



# Historic Boutique Office Repositioning Opportunity

650 Sacramento Street  
San Francisco, CA 94111

**Sotheby's**  
INTERNATIONAL REALTY

Sotheby's International Realty is presenting the acquisition of 650 Sacramento Street (the "Property"), a charming historic office asset nestled in San Francisco's prestigious Financial District. This four-story, 10,465 +/- square-foot property, built in 1909, seamlessly blends its timeless historic character with its century-old heritage.

650 Sacramento Street presents a blank canvas for investors looking to reposition the building. With the entire space currently vacant, there is immediate potential for leasing to one or multiple tenants, or alternatively, the building offers an appealing opportunity for owner-users seeking to tailor the space to their specific requirements.

650 Sacramento Street offers an ideal opportunity for conversion from office to residential use, providing significant value to a prospective buyer. With its prime location in the heart of San Francisco's Financial District, this property is perfectly suited for redevelopment into luxury residential units, capitalizing on the growing demand for high-end housing in this vibrant area.

# of Stories	4, including lower level
Height limit	50-N
Building SF	10,465±
Submarket	North Financial District
Lot SF	2,701±
Year Built	1909
Zoning	CCB

*Asking Price* | \$2,750,000









Property Overview

ADDRESS	650 Sacramento Street San Francisco, California 94111
LOCATION	The Property is located on Sacramento Street in the middle of Kearny Street and Montgomery Street
BUILDING SIZE	
Lower Level - Office	2,875 square feet
Ground Floor - Retail	2,530 square feet
Second Floor - Office	2,530 square feet
Third Floor - Office	2,530 square feet
TOTAL NRA	10,465 square feet
PARCEL NUMBER	0227-013
LOT SIZE	2,701 square feet
PARCEL NUMBER	4007-002
ZONING	CCB- Chinatown - Community Business
FRONTAGE	45.6 feet along Sacramento Street

CONSTRUCTION & DESIGN

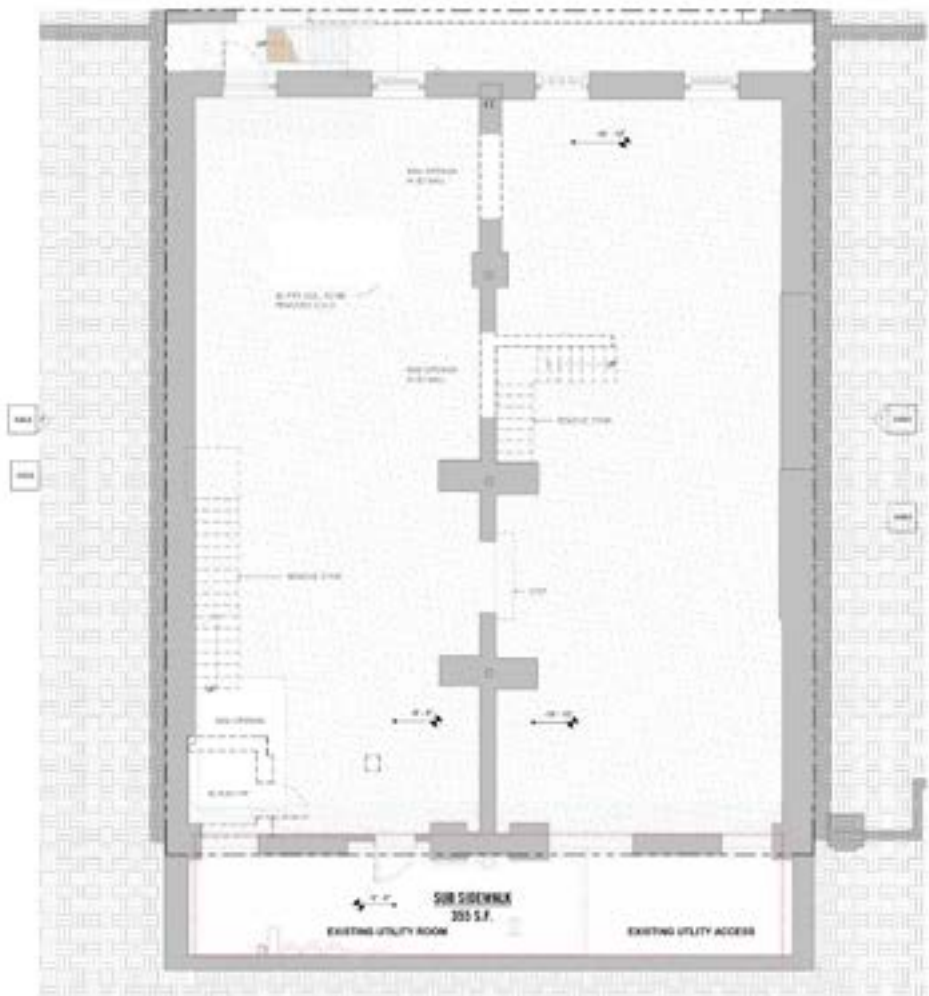
YEAR BUILT	1908
STRUCTURE	Unreinforced masonry (URM)
FOUNDATION	Cast in place concrete perimeter footing and grade beams beneath load bearing walls
BUILDING EXTERIOR	Brick masonry block
ROOF	Single ply membranes (flat)

BUILDING SYSTEMS DETAIL

UTILITY SERVICE PROVIDERS	Water: SF Public Utility District Electric: Pacific Gas & Electric Sewage: City of San Francisco
HVAC	Heating and cooling systems provided by roof-mounted HVAC units



Lower Level Floor Plan (Office)  
EXISTING



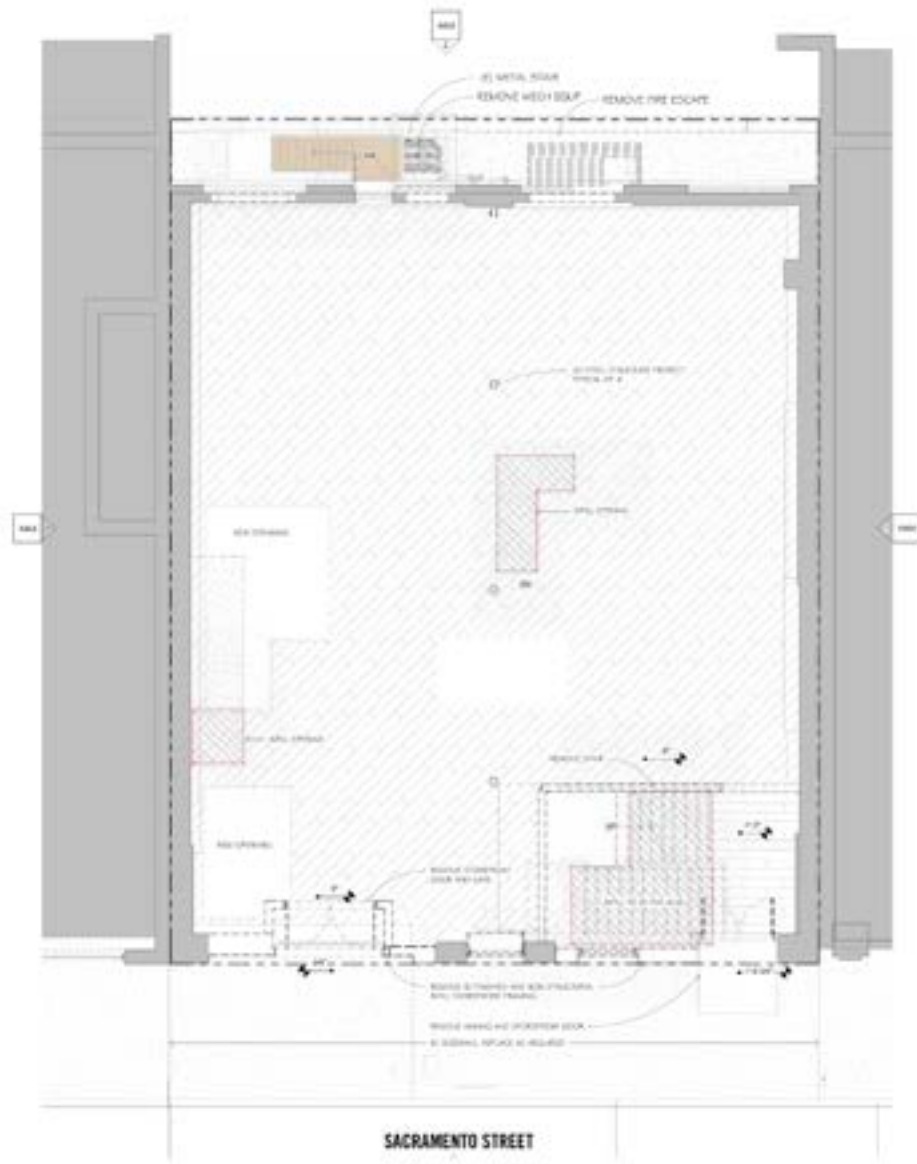
SACRAMENTO STREET

Lower Level Floor Plan (Office)  
PROPOSED

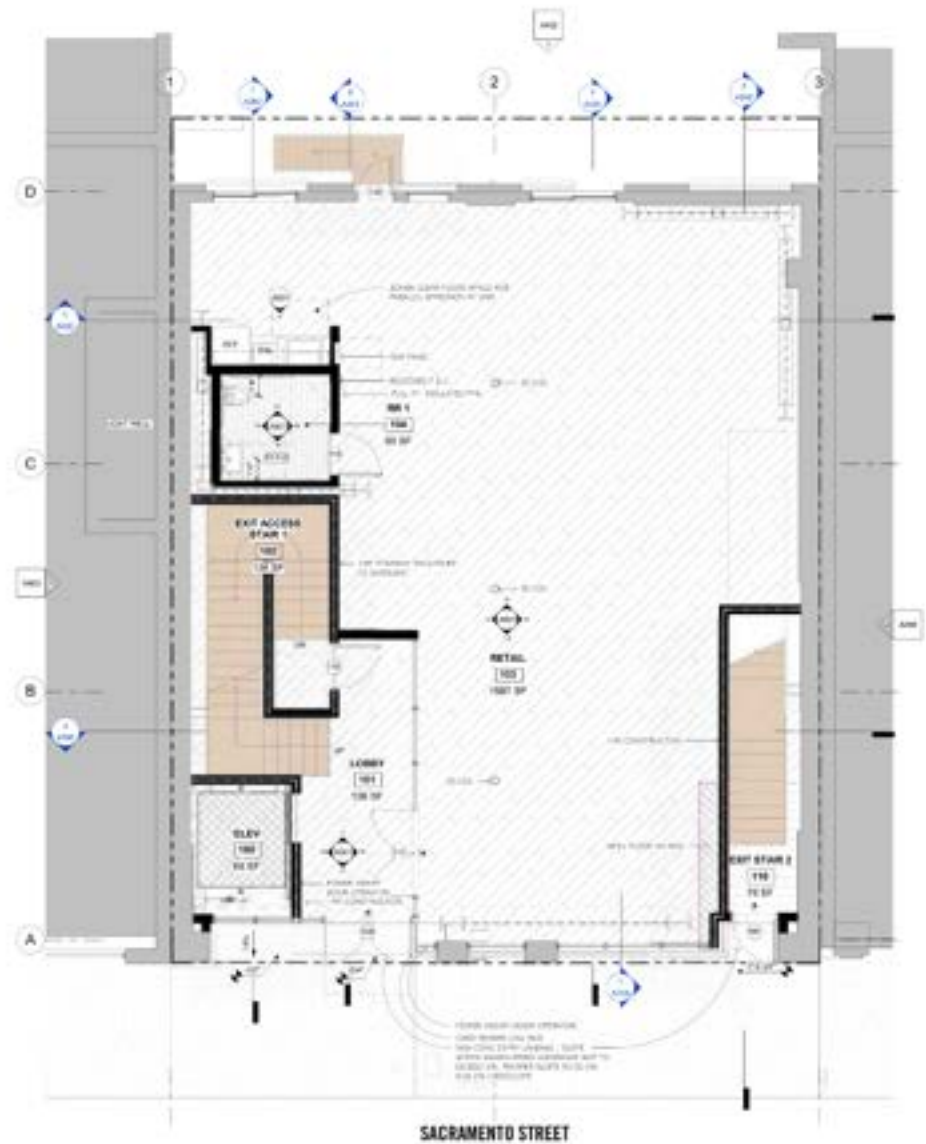


SACRAMENTO STREET

EXISTING

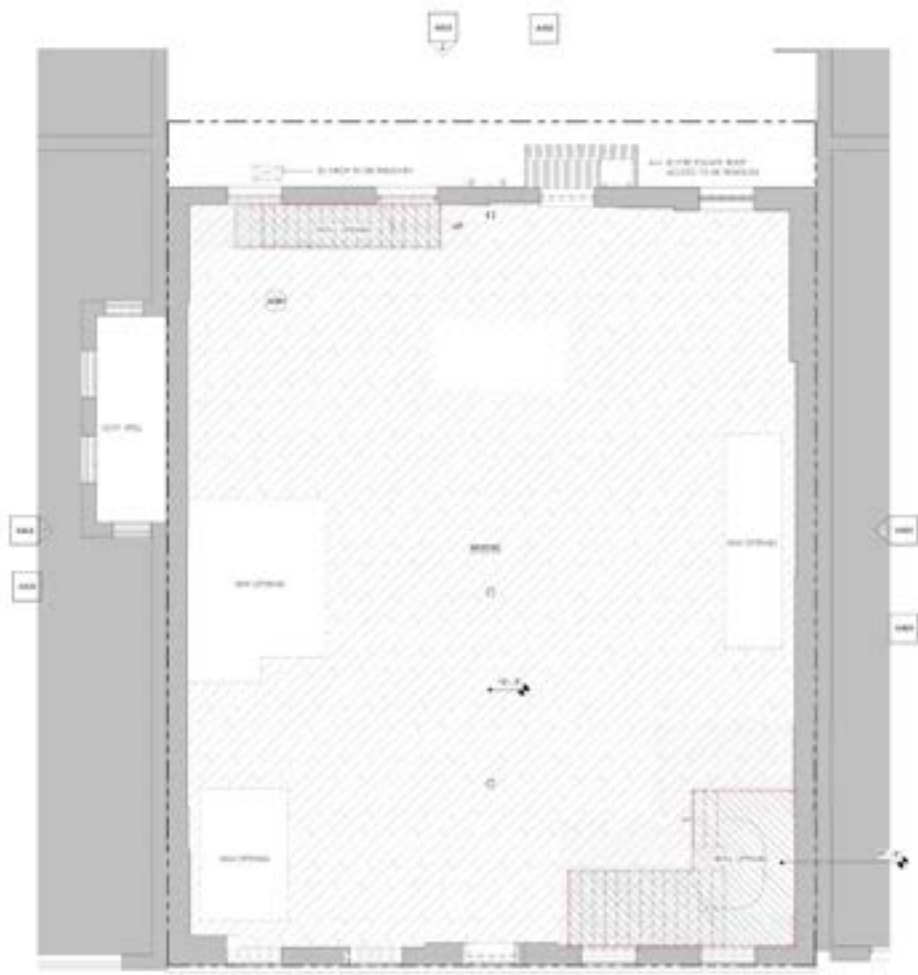


## PROPOSED



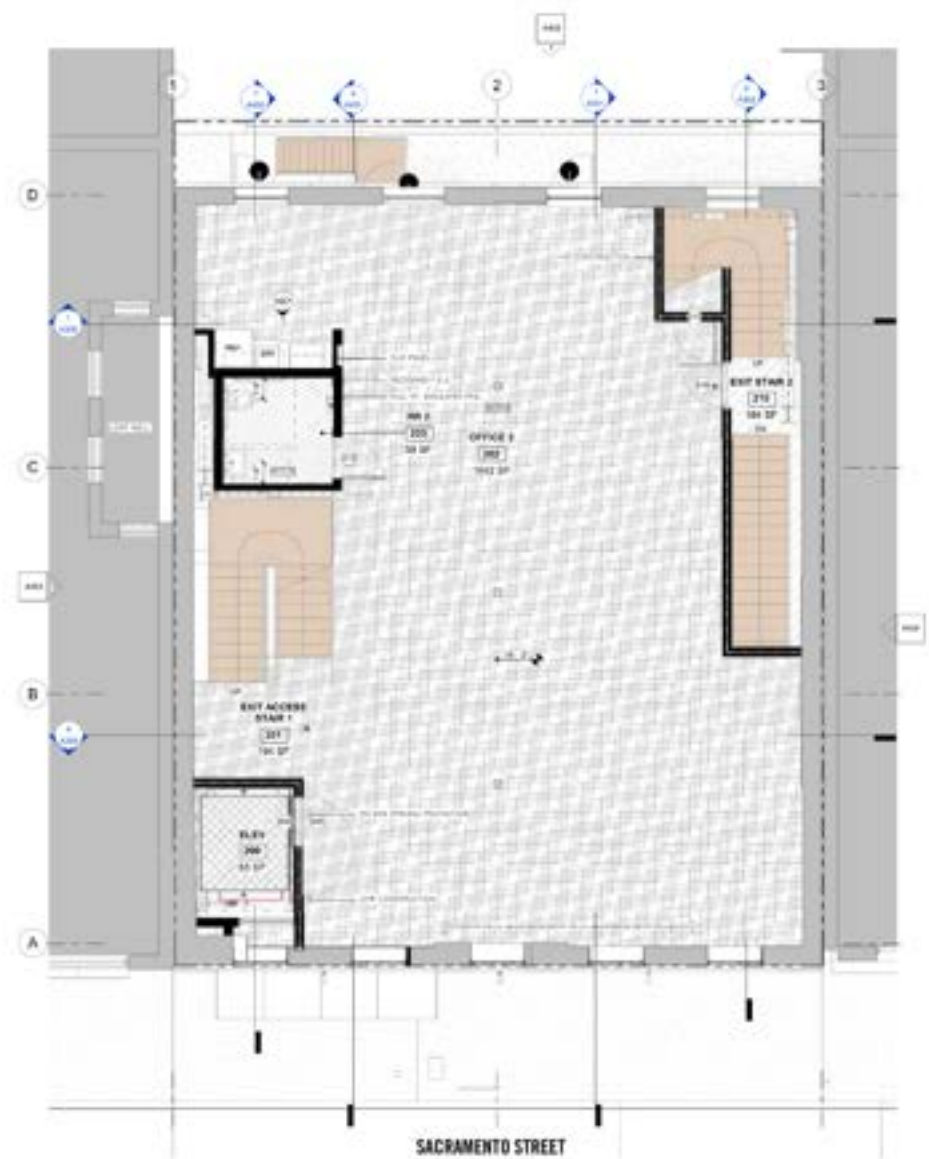


**Second Level Floor Plan (Office)**  
EXISTING



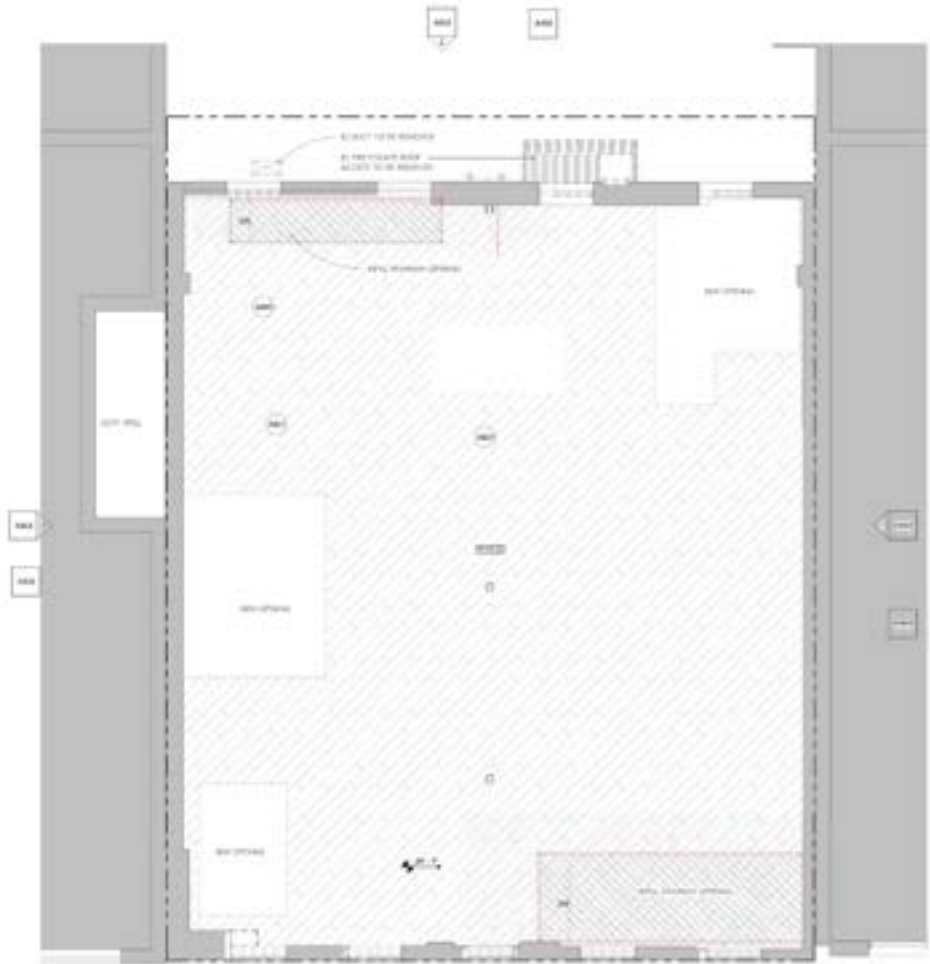
SACRAMENTO STREET

**Second Level Floor Plan (Office)**  
PROPOSED



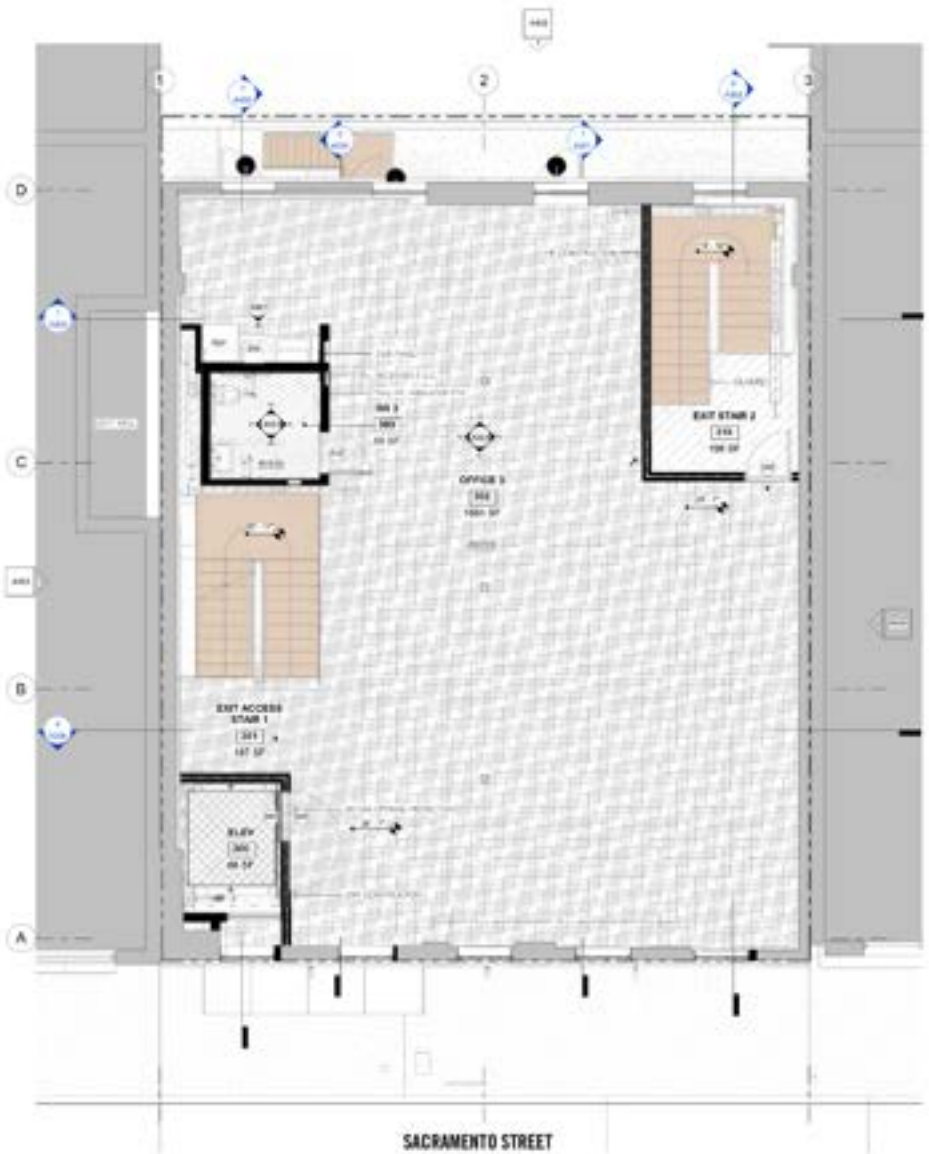
SACRAMENTO STREET

Third Level Floor Plan (Office)  
EXISTING



SACRAMENTO STREET

Third Level Floor Plan (Office)  
PROPOSED



SACRAMENTO STREET





Rich Lewetzow  
Rich@RichLewetzow.com  
RichLewetzow.com | 415.830.0699



Morgan Thomas  
morgan.thomas@sothebys.realty  
415.505.0226