

1170 HARRISON STREET

FOR SALE OR LEASE // STATE-OF-THE-ART LANDMARK BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

NEWLY RENOVATED LEGAL OFFICE / PDR SPACE



T TRANSWESTERN®

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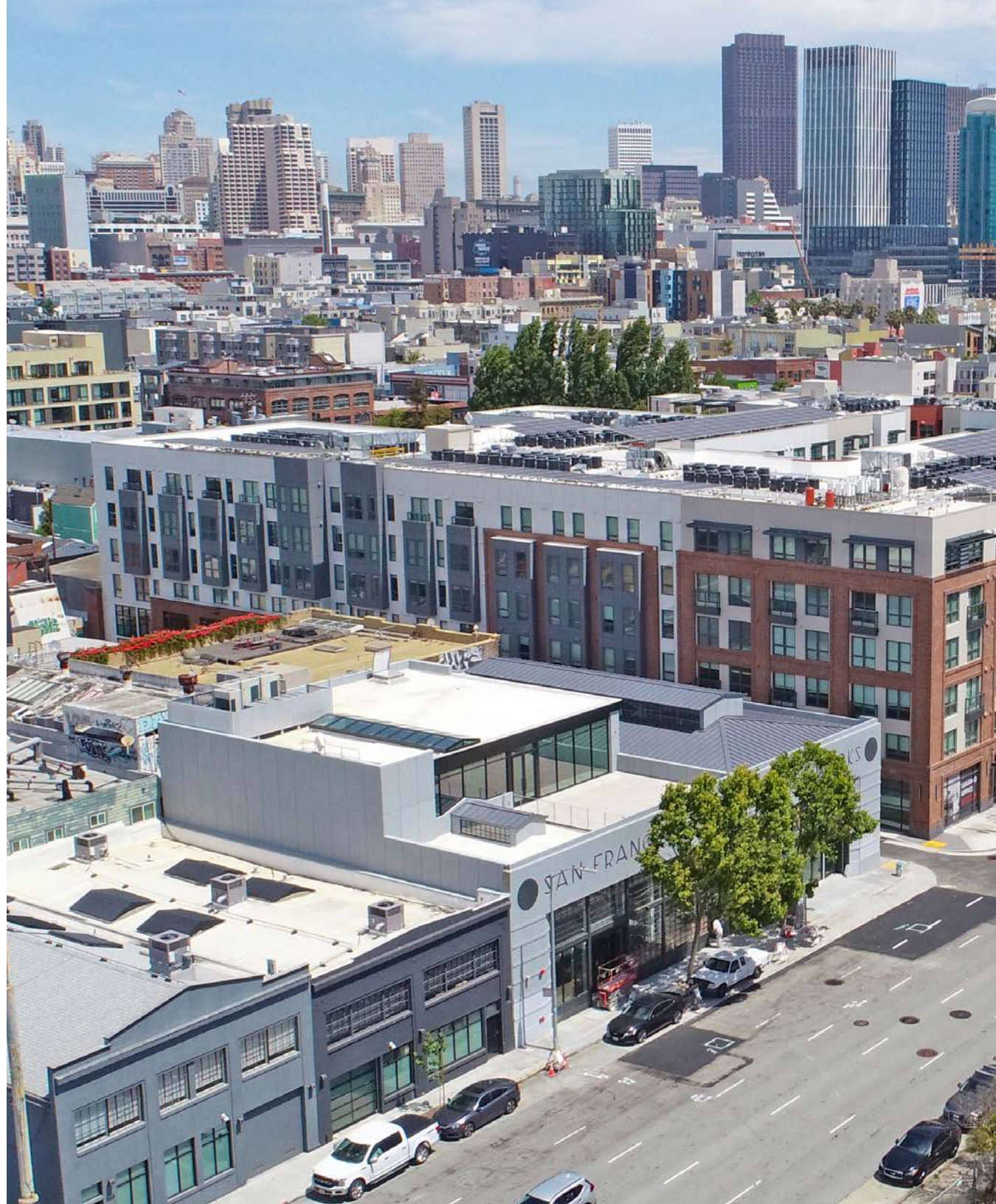
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Location Overview





+/- 4,723 SF
THIRD FLOOR +
ROOF DECK

+/- 9,940 SF
SECOND FLOOR

+/- 11,404 SF
GROUND FLOOR

RENDERING

EXECUTIVE SUMMARY

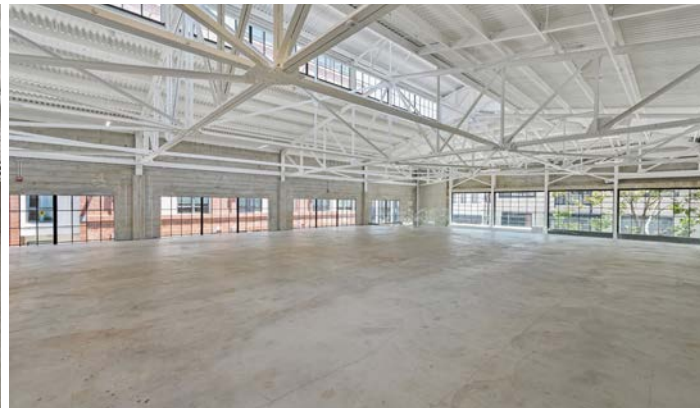
Touchstone Commercial Partners and Transwestern are pleased to offer owner/users and investors an opportunity to purchase or lease the fee simple interest in 1170 Harrison Street, San Francisco, CA 94103.

The approximately 26,067 square foot, three story building with roof top is located in the heart of SOMA. This is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

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.

PROPERTY OVERVIEW

ADDRESS	1170 Harrison Street San Francisco, CA 94103
AVAILABLE SPACE	Third Floor +/- 4,723 Square Feet Second Floor +/- 9,940 Square Feet Ground Floor +/- 11,404 Square Feet
TOTAL	+/- 26,067 Square Feet
AVAILABLE	Immediately
SALE PRICE	\$20,000,000
RENTAL RATE	Negotiable



INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Renovated Commercial Asset in Heart of SF



CORNER LOT

Hard Corner Location at Harrison Street and Berwick Place



INDUSTRIAL FEATURES

One (1) Large Drive-In Roll-Up Door For Loading Access



VALUE-ADD POTENTIAL

Through Renovation and Lease-up of Second Floor Commercial Space



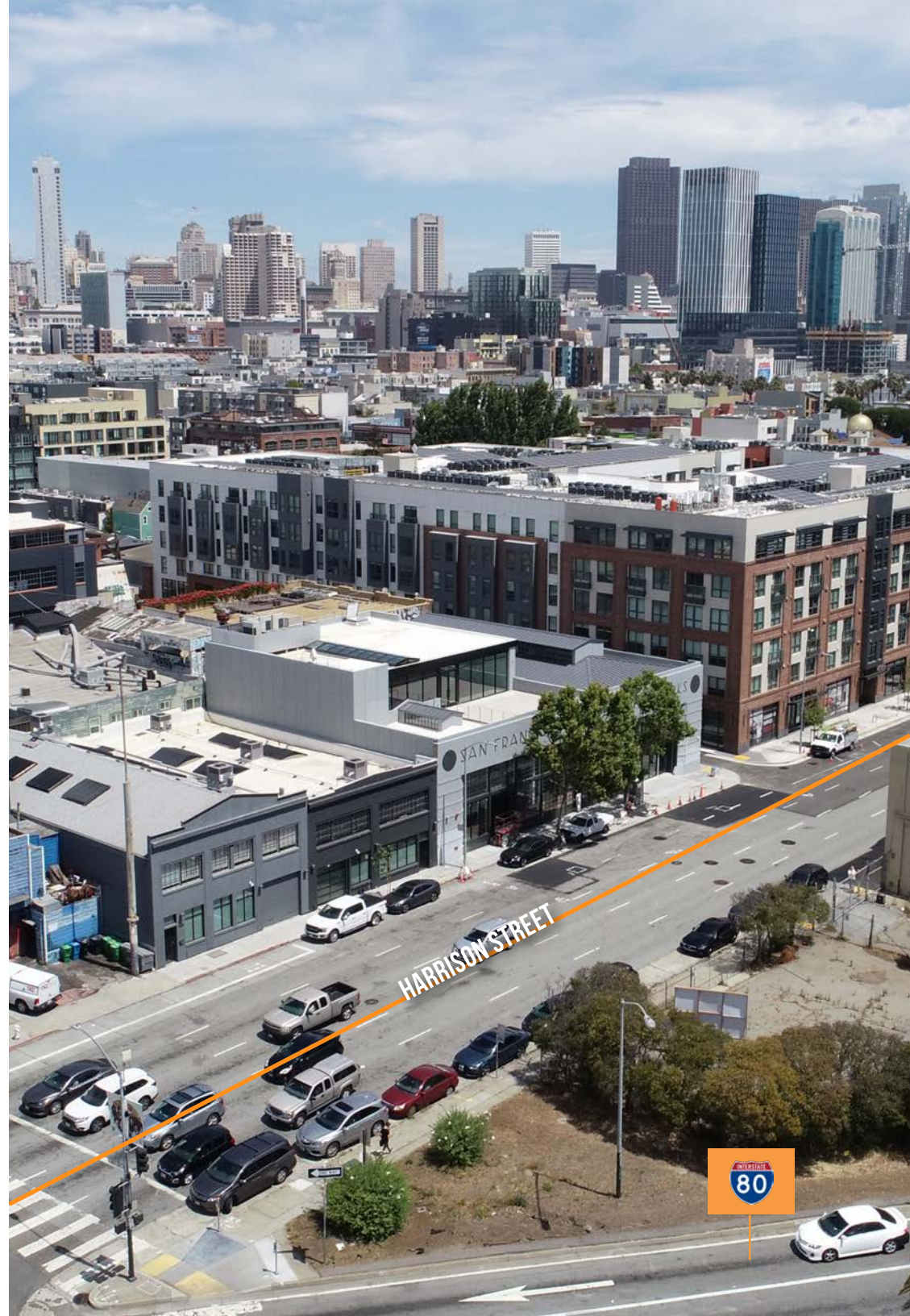
OWNER/USER OPPORTUNITY

Delivered Vacant at Close of Escrow, Open for a Owner/User to Purchase and Use Immediately



LOCATION

Ideal SOMA Location, Immediately Adjacent to the I-80 and Walking Distance to 7th Street & Harrison St MUNI



BUILDING ATTRIBUTES



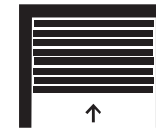
PENTHOUSE ROOFDECK

Exclusive Roof Deck w/ Panoramic San Francisco Views & Outdoor Amenities Space



HISTORIC CHARACTER

Iconic Neighborhood Building With Historically Significant Facade



DRIVE IN ACCESS

One (1) Ground Floor Drive-In Loading Access Door



HVAC DETAILS

Sanitary HVAC System
MERV 13 Filters &
Potential for In-Duct UV Lights



POWER

1200 AMP Service at
208v/3-Phase



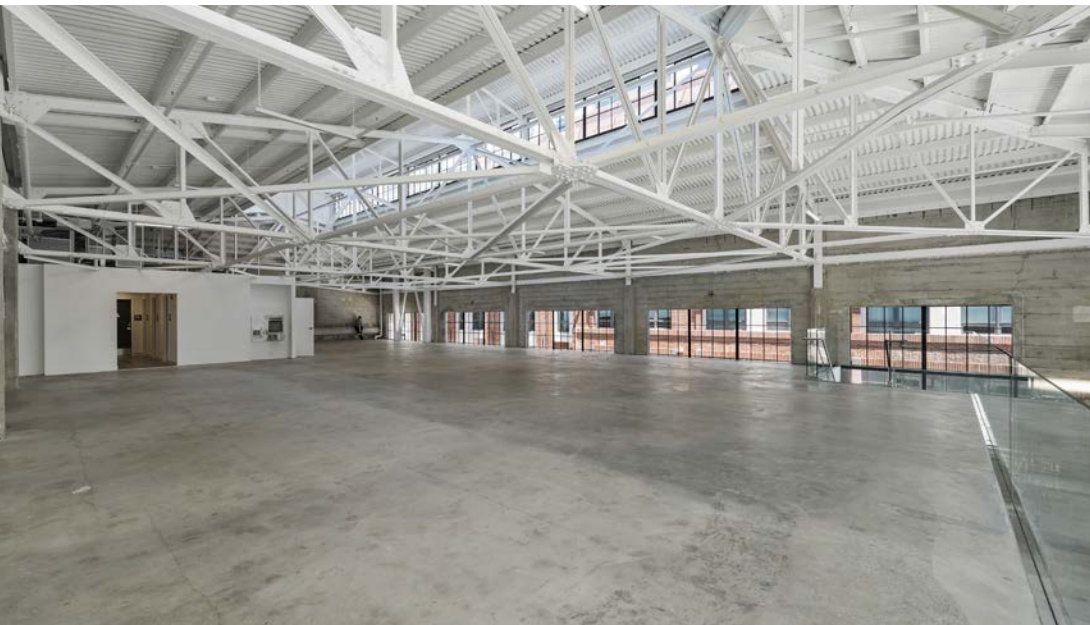
PERMITTED USES

100% Legal Office Use &
PDR Permitted

THIRD FLOOR PHOTOS



SECOND FLOOR PHOTOS



GROUND FLOOR PHOTOS





INSPIRE INNOVATION & COLLABORATION



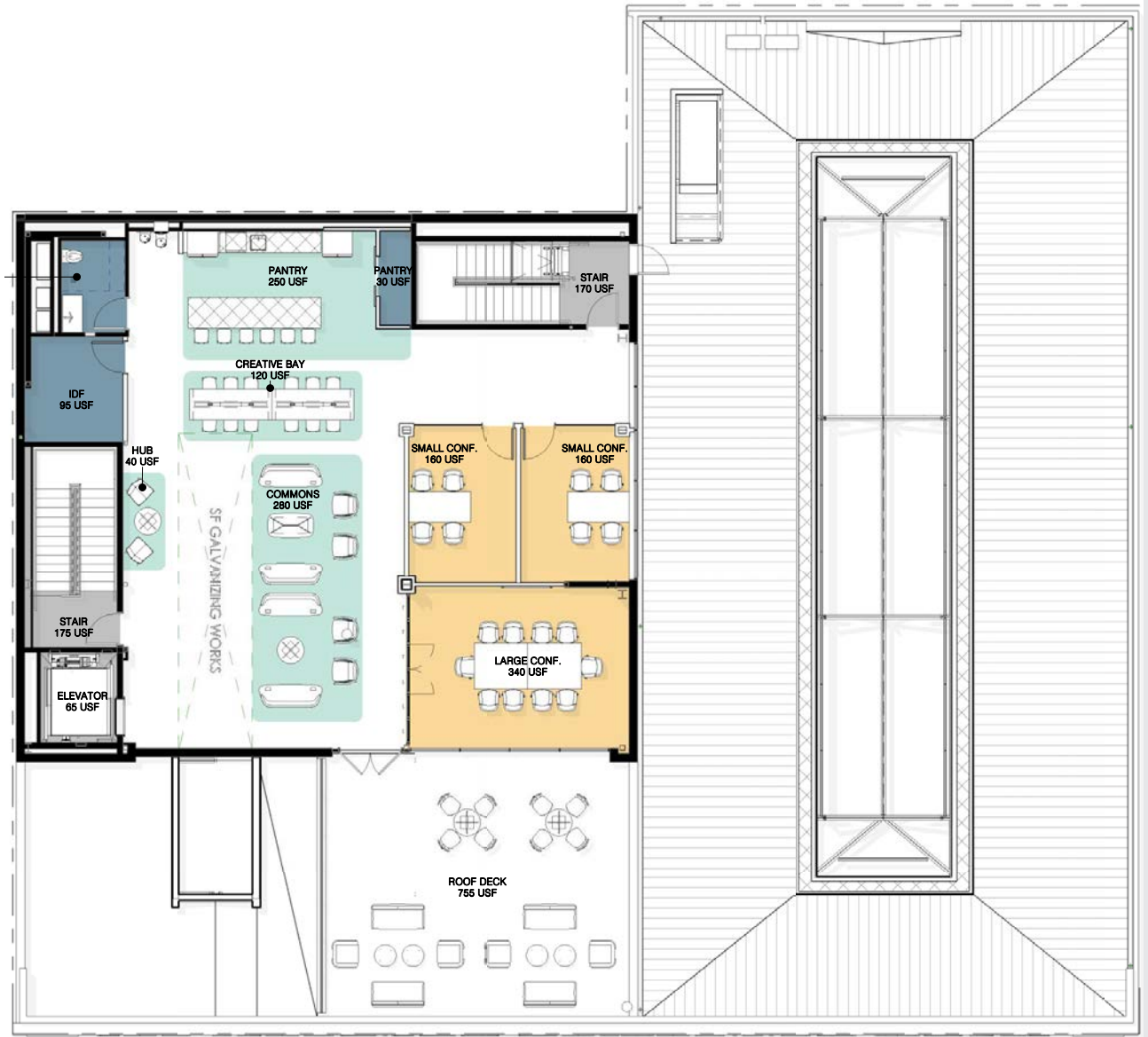
FLOOR PLANS // THIRD FLOOR

OFFICE LAYOUT

+/- 4,723 Square Feet

DETAILS:

- Floor-to-Roof = 12'-0"
- Min Clearance Under Beams = 10'-8"



FLOOR PLANS // SECOND FLOOR

OFFICE LAYOUT

+/- 9,940 Square Feet

DETAILS:

- Floor-to-Floor – 13'-8"
- Min Clearance Under Beams = 11'-2" to 12'-2" Max height to roof to 24'-0"



FLOOR PLANS // GROUND FLOOR

OFFICE LAYOUT

+/- 11,404 Square Feet

DETAILS:

- Floor-to-Floor – 13'-8"
- Min Clearance Under Beams = 11'-2" to 12'-2" Max height to roof to 24'-0"



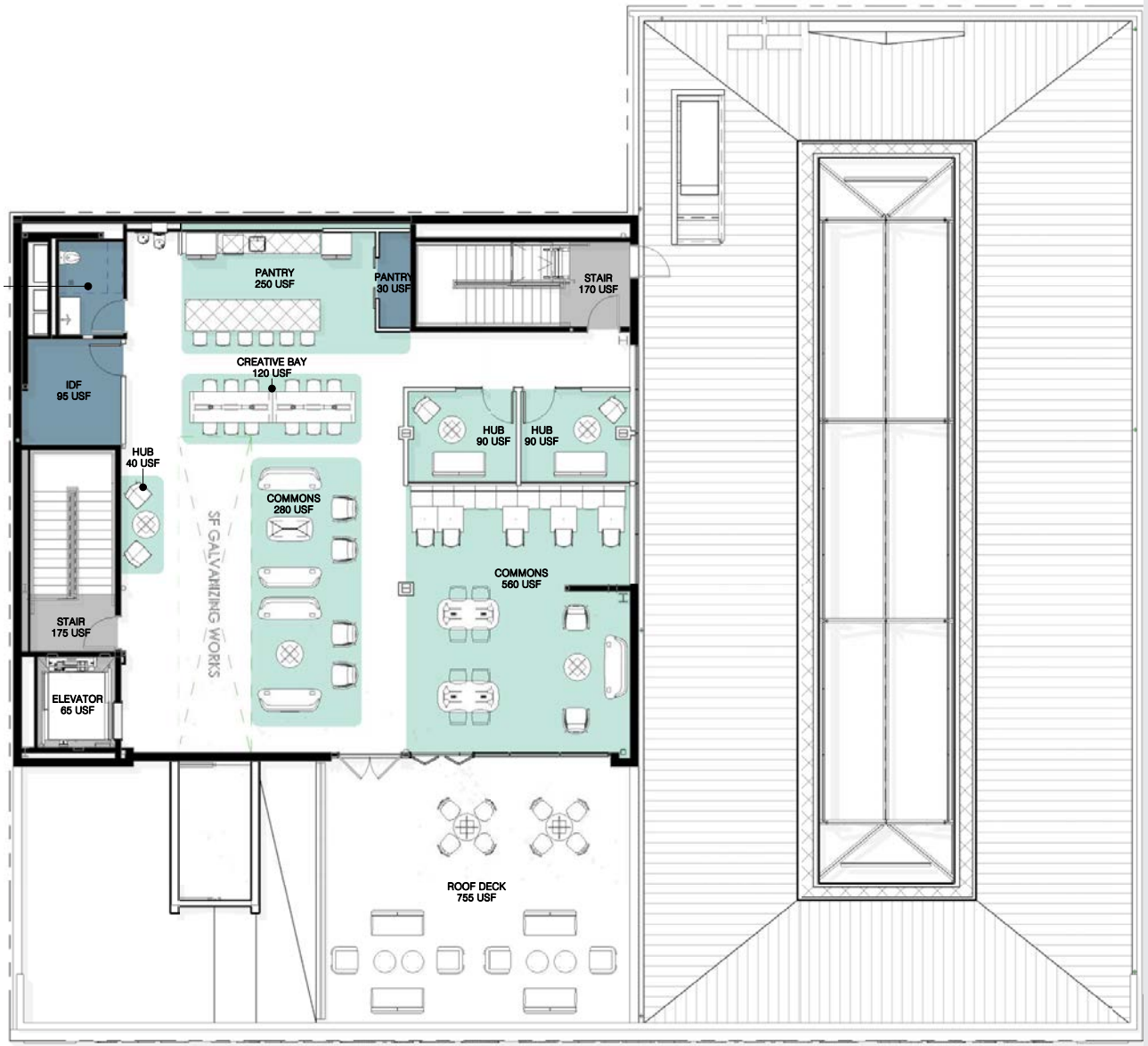
FLOOR PLANS // THIRD FLOOR

INNOVATION R+D LAYOUT

+/- 4,723 Square Feet

DETAILS:

- Floor-to-Roof = 12'-0"
- Min Clearance Under Beams = 10'-8"



FLOOR PLANS // SECOND FLOOR

INNOVATION R+D LAYOUT

+/- 9,940 Square Feet

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FLOOR PLANS // GROUND FLOOR

INNOVATION R+D LAYOUT

+/- 11,404 Square Feet

DETAILS:

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AERIAL VIEW

1170
HARRISON

HARRISON STREET

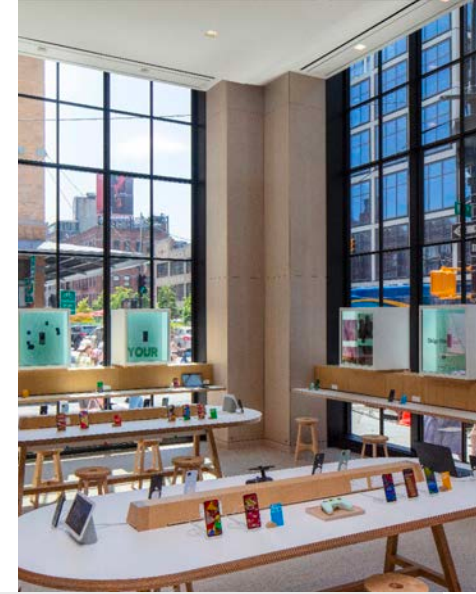
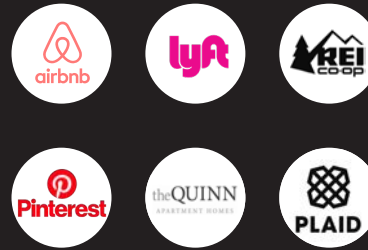




LOCATION OVERVIEW

1170 Harrison Street is a one-of-a-kind office building that is the culmination of years of planning and design effort. The 1170 Harrison project involved the complete renovation and expansion of the historically significant San Francisco Galvanizing Works Building.

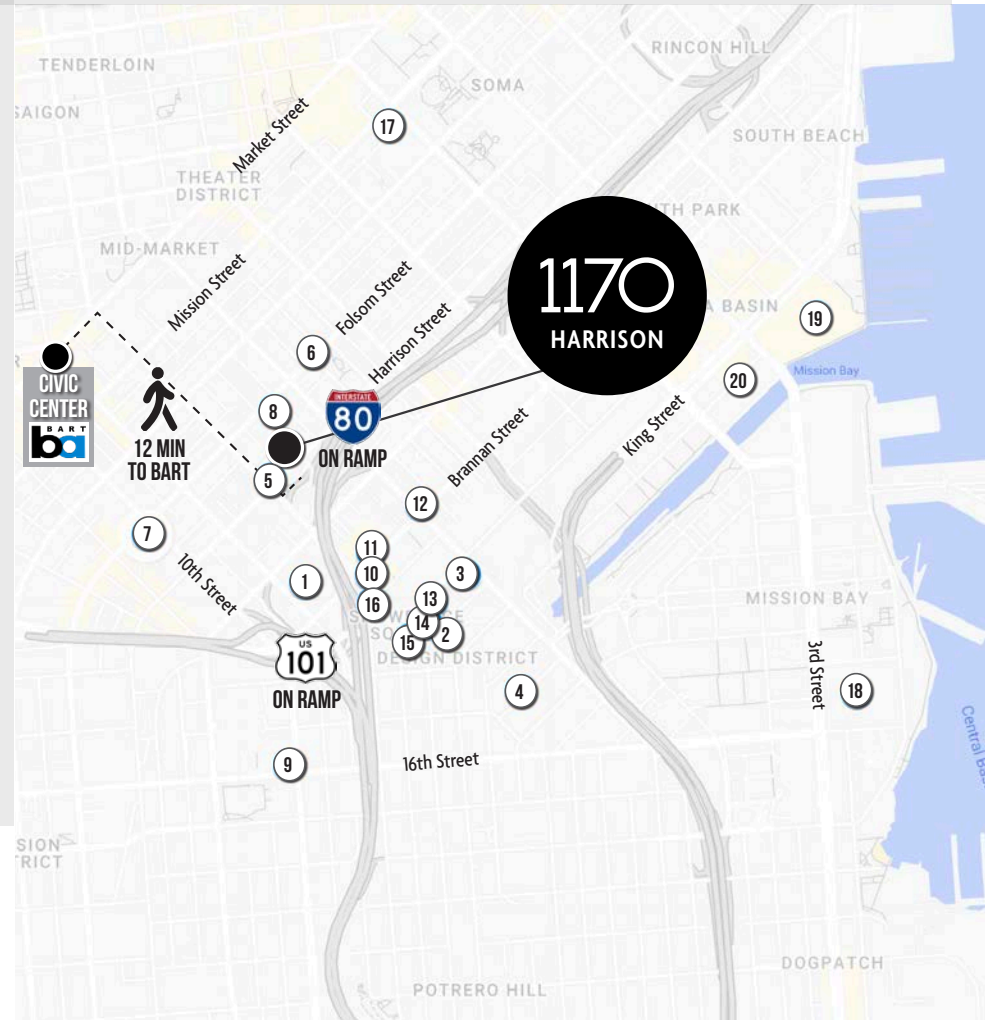
TOP OCCUPIERS SOUTH OF MARKET



NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Dumpling Time
- 3..... Adobe
- 4..... The Seven Stills Brewery
- 5..... AK Subs
- 6..... Deli Board
- 7..... Sextant Coffee Roasters
- 8..... Rocco's Cafe
- 9..... Smashburger
- 10..... Peet's Coffee
- 11..... Bellota
- 12..... Mars Bar & Restaurant
- 13..... Omakase
- 14..... Saap Ver Thai Food
- 15..... Niku Steakhouse
- 16..... Hardwood Bar & Smokery
- 17..... Starbucks
- 18..... Chase Center
- 19..... Oracle Park
- 20..... Lyft HQ

ORIGINALLY CONSTRUCTED IN 1912, THE BUILDING HAS BEEN FULLY RESTORED, EXPANDED, AND MODERNIZED FOR OFFICE OR PDR USE, GIVING NEW LIFE TO THIS DISTINCTIVE INDUSTRIAL BUILDING.



OFFERING SUMMARY // SALE

1170 Harrison Street is being offered for sale for \$20,000,000. 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.

SALE PRICE

\$20,000,000

OFFERING SUMMARY // LEASE

All three floors at 1170 Harrison Street are 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.

RENTAL RATE

Negotiable



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 1170 Harrison Street, San Francisco, CA 94103 (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 and 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 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 at (415) 539-1103.



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