

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





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

NORTH FINANCIAL DISTRICT

MONTGOMERY STATION

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

JACKSON SQUARE

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)

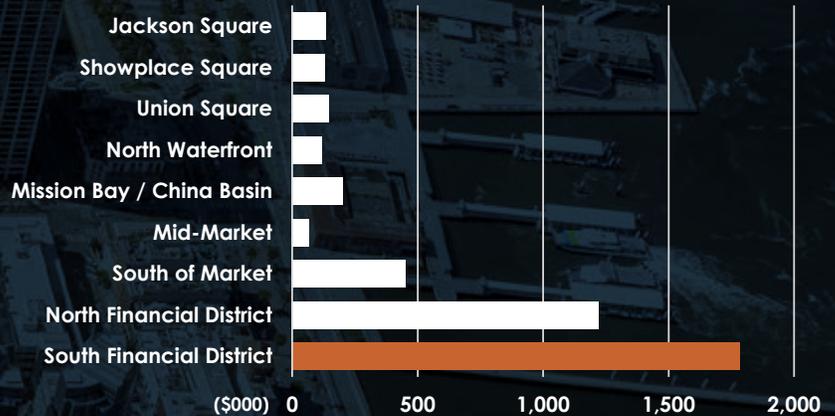
26%

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



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