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PLUG & PLAY HQ OPPORTUNITY

85

 PRESIDIO BAY
THE MAIN POST

CBRE

BLXM85

THE BUILDING LOCATION AMENITIES BUILDING SPECS FLOOR PLANS GALLERY LEASING

THE BUILDING

85 BLUXOME | SAN FRANCISCO, CA

PRESIDIO BAY | THE MAIN POST | CBRE

PRIME SOMA LOCATION

EVERYTHING YOU NEED,
READY FOR MOVE-IN.

Welcome to 85 Bluxome, a boutique headquarters opportunity nestled in the vibrant, well-connected SOMA neighborhood of San Francisco. Completed in 2016, this modern, five-story building boasts 59,543 RSF of expansive, thoughtfully designed office and amenity spaces. Crafted to foster social interaction and enhance productivity, our building embodies the epitome of convenience and sophistication. With fully furnished interiors and seamless operations, 85 Bluxome is more than just an office; it's peace of mind in a location that simplifies commuting and vibrates with the dynamic pulse of SOMA.

- + Prime SoMa signage & identity opportunity
- + Excellent location near transit, dining, and entertainment options
- + Plug and play with high-end furniture including roof decks
- + All-hands floor with prep-kitchen
- + Men's and women's locker rooms with showers and lockers
- + Ample bike parking
- + Customized R&D features available

2016

NEW CONSTRUCTION

59,543

RENTABLE SQUARE FEET

5

FLOORS + ROOF DECK

180°

PANORAMIC CITY VIEWS

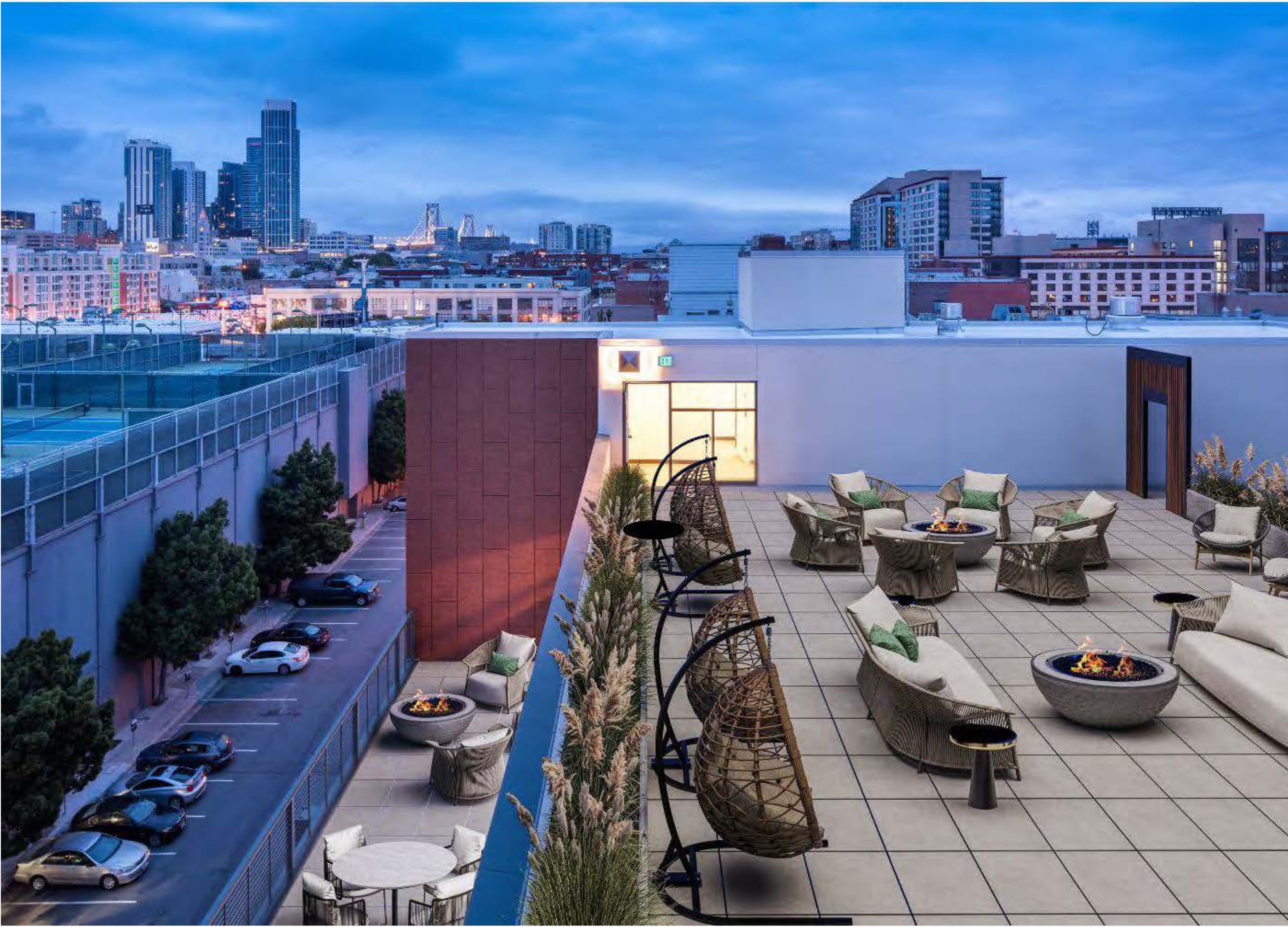
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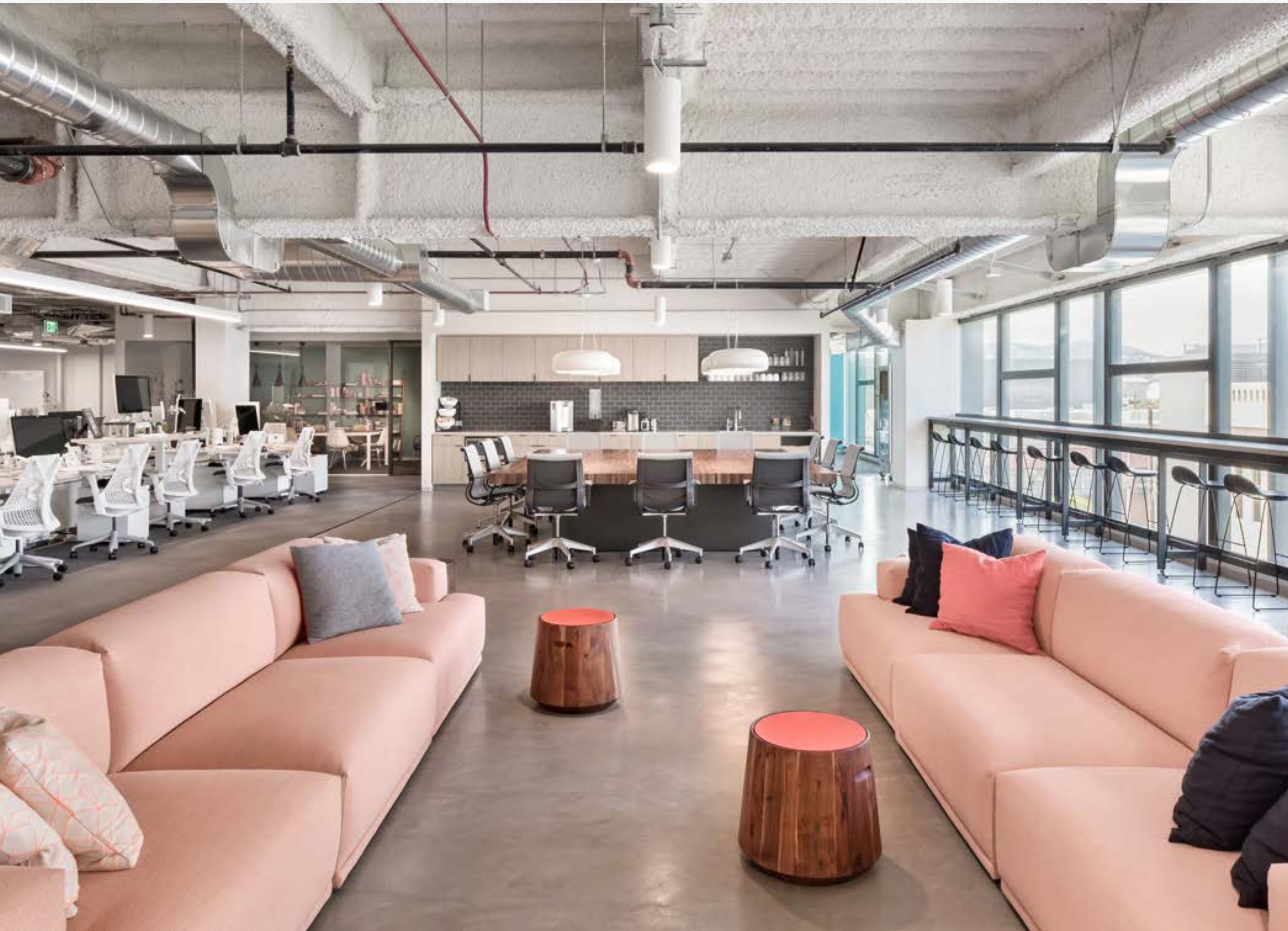
NOW



01
NEW DIGS, WITHOUT THE WAIT
MOVE IN READY.

Your search for a prestigious, ready-to-occupy headquarters ends here. This fully furnished 59,543 RSF space, complete with luxurious common areas and dual exclusive roof decks, is perfectly poised to become your development team’s home. Embrace the ease and elegance of a move-in ready workspace in the heart of SOMA, where every detail is tailored for immediate business success.





02

EVERYTHING YOU NEED**FROM COLLABORATION
TO PRODUCTIVITY, IT'S ALL
HERE.**

At 85 Bluxome, each and every element has been crafted to meet your business needs. From two stunning roof decks for open-air work or a coffee break to an all-hands space and dining area, this building is designed for both work and relaxation. With an open ground floor plan featuring a lounge and prep kitchen capable of accommodating up to 250 people, and upper floors with numerous conference rooms, private offices, and 300+ workstations, things like productivity, connection and teamwork thrive here seamlessly. Additional perks include well-appointed men's and women's locker rooms with showers and private lockers, secured bike parking, and importantly, convenient proximity to transit, ensuring a seamless and comfortable commute and experience for all.

03

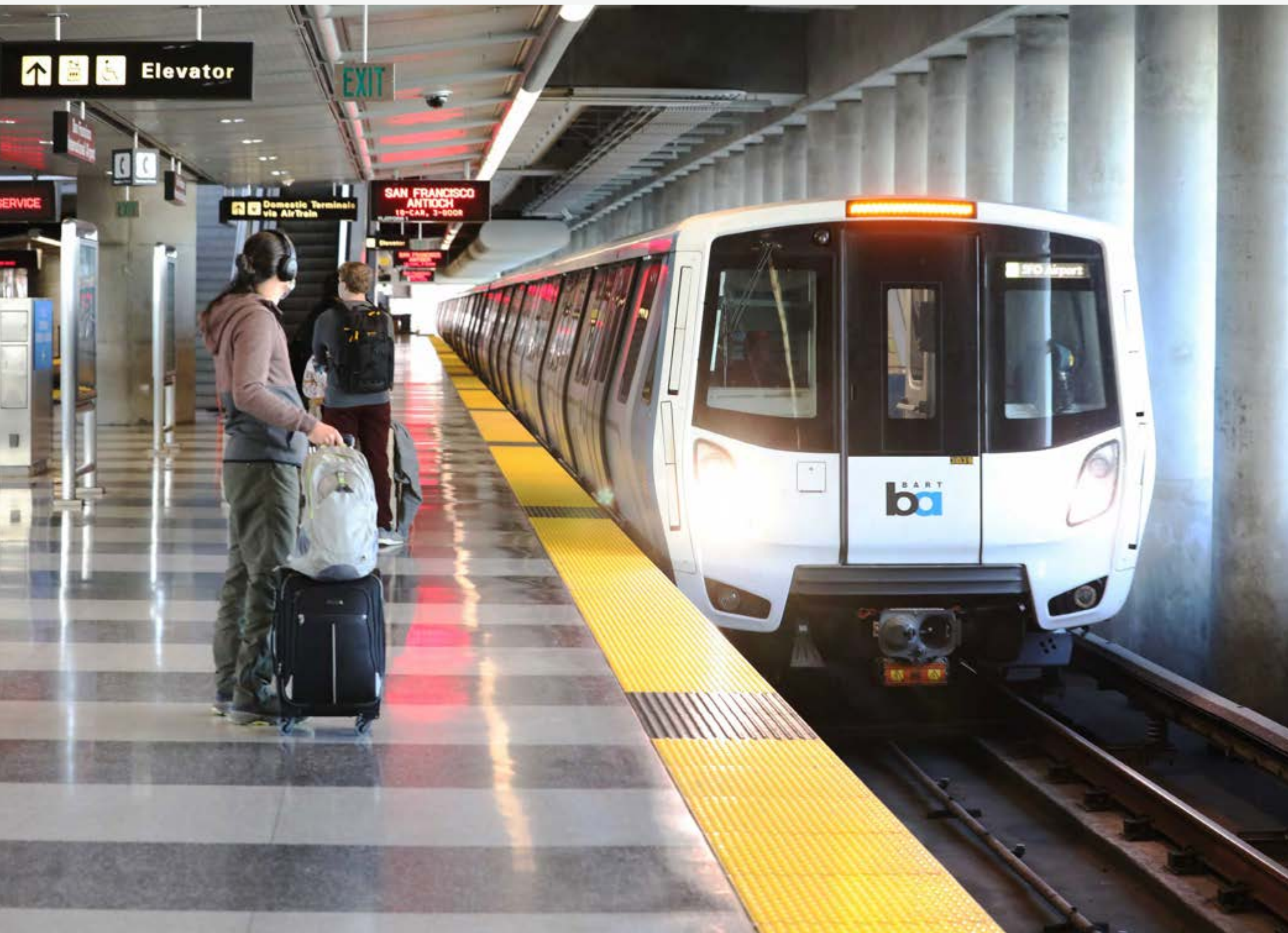
SUSTAINABLY MINDED**THOUGHTFUL DESIGN,
FRESH THINKING.**

Presidio Bay is committed to creating holistic properties that foster our corporate sustainability goals and meet our tenant's environmental, social, and governance objectives. This includes a host of technologies, materials, design approaches, and best practices for health, safety and sustainability, alongside features and spaces that enhance wellness and social connections for our tenants and surrounding communities.

We've prioritized energy and water conservation in our design to minimize 85 Bluxome's carbon footprint through a combination of techniques such as stormwater retention, a reclaimed water system that irrigates the lush landscaping with rainwater and greywater, water-efficient installations throughout the premises, and sensor-driven software that detects early signs of leaks and maintenance issues for critical building systems.

We inspire and empower our tenants to get involved and give back to the surrounding neighborhood, making a positive impact on the community. We facilitate opportunities for engagement and collaboration.





04

CONNECTED**TRANSIT-ORIENTED
LOCATION.**

Both figuratively and literally, all roads (and rails) lead to 85 Bluxome, a truly transit-rich location. SOMA is dubbed a “Walker’s Paradise” with a walk score of 95, an “Excellent Transit” score of 84, and a “Biker’s Paradise” with a bike score of 91. The multi-modal transportation options within a two blocks of the building include light rail metro access to the “T” line on 4th Street, the Caltrain terminus at 4th and King Streets, the Central SOMA subway, the BART train, as well as multiple bus and Muni lines, including the B7, L1, L2, L3, L4, L5, 8, 8AX, 8BX, 30, 31, 45, 91, N-OWL, NBUS, TBUS, East, TC and West bus lines. Bikes and scooters are also right at the doorstep. For those who do prefer to drive, there is easy freeway access to I-280 (south), Hwy 101 (north), and I-80 (east) with plenty of nearby parking structures and EV charging stations with hourly, daily and monthly payment options. For visitors, San Francisco International Airport (SFO) is a short 12.7 miles and 16 minutes drive to and from the property.

05

RESILIENCY, SECURITY, TECHNOLOGY**PASSIVE YET POWERFUL
SECURITY AND SAFETY
MEASURES.**

Presidio Bay recognizes the importance of the work our tenants do, and the need for secure facilities and logistics to support their work under all circumstances. With extensive experience designing mission-critical facilities, the Presidio Bay team designed 85 Bluxome to be both architecturally significant, secure and technologically advanced.

The building is engineered with features to ensure the continuity of operations in the face of potential disruptions, such as earthquakes or other natural disasters. We take a three-pronged approach to safety, combining data privacy measures, advanced physical security, and personnel to protect people, data and research, and the built environment. The building is designed with a comprehensive technology stack and data connectivity that focuses on supporting the tenant experience, property management and building maintenance back-up generators and emergency preparedness plans to maintain continuity and support a goal of zero downtime.





06

CERTIFIED

COMMITTED TO EXCELLENCE AND STEWARDSHIP.

85 Bluxome is proud to be certified by four different associations that prioritize best practices in Sustainability, Energy Savings, Resiliency, Safety and Wellbeing. As the first building in the US receive both the USRC and WELL certifications, this building is pioneering in it's pursuit for resiliency, health, and well-being.

- + LEED Gold certified from the U.S. Green Building Council, meeting exacting standards for energy use, lighting, water, and material use, as well as incorporating a variety of sustainable strategies.
- + WELL Certified by the International WELL Building Institute, meeting or exceeding standards for features that foster human health and well-being including air, water, nourishment, light, fitness, comfort, and mind.
- + Energy Star Certified, meeting standards that save energy and money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings.
- + San Francisco's first-ever U.S. Resiliency Council (USRC) rating - a Gold Rating - with five stars for safety and four stars for damage and recovery. These scores indicate the building's robust readiness for business continuity, and a higher-than- expected anticipated performance compared to current building code requirements.

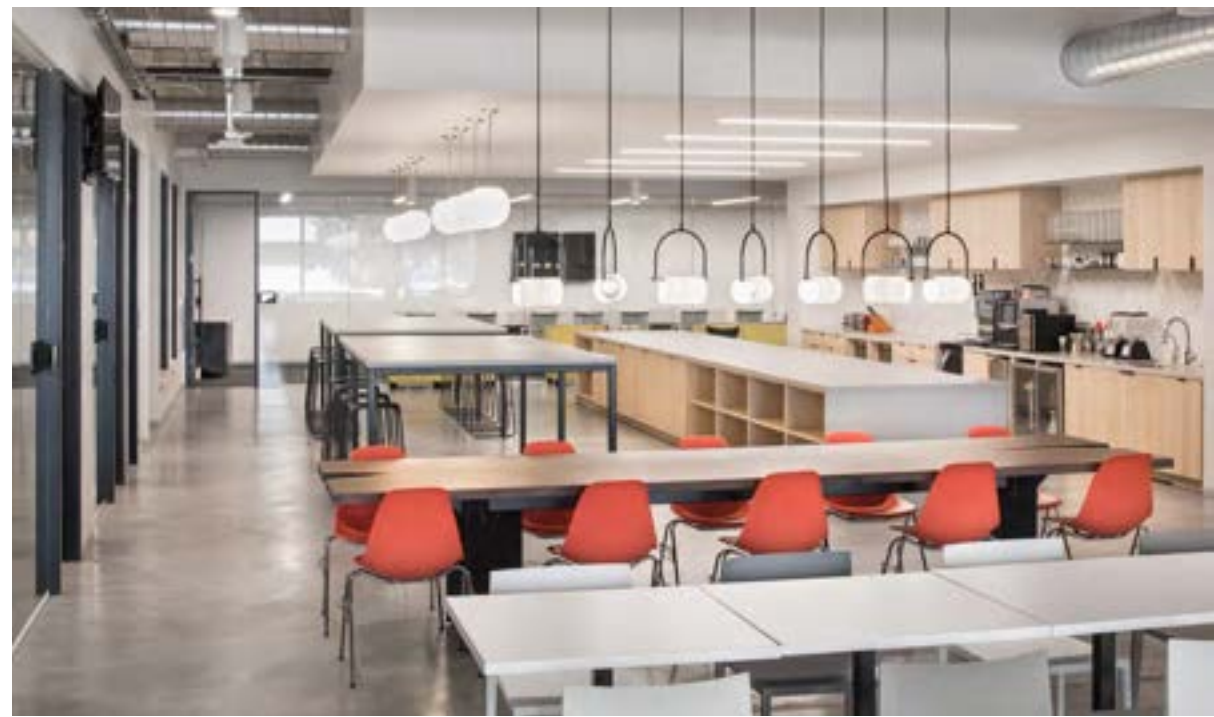
07

BY PRESIDIO BAY

OPERATED BY THE MAIN POST.

85 Bluxome is owned by Presidio Bay, a long-term developer and owner known for elevating the built environment through user-centered design, sustainability, and thoughtful placemaking. The property is managed by The Main Post, Presidio Bay's operating platform. This integrated structure ensures that the original vision is carried through after delivery, with a hospitality-minded team focused on performance, experience, and long-term stewardship.





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THE BUILDING **LOCATION** AMENITIES BUILDING SPECS FLOOR PLANS GALLERY LEASING

LOCATION

85 BLUXOME | SAN FRANCISCO, CA

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EASY ACCESS, HIGH VISIBILITY

EXPERIENCE THE BEAUTY OF A CENTRAL SOMA LOCATION.

Located in the heart of San Francisco’s vibrant SoMa neighborhood, 85 Bluxome offers a premier location that seamlessly blends work and play. Adjacent to the bustling South Beach and Mission Bay neighborhoods, this address places you at the epicenter of it all.

Here, you’ll find yourself surrounded by prominent tech and venture communities, alongside iconic recreational destinations such as Oracle Park, home of the Giants, and the Chase Center, home of the Warriors. Enjoy leisurely strolls along the Embarcadero Waterfront, unwind at South Park, or explore the dynamic new Mission Rock development—all just steps away.

But the appeal doesn’t stop there. With a walk score of 95, an “Excellent Transit” score of 84, and a “Biker’s Paradise” rating of 91, this transit-oriented location ensures seamless connectivity for commuters of all kinds.

For drivers, the building is easily accessible by freeway via I-280 (south), Hwy 101 (north), and I-80 (east) with plenty of nearby parking structures and EV charging stations. For Visitors, San Francisco International Airport (SFO) is only 12.7 miles and 16 minutes away. Whether choosing to drive, bike, walk, use public transportation or even fly, getting here has never been easier.

Transit & Neighborhood Amenities



1. Delancey Street Restaurant
2. 25 Lusk
3. Quê Việt
4. KAIYO Rooftop
5. Taksim
6. Garaje
7. Flour & Branch
8. Golden Goat Coffee
9. Social Cafe
10. Blue Bottle Coffee
11. Bravado Italian Coffee Bar & Lounge
12. Brickhouse Café & Bar
13. Yoli's Pizza
14. Dinosaurs Sandwiches
15. Mars Bar & Restaurant
16. Underdogs Cantina
17. Dartealing Lounge
18. Bar Malone's
19. Woodbury
20. Fanta Cleaners
21. Mercado
22. Alchemist Bar & Lounge
23. The Hotel Utah Saloon
24. Yummy Plate
25. SAJJ Mediterranean
26. Jack's Market & Deli
27. K&L Wine Merchants
28. Hakashi Japanese Sushi Bar & Grill
29. Latte Express + Banh Mi & Donut
30. Delah Coffee
31. Little Skillet
32. Casa Sofia
33. Local Tap
34. Coffee Wafflee
35. Lucky Strike
36. Marlowe
37. Café Buenos Aires SF
38. Momo's
39. Caffè Centro
40. Thriller Social Club
41. Philz Coffee
42. SAAM
43. ROOH
44. Saison
45. Safeway
46. Shell
47. Kiss My Seoul
48. Wabi-Sabi SF
49. Subway
50. Cafe Okawari
51. Taco Bell Cantina
52. Tazza D'amore Cafe
53. Flagship Mission Bay
54. Town's End Brunch
55. The Farmacy
56. The UPS Store
57. US Post Office
58. Walgreens
59. Whole Foods Market
60. Victory Hall & Parlor

NEIGHBORHOOD FAVORITES



LUCKY STRIKE BOWLING

Popular bowling alley and entertainment venue known for its vibrant atmosphere, modern lanes, and upscale bar and dining options.



ALCHEMIST BAR & LOUNGE

Trendy spot with a steampunk vibe, offering inventive cocktails and a unique atmosphere for a memorable night out.



SAFEWAY

Well-established supermarket chain offering a range of groceries, fresh produce, and household items, catering to the daily needs of locals and visitors alike.



LUMA HOTEL

Contemporary, boutique hotel known for its stylish accommodations and prime location in the heart of the city.



PHILZ COFFEE

Beloved local coffee chain known for its custom-blended coffees, friendly baristas, and a laid-back atmosphere that epitomizes the city's coffee culture.



MARLOWE

Hip dining spot serving elevated burgers, craft beer, and whiskey in industrial-chic surrounds.



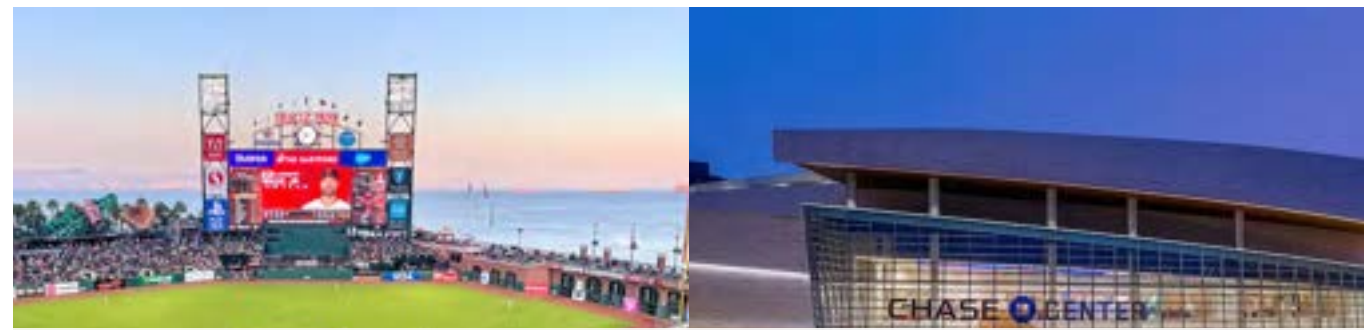
BRICKHOUSE CAFE & BAR

Cozy, rustic spot known for its hearty American cuisine, craft beers, and relaxed, friendly ambiance.



ORANGETHEORY

Dynamic fitness studio offering high-intensity interval training workouts, combining cardio and strength training to deliver a comprehensive, energizing fitness experience.



ORACLE PARK & CHASE CENTER

Oracle Park, home of the San Francisco Giants, offers bayfront views and a lively atmosphere for sports enthusiasts, while Chase Center—home of the Golden State Warriors—is just a quick carshare or bike ride away.

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THE BUILDING LOCATION **AMENITIES** BUILDING SPECS FLOOR PLANS GALLERY LEASING

AMENITIES

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THINK URBAN

**METICULOUS FUNCTION,
ABUNDANT WALKABILITY.**

Embrace the ultimate work-life balance in a building that offers top-tier materials and interiors, coupled with a suite of amenities designed for productivity and interaction, all nestled in a neighborhood that enhances every aspect of your day, without the downtown congestion.

- + Outdoor Social Spaces
- + Collaboration & Entertainment
- + Health & Wellness
- + Safety, Security & Technology



01

OUTDOOR SOCIAL SPACE

Not one, but two roof decks, perched above the city allow for gorgeous views of the San Francisco skyline, a bit of fresh air, and some sun-light during the workday. Set up with Wi-Fi and comfortable seating for a lunch gathering, an outdoor meeting or a change of scenery during a phone call. These spaces will quickly become a favorite.

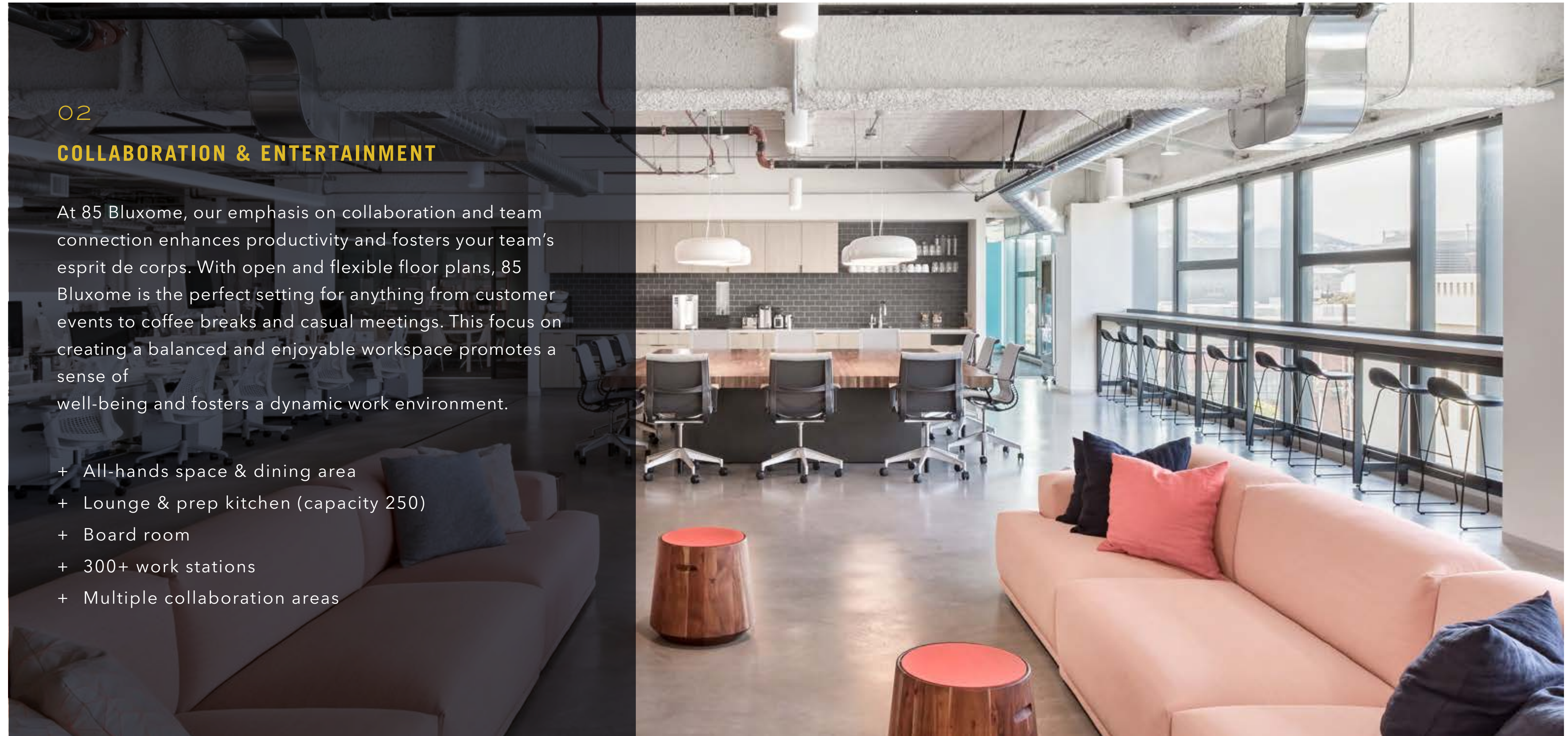
- + 5th Floor Roof balcony deck and 6th Floor Roof deck
- + 180° panoramic City views
- + Building-provided outdoor Wi-Fi
- + Lounge seating
- + Optional outdoor BBQ and kitchen available

02

COLLABORATION & ENTERTAINMENT

At 85 Bluxome, our emphasis on collaboration and team connection enhances productivity and fosters your team's esprit de corps. With open and flexible floor plans, 85 Bluxome is the perfect setting for anything from customer events to coffee breaks and casual meetings. This focus on creating a balanced and enjoyable workspace promotes a sense of well-being and fosters a dynamic work environment.

- + All-hands space & dining area
- + Lounge & prep kitchen (capacity 250)
- + Board room
- + 300+ work stations
- + Multiple collaboration areas





03

HEALTH & WELLNESS

85 Bluxome puts health and wellness top of mind with thoughtful features to make this a positive and productive environment. From features like locker rooms with showers to rinse after biking into the office, to a super-commutable location with easy bus and Caltrain access, to outdoor opportunities for working and connecting.

- + Men's & Women's locker rooms
- + Two (2) showers and private lockers
- + Secured bike parking
- + Proximity to transit
- + Rain water monitoring and collection system that feeds into the building's plumbing systems
- + Low-flow water-saving fixtures throughout the property

04

TECHNOLOGY

85 Bluxome was designed and purpose-built to meet the needs of future-focused firms. The building has an intelligent infrastructure and advanced features integrated throughout.

- + All common areas are equipped with Wi-Fi
- + Sensor-driven building operations by ASI
- + Active Building Management System with after-hours control
- + AC cooled server room
- + Back-Up Generator
- + High speed fiber access through Comcast & Lumen

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THE BUILDING LOCATION AMENITIES **BUILDING SPECS** FLOOR PLANS GALLERY LEASING

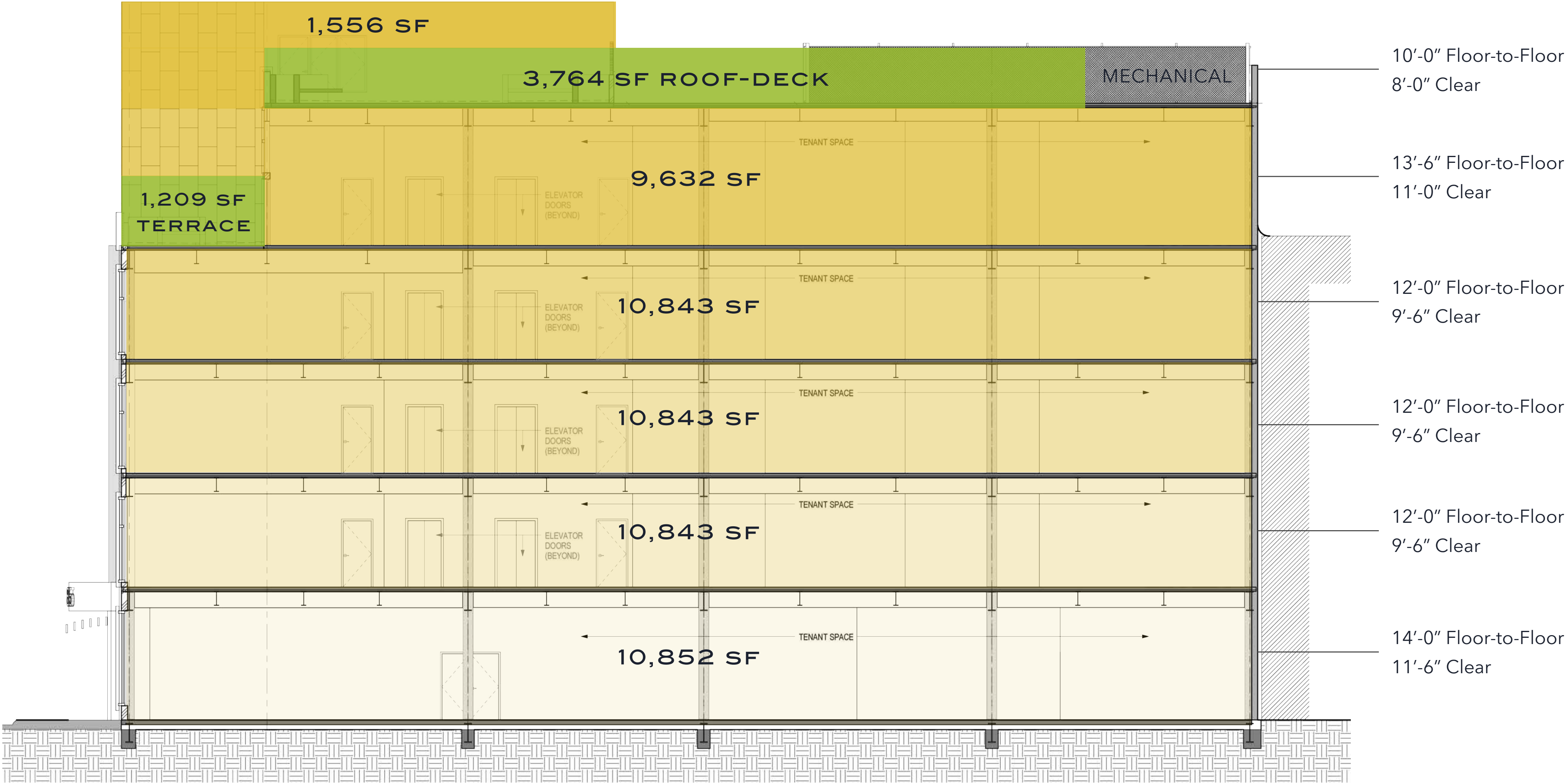
BUILDING SPECS

85 BLUXOME | SAN FRANCISCO, CA

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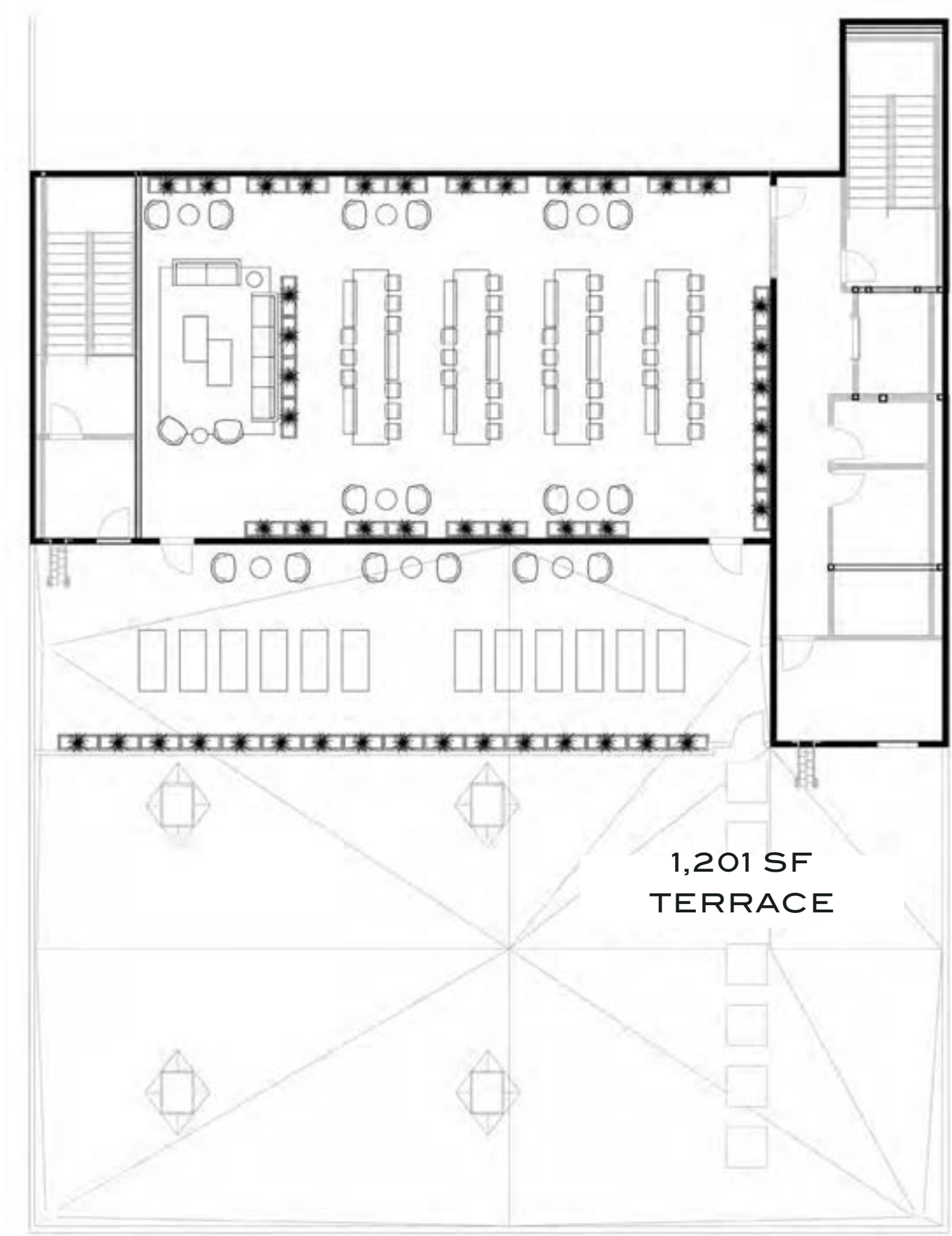
TOTAL BUILDING SIZE	±59,543 RSF	SECURITY SYSTEM	Sargent Control System and main building entry doors connected to building intercom call system for access.
CONSTRUCTION TYPE	Steel frame and concrete	HVAC	Full HVAC and VRF system that can be programmed to provide separate controls for each floor of the building.
CEILING HEIGHTS	12'-14' floor-to-floor 9'-6"- 11'-6" clear	SUSTAINABLE DESIGN	LEED® Gold Certified, WELL Certified, US Resiliency Council Gold Rating, and rainwater harvesting system.
AVERAGE COLUMN SPACING	29 x 29 feet	BUILDING GENERATOR	480 V/277 V 3PH diesel powering the full building.
ELEVATORS	Two (2) elevators accessing all floors and one (1) to roof deck. One (1) -4000 lb capacity and one (1) 3500 lb capacity.	AMENITIES	Secured bike parking, locker rooms with showers, prep kitchen, and multiple roof decks with extensive plantings.
ELECTRICAL CONNECTIVITY	2,000 amp service, 480/277 volt with capacity of 8 watts/SF.	WI-FI PROVIDERS	Comcast and Lumen

FLOOR PLANS



FLOOR 6		1,556 SF
ROOFTOP		
CAPACITY		100

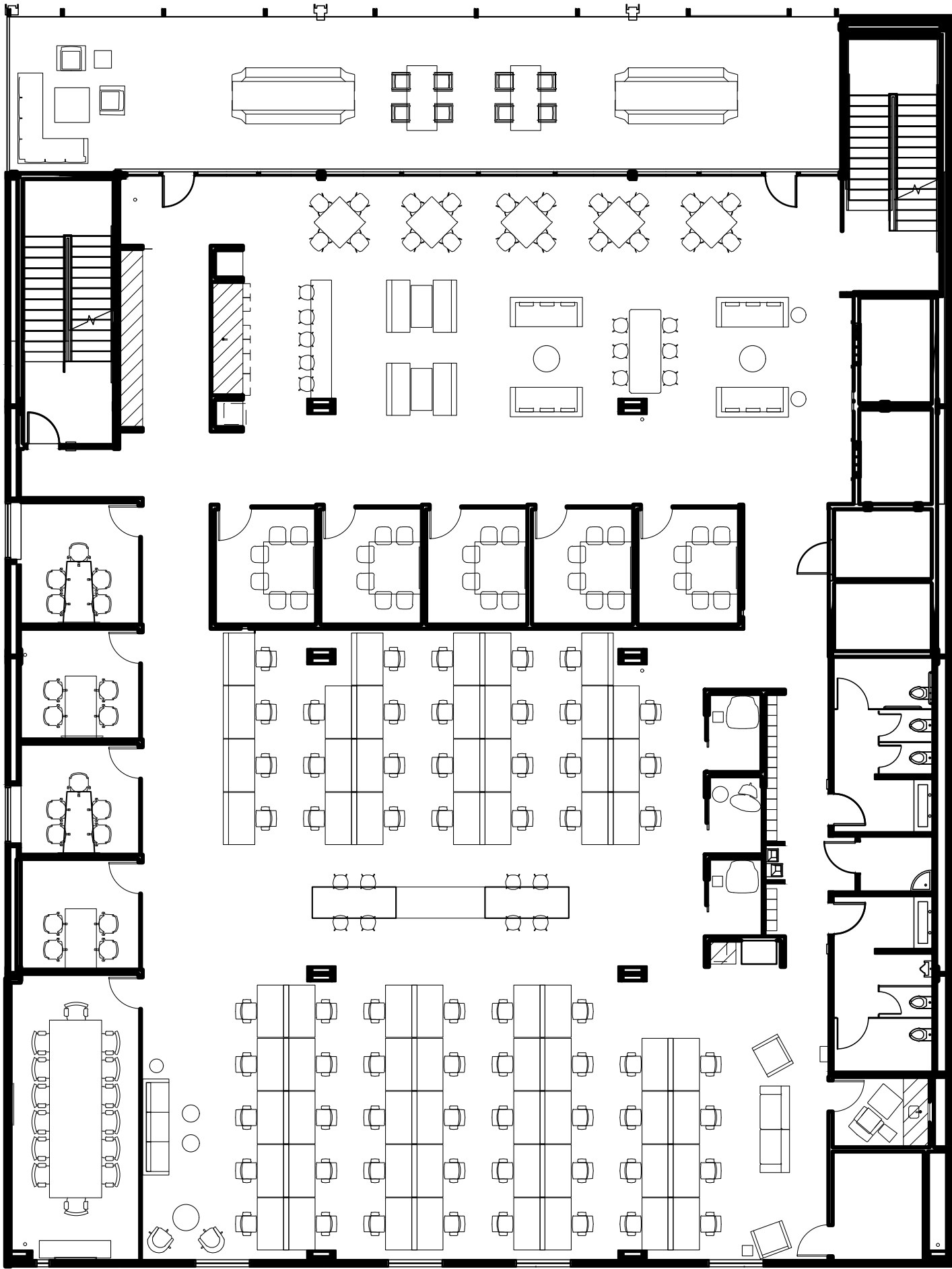
BLUXOME



FLOOR 510,841 SF

WORKSTATIONS	64
MEETING ROOMS	11
PHONE ROOMS	3
WELLNESS ROOM	1
IDF CLOSET	1

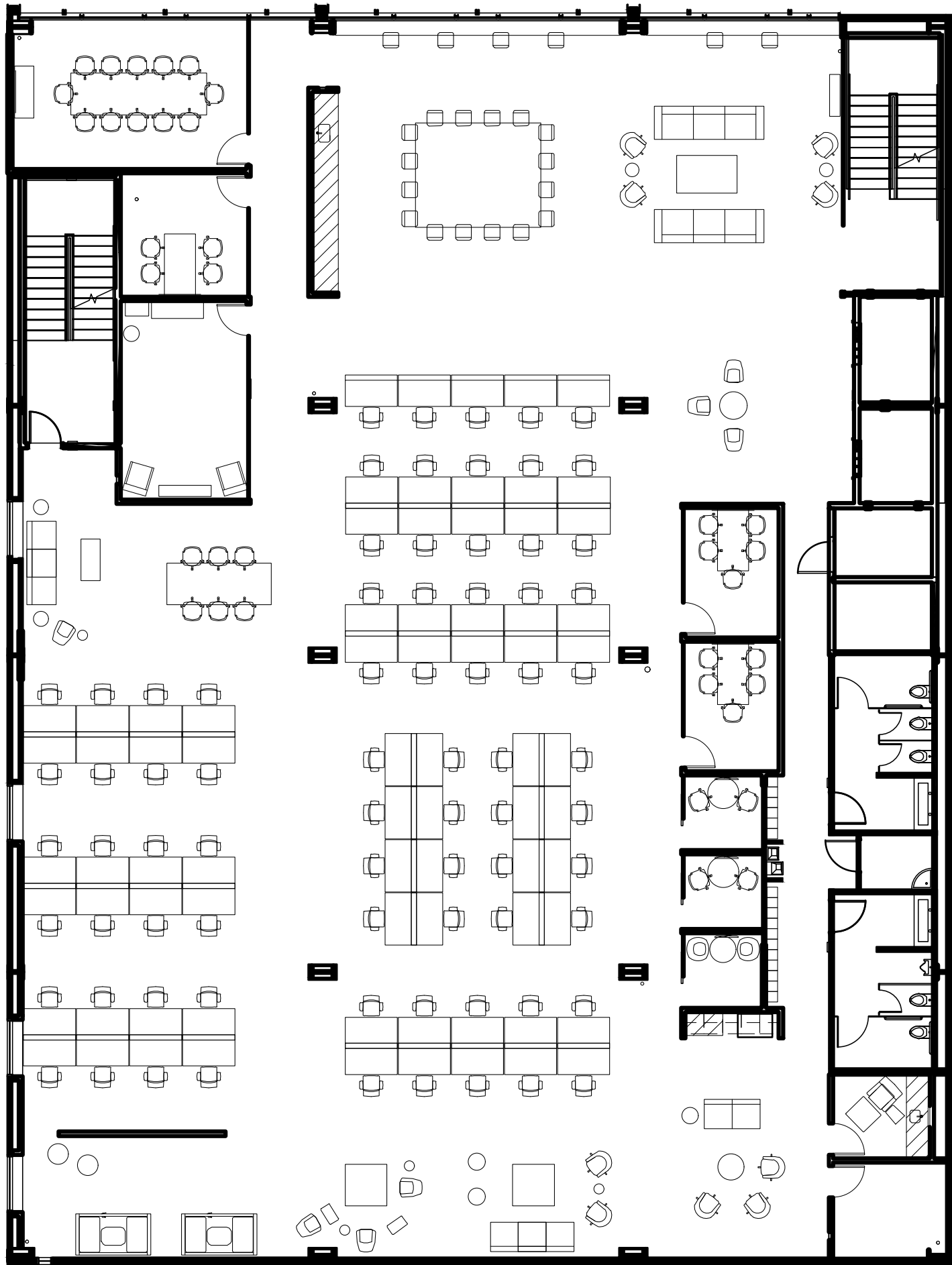
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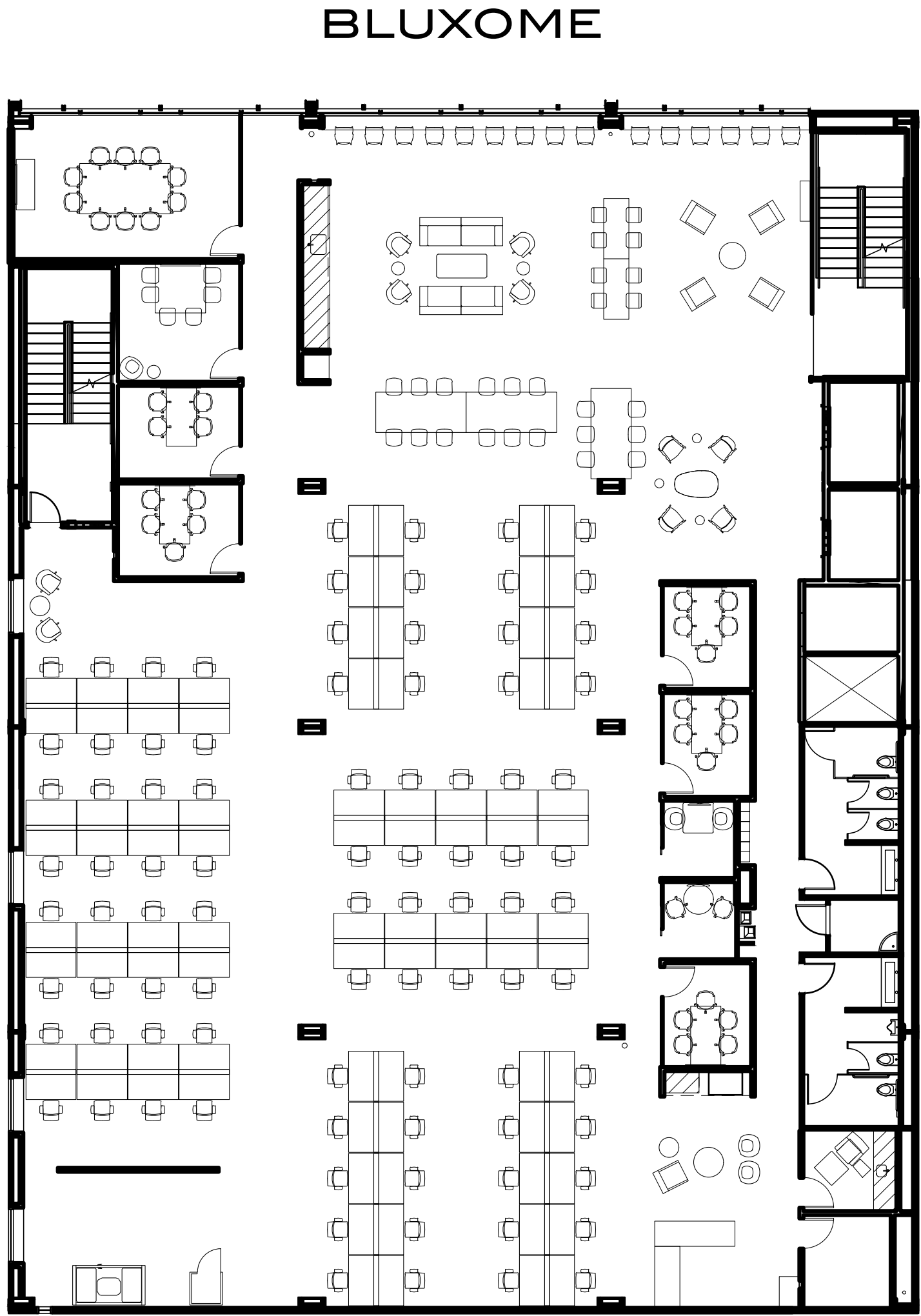
FLOOR 410,853 SF

WORKSTATIONS	75
MEETING ROOMS	4
PHONE ROOMS	3
WELLNESS ROOM	1
IDF CLOSET	1

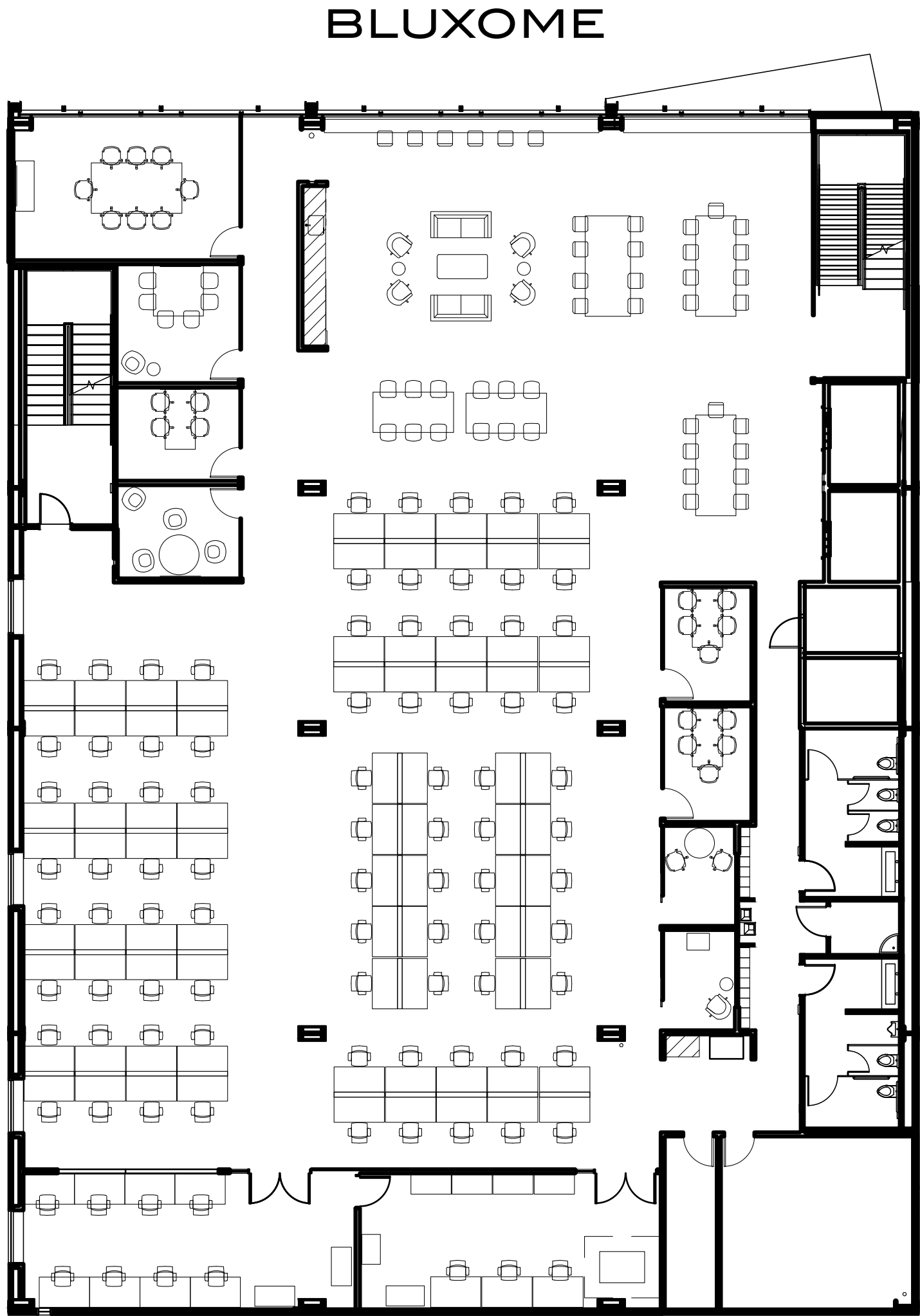
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FLOOR 310,853 SF	
WORKSTATIONS	88
MEETING ROOMS	7
PHONE ROOMS	2
WELLNESS ROOM	1
IDF CLOSET	1



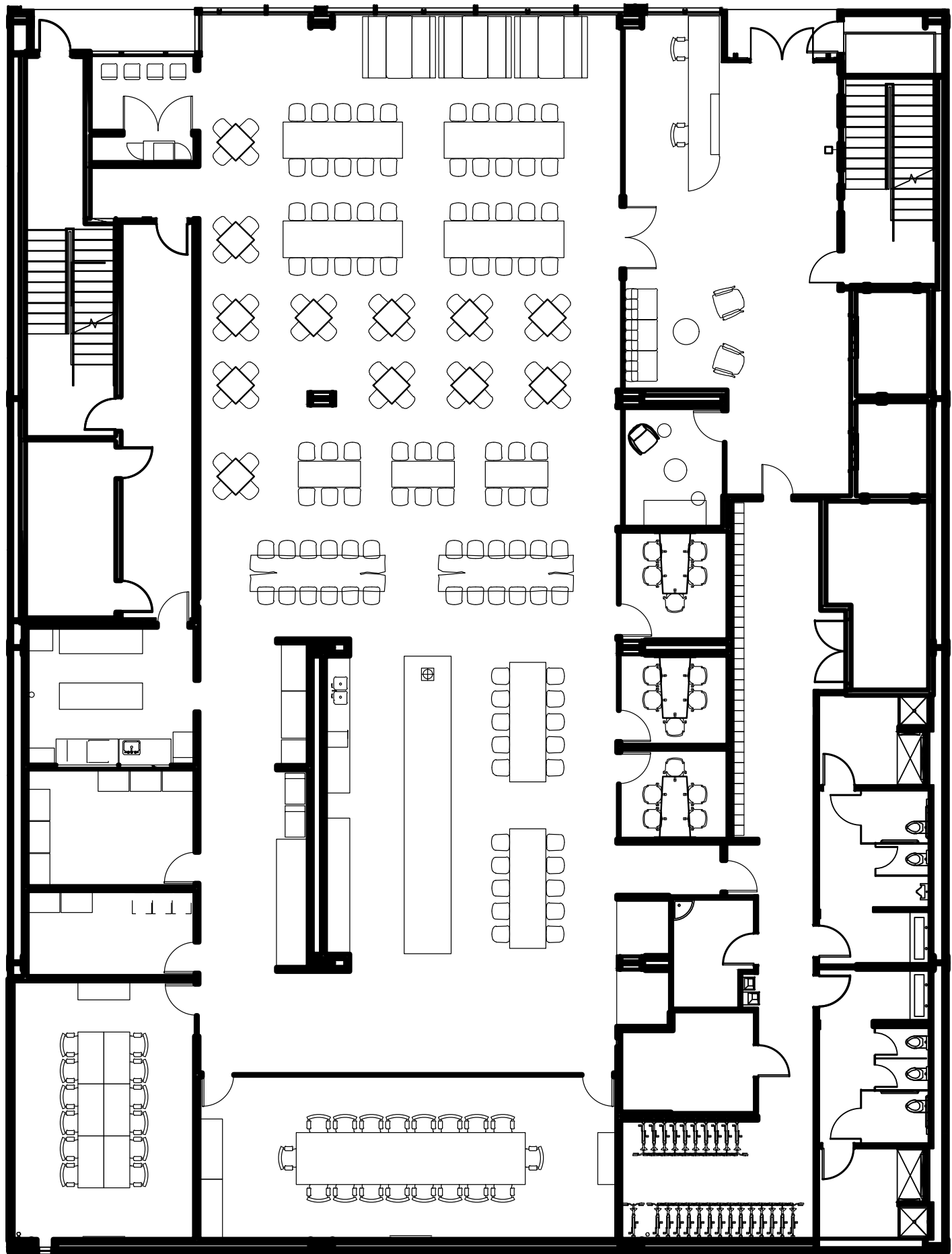
FLOOR 210,853 SF	
WORKSTATIONS	82
MEETING ROOMS	6
PHONE ROOMS	2
WELLNESS ROOM	1
IDF CLOSET	1



FLOOR 1 10,852 SF

ALL-HANDS FLOOR (CAPACITY: 250)	
BOARDROOM	1
MEETING ROOMS	4
WELLNESS ROOM	1
IDF CLOSET	1

BLUXOME



GALLERY

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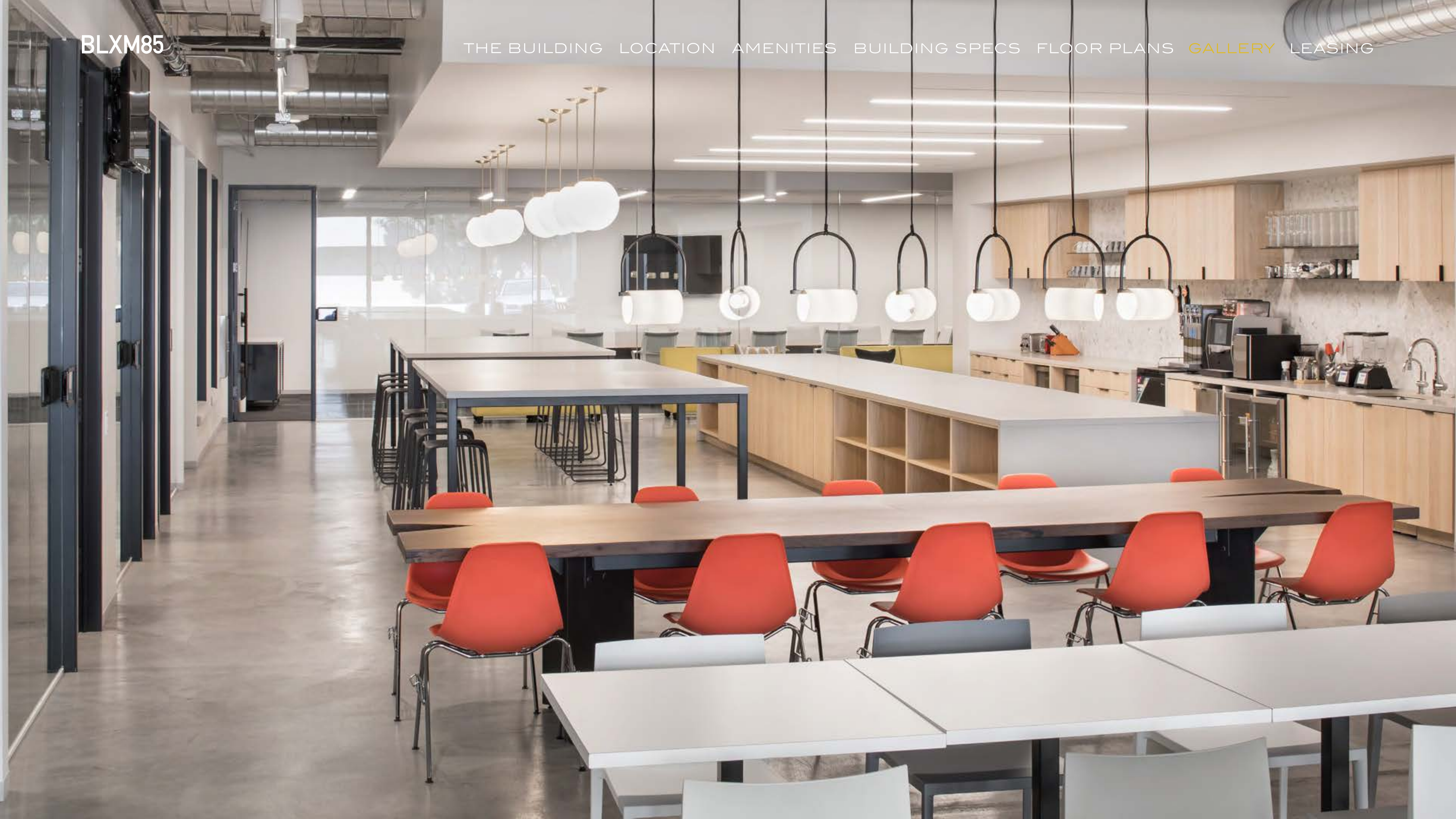
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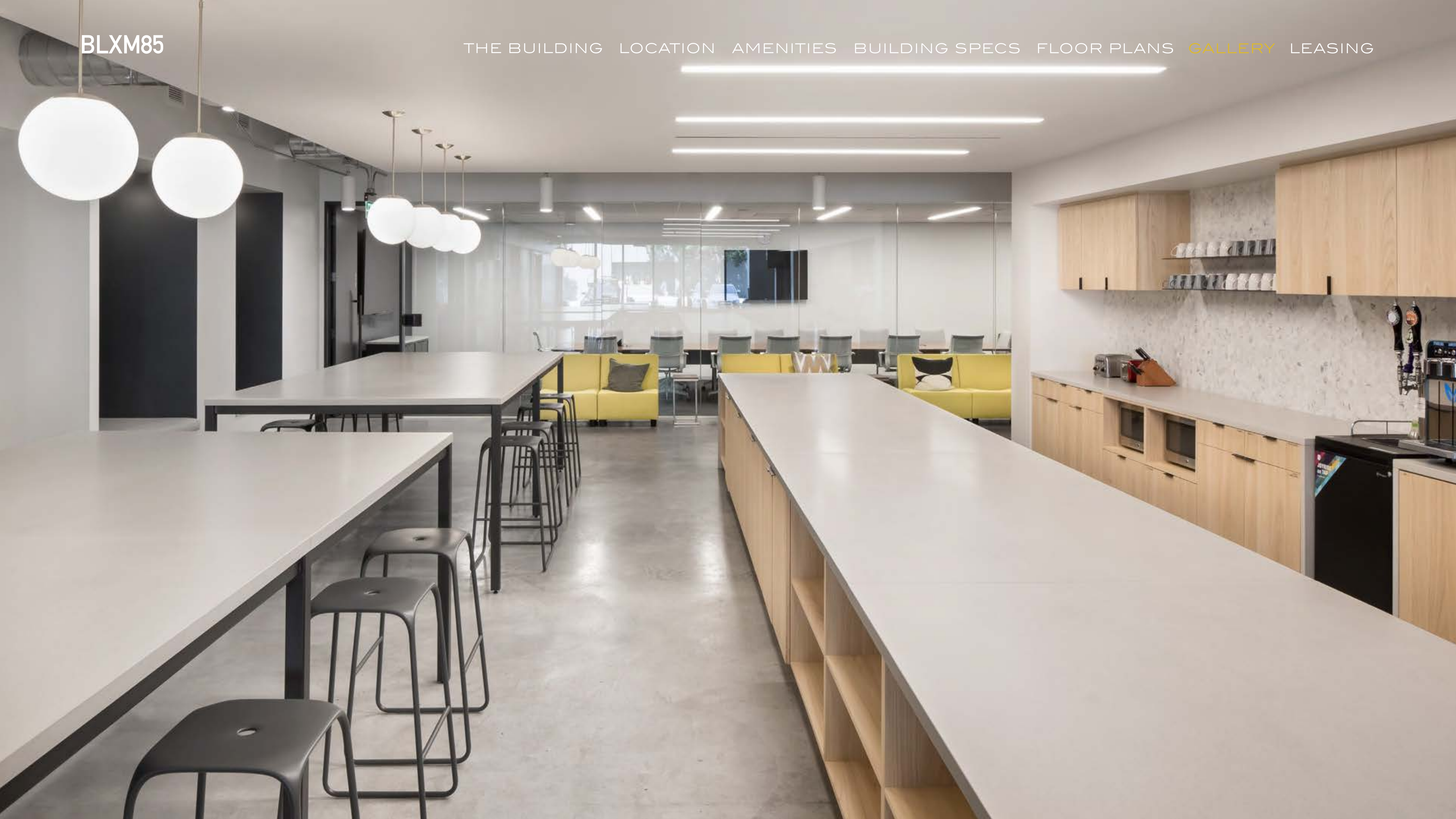
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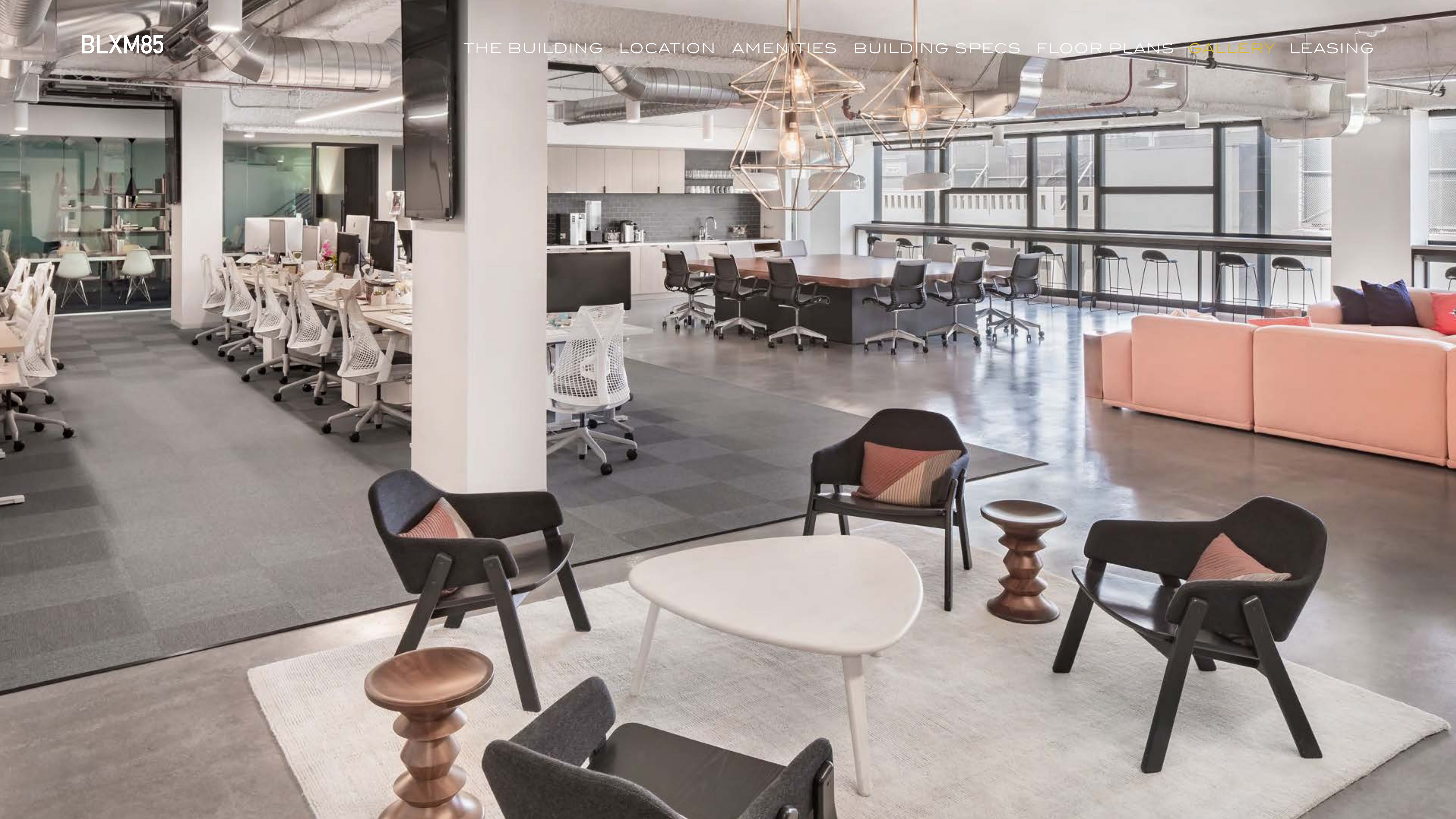
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LEASING

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