Offices	39
▪ Executive Offices	6
▪ Open Office Workstations	6
▪ Conferences	8
— 6 ppl	4
— 8 ppl	3
— 14 ppl	1

- Proposed Ratio
- Workstation:Office 1:4.5
 - Conference Rooms:Workstation 1:5.6

Note: Program sizing and allowable occupancy numbers to be validated during the design development stage.



Location	45 Fremont South Financial District, between Market and Mission Street
Built/ Renovated	1978/2026
Stories/ Heights	34 Stories ~20,000 RSF floorplates
Building Size	621,602 RSF
Ceiling Heights	12.5'
LEED Certification	Gold

Building Highlights	▪ New Ownership, highly capitalized with proven track record ▪ Efficient floorplates and ability to scale ▪ Location – Direct access to BART and Muni lines, and 10 minutes’ walk from the Ferry Building in the heart of the Financial District ▪ Recent \$34 million building renovation by prior ownership that included brand new Fremont and Beale Street lobbies and a remodel of the Fremont Street plaza ▪ Move-in-ready spec suites
Amenities / Renovation	Under the new ownership of Madison Capital, 45 Fremont is undergoing a \$25 million amenity buildout. Designed by Studios Architecture and operated by Playbook, the amenity offering will include:
Lower Level	A state-of-the-art fitness and wellness center with a spacious open fitness area, immersive studio for yoga and group classes, sauna, individual cold plunge rain showers, massage and restorative therapy treatment rooms, locker rooms with towel and locker storage, bike storage for 100 bikes, and a wellness pantry offering food and beverage options.
Ground Floor	Activated F&B/coffee/bar connecting to outdoor courtyard on Fremont Street, with work and lounge seating in both the Fremont and Beale Street lobbies. The Beale Street lobby is exclusive to tenants of 45 Fremont and will include direct access to 2nd floor amenities via an interconnected staircase.
2nd Floor	Full-floor conferencing and social spaces including coffee bar and catering kitchen, multi-purpose room and town hall with up to 100 seats, executive board room, huddle and phone rooms, tenant library, next-generation classroom/immersive wellness space, simulator suite, and multiple lounge areas.





**Our
Team**



Madison Capital has been reimagining the potential of real estate since 2002, using creative vision and hands-on operations to transform buildings into places of influence.

For 45 Fremont, we’ve brought a team of designers, brokers and operators together to realize the site’s plan of creating a home for the future of work — a space tailored for high performance and forward thinking.

It joins our exciting property portfolio of innovative developments across major cities nationwide, where you’ll find our name around San Francisco on Post Street and Mission Street, and further afield on New York’s Fifth Avenue and Broadway.

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