



OFFERING MEMORANDUM

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TCP
TOUCHSTONE
COMMERCIAL PARTNERS

425 MASON STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in 425 Mason Street, San Francisco, CA 94102.

The property will be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

ADDRESS

425 Mason Street, San Francisco, CA 94102

YEAR BUILT

1922

PARCEL NUMBER

0306-002

GROSS SQUARE FOOTAGE

+/- 40,123 Square Feet

ZONING

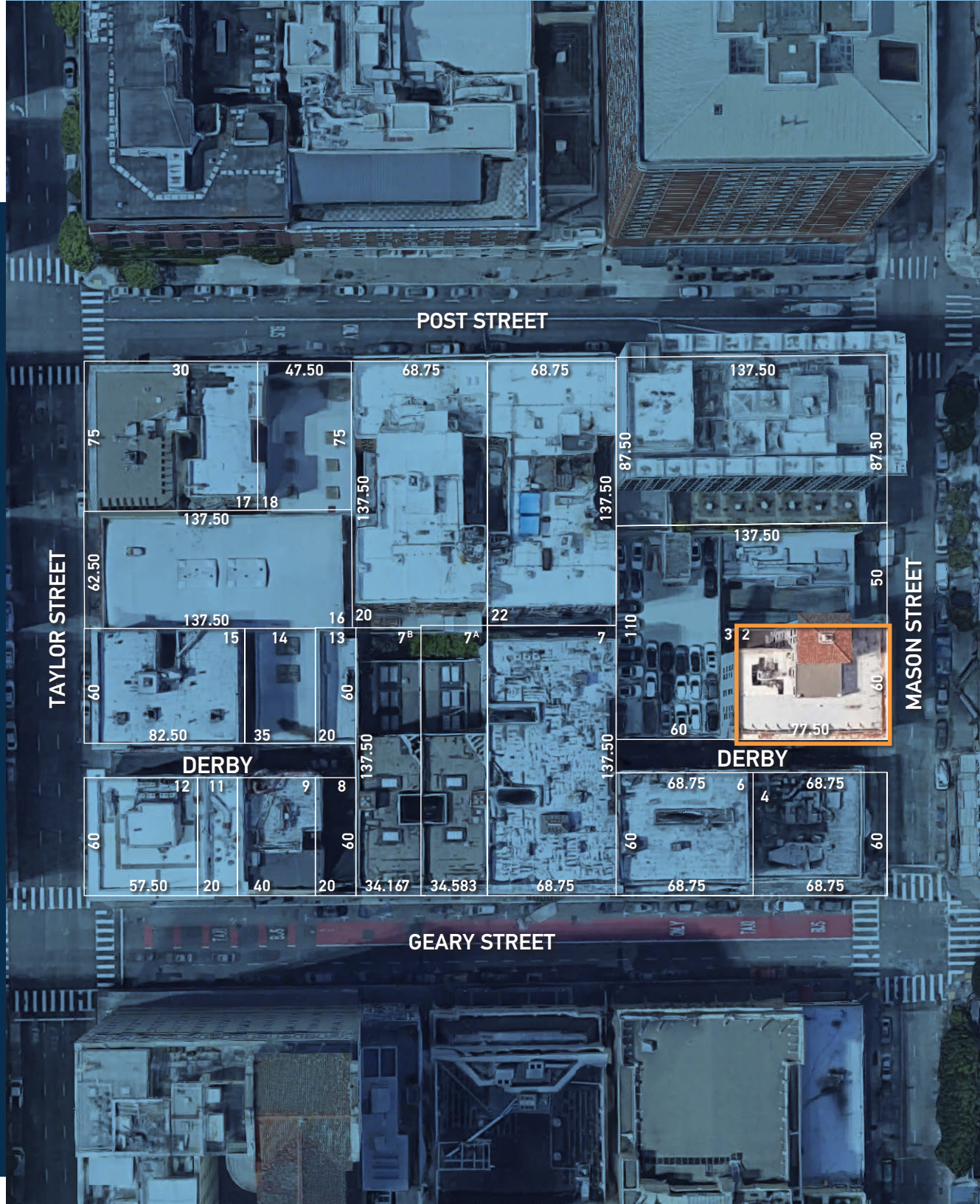
C-3-G (Downtown General Commercial)

HEIGHT & BULK

80-130-F

SUBMARKET

Union Square



BOUTIQUE HISTORIC OFFICE

An approximately 40,123 gross square foot, boutique historic office building, comprised of 7 floors with a penthouse and lower level. The building boasts abundant natural light, exceptional window line and and two (2) existing elevators serving the penthouse and potential roof deck.

FULL BUILDING VALUE-ADD OPPORTUNITY

Rare opportunity to deliver a multi-tenant or full building identity to the market.

GROUND FLOOR IDENTITY RETAIL

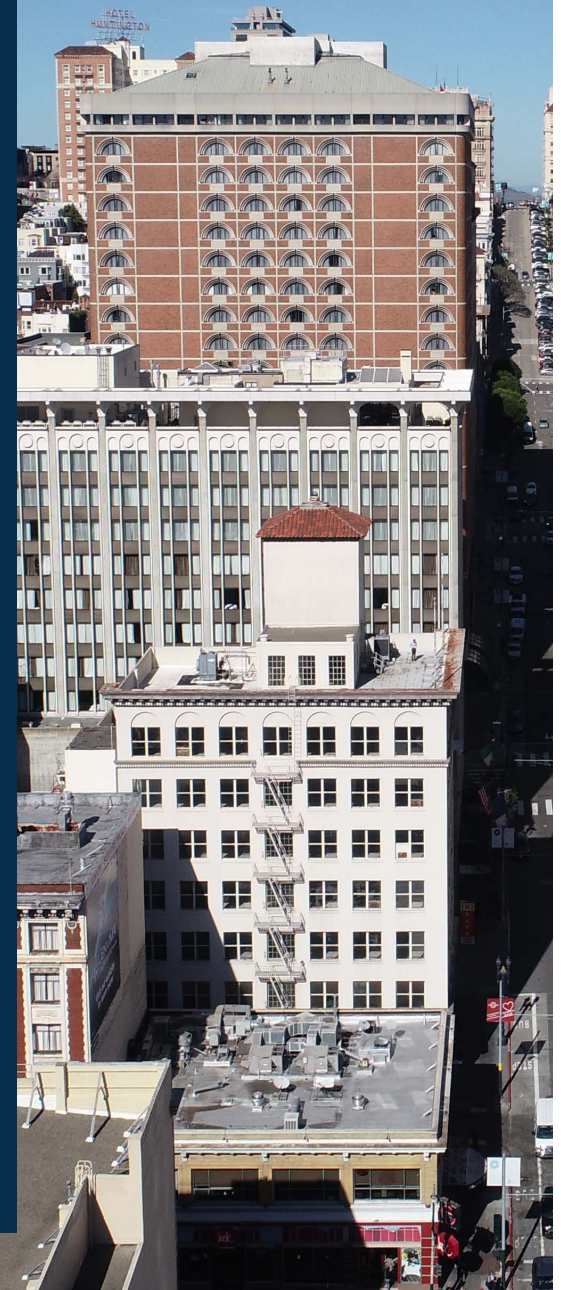
One of a kind opportunity to convert a historic ground floor w/ interconnected basement space into a vibrant retail, restaurant and/or entertainment destination.

DISCOUNT TO REPLACEMENT COST

With new construction costs continuing to escalate, 425 Mason Street is a substantial discount to today's replacement cost.

FLEXIBLE USE DESIGNATION

- + 100% Legal Office Designation (Including Ground Floor)
- + Alternatively, the neighborhood and zoning will support a residential, hotel or mixed-use redevelopment.



SITE DESCRIPTION

ADDRESS

425 Mason Street, San Francisco, CA 94102

SQUARE FOOTAGE

FLOOR	SQ. FT.
Penthouse / Roof	2,947
7th	4,647
6th	4,647
5th	4,647
4th	4,647
3rd	4,647
2nd	4,647
Ground	4,647
Lower	4,647
TOTAL	40,123

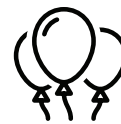


BUILDING HIGHLIGHTS



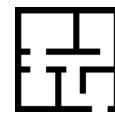
LOCATION

Historic Creative Building in the Heart of Union Square



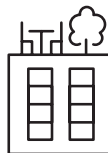
ENTERTAINMENT DESTINATION

Property Located Across the Street from August Hall and Nearby Many Entertainment Concepts



SPACE FLEXIBILITY

Floors Can Be Used Together or Separately



OUTDOOR SPACE

Penthouse / Rooftop Patio Entertainment Space



PERMIT READY

Current Owner Has Permits in Hand for a Full Building Renovation



PARKING

Monthly Parking Available Immediately Adjacent to Property

EXTERIOR BUILDING DETAILS

FOUNDATION

Floor and roof construction consist of concrete slabs supported by concrete beams and girder which are supported by concrete columns. Lateral resistance is provided by non-ductile concrete moment frames in each primary direction supplemented by exterior concrete walls on the north and west elevations at the lower two levels.

SEL

Positive aspects to the building's design include a simple, regular structural layout and a continuous load path to the foundation. These attributes are important for minimizing damage during an earthquake. SEL: (PML 50): 21% (Based off a lifetime of 50 years and return period of 475 years).

FACADE

425 Mason is a seven-story concrete frame office building with cast-inplace concrete and clay tile exterior backup walls. The cladding of the facades includes stone masonry, painted stucco, copper branding and cornice work, and steel framed single pane windows.

WINDOWS/DOORS

The steel framed windows at floor 2 through 8 of the tower generally consist of fixed and awning style windows, with some smaller center pivot windows at stairwells, or as part of a larger multi-light window.





MECHANICAL BUILDING DETAILS

PENTHOUSE / ROOF

+/- 2,947 SQUARE FEET

7TH FLOOR

+/- 4,647 SQUARE FEET

6TH FLOOR

+/- 4,647 SQUARE FEET

5TH FLOOR

+/- 4,647 SQUARE FEET

4TH FLOOR

+/- 4,647 SQUARE FEET

3RD FLOOR

+/- 4,647 SQUARE FEET

2ND FLOOR

+/- 4,647 SQUARE FEET

GROUND FLOOR

+/- 4,647 SQUARE FEET

LOWER FLOOR

+/- 4,647 SQUARE FEET

ELECTRICAL

425 Mason Street is provided with 120/208-volt, three phase, four wire alternating current (AC).

PLUMBING

The Property is equipped with two City water meters located below grade at the northeast corner of the building. The City water mains are 2" at each meter inlet with 2" flange connections.

ELEVATORS

The Property is provided by two (2) overhead traction passenger elevators. A sidewalk freight elevator provides freight access to the basement from Mason Street. The two passenger elevators were manufactured by Otis Elevator. Both elevators underwent a full modernization in 2010 by Kone Elevator. Elevator A has a capacity of 2500 lbs. and Elevator B has a capacity of 2250 lbs., both have a rate speed of 500 fpm with 3'2" x 7'-0" side opening doors.

FIRE LIFE-SAFETY

425 Mason Street is equipped with a fire alarm system that includes initiating devices and alarm notification appliances. The system also monitors the automatic sprinkler systems within the building. 425 Mason Street is provided with a Simplex 4100U fire alarm system which can be found on the first floor of the building.

425 MASON STREET

FLOOR PLAN

PENTHOUSE / ROOF

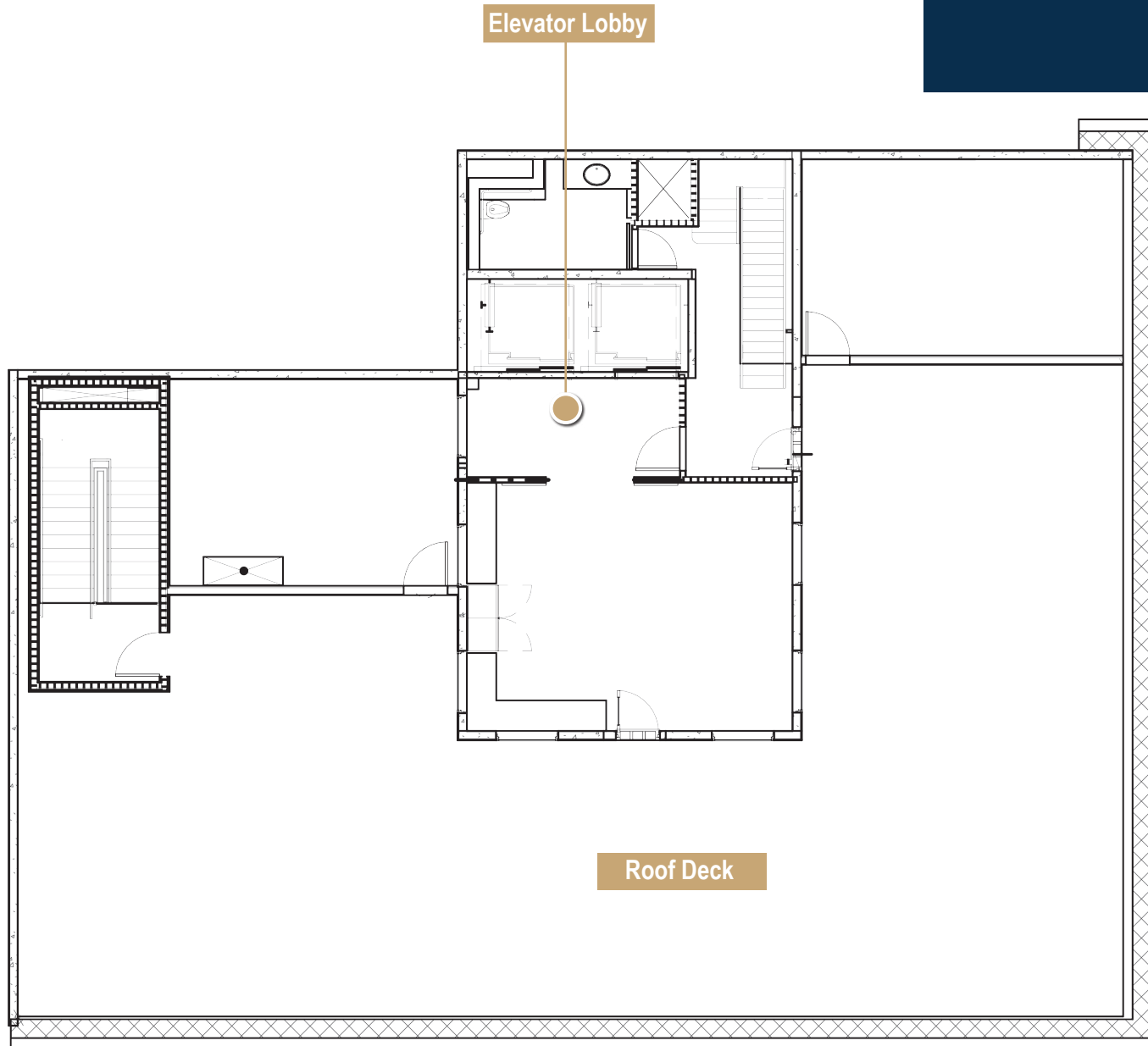
SQUARE FOOTAGE

FLOOR	SQUARE FEET
Penthouse / Roof	2,947



PENTHOUSE / ROOF TOP

AVAILABLE SPACE
+/- 2,947 Square Feet



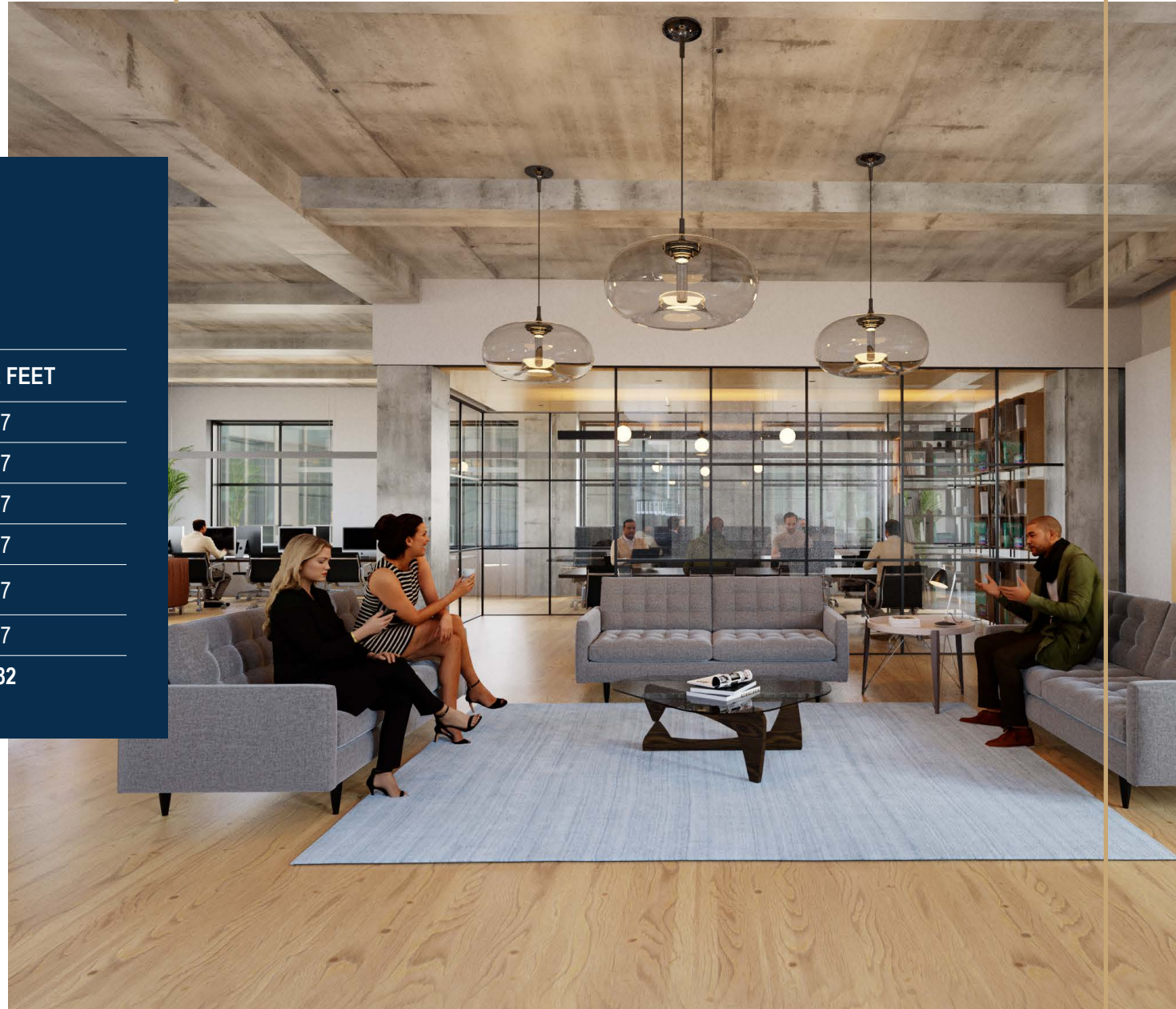
425 MASON STREET

FLOOR PLAN

SEVENTH - SECOND FLOOR

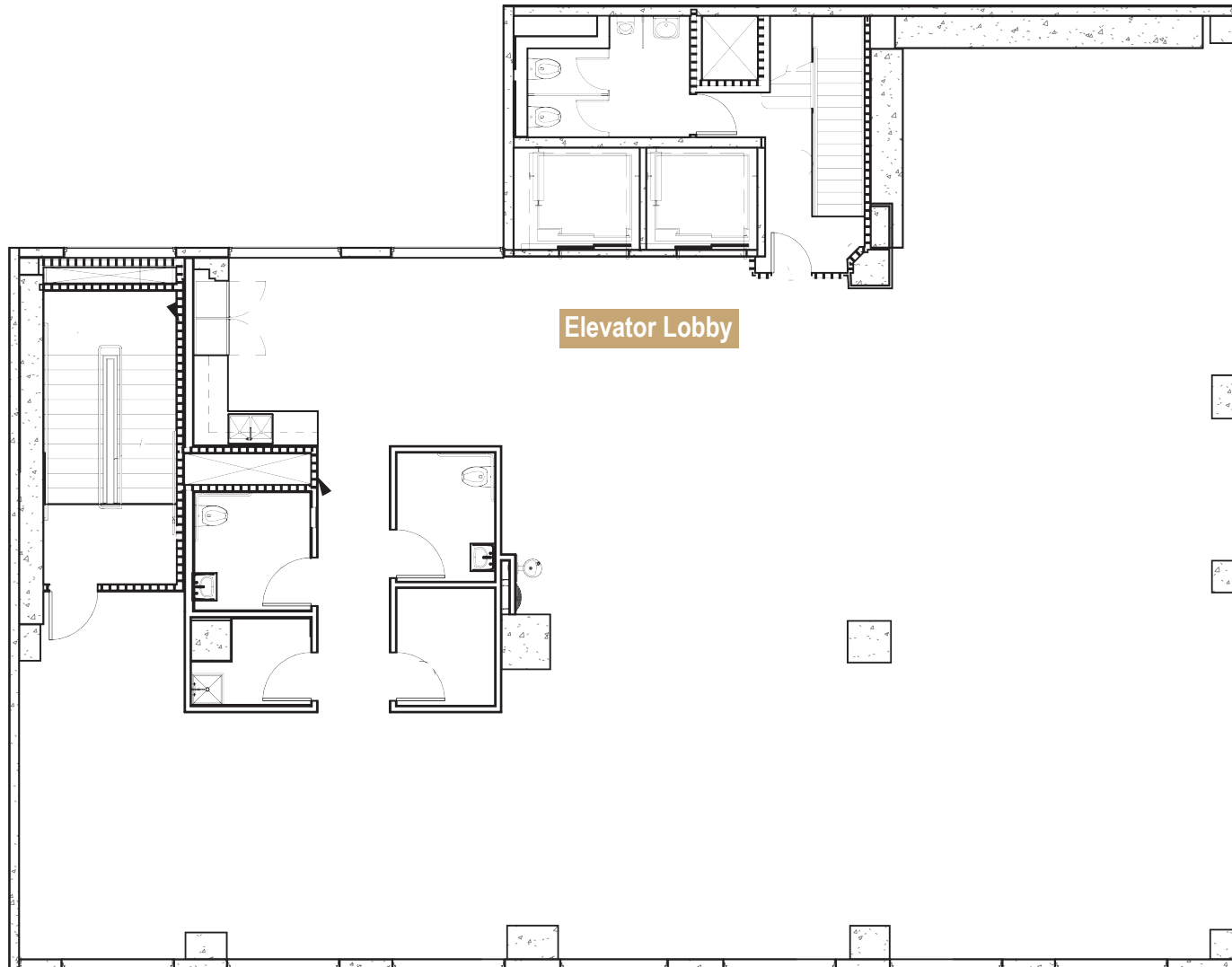
SQUARE FOOTAGE

FLOOR	SQUARE FEET
7th	4,647
6th	4,647
5th	4,647
4th	4,647
3rd	4,647
2nd	4,647
TOTAL	27,882



SEVENTH - SECOND FLOOR

AVAILABLE SPACE
+/- 27,882 Square Feet



425 MASON STREET

FLOOR PLAN

GROUND FLOOR

SQUARE FOOTAGE

FLOOR

SQUARE FEET

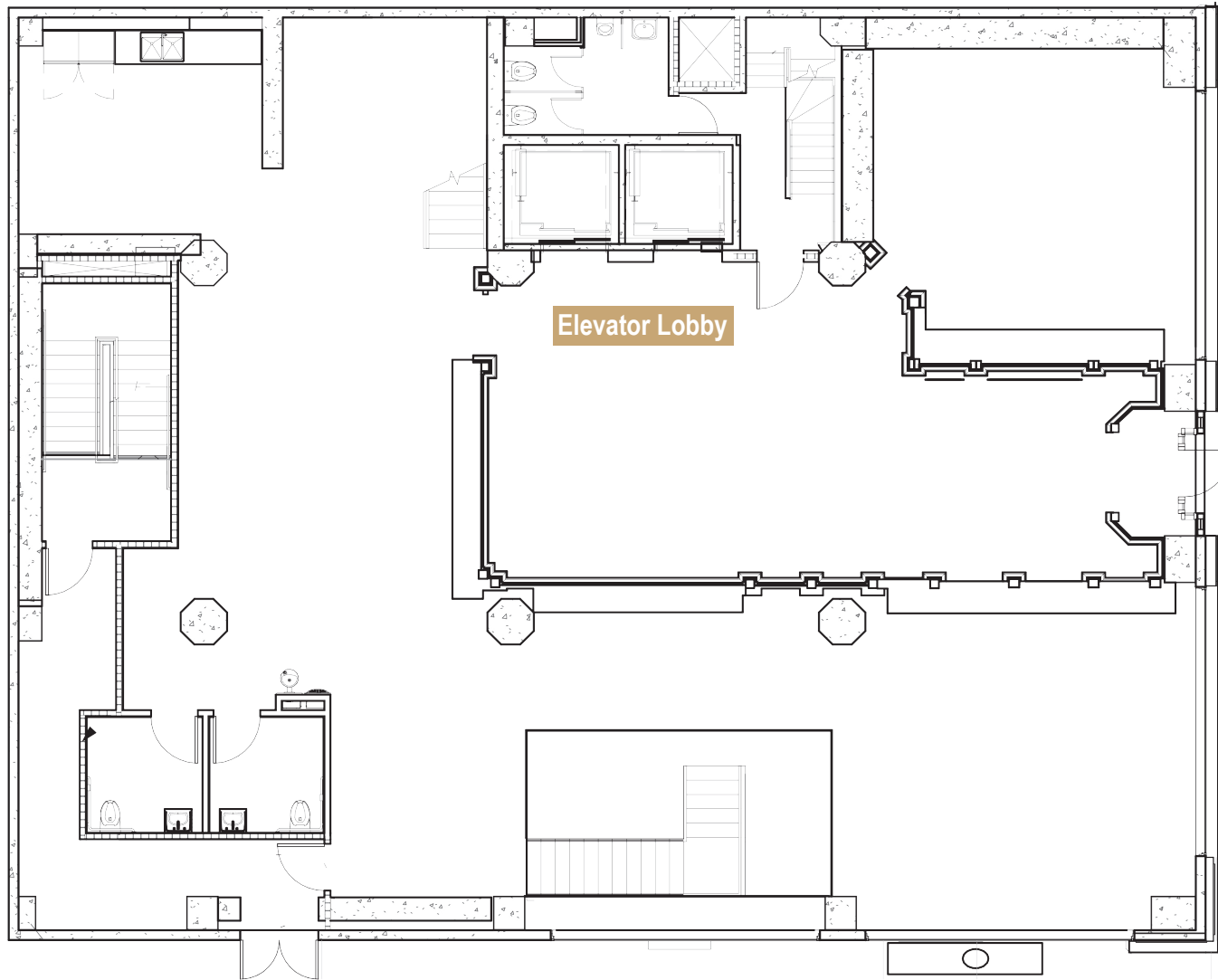
Ground

4,647



GROUND FLOOR

AVAILABLE SPACE
+/- 4,647 Square Feet

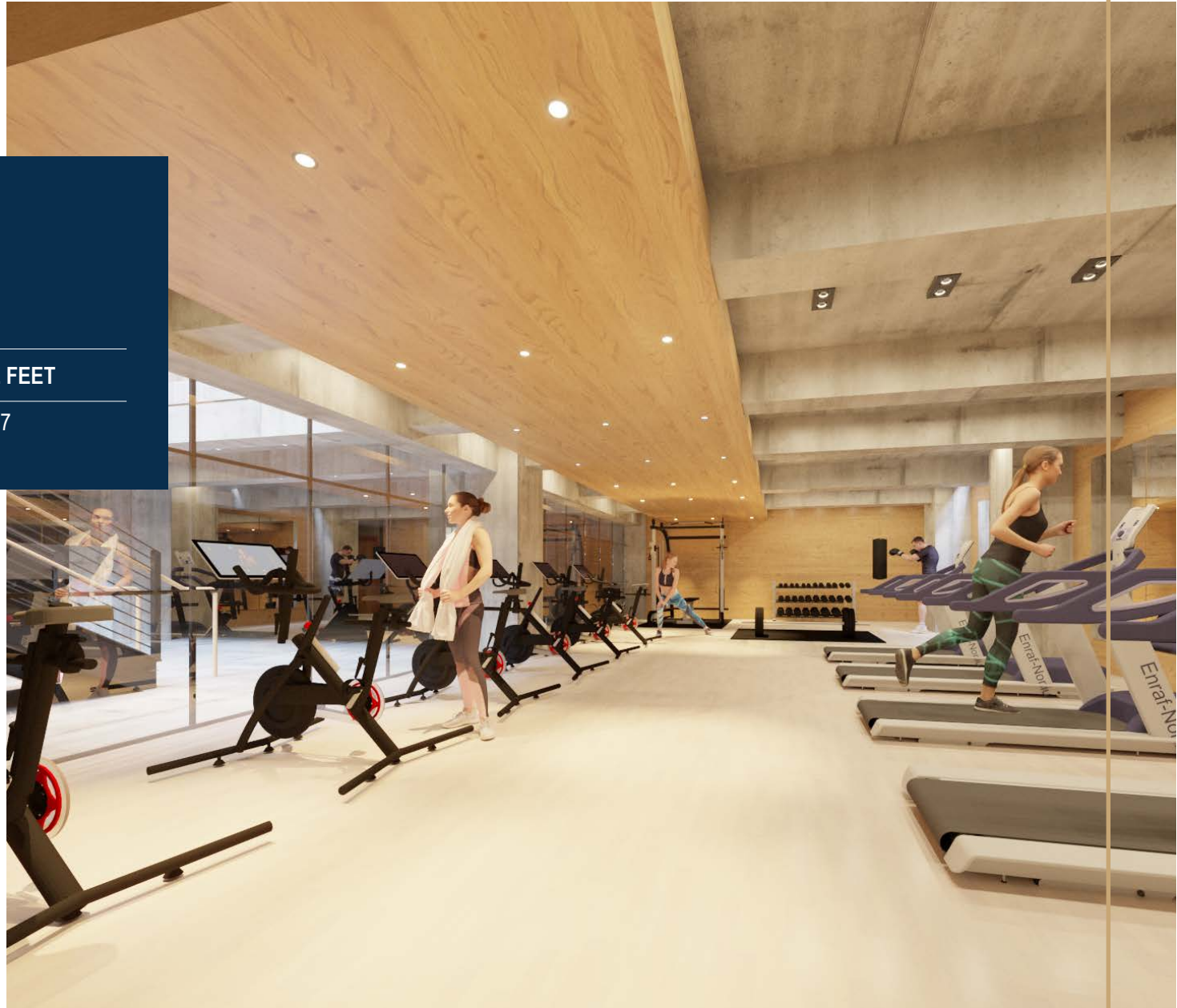


425 MASON STREET

FLOOR PLAN LOWER FLOOR

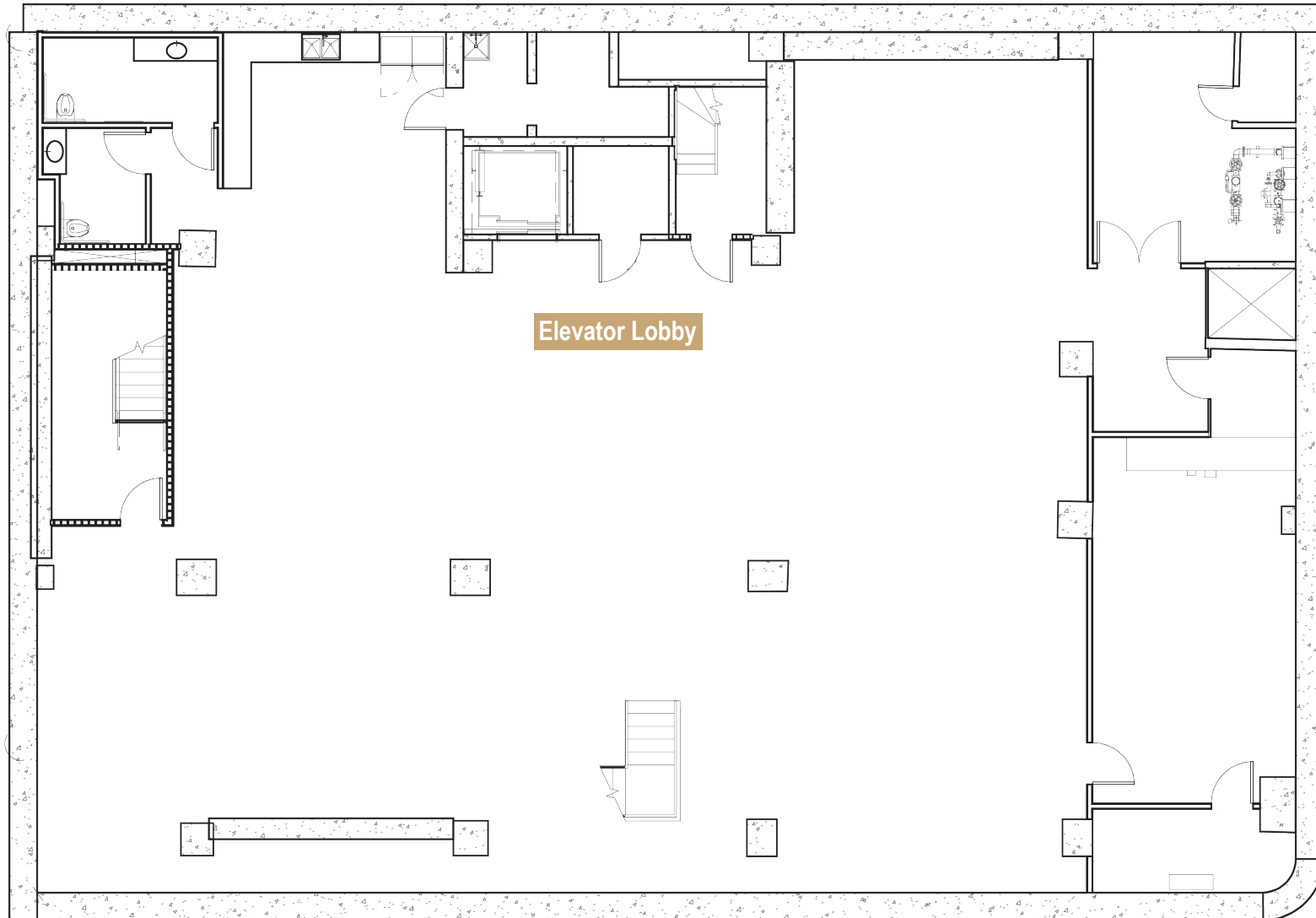
SQUARE FOOTAGE

FLOOR	SQUARE FEET
Lower	4,647



LOWER FLOOR

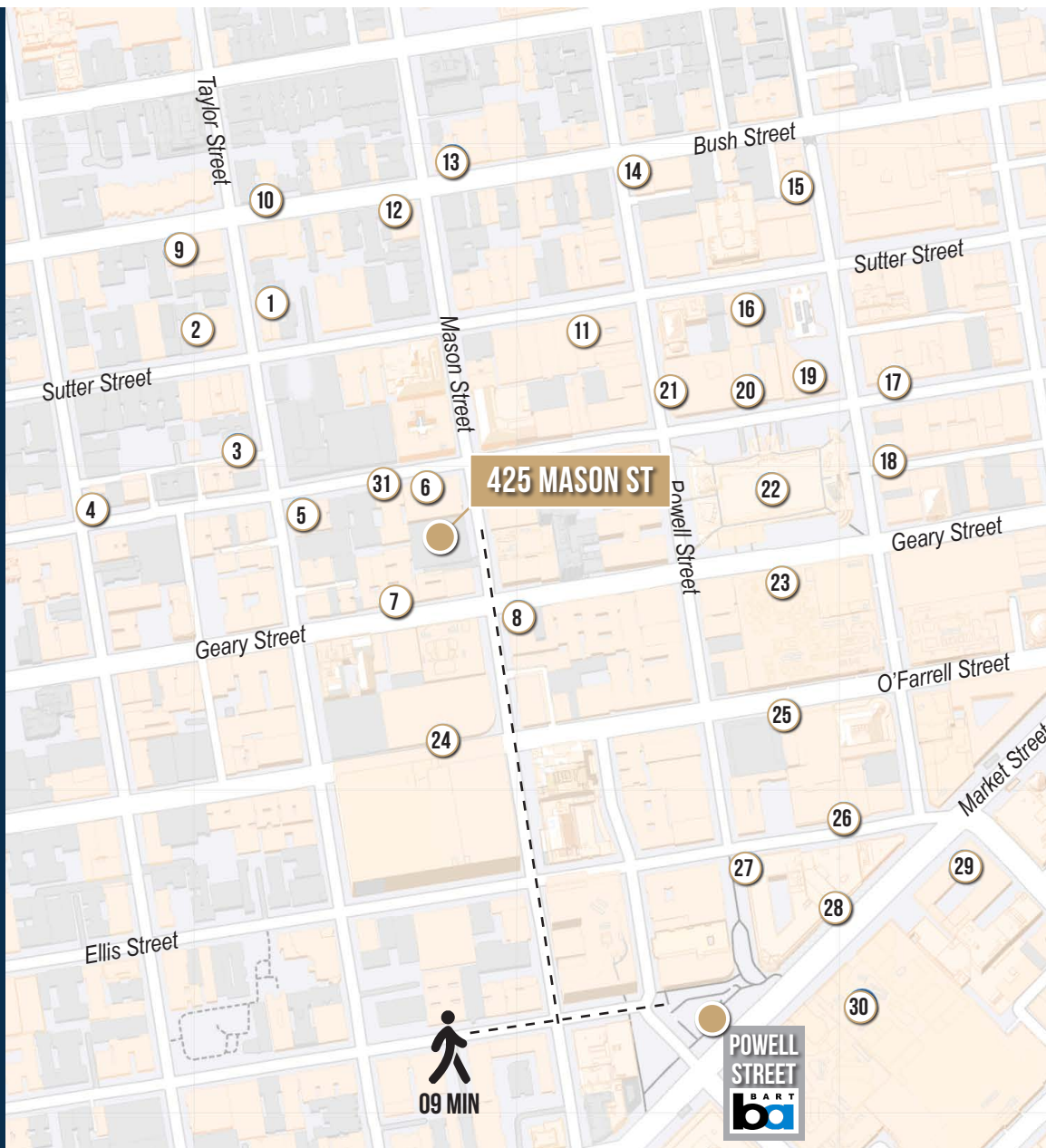
AVAILABLE SPACE
+/- 4,647 Square Feet



425 MASON STREET

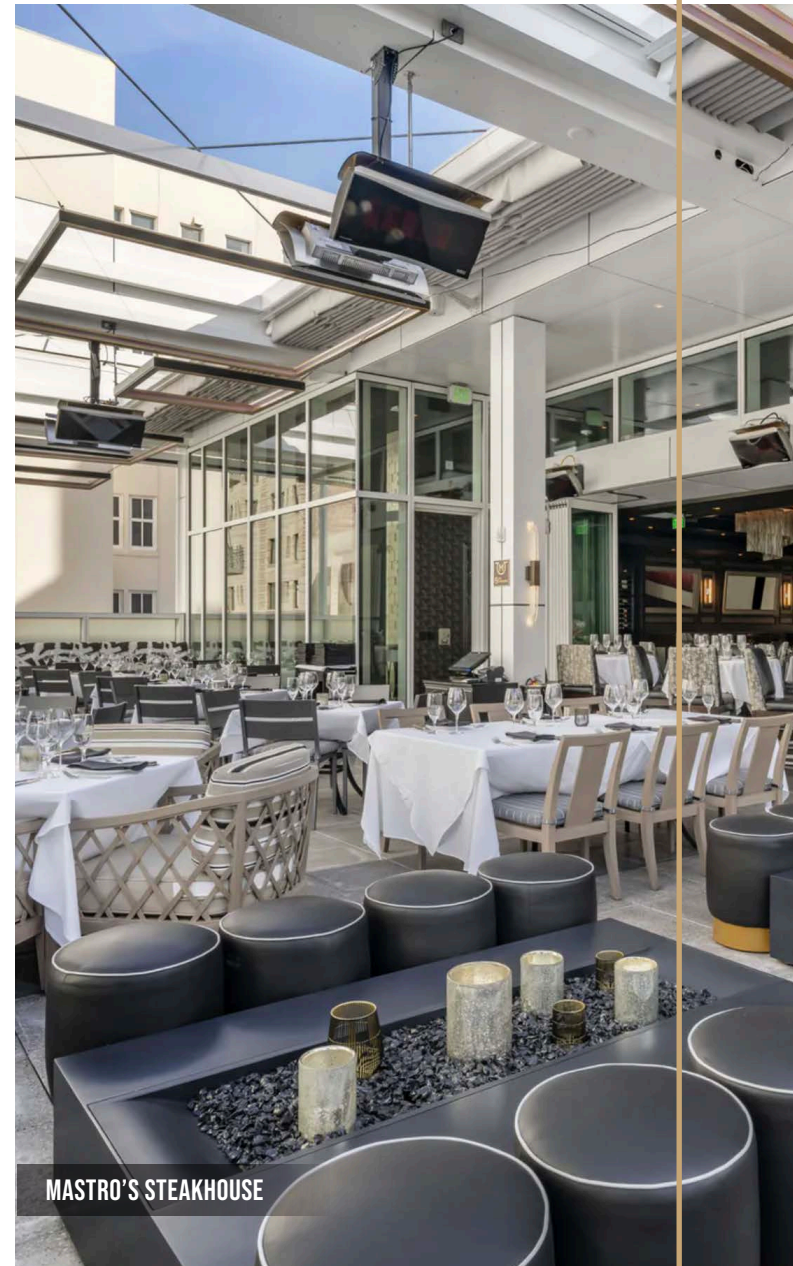
NEARBY AMENITIES

- 1..... Piraat Pizzeria & Rotisserie
- 2..... Sanraku
- 3..... Ryoko's Japanese Restaurant
- 4..... Lapisara Eatery
- 5..... Honey Honey Cafe & Crepery
- 6..... Zingari Ristorante & Jazz Bar
- 7..... Starbucks
- 8..... Mastro's Steakhouse
- 9..... Peacekeeper
- 10..... Fresh Brew Coffee
- 11..... 7-Eleven
- 12..... Tacorea
- 13..... Aliment
- 14..... Roxanne's Cafe
- 15..... Boba Guys
- 16..... McDonald's
- 17..... Nike San Francisco
- 18..... Gucci
- 19..... Apple Union Square
- 20..... Tiffany & Co.
- 21..... Saks Fifth Avenue
- 22..... Union Square - SF
- 23..... Macy's
- 24..... The Halal Guys
- 25..... ONE65 SF
- 26..... Tad's Steakhouse
- 27..... Urban Outfitters
- 28..... The Dr. Martens Store
- 29..... Old Navy
- 30..... Westfield SF Centre
- 31..... The Olympic Club





THE OLYMPIC CLUB



MASTRO'S STEAKHOUSE

OFFERING TERMS

425 Mason Street, San Francisco, CA 94102 being offered for sale with an asking price of \$10,500,000 / \$262 PSF. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

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 425 Mason Street, San Francisco, CA 94102 (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 sand 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 t 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 Hauptert at (415) 539-1121 or Michael Sanberg (415) 539-1103.

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.