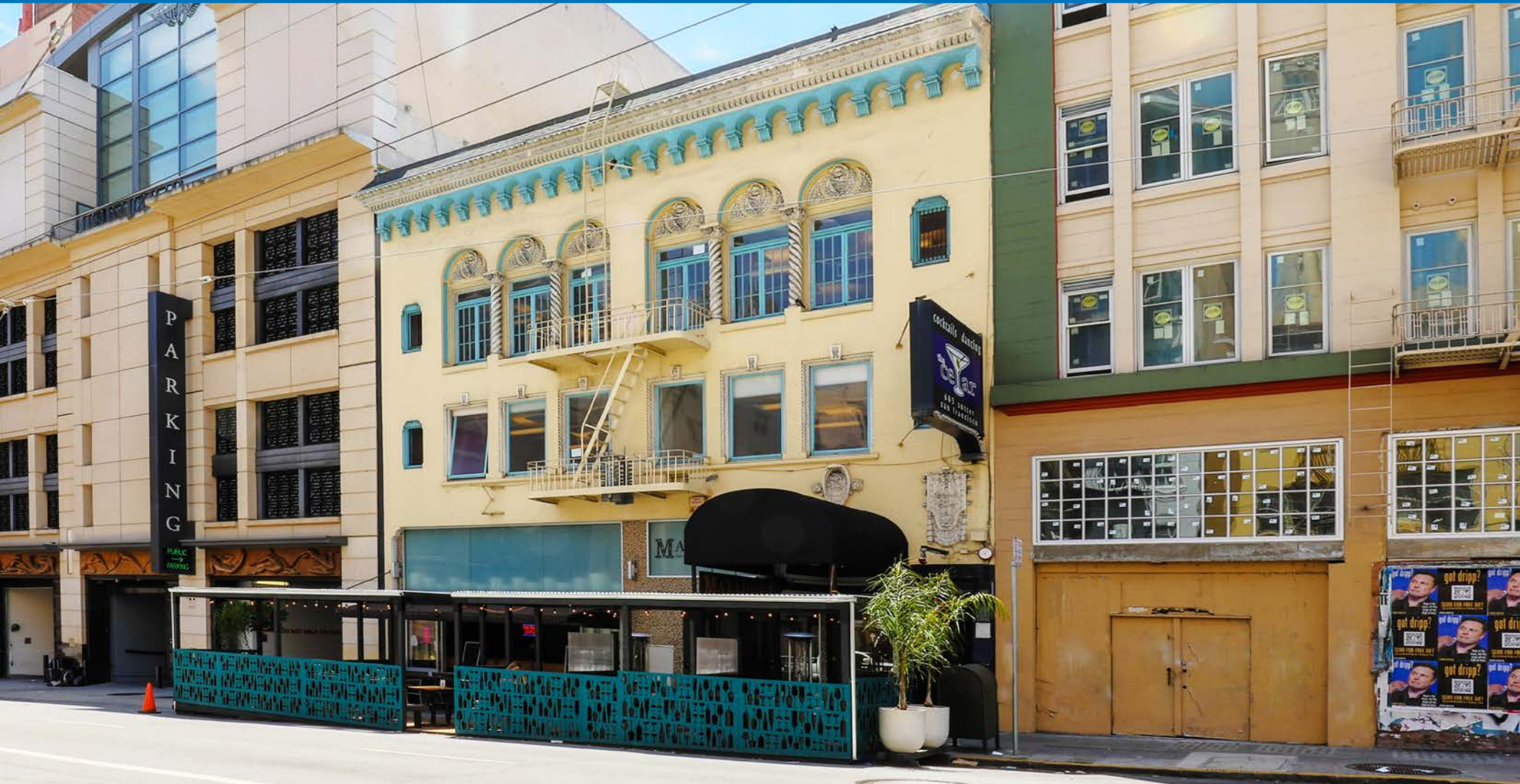


679 SUTTER STREET

FOR SALE OR LEASE | UNION SQUARE OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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679 SUTTER STREET

EXECUTIVE SUMMARY

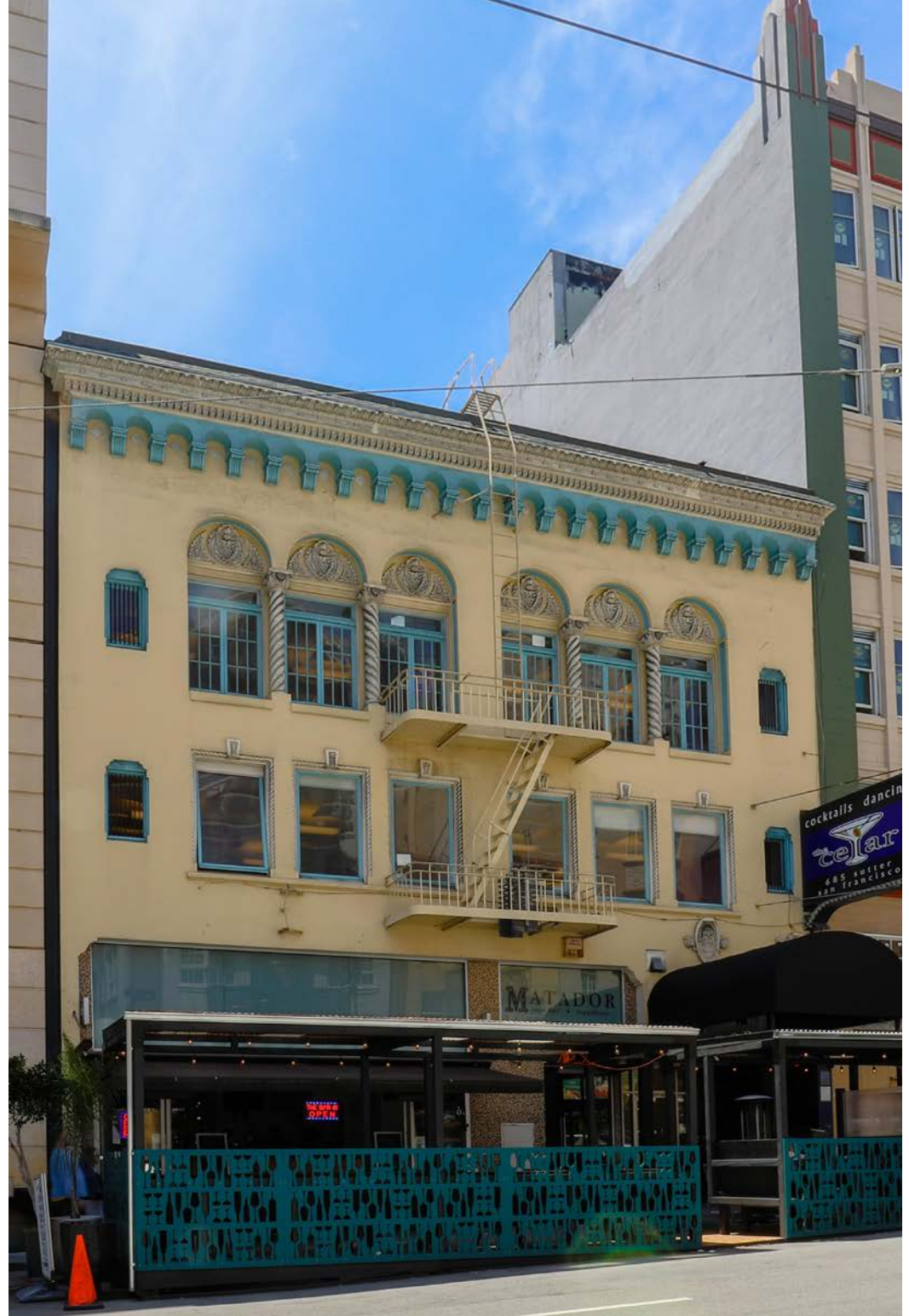
Touchstone Commercial Partners is pleased to offer tenants, users, and investors the opportunity to lease or purchase the fee simple interest in 679 Sutter Street, San Francisco, California 94102.

The approximately 15,139 square foot building sits on approximately 3,743 square feet. This prime Union Square building sits near the corner of Sutter Street and Taylor Street.

This standalone property has undergone renovations while keeping its classic San Francisco character. Configured to support a multitude of uses including: office, institutional, educational, and retail uses. The upper floors of the building will be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	679 Sutter Street, San Francisco, CA 94102
APN	0297/010
BUILDING SIZE	+/- 15,139 Square Feet
LEASABLE SQ FT	+/- 3,743 - 7,486 Square Feet
PARCEL SIZE	+/- 3,743 Square Feet
ZONING	C-3-G - Downtown General
SALE PRICE	Negotiable
RENTAL RATE	\$2.75 / Square Foot, Industrial Gross



679 SUTTER STREET

LEASING SUMMARY

ADDRESS

679 Sutter Street, San Francisco, CA 94102

AVAILABLE SPACE

Third Floor +/- 3,743 Square Feet

Second Floor +/- 3,743 Square Feet

TOTAL +/- 7,486 Square Feet

**Floors Can Be Leased Together or Separately*

RENTAL RATE

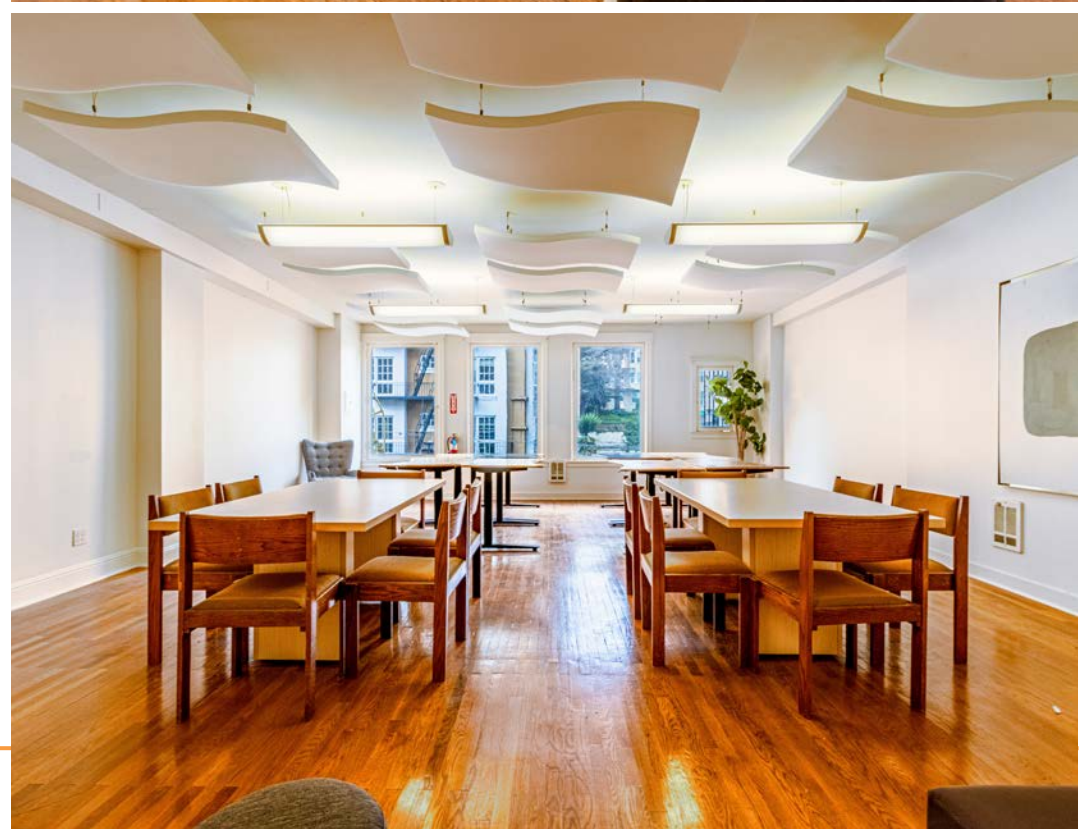
\$2.75 / Square Foot, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Character Filled Office Building on Sutter Street
- + Original Hardwood Floors Throughout
- + Full HVAC
- + Internal Staircases Connect All Floors
- + Large Operable Windows on Two Sides
- + Direct Elevator Access
- + Awning Signage Available
- + Walkable To Bart, Caltrain, and Union Square Amenities
- + Furnishings May Be Available



679 SUTTER STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Own A Premier Mixed-Use Building in Union Square



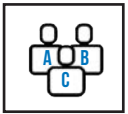
FANTASTIC OWNER / USER OPPORTUNITY

Creative Open Floor Plans w/ Functional Features and Historic Accents



VIBRANT AND CENTRAL LOCATION

Prime Union Square Location in Close Proximity to a Myriad of Amenities and Abundant Public Transportation Options



MULTIPLE TENANT USES

Configured to Support Multitude of Uses Including: Office, Institutional, Educational, and Retail Uses



DELIVERED VACANT AT THE CLOSE OF ESCROW

Upper Floors Delivered Vacant at the COE

YEAR BUILT / RENOVATED	1922 / 1986
HEIGHT LIMIT	80 - 130 - F
HVAC	Full Heating Ventilaton & Air Conditioning
CONSTRUCTION TYPE	Wood Frame



679 SUTTER STREET

TENANT SUMMARY

MATADOR RESTAURANT // FIRST FLOOR

RENTABLE SQUARE FEET
+/- 3,743 Square Feet

CURRENT ANNUAL RENT
\$4,700 / Month, NNN

LEASE EXPIRATION DATE
March 31, 2028 (10 Year Option)

USE
Restaurant

685 SUTTER ST, LLC // REAR FIRST FLOOR

RENTABLE SQUARE FEET
+/- 3,743 Square Feet

CURRENT ANNUAL RENT
\$3,000 / Month, NNN

LEASE EXPIRATION DATE
March 31, 2028 (10 Year Option)

USE
Office

LELAND VENTURES, LLC // LOWER LEVEL

RENTABLE SQUARE FEET
+/- 3,743 Square Feet

CURRENT ANNUAL RENT
Year 1-2: \$8,200, NNN
Year 3-5: \$8,900, NNN
(5 Year Option: \$9,900 NNN)

LEASE EXPIRATION DATE
July 31, 2026 (1-5 Year Option)

USE
Office

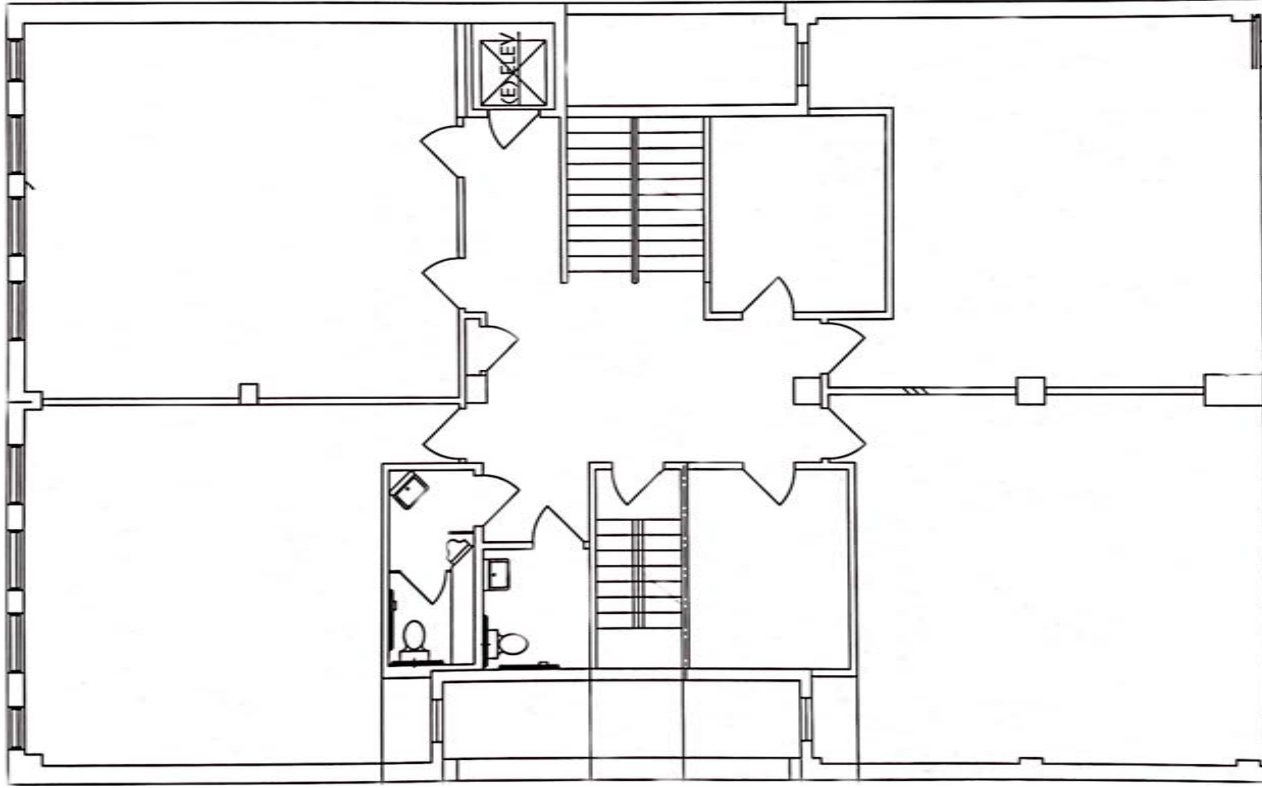


679 SUTTER STREET



679 SUTTER STREET

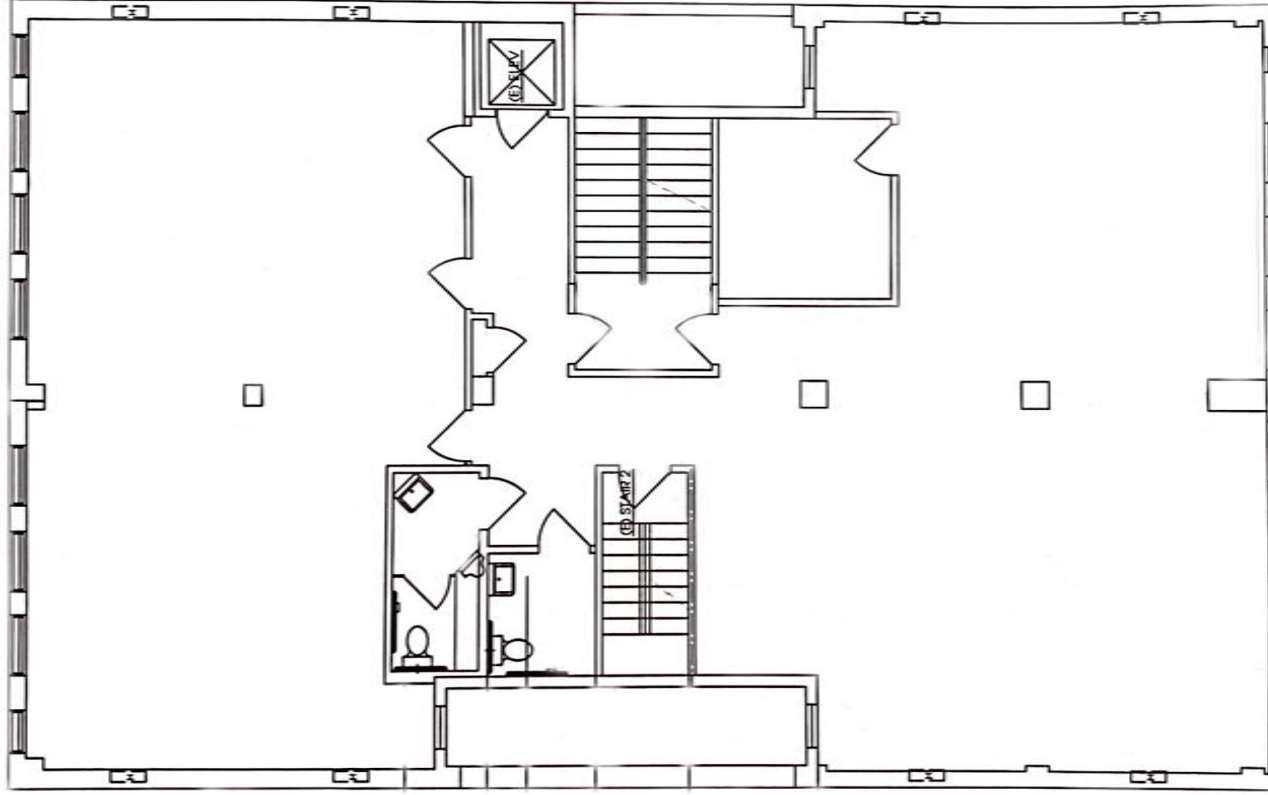
Floor Plans Third Floor



Sutter Street

679 SUTTER STREET

Floor Plans Second Floor

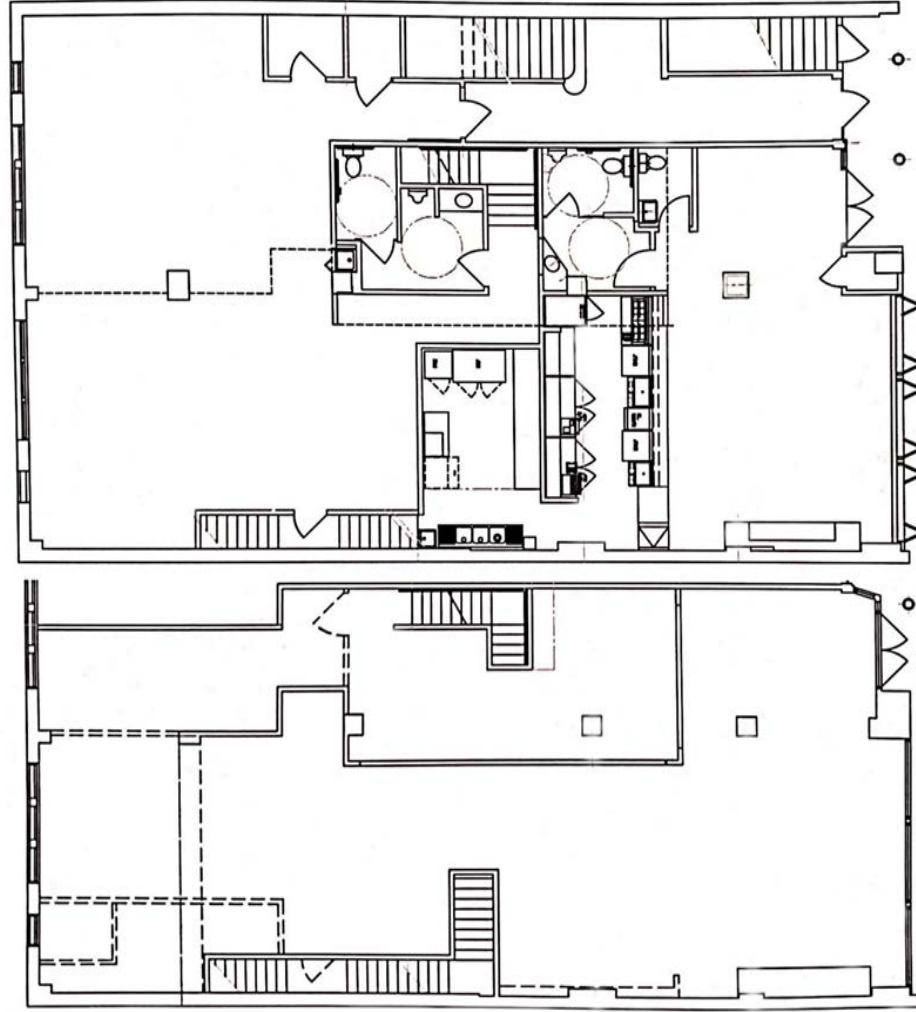


Sutter Street

679 SUTTER STREET

Floor Plans

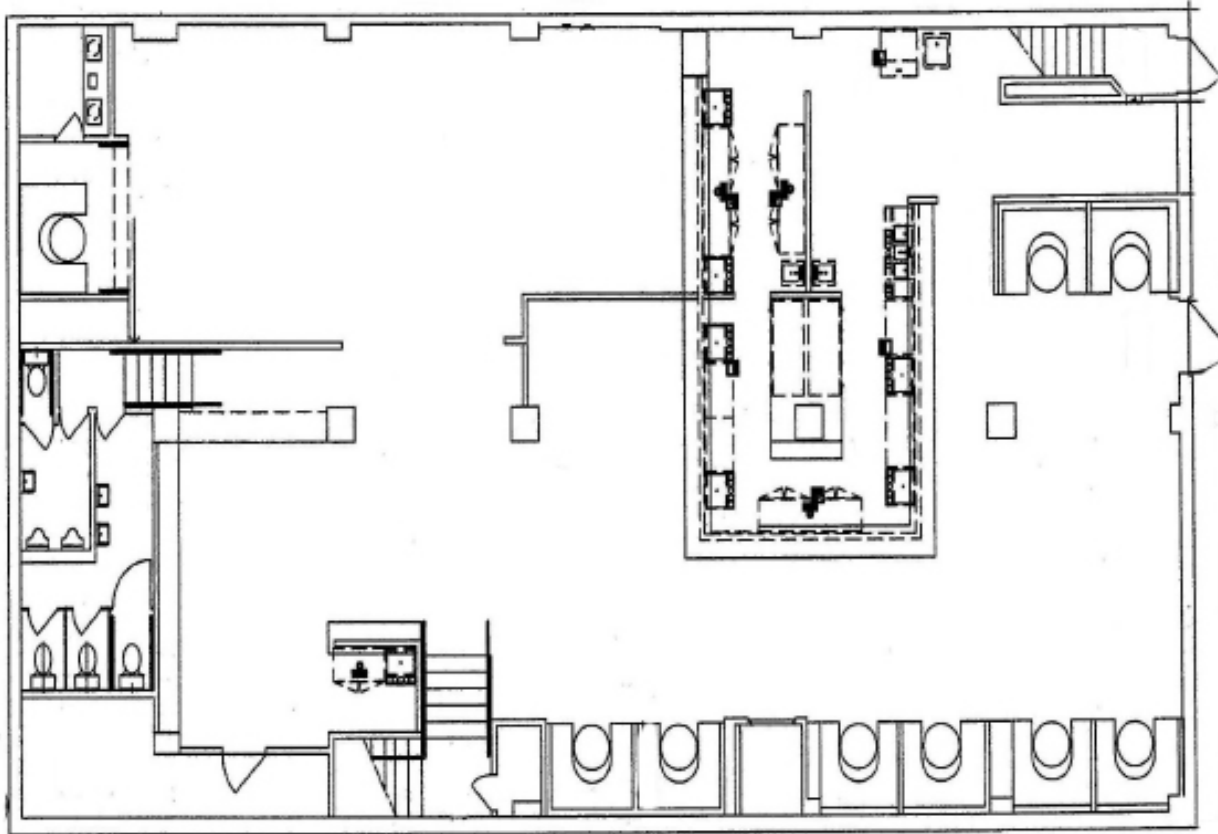
Ground Floor & Mezzanine



Sutter Street

679 SUTTER STREET

Floor Plans Lower Level



Sutter Street

679 SUTTER STREET

LOCATION OVERVIEW

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



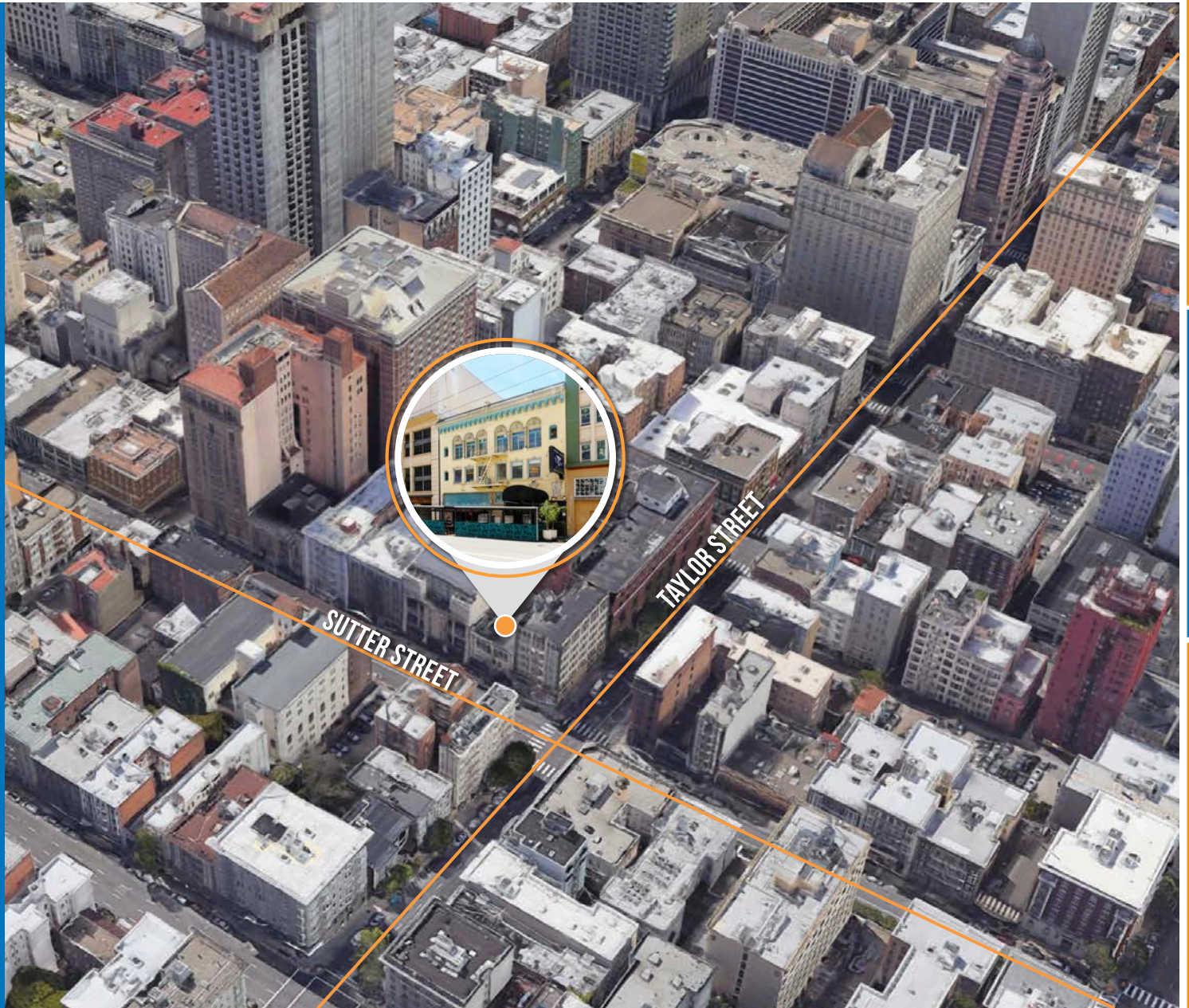
06 MIN to Union Square
09 MIN to Powell St Bart
10 MIN to Market St



06 MIN to Financial District
09 MIN to SOMA
14 MIN to Mission District



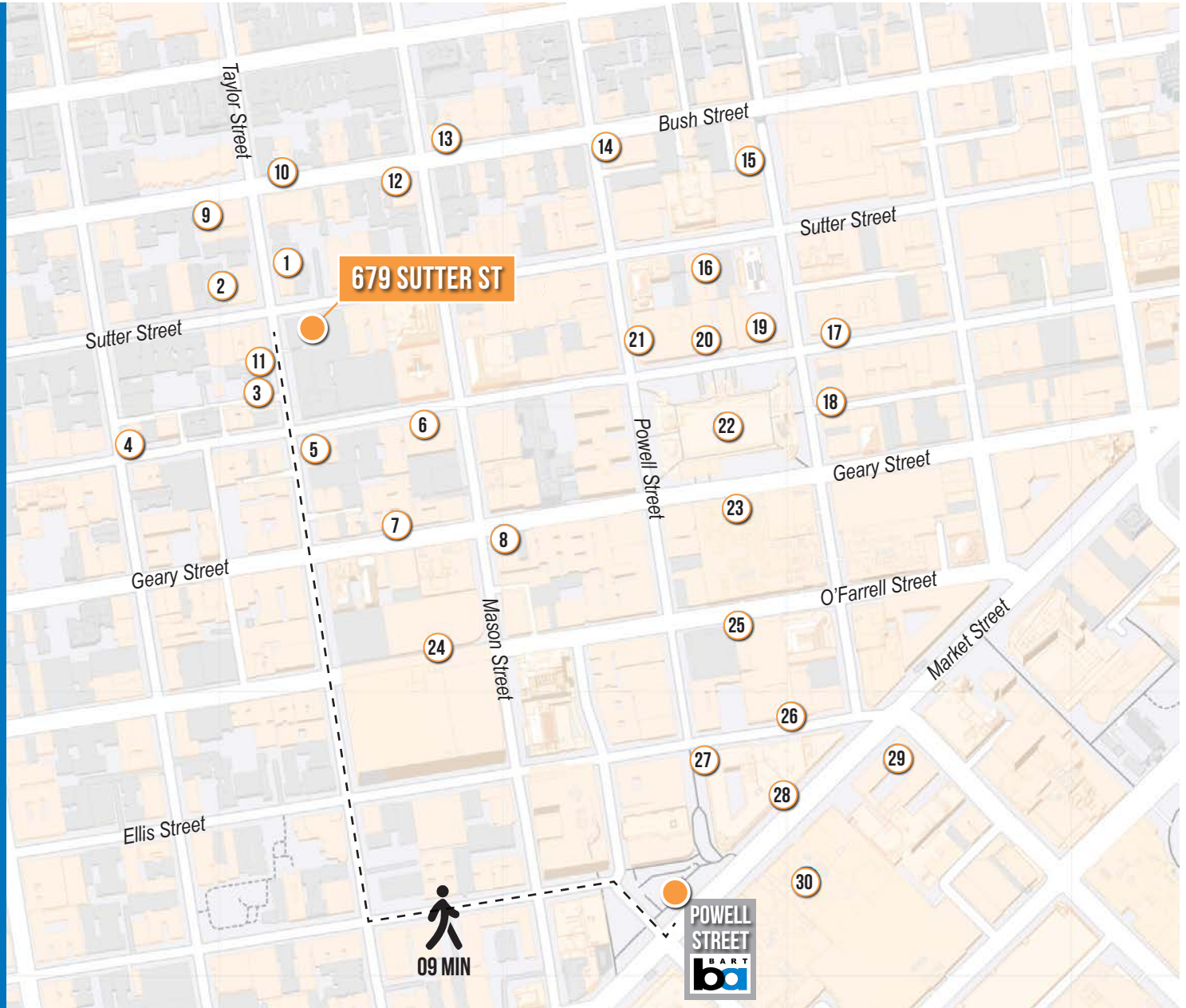
05 MIN to 80 On-Ramp
07 MIN to 280 On-Ramp
08 MIN to 101 On-Ramp



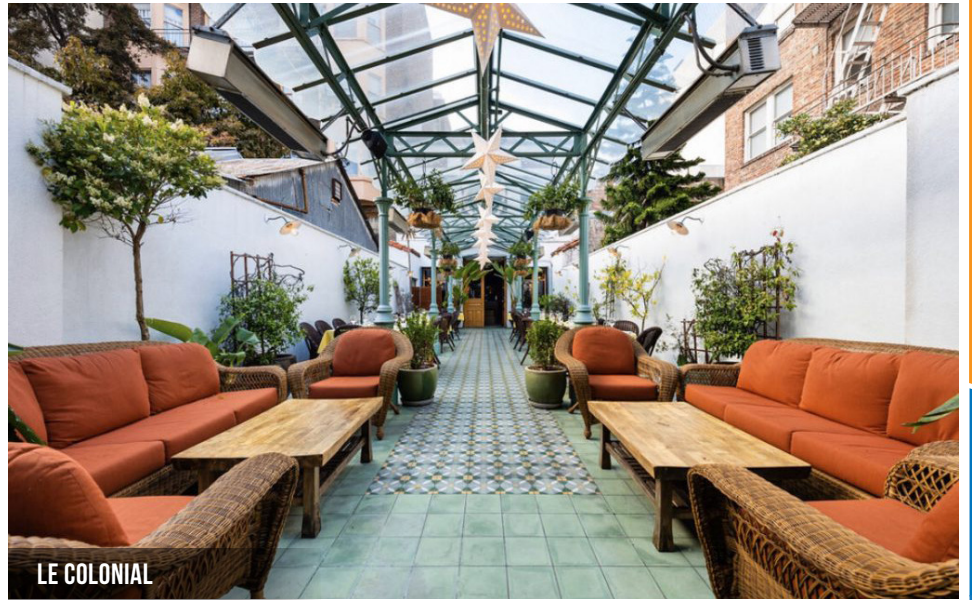
679 SUTTER STREET

NEARBY AMENITIES

- 1..... Piraat Pizzeria & Rotisserie
- 2..... Sanraku
- 3..... Ryoko's Japanese Restaurant
- 4..... Lapisara Eatery
- 5..... Honey Honey Cafe & Crepery
- 6..... Zingari Ristorante & Jazz Bar
- 7..... Starbucks
- 8..... Mastro's Steakhouse
- 9..... Peacekeeper
- 10..... Fresh Brew Coffee
- 11..... Le Colonial
- 12..... Tacorea
- 13..... Aliment
- 14..... Roxanne's Cafe
- 15..... Boba Guys
- 16..... McDonald's
- 17..... Nike San Francisco
- 18..... Gucci
- 19..... Apple Union Square
- 20..... Tiffany & Co.
- 21..... Saks Fifth Avenue
- 22..... Union Square - SF
- 23..... Macy's
- 24..... The Halal Guys
- 25..... ONE65 SF
- 26..... Tad's Steakhouse
- 27..... Urban Outfitters
- 28..... The Dr. Martens Store
- 29..... Old Navy
- 30..... Westfield SF Centre



679 SUTTER STREET



OFFERING SUMMARY // SALE

679 Sutter Street is being offered for sale for as negotiable. 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

Negotiable

OFFERING SUMMARY // LEASE

679 Sutter 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

\$2.75 / Square Foot, Industrial Gross

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 679 Sutter Street, San Francisco, CA 94102 (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 and 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 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 Zach Haupert at (415) 539-1121 or Michael Sanberg at (415) 539-1103.