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JEFFERSON AVENUE

REDWOOD CITY, CALIFORNIA

DOWNTOWN REDWOOD CITY

OFFICE OWNER-USER OPPORTUNITY

BUILDING 11,594 SF *(As Leased)*	**LAND** 0.50 Acres
PARKING 3.2 / 1,000 SF	**ZONING** Downtown General
OCCUPANCY 68%	**EXPIRING IN 2027** 38%
IN-PLACE NOI $211,800	**WALT** 1.4 Years

NOI annualized and WALT in place as of January 2027.
11,243 Rentable SF per March 2021 BOMA Study

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Investment Highlights

- **Owner-user opportunity**
  The entire 6,594 SF second floor can be delivered to one user by July 2027. That's 57% of the building — above the 51% SBA requirement to occupy within 12 months of closing

- **Room to grow**
  A further 1,475 SF on the ground floor is available if the second-floor tenant does not renew — 8,069 SF in total

- **Transit Oriented, Amenity-Rich Downtown Location**
  An abundance of restaurants, bars, coffee shops, and gyms sit within a short walk. The Redwood City Caltrain express stop is a nine-minute walk and reaches San Francisco in as little as 33 minutes

- **Flexible configuration**
  Existing tenants can be relocated within the building

- **Surface parking on site**
  37 parking space (3.2 spaces per 1,000 SF)

- **Future Development Upside**
  The site offers long-term development upside, including the opportunity to participate in the planning process as Redwood City formulates its Greater Downtown Area Plan

PERMITTED BY RIGHT IN THE DOWNTOWN GENERAL ZONE

Offices, including medical and dental · Schools, childcare and educational facilities · Places of worship, community and cultural centers
Health, fitness and personal services · Neighborhood retail and cafés · Residential, live-work and hotel

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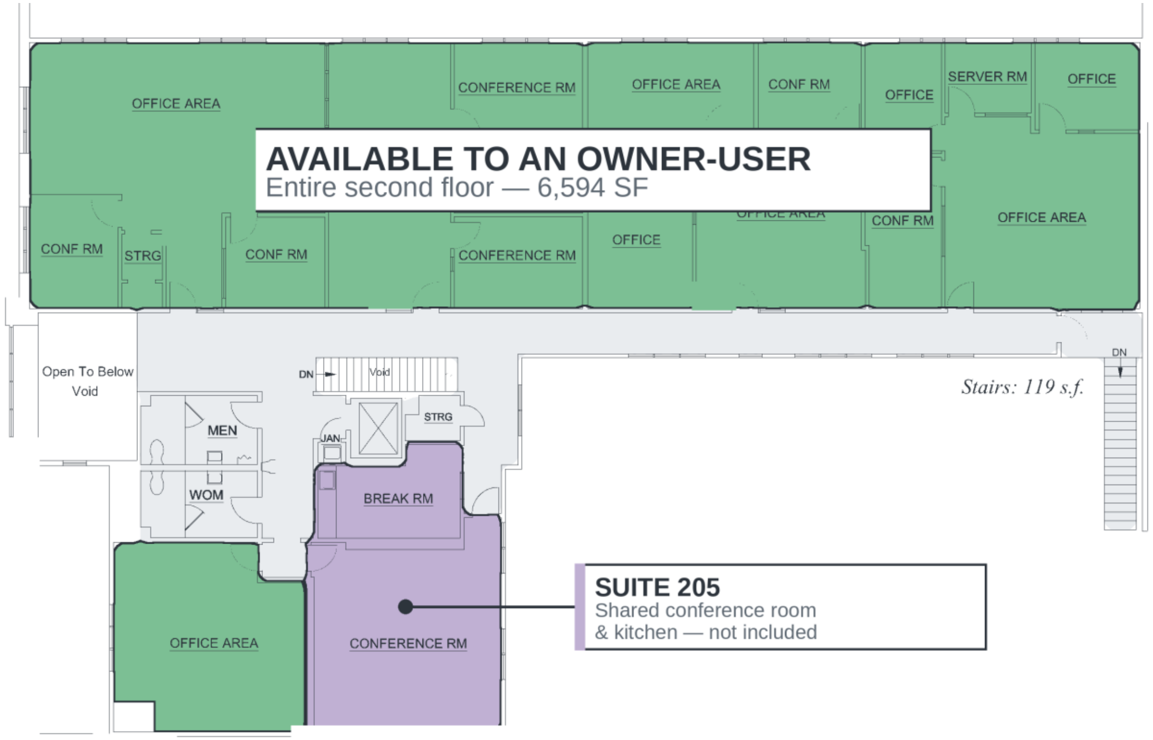
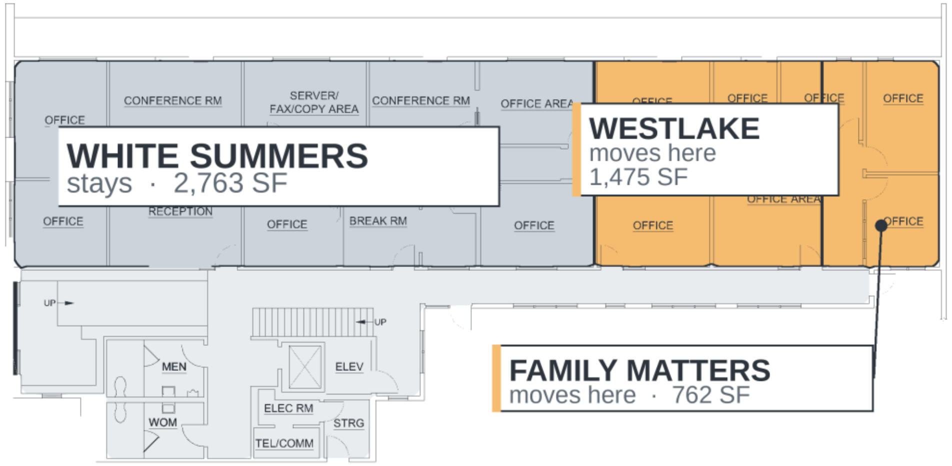
6,594 SF Available to an Owner-User by July 2027

Up to 8,069 SF if Westlake, an existing tenant, does not renew.

SECOND FLOOR — 6,594 SF TO AN OWNER-USER



GROUND FLOOR



HYPOTHETICAL OWNER USER FLOOR PLAN BY AUGUST 1, 2027

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Current Stacking Plan

As of January 1, 2027

11,594
Total SF (As Leased)

68%
Occupied (7,898 RSF)

3,696
Vacant RSF — 2 suites

SECOND FLOOR
6,594 RSF

SUITE 200
Transdev
2,937 RSF · Exp. 06/30/2027

SUITE 202
Westlake
1,475 RSF · Exp. 07/31/2027

SUITE 204
Vacant
1,459 RSF

SUITE 206
Family M.
723 RSF

FIRST FLOOR
5,000 RSF

SUITE 101
White Summers
2,763 RSF · Exp. 04/30/2029

SUITE 102
Vacant
2,237 RSF

Lease Expires 2027 | Lease Expires 2029 | Vacant / Available

Suite	Tenant	SF	Lease Expiration	Renewal Options	Landlord Right to Relocate Tenants	Landlord Right to Terminate Lease for Development
101	White Summers Caffee & James LLP	2,763	04/30/2029	1, 2-year option @ FMV, no less than prior	**Yes**	**Yes**
102	**VACANT**	2,237	—	—	—	—
200	Transdev Services, Inc.	2,937	06/30/2027	None	**Yes**	No
202	Westlake Consulting Group	1,475	07/31/2027	1, 1-year option @ FMV, no less than prior	**Yes**	No
204	**VACANT**	1,459	—	—	—	—
206	Family Matters In-Home Care LLC	723	08/31/2029	None	**Yes**	No

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A vision for the building

Concept images of what a refresh could look like — none of this work has been done

CONCEPT

Exterior — refreshed facade, new signage and landscaping

CONCEPT

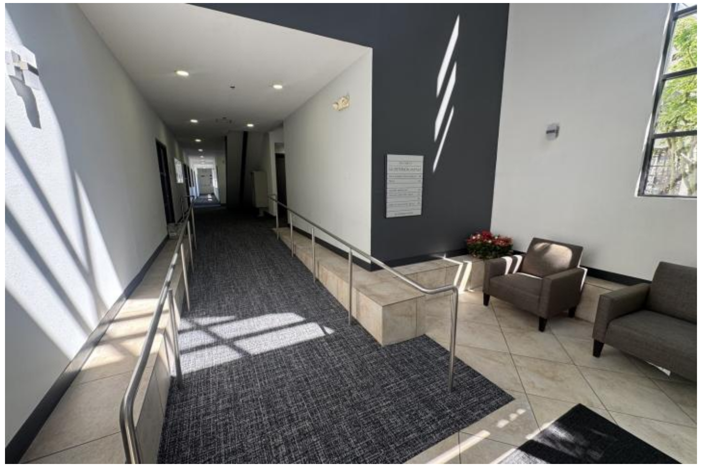
Common areas — upgraded lobby and corridor finishes

CONCEPT

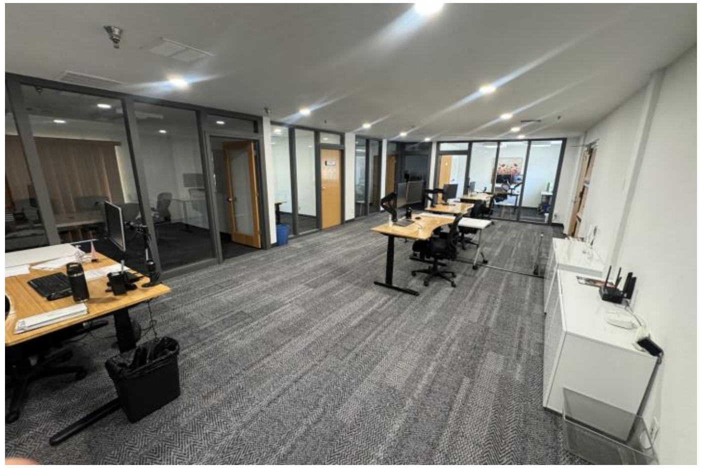
Plug-and-play suites — move-in ready offices with new furniture

TODAY

TODAY



TODAY



AI-generated renderings

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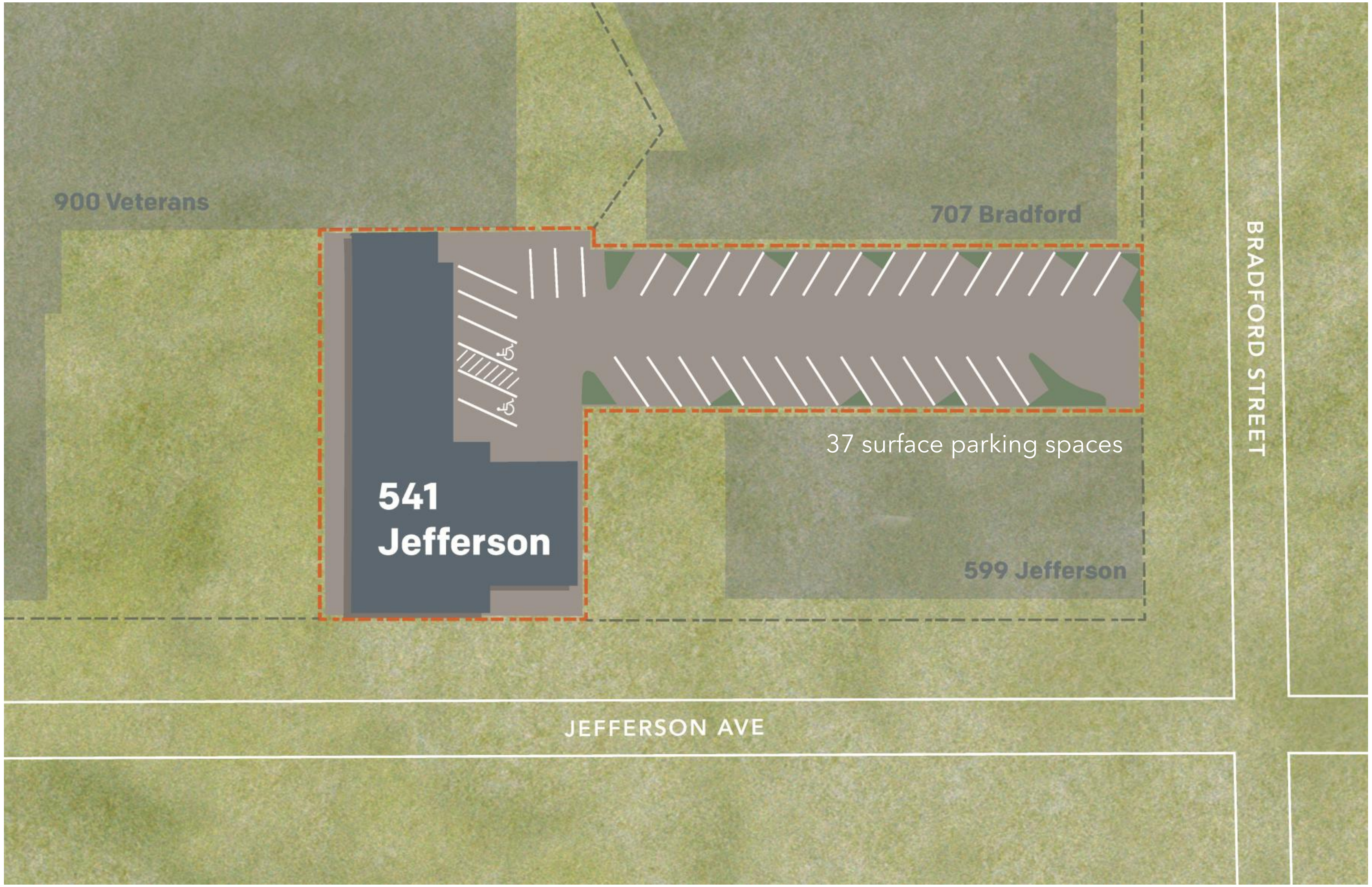
Site Plan

541 Jefferson Avenue, Redwood City, California



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Disclosures

541 Jefferson Avenue, Redwood City, California

PROPERTY VISITATION AND COMMUNICATION

CBRE invites you to learn more about 541 Jefferson Avenue by reviewing this Offering Memorandum and meeting with any of the individuals noted in this package. Please address all communications, inquiries and requests to the CBRE Investment Properties Team, as representatives of the Seller.

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, survey, zoning documents, and other information that should be useful in your evaluation of the property. For questions regarding the document center please contact Jonathan Ziegler at jonathan.ziegler@cbre.com or +1 650 388 6044.

OFFER SUBMISSION

Please direct offers to Charlie Strouss and Jonathan Ziegler at the email address on the first page of this OM. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames, and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.

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CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an Affiliate) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the Property), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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