

5-9 FREELON STREET

FOR SALE OR LEASE | STANDALONE OFFICE /FLEX BUILDING IN SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

ZACH HAUPERT zhaupert@tcpre.com
D 415.539.1121 | C 415.812.1219

MICHAEL SANBERG msanberg@tcpre.com
D 415.539.1103 | C 415.697.6088

TREVOR GUDIM trevor@tcpre.com
D 415.539.1122 | C 858.922.2632

5-9 FREELON STREET

EXECUTIVE SUMMARY

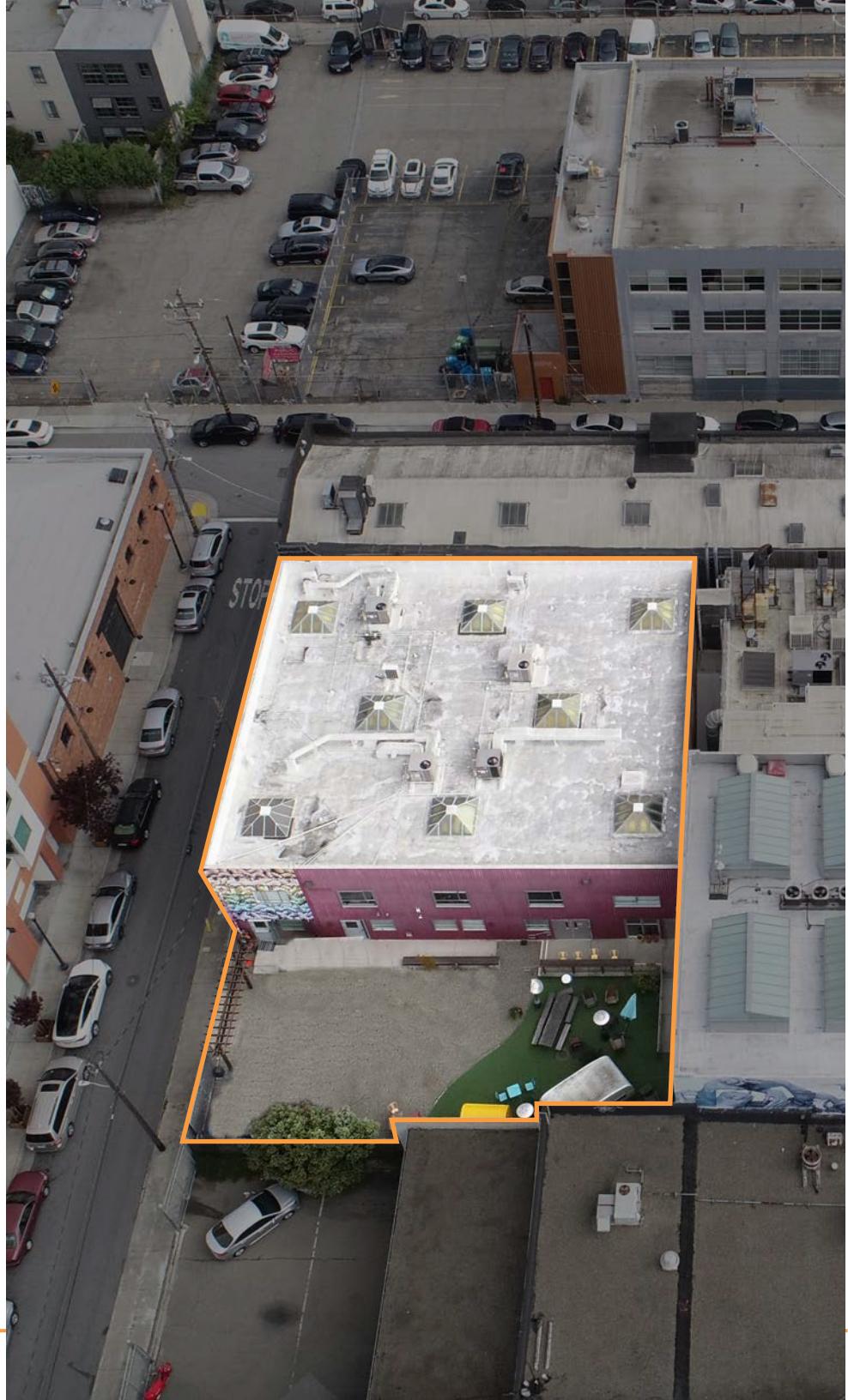
Touchstone Commercial Partners is pleased to offer tenants, users, and investors the opportunity to lease or purchase the fee simple interest in 5-9 Freelon Street, San Francisco, CA 94107.

The property is a fully renovated move-in ready office building with an adjacent nine (9) car parking lot or outdoor space. There is a small workshop/lab area on the ground floor combined with creative open office and conference rooms. The 2nd floor boasts a separate +/-3,000 SF office space which can be combined with the full building or leased separately, creating an income opportunity for an investor or owner/user. Both floors have restrooms and kitchenettes, and there is one shower in the building. There is also one (1) drive-in roll up door off of Freelon St.

Sitting approximately one and a half blocks from CalTrain and South Park, this ideally located building is perfect for a tenant or buyer to be part of SOMA's best neighborhood. 5-9 Freelon is surrounded by many nearby restaurants, bars, amenities, and has immediate access to major freeways.

PROPERTY SUMMARY

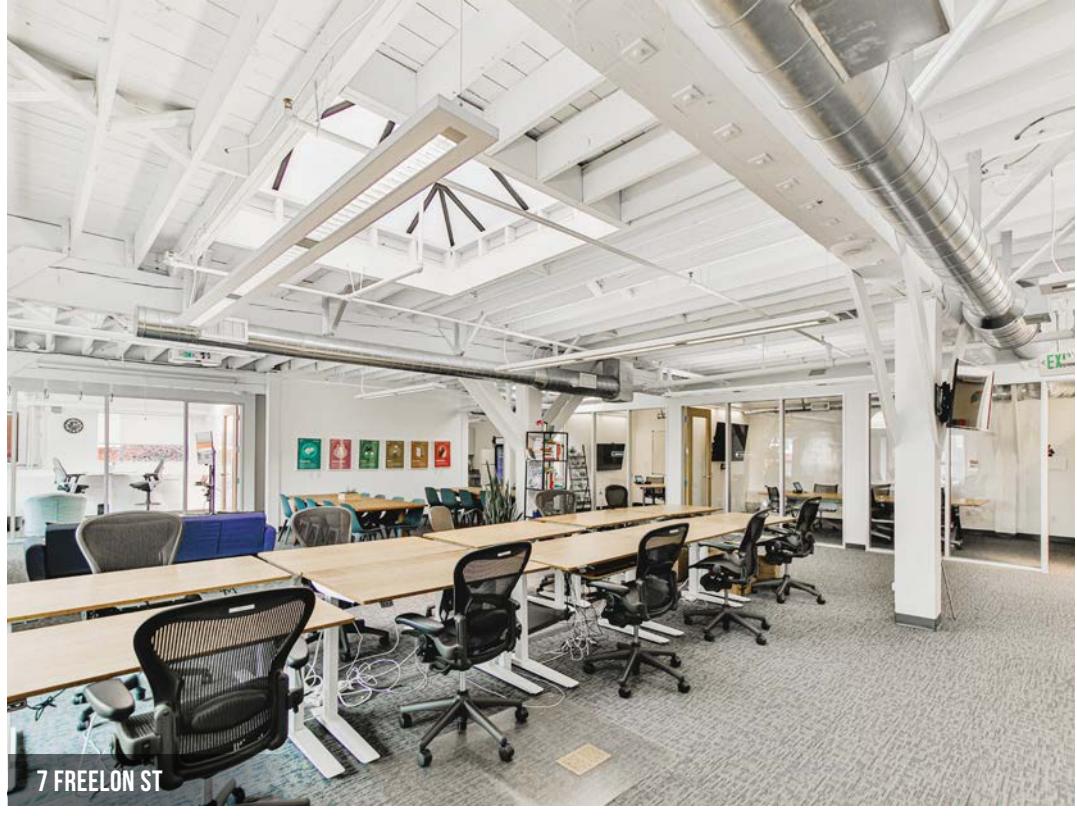
ADDRESS	5-9 Freelon Street, San Francisco, CA 94107
APN	3776/080
BUILDING SIZE	+/-. 10,371 Square Feet
LEASABLE SQ FT	+/-. 3,000 - 10,371 Square Feet
PARCEL SIZE	+/-. 8,800 Square Feet
HEIGHT LIMIT	85-X
ZONING	CMUO - Central Soma-Mixed Use Office *Legal Office Use Designation



5-9 FREELON STREET

BUILDING DESCRIPTION

YEAR BUILT / RENOVATED	1927 / 2015
BUILDING ACCESS	Multiple Exterior Doors & One (1) Drive-In Roll-Up Door
ELECTRICAL POWER	3-Phase, 400 Amps, 240V
CONSTRUCTION TYPE	Wood Frame & Clad Steel Siding
HVAC	Full HVAC Throughout Building
FIRE SUPPRESSION	Fully Sprinklered
BUILDING CONDITION	Move-In Ready
PARKING	Approximately Nine (9) Secured Spaces



5-9 FREELON STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

Rarely Available Standalone Flex Building in SOMA w/
Parking Lot



FANTASTIC OWNER / USER OPPORTUNITY

Design Driven Office Space w/ Functional Features



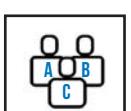
SUPPLEMENTAL INCOME

+/- 3,000 SF 2nd Floor Office Can Be Leased Separately,
Creating Offsetting Income Opportunities for Owner/User



VIBRANT AND CENTRAL LOCATION

Prime Central SOMA Location Just off of 4th St & Brannan St



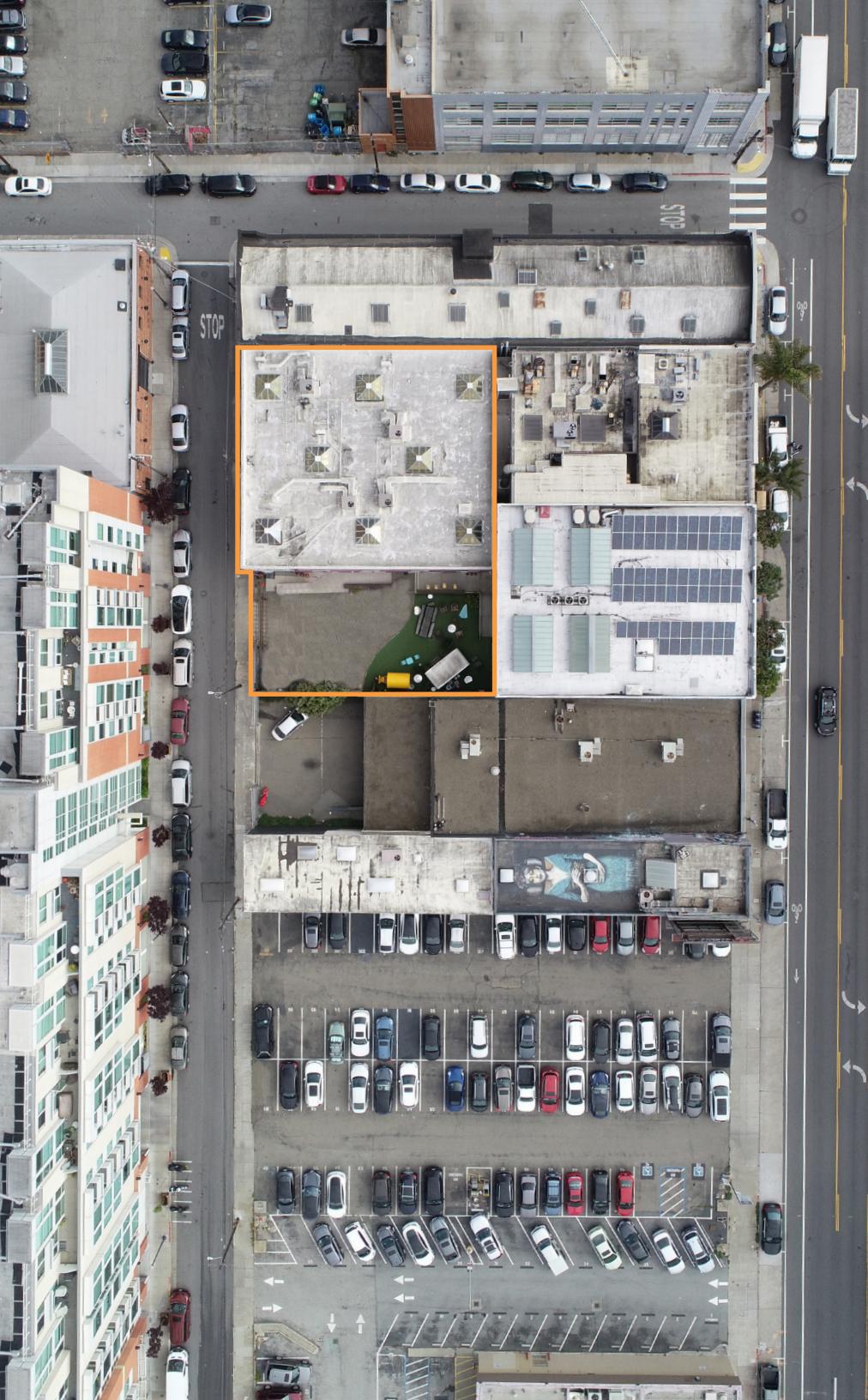
MULTIPLE TENANT USES

Configured to Support Multitude of Uses Including: Office, Flex,
and Advanced Manufacturing Uses



DELIVERED VACANT AT THE CLOSE OF ESCROW

Current Occupier to Vacate Property Prior to COE



5-9 FREELON STREET

BUILDING BREAKDOWN

ADDRESS

5-9 Freelon Street, San Francisco, CA 94107

AVAILABLE SPACE

7 Freelon St: +/- 3,000 Square Feet

5 Freelon St: +/- 7,371 Square Feet

TOTAL **+/- 10,371 Square Feet**

**Floors Can Be Leased Together or Separately*

RENTAL RATE

7 Freelon St: \$50 / Square Foot / Year, I.G.

5 Freelon St: \$42 / Square Foot / Year, I.G.

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Remodeled Creative Office w/ Wet Lab
- + Drive-In Garage or Storage
- + Full HVAC Throughout & Operable Windows
- + Multiple Unisex Restrooms and One (1) Shower
- + Private Outdoor Courtyard/Event Space or Parking Lot
- + Multiple Conference Rooms & Offices Throughout
- + Close Proximity to Caltrain, South Park, BART, Oracle Park, Highways & Many Other Neighborhood Amenities



5-9 FREELON STREET

7 FREELON STREET

Second Floor: +/- 3,000 Square Feet



5-9 FREELON STREET

5 FREELON STREET

Ground Floor: +/- 7,371 Square Feet



5-9 FREELON STREET



5-9 FREELON STREET

+/- 3,500 SF EXCLUSIVE
OUTDOOR SPACE



5-9 FREELON STREET

LOCATION OVERVIEW

Desirable South Park location,
walkable to Market St. amenities
and to surrounding neighborhoods.



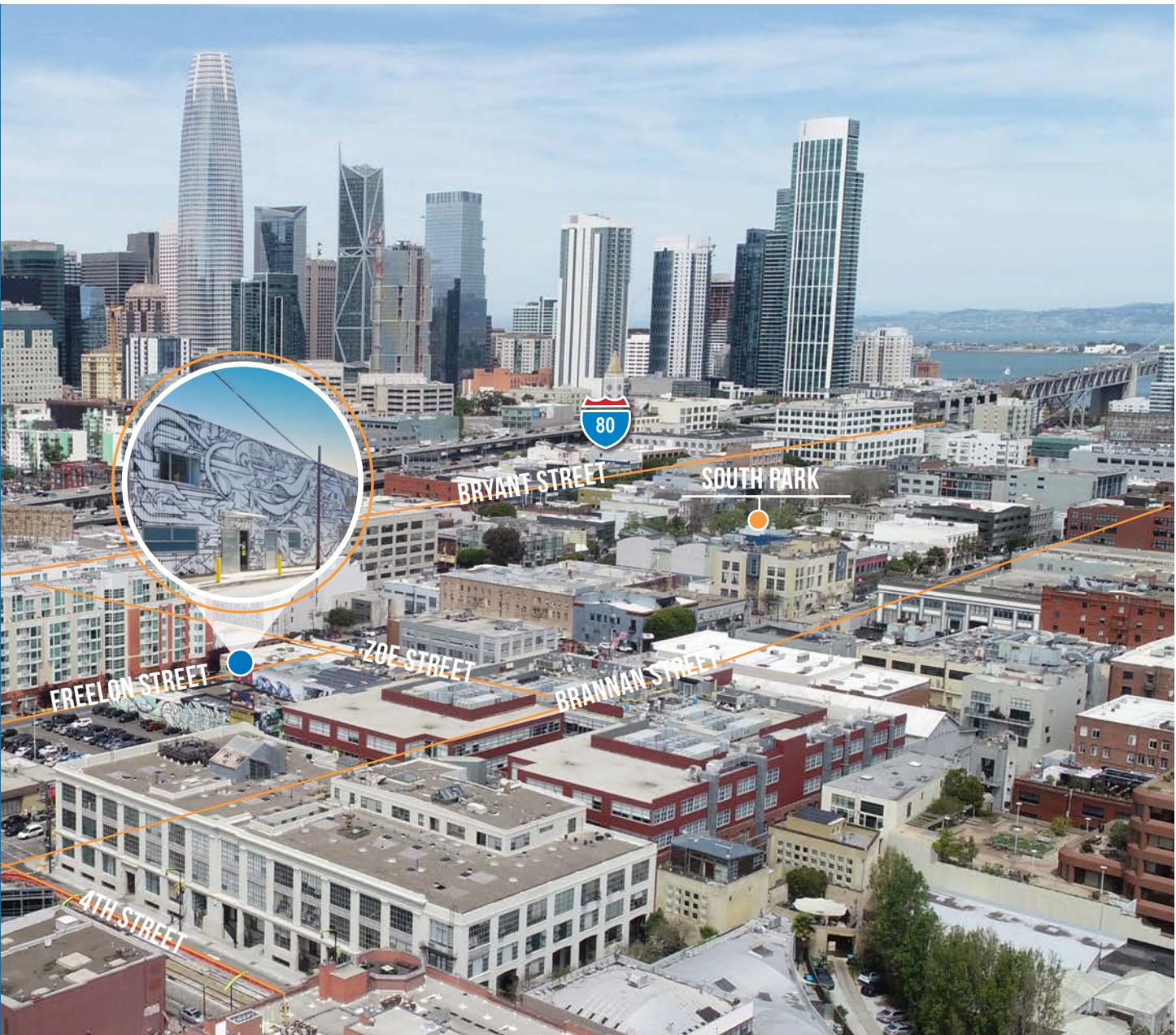
05 MIN to 3rd St. Caltrain
13 MIN to Powell St. Bart
15 MIN to Montgomery St. Bart



07 MIN to SOMA
10 MIN to Union Square
15 MIN to Financial District



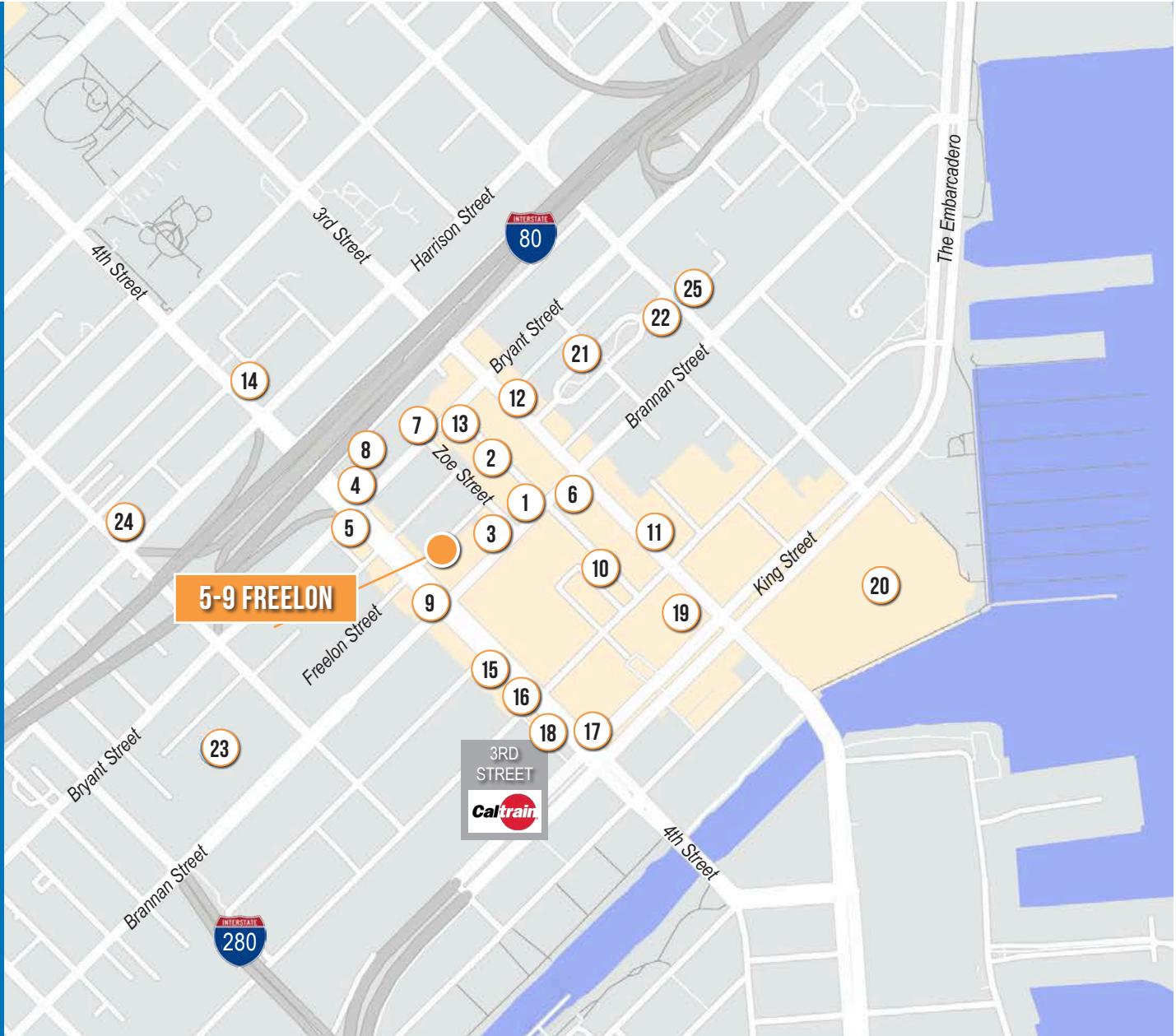
05 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp



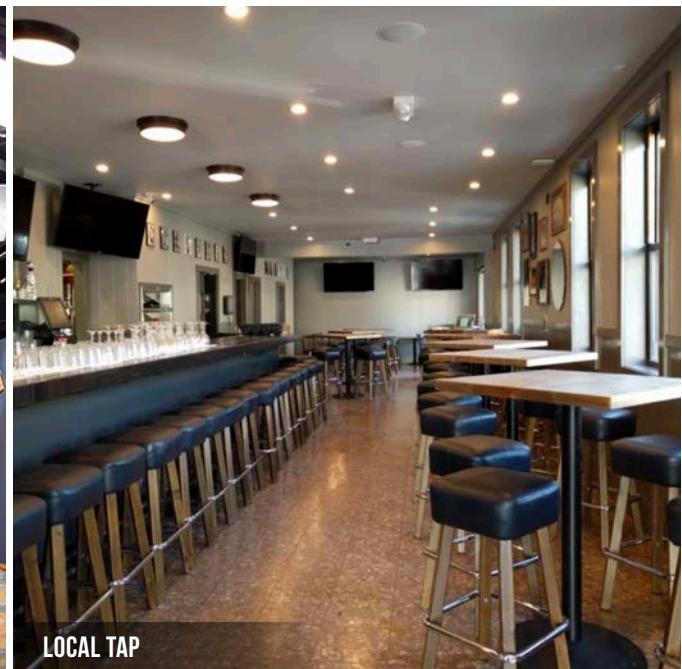
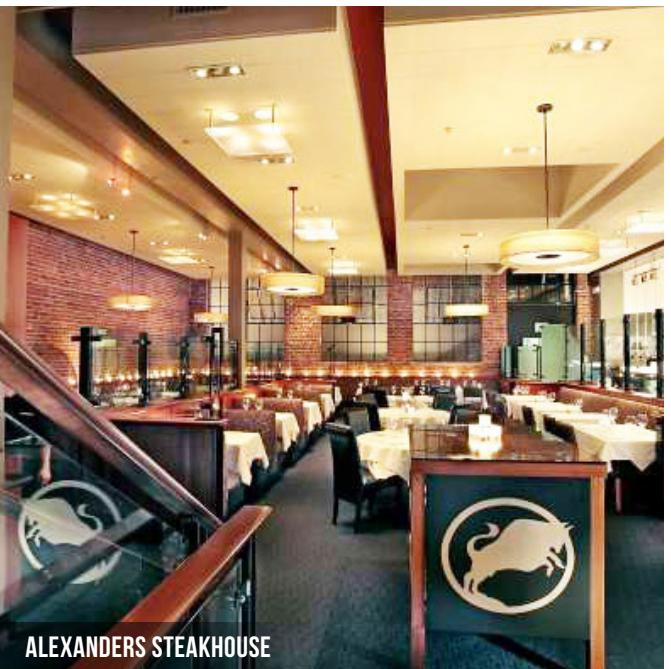
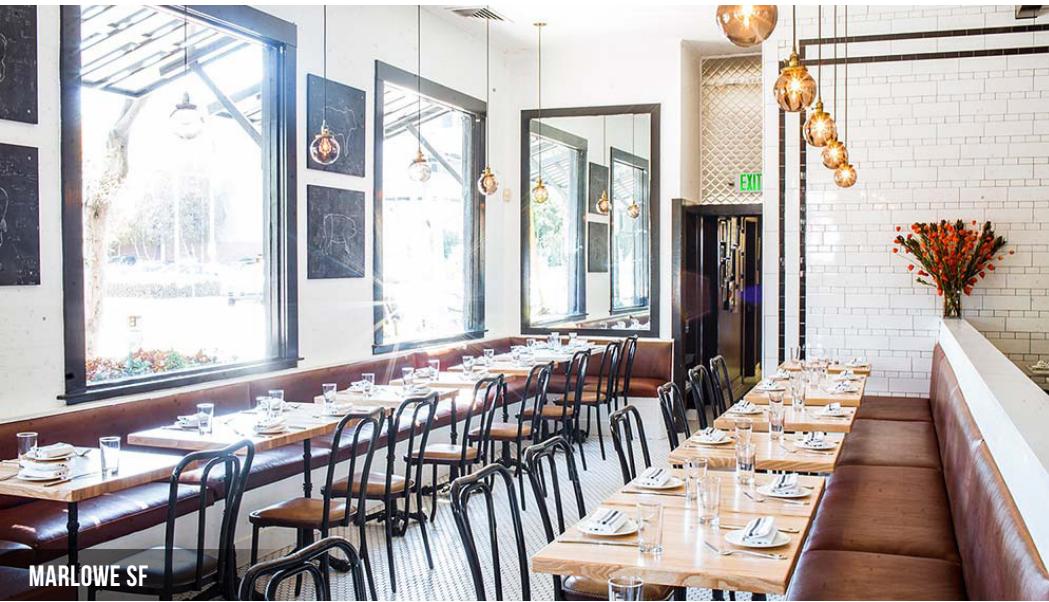
5-9 FREELON STREET

NEARBY AMENITIES

- 1 Brickhouse
- 2 Steep
- 3 Alexander's Steakhouse
- 4 Shell Gas Station
- 5 The Hotel Utah Saloon
- 6 Local Tap
- 7 Black Hammer Brewing
- 8 Goat Hill Pizza
- 9 Marlowe
- 10 Little Skillet
- 11 Alchemist Bar & Lounge
- 12 HRD™
- 13 Lava Restaurant & Lounge
- 14 Whole Foods Market
- 15 The UPS Store
- 16 Walgreens
- 17 Safeway
- 18 Caltrain Station
- 19 Lucky Strike San Francisco
- 20 Oracle Park
- 21 The American Grilled Cheese Kitchen
- 22 San Francisco Flower Mart
- 23 All Star Donuts
- 24 21st Amendment Brewery



5-9 FREELON STREET



OFFERING SUMMARY // SALE

5-9 Freelon Street is being offered for sale for \$6,000,000 / \$578 PSF. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

Prospective buyers and tenants 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.

ASKING PRICE

\$6,000,000 / \$578 PSF

OFFERING SUMMARY // LEASE

5-9 Freelon Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an "As-Is" basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

9 Freelon St: \$50 / Square Foot / Year, I.G.
5 Freelon St: \$42 / Square Foot / Year, I.G.

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 5-9 Freelon Street, San Francisco, CA 94107 (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 Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.