



PREMIER HQ MIXED-USE ASSET ON MID-MARKET'S MOST TRANSFORMATIVE BLOCK

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



SAN FRANCISCO, CA

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 989 Market Street (“989 Market” or the “Property”), a 52% leased 6-story boutique creative office asset with best-in-class finishes and ground floor retail along San Francisco’s most prominent thoroughfare.

The 117,178 SF asset offers differentiated product with extensively renovated creative office space requiring minimal near term capital. With high open ceilings and top-tier build outs, 989 Market boasts headquarters quality office space and fully-leased ground floor retail. The Property offers excellent business plan optionality to capture a full-building user or multi-tenant lease up.

989 Market offers a unique opportunity to acquire a fully renovated creative office asset at an attractive basis in a transit-oriented Market Street location.





ADDRESS

989 Market Street
San Francisco, CA 94103



NET RENTABLE AREA

115,409 SF (In-Place) /
117,178 SF (BOMA 2017)



STORIES

Six (6) plus Lower Level



YEAR BUILT / RENOV.

1907 / 2011-2013



ASSET TYPE

Mixed Use: Creative Office
and Retail



OCCUPANCY

52%



APN / SITE AREA

3704-068 / 0.38 AC



TYPICAL FLOOR PLATE

~17,300 SF



WALT

1.4 Years
(As of August 2024)

INVESTMENT SUMMARY



INVESTMENT HIGHLIGHTS



BEST-IN-CLASS OFFICE BUILD OUTS WITH HIGH OPEN CEILINGS



IDEAL BUILDING SIZE PROVIDING OPTIONALITY FOR A SINGLE USER OR MULTI-TENANT LEASE UP



INSTITUTIONALLY MAINTAINED WITH VERY LIMITED NEAR-TERM CAPITAL REQUIRED



ATTRACTIVE BASIS BELOW REPLACEMENT COST WITH NEAR-TERM CASH FLOW



TOP-TIER NEARBY AMENITIES AND ENTERTAINMENT



DIRECT ACCESS ALONG MARKET STREET WITH PROXIMITY TO BART & CALTRAIN

BILLIONS IN PRIVATE & PUBLIC INVESTMENT INTO MARKET STREET OVER LAST 10 YEARS

Sgt John
MaCaulay Park



TL RESIDENCES

240 Units
Status: Lease-up
Delivery/Year Built: 2023

988 MARKET

34 Units
Status: Lease-up
Delivery/Year Built: 2025



PRISM APARTMENTS

193 Units
Status: Stabilized
Delivery/Year Built: 2022

989

MARKET STREET

Golden Gate Ave

University of
California-Hastings
College of the
Sisters

PROPER



1455 MARKET

City of San Francisco leases
200,000 square feet
(March 2024)

San Francisco
City Hall

San Francisco
City Hall

Civic Center
Park

Fulton St

Union Plaza





25 MASON
155 Units
Status: Proposed
Delivery/Year Built: 2025

PARC 55
— SAN FRANCISCO —
A HILTON HOTEL

SERIF SF (960 MARKET)
242 Units
Status: For Sale / Lease-Up
Delivery/Year Built: 2021

AXIOM HOTEL

FOUR SEASONS

SF MOMA

SAN FRANCISCO MARRIOTT MARQUIS

METREON

EMPORIUM CENTRE SAN FRANCISCO

HOTEL zetta
SAN FRANCISCO

IKEA (RECENTLY DELIVERED)

SALUHALL (COMING SOON)

MOSCONE CENTER

THE GEORGE
302 Units
Status: Stabilized
Delivery/Year Built: 2022

INSTITUTIONAL ART MUSEUM OF AMERICA

THE WARFIELD

LNE

FOUND UNION SQUARE

HOTEL STRATFORD
UNION SQUARE

WESTIN
HOTELS & RESORTS

- City of SF Offices
- Multifamily
- Hotel
- Retail / Amenities
- BART Station

POSITIVE SAN FRANCISCO FUNDAMENTALS

(Year-End Comparison - 2022 to 2023)

2023	41.8%	19.9K	11.2M	7.1M	5.70M
	↑ 14.2% % CHANGE	↑ 16.4% % CHANGE	↑ 3.0% % CHANGE	↑ 43.1% % CHANGE	↑ 58.3% % CHANGE
2022	36.6%	17.1K	10.9M	4.96M	3.6M
	Return-To-Office (SF MSA)	BART Ridership (SF Exits)	Downtown Foot Traffic	SFO Deplanements	Office Tenants In Market

1064-1068 MISSION
256 Units
Status: Stabilized
Delivery/Year Built: 2022



**KEY
PROPERTY
HIGHLIGHTS**





**ENERGY
STAR
RATED**



**TRUE PLUG
& PLAY
SPACE**



**PROXIMATE
TO ALL
PUBLIC
TRANSIT
NODES**



**HIGH EXPOSED
CEILINGS &
EXPANSIVE
WINDOW
LINES
THROUGHOUT**



**FULL
BUILDING
HVAC**



**EXCEPTIONAL
GENSLER
DESIGNED
CREATIVE
OFFICE SPACE**



**NUMEROUS
MEETING
ROOMS AND
PRIVATE
OFFICES**



**ABILITY TO
ACCOMMODATE FULL
BUILDING OR SINGLE
FLOOR USERS**



**MODERNIZED AND
SECURE LOBBY**



SAN FRANCISCO OFFICE MARKET

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



AI COMPANIES
THAT CALL THE
BAY AREA HOME

 databricks

 SANDBOXAQ

nuro

 SambaNova
SYSTEMS


scale

Inflection

cruise

 OpenAI

insitro

 hu.ma.ne

 cerebras

ANTHROPIC

GREEN SHOOTS IN MID-MARKET

**SALUHALL GRAND
OPENING APRIL 2024**

Saluhall is a vibrant 2-story, 450 seat food hall with five local food vendors, two bars, a bakery and cooking school



**CITY OF SF SIGNS 150K+
SF LEASE AT 1455
MARKET**

The City reaffirmed its commitment to Mid-Market signing a 157,000 SF lease with a purchase option in 2027



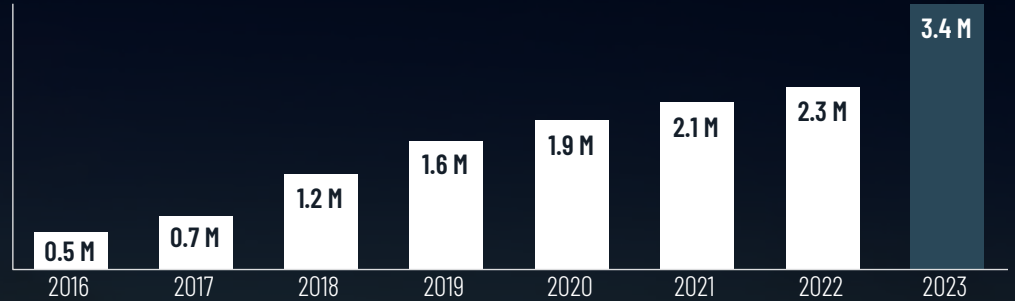
**IKEA OPENS 52K SF
STOREFRONT**

IKEA's new store at 945 Market has attracted patrons from across the Bay Area



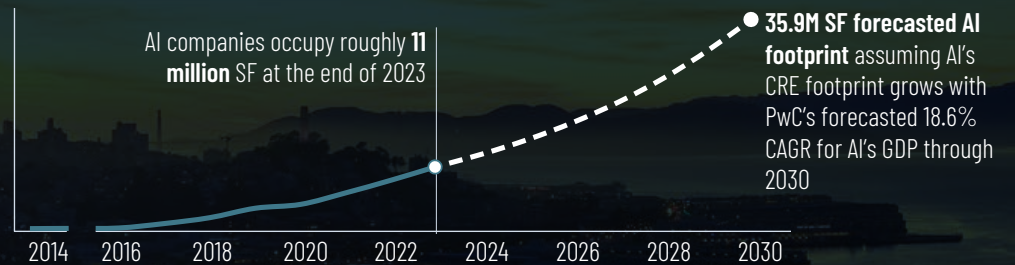

AI LEASING EXCEEDED 3 MILLION SQUARE FEET IN 2023

Artificial intelligence firms continue their expansion in San Francisco, exceeding 3.4 million square feet in 2023



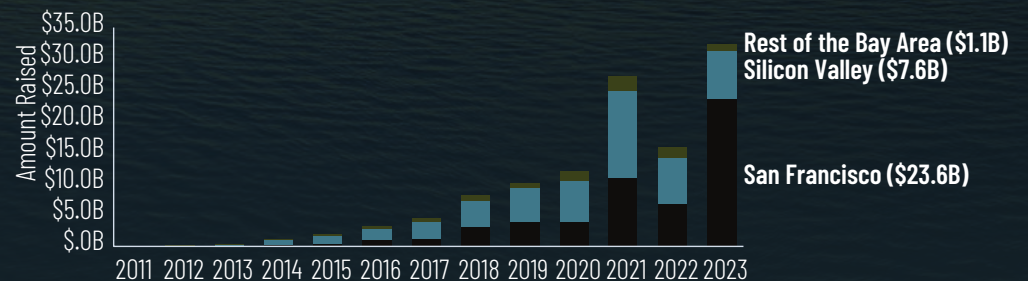
BAY AREA AI FOOTPRINT EXPECTING CONTINUED GROWTH

Based on estimated GDP growth, AI firms could occupy roughly 36 million square feet by the end of 2030



SAN FRANCISCO TECH IS DOMINATING & STILL GROWING

While Silicon Valley historically had the most AI VC Funding, San Francisco has benefited from generative AI





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