

1014 HOWARD STREET

FOR SALE OR LEASE | CREATIVE OFFICE BUILDING IN SOUTH OF MARKET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

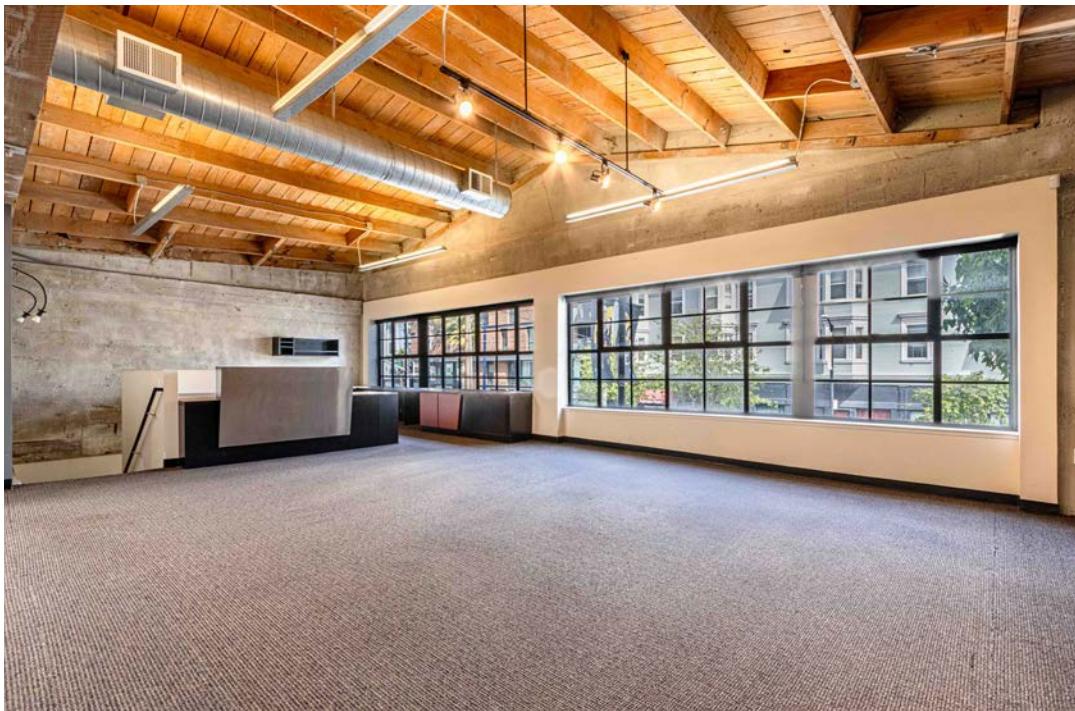
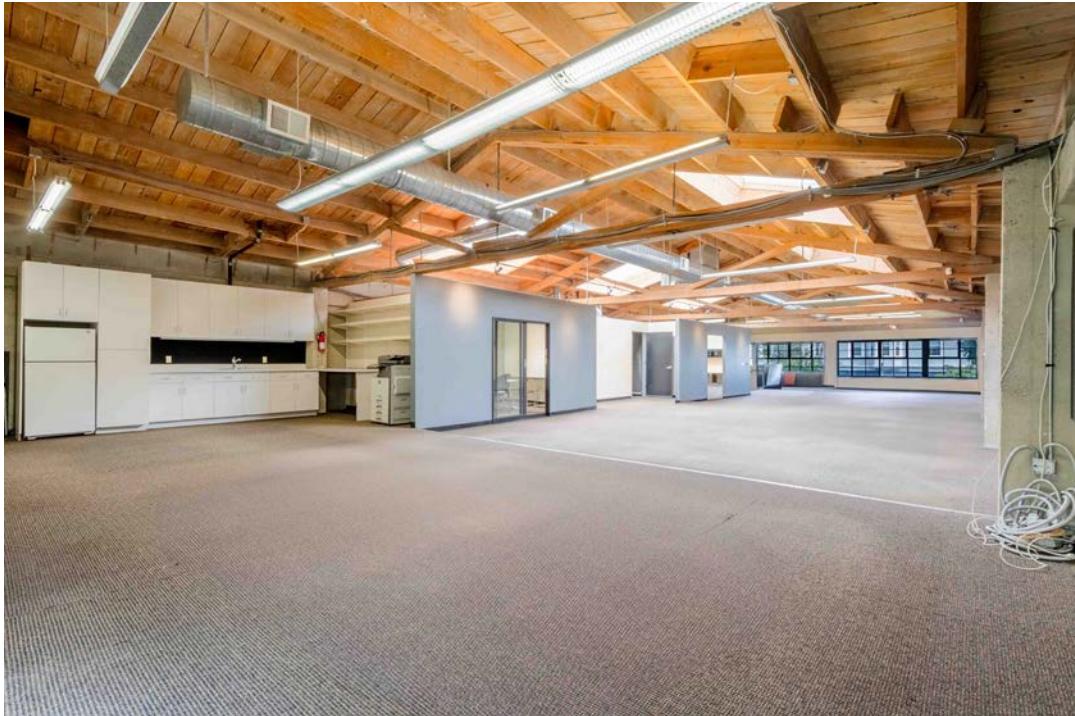
Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 1014 Howard Street, San Francisco, CA 94103.

The approximately 6,424 square foot, two-story office building sits on approximately 3,371 square feet of land. Located in the South of Market, 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 fully vacant at the close of escrow, this is a perfect opportunity for an owner-user or investor to purchase this one-of-a-kind property.

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 1014 Howard Street, San Francisco, CA 94103 |
| APN | 3726-012 |
| BUILDING SIZE | +/- 6,424 Square Feet |
| PARCEL SIZE | +/- 3,371 Square Feet |
| ZONING | MUG |
| HEIGHT LIMIT | 85-X |

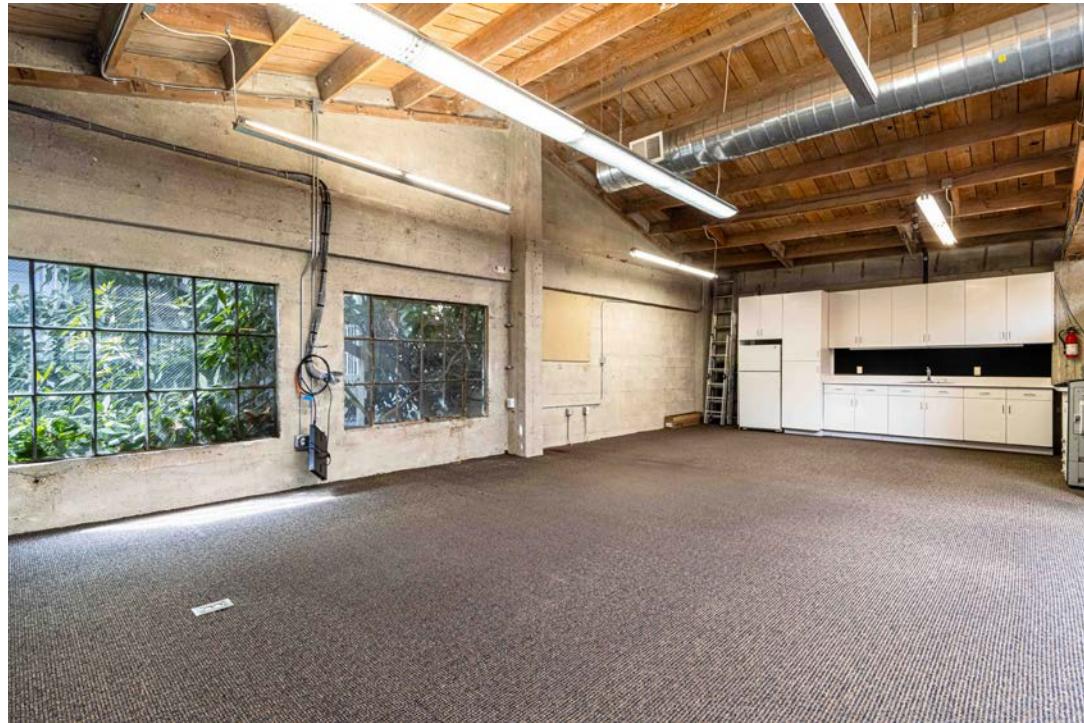
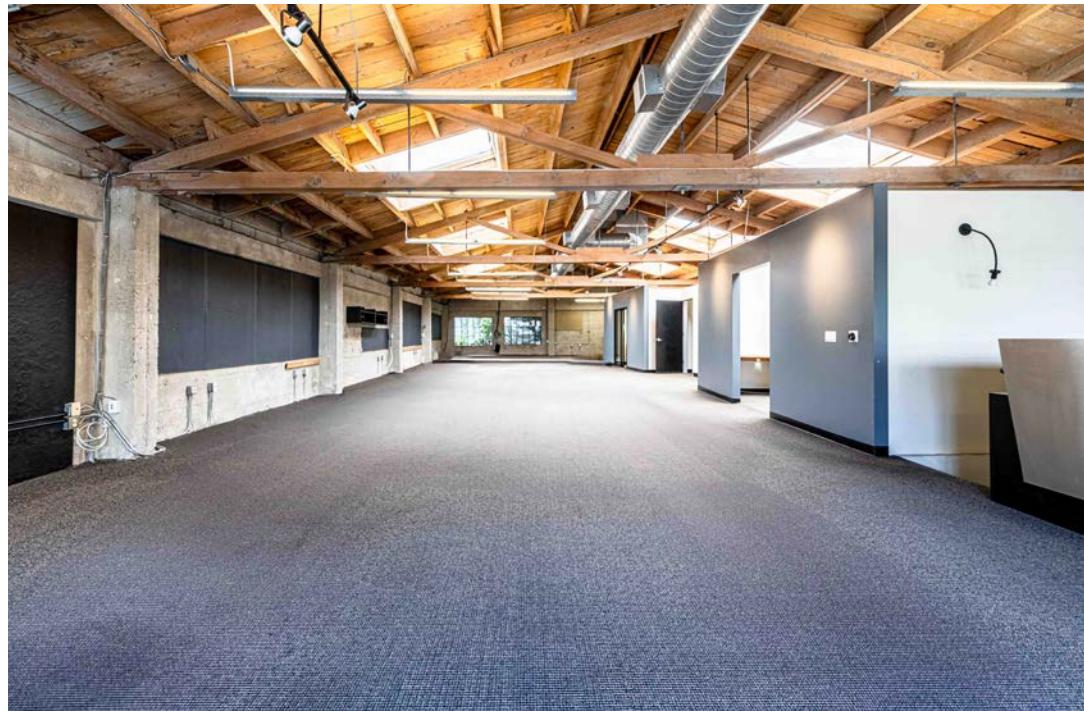


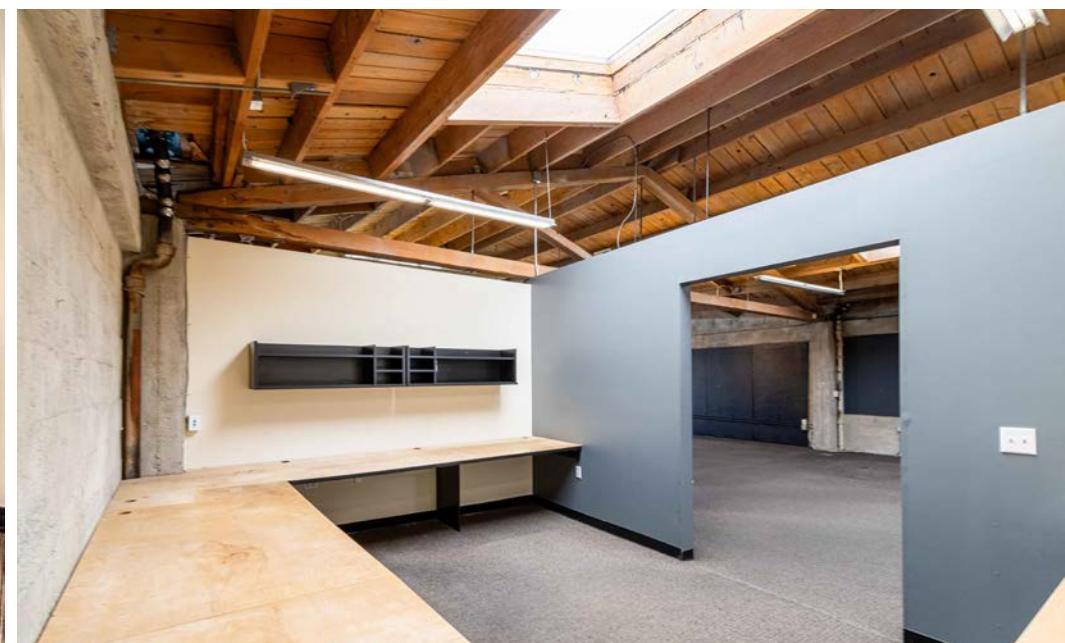
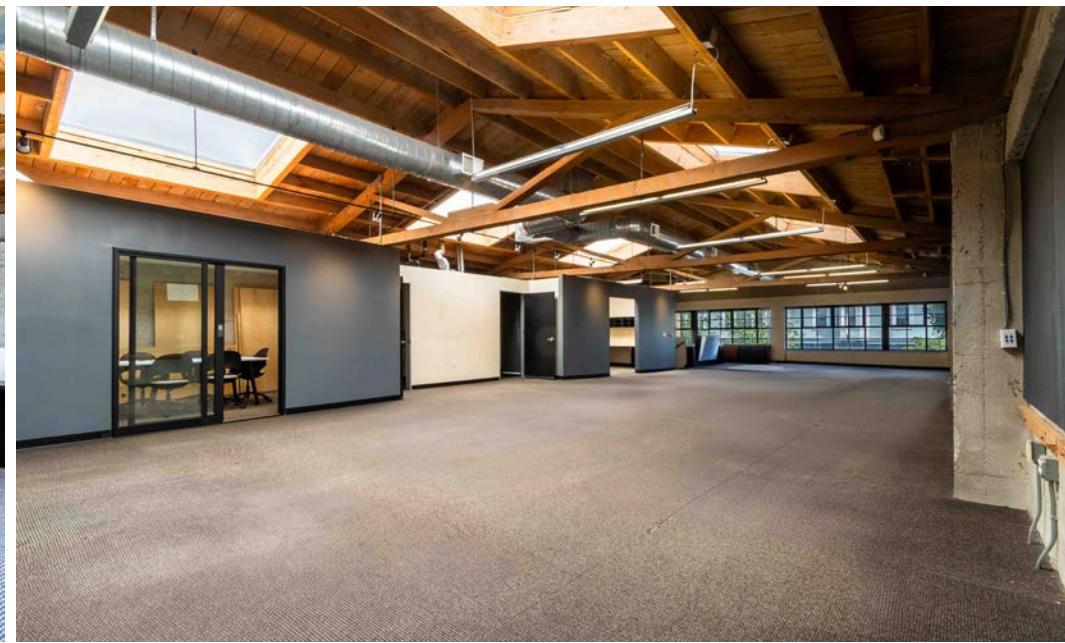
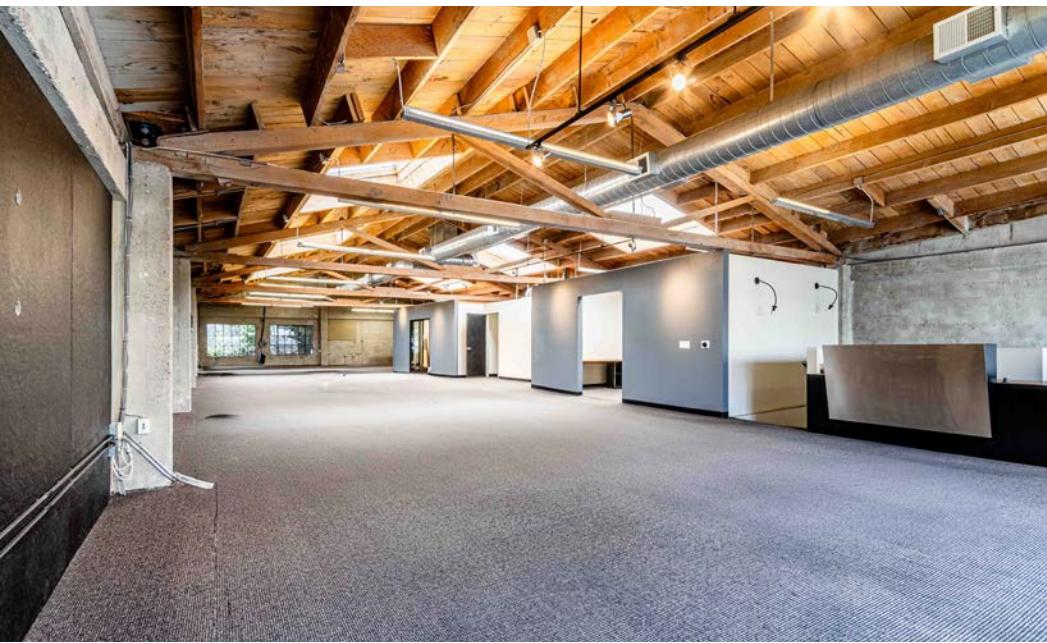
BUILDING DESCRIPTION

| | |
|-------------------|---|
| YEAR BUILT | 1926 |
| YEAR RENOVATED | 1999 |
| CONSTRUCTION TYPE | Reinforced Concrete |
| BUILDING ACCESS | Drive-In Roll-Up Door |
| HVAC | Full Heating Ventilation & Air Conditioning |

BUILDING ATTRIBUTES

- Exposed Ceiling w/ Skylights
- One (1) Conference Room
- One (1) Private Office
- Two (2) Restrooms
- Kitchenette/Break Area
- Central SOMA Location & Close Proximity to BART & Other Neighborhood Amenities





LOCATION OVERVIEW

Desirable SOMA location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



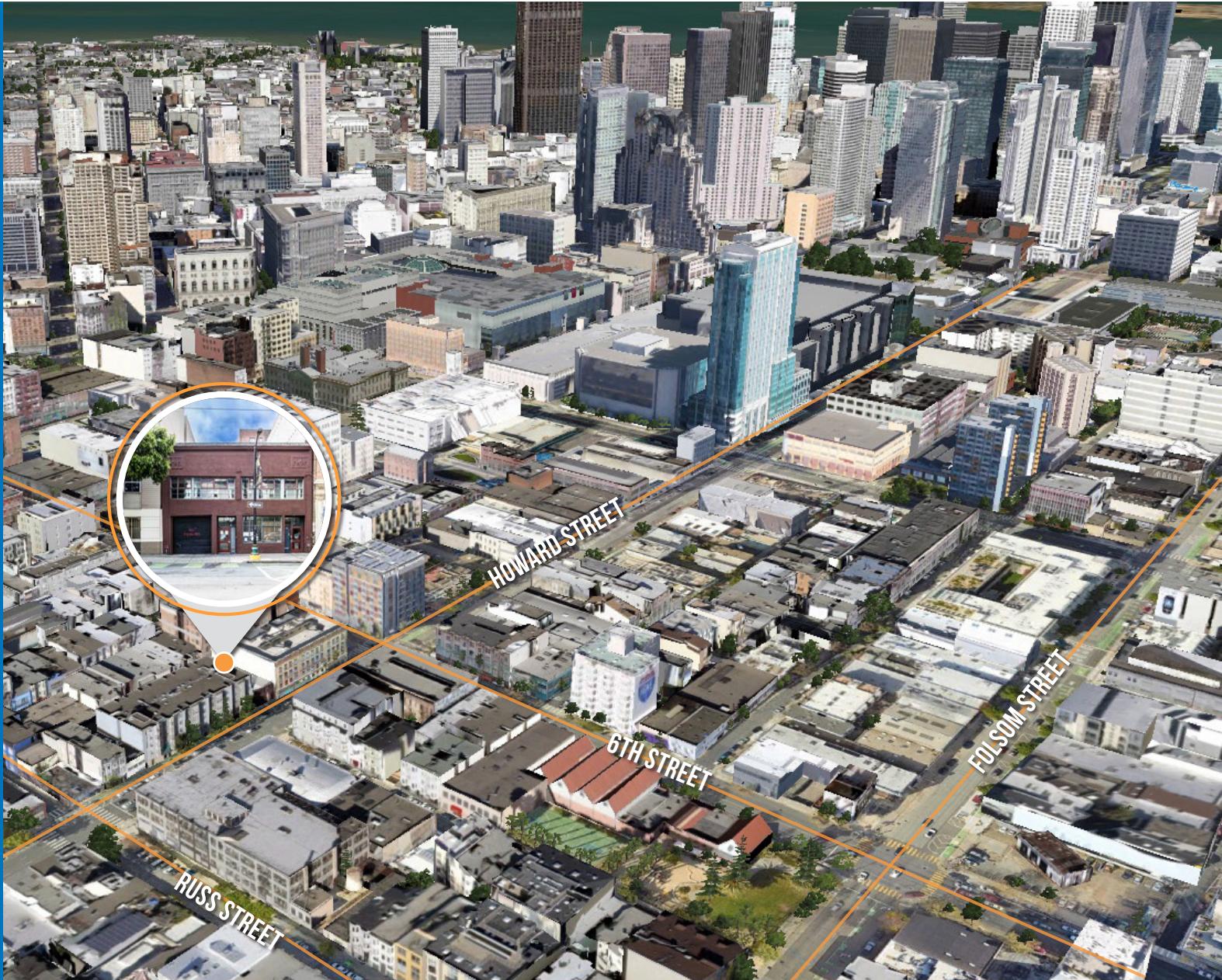
04 MIN to Mission & 6th Muni
10 MIN to Powell St Bart
20 MIN to 4th St Caltrain



08 MIN to Union Square
09 MIN to Mission District
12 MIN to Financial District

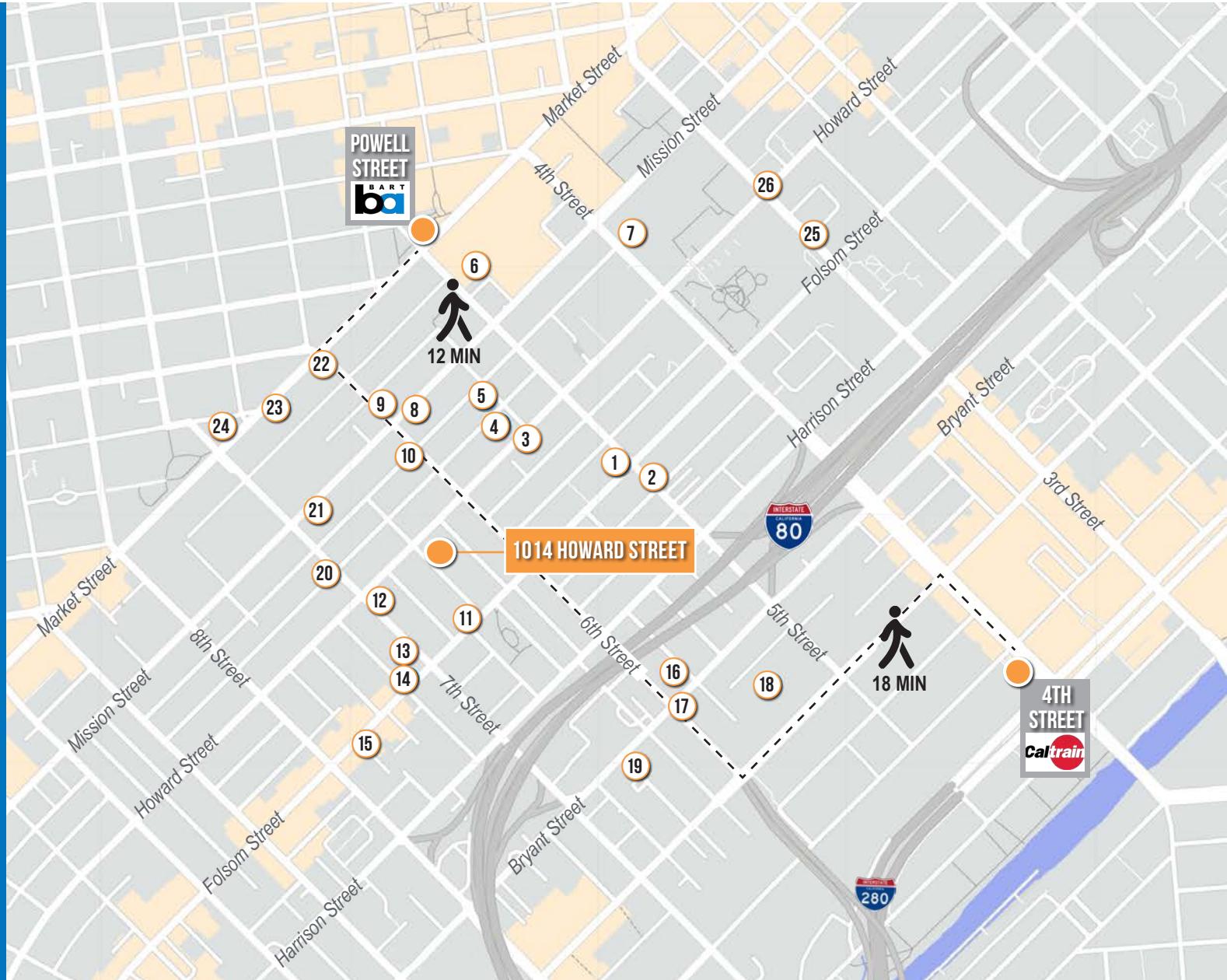


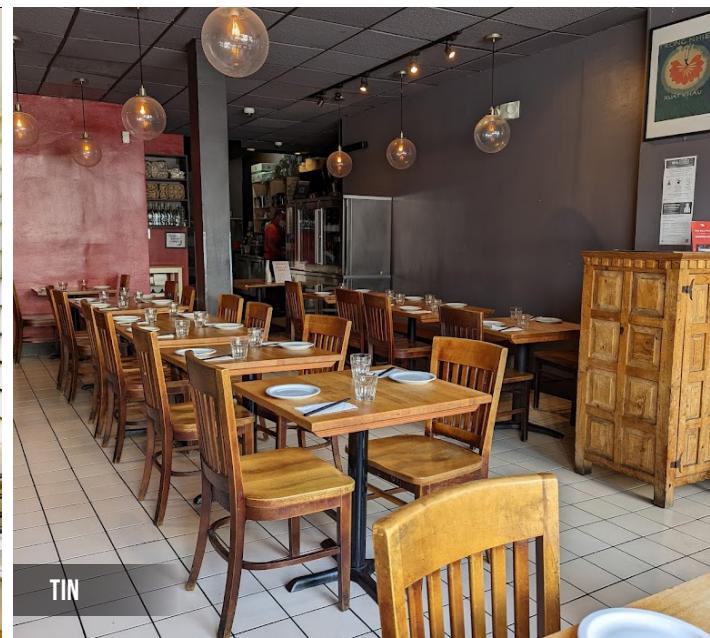
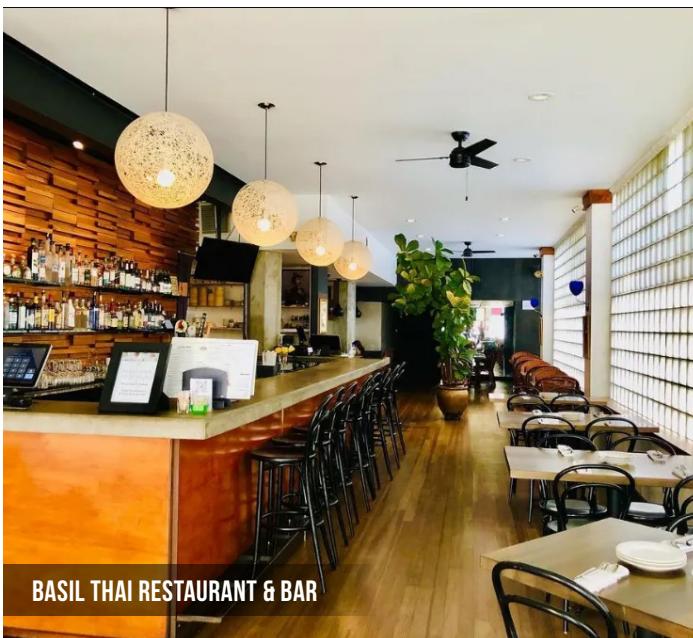
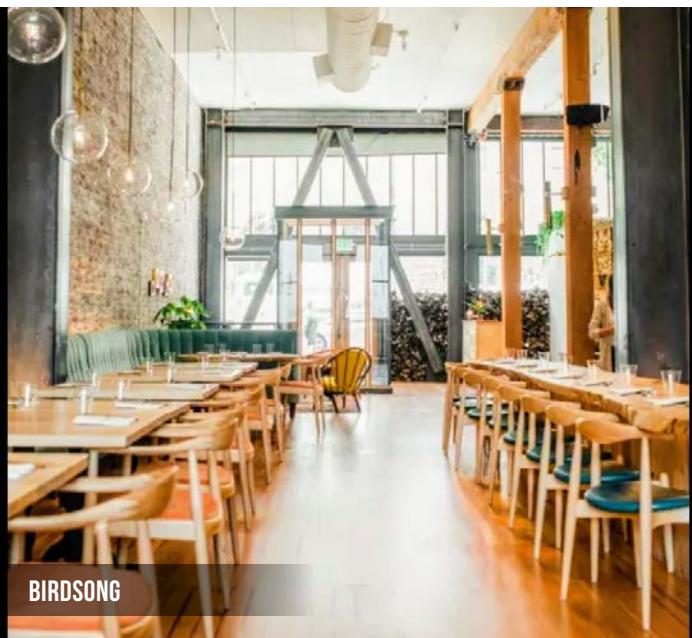
02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1 Mr. East Kitchen
- 2 City's Choice Cafe
- 3 Tin
- 4 Tempest Bar & Box Kitchen
- 5 Off the Grid: 5th & Minna
- 6 SF Centre
- 7 Metreon
- 8 The Pawn Shop
- 9 Supremo Pizza
- 10 Miss Saigon
- 11 Deli Board
- 12 SF Champagne Society
- 13 Sightglass Coffee
- 14 Rocco's Cafe
- 15 Basil Thai Restaurant
- 16 AyDea
- 17 Papaya Island
- 18 SF Flower Mart
- 19 Kiss My Seoul
- 20 Caffe Moda
- 21 Birdsong
- 22 Little Griddle @ Dough
- 23 American Burger and BBQ
- 24 Charmaine's Rooftop Lounge
- 25 SPIN SF
- 26 Fogo de Chao Steakhouse





OFFERING SUMMARY | SALE

1014 Howard Street is being offered for sale with an asking price of \$2,300,000 / \$358 PSF. 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.

ASKING PRICE

\$2,300,000 / \$358 PSF

OFFERING SUMMARY | LEASE

1014 Howard Street is 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.

ASKING 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 1014 Howard 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 sand 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 t 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 Ethan Mann at (415) 990-9127 or George Farley (415) 994-5767.