

# 424 BRANNAN

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SAN FRANCISCO

Irreplaceable Central SOMA Development Opportunity



MISSION ROCK



EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Colliers, as exclusive advisor to the Seller, is pleased to present the opportunity to acquire 424 Brannan (the "Project"), a +/- 21,400 square foot irreplaceable development opportunity located in San Francisco's Central SOMA district. The Offering provides incredible optionality to leverage the Central SOMA Mixed-Use Office (CMUO) zoning which permits a wide variety of uses including residential, office, life sciences / lab, PDR, and hotel.

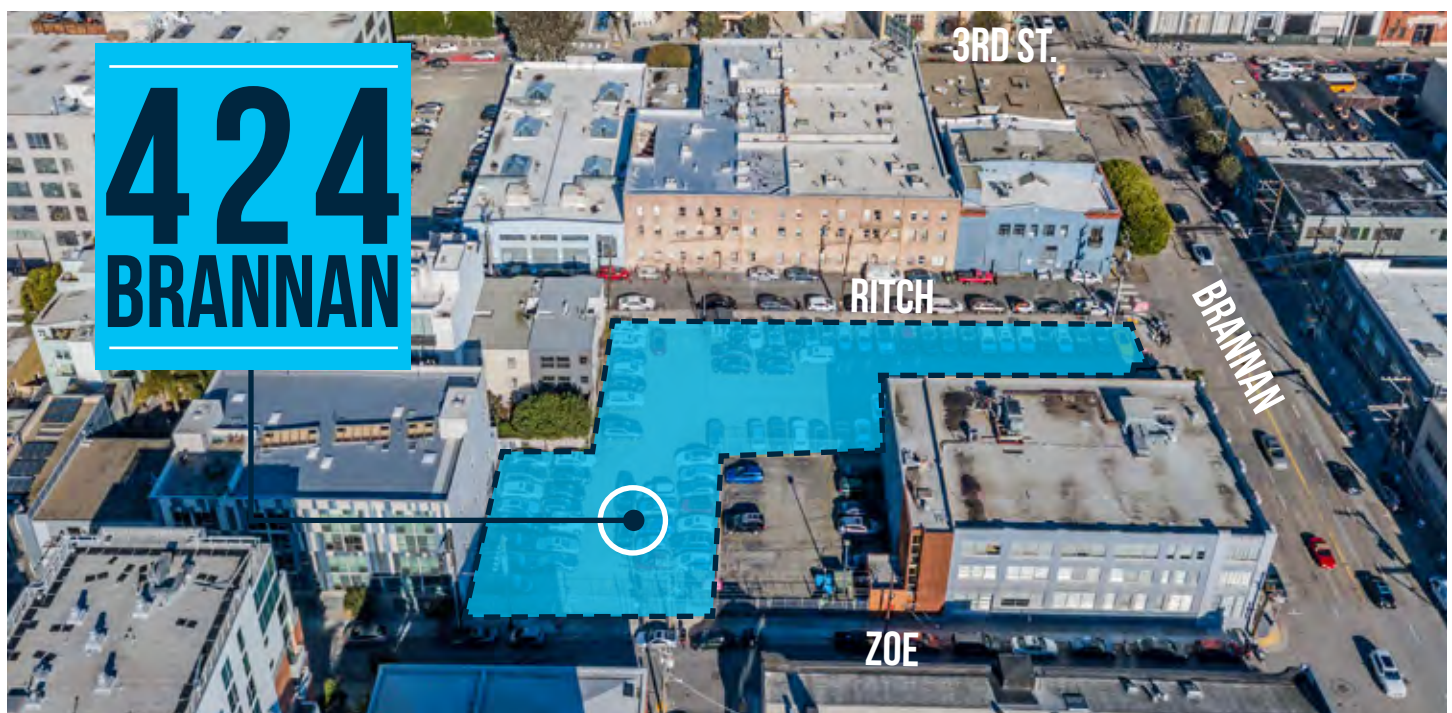
Located on Brannan between 3rd and 4th Streets, the Project offers the development community an incredible ground-zero SOMA location within walking distance to the Central Subway rail line, the 4th & King Caltrain station, and the San Francisco Giant's Oracle Park, as well as some of San Francisco's most desirable urban amenities and attractions. 424 Brannan's location is further enhanced by its immediate proximity to several prominent existing technology and VC users as well as several large-scale mixed-use office development projects which will continue to re-shape the immediate area.

### SITE OVERVIEW

<b>CMUO</b> ZONING	<b>21,348</b> SITE AREA (SF)	<b>85' - 65'</b> HEIGHT LIMIT	<b>±360'</b> FRONTAGE
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### PERMITTED USES

<b>RESIDENTIAL</b>	<b>OFFICE</b>	<b>LIFE SCIENCE/LAB</b>	<b>PDR</b>	<b>HOTEL</b>
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# INVESTMENT HIGHLIGHTS

- Central SOMA Development Opportunity with Incredible Optionality
- Flexible Zoning Allows The Potential To Build Residential, Office, Life Science/Lab, PDR, & Hotel Premier Surrounding Amenities & Attractions Including Oracle Park & Moscone Center
- Unparalleled Access To City & Bay Area Transit – Located Just 1 Block from the Central Subway Rail Line & 3 Blocks to Caltrain



## PROJECT HIGHLIGHTS

### FANTASTIC SOMA DEVELOPMENT OPPORTUNITY

- 424 Brannan is an outstanding SOMA development opportunity providing the flexibility to build residential, office, life science / lab and/or hotel in one of San Francisco's most notable destinations

### DYNAMIC LOCATION SITUATED IN THE PATH OF GROWTH

- 424 Brannan is surrounded by +/- 8.4M SF of new office development activity that will drive generational demand for this location – major projects include The Flower Mart, 598 Brannan, 88 Bluxome, and 490 Brannan to name a few
- Several of San Francisco's most exciting established and growing office users are located within 5 blocks from the Property:





## PREMIER SURROUNDING AMENITIES & ATTRACTIONS

- The Project provides immediate access to the City's premier attractions including the San Francisco Giants' Oracle Park, Golden States Warriors' Chase Center, SFMOMA, South Park, the Embarcadero Waterfront & Moscone Center – San Francisco's premier convention & events center

### SOUTH PARK

4 MIN. WALK



5 MIN. WALK



10 MIN. WALK



10 MIN. WALK



12 MIN. WALK

- 424 Brannan is surrounded by notable local restaurants, cafes and bars including Blue Bottle Coffee, Darwin Cafe, Caffe Centro, Small Foods, Alexander's Steakhouse, Lucky Strike, 25 Lusk, Momo's, 21st Amendment, Cockscumb, Marlowe, and more

## UNPARALLELED ACCESS TO CITY & BAY AREA WIDE TRANSIT

- The Project features excellent San Francisco transit connectivity with front door access to MUNI, immediate access to the Central Subway & walking distance to Caltrain. Highways 80, 280 & 101 provide excellent Bay Area access to the Peninsula / Silicon Valley & the East Bay

CENTRAL SUBWAY T LINE



**424  
BRANNAN**



424 BRANNAN

# GROUND-ZERO CENTRAL SOMA LOCATION



TRANSIT SCORE

100

WALKABILITY

95

BIKE SCORE

89

# 424 BRANNAN

## TRANSIT CONNECTIVITY

2  
MINUTES



central **T** subway

5  
MINUTES



**Caltrain**  
4TH & KING STATION

7  
MINUTES



12  
MINUTES



BRANNAN

70E

RITCH



MISSION BAY



4TH & KING/BERRY



CENTRAL SUBWAY

CENTRAL SOMA

SURROUNDING OFFICE DEVELOPMENT

RECENTLY COMPLETED | PROPOSED | APPROVED | UNDER CONSTRUCTION

±8.4M SQUARE FEET



4TH & BRANNAN

SURROUNDING TENANTS WITHIN 5 BLOCKS

cruise VISA Google Lyft  
asana: Pinterest AKQA splunk>





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