



Outside the box.

900 FOR SALE & FOR LEASE SANSOME





Outside the box.

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PRICING

Building Square Footage	+/- 28,863
Sale Price	\$18,500,000
Sale Price Per Square Foot	\$640 PSF
As-is Lease Rate	\$36/PSF NNN
Renovated Lease Rate	\$83/PSF IG
Current Gross Income	\$312,000/Yr Gross Current tenant's lease can be terminated
Co-Op Fees	2% for Sale / \$3 PSF for Lease

OFFERING HIGHLIGHTS

900 Sansome is a historic 28,863-square-foot building in San Francisco's Northeast Waterfront Historic District, originally constructed in 1927 as a public parking garage. The proposed renovation will convert the two-story structure into modern office space, featuring a new elevator, upgraded building entrance, and improved interior layout, while preserving its historic character. The project includes replacing vehicle ramps with concrete flooring, updating first-level windows to match the second story, and redesigning the façade with a new entryway and awning. Offered for sale at \$18,500,000 as-is—with an option for a seller-built tenant improvement—900 Sansome is also available for lease at \$83/PSF IG for office use or \$36 NNN for an improved auto-related tenant.

PROPERTY FEATURES

900 FOR SALE & FOR LEASE
SANSOME



ADDRESS

900 Sansome Street,
San Francisco CA
94111



NET RENTABLE AREA

+/-28,863 SQFT



STORIES

2 Above Grade,
One Vault Level



DESIGN

Category I
Architecturally
Significant Building



TYPICAL FLOOR PLATE

+/- 11,334



YEAR BUILT/RENOVATED

1927 / 1960 / 2025



APN

0142003



ASSET TYPE

Flex-Garage
New Office Conversion



LAND AREA

11,334 SF



% LEASED

100% at \$312,000/Year
Gross. Tenant can be
terminated with Notice.



**DUE
DILIGENCE
FOLDER
EMAIL BROKER**

PROJECT OVERVIEW

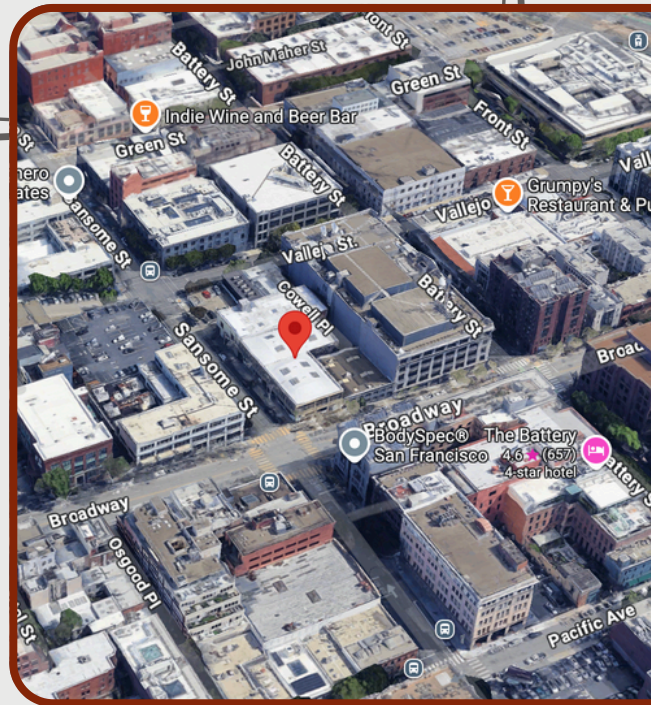
CAN BREAK GROUND IN:

30
DAYS



COMPLETED PERMITS

- Elevator
- Parking
- MEP
- Lighting
- HVAC
- Lobby



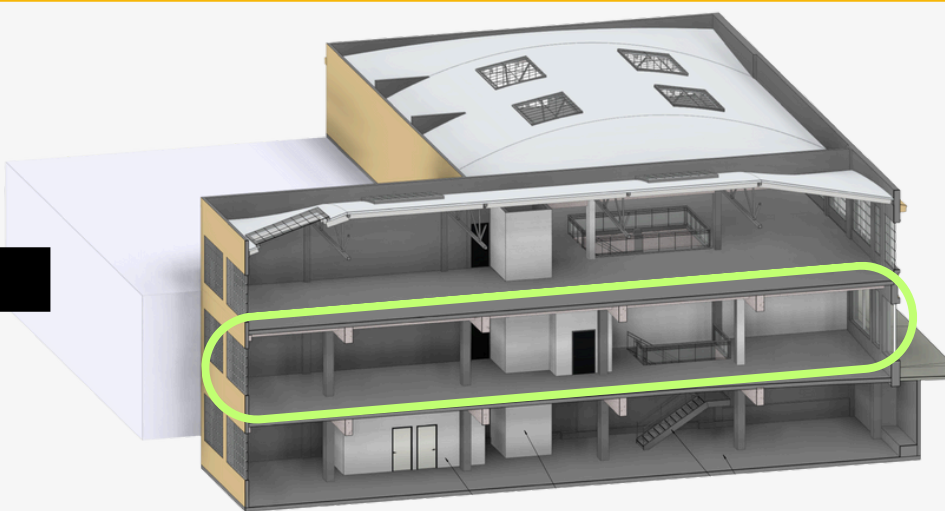
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The Story

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SANSOME

New Floor Plan



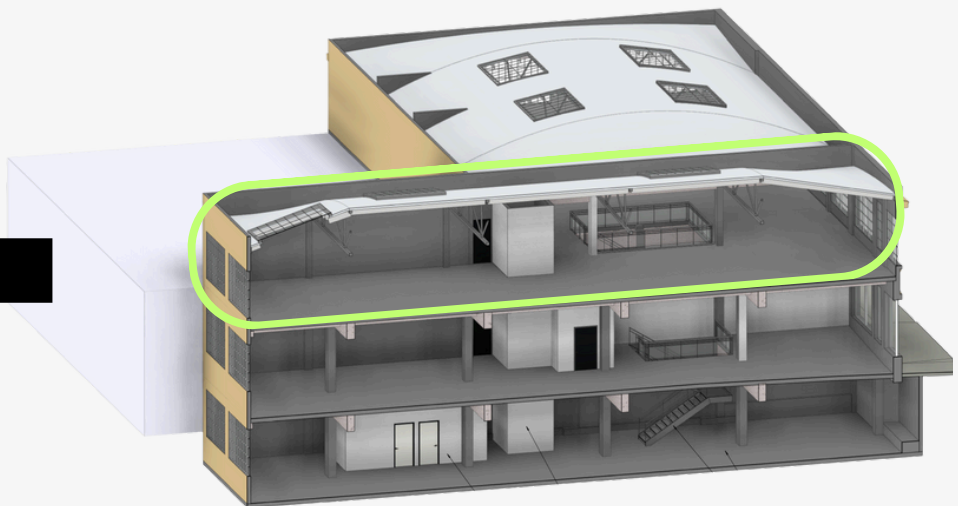
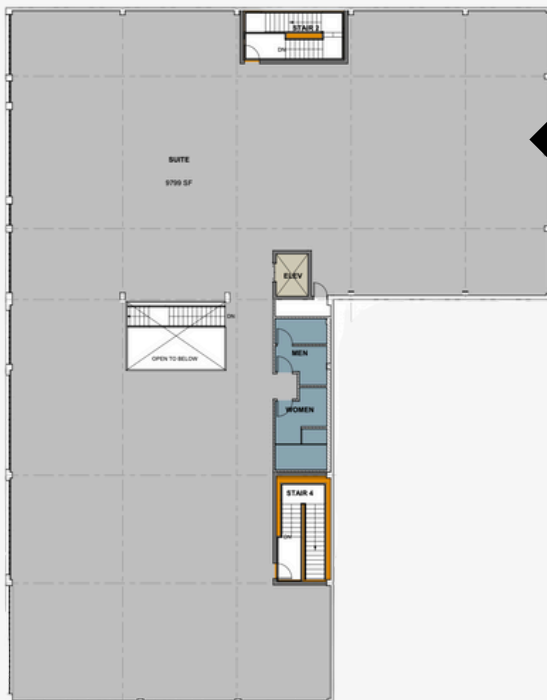
Ground Floor

Current Size	+/- 11,300 SF
New Office Floor	+/- 9,799 SF
Current Asking Rent	\$36/PSF NNN
New Office Rent	\$83/PSF IG



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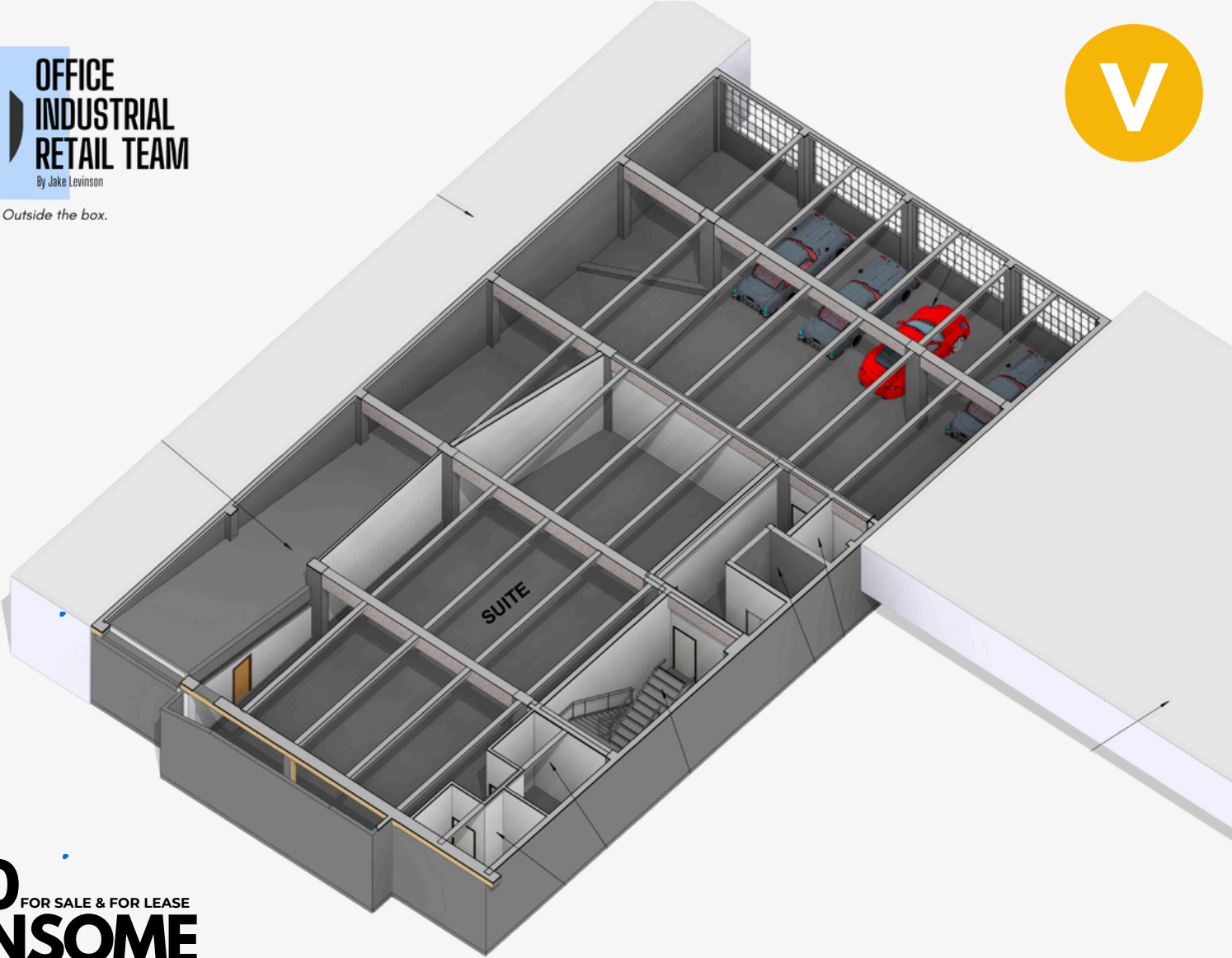
New Floor Plan



Second Floor

Current Size	+/- 11,300 SF
New Office Floor	+/- 9,799 SF
Current Asking Rent	\$36/PSF NNN
New Office Rent	\$83/PSF IG

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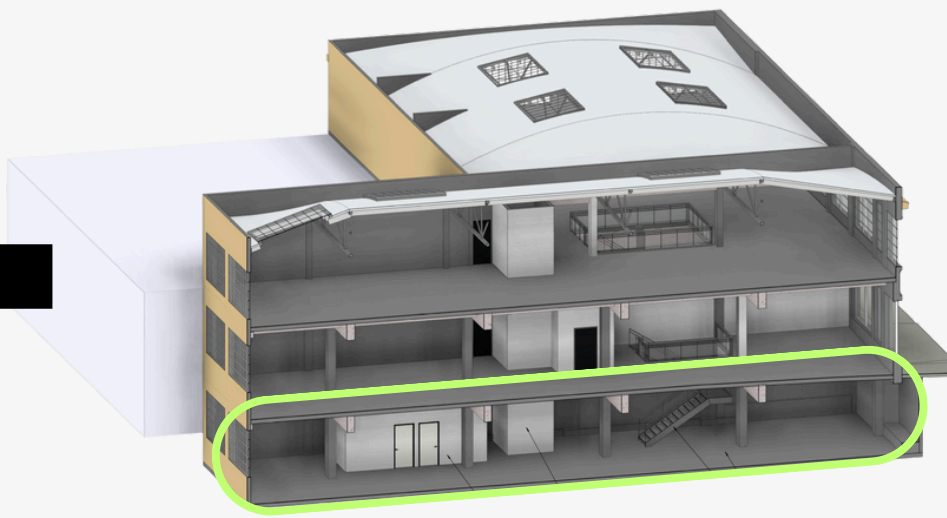
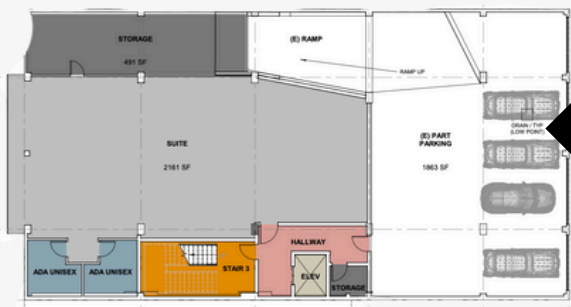


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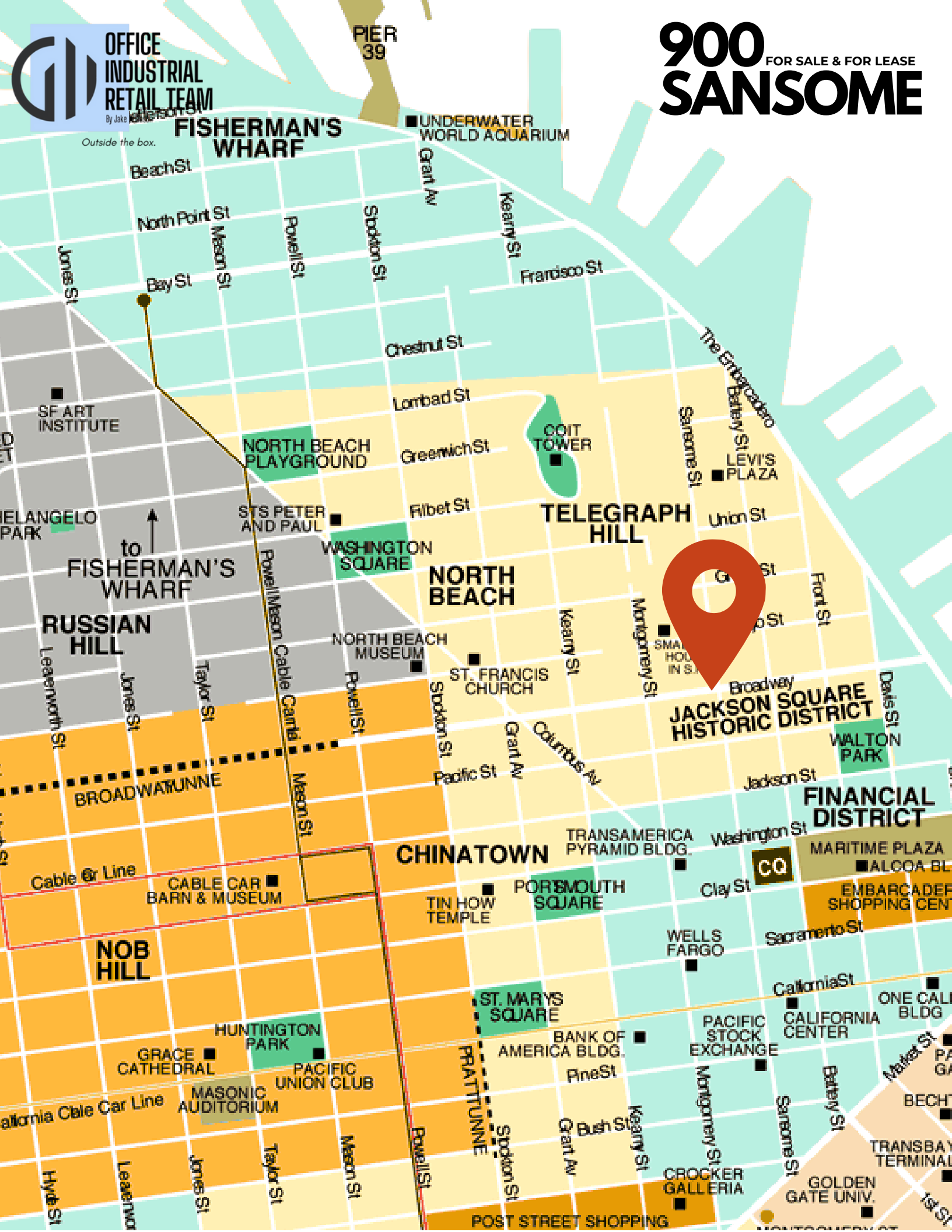
New Floor Plan



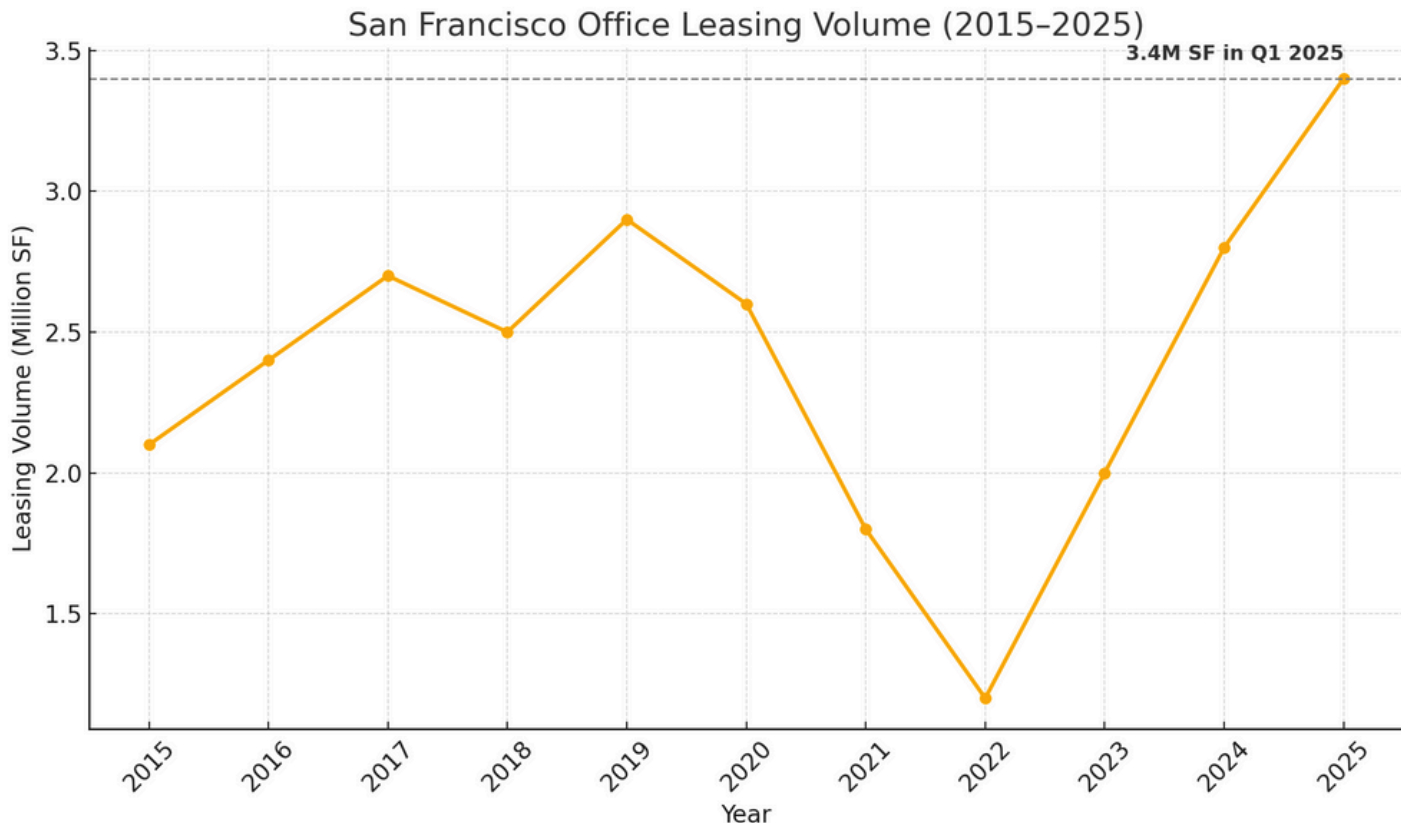
N/A

Vault/Parking Level

Current Size	+/- 5,100 SF
New Parking/Amenity Floor	+/- 5,100 SF
Current Asking Rent	\$36/PSF NNN
New Office Rent	\$83/PSF IG



SAN FRANCISCO RECLAIMS OFFICE MOJO

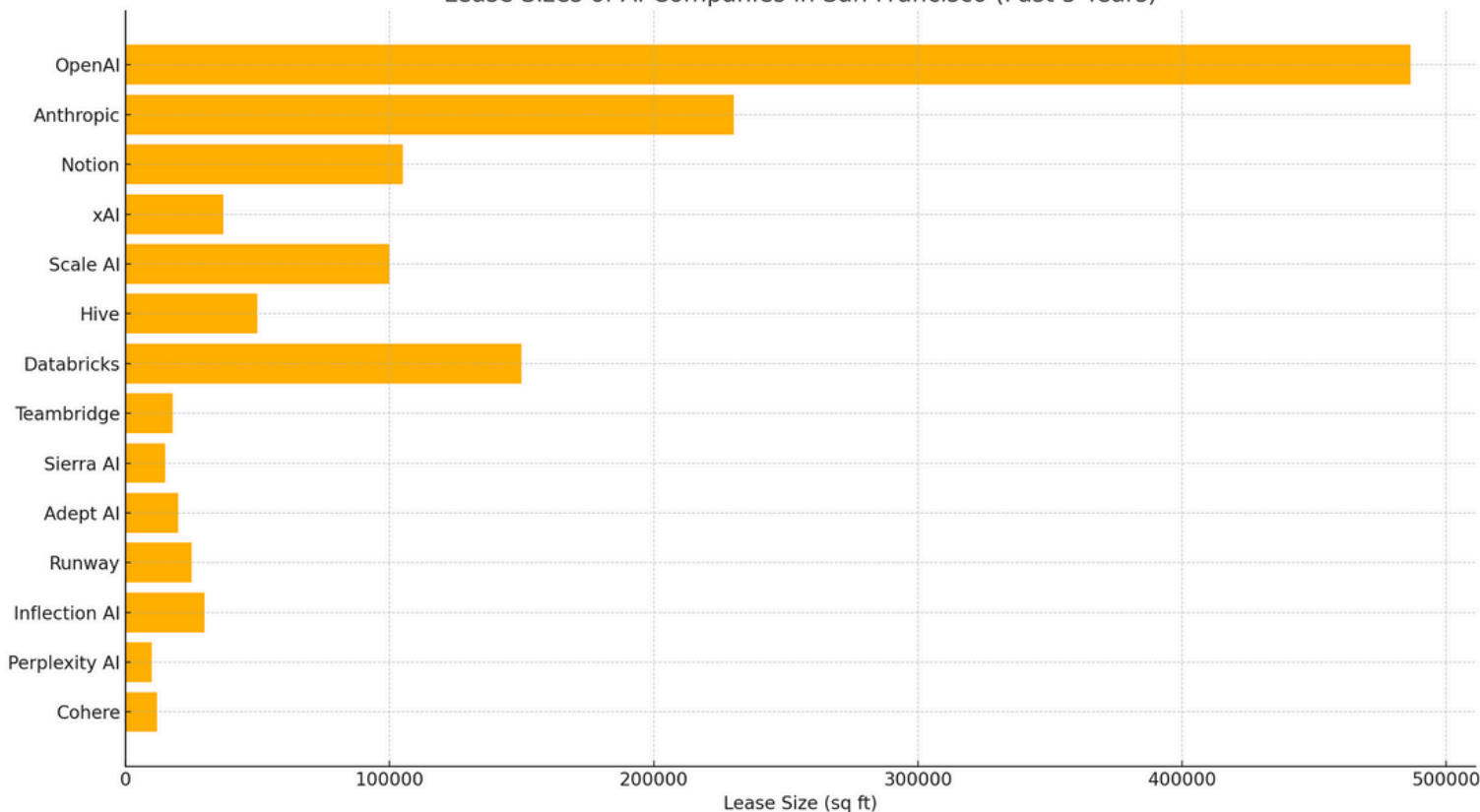


RECORD LEASING ACTIVITY: IN Q1 2025, SAN FRANCISCO'S OFFICE LEASING VOLUME REACHED 3.4 MILLION SQUARE FEET, MARKING THE HIGHEST QUARTERLY VOLUME IN A DECADE

- POSITIVE NET ABSORPTION: Q4 2024 SAW +211K SF — FIRST GAIN SINCE 2019.
- VACANCY DIP: VACANCY DROPPED TO 30.2% IN Q4 2024.
- ANNUAL LEASING HIGH: 2024 HIT 8.1M SF — STRONGEST SINCE 2019.
- BIG DEALS UP: ELEVEN 100K+ SF LEASES IN 2024, UP FROM FOUR IN 2023.
- SUBLEASE SPACE DOWN: SUBLEASE AVAILABILITY FELL 13.6% YEAR-OVER-YEAR.
- TECH LEADS LEASING: TECH LEASED 8M+ SF IN 2024 — HALF THE MARKET.
- PRIME RENT STRENGTH: SOMA/FIDI ASKING RENTS TOPPED \$72/SF.
- STEADY INVESTMENT: 2024 OFFICE SALES HIT \$626M — NEAR 5-YEAR AVERAGE.
- RETAIL MOMENTUM: ZARA OPENING 4-STORY FLAGSHIP IN UNION SQUARE.

ARTIFICIAL INTELLIGENCE UNARTIFICIAL OCCUPANCY

Lease Sizes of AI Companies in San Francisco (Past 5 Years)

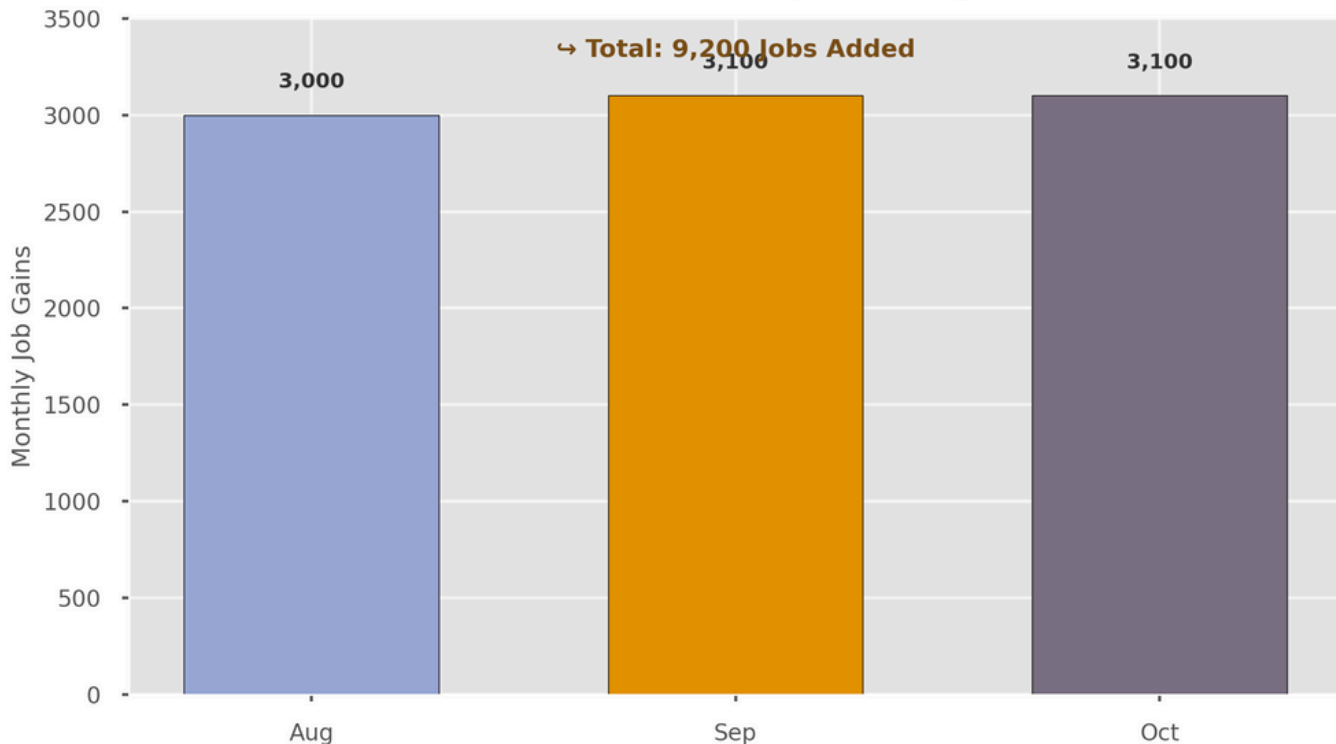


SAN FRANCISCO HAS RAPIDLY REASSERTED ITSELF AS THE GLOBAL EPICENTER OF AI INNOVATION, WHERE THE CONVERGENCE OF TALENT, CAPITAL, AND AMBITION IS NOT ONLY DRIVING RECORD-SETTING OFFICE DEMAND, BUT ALSO REDEFINING THE FUTURE OF TECHNOLOGY ITSELF.

- ANTHROPIC SIGNED A 230,000-SQUARE-FOOT SUBLEASE AT 500 HOWARD STREET (THE FORMER SLACK HQ) IN 2023, REINFORCING ITS MAJOR EXPANSION INTO DOWNTOWN SAN FRANCISCO.
- NOTION LEASED 105,000 SQUARE FEET AT 685 MARKET STREET (THE MONADNOCK BUILDING) IN 2024, MARKING A MAJOR INVESTMENT IN THE FINANCIAL DISTRICT.
- SCALE AI SUBLEASED 180,000 SQUARE FEET AT 650 TOWNSEND STREET (THE FORMER AIRBNB HQ) IN 2024, COMPLETING ONE OF SAN FRANCISCO'S LARGEST OFFICE DEALS OF THE YEAR.
- COHERE LEASED APPROXIMATELY 12,000 SQUARE FEET IN THE SOMA DISTRICT IN 2023, STRENGTHENING SOMA'S ROLE AS A MAGNET FOR EMERGING AI COMPANIES.
- TEAMBRIDGE SIGNED A DIRECT LEASE FOR 18,000 SQUARE FEET AT 612 HOWARD STREET IN 2025, DEMONSTRATING GROWING CONFIDENCE IN SAN FRANCISCO'S REVITALIZED OFFICE MARKET.
- THE MOMENTUM OF AI COMPANIES LEASING LARGE SPACES HIGHLIGHTS SAN FRANCISCO'S RESURGENCE AS A GLOBAL CENTER FOR AI INNOVATION AND A MAJOR CATALYST FOR ITS COMMERCIAL REAL ESTATE RECOVERY.

BUSINESS RETURNS AS DO WORKERS

San Francisco Adds 9,200 Jobs (Aug-Oct 2024)



JOB GROWTH RETURNS: SF ADDED 9,200 JOBS FROM AUGUST TO OCTOBER 2024, SHOWING STEADY RECOVERY.

- UNEMPLOYMENT STAYS LOW: JOBLESS RATE HELD AT JUST 3.7% IN OCTOBER — AMONG THE BEST IN CALIFORNIA.
- VISITOR SPENDING CLIMBS: TOURISM DOLLARS PROJECTED TO HIT \$9.41B IN 2025, CONTINUING POST-COVID REBOUND.
- HOTEL DEMAND RISES: OCCUPANCY FORECASTED TO GROW TO 64.4% IN 2025 — UP 2.3% YEAR-OVER-YEAR.
- CONVENTION BUSINESS BOOMING: MOSCONE CENTER BOOKINGS WILL DRIVE NEARLY 667K HOTEL ROOM NIGHTS IN 2025.
- INTERNATIONAL TRAVEL NEARLY BACK: GLOBAL VISITOR SPENDING IN CALIFORNIA HIT 99% OF 2019 LEVELS IN 2024.
- ECONOMIC GROWTH OUTPACES NATION: SF'S GDP GROWTH IS EXPECTED TO EXCEED THE NATIONAL AVERAGE IN 2024.
- TRANSIT BOUNCING BACK: BART'S SATURDAY RIDERSHIP HIT 63% OF PRE-PANDEMIC LEVELS — HIGHEST SINCE 2020.
- MAJOR LEASING ACTIVITY: SF LANDED 11 OF THE TOP 100 U.S. OFFICE LEASES IN 2024, RANKING THIRD NATIONWIDE.
- TECH INVESTMENT STRONGHOLD: BAY AREA STARTUPS CAPTURED ABOUT HALF OF ALL U.S. VENTURE CAPITAL IN 2024.



**OFFICE
INDUSTRIAL
RETAIL TEAM**

By Jake Levinson

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