

950 HOWARD STREET

FOR SALE OR LEASE | CREATIVE OFFICE IN THE HEART OF SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 948-950 Howard Street, San Francisco, California 94107.

Designed with a creative build-out, the space features a mostly open layout ideal for collaboration, including a kitchenette, breakout rooms, and a conference room—ready for immediate occupancy by a small business seeking its own identity building.

The subject property enjoys a prime location just steps from the Intercontinental Hotel, Westfield San Francisco Centre, Metreon, Yerba Buena Gardens, and Moscone Center, with over a thousand new residential units nearby. Parking options include a surface lot half a block away and ample metered street parking.

This offering presents a rare opportunity to own or invest in a property situated within the path of the Mid-Market Renaissance, surrounded by ongoing residential, retail, and office development.

PROPERTY SUMMARY

ADDRESS	948-950 Howard Street, San Francisco, CA 94107
APN	3725-017
BUILDING SIZE	Second Floor: +/- 1,850 Square Feet First Floor: +/- 2,250 Square Feet Total: +/- 4,100 Square Feet
PARCEL SIZE	+/- 2,250 Square Feet
ZONING	MUR – Mixed Use Residential
SALE PRICE	\$1,650,000
RENTAL RATE	\$12,000 / Month, Industrial Gross



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BUILDING ATTRIBUTES

- + Fully Improved Creative Office Space
- + Mostly Open Layout with Break-Out Rooms and Conference Room
- + Kitchenette and Collaborative Work Environment
- + Ample Metered Street Parking
- + Two and One-Half Blocks from Powell Street BART Station
- + New Mixed-Use/Residential Zoning Allows for Future Development
- + Surrounded by Prominent Tech Tenants
- + Earthquake Retrofit Building & Solar Panels Included (Not Leased)

INVESTMENT HIGHLIGHTS



RARE OWNER-USER OR INVESTOR OPPORTUNITY

Ideal for Creative Firms or Growing Businesses Seeking a Fully Improved, Move-In Ready Building



SECURITY SYSTEM

Remote Intercom System Provides Secure and Convenient Guest Access



MODERN HVAC SYSTEM

Two Package Units Efficiently Serve Both Ground and Second Levels



HEAVY-DUTY INFRASTRUCTURE

Reinforced Masonry Construction with 3-Phase, 400 AMP Power to Support Industrial-Grade Operations

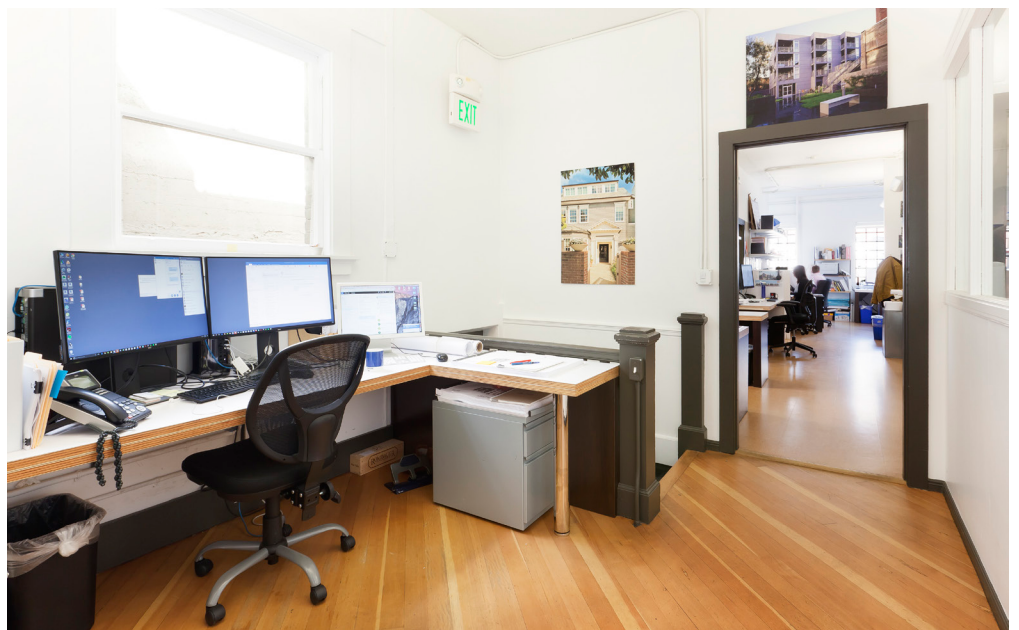


STRATEGIC SOMA LOCATION

Centrally Positioned Near BART, Hotels, and Cultural Landmarks — In the Path of Continued Mid-Market Growth



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LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



09 MIN to Mid-Market St
09 MIN to Powell St. Bart



05 MIN to Union Square
07 MIN to Mission District
12 MIN to Financial District



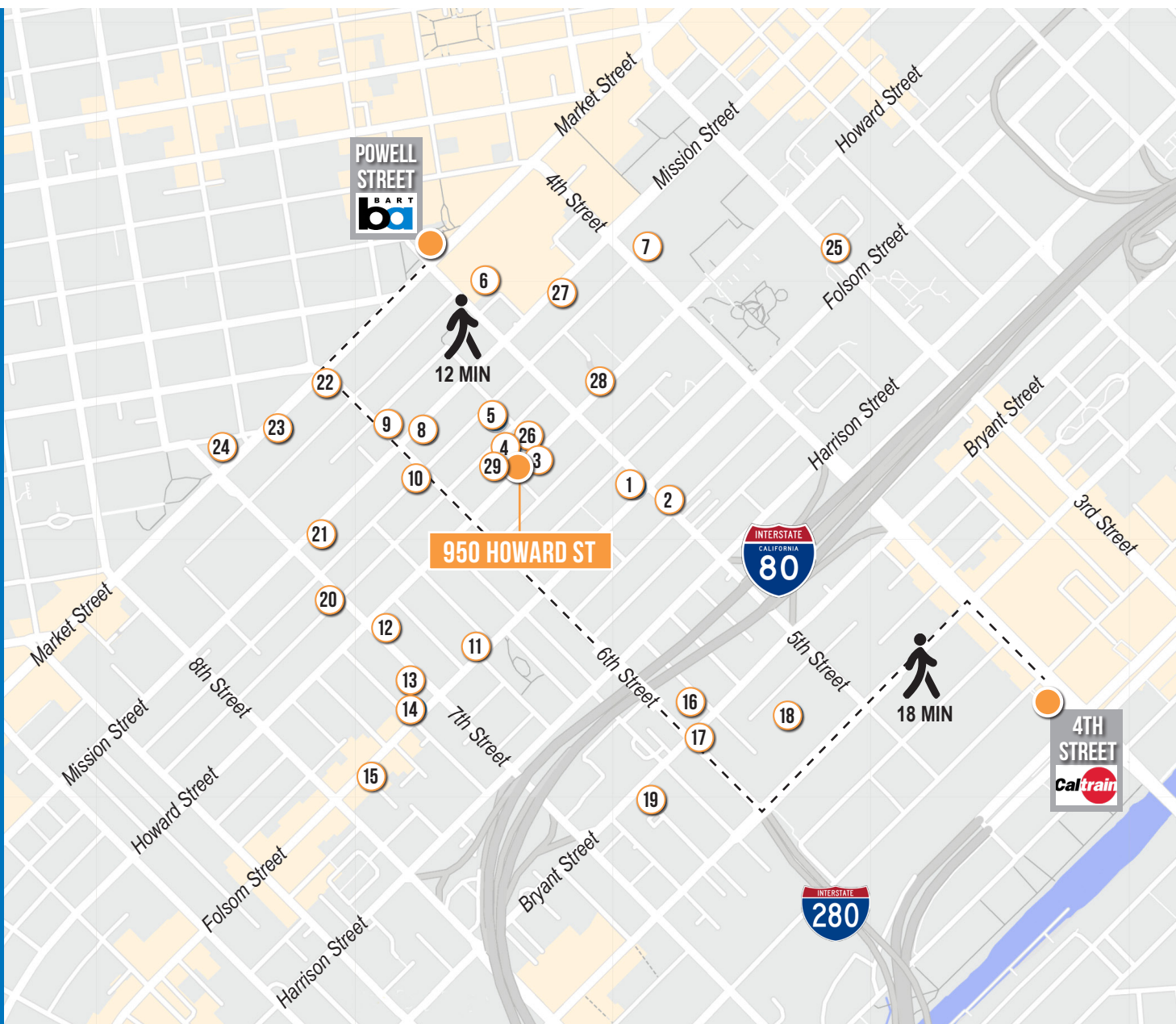
05 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Les Gourmands Bakery
- 2..... Mathilde French Bistro
- 3..... Tin
- 4..... Box Kitchen
- 5..... Off the Grid: 5th & Minna
- 6..... Westfield SF Centre
- 7..... Metreon
- 8..... Covo
- 9..... Supremo Pizza
- 10..... Frena Bakery and Café
- 11..... Deli Board
- 12..... SF Champagne Society
- 13..... Sightglass Coffee
- 14..... Terroir
- 15..... Basil Thai Restaurant
- 16..... Frjtz
- 17..... Turtle Tower
- 18..... SF Flower Mart
- 19..... Golden Burma
- 20..... Caffe Moda
- 21..... Saint Frank Coffee
- 22..... Homeskillet SF
- 23..... The Flying Falafel
- 24..... Charmaine's Rooftop Lounge
- 25..... SPIN SF
- 26..... The Parks at 5m
- 27..... 5th & Mission Parking Garage
- 28..... InterContinental San Francisco
- 29..... Tempest Bar & Box Kitchen



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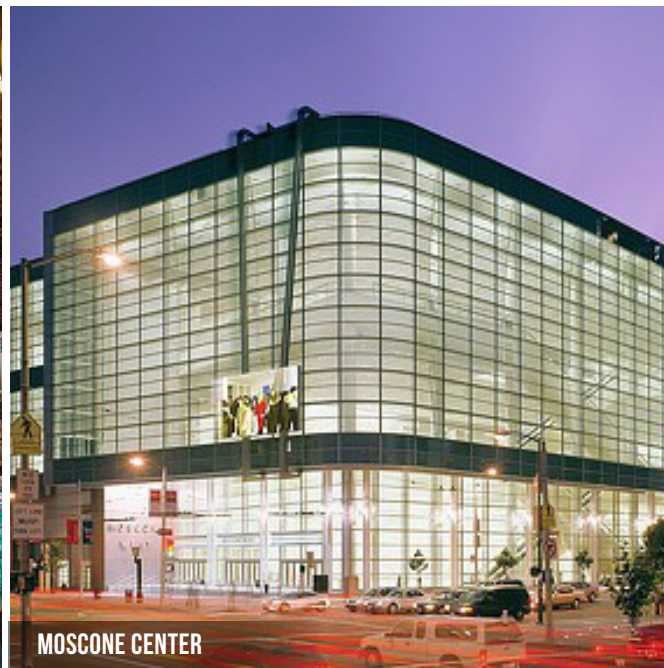
5TH & MISSION PARKING GARAGE



THE PARKS AT 5M



TEMPEST BAR & BOX KITCHEN



MOSCONE CENTER



INTERCONTINENTAL SAN FRANCISCO

950 HOWARD STREET



OFFERING TERMS

950 Howard Street is being offered for sale or lease. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers 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.



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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 950 Howard Street, San Francisco, CA 94103 (the “Property”). 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 John-Clay Morris at (415) 517-5400.