

706 SANSOME STREET

FOR SALE OR LEASE

**BOUTIQUE BRICK & TIMBER
BUILDING IN JACKSON SQUARE**

WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

706

SANSOME STREET

706 Sansome Street, San Francisco, CA 94111

03	Property Summary
04	Building Highlights
05	Building Description
06-09	Building Photos
10-13	Floor Plans
14	Location Overview
15-16	Nearby Amenities



706

SANSOME STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer tenants, owner/users and investors an opportunity to purchase the fee simple interest in 706 Sansome Street, San Francisco, CA 94111.

The approximately 12,604 square foot, three story building with lower level sits on approximately 3,151 square feet of land. Located at the center of the Jackson Square neighborhood, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

The property can be delivered vacant upon lease execution or at the close of escrow, making this a perfect opportunity for a tenant or an owner/user investor to occupy this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	706 Sansome Street, San Francisco, CA 94111
APN	0174/007
BUILDING SIZE	+/- 12,604 Square Feet
PARCEL SIZE	+/- 3,151 Square Feet
ZONING	C-2 - Community Business
HEIGHT LIMIT	65-A
PLANNING DEPT. HISTORIC RESOURCE STATUS	Class B - Unknown/Age Eligible



BUILDING / LOCATION HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Renovated, Brick and Timber Boutique Office Building w/ Potential For Ground Floor Retail



HISTORIC NEIGHBORHOOD

Jackson Square Offers Historic Charm w/ Gold Rush-Era Buildings, Renowned for Shopping and Dining



BOUTIQUE BUILDING

Blend of Modern and Historical Architecture Across Three Floors, w/ an Additional Lower Level



HIGH END OFFICE OPPORTUNITY

Integrated Private and Executive Offices, Open Layouts, ADA-Compliant Bathrooms, Elevator Access, and Conference Rooms



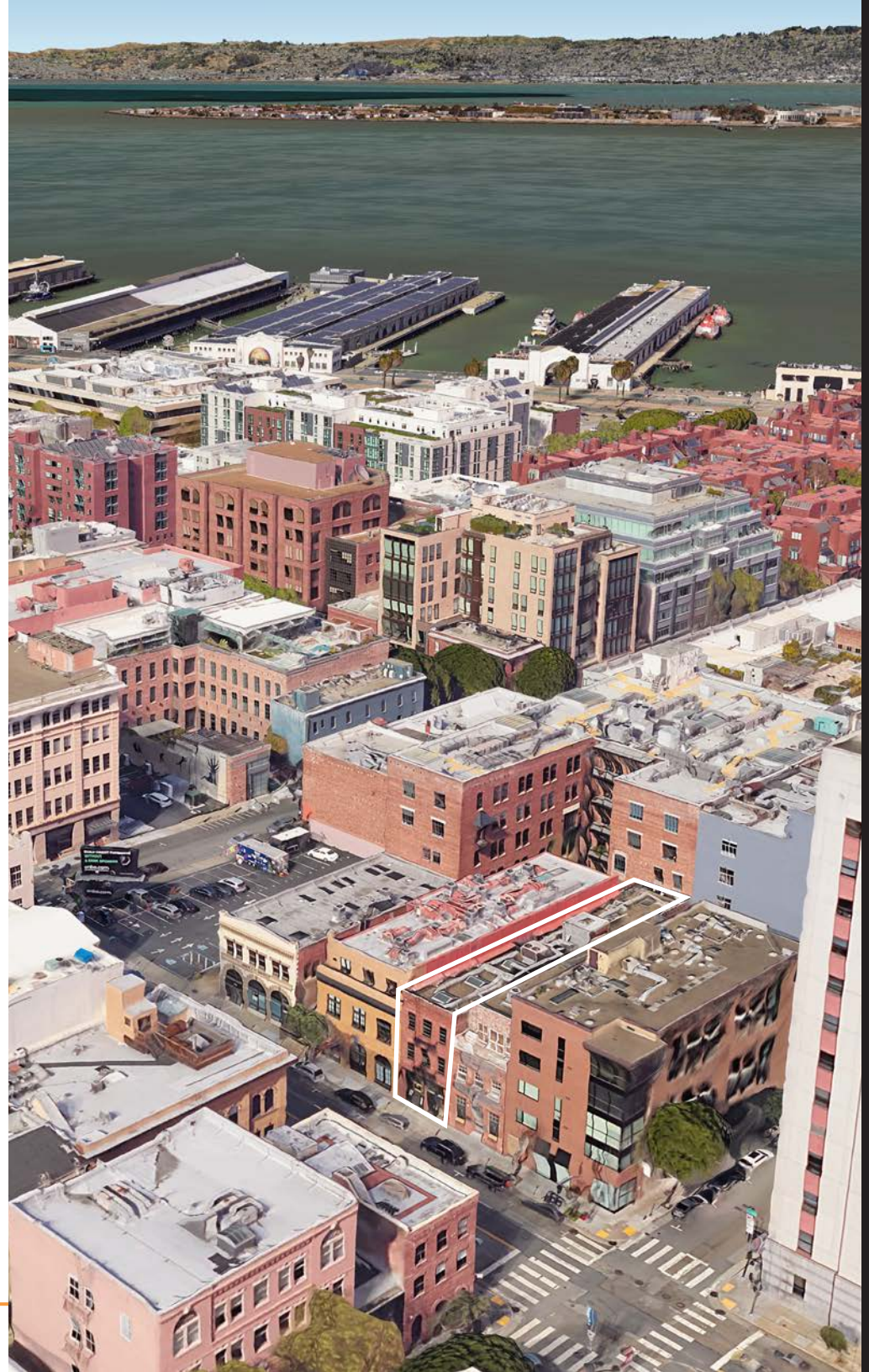
EXCLUSIVE WEST COAST FINANCIAL HUB

San Francisco's Burgeoning Financial Epicenter. The Demand From Private Equity and Venture Capital Firms, is Currently Out Pacing Supply in Jackson Square



TRANSIT ACCESSIBLE LOCATION

Conveniently Located Near Public Transportation Options Such as MUNI, BART, SF Bay Ferry, and Golden Gate Transit

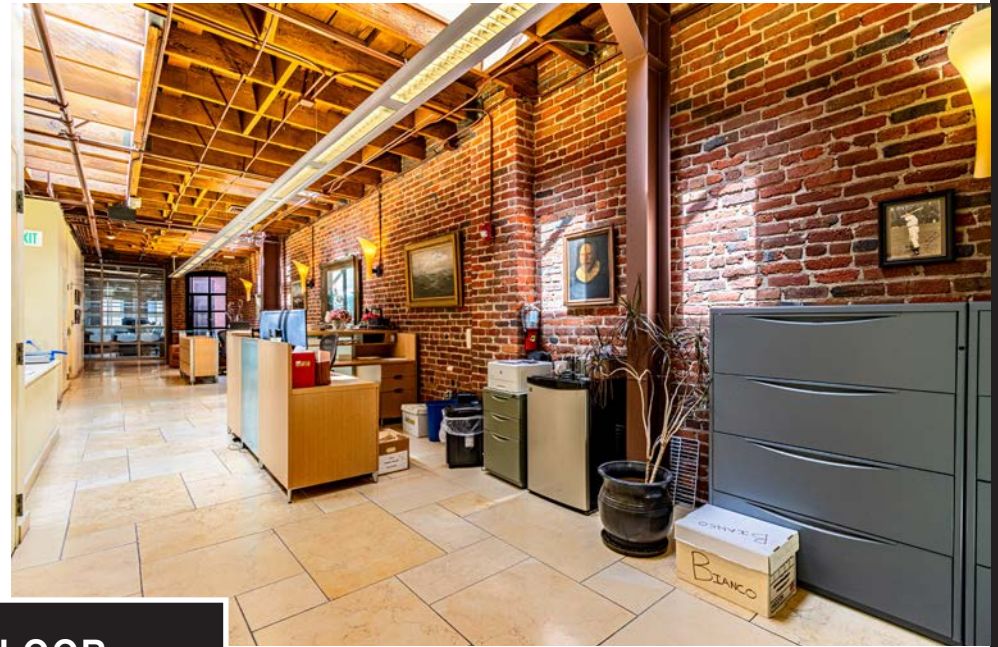
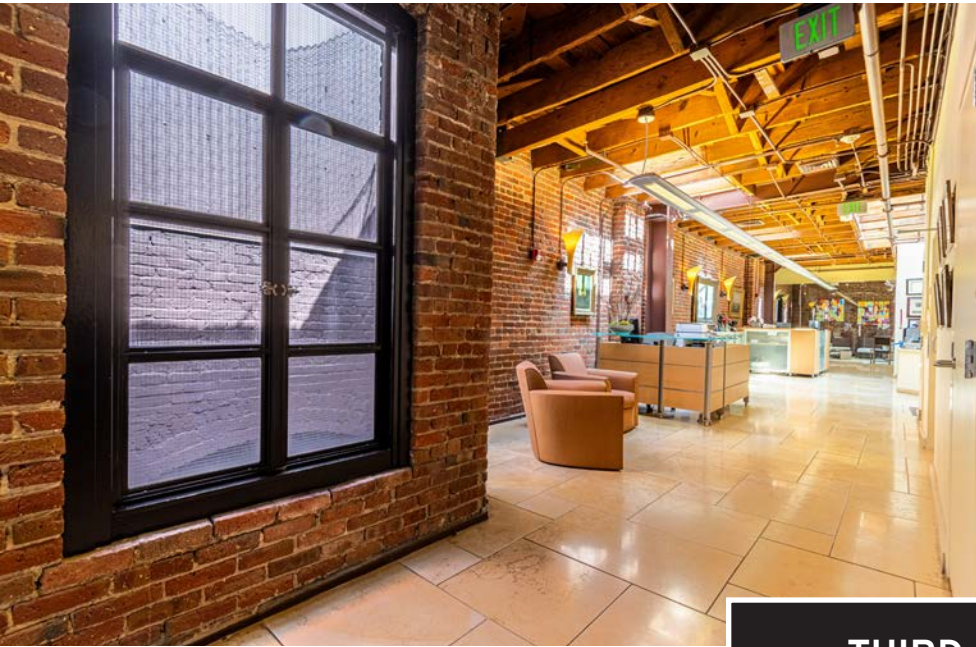


BUILDING DESCRIPTION

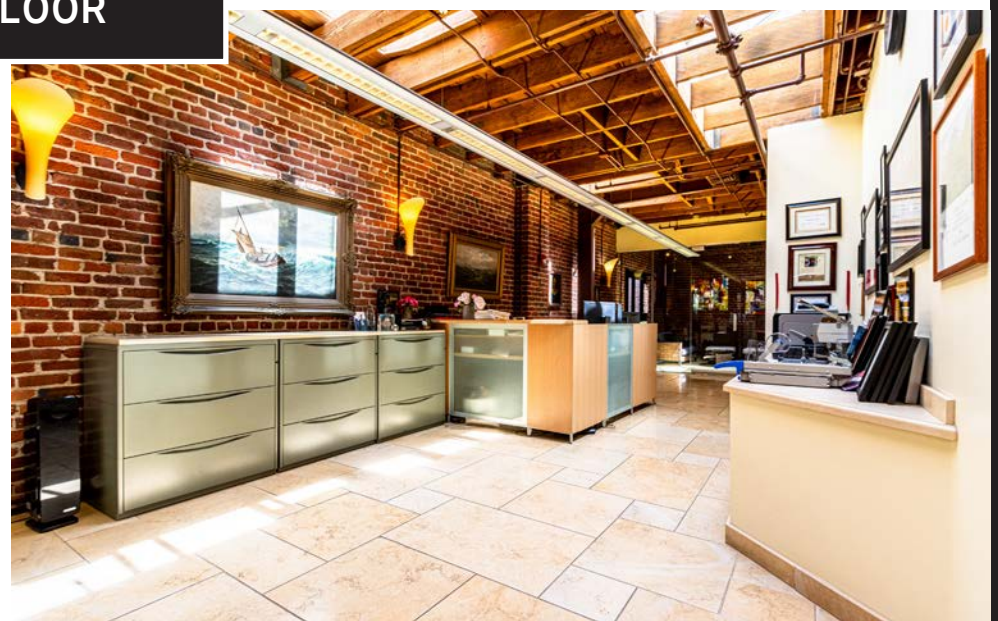
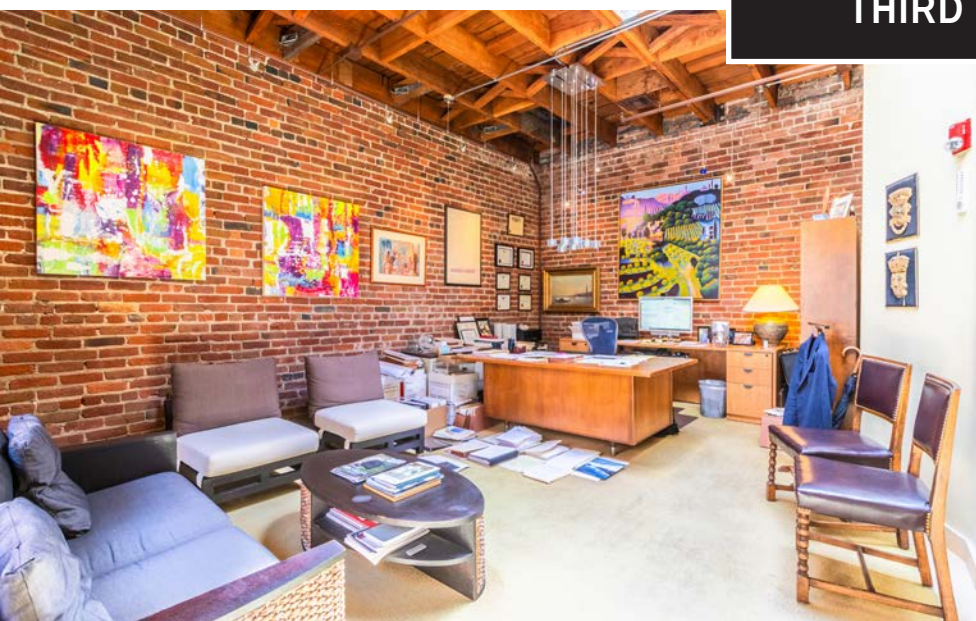
YEAR BUILT / RENOVATED	1909 / 2008
SEISMIC RETROFIT DATE	2008
CONSTRUCTION TYPE	Mix of Masonry and Timber
HVAC	Full Heating Ventilation & Air Conditioning
VERTICAL TRANSPORTATION	Elevator Access to All Floors
3RD FLOOR	One (1) Meeting Room, Three (3) Offices, Skylights, Two (2) ADA Restrooms
2ND FLOOR	Great Natural Light, Two (2) Meeting Rooms, Five (5) Offices, Two (2) ADA Restrooms
GROUND FLOOR	One (1) Open Retail Space, One (1) Meeting Room, Two (2) ADA Restrooms
LOWER LEVEL	One (1) Meeting Room, Four (4) Offices, Kitchenette, One (1) ADA Restroom



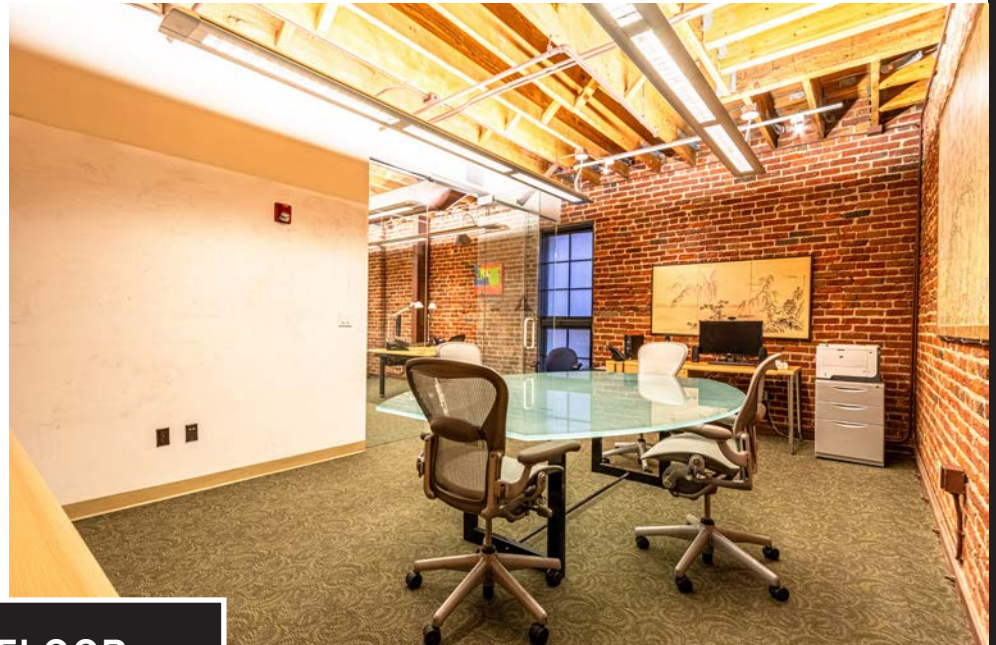
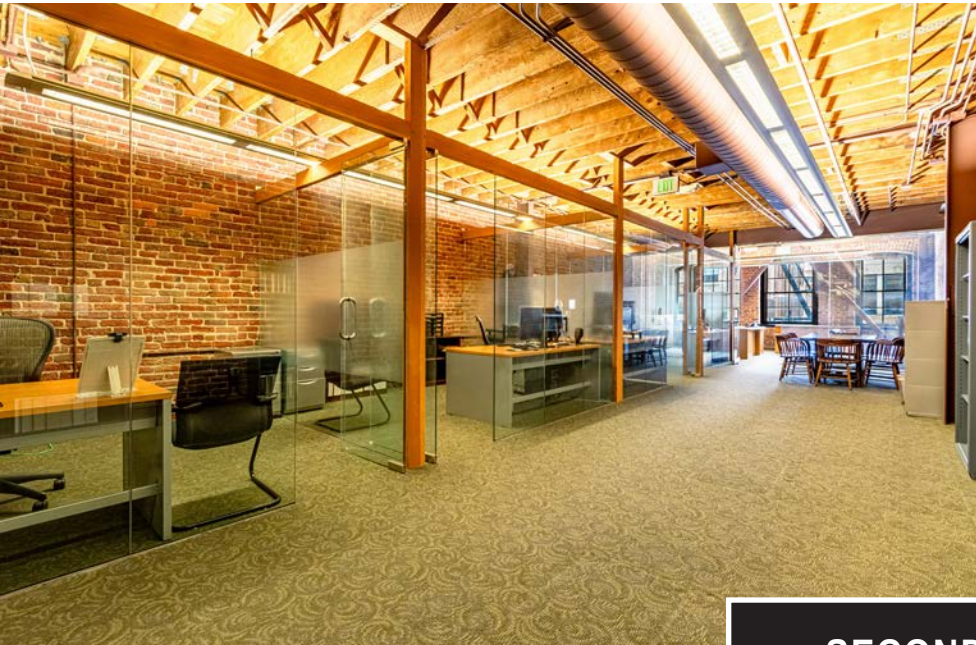
706
SANSOME STREET



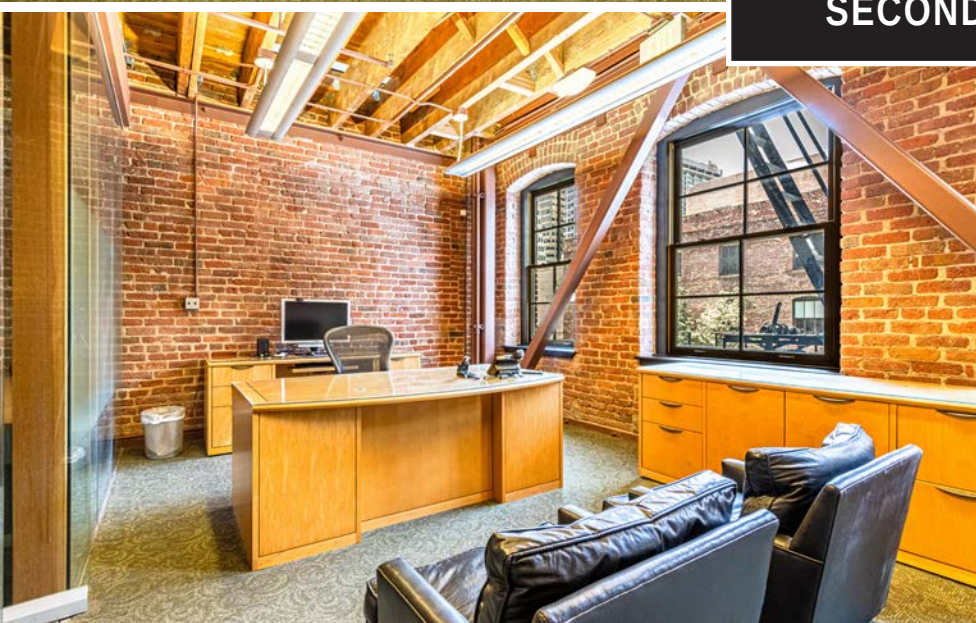
THIRD FLOOR



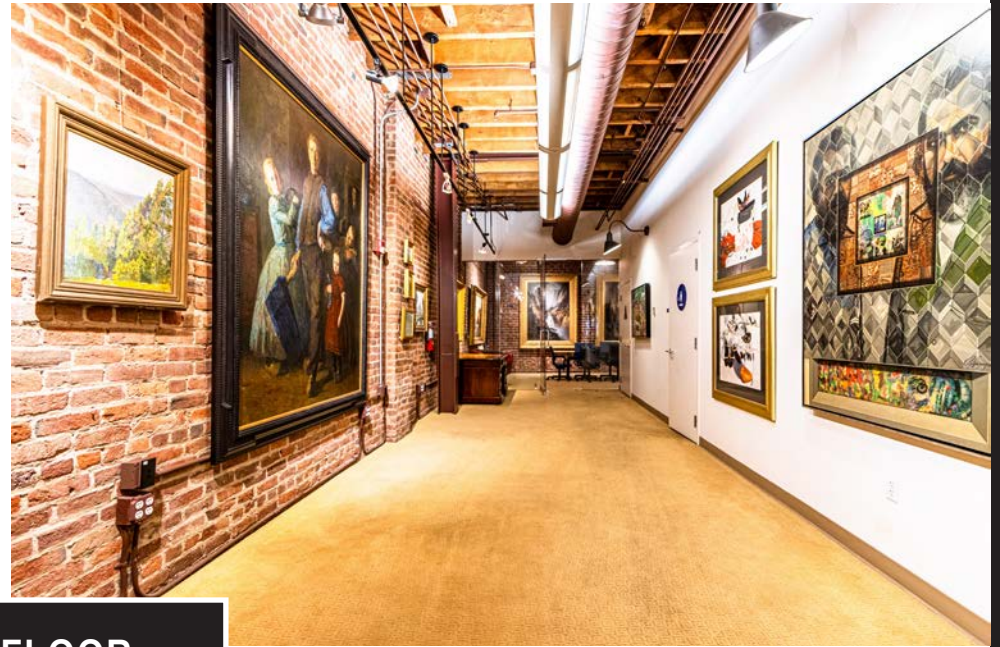
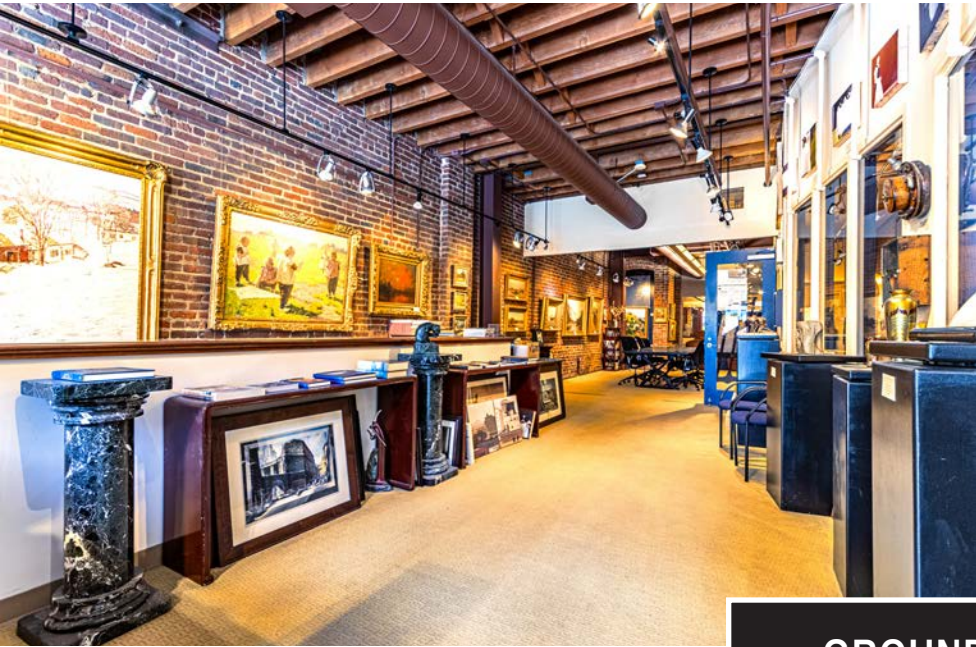
706
SANSOME STREET



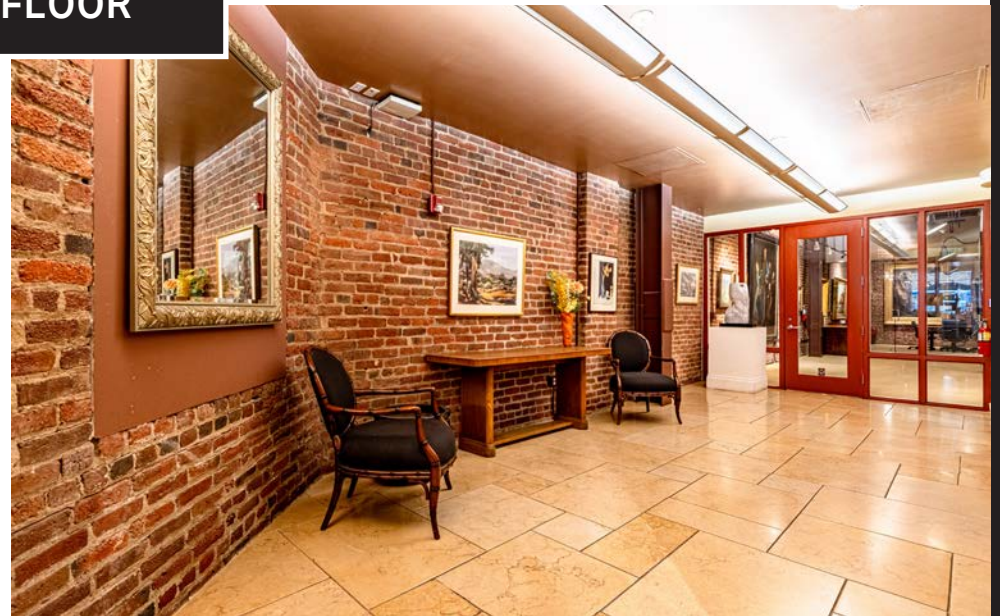
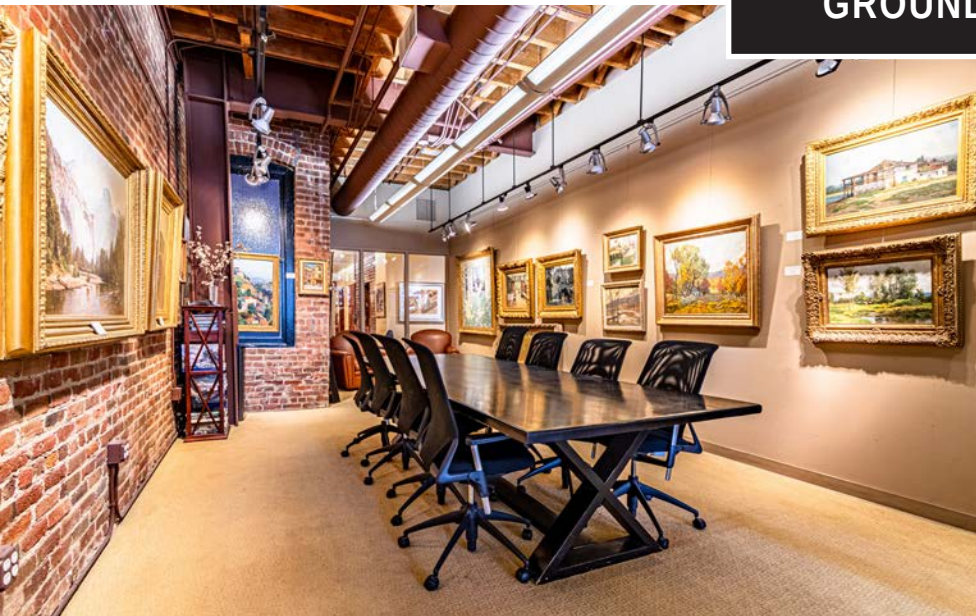
SECOND FLOOR



706
SANSOME STREET

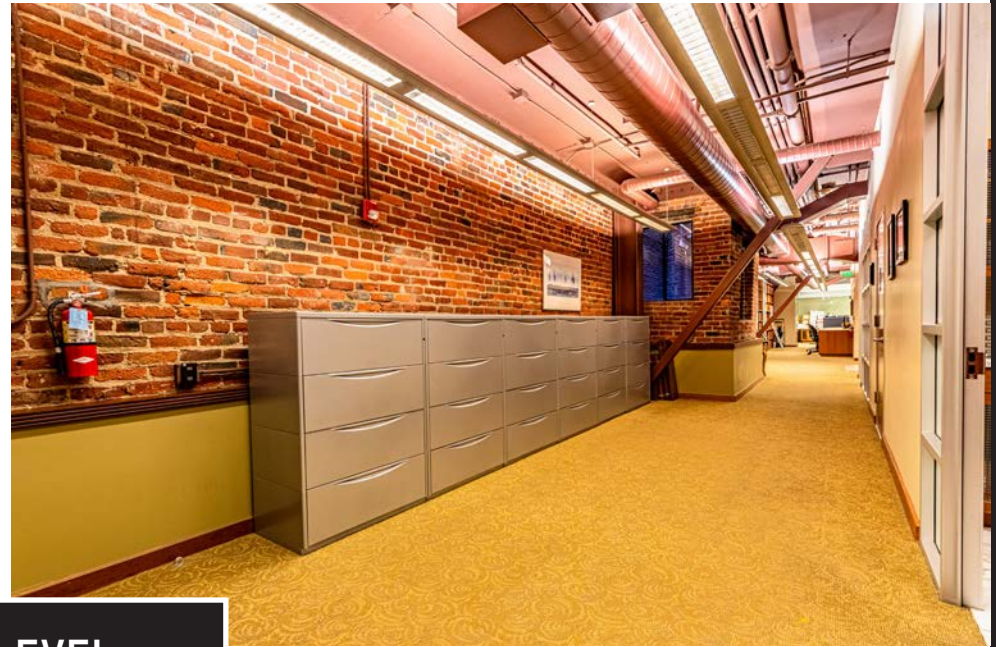


GROUND FLOOR

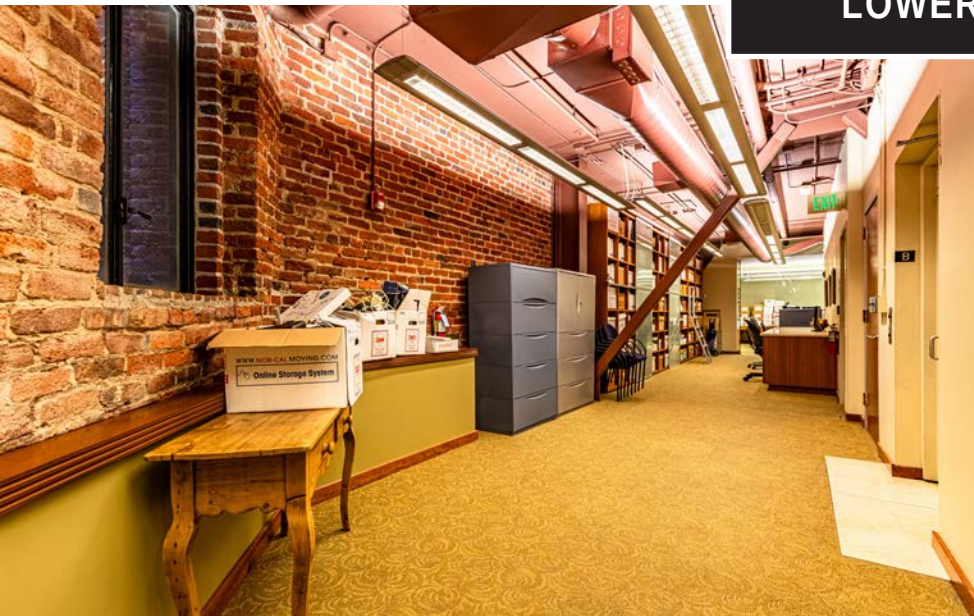


706

SANSOME STREET



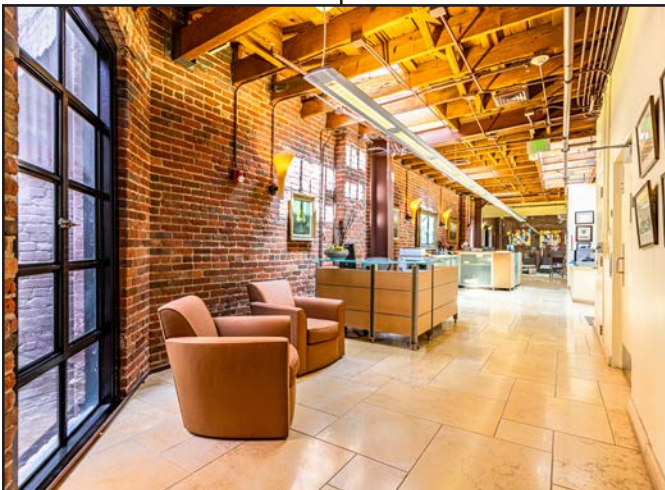
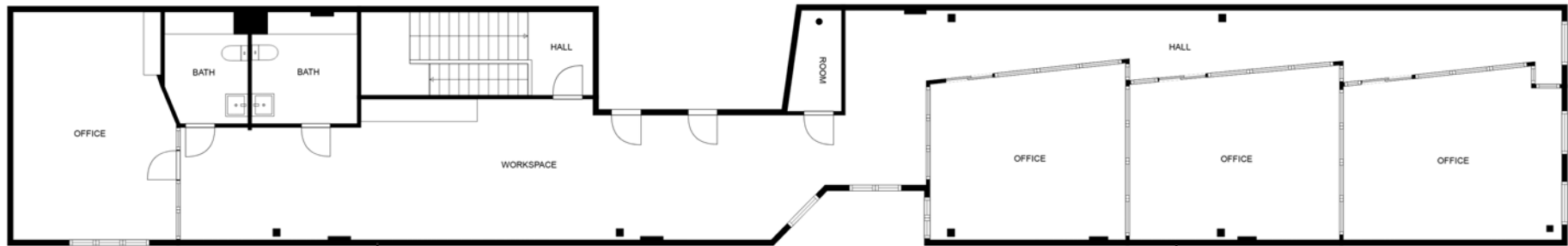
LOWER LEVEL



FLOOR PLANS

Third Floor

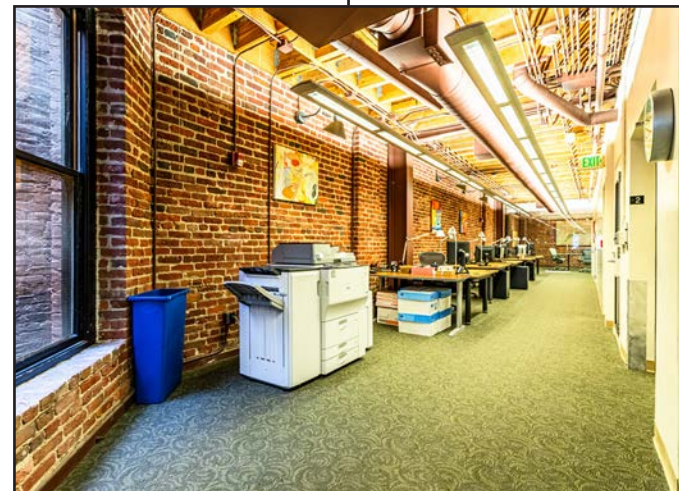
+/- 3,151 Square Feet



FLOOR PLANS

Second Floor

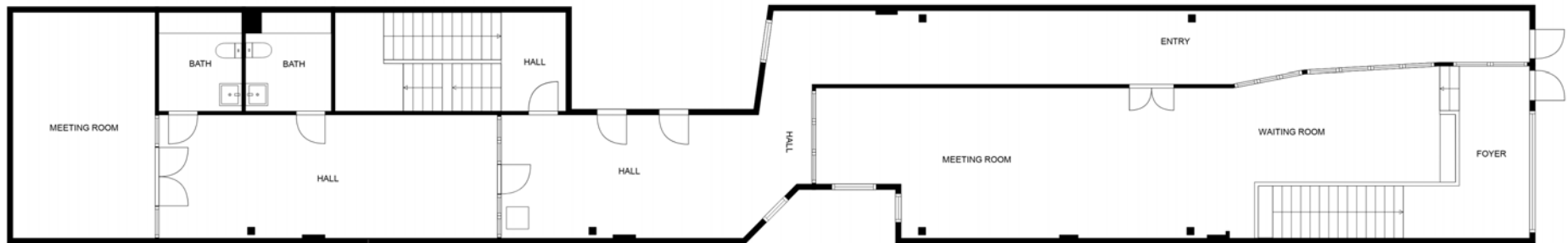
+/- 3,151 Square Feet



FLOOR PLANS

Ground Floor

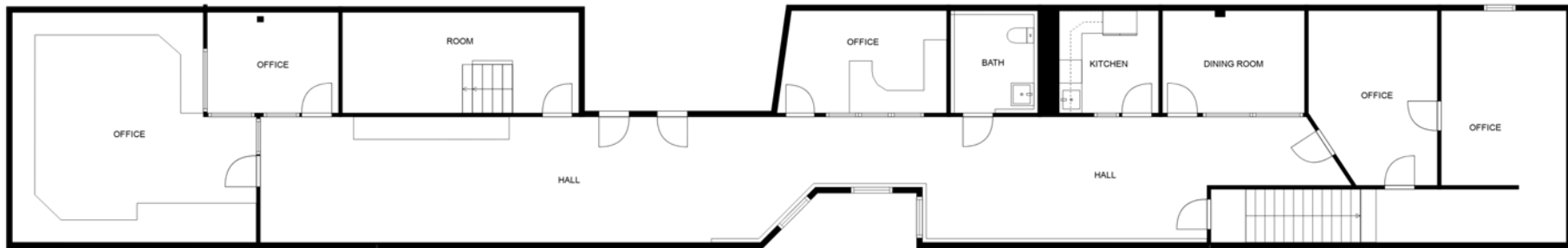
+/- 3,151 Square Feet



FLOOR PLANS

Lower Level

+/- 3,151 Square Feet



706

SANSOME STREET

LOCATION OVERVIEW

Desirable Jackson Square location, walkable to nearby amenities and to surrounding neighborhoods.



02 MIN to Sansome St MUNI
13 MIN to Embarcadero BART
16 MIN to Ferry Building



03 MIN to Financial District
04 MIN to Embarcadero
08 MIN to Union Square



05 MIN to 80 On-Ramp
13 MIN to 280 On-Ramp
18 MIN to 101 On-Ramp



706

SANSOME STREET

NEARBY AMENITIES

- 1.....Quince
- 2.....Jackson Place Cafe
- 3.....Schroeder's
- 4.....Chipotle Mexican Grill
- 5.....Tadich Grill
- 6.....Kirimachi Ramen
- 7.....Stone Korean Kitchen
- 8.....Philz Coffee
- 9.....Safeway
- 10.....Kokkari Estiatorio
- 11.....The Battery
- 12.....The Old Ship Saloon
- 13.....The Gateway Theatre
- 14.....Noodle Time
- 15.....Bix
- 16.....The Cigar Bar & Grill
- 17.....The Waterfront
- 18.....Gambino's New York Subs
- 19.....Cotogna
- 20.....Subway
- 21.....Minted Headquarters
- 22.....Barbarossa Lounge
- 23.....KUSAKABE
- 24.....Sai's Vietnamese Restaurant
- 25.....Kells Irish Restaurant & Pub
- 26.....San Francisco Wine Society
- 27.....The Barrel Room
- 28.....Wayfare Tavern
- 29.....House of Nanking
- 30.....Ferry Building
- 31.....Bluestone Lane Coffee Shop
- 32.....The Melt



706
SANSOME STREET



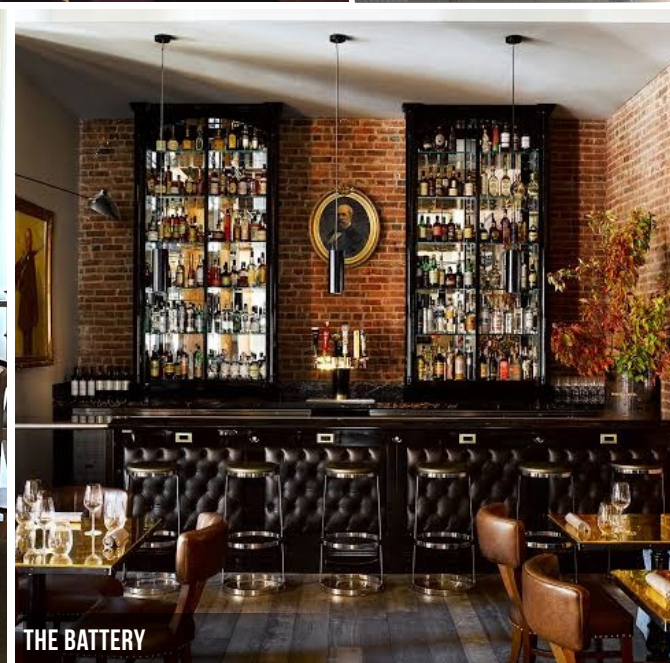
KUSAKABE



JACKSON PLACE CAFE



QUINCE



THE BATTERY



KOKKARI ESTIATORIO

NEARBY AMENITIES

TOUCHSTONE COMMERCIAL PARTNERS
WWW.TCPRE.COM



OFFERING SUMMARY // SALE

706 Sansome Street is being offered for sale for a negotiable asking price. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants will have the opportunity to tour the subject property and begin initial due diligence immediately.

All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

ASKING PRICE

Negotiable

OFFERING SUMMARY // LEASE

706 Sansome Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

Low \$50's PSF, Industrial Gross



ZACH HAUPERT

D 415.539.1121 C 415.812.1219
zhaupert@tcpri.com DRE # 01822907

MICHAEL SANBERG

D 415.539.1103 C 415.697.6088
msanberg@tcpri.com DRE # 01930041

TREVOR GUDIM

D 415.539.1122 C 858.922.2632
trevor@tcpri.com DRE # 01979980

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 706 Sansome Street, San Francisco, CA 94111 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupt at (415) 539-1121 or Michael Sanberg (415) 539-1103.