



632 Commercial



FOR SALE

BOUTIQUE OFFICE BUILDING
+/- 12,500 SF OF PREMIERE SPACE

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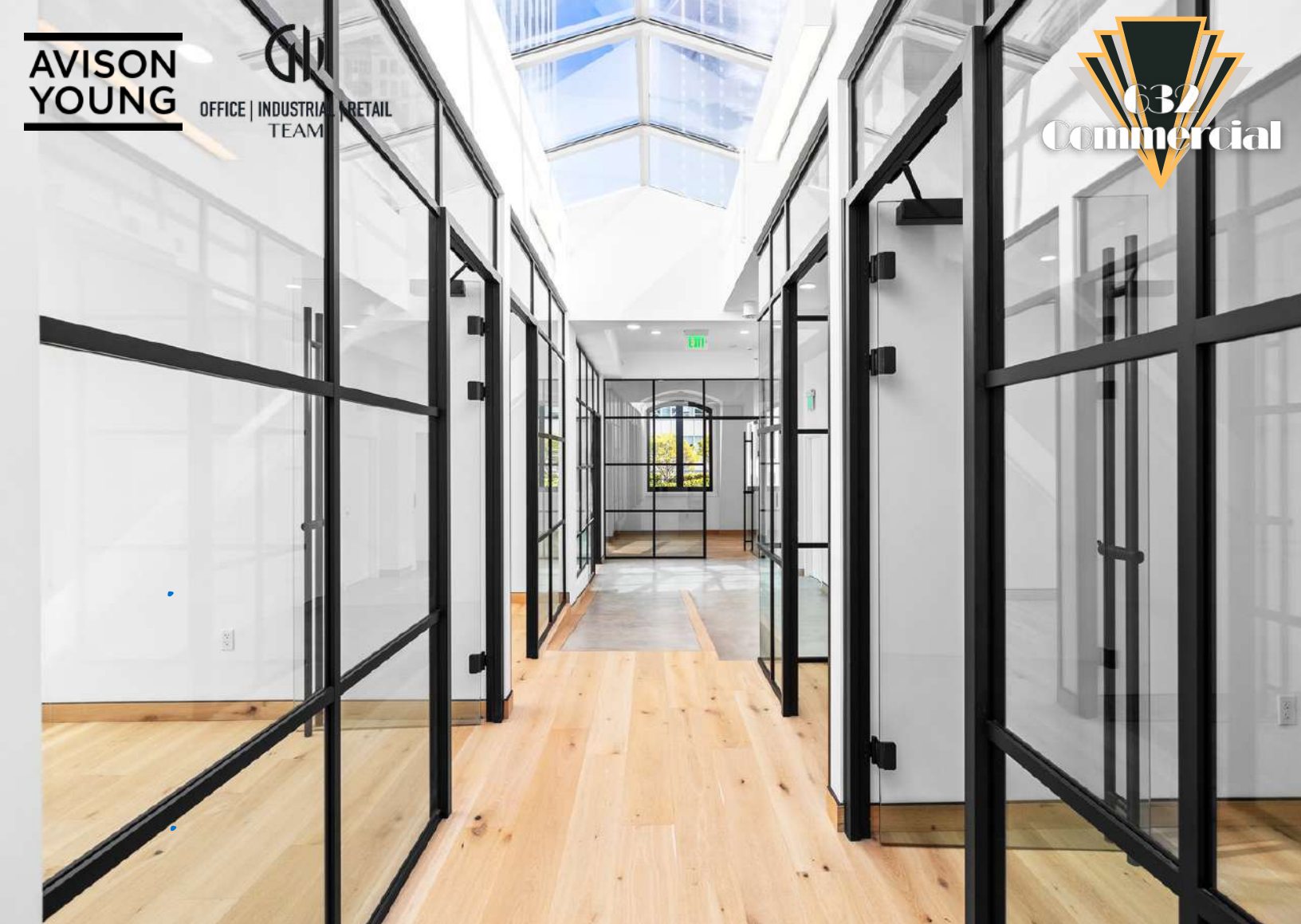
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FULL BUILDING
**HISTORIC
RENOVATION**

OFFERING HIGHLIGHTS

- Newly renovated lobby, corridors, and suites.
- Each floor holds private creative offices and conference rooms.
- Full building elevator.
- Refinished restrooms.

OFFERING

Building Square Footage	12,500
Sale Price	\$6,500,000
Sale Price Per Square Foot	\$520 PSF
Zoning	CCB
Historical Designation	Class A Designation
Current Gross Income	\$22,069.91

PROPERTY HIGHLIGHTS



ADDRESS

632 Commercial Street
San Francisco CA



NET RENTABLE AREA

+/- 12,500 SQFT



STORIES

5 Stories



DESIGN

Category I
Architecturally
Significant Building



TYPICAL FLOOR PLATE

2,077 SF



YEAR BUILT/RENOVATED

1907 / 1953 / 2011 / 2024



APN

0268-002



ASSET TYPE

Creative Office



SITE AREA

2,116 SF



% LEASED

50%

Investment Highlights



Perfect full floor office suites for current leasing market

Significant Discount to Replacement Cost



Exceptional Creative Office Finishes with Penthouse Space



AREA HIGHLIGHTS

AREA INFORMATION VIDEO

CLICK HERE



7 MINUTE WALK TO



SPENDING POWER

The North Fidi saw a 4.5% increase in retail sales in the first half of 2024, indicating strong consumer spending and a healthy retail environment

RETURN TO WORK

Despite the high vacancy rate, there has been a steady return of workers to downtown offices, with 41% of employees working in-person as of December

LEASING ACTIVITY

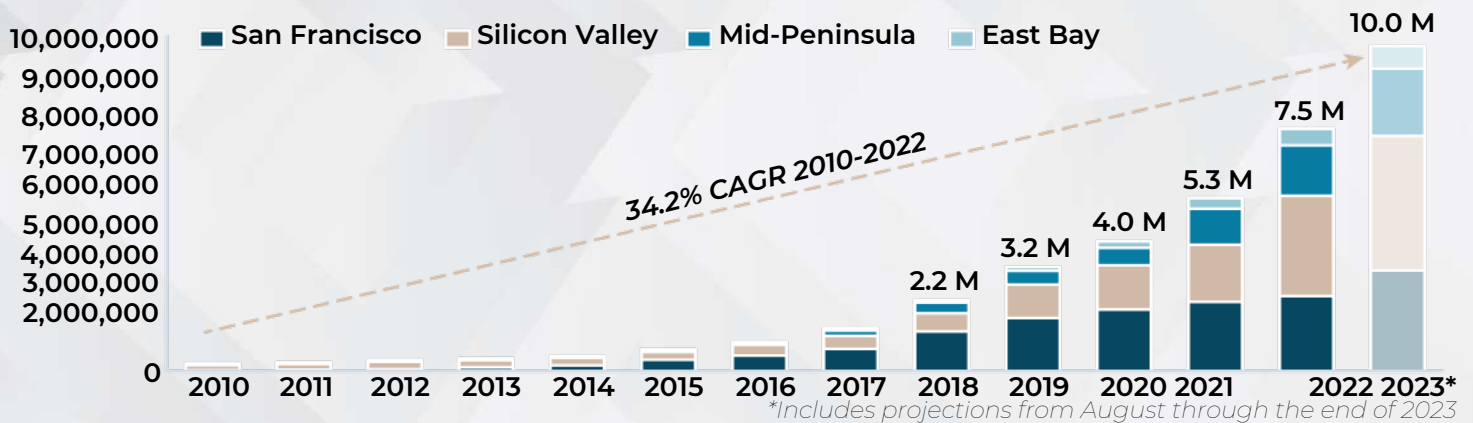
Despite challenges, there has been a 3% increase in new office lease agreements in the first quarter of 2024, reflecting renewed business confidence

REVITALISED STORES

The Financial District recorded 120 new business openings from January to July 2024, highlighting entrepreneurial activity and investment in the area

San Francisco Bay Area's AI Footprint Continues to Grow

If AI companies maintain their compound annual growth rate since 2010, they will occupy roughly 11M SF by the end of 2024



The Bay Area has the highest concentration of AI start-ups Founded

\$120B

Total raised since 2018



157,533

HQed employees count

1,223

HQed companies



\$457B

Last valuation

AI COMPANIES HQ IN SF

databricks
 cruise
 scale
 OpenAI
 insitro
 cerebras
 nuro
 SANDBOX AI
 Inflection
 SambaNova SYSTEMS
 ANTHROPIC
 hu.ma.ne



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San Francisco Office Market Snapshot



Top 20 Largest Office Tenants in San Francisco

- Salesforce - \$206 billion
- Uber Technologies Inc. - \$89 billion
- Visa Inc. - \$540 billion
- Airbnb, Inc. - \$75 billion
- Wells Fargo & Co. - \$183 billion
- Block, Inc. (formerly Square) - \$34 billion
- Twitter, Inc. (now X Corp.) - Privately held
- DoorDash, Inc. - \$26 billion
- Dropbox, Inc. - \$10 billion
- Levi Strauss & Co. - \$5 billion
- Gap Inc. - \$3 billion
- Stripe - Privately held (Valuation: \$50 billion)
- Splunk Inc. - \$28 billion
- LendingClub Corporation - \$1 billion
- Instacart - Privately held (Valuation: \$9 billion)
- Zendesk Inc. - Privately held (Acquired for \$10.2 billion)
- Asana, Inc. - \$4 billion
- Yelp Inc. - \$2 billion
- Pinterest, Inc. - \$18 billion
- Amgen Inc. - \$137 billion

#3

Largest metro area in the U.S. in terms of Real GDP



#5

Largest metro area in the U.S. with a population of over 8.8 million



#18

Largest economic market in the world with an annual GDP of over \$880 billion



**SAN FRANCISCO BAY AREA
ECONOMIC HIGHLIGHTS**

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FLOOR BREAKDOWN



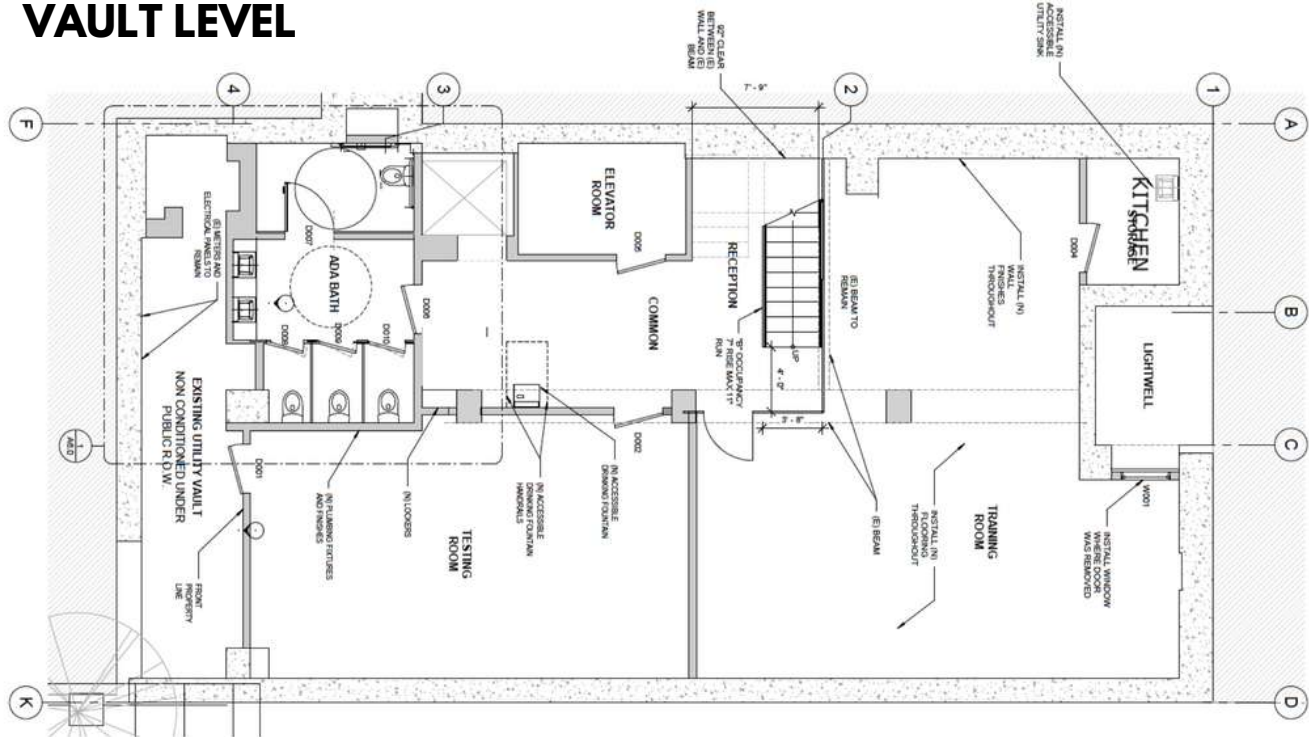
FLOOR BREAKDOWN

Floor	Size	Asking Price	Status
Vault Level	1,775 SF	\$32/SF IG	LEASED
Ground Level	2,077 SF	\$42/SF IG	VACANT
Second Floor	2,077 SF	\$42/SF IG	VACANT
Third Floor	2,077 SF	\$42/SF IG	LEASED
Fourth Floor	2,077 SF	\$42/SF IG	VACANT
Penthouse	2,077 SF	\$52/SF IG	LEASED

RENT ROLL

Floor	Tenant Status	Monthly Rent
Lower Level	Occupied	\$3,550.00
1st Floor	Vacant	\$0.00
2nd Floor	Vacant	\$0.00
3rd Floor	Occupied	\$9,519.58
4th Floor	Vacant	\$0.00
5th Floor	Occupied	\$9,000.33
Total Gross Income		\$22,069.91

VAULT LEVEL



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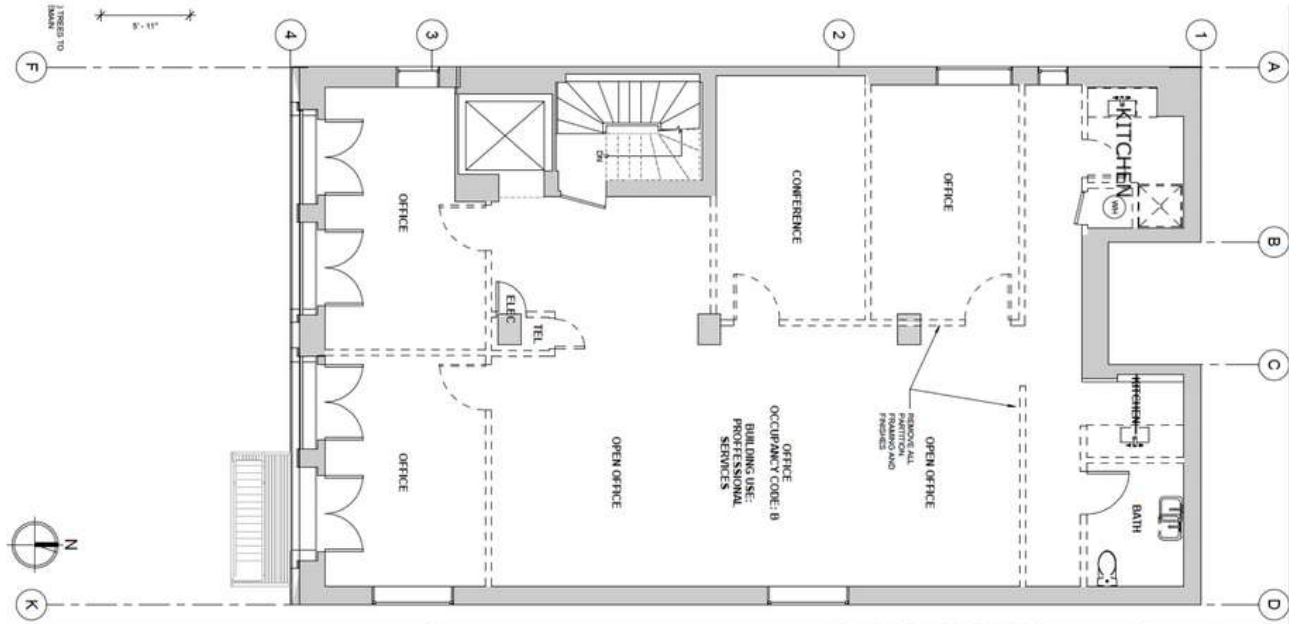
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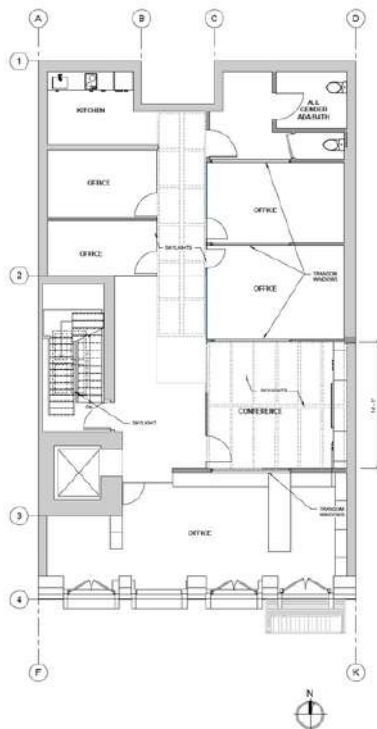
FLOOR PLANS



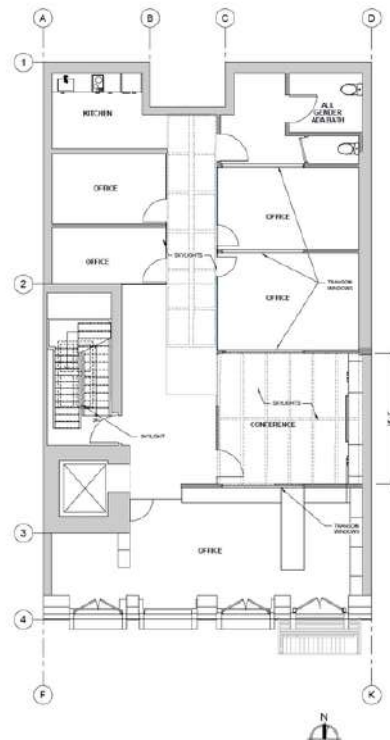
THIRD LEVEL



FOURTH LEVEL



PENTHOUSE



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PLEASE CONTACT:

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