



**BOUTIQUE OFFICE BUILDING WITH LIVE-WORK
AND/OR RESIDENTIAL CONVERSION POTENTIAL**

INVESTMENT HIGHLIGHTS

- DESIRABLE SOUTH FINANCIAL DISTRICT / TRANSBAY LOCATION
- "RIGHT SIZE" FOR OWNER-USER OR SINGLE-TENANT OFFICE OCCUPIER
- CREATIVE & UNIQUE INTERIORS THAT PROVIDE A DIFFERENTIATED OFFERING
- IMMEDIATE LIVE-WORK OR RESIDENTIAL CONVERSION POTENTIAL
- KNOWN AS THE BRIZARD & YOUNG SHEET METAL BUILDING OFFERING ORIGINAL CHARM & APPEAL



EXCLUSIVE ADVISORS

DARREN KUIPER

Senior Vice President
415.288.7817
darren.kuiper@colliers.com
Lic. 01958824

KAI WEMBER-BROWN

Financial Analyst
415.288.7859
kai.wember-brown@colliers.com
Lic. 02415224

NICOLE FLORES

Client Services Specialist
415.293.6216
nicole.flores@colliers.com
Lic. 01988919

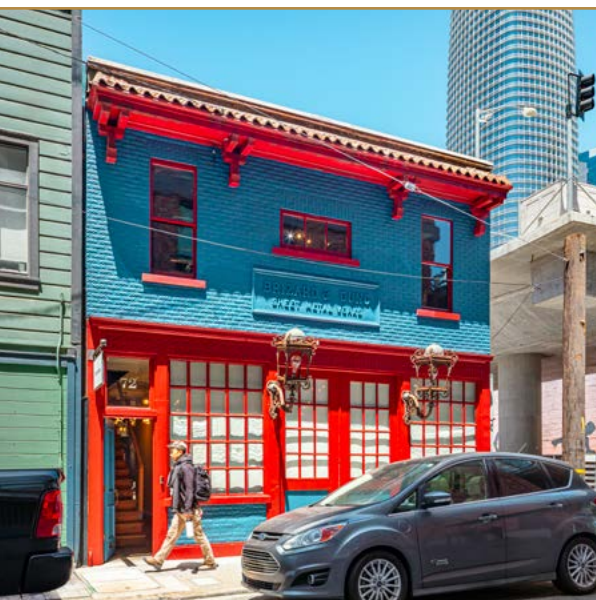


One Market Plaza, Steuart Tower
Suite 1300
San Francisco, CA 94105
www.colliers.com

EXECUTIVE SUMMARY

Colliers as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 72 Tehama (the "Property"), a "Jewel Box" 2-story plus lower-level creative office building situated in the South Financial / Transbay District in Downtown San Francisco.

The Property encompasses 3,625 square feet and features a beautiful build-out well positioned for both commercial users as well as potential residential or live/work users.



PROPERTY HIGHLIGHTS

ADDRESS	72 Tehama Street San Francisco, CA 94105
APN	3736 -091
PRODUCT	Office
RENTABLE AREA (SF)	3,625
FLOORS	2 + LL
YEAR BUILT / RENOVATED	1906 / Various
ZONING	C-3-0(SD)
FRONTAGE	25'

100% LOCATION

Steps from some of San Francisco's most notable tenant base & newest large-scale development projects.

SALESFORCE
TOWER

salesforce

accenture

BAIN & COMPANY

181 FREMONT
55 CONDOS

MILLENNIUM TOWER
419 CONDOS

181 FREMONT



perplexity

PARK TOWER
facebook

SPERA
403 APARTMENTS

500 FOLSOM
537 APARTMENTS

THE AVERY
548 UNITS
118 CONDOS / 430 APARTMENTS

FOUNDRY III



PERKINS&COIE

FOUNDRY II



orrick

FOUNDRY I
BLACKROCK

FOUNDRY IV
ANTHROPIC

SALESFORCE
TRANSIT CENTER
& PARK

72 TEHAMA
SAN FRANCISCO, CA



100
TRANSIT SCORE

94
WALK SCORE

TRANSIT ACCESS

2
Minute



7
Minutes



Montgomery Station
BART

12
Minutes



Yerba Buena / Moscone
central subway

5
Minute



INTERIOR PHOTOS

MODERN INTERIORS W/ ORIGINAL CHARM & APPEAL



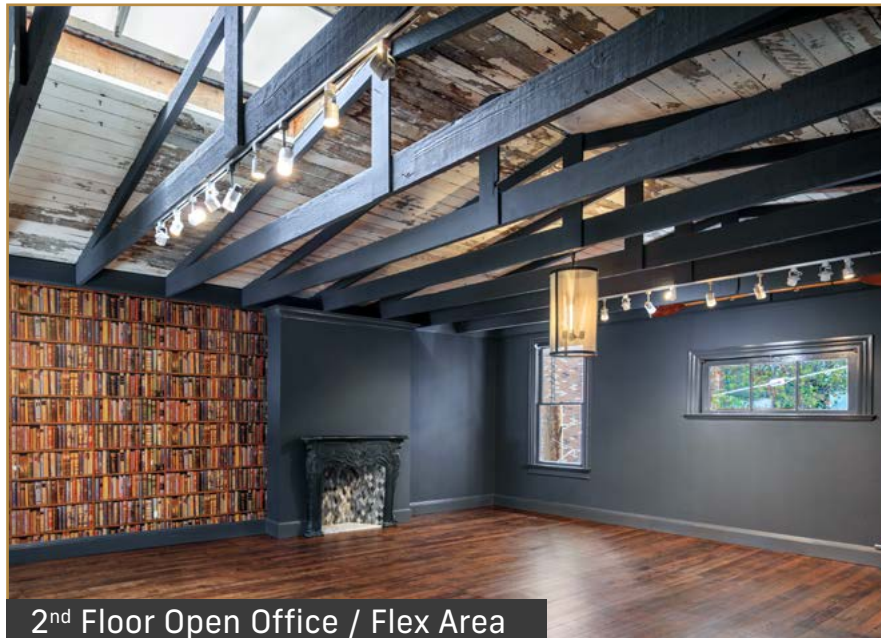
Rear Office W/ Large Skylight



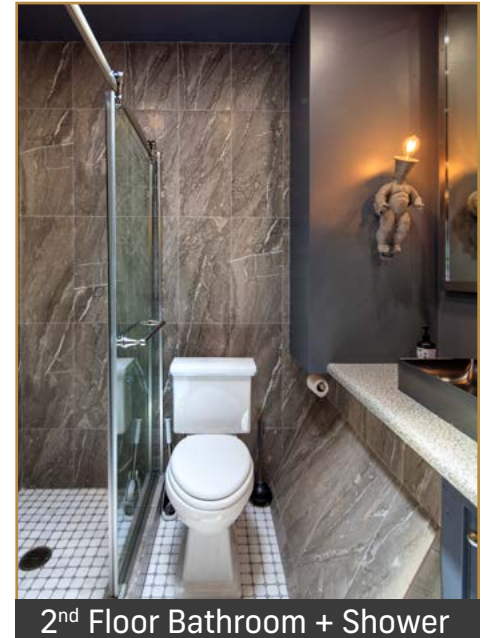
Ground Floor Offices



Ground Floor Open Office / Flex Area



2nd Floor Open Office / Flex Area

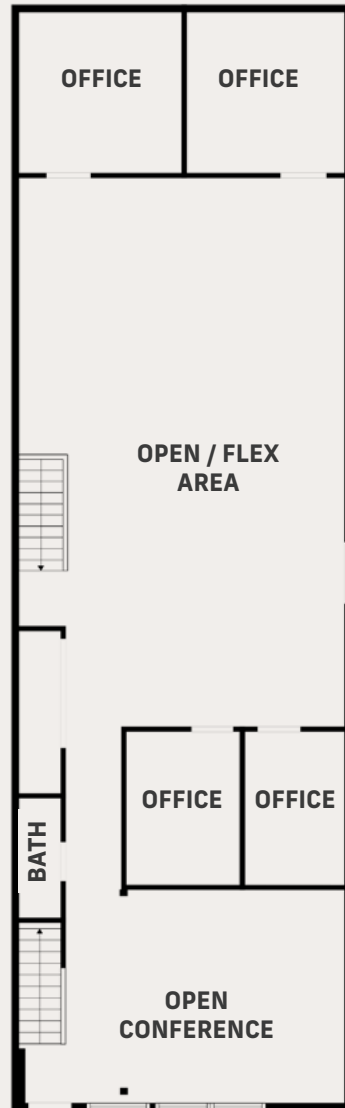


2nd Floor Bathroom + Shower

FLOORPLANS

GROUND FLOOR

- 4 offices
- 1 bathroom
- Large open / flex area
- Open conference room (potential for use as a private garage)



TEHAMA

2ND FLOOR

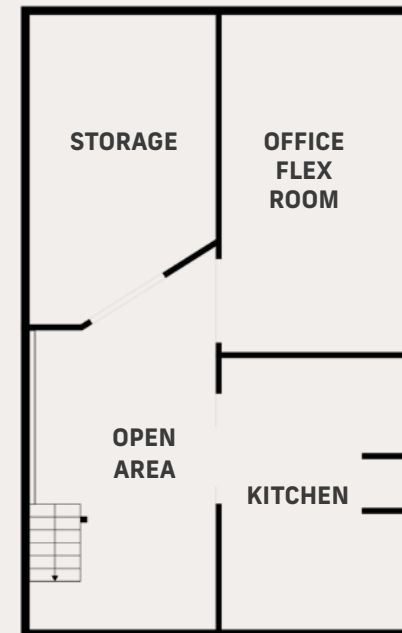
- Open office / flex room (potential for use as a bedroom)
- 1 bathroom + shower



TEHAMA

LOWER LEVEL

- Kitchenette / break room
- Office / flex room
- Large storage room



RESIDENTIAL / LIVE-WORK CONVERSION

Transforming 72 Tehama into a Modern Urban Live-Work Residence

- The Property provides an opportunity to create a bespoke live-work environment in the heart of San Francisco's SFD/Transbay district while preserving the building's distinctive character.

Concept Vision

- Flexible Live-Work Design: Combines residential living, a creative workspace, and entertainment areas under one roof.
- Modern Residential Conversion: Transforms the existing commercial space into a high-end urban residential residence tailored for an owner-user.



AMENITIES WITHIN A 10 MINUTE WALK



RESTAURANTS

- 1 Barcha
- 2 Boulevard
- 3 Yank Sing
- 4 Tropisueño
- 5 The Bird
- 6 Per Diem
- 7 Oren's Hummus
- 8 Town Hall
- 9 Prospect
- 10 Delancey Street
- 11 International Smoke
- 12 The Grove Yerba Buena
- 13 Fang
- 14 Mourad
- 15 Sweetgreens

BARS

- 1 Novela
- 2 House of Shields
- 3 Local Edition
- 4 Temple Nightclub

CAFES

- 1 Blue Bottle Coffee
- 2 Philz Coffee
- 3 Sightglass Coffee
- 4 Starbucks

GYMS

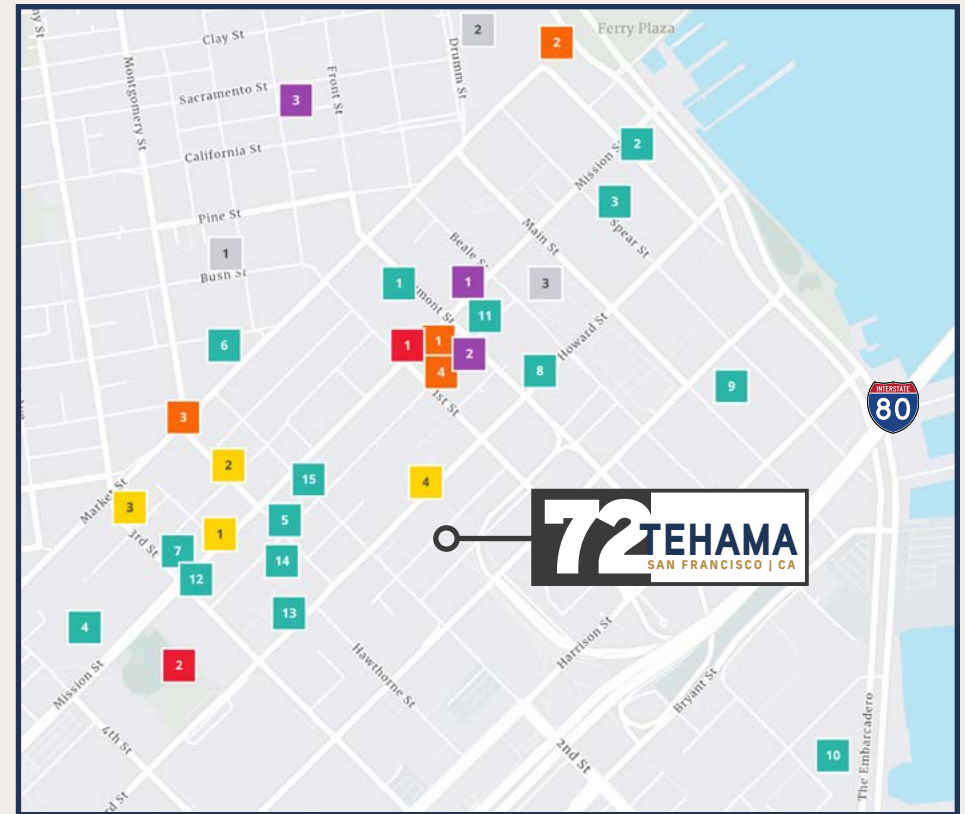
- 1 Equinox Beale St
- 2 Fitness SF
- 3 Barry's FiDi

TRANSIT

- 1 Salesforce Transit Center
- 2 Embarcadero BART Station
- 3 Muni Metro Montgomery Stn
- 4 Transbay Bus Terminal

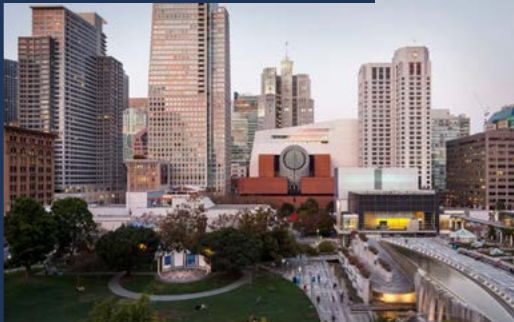
ATTRACTIONS

- 1 Salesforce Park
- 2 Yerba Buena Gardens



WORLD CLASS ATTRACTIONS

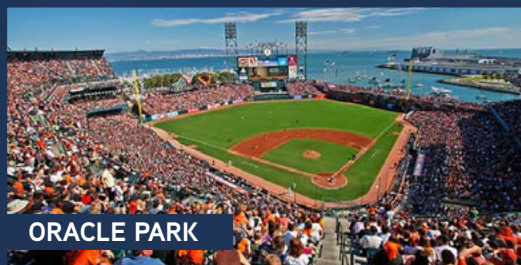
SF MOMA & YERBA BUENA GARDENS



MOSCONE CENTER



ORACLE PARK



SALESFORCE PARK



THE FERRY BUILDING



UNION SQUARE



CHASE CENTER



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