

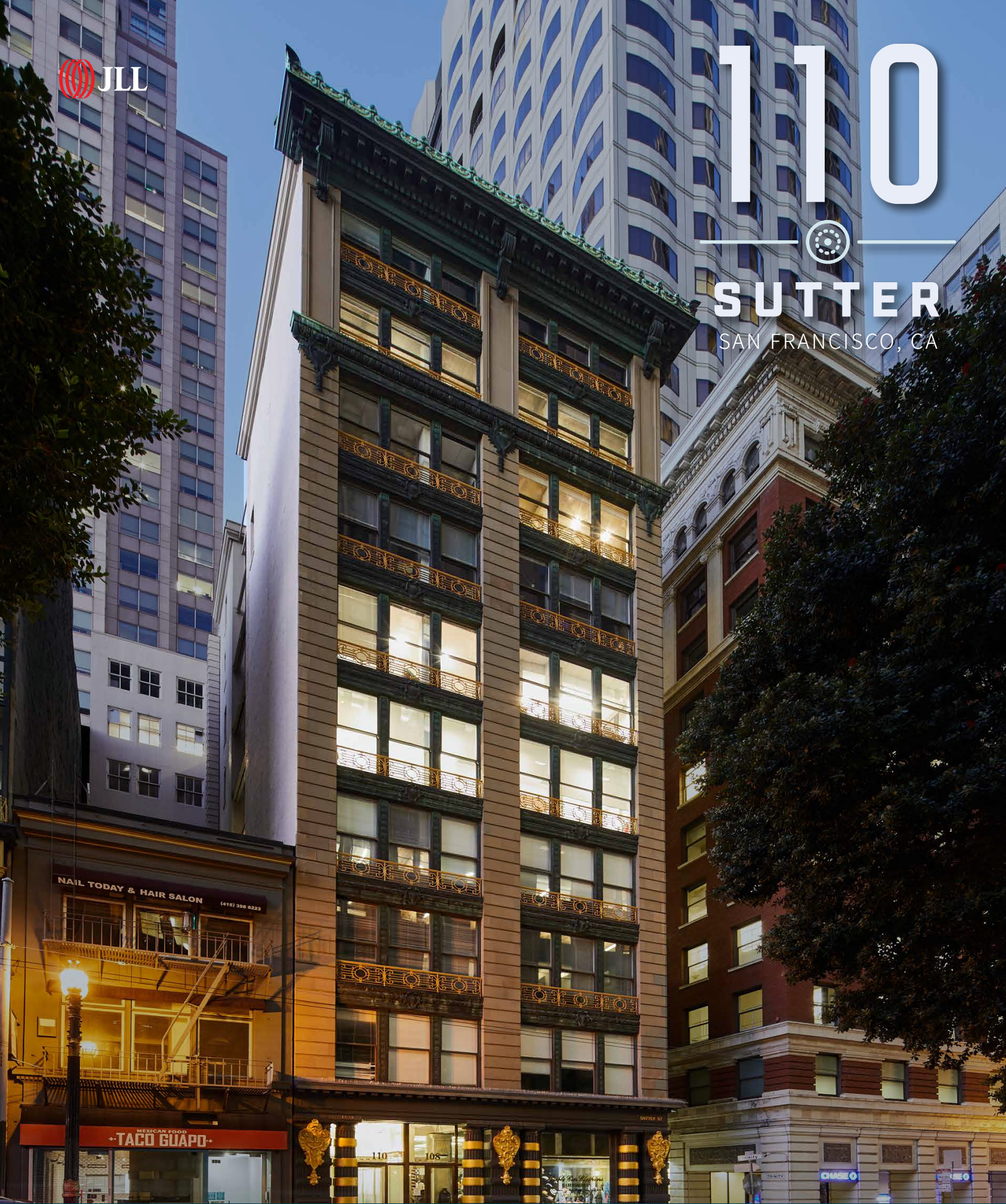


# 110



# SUTTER

SAN FRANCISCO, CA



NAIL TODAY & HAIR SALON (415) 398 0223

MEXICAN FOOD  
TACO GUAPD

110 108

SUTTER ST



## BOUTIQUE CREATIVE OFFICE INVESTMENT OPPORTUNITY IN SAN FRANCISCO'S NORTH FINANCIAL DISTRICT

# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present to qualified investors the opportunity to acquire the fee simple interest in 110 Sutter Street (“110 Sutter” or the “Property”).

110 Sutter features 10 stories of high quality creative office space with modern renovations further enriched by exposed brick interiors and historic charm. The ~4,400 SF floor plates are efficiently designed for venture-backed startups and high-growth tenants - San Francisco's fastest growing tenant segment. Located in the City's most sought-after submarket, the Property benefits from the extensive Financial District tenant base as well as a multitude of lifestyle options from Union Square. Following 10+ years of institutional ownership and maintenance, 110 Sutter combines brick and timber character complemented by modern infrastructure and recent capital improvements, including a newly renovated ground floor tenant lounge and studio.

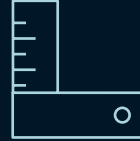
**110 Sutter offers investors the compelling opportunity to acquire a historic, creative office asset with minimal near-term capital requirements and a clear path to stabilization.**

## PROPERTY OVERVIEW

ASSET TYPE	Creative Office
ADDRESS	110 Sutter Street, San Francisco, CA
NET RENTABLE AREA	43,738 SF (In-Place)
STORIES	10 stories (9 office floors & ground floor retail)
TYPICAL FLOOR PLATE	~4,400 SF
YEAR BUILT/RENOVATED	1906 / 1987
OCCUPANCY	60%
WALT (AS OF SEP-2026)	1.7 Years



# INVESTMENT HIGHLIGHTS



EXCEPTIONAL CREATIVE OFFICE BUILD-OUTS WITH RECENTLY RENOVATED SPACE AND HISTORIC CHARM



NORTH FIDI LOCATION AMONG TOP-TIER TENANTS AND DIRECT ACCESS TO WORLD-CLASS UNION SQUARE RETAIL



~4,400 SF FLOOR PLATES OPTIMIZED FOR VENTURE-BACKED STARTUPS AND EMERGING AI COMPANIES



STRATEGICALLY POSITIONED TO BENEFIT FROM SECOND STREET'S OVERFLOW OF LEASING MOMENTUM



HISTORIC CHARACTER AND ARCHITECTURE ENHANCED BY NEW TENANT LOUNGE AND MODERN INFRASTRUCTURE



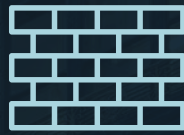
IMMEDIATE ACCESS TO MONTGOMERY STREET BART AND MUNI METRO LINE

CROCKETT

# KEY PROPERTY HIGHLIGHTS



HIGH QUALITY PLUG & PLAY CREATIVE OFFICE SPACE



HISTORIC ASSET WITH EXPOSED BRICK WALLS AND HIGH CEILINGS



IDEAL ~4,400 SF FLOOR PLATES CATER TO THE MAJORITY OF STARTUP AND AI DEMAND



SEISMIC BRACING THROUGHOUT THE BUILDING



NEWLY ADDED GROUND FLOOR TENANT LOUNGE



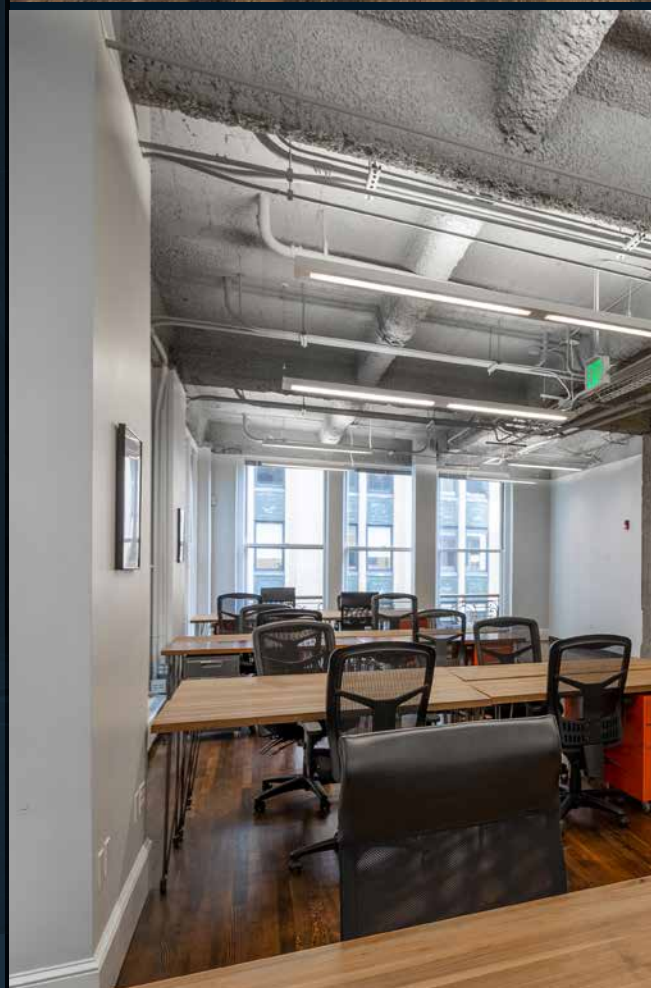
OVER \$70 PSF IN BASE BUILDING IMPROVEMENTS IN THE LAST 10 YEARS

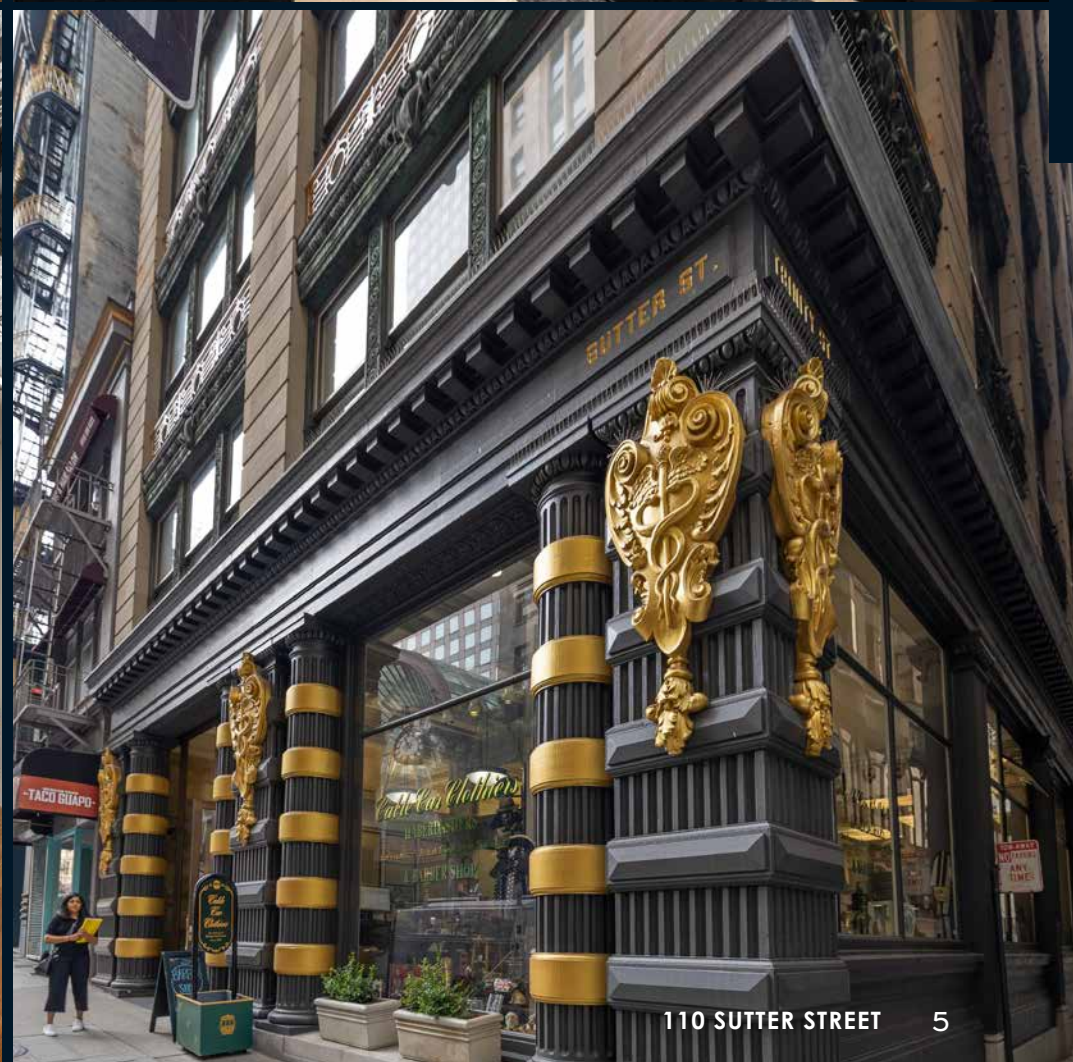


FACADE RESTORATION COMPLETE



FLOOR TO CEILING GLASS WINDOW LINE PROVIDING ABUNDANT NATURAL LIGHT





# STRATEGIC LOCATION AMID THE WORLD'S MOST CONCENTRATED AI ECOSYSTEM



## NORTH & SOUTH FIDI BOAST THE STRONGEST LEASING ACTIVITY FOR AI TENANCY



# NORTH FIDI LOCATION WITH DIRECT UNION SQUARE ACCESS

110 Sutter's location benefits from the extensive Financial District tenant base and the unparalleled lifestyle amenities of Market Street & Union Square.



# SAN FRANCISCO'S RECOVERY IS IN FULL SWING



**San Francisco Leasing is at its Highest Level Since 2019**

**3.0M SF**

Leasing Activity  
(Q1 2026)

**1.6M SF**

Positive Net Absorption  
(Q1 2026)

**\$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

**40%**

2025 AI Share of Leasing  
Activity

**>\$82B**

San Francisco 2025  
AI VC Funding  
(46% of US Total)

**>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



# 1110



## SUTTER

SAN FRANCISCO, CA



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### 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

#### CAROLINE REYNOLDS

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

#### QUINN O'CONNOR

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

#### JOHN O'NEAL

Analyst  
+1 415 819 5249  
John.Oned@jll.com  
CA Lic #02356870

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

### DEBT ADVISORY

#### BRUCE GANONG

Senior Managing Director  
+1 415 516 2010  
Bruce.Ganong@jll.com  
CA Lic #01332792

#### MEGAN WOODRING

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

#### MATTHEW SHEWEY

Senior Managing Director  
+1 415 395 7255  
Matt.Shewey@jll.com  
CA Lic #01445125

#### TOM DOUPE

Senior Vice President  
+1 415 395 4933  
Tom.Doupe@jll.com  
CA Lic #01921218

#### CARLYE PARKER

Senior Vice President  
+1 415 228 3130  
Carlye.Parker@jll.com  
CA Lic #02089807

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