

160 KING STREET

153 TOWNSEND STREET, SAN FRANCISCO, CA 94107



AMERICAN
ASSETS
TRUST 

160 KING STREET



160 KING STREET IS LOCATED IN THE GREATER SAN FRANCISCO BAY AREA, THE COUNTY'S FIFTH LARGEST METROPOLITAN AREA. THIS CLASS "A" OFFICE PROPERTY FEATURES EXCELLENT PROXIMITY TO SAN FRANCISCO'S FINANCIAL DISTRICT, AT&T PARK, AND THE MOSCONE CONVENTION CENTER.

160 King Street is surrounded by some of the Bay Area's finest museums, high-end restaurants, sports venues, artist studios, retail outlets and residential units.

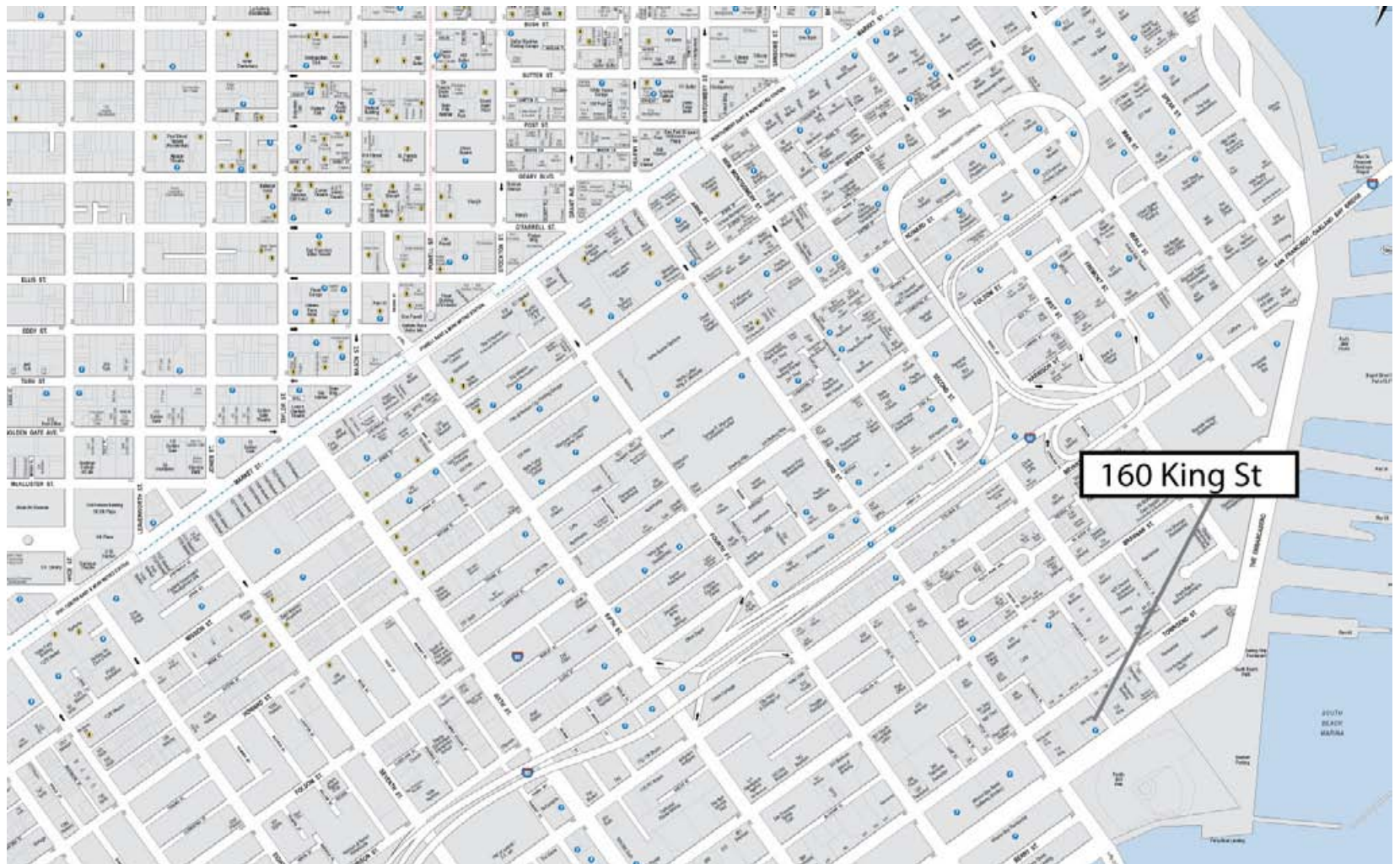
As a Class "A" office project, 160 King Street offers:

- *Prominently situated on King Street between Second and Third streets in San Francisco's famed South of Market ("SOMA") area*
- *Conveniently located accross the street from the Muni transit line*
- *Designed by Heller Manus Architects*
- *Garage ratios of 2 spaces per 1,000 sq. ft.*
- *Tenant decks on the eighth and ninth floors*
- *9,214 square feet of retail including a bagel shop, furniture store and dentist.*

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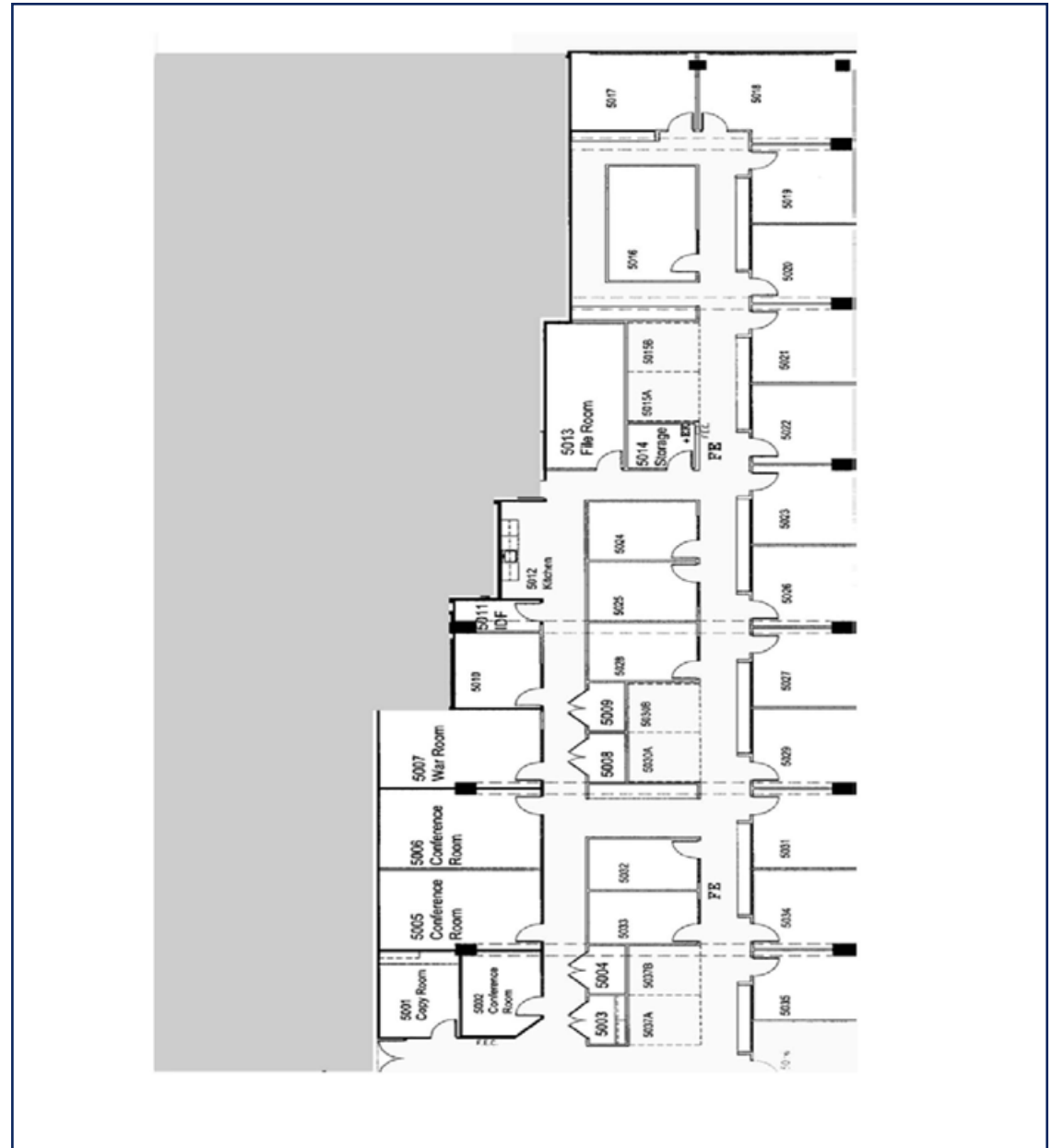
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Floor	Suite	Square Feet	Rental Rate	T.I.A.	Parking Ratio	Available	Comments
5th	550	9,123 RSF / 7,801 USF	\$41 FS + Elec.	Neg.	2/1,000 USF	Now	19 private offices, 4 conference rooms, kitchen and file room.
6th	610	3,570 RSF / 3,022 USF	\$41 FS + Elec	Neg.	2/1,000 USF	Now	7 private offices, 2 conference rooms and kitchen.
6th	650	8,029 RSF / 6,796 USF	\$35 FS + Elec.	Neg.	2/1,000 USF	Now	11 perimeter offices, 3 interior offices, kitchen, conference room and file room.
8th	800	28,788 RSF / 26,448 USF	\$41 FS + Elec.	Neg.	2/1,000 USF	Now	Former Law Firm Space 40 perimeter offices, 19 interior offices and 28 workstations
9th	900	28,175 RSF / 25,887 USF	\$41 FS + Elec.	Neg.	2/1,000 USF	Now	Former law firm Space, 42 perimeter offices, 17 interior offices and 24 workstations

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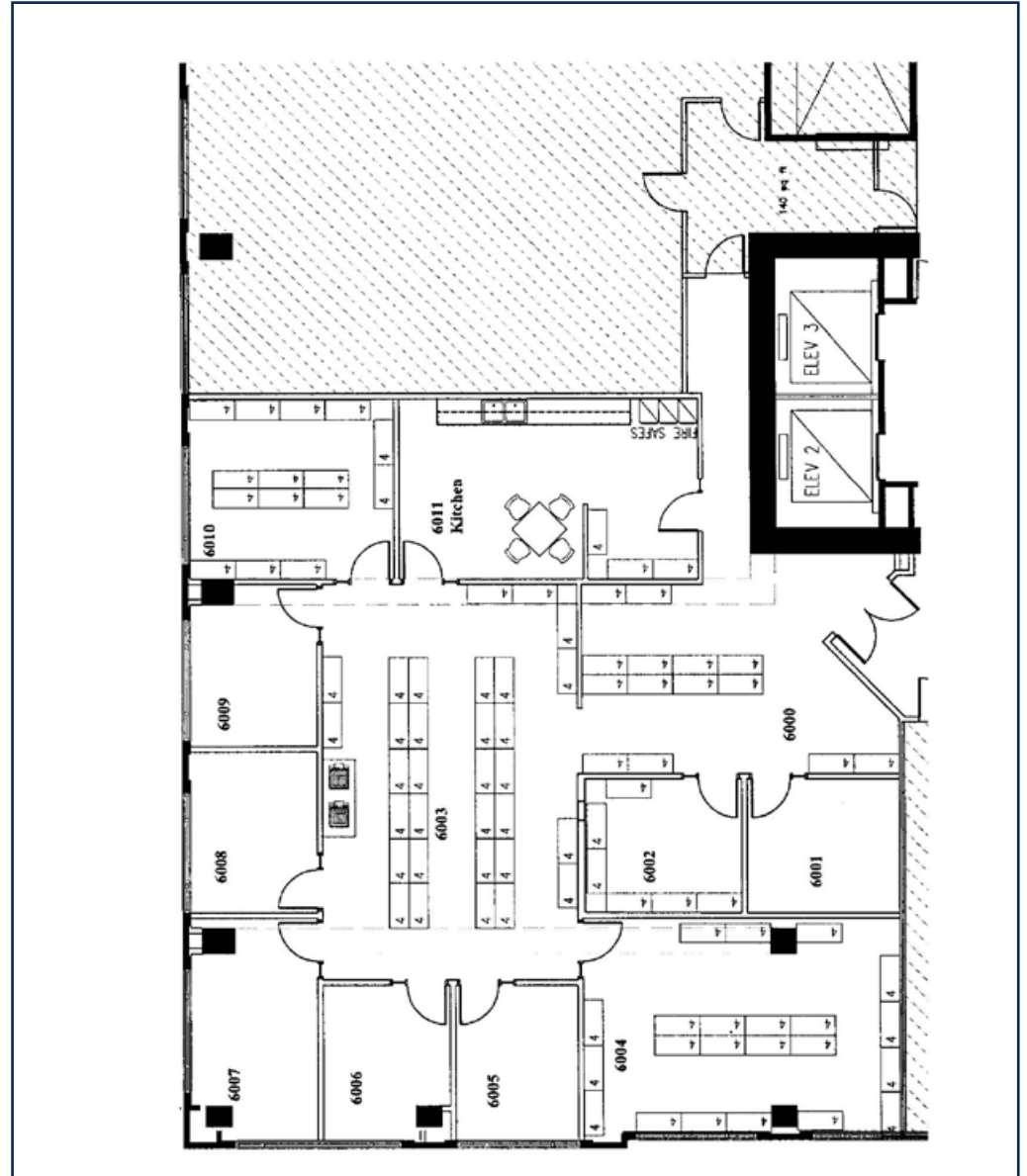
5th Floor, Suite 550
9,123 RSF
7,801 USF



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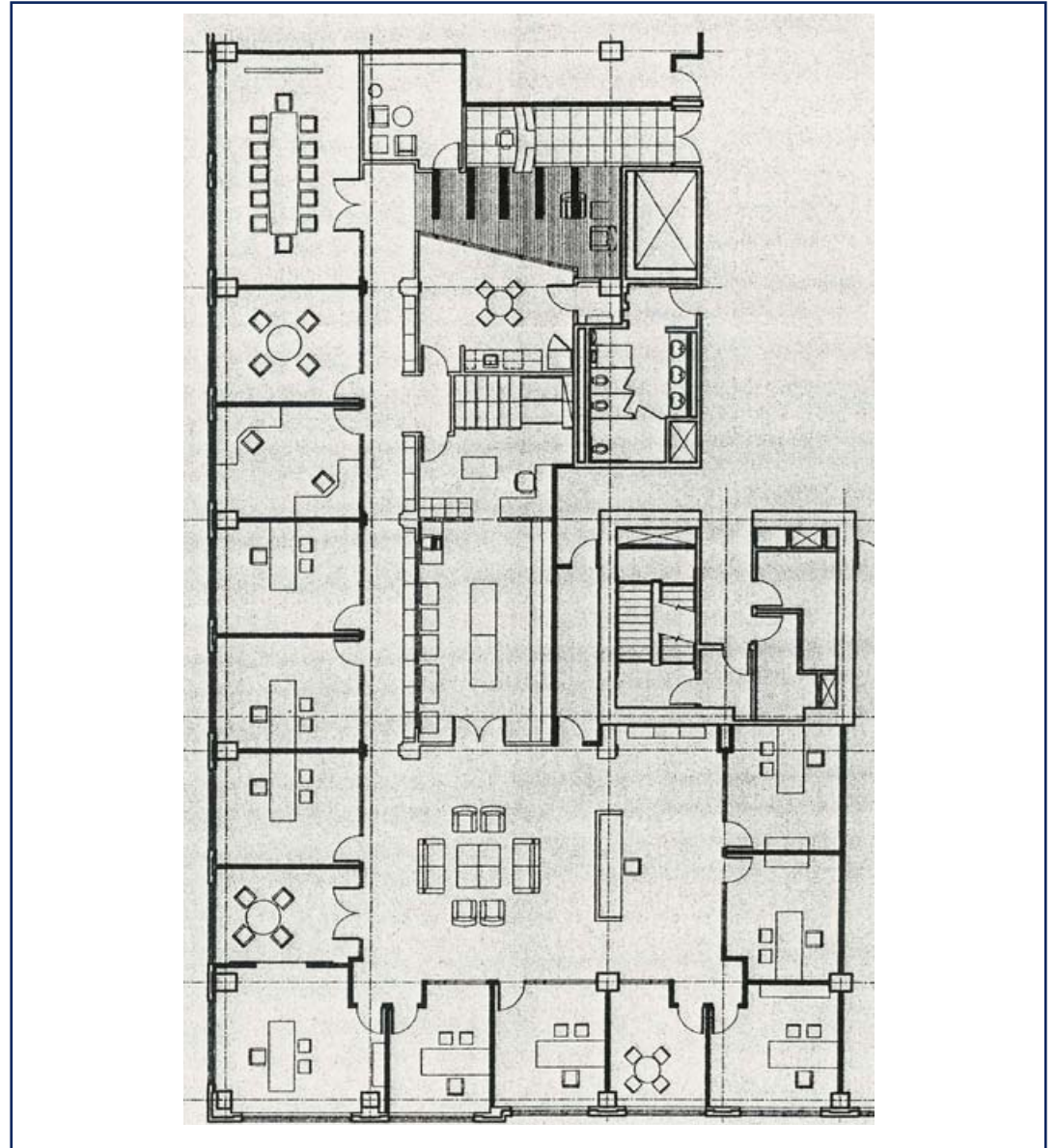
6th Floor, Suite 610
3,570 RSF
3,022 USF



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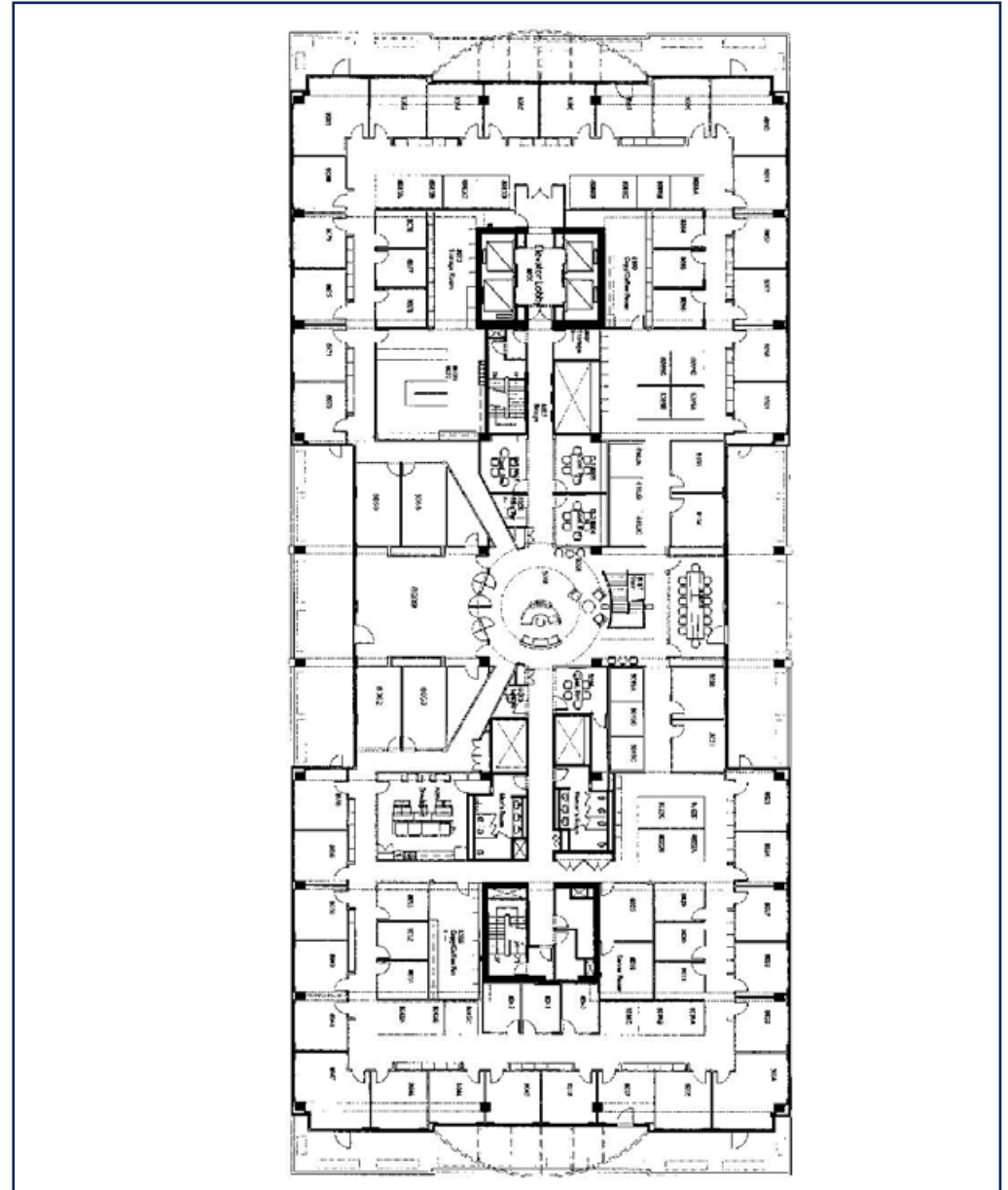
6th Floor, Suite 650
8,029 RSF
6,796 USF



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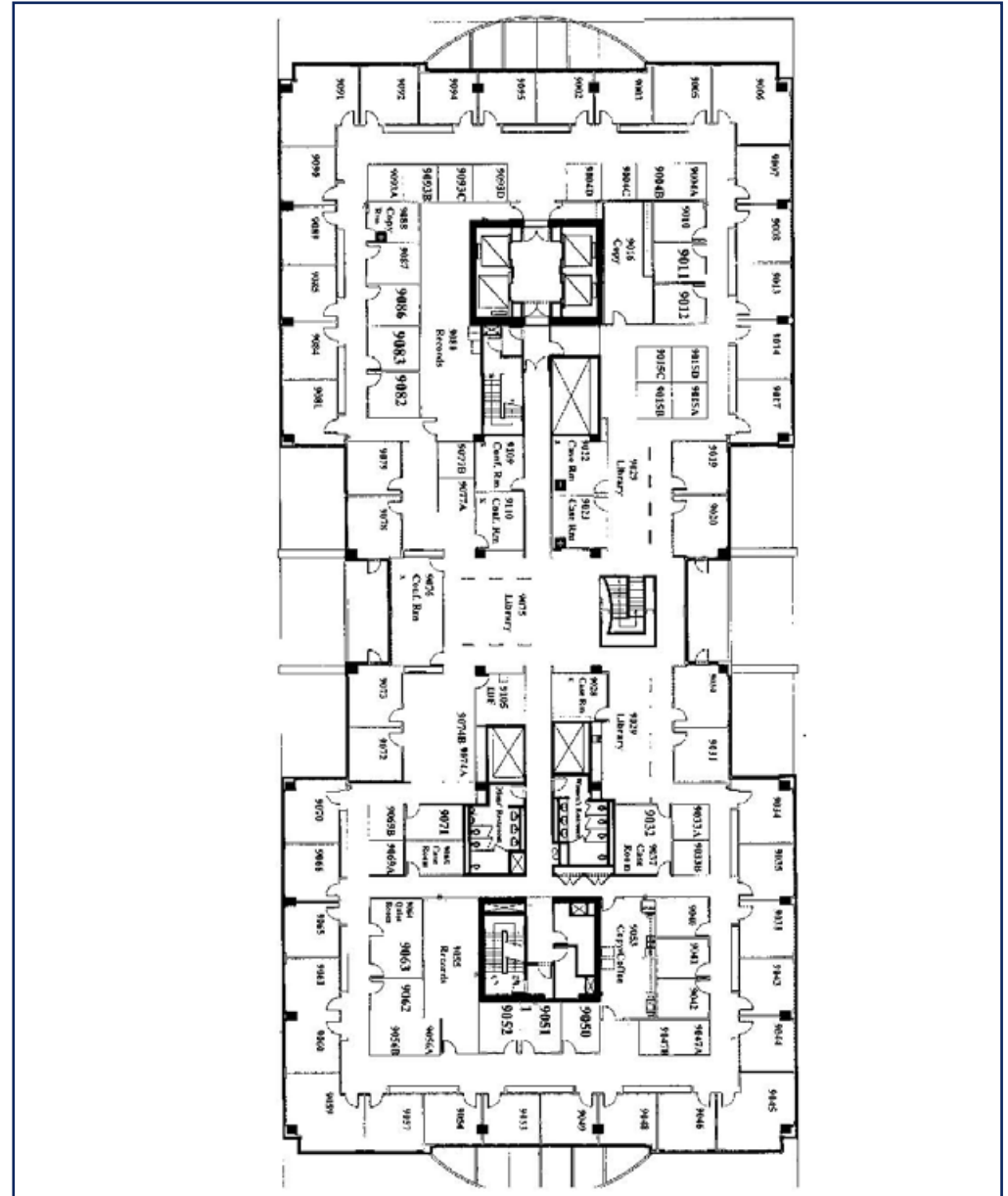
8th Floor, Suite 800
28,788 RSF
26,448 USF



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9th Floor, Suite 900
28,175 RSF
25,887 USF



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FOR MORE INFORMATION, PLEASE CONTACT:

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ABOUT AMERICAN ASSETS TRUST

FOR OVER 40 YEARS, AMERICAN ASSETS TRUST (AAT) HAS BEEN ACQUIRING, IMPROVING AND DEVELOPING PREMIER OFFICE, RETAIL, AND RESIDENTIAL PROPERTIES WITH THE PHILOSOPHY THAT A UNIQUE LOCATION CREATES A UNIQUE OPPORTUNITY FOR SUCCESS.

AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on over 2.2 million square feet of office buildings throughout California, Oregon and Hawaii. Additionally, the company's portfolio encompasses approximately 3.0 million square feet of retail and over 900 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Citicorp, Bank of America, Wells Fargo Bank, JP Morgan Chase & Co., and Morgan Stanley. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.