



Jones Lang LaSalle Americas, Inc.,
CA Real Estate License #01223413

600 TOWNSEND

SAN FRANCISCO · CALIFORNIA



EXCEPTIONAL CREATIVE OFFICE INVESTMENT OPPORTUNITY IN SAN FRANCISCO'S DESIGN DISTRICT



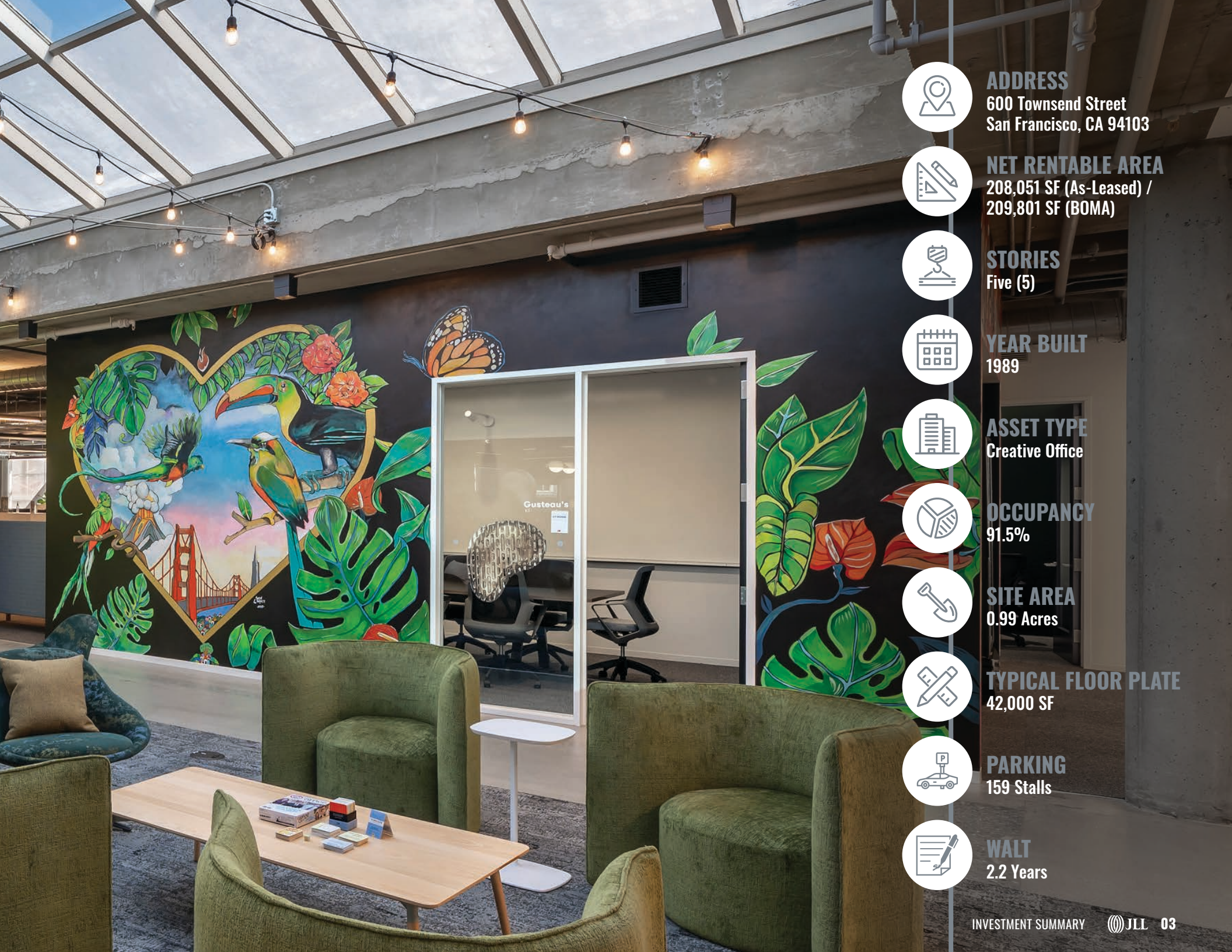
THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the rare opportunity to acquire the fee simple interest in 600 Townsend Street (“600 Townsend” or the “Property”), a 5-story Class A creative office asset located in the Design District that has never been brought to market.

The 209,801 SF (2017A BOMA) asset has undergone substantial renovations throughout the majority of the Property, including high-end creative improvements, significant solar project overhaul, modernized lobby, and outdoor patio/ lounge. Currently 92% leased to SS&C Advent (NYSE:SSNC) and PagerDuty (NYSE:PD), the opportunity offers strong cash flow in the intermediate term, with limited near-term capital required.

600 Townsend offers an extremely rare acquisition opportunity with in-place cash flow and limited base building capital improvements needed in San Francisco’s transformative Design District submarket.





ADDRESS
600 Townsend Street
San Francisco, CA 94103



NET RENTABLE AREA
208,051 SF (As-Leased) /
209,801 SF (BOMA)



STORIES
Five (5)



YEAR BUILT
1989



ASSET TYPE
Creative Office



OCCUPANCY
91.5%



SITE AREA
0.99 Acres



TYPICAL FLOOR PLATE
42,000 SF



PARKING
159 Stalls



WALT
2.2 Years

INVESTMENT HIGHLIGHTS



Extremely rare acquisition opportunity - first time coming to market since original development



Positioned in the heart of the Design District which includes a diverse mix of creative office, design/showroom, lab, R&D, residential, and retail uses



Stable intermediate term in-place cash flow



Leasing and business plan flexibility with very limited capital needed



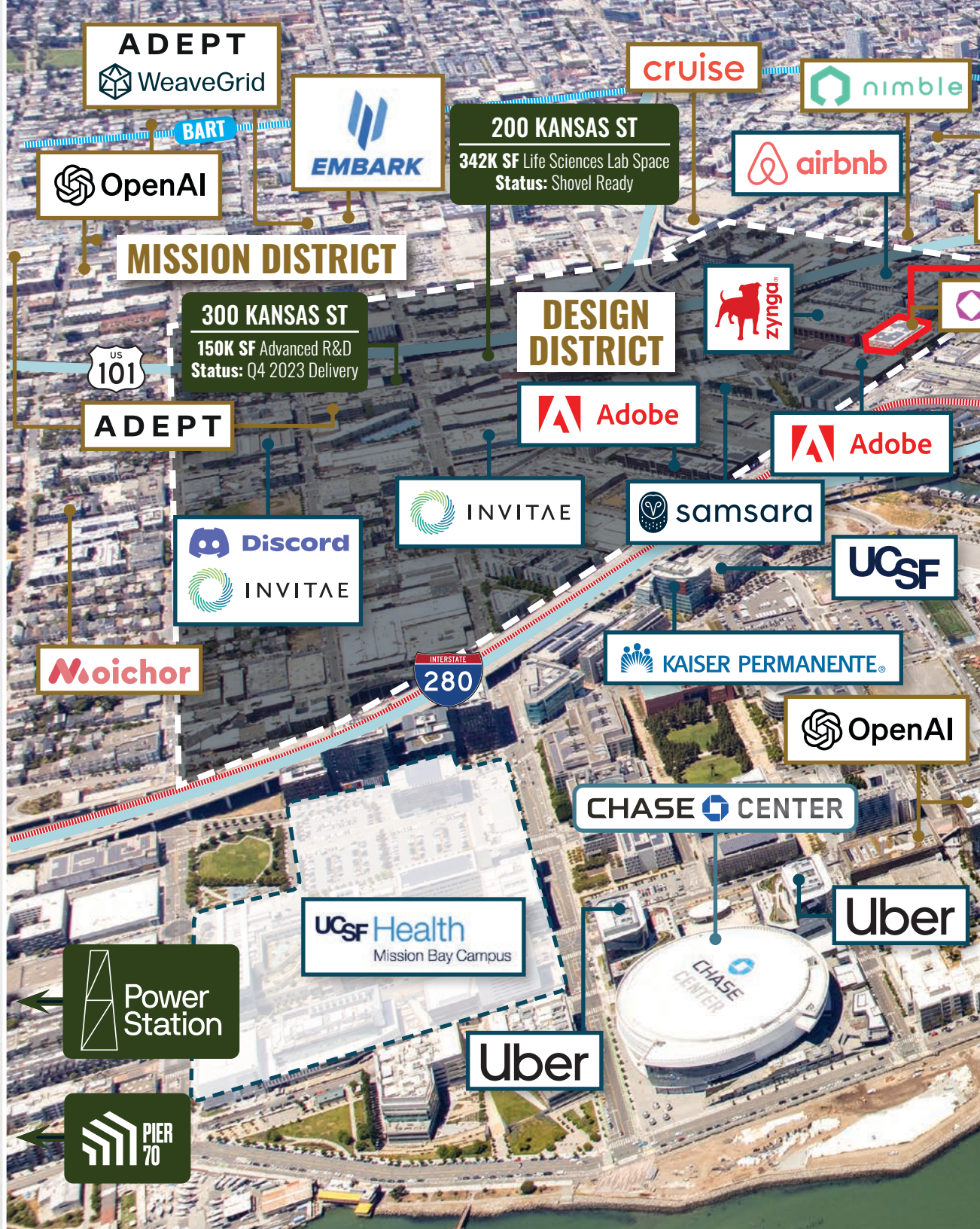
Over 3,200 new residential units delivered within the surrounding area over the past 10 years



Immediate access to San Francisco transit network & staple San Francisco attractions (Chase Center & Oracle Park)



Exceptional building features including a dramatic lobby, outdoor common area, and secure on-site parking





CENTRAL BUSINESS DISTRICT

SOUTH OF MARKET

600 TOWNSEND

Google

Caltrain 4TH & KING ST STATION

VISA

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

MISSION BAY

MISSION ROCK
1.6M SF Office/Lab/R&D/Retail
1,100 Residential Units
8 Acres Public Open Space
Status: 2 Residential and 2 Commercial Buildings Delivered

LEGEND

- AI Company
- Major Tenancy
- San Francisco Notable Amenity
- Major Developments

CREATIVE OFFICE SPACE WITH RECENT BEST-IN-CLASS FINISHES

RECENT CAPITAL EXPENDITURES 2016+

- Seismic Retrofit
- Common Area Shower/Locker Installation
- Restroom Finishes
- Elevator Corridor & Interior Upgrades
- Lobby Renovation
- Parking Garage Update
- Access Control Systems Installation
- Security Camera Upgrade
- BMS Upgrade
- Patio Plant Wall Installation





KEY PROPERTY HIGHLIGHTS

LEED GOLD RATED (O+M)

ENERGY STAR RATED

SEISMIC RETROFIT & TENANT RENOVATIONS IN 2018 AND 2019, RESPECTIVELY

SOLAR PROJECT POWERING OVER A THIRD OF THE PROPERTY

ALL SPACES IN THE ASSET FEATURE OPEN CEILINGS AND OPEN FLOOR PLANS

PROVIDED SHUTTLE SERVICE TO BART

LARGE OUTDOOR COURTYARD ACCESS

SECURE CAR AND BICYCLE PARKING ON SITE

ON-SITE PROPERTY MANAGEMENT AND ENGINEERING

FULL HVAC IN ALL SUITES

SAN FRANCISCO OFFICE MARKET

THE BAY AREA ECONOMIC HIGHLIGHTS

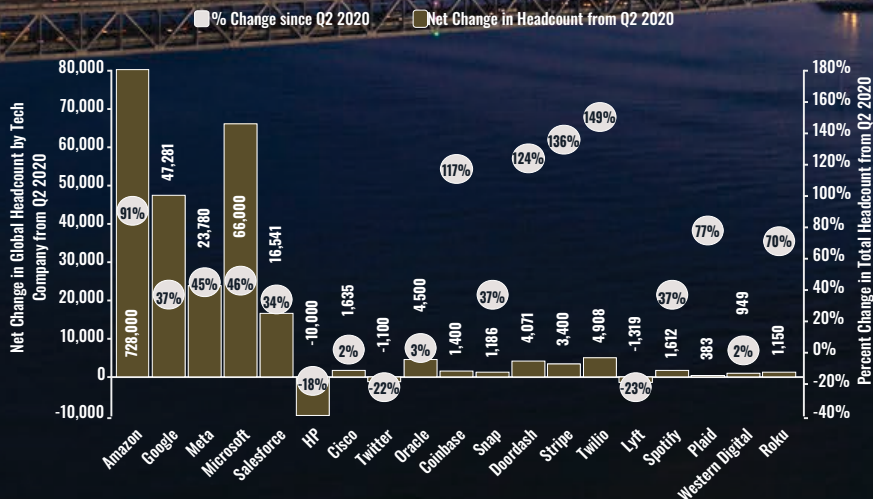
- #3** Largest metro area in the U.S. in terms of Real GDP
- #5** Largest metro area in the U.S. with a population of over 8.8 million
- #18** Largest economic market in the world with an annual GDP of over \$880 billion

THE BAY AREA HAS THE HIGHEST CONCENTRATION OF AI START-UPS FOUNDED

- \$120B** Total Raised Since 2018
- 1,223** HQed Companies
- 157,533** HQed Employees Count
- \$457B** Last Valuation

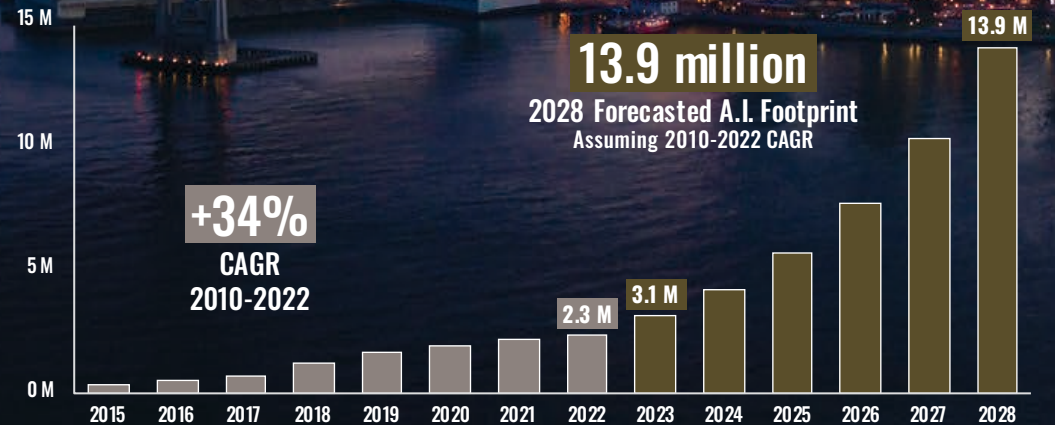
BAY AREA TECH EMPLOYMENT AT RECORD LEVELS

Technology sector remains well above pre-pandemic employment levels



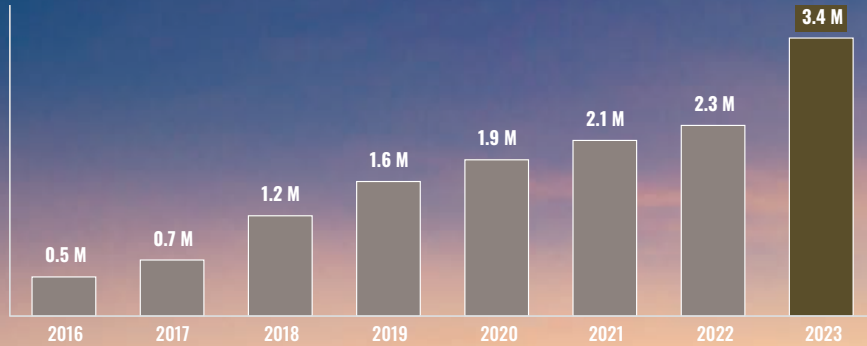
SAN FRANCISCO AI FOOTPRINT EXPECTING CONTINUED GROWTH

Continuing at a 34% CAGR, AI footprint in San Francisco is expected to exceed 13.9 million square feet by the end of 2028.



AI LEASING EXCEEDS 3 MILLION SQUARE FEET, YEAR TO DATE

Artificial intelligence firms continue their expansion in the City, exceeding 3.4 million square feet in 2023 YTD.

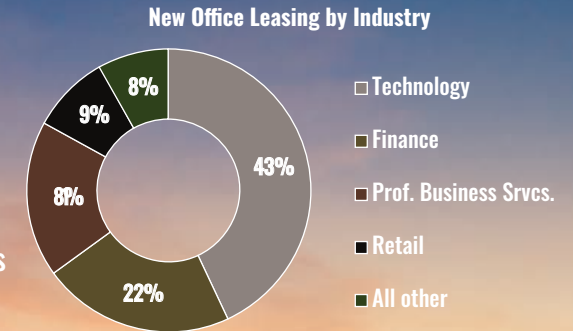


SAN FRANCISCO TECH IS DOMINATING AND STILL GROWING

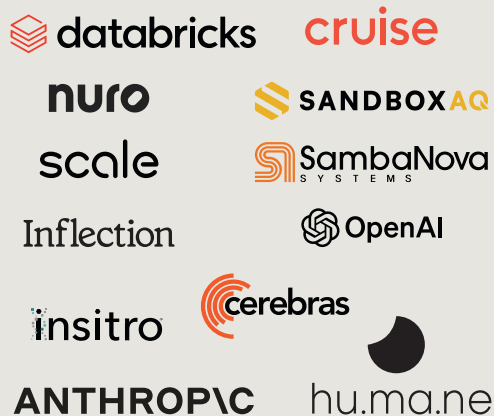
Despite headlines early in the year, the tech industry continues to drive the San Francisco office market, accounting for more than 43% of new leasing activity.

320,364
Tech jobs by 2028

16%
Growth in the next 5 years



THESE COMPANIES CALL THE BAY AREA HOME



POSITIVE SAN FRANCISCO FUNDAMENTALS

(Year to Date Comparison - 2022 to 2023)

	2023	2022	% CHANGE
Return-To-Office Rate	41.8%	36.6%	↑ 14.2%
BART Ridership	65.6K	60.2K	↑ 8.9%
Downtown Foot Traffic	4.28M	4.01M	↑ 6.7%
International Deplanements	646K	486K	↑ 32.9%
Office Tenants In Market	5.0M	4.1M	↑ 22.0%

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