

140 SECOND STREET

SAN FRANCISCO, CA



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

INVESTMENT SUMMARY



**PREMIER HISTORIC CREATIVE OFFICE BUILDING SITUATED
ALONG SAN FRANCISCO'S VIBRANT SECOND STREET CORRIDOR**

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, has been engaged to solicit offers to purchase the loan in a cooperative sale that provides a path to acquire 140 Second (the "Property"), a 34,029 square foot boutique creative office building in the heart of the South Financial District.

140 Second features six stories of high-quality creative office space with modern renovations further enriched by the exposed brick interiors and historic charm of the building. Strategically located in the South Financial District, San Francisco's top performing submarket, the Property is at the doorstep of the vibrant Second Street Corridor, offering unmatched proximity to top retail amenities and the all-new First Thursday's Arts & Entertainment Festival. With ideal ~5,800 square foot floor plates, 140 Second caters to San Francisco's most active leasing segment, positioning it to capture strong tenant demand as companies return to work.

140 Second offers investors the compelling opportunity to acquire a high-quality creative office building along San Francisco's dynamic Second Street Corridor with immediate value-add opportunity through lease-up and minimal necessary capital expenditure.



PROPERTY OVERVIEW

ADDRESS	140 Second Street, San Francisco, CA
NET RENTABLE AREA	34,029 SF
STORIES	6 stories (5 office floors & ground floor retail)
TYPICAL FLOOR PLATE	~5,800 SF
YEAR BUILT/RENOVATED	1907 / 1988
ASSET TYPE	Creative Office
OCCUPANCY	49%
WALT (AS OF OCT-2025)	0.9 Years

Investment Highlights



Exceptional Creative Office Build-Outs with Recently Renovated Space and Historic Charm



Bullseye South Financial District Location Boasting the Strongest Leasing Demand in San Francisco



Excellent Access to San Francisco's Transit Network, Just Steps Away From SF Transbay Center and Montgomery BART Station



Desirable Corner Location Along the Vibrant Second Street Corridor Providing Access to the New Downtown First Thursdays Block Party



Activated Ground Floor via the 111 Minna Gallery Serving as a Convenient Coffee Shop, Cocktail Lounge, and Private Event Space Option for Tenants



Robust Nearby Retail Offerings Including Blue Bottle, Bluestone Lane, Sweetgreen, Equator and More

KEY PROPERTY HIGHLIGHTS



HIGH QUALITY PLUG & PLAY CREATIVE OFFICE SPACE



HISTORIC ASSET WITH EXPOSED BRICK WALLS, HIGH CEILINGS, AND EXPANSIVE WINDOW LINES



IDEAL ~5,800 SF FLOOR PLATES CATERING TO THE MAJORITY OF TENANT DEMAND



ACTIVATED GROUND FLOOR VIA THE 111 MINNA GALLERY



WELL-SUITED TO CAPTURE GROWING STARTUP COMPANIES BORN OUT OF NEIGHBORING BUILDINGS



MINIMAL CAPEX REQUIRED TO RE-TENANT THE BUILDING



OPERABLE WINDOWS ON ALL FLOORS & ABUNDANT NATURAL LIGHT



98 WALK SCORE & 100 TRANSIT SCORE

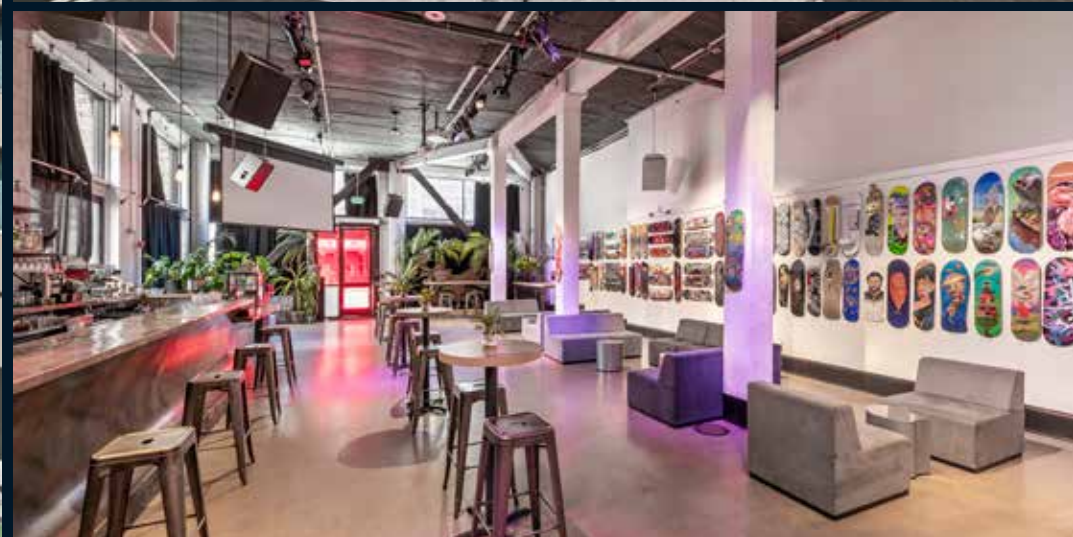


PRIME HIGH-VISIBILITY CORNER LOCATION





140 SECOND STREET




THE SOUTH FINANCIAL DISTRICT HAS EMERGED AS SAN FRANCISCO'S MOST SOUGHT-AFTER SUBMARKET AMID AN ACCELERATING RETURN TO OFFICE ENVIRONMENT

UNION SQUARE

140
SECOND
STREET


 MONTGOMERY
STATION

NORTH FINANCIAL DISTRICT

 EMBARCADERO
STATION

MARKET STREET

SOUTH FINANCIAL DISTRICT

 Salesforce
Transit Center

SECOND STREET CORRIDOR

AT THE DOORSTEP OF ALL THAT SECOND STREET HAS
AN ABUNDANCE OF RETAIL OPTIONS

sweetgreen

 BLUESTONE LANE
COFFEE SHOPS & CAFÉS

THE SENTINEL

 BLUE BOTTLE
COFFEE

UNO DOS TACOS
STARBUCKS

 EQUATOR
COFFEES

the
Bird

 Split

THE HOUSE OF SHIELDS

MENDOCINO FARMS
sandwich market

 ROOSTER
& RICE

WHY THE SOUTH FINANCIAL DISTRICT?

DIRECT

PROXIMITY TO TRANSBAY
TERMINAL

>350

TRIPS IN & OUT OF
TRANSBAY / DAY

39%

SHARE OF TOTAL AI LEASES
(2024)

EASY

ACCESS TO THE FREEWAY

#1

CONCENTRATION OF TIER 1
OFFICE PRODUCT

\$75.03

AVERAGE ASKING RENTS
(Q2 2025)

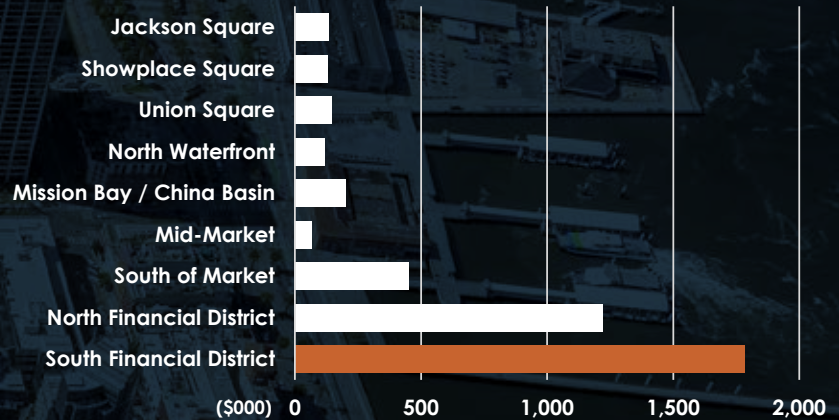
26%

SHARE OF TOTAL TENANT
REQUIREMENTS (Q2 2025)

EXCELLENT

LIFE STYLE OPTIONS

TENANT REQUIREMENTS BY SUBMARKET (SF)



AS TO OFFER

SAN FRANCISCO'S MONTHLY DOWNTOWN FIRST THURSDAYS ARTS & ENTERTAINMENT FESTIVAL



140 SECOND STREET

SAN FRANCISCO, CA



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

INVESTMENT SALES & ADVISORY

ROB HIELSCHER

Senior Managing Director
+1 415 395 4948
Robert.Hielscher@jll.com
CA Lic #01869266

ADAM LASOFF

Managing Director
+1 415 395 7283
Adam.Lasoff@jll.com
CA Lic #01891096

ERIK HANSON

Senior Director
+1 415 395 4964
Erik.Hanson@jll.com
CA Lic #01860062

CAROLINE REYNOLDS

Associate
+1 978 866 5493
Caroline.Reynolds@jll.com
CA Lic #02178358

QUINN O'CONNOR

Senior Analyst
+1 415 609 2363
Quinn.OConnor@jll.com
CA Lic #02239325

Jones Lang LaSalle Brokerage, Inc., California Real Estate License #01856260

LOAN SALES ADVISORY

CHAD COLUCCIO

Managing Director
+1 949 307 5491
Chad.Coluccio@jll.com
CA Lic #01201557

DEBT ADVISORY

MEGAN WOODRING

Senior Director
+1 916 759 3201
Megan.Woodring@jll.com
CA Lic #01955664

MARKET LEASING ADVISORY

CHARLIE HANAFIN

Vice President
+1 415 395 4951
Charlie.Hanafin@jll.com
CA Lic #01996121

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged to market seller's interest in a loan (the "Loan"). Information concerning the Loan, seller's interest therein and any property described herein has been obtained from sources other than JLL, and neither seller nor JLL, nor their respective equity holders, officers, directors, employees and agents, makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and seller disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. Seller's interest in the Loan may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Securities broker dealer services, if any, may be provided by Jones Lang LaSalle Securities, LLC, a registered broker dealer and member of FINRA/SIPC. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.