



EMBARCADERO CENTER



\$28.2B

CONSOLIDATED MARKET CAP

180+

PROPERTIES

53.5M

SQUARE FEET OWNED

1970

FOUNDED

Places powering progress.

We develop state-of-the-art headquarters, premier workspaces, and destinations for forward thinking companies and communities with our core markets located in Boston, New York, Seattle, Los Angeles, San Francisco, and Washington, DC. Our continued success for over 50 years is based on trust, a reputation for excellence, and cultivating a team of changemakers, visionaries, and inspiring people.



751,000 RSF ONE
EMBARCADERO CENTER

732,000 RSF TWO
EMBARCADERO CENTER

734,000 RSF THREE
EMBARCADERO CENTER

869,000 RSF FOUR
EMBARCADERO CENTER

3.3M RSF
TOTAL SIZE, INCLUDING

200K SF
RETAIL SPACE



2 HIVES/20LBS OF
HONEY PER YEAR

Embarcadero Center spans four iconic buildings with over 3.3 million square feet of best-in-class workspaces, each offering stunning waterfront views of the Bay and downtown San Francisco. With new upgrades and amenities, this mixed-use icon continues its legacy of cultural excellence and world-class officing.



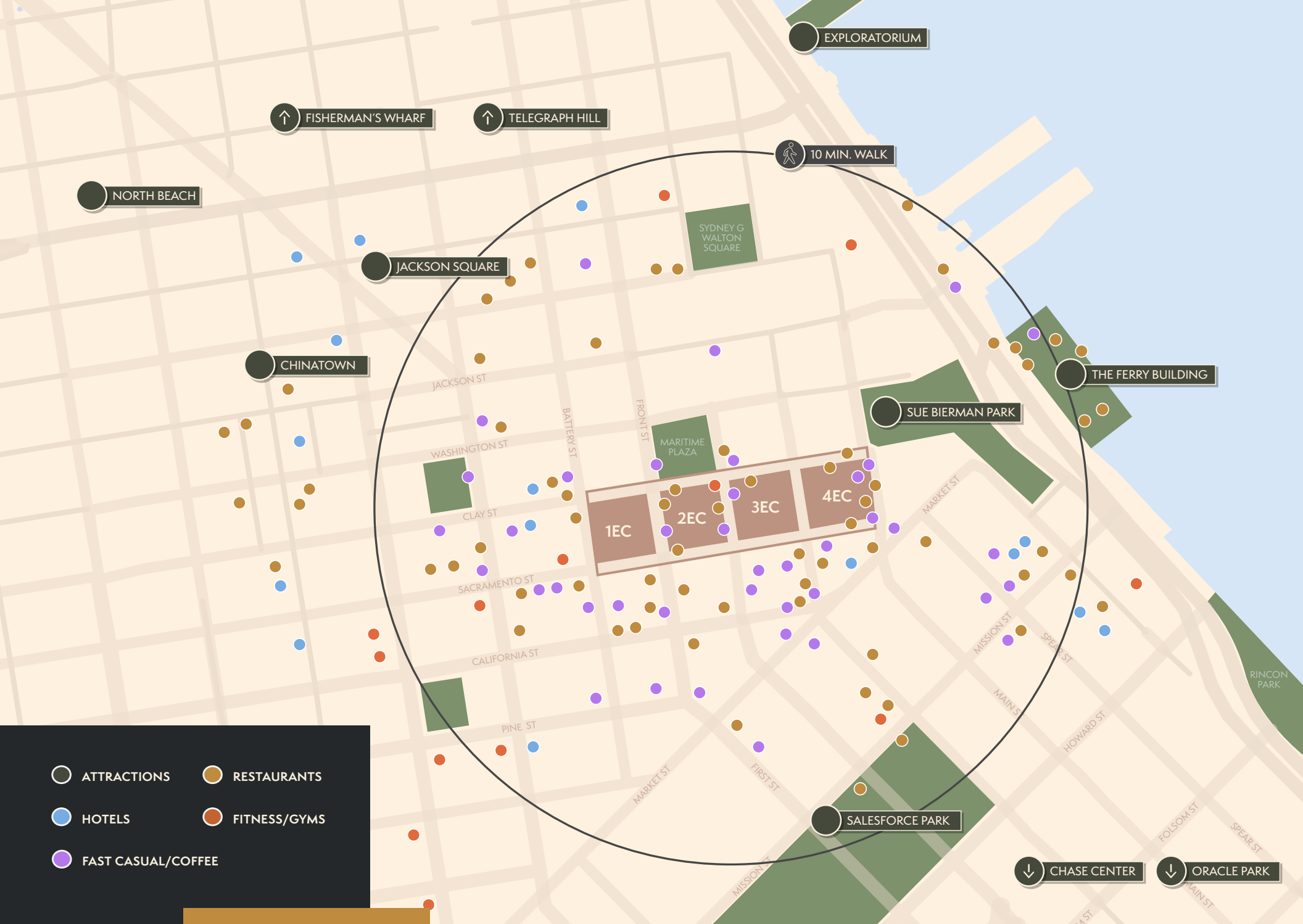


The best of SF all within reach.

Just off the waterfront, Embarcadero Center anchors the historic Financial District, a neighborhood known for being the bustling business center of San Francisco.

Here, you're in close proximity to:

- Spectacular Bay views
- Embarcadero Plaza
- Standout Eateries
- Walkable Hospitality
- City Landmarks
- Local Hot Spots
- Sue Bierman Park
- Urban Patios
- Public Art





Get anywhere, anytime, with ease.

Embarcadero Center is seamlessly connected to transit options in every direction. Travel by Muni, BART, Ferry, and all Bay Area public transportation options.

- 5 minute walk from Embarcadero Station
- Convenient onsite rideshare pickup locations
- 2,200 underground parking spaces
- Round-the-clock taxi lineup at Hyatt Regency



-  MUNI STOPS
-  BART STOPS
-  PARKING
-  FERRY TERMINALS
-  BUS STOPS



At the center of community growth.

BXP is redefining workplace amenities with dynamic, adaptable spaces designed to build connection, wellness, and creativity. By hosting vibrant client and community events, BXP transforms the workplace into an energizing hub ready to inspire and engage.

See the bigger picture at Mosaic.



THE PREMIER AMENITY DESTINATION AT EMBARCADERO CENTER

From sunup to sundown, Mosaic offers a range of thoughtfully curated spaces serving as an extension of your workspace. Sun-soaked outdoor lounges set the tone for a bright, airy, and breathable atmosphere full of natural light that permeates throughout the building. Here, business as usual makes way for thinking outside of the box.

AMENITIES

Versatile spaces
to suit your style.

Featuring over 11,000 square feet of indoor and outdoor space, Mosaic’s wide range of spaces are uniquely designed to connect, work, and unwind for a more balanced working experience.

RENTABLE SPACE

1

Oak Room

2

Bay Room

5

Redwood Room

3

10

TERRACE + OUTDOOR
MEETING AND LOUNGE AREAS

4

ATRIUM LOUNGE AREA

6

SOCIAL CLUB FOR
HOSTING PRIVATE EVENTS

7

DEDICATED SPACE TO
MEET AND GREET GUESTS

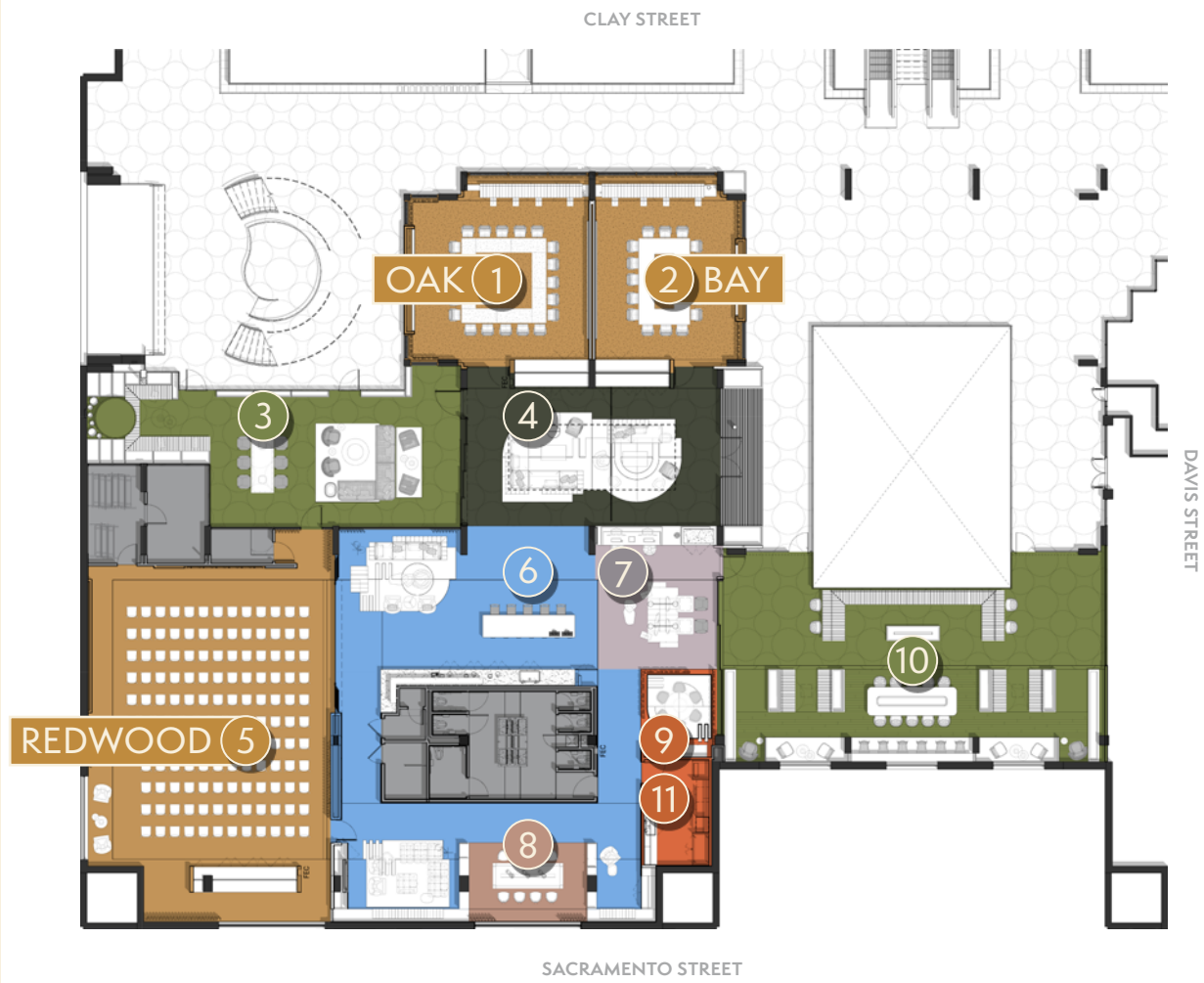
8

STUDY LOUNGE FOR FOCUSED WORK

9

11

BAR & FOOD
SERVICE AREAS



11,306 SF total of mixed-use space
8,456 SF INDOOR | 2,850 SF OUTDOOR

* FULL AMENITY SPACE IS RENTABLE FOR A FULL BUYOUT WITH A CAPACITY OF OVER 550 PEOPLE

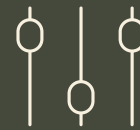


It all comes
together at Mosaic.

FEATURED AMENITIES:



ELEVATED CONCIERGE
EXPERIENCE



STATE OF THE ART
AV INCLUDED



COLLABORATIVE
ENVIRONMENT



PRIVATE
WORKSPACE(S)



BESPOKE
CATERING PACKAGES



COMPLIMENTARY COFFEE
& DRAFT BEVERAGES

[VIEW MATTERPORT](#)

AMENITIES

We're way beyond
the bike room.



SECURE BIKE
STORAGE



AMENITIZED LOCKERS
& SHOWERS




LOUNGE &
MEETING SPACES



CO-WORKING
AREAS



AMENITIES



DINING



SHOPPING



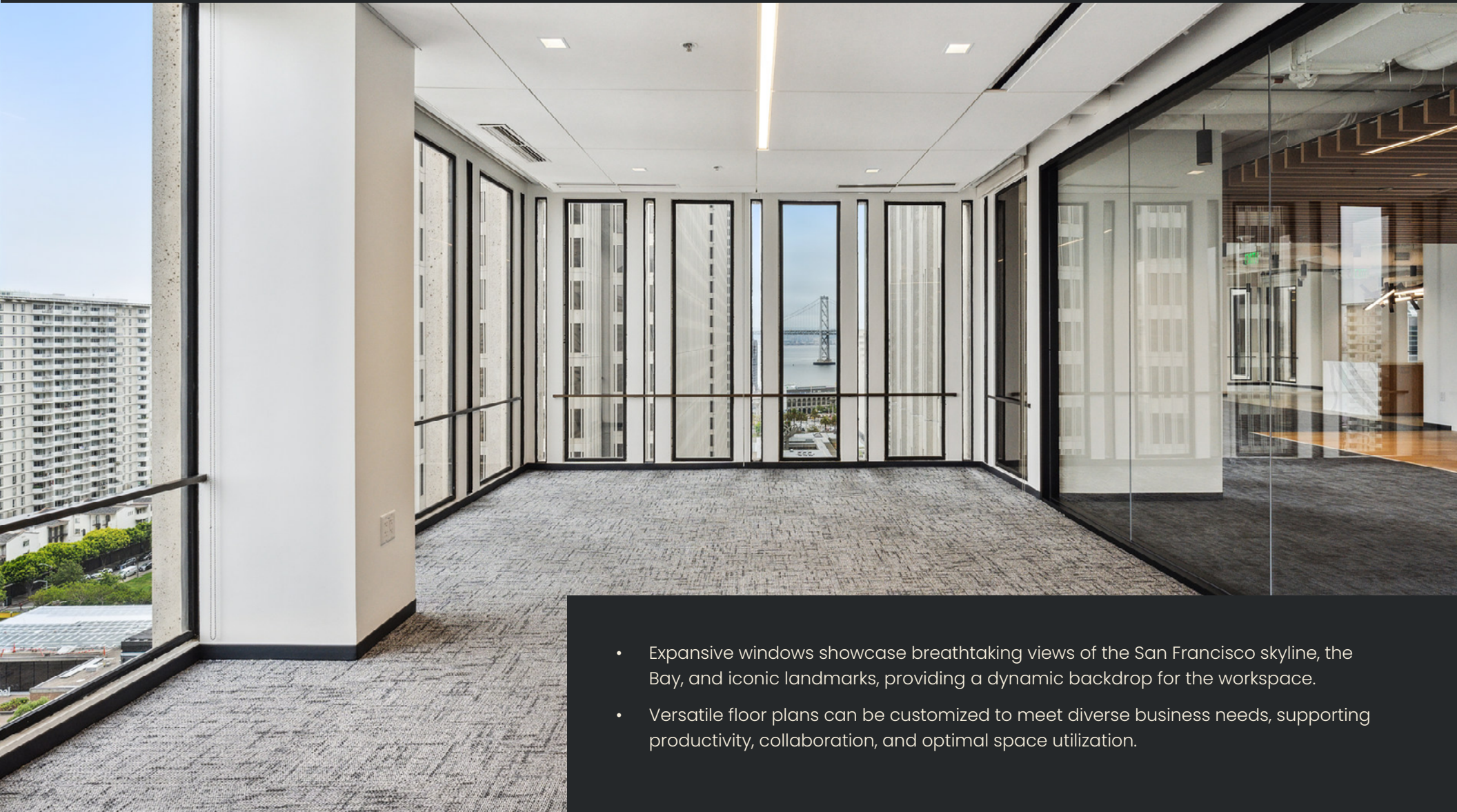
SERVICES



ON-SITE RESTAURANTS, SHOPPING, & SERVICES



Embark on a better working environment.



- Expansive windows showcase breathtaking views of the San Francisco skyline, the Bay, and iconic landmarks, providing a dynamic backdrop for the workspace.
- Versatile floor plans can be customized to meet diverse business needs, supporting productivity, collaboration, and optimal space utilization.

SUITES



Your peace of mind is our priority.

Led by a fully-staffed, 24/7 security team and state-of-the-art security systems, Embarcadero Center has taken every measure to cultivate a safe, secure, and comfortable working environment for its professional community.



APPLE WALLET STATE-OF-THE-ART TURNSTILES



MODERNIZED VIDEO & ACCESS CONTROL SYSTEMS



FULLY STAFFED, 24-HOUR SECURITY TEAM



POLICE OFFICERS ON PATROL 7 DAYS A WEEK



RAPID RESPONSE GARAGE SECURITY



SECURE ELEVATOR BANKS



SAFETY TRAINING FOR CLIENTS



