

560 Commercial

SAN FRANCISCO



NEWMARK



CREATIVE HISTORIC
MIXED-USE JEWEL BOX
ADJACENT TO JACKSON SQUARE

THE OFFERING

Newmark's Bay Area Private Capital Group is pleased to present the unique opportunity to acquire the fee-simple interest in 560 Commercial Street / 559-561 Clay Street, a meticulously renovated brick-and-timber jewel box located in the heart of downtown San Francisco next to Jackson Square, the City's most coveted neighborhood. Currently 41% leased, the 14,605 square foot four-story plus lower level property offers the rare combination of credit tenancy with Amazon-owned One Medical on floors one and two, with move-in ready best-in-class brick-and-timber office space on the top two floors.

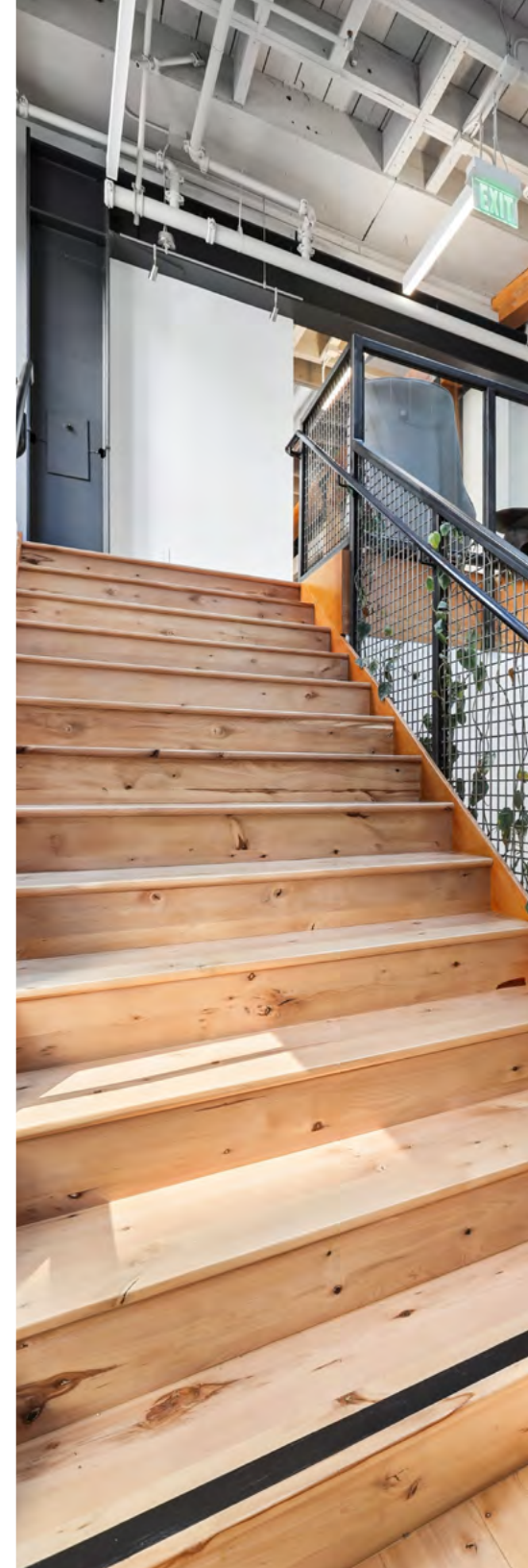
The 560 Commercial Street entrance offers direct access to the vacant move-in ready third and fourth floors with pristine brick-and-timber interiors and high-end improvements featuring modern creative space with an ideal mix of open areas and meeting rooms. A beautiful open stairwell interconnects the third and fourth floors, which benefit from high open ceilings and skylights providing excellent natural light. The fully renovated lower level was transformed into meeting rooms, a locker room and shower providing additional private on-site amenities. The 559-561 Clay Street entrance offers a dedicated address and storefront for the ground and second floors, which have been leased for over 16 years to One Medical, a wholly-owned subsidiary of Amazon, providing a stable, credit-backed tenancy.

Built in 1907 and thoroughly renovated in 2019, the Property is ideal for owner-users looking for ~8,000 square feet of best-in-class move-in ready space in the Jackson Square submarket, with the income from Amazon One Medical covering ownership costs. The offering will also appeal to investors looking to take advantage of the current San Francisco leasing market momentum, with significant income upside through the lease-up of top-tier office space requiring little further capital investment.

PROPERTY SUMMARY

Addresses:	560 Commercial Street / 559-561 Clay Street
Year Built / Renovated:	1907 / 2019
Net Rentable Area [1]:	14,605 SF
Gross Building Area:	15,496 SF
No. Floors:	Four + Lower Level
Occupancy:	41%
APN:	0228-031
Lot Area - SF Acres:	3,402 SF 0.08 Acres
Zoning District:	C-3-O Downtown Office

[1] Rentable Area has been calculated via existing leases and takes off from architectural plans. Purchasers should make their own assumptions.





OFFERING HIGHLIGHTS



A flagship brick-and-timber jewel box at the gateway to Jackson Square, 560 Commercial sits steps from the Transamerica Pyramid. It is seamlessly connected to the reimagined Transamerica Pyramid Center campus and the rest of Jackson Square, offering front-door access to Redwood Park, cafes, bars, and some of San Francisco's most celebrated dining, including Michelin-starred restaurants within walking distance, creating an amenity-rich environment that reinforces this as one of the City's premier locations.



The top two floors offer **immaculate modern improvements inside classic brick and timber creative spaces**. The move-in-ready third and fourth floors are seamlessly interconnected, offering offices, meeting rooms and open areas benefiting from exposed ceilings and outstanding natural light. The lower level has been re-imagined into private amenity space featuring a locker room, shower and additional meeting rooms.



Highly efficient, ±14,605 RSF small-floorplate building with in-place credit tenancy, Amazon One Medical, covering operating expenses and effectively providing "free occupancy" of the upper floors to an owner-user.



For occupiers seeking space in Jackson Square's record-rent environment, **ownership of 560 Commercial offers a compelling alternative to control your space**, eliminate rent exposure, and build equity in one of San Francisco's most supply-constrained submarkets.



In a submarket where assets rarely come to market, **560 Commercial provides a rare chance to acquire true brick-and-timber ownership at the gateway to Jackson Square**, underscoring the exceptional scarcity and long-term value in this tightly held neighborhood.



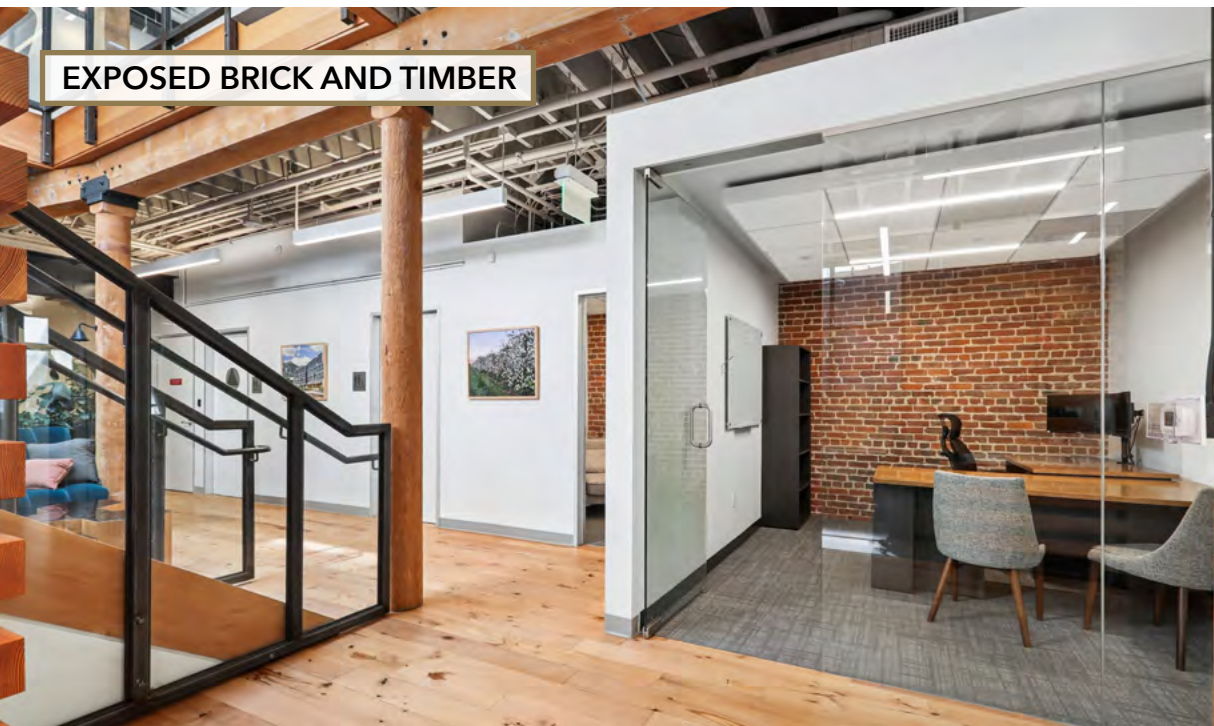
Opportunity to buy into the San Francisco office recovery as Q1-2026 quarterly leasing reached 4.2 million square feet (second-highest on record), net absorption turns sharply positive, and 9.7 MSF of active tenant demand is driving rent and occupancy momentum.

**CURRENT OWNERSHIP HAS
SPENT OVER \$275 PSF
UPGRADING THE PROPERTY**



PRISTINE BRICK-AND-TIMBER INTERIORS WITH HIGH-END IMPROVEMENTS

EXPOSED BRICK AND TIMBER



HIGH CEILINGS



EXCELLENT NATURAL LIGHT



MOVE-IN READY



INTERCONNECTING STAIRWELL



A FLAGSHIP BRICK-AND-TIMBER JEWEL BOX AT THE GATEWAY TO JACKSON SQUARE

560 Commercial
JACKSON SQUARE • SAN FRANCISCO

GATEWAY TO JACKSON SQUARE

JACKSON SQUARE



OUTSTANDING LOCATION IN THE CITY'S BEST NEIGHBORHOOD



Quince



BLUE BOTTLE
COFFEE



LOVESKI

verjus

ISABEL
MARANT

KOKKARI
ESTIATORIO

ROKA
AKOR
steak | seafood | sushi

COTOGNA



CREDIT TENANCY

amazon one medical

1LifeHealthCare, Inc - a wholly owned subsidiary
of Amazon (NASDAQ: AMZN)

Tenant Since 2009

5,961 square feet | Ground + Second Floors

Lease Expiration April 30, 2029

Two (2) Five-Year Options to Renew at Fair Market

Dedicated Clay Street Entrance



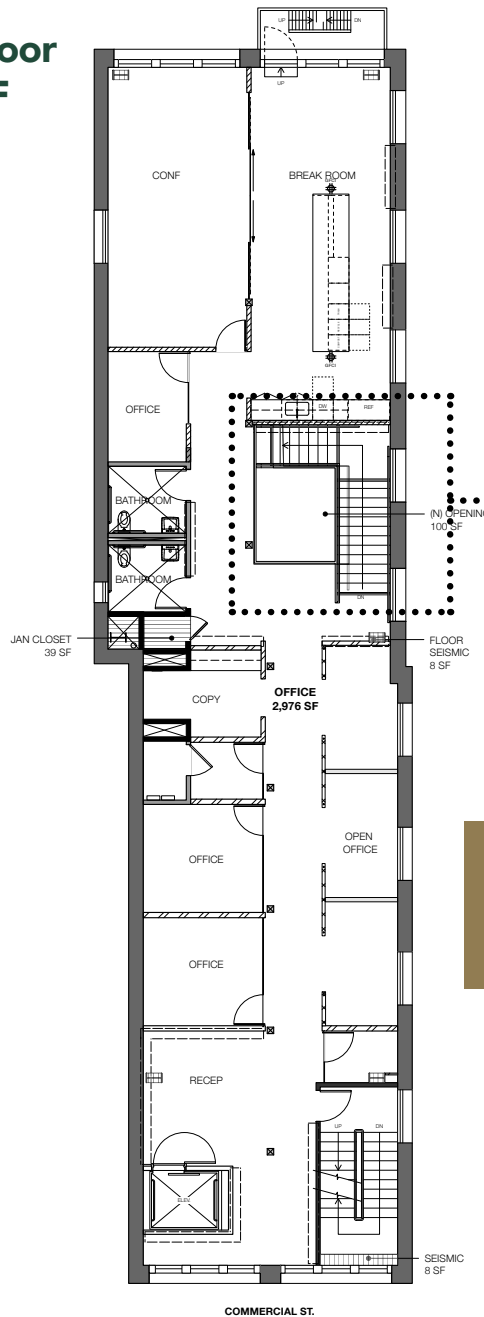


ONE MEDICAL'S INCOME COVERS OPERATING COSTS PROVIDING "FREE" OCCUPANCY FOR USERS

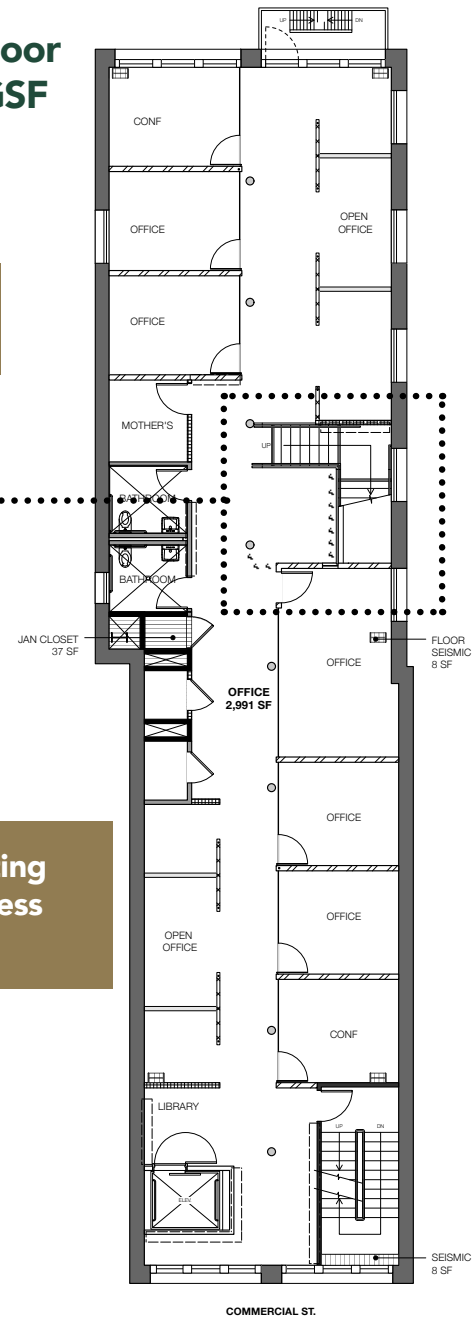
HIGHLY EFFICIENT FLOOR PLATES

The Existing Vacancy Provides A Dedicated Commercial Street Entrance, Interconnected Move-In Ready Upper Floors and Private Amenity Floor

**Fourth Floor
3,131 GSF**



**Third Floor
3,044 GSF**



Interconnecting
Stairway

The grand interconnecting
stairway creates seamless
full connectivity



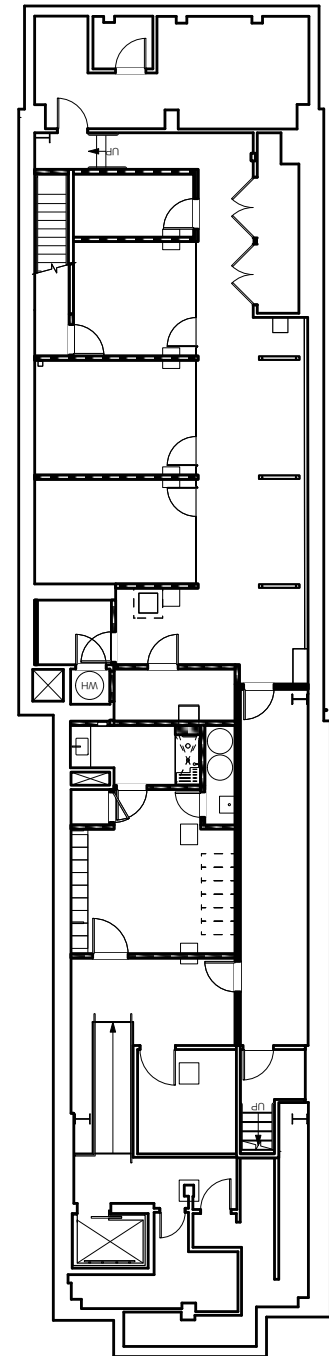
Lower Level 3,270 GSF



The Lower Level has been completely renovated with showers, lockers, bike storage and meeting rooms, and is elevator served.



New ownership can retain these improvements or easily re-envision the floor into further amenity space.







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