



55

THE DOUBLE NICKEL

HAWTHORNE STREET

RECEIVERSHIP SALE

55

SAN FRANCISCO, CA

**FULLY-RENOVATED CREATIVE OFFICE INVESTMENT OPPORTUNITY
IN SAN FRANCISCO'S SOUTH FINANCIAL DISTRICT**

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

THE OFFERING

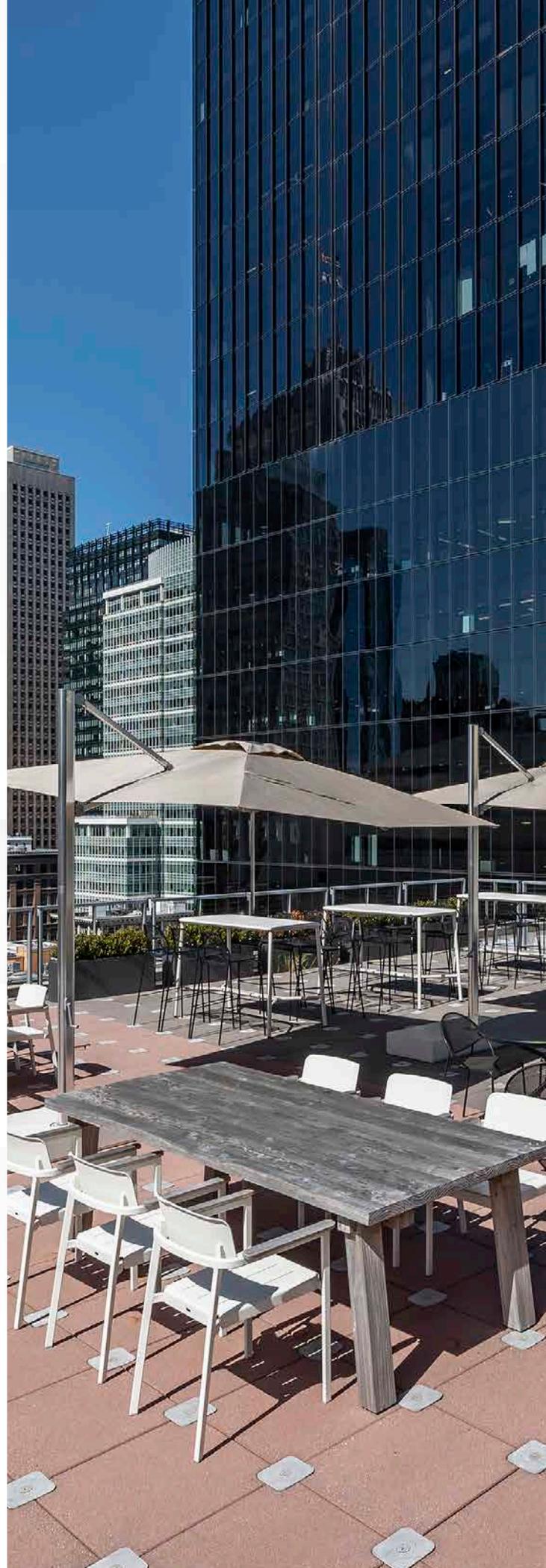
Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 55 Hawthorne (“The Double Nickel” or the “Property”), a 145,183 square foot 11-story creative office building in San Francisco’s South Financial District. The Property features eight office floors and a five level parking garage (two below grade) with 275 stalls. At 12% occupancy, this asset offers significant value-add potential. Qualified investors will have the opportunity to assume the existing financing, with terms available upon request.

The Double Nickel offers best-in-class creative office space with minimal near-term capital requirements, allowing investors to focus resources on leasing initiatives. The Property benefits from substantial base building improvements by previous ownership and significant recent tenant improvement investments, positioning it to capture outsized leasing activity or attract a major single tenant amid growing large-user demand in San Francisco.

The building’s design emphasizes functionality and appeal, featuring high ceilings, generous setbacks with protected view corridors, and premium amenities including an expansive rooftop deck and fully equipped locker rooms with showers. The efficient side-core layout creates large 17,300 square foot floor plates that accommodate both single-floor tenants and larger users seeking multiple contiguous floors.

Strategically located in South Financial District, the Property offers convenient access to Salesforce Park and world-class retail amenities. Its transit-centric location provides easy access to all major transportation hubs including Transbay, BART, and Muni systems.

The Double Nickel represents a rare opportunity to acquire a highly amenitized, extensively renovated creative office building with exceptional repositioning potential in one of San Francisco’s most coveted submarkets.





ADDRESS
55 Hawthorne Street
San Francisco, CA



ASSET TYPE
Class A Creative
Office



**NET RENTABLE
AREA**
145,183 SF
(BOMA 2017)



**YEAR BUILT/
RENOV.**
1970 /
2014-2016



STORIES
11 Stories with 8 Office
Floors and 5-Level
Parking Garage (2
Levels Below-Grade)



**TYPICAL
FLOOR PLATE**
~17,300 SF



OCCUPANCY / WALT
12% / 0.7 Years



APN
3735-046



PARKING
275 Stalls
(1.9 per 1,000 RSF)



SITE AREA
0.58 Acres

INVESTMENT HIGHLIGHTS



Best-In-Class Creative Office Space With Very Limited Near-Term Capital Required & Modern Building Systems



Top-Tier Roof Deck And 5 Levels Of Parking



Bullseye South Financial District Location Boasting Strong Leasing Demand



Significant Parking Revenue Component Diversifying The Cash Flow Stream And Providing Steady Income



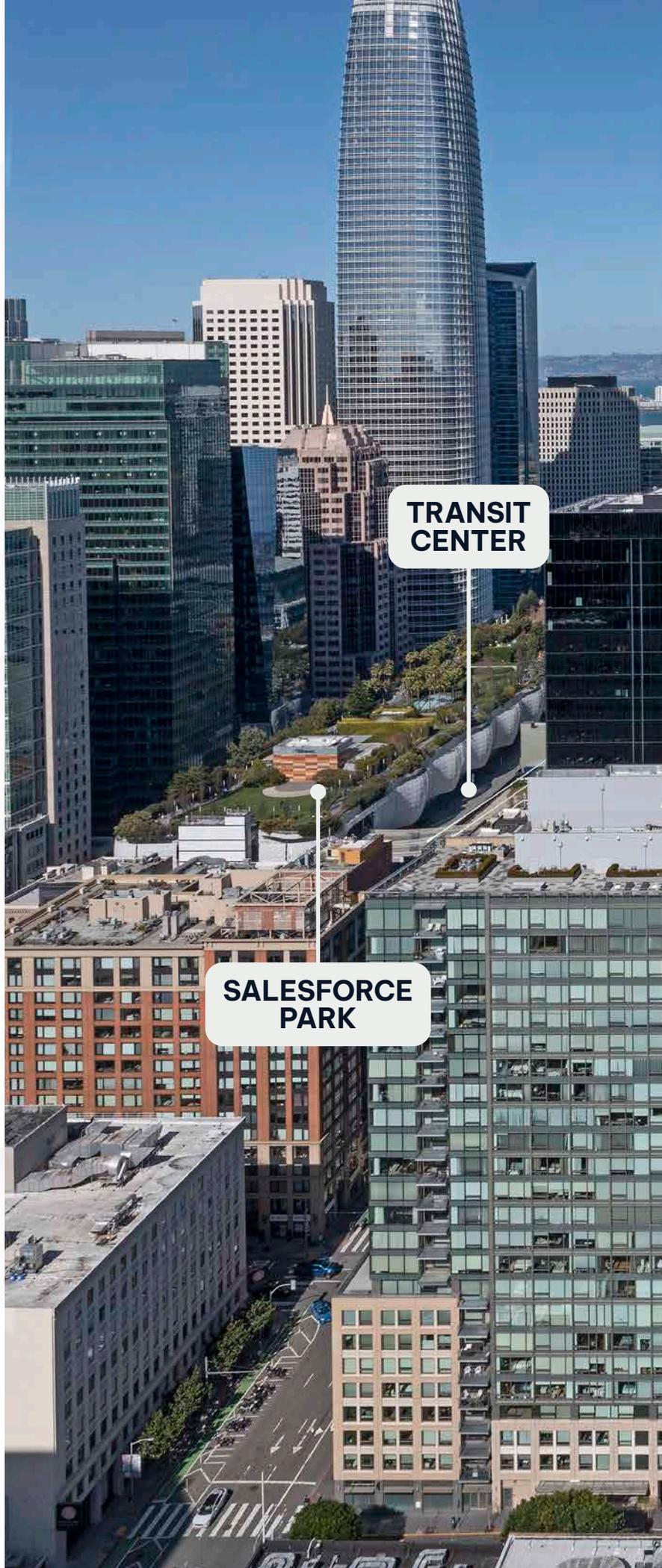
Significant Investment By Previous Ownership And Former Tenant (Yelp)



High Quality Build-Out Minimizing Re-Leasing Capital



Excellent Access To San Francisco's Transit Network, Just Steps Away From SF Transbay Center, BART, Caltrain, US-101 & Interstate-280



TRANSIT CENTER

SALESFORCE PARK

55 Hawthorne Benefits From A South FiDi Address - San Francisco's Most Sought-After Submarket

Why South FiDi?

Direct

Proximity to Transbay Terminal

>350

Bus Trips In & Out of Transbay / Day

Excellent

Life Style Options

500K+

Positive Absorption (Q1 2026)

44%

Of Total AI Leasing Since 2025

\$73.92

Average Asking Rents (Q1 2026)

SAN FRANCISCO-OAKLAND BAY BRIDGE

55

THE DOUBLE NICKEL

HAWTHORNE STREET

San Francisco Leasing Demand Snapshot

268

Active Requirements

30,601 SF

Average Requirement

8.2M SF

Active Requirements

BEST-IN-CLASS AMENITIES



EXPANSIVE ROOF DECK WITH EXCEPTIONAL CITY VIEWS



HIGH QUALITY CREATIVE OFFICE SPACE



5 STORIES OF PARKING WITH 275 STALLS



SIGNIFICANT INVESTMENT BY PREVIOUS OWNERSHIP AND FORMER TENANT (YELP)



EASY ACCESS TO TRANSBAY CENTER, BART, AND MUNI



MEN'S AND WOMEN'S LOCKER ROOMS WITH SHOWERS



FULL BUILDING HVAC

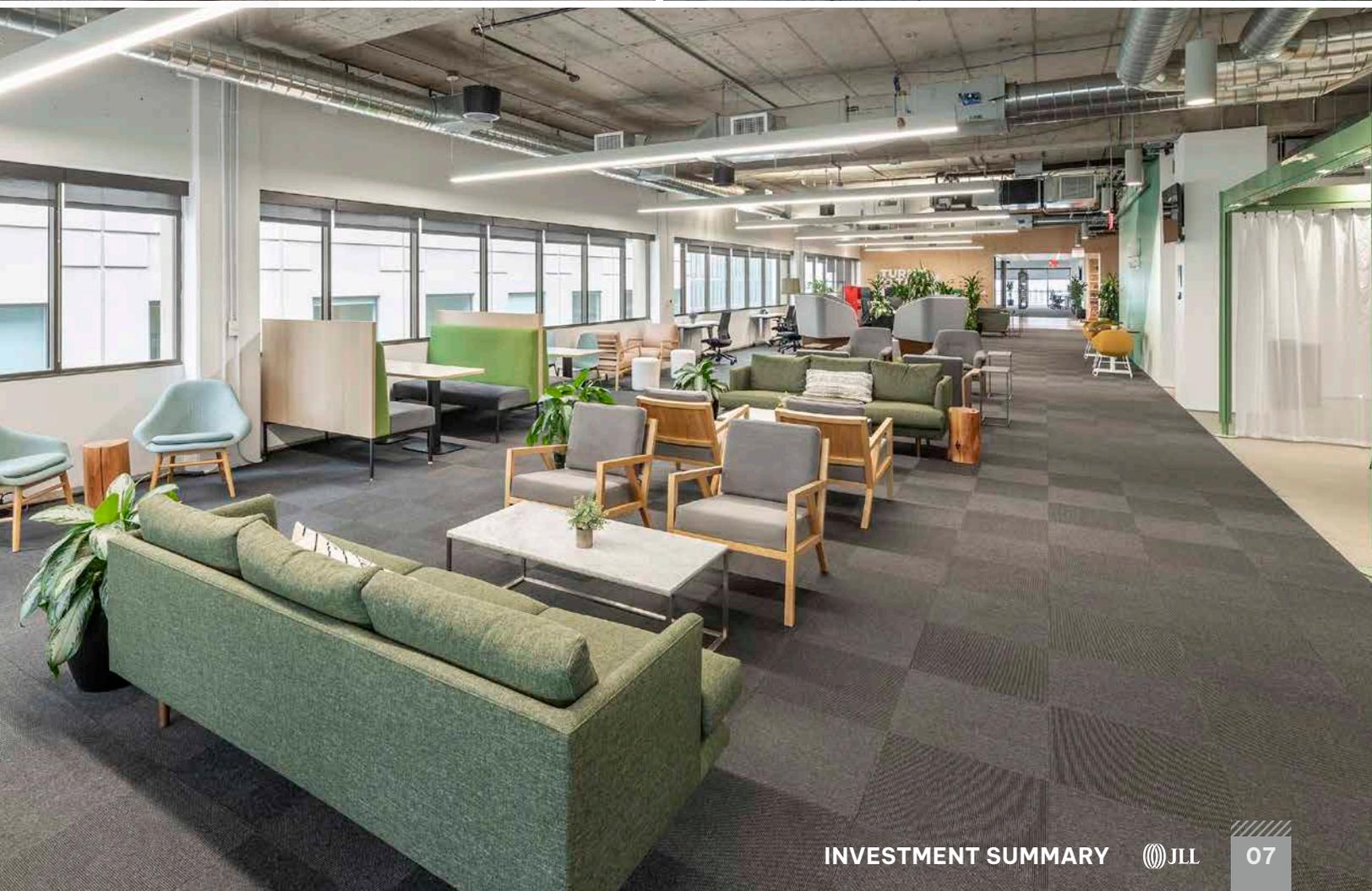


EFFICIENT SIDE-CORE DESIGN WITH LARGE UNOBSTRUCTED FLOOR PLATES



ON-SITE BIKE STORAGE





SAN FRANCISCO'S RECOVERY IS IN FULL SWING



San Francisco Leasing is at its Highest Since 2019

9.1M SF

2025 Leasing Activity

2x

Increase in tenants in the market from 2023-2025

\$134B

San Francisco 2025 VC Funding

60%

Increase in Daytime Employee Activity since December 2021



San Francisco has Cemented its Position as the Global AI Capital

1.8M SF

2025 AI Leasing

#1

Concentration of AI Jobs

>\$82B

San Francisco 2025 AI VC Funding

>225

Cumulative AI Leases Signed



Mayor Lurie & the Shifting Political Landscape Have Sparked Citywide Change.

HERE'S WHAT HAS HAPPENED:

Crime is at its Lowest Point in 23 Years



47 Retail Pop-Ups Opened / Opening Via the Vacant to Vibrant Initiative



Lowest # of Tents and Structures Citywide Since 2019



Muni Ridership Rose to 75% of Pre-Pandemic Levels



\$40M Raised for Lurie Administration's "Heart of the City" Directive



PermitSF Streamlines Permitting Process for Businesses and Construction



60% Increase in Hotel Room Bookings Associated with Moscone Convention Center



\$500M in Economic Activity via Golden Gate Park Hosted Concerts and NBA All Star Game



Secured \$1B Investment from Databricks via their Annual Data + AI Summit Conference





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