

1180 MAIN STREET

REDWOOD CITY, CALIFORNIA



NEW-CONSTRUCTION, TROPHY OFFICE ASSET WITH 12 YEARS OF REMAINING TERM



Jones Lang LaSalle Americas, Inc.
California License #01223413

INVESTMENT SUMMARY

THE OFFERING

Jones Lang LaSalle Americas Inc. ("JLL"), has been retained to solicit offers from qualified investors to acquire the 100% fee simple interest in 1180 Main Street ("1180 Main" or the "Property"), a three-story, 126,737 square foot newly constructed Class A office property located in Downtown Redwood City. Situated on a 1.31-acre site, 1180 Main is 100% leased to Chan Zuckerberg Initiative ("CZI"), an entity funded by 99% of Priscilla Chan and Mark Zuckerberg's shares of Meta (S&P: AA-) for 12.0 years (exp. 06/2036). CZI recently consolidated its real estate footprint and transitioned its employee base to 1180 Main, which will serve as its new global headquarters. Constructed in 2022, 1180 Main boasts superior finishes, premier on-site amenities, and subterranean parking. The Property offers ease of access via US-101, El Camino Real, and Caltrain as well as an "urban suburban" experience given the surrounding major tenancy: Box, Riot Games, and Bessemer Venture Partners. Moreover, the Property offers assumable in-place debt at an accretive rate of 3.493%, which is highly attractive in today's debt markets.

1180 Main presents a generational opportunity to acquire a new-construction, trophy office asset with assumable, in-place debt in one of the world's top performing and highly coveted submarkets.

PROPERTY SUMMARY

ADDRESS	1180 Main Street, Redwood City, CA 94063
PROPERTY TYPE	Office
TOTAL SQUARE FOOTAGE	118,136 RSF (As-Leased)
	126,737 RSF (Drip Line Method)
	344 SF Detached Retail Building
SITE SIZE	1.31 Acres
BUILDINGS	One (1)
STORIES	Three (3)
YEAR BUILT	2022
PARKING	359 Spaces (3.0 per 1,000 SF)*
OCCUPANCY	100%
TENANT	Chan Zuckerberg Initiative (via LLC entity)
LEASE TERM	12.0 Years (As of July 2024)

**Calculated using as-leased square footage. Inclusive of valet parking.*



INVESTMENT HIGHLIGHTS



NEW-CONSTRUCTION, TROPHY OFFICE ASSET 100% LEASED TO CZI IN THE PREEMINENT SUBMARKET OF DOWNTOWN REDWOOD CITY



WORLD CLASS INTERIORS WITH SUBSTANTIAL TENANT INVESTMENT



BRAND NEW, BEST-IN-CLASS OFFICE ASSET WITH SUPERIOR FINISHES AND SUBTERRANEAN PARKING



12.0 YEARS OF LEASE TERM INCLUDING 3% ANNUAL INCREASES



CZI RECENTLY CONSOLIDATED ITS REAL ESTATE FOOTPRINT AND TRANSITIONED THE GLOBAL HQ TO 1180 MAIN



ACCRETIVE IN-PLACE DEBT WITH ASSUMABLE 3.493% RATE, HIGHLY ATTRACTIVE IN TODAY'S DEBT MARKETS



"URBAN SUBURBAN" DOWNTOWN REDWOOD CITY AMENITIES

SUBSTANTIAL TENANT INVESTMENT

13'4"
SLAB TO SLAB

PRIVATE TERRACE

2022
NEW CONSTRUCTION

±42,000 SF
FLOOR PLATES

SPACES AND BALCONIES

NEWLY CONSTRUCTED, CLASS-A OFFICE WITH SUPERIOR FINISHES

1180 Main is a 126,737 square feet, Class-A office building constructed in 2022 with high-end finishes featured throughout the building and ample subterranean parking. The Property is highly amenitized to accommodate the demands of modern day tenants with a commercial kitchen, state-of-the-art gym, and private terraces and balconies providing open-air workspaces and abundant natural light. Moreover, 1180 Main features a ground floor retail café and over 20,000 square feet of outdoor space.

344 SF
SHIPPING CONTAINER CAFÉ

+20,000 SF
OUTDOOR SPACE

359 (3.0/1,000 SF)
PARKING STALLS



118

David Cooper with
Trautman and Associates
Realms Imagined
2022



O MAIN

"URBAN SUBURBAN" DOWNTOWN REDWOOD CITY AMENITIES

SUPERIOR MARKET FUNDAMENTALS

Downtown Redwood City has showcased remarkable resilience in the wake of the pandemic, remaining an attractive destination for corporate tenants. The construction of new office buildings since 2015 has bolstered the appeal of Downtown Redwood City as a modern business hub. Being served by the Caltrain commuter rail system has played a significant role in attracting corporate tenants. The flight to quality coupled with transportation connectivity has enabled Downtown Redwood City to maintain strong occupancy rates, attracting companies seeking "urban-suburban" work environments.

AMENITY-RICH DOWNTOWN CORE

Downtown Redwood City offers a vibrant and diverse range of retailers and amenities, making it an attractive destination for corporate tenants. The downtown core is home to numerous boutique shops, specialty stores, and well-known brands. Additionally, Downtown Redwood City boasts an array of dining options, including trendy cafes, gourmet restaurants, and casual eateries, catering to different tastes and preferences.

KOHL'S **SEPHORA**
planet fitness **Sports Basement** **Starbucks**

601 Marshall St
Year Built: 2018
Occupancy: 100%

MoLoco **PubMatic** **GOODWIN**

PIZZA HEART
CINEMARK LIMÓN
MARUFUKU RAMEN

550 Allerton St
Year Built: 2018
Occupancy: 100%

GUNDERSON DETTMER

Philz Coffee

Caltrain **REDWOOD CITY STATION**
0.5 MILES | 10 MIN

EL CAMINO REAL

889 Winslow St
Year Built: 2018
Occupancy: 100%

McKinsey & Company
SendGrid
Bessemer Venture Partners

Peet's Coffee

STARBUCKS RESERVE
GO FISH **POKE BAR**

SEQUOIA STATION MALL
WHOLE FOODS MARKET **SAFEWAY** **CVSHealth** **STARBUCKS** **Jamba**



STANFORD UNIVERSITY
REDWOOD CITY CAMPUS

KAISER
PERMANENTE

2075 Broadway - Broadway Station
Year Built: 2020
Occupancy: 100%

Chan
Zuckerberg
Initiative

BANK OF
AMERICA

WELLS
FARGO

NICK & GREEK
Coffeebar

851 Main St
Year Built: 2019
Occupancy: 100%

Hogan Lovells Delphix
Freshfields Bruckhaus Deringer

DONATO
ENOTECA
MILAGROS

1180
MAIN STREET
REDWOOD CITY, CALIFORNIA

sushirrito
FAST FINE
LEVANTINE
MAZEA

Elco Yards
592,000 SF Office
Under Construction

900 Jefferson Ave / 900 Middlefield Rd
Year Built: 2015
Occupancy: 100%

box RIOT GAMES



the
abit
GER GRILL



1180 MAIN

EMERGENCY
VEHICLES
ONLY.
WEIGHT
LIMIT
3,000 LBS





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1180 MAIN STREET

REDWOOD CITY, CALIFORNIA

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