

NORTH FINANCIAL DISTRICT | SAN FRANCISCO, CA

200 PINE



DOWNTOWN OFFICE / RETAIL
INVESTMENT OPPORTUNITY



EXECUTIVE SUMMARY

THE OPPORTUNITY

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 200 Pine Street (the “Property”), a 49,463 square foot office and retail asset situated at the corner of Pine and Battery in San Francisco’s North Financial District.

Located within 1 block from Market Street and a 5-minute walk to both the Embarcadero & Montgomery BART stations, the Property features an incredible walkable and transit connected location earning it a perfect 100 walk and transit score.

200 Pine is currently 58% leased providing the investment community with immediate cash flow at acquisition and an opportunity to add value through the lease-up of the remaining office and retail space at new higher BOMA areas. The ground floor retail, with more than 180 feet of frontage, provides an incredible opportunity to capitalize on San Francisco’s ongoing market recovery and “come back” renaissance currently underway and the ~6,200 square foot single-tenant office floors provide the “right size” today for many tenants in the market.





PROPERTY HIGHLIGHTS

ADDRESS 200 Pine Street,
San Francisco CA 94104

| RENTABLE SQUARE FEET (BOMA) | Total | Office | Retail |
|-----------------------------------|--------|--------|--------|
| | 49,463 | 43,778 | 5,685 |

FLOORS 8 + Lower Level

**AVERAGE
FLOOR PLATE** ±6,200 Square Feet

**YEAR BUILT /
RENOVATED** 1907 / 1989 & 2025

| % LEASED | Total | Office | Retail |
|----------|-------|--------|--------|
| | 58% | 57% | 67% |

FRONTAGE 137' on Pine
45' on Battery
182' Total

**The Property's Pine
Street address,
central Downtown
location and
historical "stabilized"
occupancy track
record make
200 Pine Street
a phenomenal
long-term investment
at an attractive basis.**

200 PINE
SAN FRANCISCO, CA

INVESTMENT HIGHLIGHTS

**Cash-Flow Producing
Asset with Immediate
Value-Add Potential**

**Desirable, “Core”
Financial District Location
with Direct BART Access**

200
PINE

**Attractive Basis &
Significant Discount To
Today’s Replacement Cost**

**180+ Feet of
Retail Frontage**

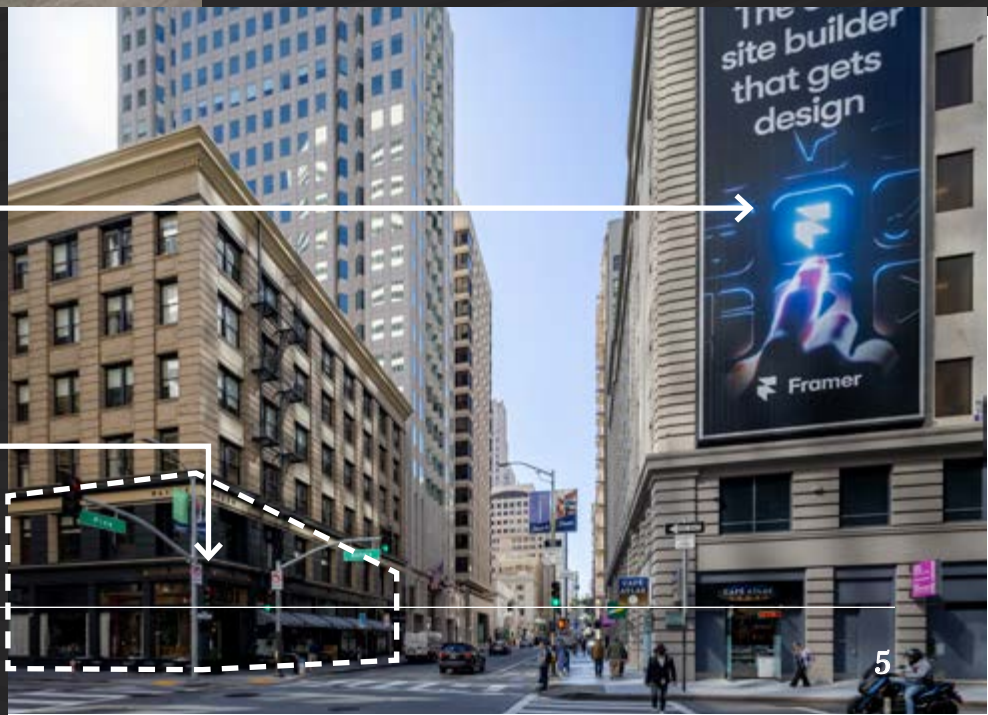


**+/- 6,200 SF
“Right-Size”, Single-Tenant
Office Floors**

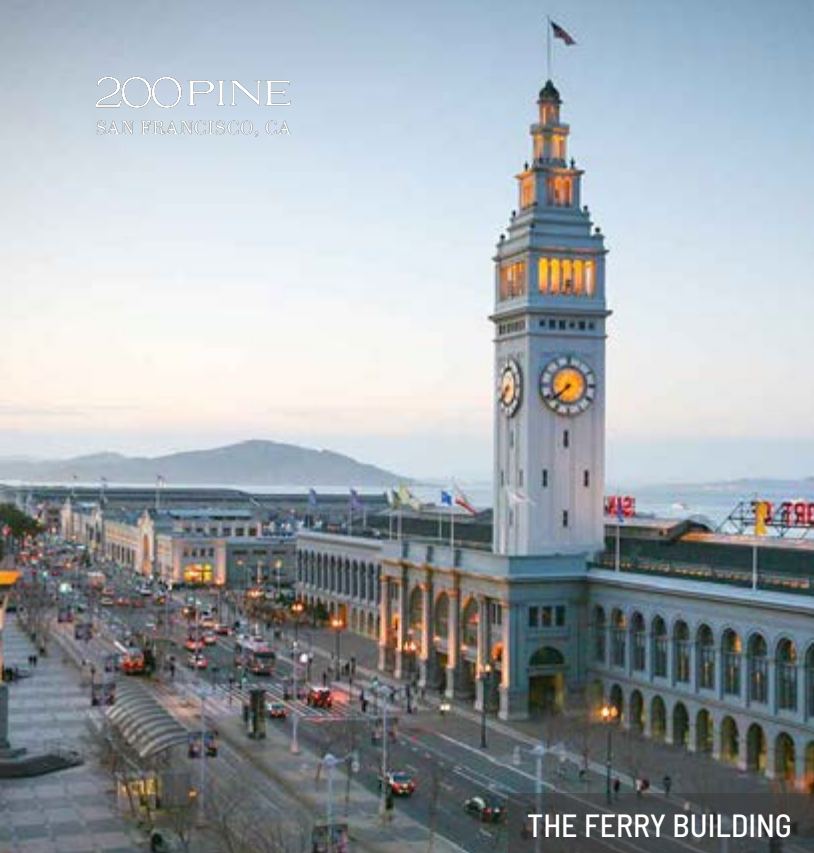


**Rare/Irreplaceable,
Income Generating
5-Story Billboard
Signage**

**1-Block From
Market Street &
Across From the New
Wayfare Tavern**



200 PINE
SAN FRANCISCO, CA



THE FERRY BUILDING



WAYFARE TAVERN

200 PINE



TRANSAMERICA REDWOOD PARK

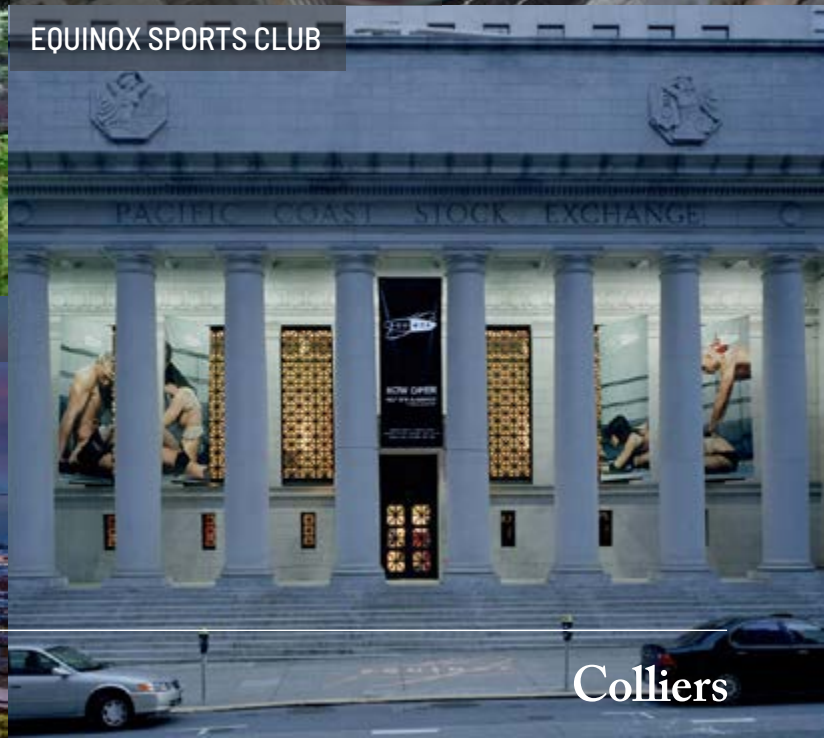


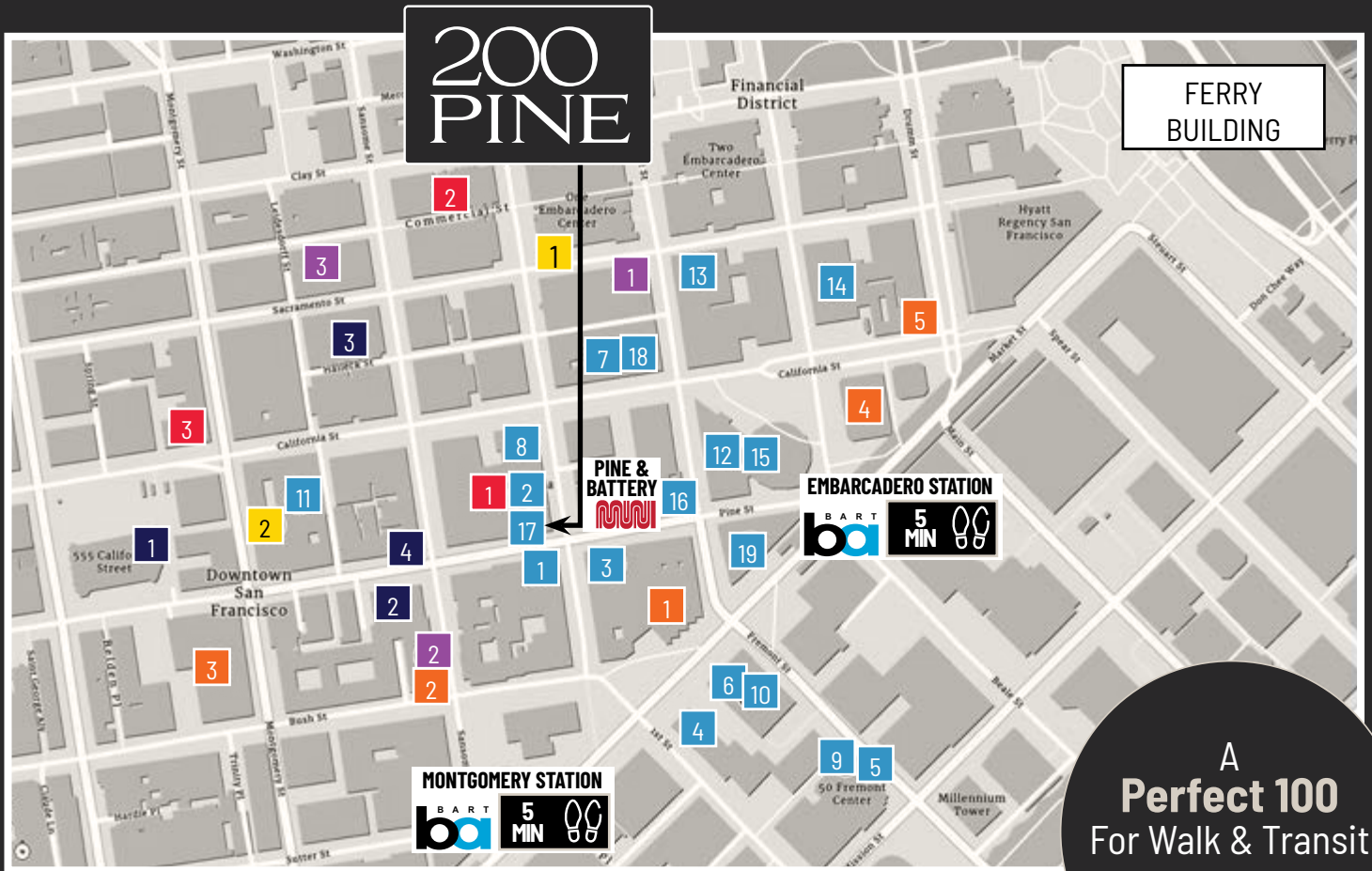
SALESFORCE TRANSIT CENTER

EQUINOX SPORTS CLUB



FOUR SEASONS AT EMBARCADERO





AMENITIES WITHIN BLOCKS

RESTAURANTS

- 1** Wayfare Tavern
- 2** Orafo
- 3** Locali Mediterranean
- 4** The Melt
- 5** Pokeworks
- 6** Baracha
- 7** Tadich Grill
- 8** Schlok's Bagels & Lox
- 9** Tender Greens
- 10** Barcha Restaurant
- 11** Mendocino Farms
- 12** PABU Izakaya
- 13** Schroeder's
- 14** Chipotle

- 15** Avotoasty
- 16** Lou's Café
- 17** Subway
- 18** Perbacco
- 19** Nosh Café & Catering

COFFEE & CAFES

- 1** Philz Coffee
- 2** Blue Bottle Coffee
- 3** Joe & The Juice
- 4** Bodega Farm-to-Table
- 5** Café Terminus

SHOPPING

- 1** Embarcadero Center
- 2** Walgreens

BARS

- 1** Royal Exchange
- 2** The Treasury
- 3** Heartwood SF

HOTELS

- 1** Four Seasons
- 2** The Jay
- 3** Omni San Francisco

GYMS

- 1** Bay Club
- 2** Equinox
- 3** Orangetheory Fitness
- 4** BodyRok



INVESTMENT ADVISORS

TONY CROSSLEY
Executive Vice President
415 288 7807
tony.crossley@colliers.com
Lic. 00900574

DARREN KUIPER
Senior Vice President
415 288 7817
darren.kuiper@colliers.com
Lic. 01958824

TIM MAAS
Executive Vice President
415 288 7863
tim.maas@colliers.com
Lic. 00956740

NICOLE FLORES
Client Services Specialist
415 293 6216
nicole.flores@colliers.com
Lic. 01988919

DEBT & EQUITY ADVISOR

JEREMY THORNTON
Executive Vice President
415 288 7840
jeremy.thornton@colliers.com
Lic. 01724542

LEASING ADVISORS

JIM WALKER
Senior Vice President
415 229 8910
jim.walker@kidder.com

SCOTT VIX, CCIM, SIOR
Senior Vice President
415 309 4015
scott.vix@kidder.com