



110



SUTTER

SAN FRANCISCO, CA

NAIL TODAY & HAIR SALON (415) 398 0223

MEXICAN FOOD
TACO GUAPD

INVESTMENT SUMMARY

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.

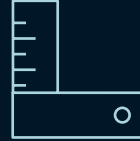
110 Sutter offers investors the compelling opportunity to acquire a historic, creative office asset with minimal near-term capital requirements and a clear path to stabilization.

PROPERTY OVERVIEW

ASSET TYPE	Creative Office
ADDRESS	110 Sutter Street, San Francisco, CA
NET RENTABLE AREA	43,748 SF (In-Place) 43,654 (BOMA 2024)
STORIES	10 stories (9 office floors & ground floor retail)
TYPICAL FLOOR PLATE	~4,400 SF
YEAR BUILT/RENOVATED	1906 / 1913 / 1987
OCCUPANCY	61%
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



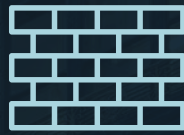
IMMEDIATE ACCESS TO MONTGOMERY STREET BART AND MUNI METRO LINE

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



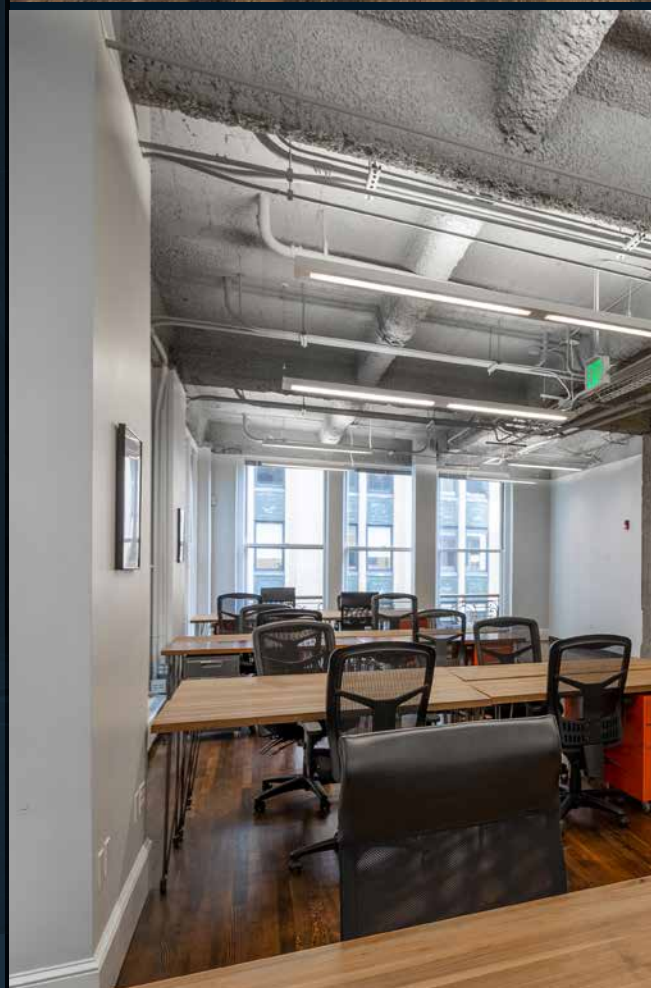
OVER \$70 PSF IN BASE BUILDING IMPROVEMENTS IN THE LAST 10 YEARS

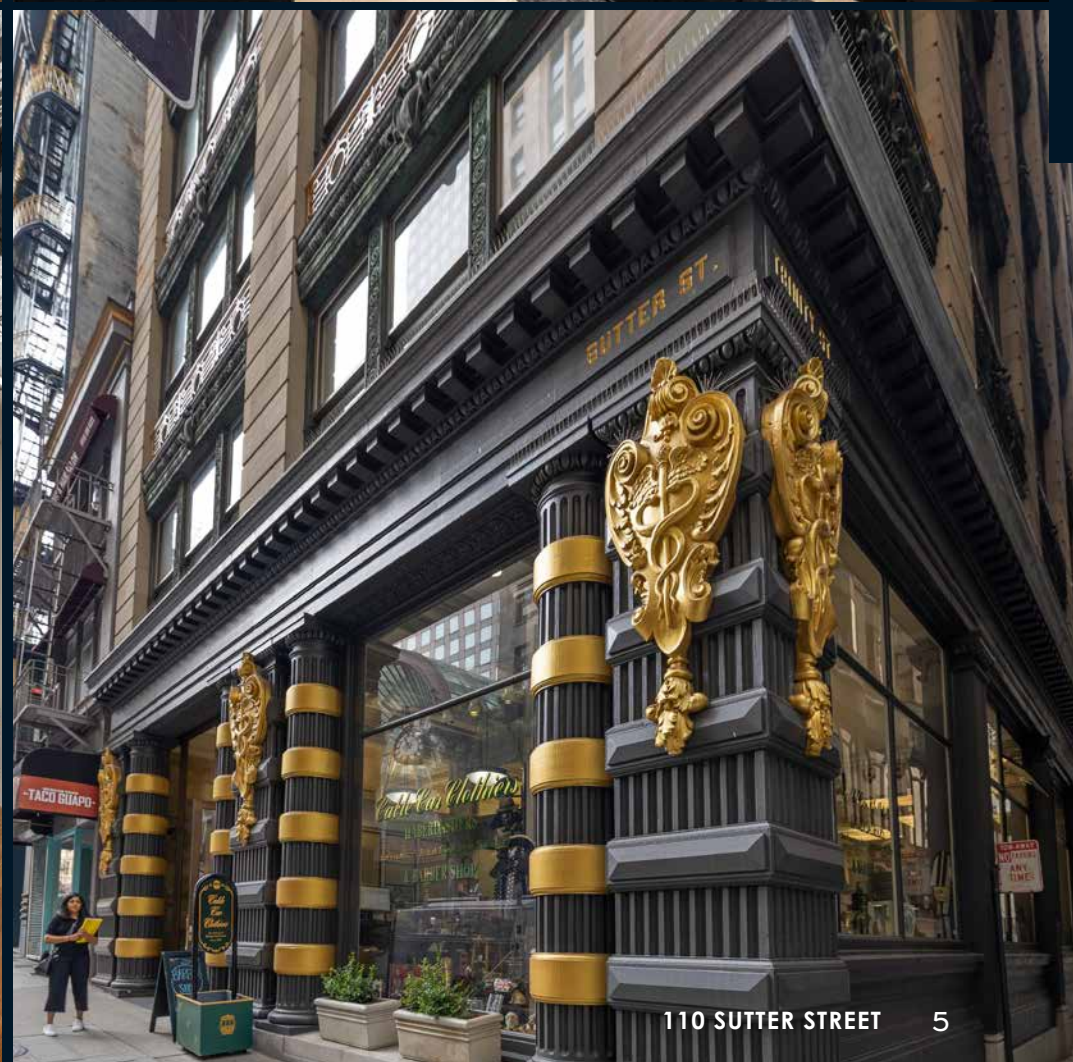


FACADE RESTORATION COMPLETE



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.



- Hotels
- Retail
- Restaurants
- Amenities

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



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SUTTER

SAN FRANCISCO, CA



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