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Tower Two at One Rincon Hill Begins Leasing of Condominium-sized Luxury Residences

Private tours of the iconic 49-story skyscraper are now underway

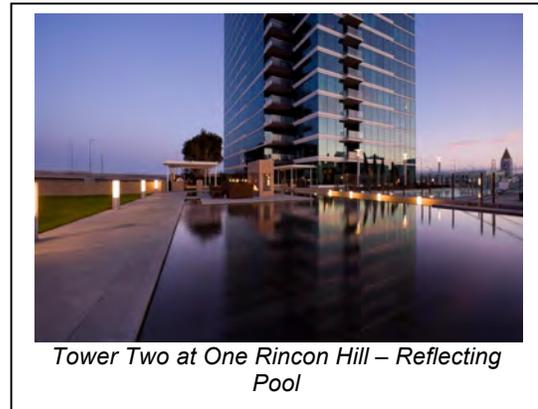
SAN FRANCISCO (May 1, 2014) – [Tower Two at One Rincon Hill](#) (TTORH), a unique for-lease, luxury residential high-rise, announced today that leasing opportunities have commenced for occupancy beginning August 2014. Private tour appointments are available by calling the Welcome Center at 415-528-2878 or by registering online at www.onerinconhill.com.

Designed by Solomon Cordwell Buenz (SCB) architects, the distinctive 49-story structure features 298 finely-appointed and targeted LEED Silver residences that are uncommonly spacious ranging in size from 613 to more than 3,200 square feet, with an average of 1,136 square feet. The building's position at the apex of Rincon Hill's emerging neighborhood core, as well as its refined yet striking design creates stunning unobstructed and panoramic views of the Bay Bridge, Financial District, Twin Peaks and the East Bay. Located in the heart of the vibrant South of Market (SOMA) district, this iconic skyscraper completes the One Rincon Hill community – a signature landmark that enhances the renowned San Francisco skyline.



Tower Two at One Rincon Hill

“Tower Two at One Rincon Hill provides a complete luxury living experience with spectacular views of San Francisco Bay and the city skyline. Its exquisite location is a short walking distance to the Embarcadero waterfront, AT&T Park, Yerba Buena Center, TransBay Center and Financial District,” said Michael Kriozere, founder of Urban Pacific Investors, LLC, the development manager for TTORH. “Residents will appreciate the many transportation options readily available – from [City CarShare](#), [Zipcar](#) and bicycle parking to easy freeway access and a myriad of public transportation options.”



Tower Two at One Rincon Hill – Reflecting Pool

For-Lease Luxury Residences

TTORH residences feature condominium-style living space, design and interior finishes. This quality flows throughout each home offering floor-to-ceiling double-paned windows with air ventilation, Studio Becker cabinetry, granite countertops, pro-level Bertazzoni, Fisher & Paykel and Bosch kitchen appliances, individually controlled heating and air conditioning, soaking tubs and full-size Bosch washers and dryers. Select residences offer walk-in closets, single or dual balconies and/or bonus rooms. Monthly leasing rates start at approximately \$3,300 for one-bedroom, \$5,500 for two-bedroom and \$9,900 for three-bedroom floor plans.

TTORH has a planned array of exceptional resident amenities. Of particular note – and a first of its kind in San Francisco – is the 49th floor Sky Lounge with sweeping views of San Francisco Bay. Exclusively for the One Rincon Hill's community use, this 3,200 square foot entertaining and relaxation space features a billiard room overlooking AT&T Park and a 12-person dining room with a private catering kitchen. The ample amenity and services package also includes a hospitality suite, two fitness facilities with more than 3,000 square feet of state-of-the-art exercise equipment, an outdoor heated lap pool, whirlpool spa, multiple outdoor green spaces and private outdoor hospitality deck with a fireplace and reflection pond.



TTORH 's proximity to major freeways, the TransBay Center, BART, MUNI and ferries makes it convenient to travel within San Francisco or elsewhere in the Bay Area, including Silicon Valley, the Peninsula, the East Bay and Marin County. Professionally-staffed valet parking, electric vehicle charging stations, City CarShare, Zipcar and complimentary bike parking are available.

Economic Impact

When complete, the One Rincon Hill development will have contributed more than \$26 million to San Francisco's Affordable Housing Fund since the two-tower project began in 2005. TTORH alone has created approximately 1,000 onsite construction jobs, 800 off-site jobs and a union payroll estimated between \$24 and \$28 million.

"We are very excited to be opening the doors to our Welcome Center." said Rob Klinkner, managing director at Principal Real Estate Investors, which is advisor to the owner The Principal Green Property Fund I (see www.onerinconhill.com for more details). "Leasing interest is very high and continues to build with TTORH offering a unique residential community experience that redefines luxury in San Francisco. Tower Two fills a largely unmet need for Class A plus, for-lease product providing spacious, view residences within an amenity-rich, contemporary high-rise building."



About Tower Two at One Rincon Hill

Tower Two at One Rincon Hill (TTORH) is the ultimate for-lease luxury residential high-rise address in San Francisco. Offering the largest average square footage for lease on the market, TTORH features expansive views, fine interior finishes and numerous amenities in a prime urban location with convenient transportation options. The building completes the One Rincon Hill community at the gateway to the City and enhances the dynamic San Francisco skyline. TTORH's unique location provides superior and unobstructed views due to the building's position at the apex of Rincon Hill and its proximity to the Bay Bridge.

**ADDRESS &
LOCATION:**

401 Harrison Street (corner of Fremont and Harrison streets on Rincon Hill in SOMA)
San Francisco, CA 94105

**AMENITIES &
RESIDENCE FEATURES:**

- 298 residences
- Floor plans include one, two and three bedroom units which average 1,136 square feet and penthouses with more than 3,200 square feet
- Pro-level Bertazzoni, Fisher & Paykel and Bosch kitchen appliances
- Full-size Bosch washers and dryers in each residence
- Individually controlled heating and air conditioning
- Floor-to-ceiling windows with operable open-air ventilation
- 49th floor Sky Lounge for the ORH community's exclusive use featuring billiard room and private dining area
- Outdoor heated pool and whirlpool spa
- Landscaped green spaces with infinity-edge waterfall, reflection pond, fireplace, barbeque and seating/entertaining areas
- Two fitness centers
- Pet-friendly
- Webpass, Comcast or AT&T internet connectivity
- Individual unit storage
- Bicycle storage
- Free Wi-Fi in public areas
- 24-hour lobby attendant
- Studio Becker cabinetry
- Granite countertops
- Master baths with large soaking tub and separate shower
- Generous balconies, walk-in closets and bonus rooms available on select floor plans

PARKING:

- Professional valet parking available (one car per unit parking ratio)
- City CarShare and Zipcar available onsite
- Electric vehicle charging stations available

ADVISOR:

[Principal Real Estate Investors](#) manages or sub advises \$50.5 billion in commercial real estate assets. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate division of Principal Global Investors, a diversified asset management organization and a member of the Principal Financial Group®.

**DEVELOPMENT
MANAGER:**

Urban Pacific Investors, LLC is the development manager for Tower Two at One Rincon Hill. Michael Kriozere, founder of San Diego-based UrbanWest Associates (the developer and lead sponsor of Phase One at One Rincon Hill) formed Urban Pacific. Chris Collins serves as project management director for Urban Pacific.

ARCHITECT: TTORH's architects are [Solomon Cordwell Buenz Architects](#) (SCB), the country's residential high-rise experts who also designed the first One Rincon Hill tower. SCB is headquartered in Chicago with offices in San Francisco and Abu Dhabi.

WEB SITE: www.onerinconhill.com

MEDIA PLEASE NOTE: To request a tour, an interview, video or photos, please contact David Cumpston at (415) 359-2316 / cumpston@landispr.com. For more information, visit www.onerinconhill.com.

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