

Tower Two at One Rincon Hill Welcomes Its First Residents; 25 Percent of Residences Already Pre-Leased

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Strong Leasing Demand for San Francisco's Newest SOMA Residential High Rise

SAN FRANCISCO—The iconic Tower Two at One Rincon Hill (TTORH) sets another high mark, achieving a 25 percent pre-leased milestone, as the first residents settle into the 49-story, 298-unit luxury building located at the apex of San Francisco's Rincon Hill. The building is available now for immediate occupancy and first move-ins are expected to continue through the beginning of 2015.

"We are proud to have achieved this important milestone of helping create a vibrant new community in San Francisco," said Michael Kriozere, founder of Urban Pacific Investors, LLC, the development manager for TTORH. "As represented by strong leasing demand, residents have embraced our vision of delivering high-quality homes that feature expansive bay and city views, high-end amenities and sustainable construction."

TTORH homes feature the most spacious units in a new, for-lease San Francisco luxury high-rise building. Residences range in size from 613 square feet to more than 3,200 square feet, with an average of 1,136 square feet. High-quality features include Studio Becker cabinetry; granite countertops; pro-level kitchen appliances such as Bertazzoni, Fisher & Paykel and Bosch; heating and air conditioning controls in each unit; soaking tubs; and full-size Bosch washers and dryers.

Among TTORH's numerous amenities is a 49th floor Sky Lounge with sweeping views – the only San Francisco residential high-rise with such an offering. The One Rincon Hill community's other amenities include 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, a whirlpool spa, multiple outdoor green spaces and a private outdoor hospitality deck with a fireplace and reflection pond.

As Bay Area professionals and “empty nesters” look for homes in San Francisco, TTORH is a top destination. “Tower Two has everything I was looking for and more,” said Richard Ward, a design firm general manager, who moved in last week. “I love the living space and my view is jaw-dropping. The building is located right where I want to be, with convenient transportation options and lots of activities, restaurants and shops within easy walking distance.”

Luxury Meets Sustainability

With LEED Silver certification pending, the architecturally distinctive structure utilizes the latest technology and “green” design to enhance performance, reduce energy and water use and create a more livable environment for residents. Upon certification, TTORH will be the first new for-lease residential high-rise in San Francisco to achieve LEED Silver certification. Construction of the tower included as many locally-sourced materials as possible. In addition, the construction waste management program recycles a substantial volume of materials. The design includes a high-performance curtain wall system that allows for abundant natural light, fresh air and passive solar heat to circulate in each unit. The building features highly efficient mechanical, engineering and plumbing systems and fixtures – all of which minimize energy and water consumption. TTORH also incorporates a new “reclaimed” water piping system that eventually will be utilized throughout San Francisco so “grey water” can be reused for irrigation and other purposes.

“The influx of hundreds of new residents – not only the residents moving into TTORH but also those moving into the greater Rincon Hill/SOMA neighborhood – helps create an even more dynamic city with a strong economic foundation,” said Rob Klinkner, managing director at Principal Real Estate Investors, which is advisor to the owner The Principal Green Property Fund I. “Based on early demand, it is clear that Tower Two at One Rincon Hill is helping meet the need for housing in San Francisco.”

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. Urban Pacific Investors, LLC is the development manager for TTORH. Michael Kriozere, founder of San Diego-based UrbanWest Associates (the developer and lead sponsor of Phase One at One Rincon Hill) formed Urban Pacific. The John Stewart Company, a San Francisco-based property management company, is leading the lease-up, marketing and ongoing management operations of TTORH.

The Tower Two at One Rincon Hill Welcome Center is open seven days a week. For more information, please visit: www.onerinconhill.com or call 415.528.2878.

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. For further information, visit www.onerinconhill.com.

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