OFFICE INDUSTRIAL RETAIL TEAM
By Jake Levinson

Outside the box.

900 SANSOME

At Jackson Square

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PRICING

Building Square Footage	+/- 28,863
Levels	Two Full Floors + Vault Level
As-is Lease Rate	$24/PSF NNN
Renovated Lease Rate	$85/PSF IG
TI	$60-$70 PSF above Base Building Delivery
Delivery Condition	HVAC, Elevators, Fire & Life Saftey, Core Conversion Completed

OFFERING HIGHLIGHTS

900 Sansome is a historic 28,863 square foot building in San Francisco's Northeast Waterfront Historic District. Originally constructed in 1927, the building was first adapted for use as a car dealership for Chrysler, Plymouth, and De Soto before later being converted into a public parking garage.

The proposed renovation will transform the two story structure into modern office space while preserving its historic character. Planned improvements include a new elevator, upgraded building entrance, improved interior layout, replacement of the existing vehicle ramps with concrete flooring, updated first level windows to match the second story, and a redesigned façade with a new entryway and awning.

It is also available for sale, please inquire with broker.

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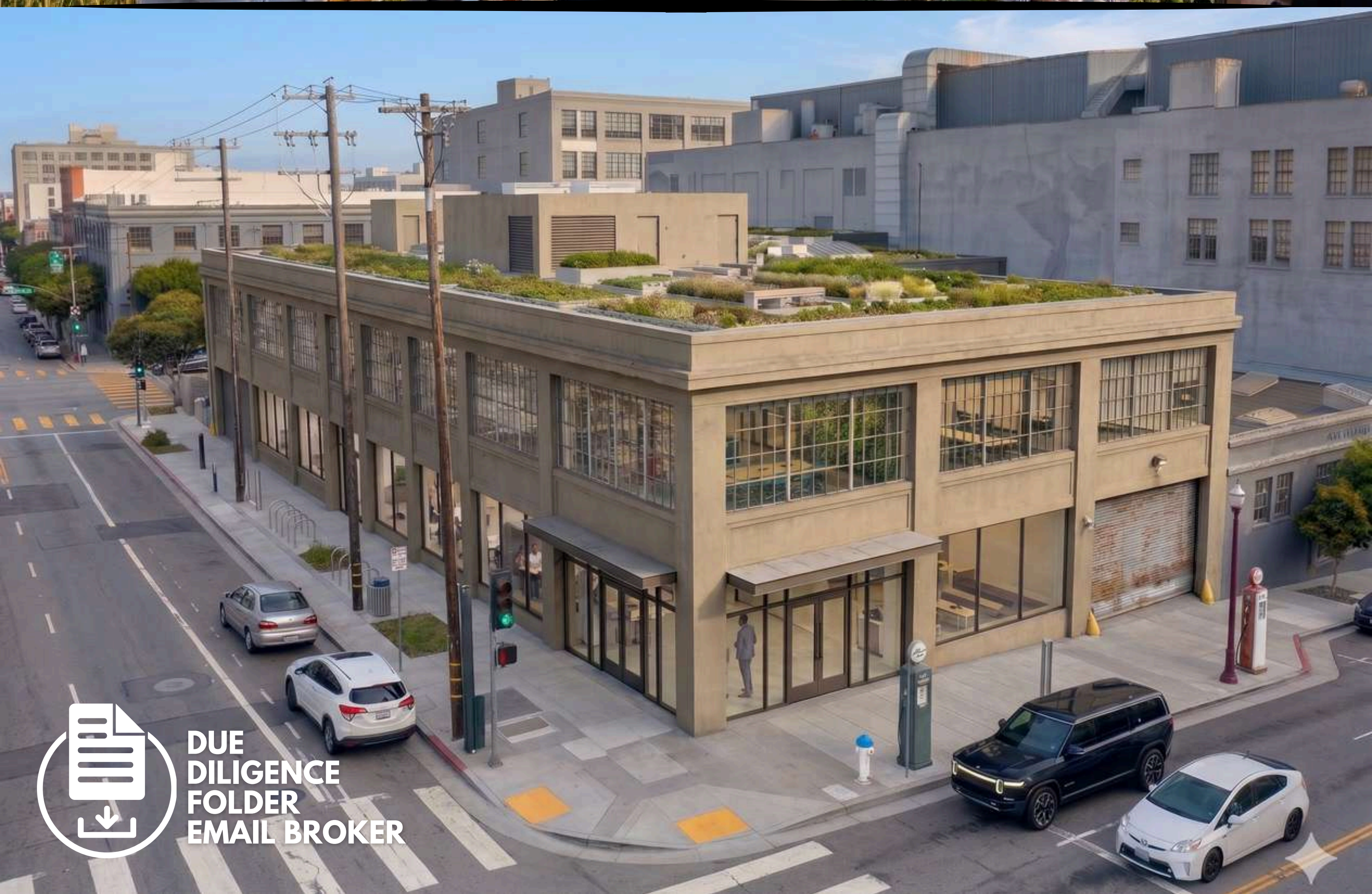
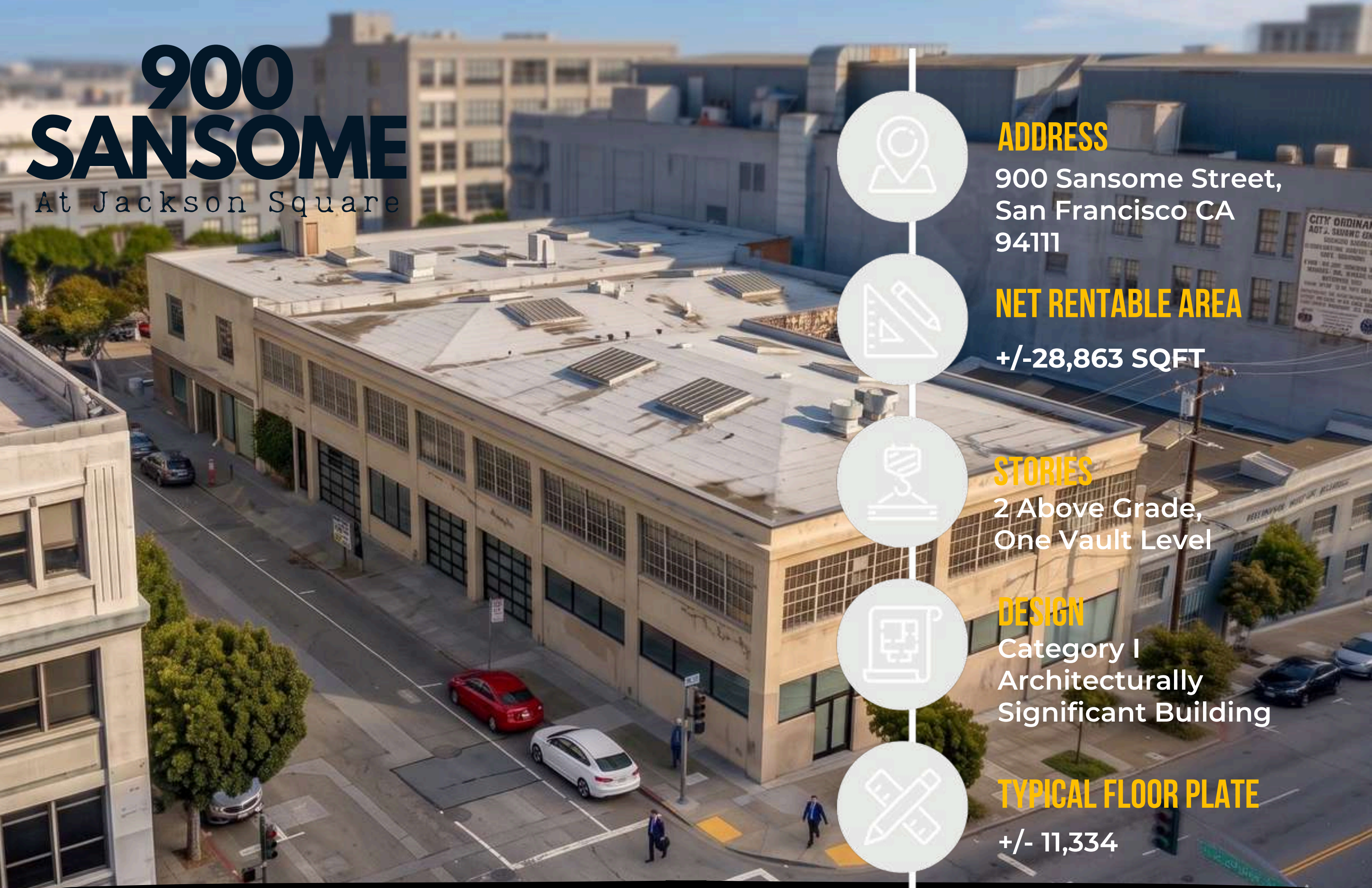


DUE DILIGENCE FOLDER EMAIL BROKER

900 SANSOME

At Jackson Square



ADDRESS
900 Sansome Street, San Francisco CA 94111

NET RENTABLE AREA
+/-28,863 SQFT

STORIES
2 Above Grade, One Vault Level

DESIGN
Category I Architecturally Significant Building

TYPICAL FLOOR PLATE
+/- 11,334

YEAR BUILT/RENOVATED
1927 / 1960 / 2026

APN
0142003

ASSET TYPE
Flex-Garage
New Office Conversion

LAND AREA
11,334 SF

% LEASED
100% at $312,000/Year Gross. Tenant can be terminated with Notice.

DUE DILIGENCE FOLDER EMAIL BROKER

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Construction *Timeline*

TODAY	SIGNED LEASE	COMPLETED CONSTRUCTION	LEASE STARTS
FULLY PERMITTED	PULL SITE PERMIT	6 MO THEREAFTER	OCCUPANCY PERMIT

Delivery Condition
New *Specifactions*

HVAC

ELEVATOR

M.E.P. UPGRADES

BATHROOM CORE DISTRIBUTION

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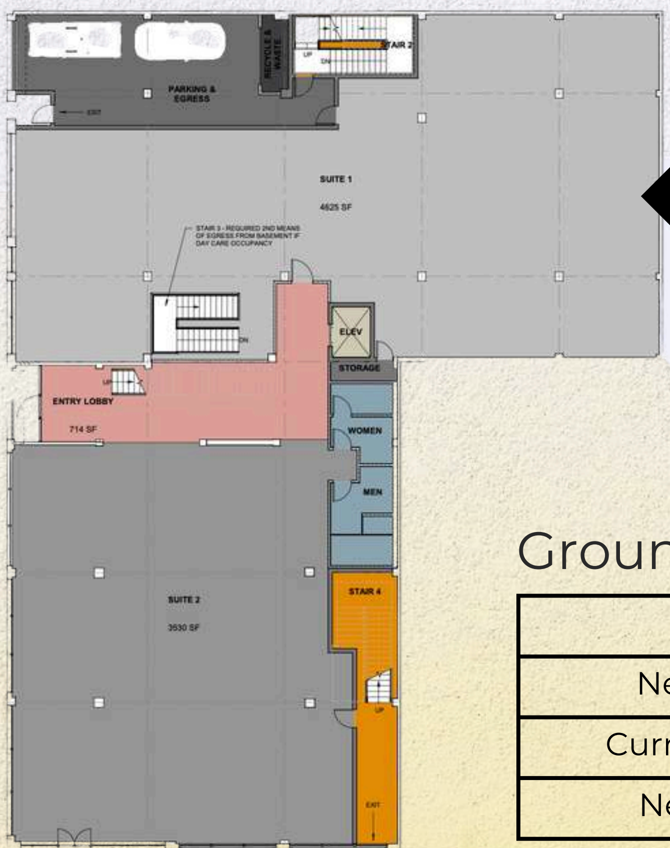
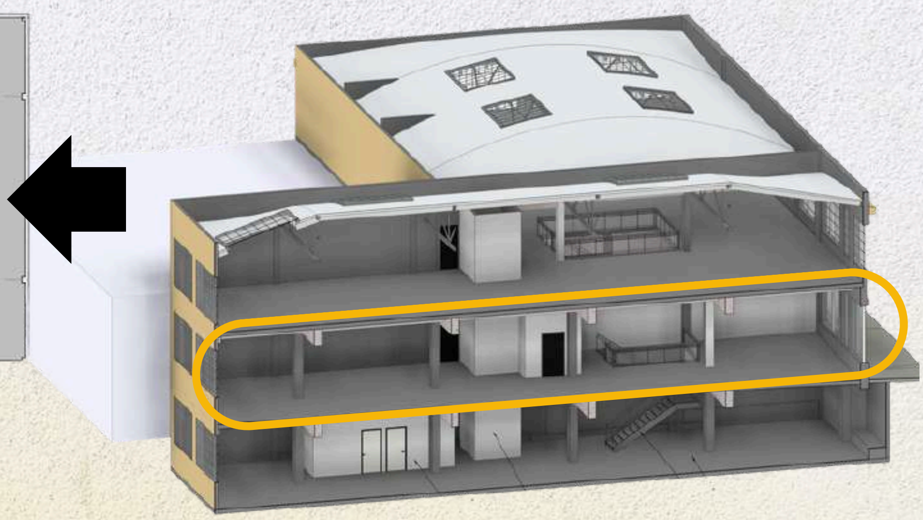
Ground Floor





Ground Floor

Current Size	+/- 11,300 SF
New Office Floor	+/- 9,799 SF
Current Asking Rent	$24/PSF NNN
New Office Rent	$85/PSF IG

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Second Floor

Second Floor

Current Size	+/- 11,300 SF
New Office Floor	+/- 9,799 SF
Current Asking Rent	$24/PSF NNN
New Office Rent	$85/PSF IG

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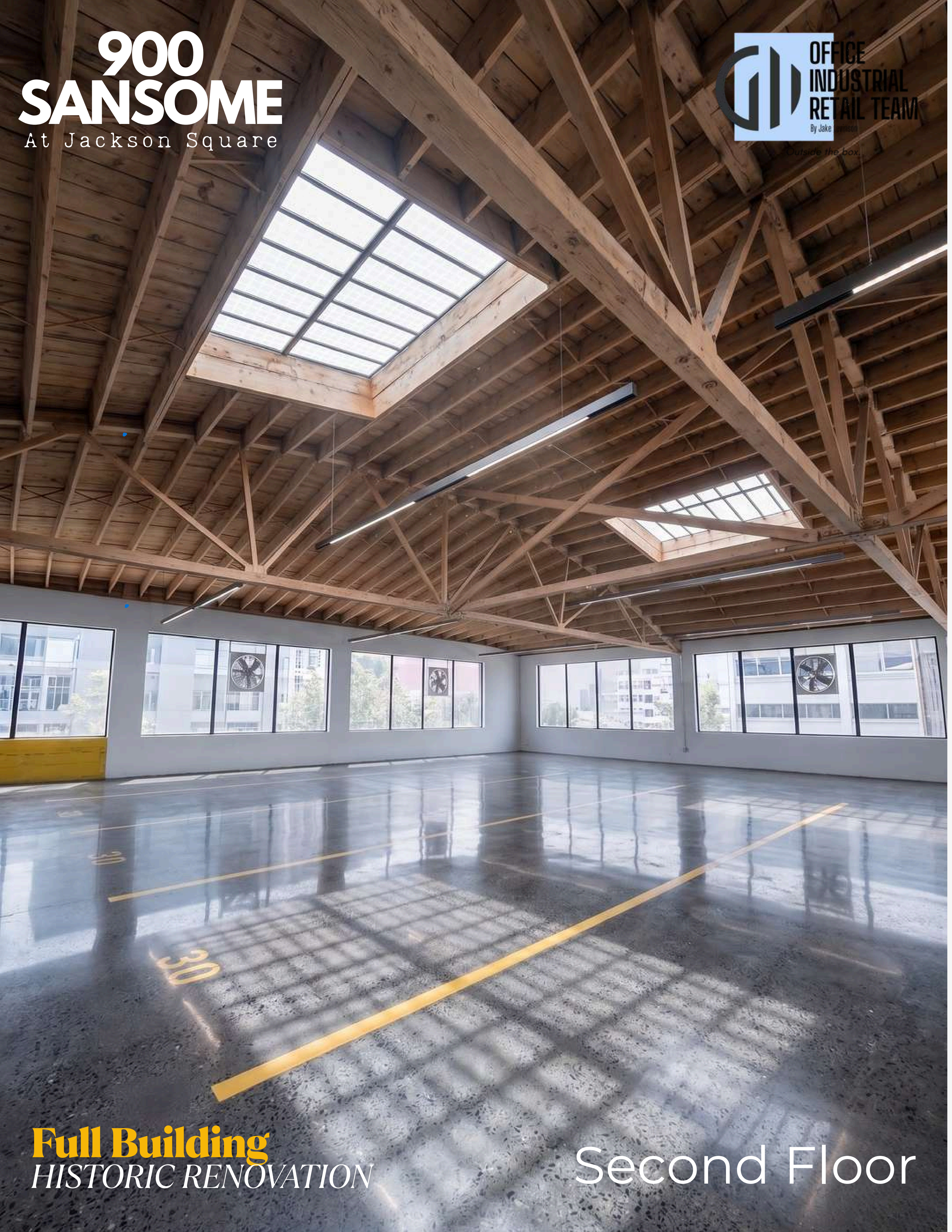

Full Building
HISTORIC RENOVATION

Second Floor

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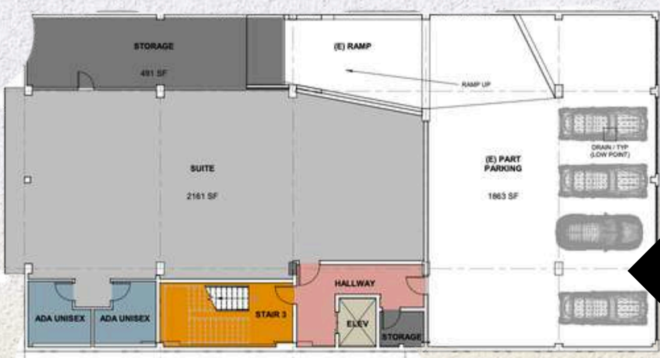
Vault Level



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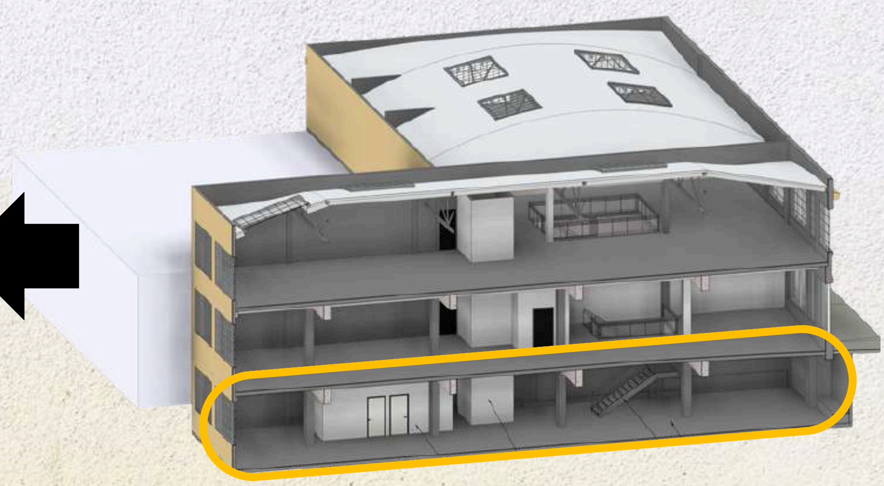

Vault/Parking Level

Current Size	+/- 5,100 SF
New Parking/Amenity Floor	+/- 5,100 SF
Current Asking Rent	$24/PSF NNN
New Office Rent	$85/PSF IG

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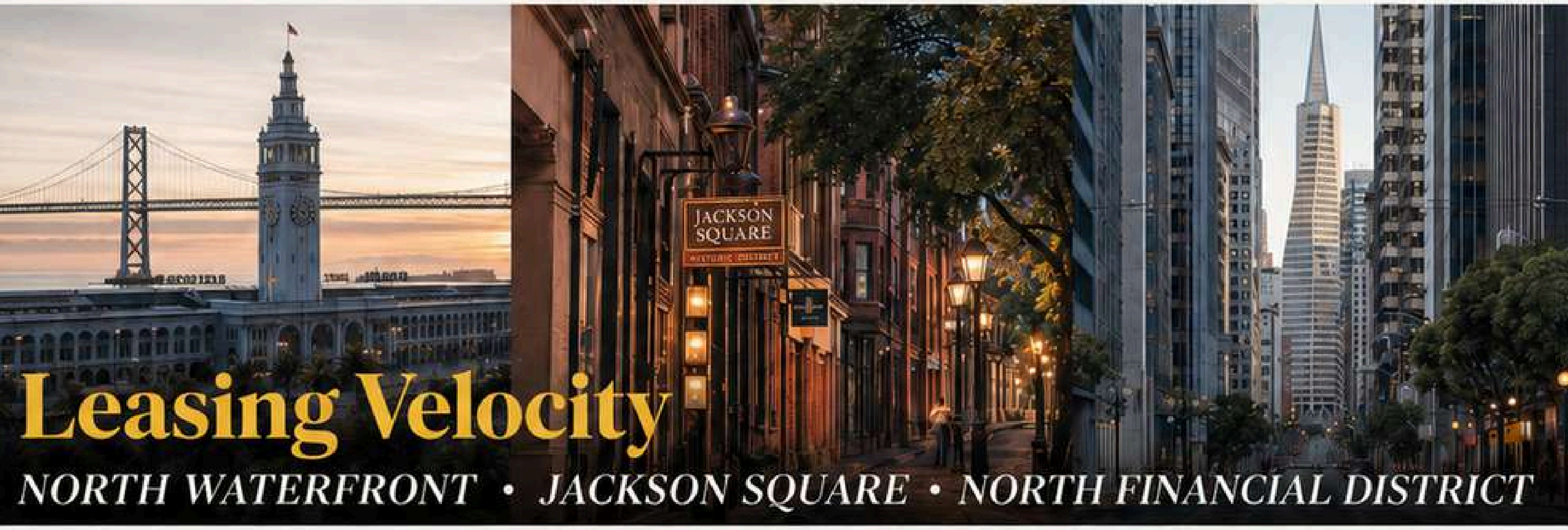
San Fracisco *Reclaims Office Mojo*



3.8M SF	+896K SF	24.2M	$9.9B
SF office leasing in Q1 2026	Citywide net absorption	Projected 2026 visitors	Projected visitor spending

NORTH FINANCIAL DISTRICT

- 740,700 SF leasing activity
- 32.0% office vacancy
- $71.32 PSF avg office ask

JACKSON SQUARE

- 137,447 SF leasing activity
- 18.6% office vacancy
- 2.1% retail vacancy

NORTH WATERFRONT

- 173,048 SF leasing activity
- $64.40 PSF retail asking rent
- Waterfront demand + tourism energy

WHY IT MATTERS

- *AI driven leasing demand*
- *Weekend foot traffic rebounding*
- *Tourism supporting retail energy*

Sources: *Cushman & Wakefield San Francisco Office Q1 2026; Savills San Francisco Office Q1 2026; Downtown SF Partnership FY24/25 Annual Report; San Francisco Travel May 2026.*

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STRONG MARKETS.
SMART INVESTMENTS.

ACQUISTIONS, DISPOSITIONS & DEVELOPMENT IN SAN FRANCISCO'S CORE SUBMARKETS

NORTH WATERFRONT

TRANSFORMATION DRIVING VALUE

$1.5B+
SALES VOLUME (2023–Q1 2025)
Highest of any San Francisco submarket[1]

$1,050+ PSF
AVG OFFICE SALE PRICE (2024)
42% above citywide average[2]

3.4M+ SF
UNDER CONSTRUCTION
Largest pipeline in the city, anchored by life science & innovation campuses[3]

JACKSON SQUARE

HISTORIC CORE. ENDURING DEMAND.

$1.1B+
SALES VOLUME (2023–Q1 2025)
Consistent investor interest in trophy assets[1]

$950+ PSF
AVG OFFICE SALE PRICE (2024)
38% above citywide average[2]

700K+ SF
UNDER CONSTRUCTION
Premium office & mixed-use projects in delivery pipeline[3]

NORTH FINANCIAL DISTRICT

CAPITAL MARKETS POWERING STABILITY

$2.2B+
SALES VOLUME (2023–Q1 2025)
Deepest pool of institutional capital in the city[1]

$1,200+ PSF
AVG OFFICE SALE PRICE (2024)
52% above citywide average[2]

1.2M+ SF
UNDER CONSTRUCTION
Next-gen towers reinforcing long-term demand[3]

DEVELOPMENT PIPELINE HIGHLIGHTS

5.3M+ SF
TOTAL UNDER CONSTRUCTION
Across the three submarkets[3]

$4.8B+
ESTIMATED PROJECT VALUE
Investing in San Francisco's future growth[3]

40%+
LIFE SCIENCE PIPELINE
North Waterfront leading the way[3]

80%+
SUSTAINABLE PROJECTS
LEED, WELL or equivalent targeted[3]

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