

40

JESSIE

SAN FRANCISCO, CA

INVESTMENT  
OFFERING



EASTDIL  
SECURED





# EXECUTIVE SUMMARY

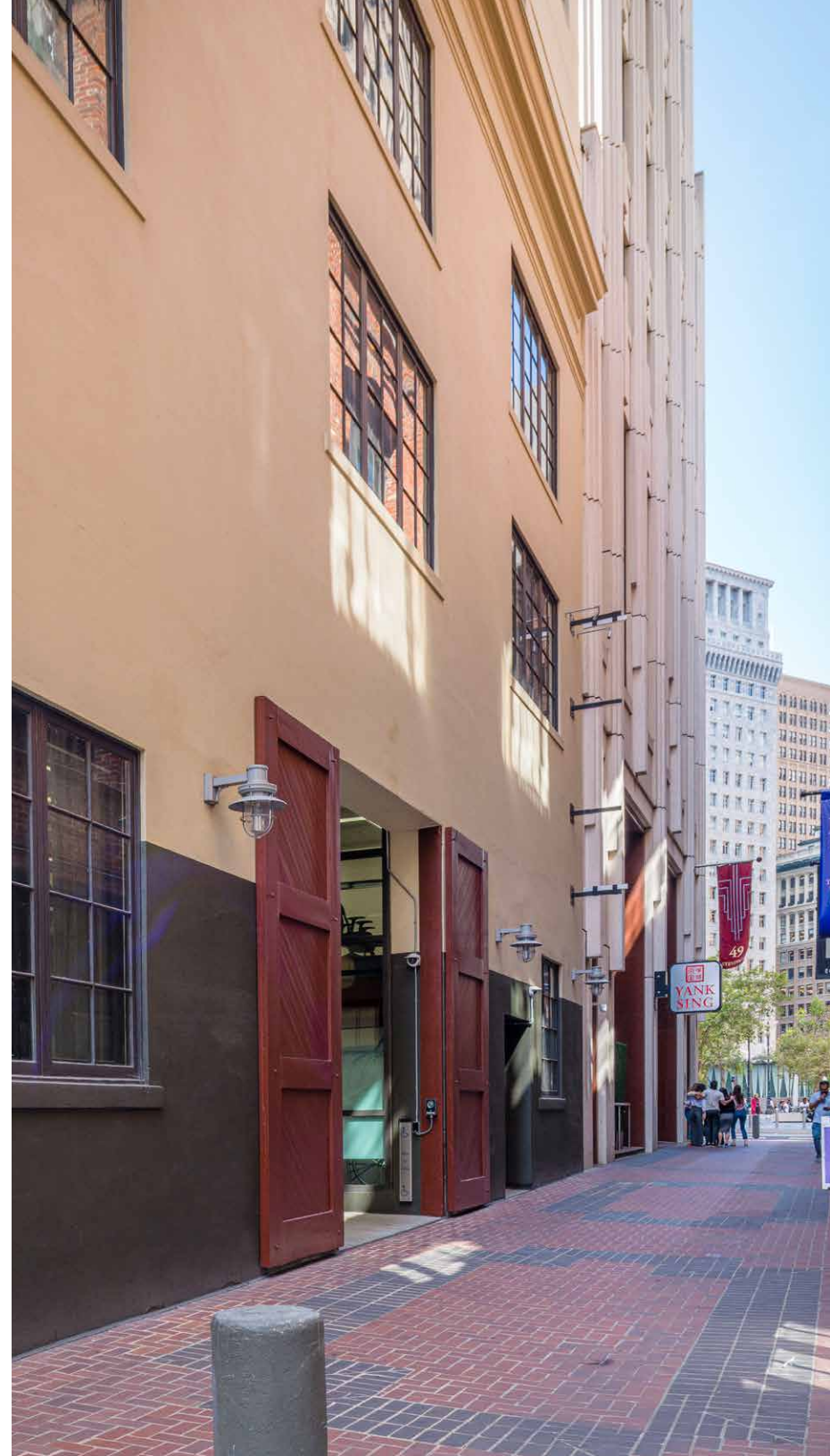
Eastdil Secured, as exclusive advisor, is pleased to present the unique opportunity to acquire 40 Jessie (the "Property"), a 6-story, 49,560 sq. ft. Lab / Office / R&D building located in the heart of San Francisco's Transbay District. 100% leased to Google and their Fitbit/wearables division with a recently executed renewal that brings their term through December 2030, the Property benefits from an attractive credit profile anchored by one of the world's most valuable companies.

With \$11 million of renovation work completed since 2017 and another \$2 million in ongoing tenant improvements, 40 Jessie enjoys above-standard finishes, a double height lobby, exposed ceilings, a private deck on the 6th floor, and purpose-built lab spaces for Google's R&D functions.

Less than a block from Market Street, the Transbay Terminal, and BART, 40 Jessie offers investors the unique chance to acquire a fully leased office project with an attractive yield profile in one of San Francisco's premier locations.

## ASSET OVERVIEW

<b>Address</b>	40 Jessie Street
<b>City, State, Zip</b>	San Francisco, CA
<b>Parcel</b>	3708-023
<b>Year Built / Renovated</b>	1913 / 2006 / 2017
<b>Square Footage</b>	49,560
<b>Stories</b>	6
<b>Use</b>	Lab / Office / R&D
<b>Tenant</b>	Google (Fitbit)
<b>Term</b>	±5 Years







# INVESTMENT HIGHLIGHTS

Rare jewel box asset 100% leased to Google (S&P: AA+) with  $\pm 5$  years of remaining term equating to \$13.5M of contractual income.

Purpose-built & mission critical location for Google wearables division with demonstrated commitment through significant & ongoing investment totaling over \$13M (\$262 PSF) since 2017.

Future mark to market upside opportunity due to in-place rents being established during peak volatility in 2023.

The only fully equipped lab building located in the heart of downtown San Francisco and directly adjacent to Salesforce Park & numerous retail & transit amenities.

Highly reusable infrastructure and improvements including new lab equipment & building systems complemented by creative finishes, double-height lobby, exposed ceilings, and a private deck on the 6th floor.

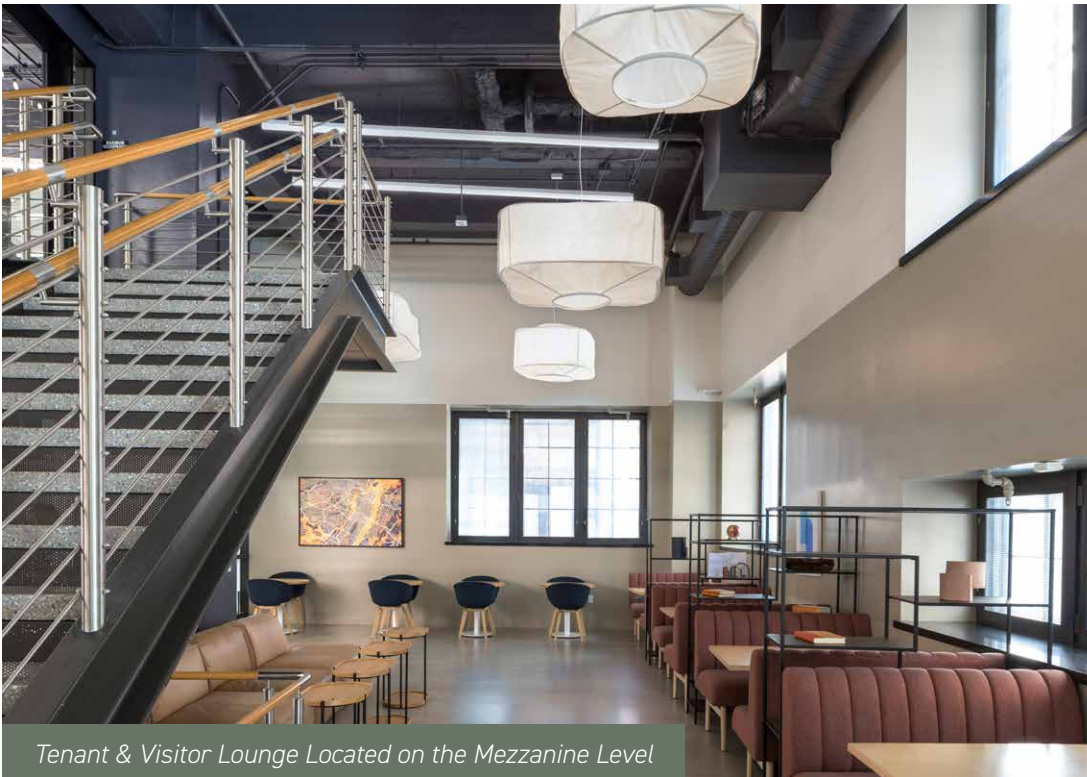


## Recently Improved Boutique Creative Office & Lab/R&D Building

40 Jessie underwent a transformative renovation in 2017 and is now a state-of-the-art Lab / Office / R&D complex for Google's wearable products division. The \$13M renovation included brand new building systems & lab infrastructure complemented by high quality creative office finishes & common areas for Google employees & visitors.



*Tenant & Visitor Lounge & Conference Rooms on the Mezzanine Level*

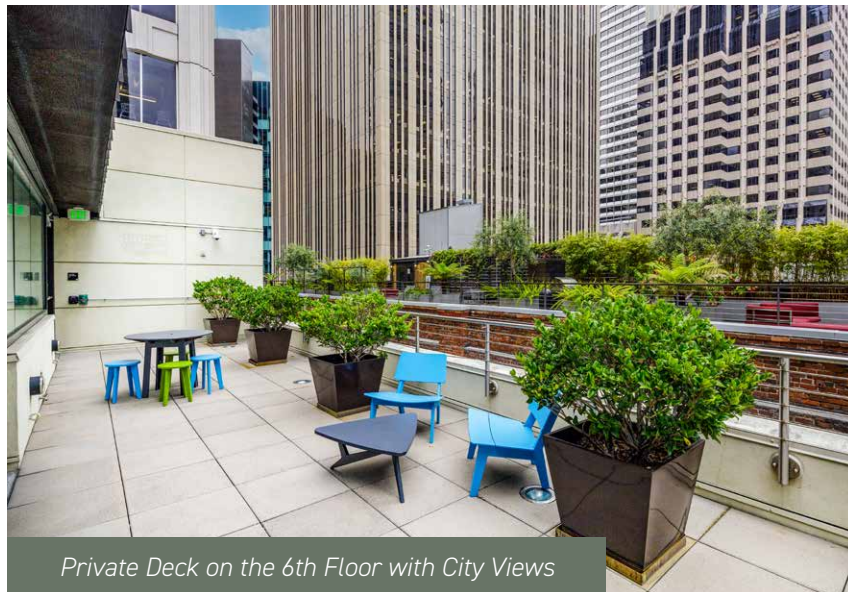


*Tenant & Visitor Lounge Located on the Mezzanine Level*

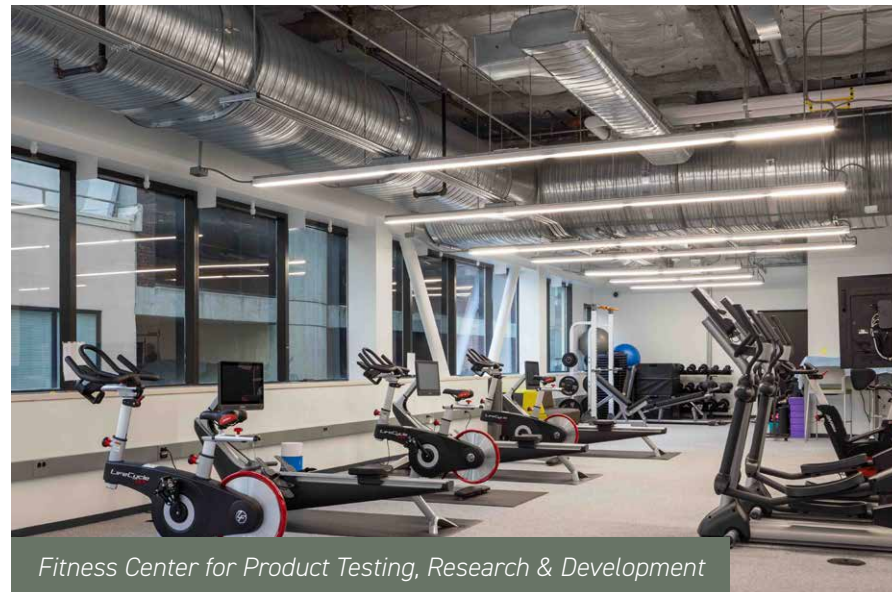


*Mission Critical Laboratory Space*

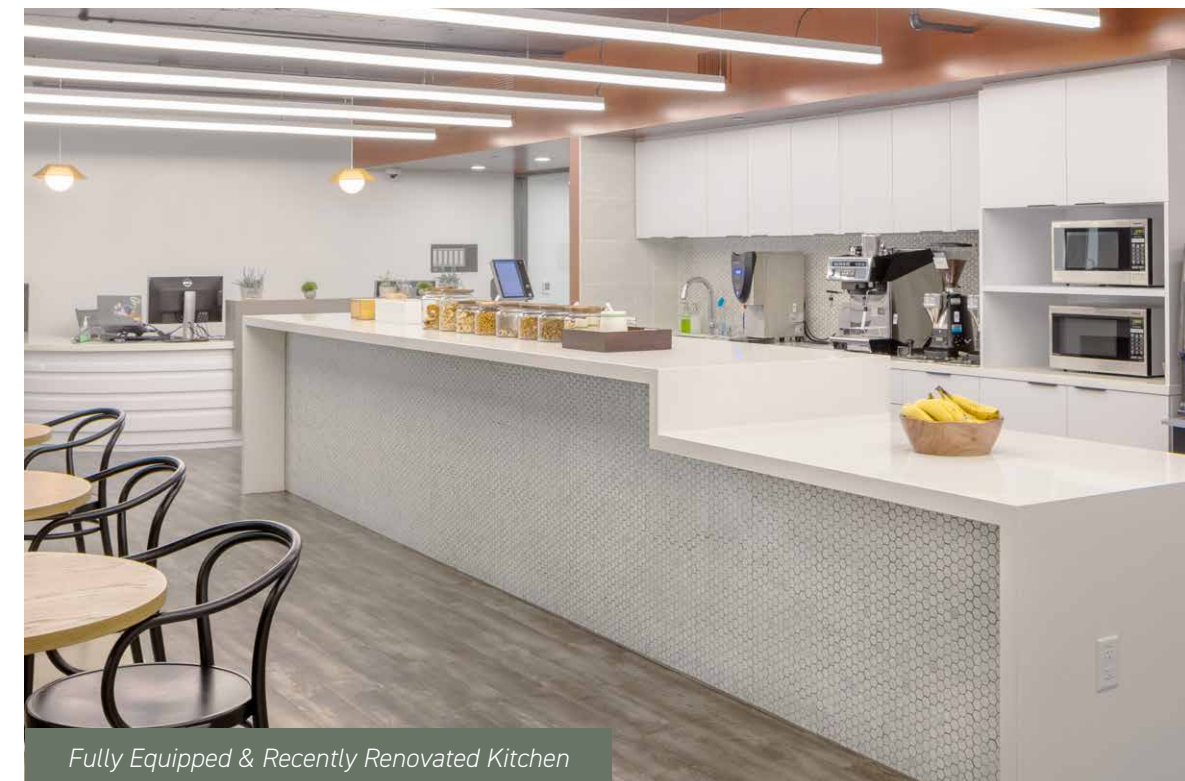




*Private Deck on the 6th Floor with City Views*



*Fitness Center for Product Testing, Research & Development*



*Fully Equipped & Recently Renovated Kitchen*



*Dedicated Testing Spaces for Research and Development*

## Extensive, Mission Critical In-Place Infrastructure

**40 Jessie** has received substantial investment from Google and is their only lab space in all of San Francisco

### FLOOR 6

- Fitness Center & Lab for Biometric Testing
- Small Hardware Lab
- Employee Break Area, Pantry, & Kitchen
- Outdoor Deck Amenity

### FLOOR 5

- Fully-Equipped Biology Lab with Biosafety Infrastructure
- Hardware Tech Lab
- Advanced X-Ray Room

### FLOOR 4

- Fully-Equipped Advanced Chemistry Lab with Hazmat and Waste Storage Facilities

### FLOOR 3

- Creative Office Space
- Employee Workstations

### FLOOR 2

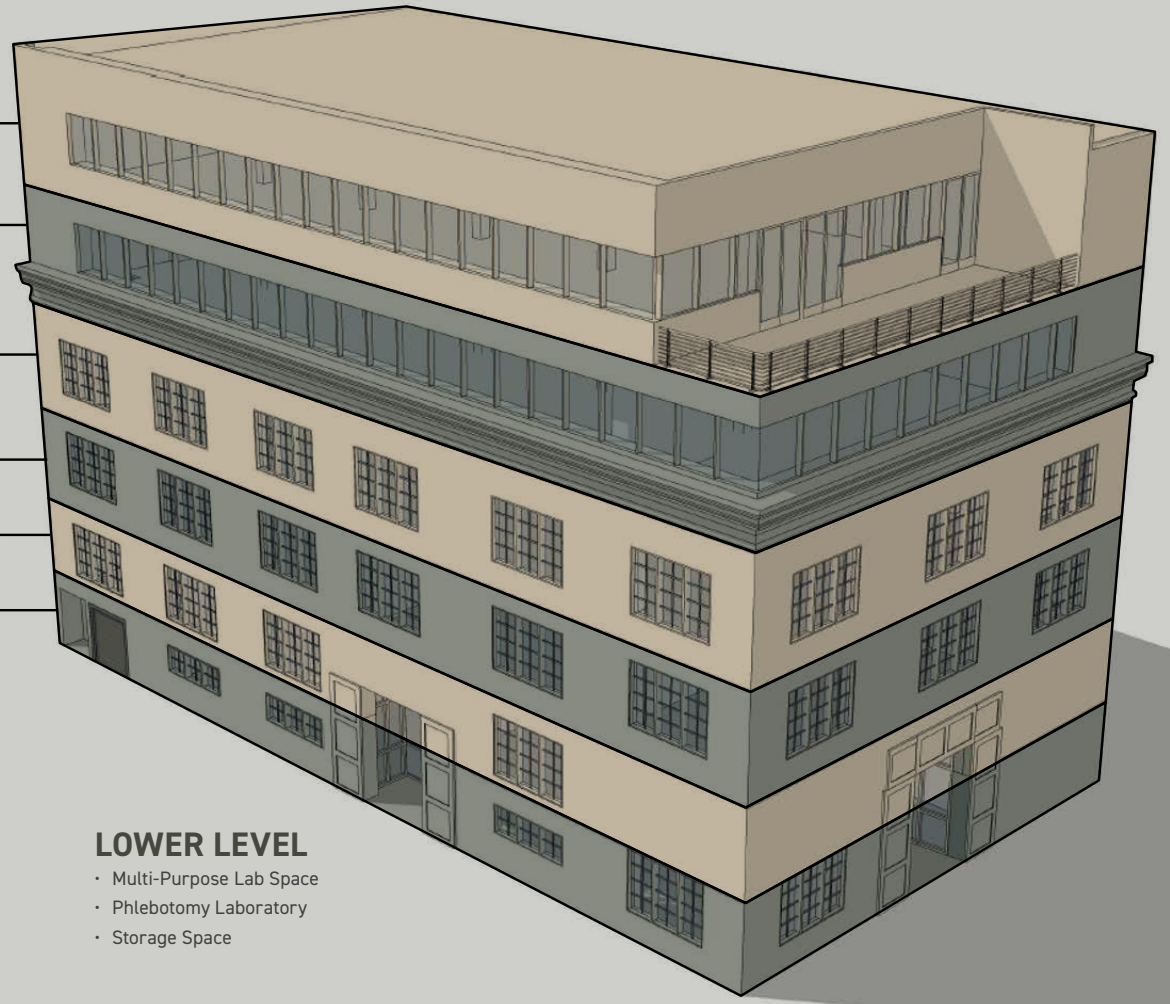
- Creative Office Space
- Collaborative Conference Rooms
- Storage Space

### FLOOR 1

- Double Height Entry Lobby
- Pantry & Kitchen /
- Locker Rooms & Showers

### LOWER LEVEL

- Multi-Purpose Lab Space
- Phlebotomy Laboratory
- Storage Space





# Irreplaceable Location

40 Jessie is the only building in downtown San Francisco with modern & operable lab equipment and infrastructure in place today.

databricks

MORRISON  
FOERSTER

chime

J.P.Morgan

usbank

BART  
ba

MARKET STREET

BART  
ba

W  
WAYMO

amazon

WELLS  
FARGO

autodesk

citibank

J.P.Morgan

40 JESSIE

LVMH

SEPHORA

Deloitte.

okta

salesforce

twilio

SALESFORCE PARK

STRAVA

Meta

amazon

Google

ANTHROPIC

BlackRock

zendesk

charles  
SCHWAB

DocuSign

GAP

Apple

PERKINS&COIE

pwc

orrick

Google



INVESTMENT ADVISORS

STEPHEN VAN DUSEN  
MANAGING DIRECTOR  
415 228 2888  
svandusen@eastdilsecured.com  
CA DRE #01294154

JEFFREY WEBER  
MANAGING DIRECTOR  
415 228 2828  
jweber@eastdilsecured.com  
CA DRE #00820820

MANDY SEE  
SENIOR VICE PRESIDENT  
415 228 2838  
msee@eastdilsecured.com  
CA DRE #01942461

MATT KNAUSS  
SENIOR VICE PRESIDENT  
415 228 2907  
mknauss@eastdilsecured.com  
CA DRE #02017807

DAVID HOSLER  
VICE PRESIDENT  
415 228 2882  
dhosler@eastdilsecured.com  
CA DRE #01993714

SAM WHEELER  
ASSOCIATE  
415 228 2886  
swheeler@eastdilsecured.com  
CA DRE #02250380

ONE FRONT STREET, 35TH FLOOR,  
SAN FRANCISCO, CA 94111  
TEL 415 228 2900



FINANCING ADVISORS

MATT HADEN  
MANAGING DIRECTOR  
415 228 2915  
mhaden@eastdilsecured.com  
CA DRE #01471045

JIM CASTIGNANI  
DIRECTOR  
415 228 2916  
jcastignani@eastdilsecured.com  
CA DRE #01983817

Disclaimer: No warranty or representation, expressed or implied, is made as to the accuracy of any of the information, projections, or conclusions (if any) contained herein, and the same is submitted subject to errors, omissions, withdrawal of opportunity or other conditions, without notice. Eastdil Secured assumes no responsibility, and shall have no liability or obligation, arising out of any party's use of the information contained herein or any decision made, or action taken, that might have been based thereon. All such decisions and actions are to be taken in a party's sole judgment and discretion.

Any investment in the opportunity discussed herein will be by separately negotiated agreement. This is not an offer of an investment opportunity in any jurisdiction where it is prohibited or where a pre-filing or other action is required. This offering is subject to prior placement and withdrawal, cancellation or modification without notice.

ES: FTJ25 © Eastdil Secured, L.L.C. January 2026