632 Commercial

FOR SALE

BOUTIQUE OFFICE BUILDING

+/- 12,500 SF OF PREMIERE SPACE

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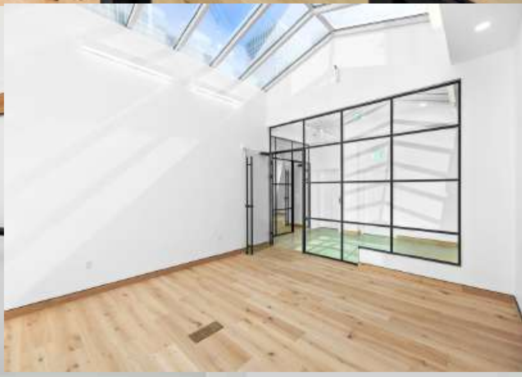


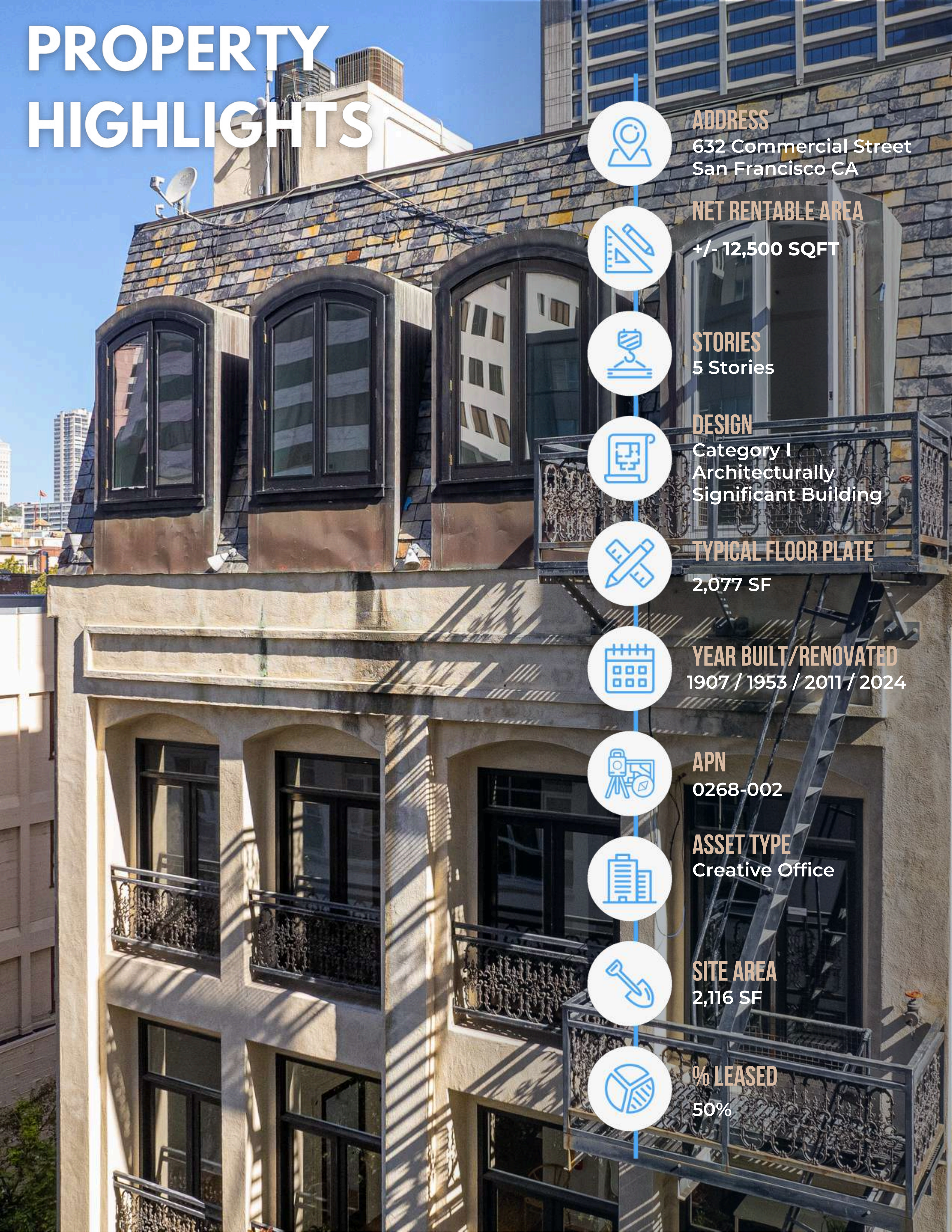
OFFERING HIGHLIGHTS

- 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

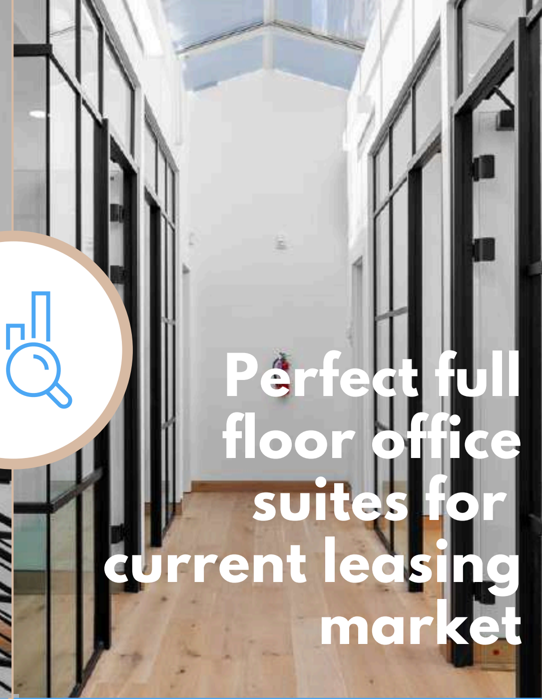
APN
0268-002

ASSET TYPE
Creative Office

SITE AREA
2,116 SF

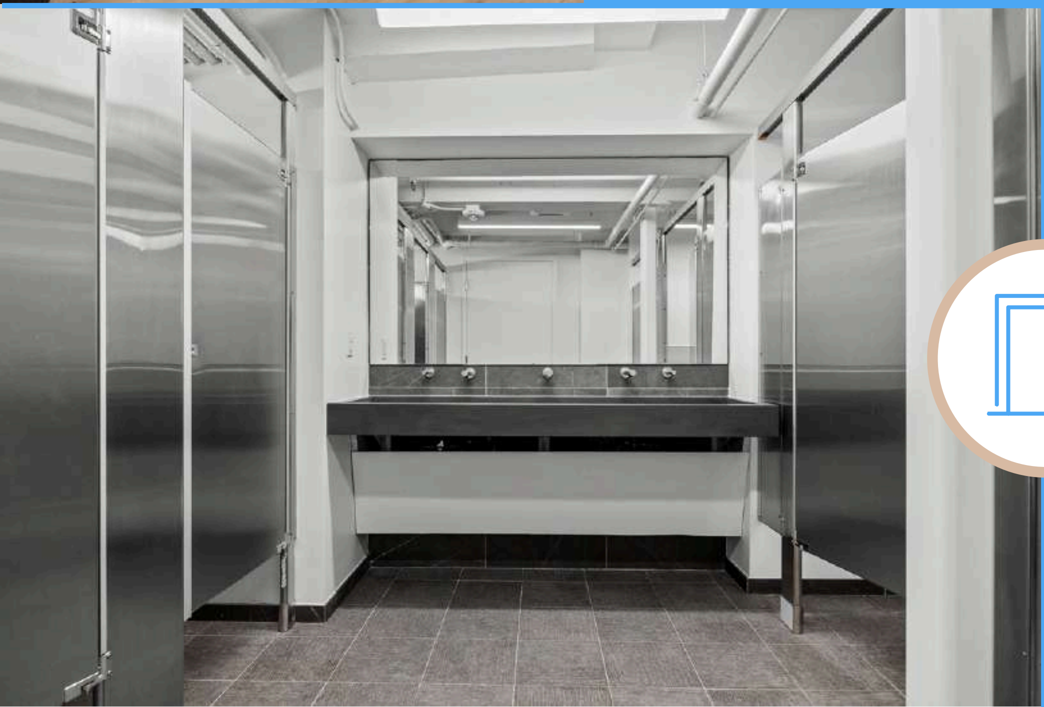
% LEASED
50%

Investment Highlights



Perfect full floor office suites for current leasing market

Significant Discount to Replacement Cost



Exceptional Creative Office Finishes with Penthouse Space

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AREA HIGHLIGHTS

AREA INFORMATION VIDEO

CLICK HERE

7 MINUTE WALK TO BART

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

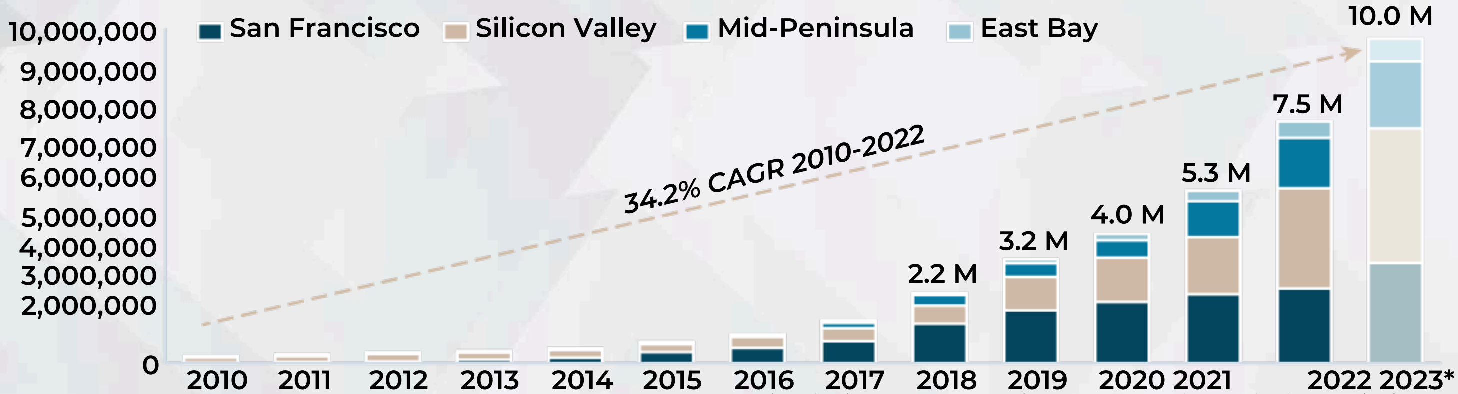
REVITALISED STORES
The Financial District recorded 120 new business openings from January to July 2024, highlighting entrepreneurial activity and investment in the area

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

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



*Includes projections from August through the end of 2023

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 · SANDBOXAQ · Inflection · SambaNova SYSTEMS · ANTHROPIC · hu.ma.ne

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San Francisco Office Market Snapshot

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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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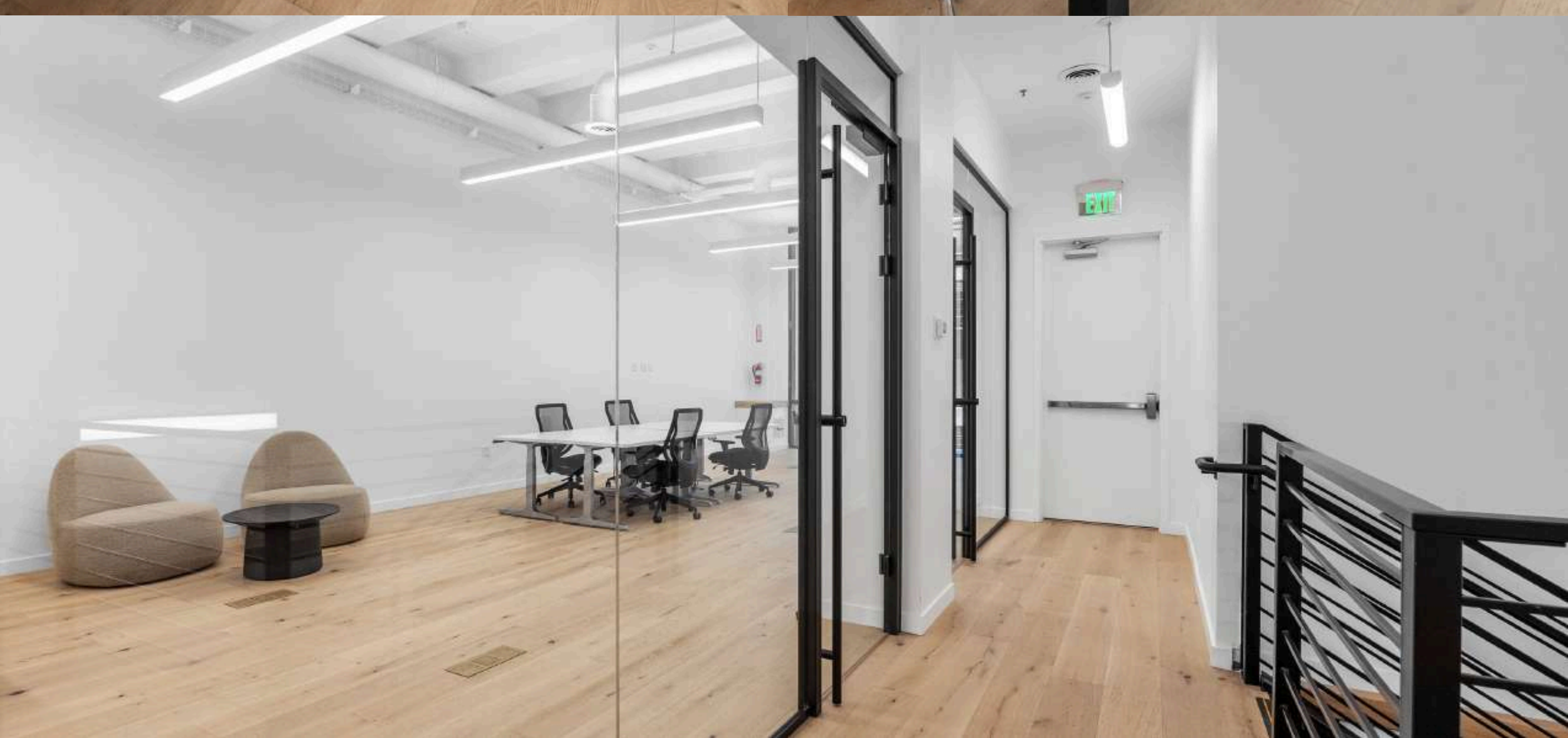


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FLOOR BREAKDOWN

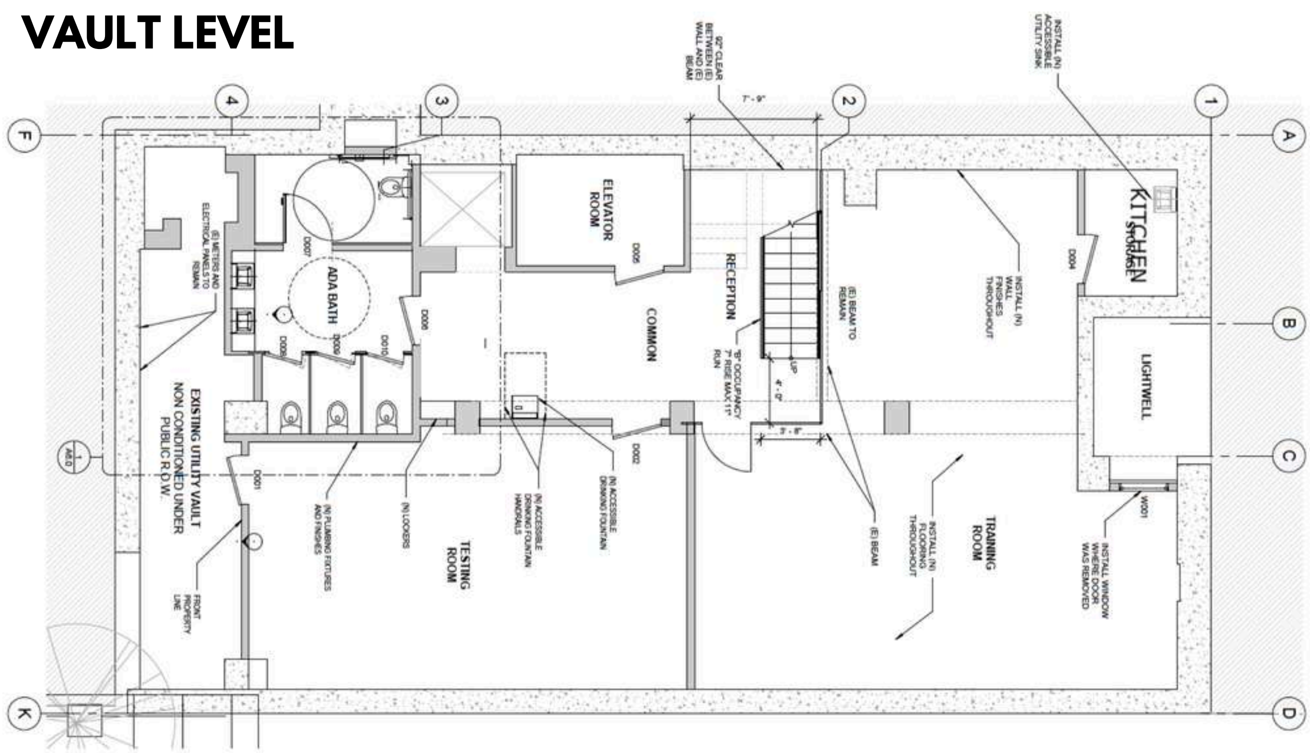
FLOOR BREAKDOWN

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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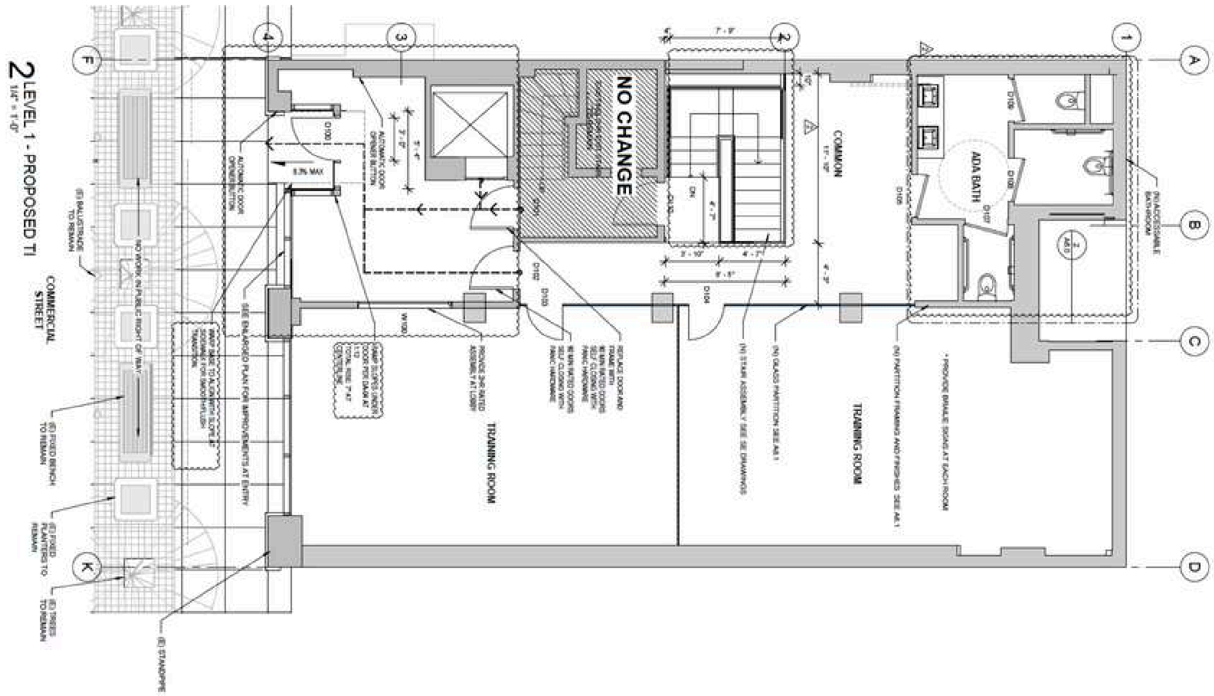
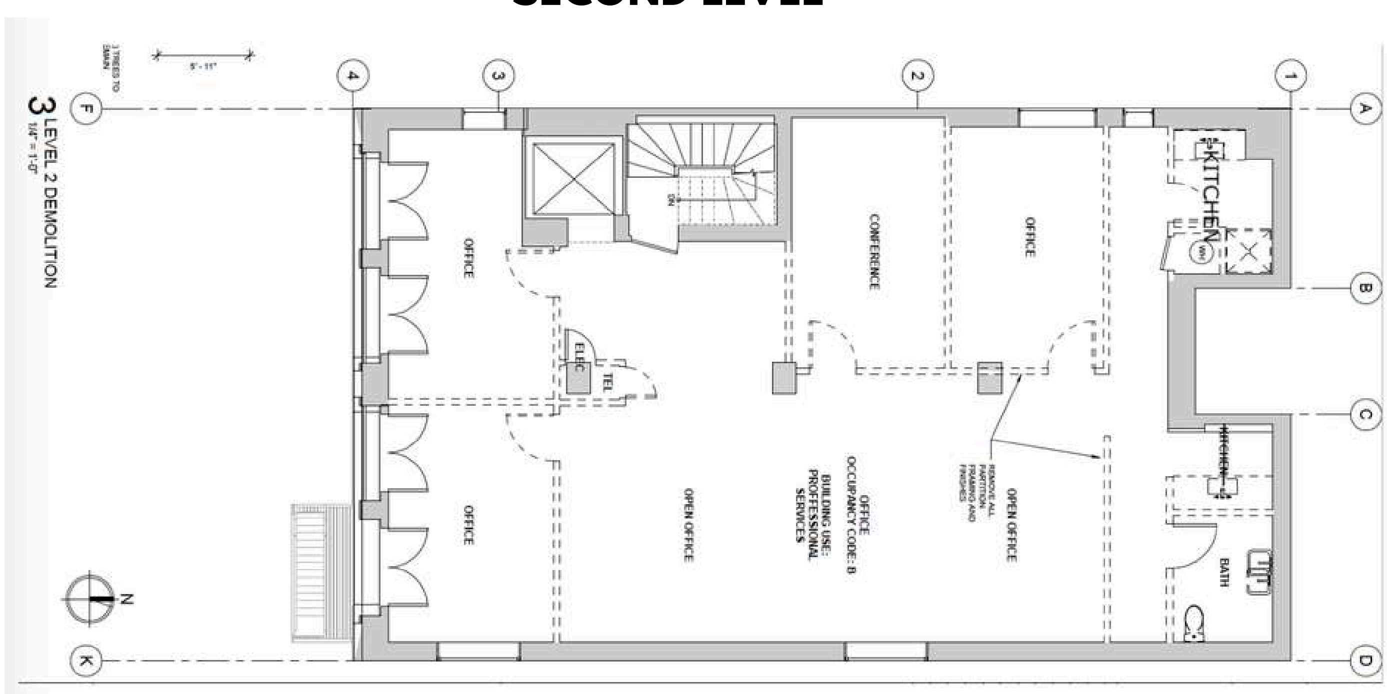
FLOOR PLANS

FIRST LEVEL



SECOND LEVEL



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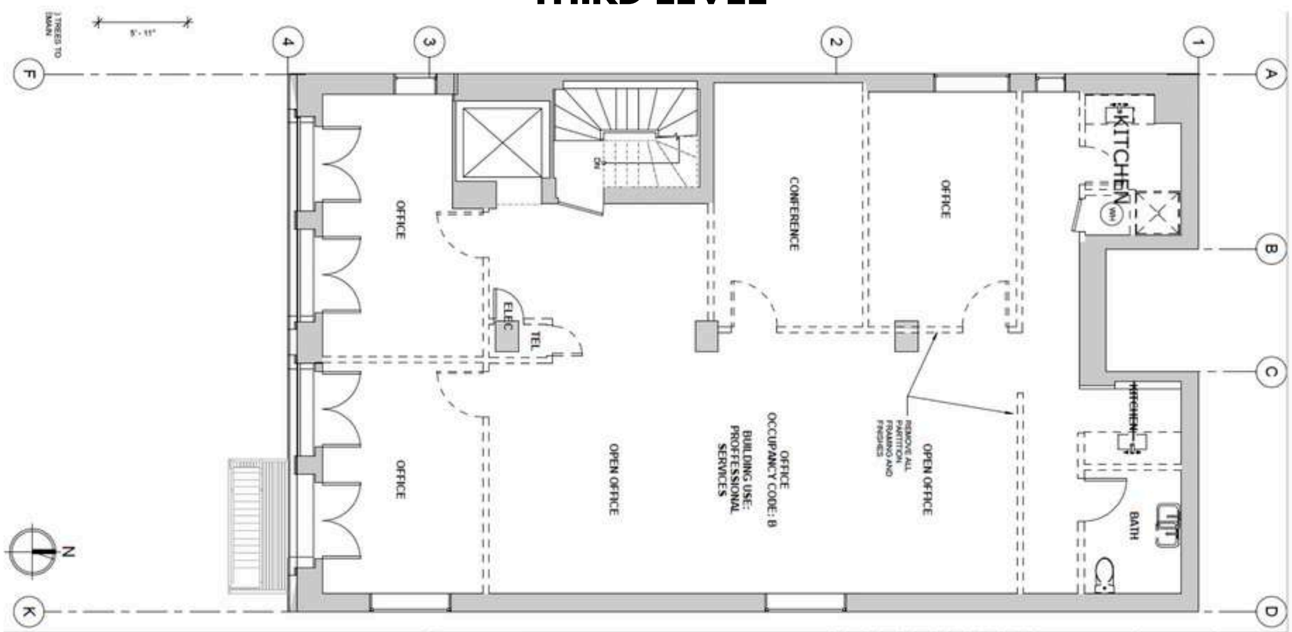
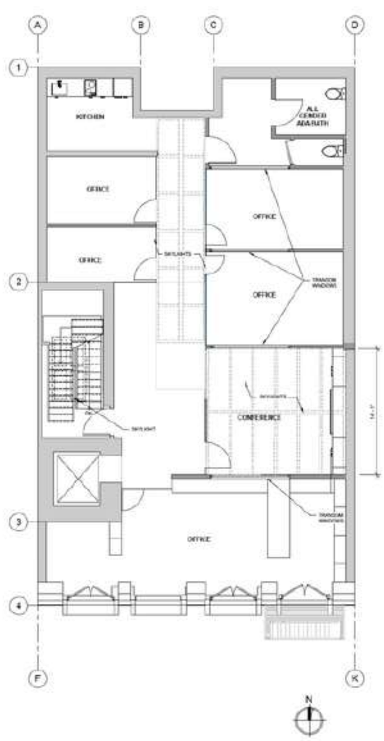
FLOOR PLANS

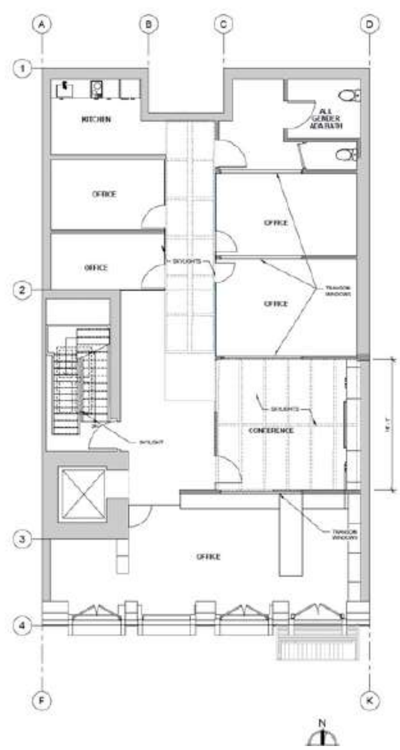
THIRD LEVEL



FOURTH LEVEL



PENTHOUSE



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