



100 PINE

SAN FRANCISCO, CA

INVESTMENT SUMMARY

**FULLY RENOVATED CLASS A TOWER IN THE HEART OF
SAN FRANCISCO'S FINANCIAL DISTRICT**

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

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained on an exclusive basis by the Seller to present the opportunity to acquire the fee simple interest in 100 Pine Street, a premier Class A office tower centrally located in San Francisco's Financial District ("100 Pine" or the "Property").

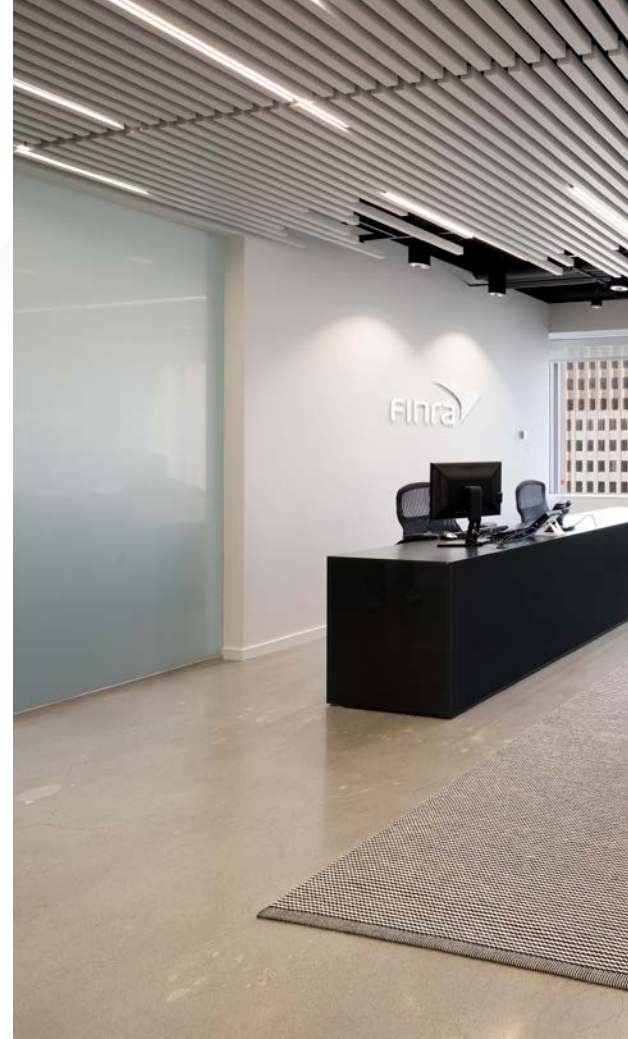
100 Pine is a 33-story office tower featuring approximately 403,411 rentable square feet with bridge-to-bridge views and expansive window lines. Located at Front and Pine Streets, the Property offers exceptional transit access—one block from Embarcadero BART and three blocks from Salesforce Transit Center. Protected corner setbacks provide natural light throughout, while efficient ~14,000 SF floor plates with 13' ceiling heights accommodate creative and traditional build-outs. The building is LEED Platinum certified with a 150-stall parking garage and secure bicycle storage.

The capital-intensive work is complete with recent improvements including lobby and elevator upgrades, an outdoor plaza with deli, and a 5th floor amenity center featuring a conference center and wellness area with showers and lockers. This allows investors to deploy capital strategically toward lease-up rather than building repositioning, offering an attractive stabilized basis to capture San Francisco's office market momentum. The Property's high-quality, diverse tenant roster features balanced rollover and no major concentration risk, providing a stable foundation to capture San Francisco's accelerating office recovery.

As San Francisco leads the West Coast office recovery, 100 Pine represents a compelling acquisition opportunity: a fully renovated, institutional-quality asset at a significant discount to replacement cost and historical pricing, with immediate upside through strategic lease-up in a strengthening market.

PROPERTY OVERVIEW

ADDRESS	100 Pine St, San Francisco, CA
NET RENTABLE AREA	403,411 RSF (BOMA 2019)
STORIES	33 Stories with 3-level subterranean parking garage (Floors 34-36 mechanical)
TYPICAL FLOOR PLATE	~13,900 RSF
YEAR BUILT/RENOVATED	1972 / 2011 / 2018
PARKING	150 Stalls (Capacity for 180 Cars with Valet)
WALT	4.0 Years
% LEASED	60%



INVESTMENT HIGHLIGHTS



PRIME FINANCIAL DISTRICT TOWER WITH BRIDGE-TO-BRIDGE VIEWS AND UNMATCHED TRANSIT CONNECTIVITY



FULLY RENOVATED INSTITUTIONAL QUALITY ASSET WITH CONFERENCE CENTER, UPGRADED LOBBY, AND MODERN INFRASTRUCTURE



BEST-IN-CLASS CORNER LOCATION IN THE HEART OF NORTH FINANCIAL DISTRICT AMONG TOP-TIER TENANTS AND PREMIER RETAIL AMENITIES



IMMEDIATE UPSIDE THROUGH LEASE-UP WITHOUT REPOSITIONING \$18.6M IN CAPITAL INVESTMENT ALREADY COMPLETE



COMMANDING BRIDGE-TO-BRIDGE VIEWS POSITIONED TO CAPTURE CONTINUED RENT GROWTH—VIEW SPACE ACHIEVING 40% YOY RENT INCREASES



HIGH-QUALITY, DIVERSIFIED TENANT BASE WITH BALANCED ROLLOVER



COMPELLING VALUE PROPOSITION: EXTENSIVELY UPGRADED ASSET AT A SIGNIFICANT DISCOUNT TO REPLACEMENT COST AND HISTORICAL PRICING



100 PINE

KEY PROPERTY HIGHLIGHTS



RECENTLY UPGRADED WITH MODERN
AMENITIES & BUILDING SYSTEMS



PRIME CORNER LOCATION WITH
PROTECTED SETBACKS AND ABUNDANT
NATURAL LIGHT

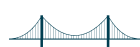


5TH FLOOR AMENITY CENTER WITH
CONFERENCE FACILITIES, WELLNESS
AREA, AND SHOWERS/LOCKERS



ON-SITE PARKING GARAGE WITH 150
STALLS AND SECURE BICYCLE STORAGE





360-DEGREE VIEWS



WALKABLE TO THE FERRY BUILDING,
EMBARCADERO & FINANCIAL DISTRICT
AMENITIES



ONE BLOCK FROM EMBARCADERO BART
STATION



LEED PLATINUM AND ENERGY STAR
CERTIFIED



FIDI IS THE LOCATION OF CHOICE FOR SAN FRANCISCO'S BLUE-CHIP TENANTS

J.P.Morgan

salesforce

Deloitte.

ANTHROPIC

LinkedIn

KPMG

pwc

SOUTH OF
MARKET

Google

META

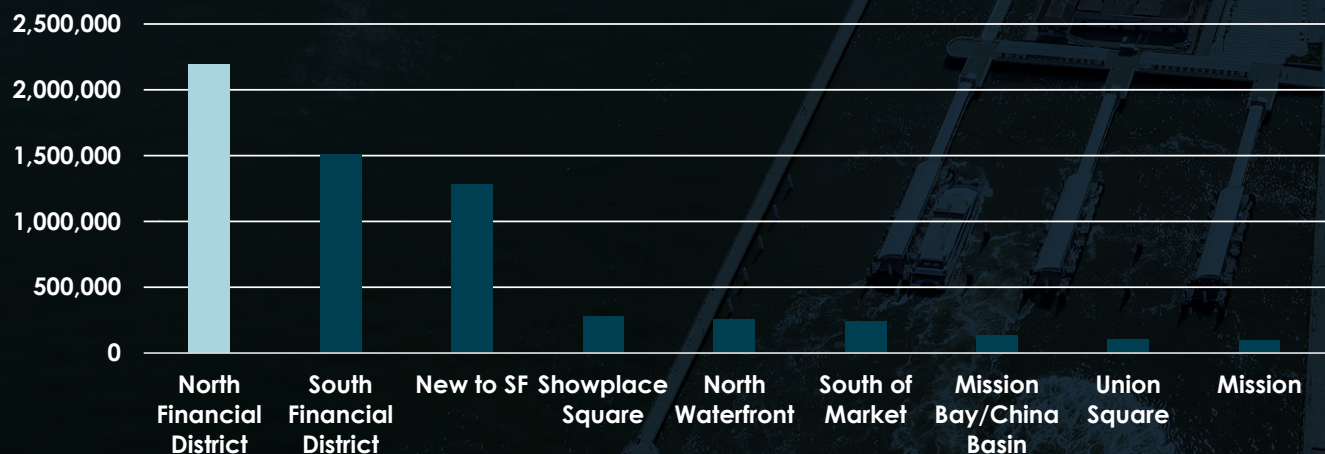
salesforce
transit
center

okta

charles
SCHWABWI
FASOUTH FINANCIAL
DISTRICT

North FiDi Leads All Submarkets in Tenant Demand

Tenant Requirements by Submarket (2026)



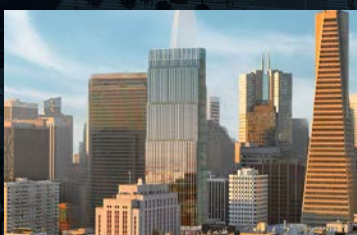


Recent Initiatives Revitalizing North FiDi & the Entire CBD



RETAIL VIBRANCY INITIATIVE

"Vacant to Vibrant" is a retail initiative centered around the CBD that has had great success revitalizing underutilized retail spaces with local pop-ups and re-energizing downtown, with seven stores opened in North FiDi alone.



RELATED CALIFORNIA PROJECT

Related California is making a large bet on San Francisco, and North FiDi specifically, after upsizing its plans to build a 41-story luxury hotel and office building at 530 Sansome Street.



FRONT ST ENTERTAINMENT ZONE

In the core of North FiDi, Front Street (between California & Sacramento) is now California's first ever Entertainment Zone, and has brought an all new buzz to downtown San Francisco with monthly festivals, events and live music.



EMBARCADERO PLAZA WATERFRONT PARK

San Francisco approved the final design for a \$40 million, 5-acre waterfront park at Embarcadero Plaza, adding a central lawn, playground, and dining and recreation areas, with groundbreaking slated for late 2026.

SAN FRANCISCO OFFICE FUNDAMENTALS CONTINUE TO STRENGTHEN



Tenant Demand Concentrates in Best-in- Class Assets

5.0x

Tighter vacancy rate vs.
market-wide

6.6%

Vacancy for Bridge to
Bridge view space

2.8M SF

Absorption for
amenitized buildings
since 2023

\$5.00 PSF

Rent premium for
amenitized buildings



San Francisco Leasing is at its Highest Level Since 2018

8.5M SF

Active Tenant
Requirements

2.0x

Increase in TIMs
since 2022

7.8M SF

Leasing Volume YTD

2.9M SF

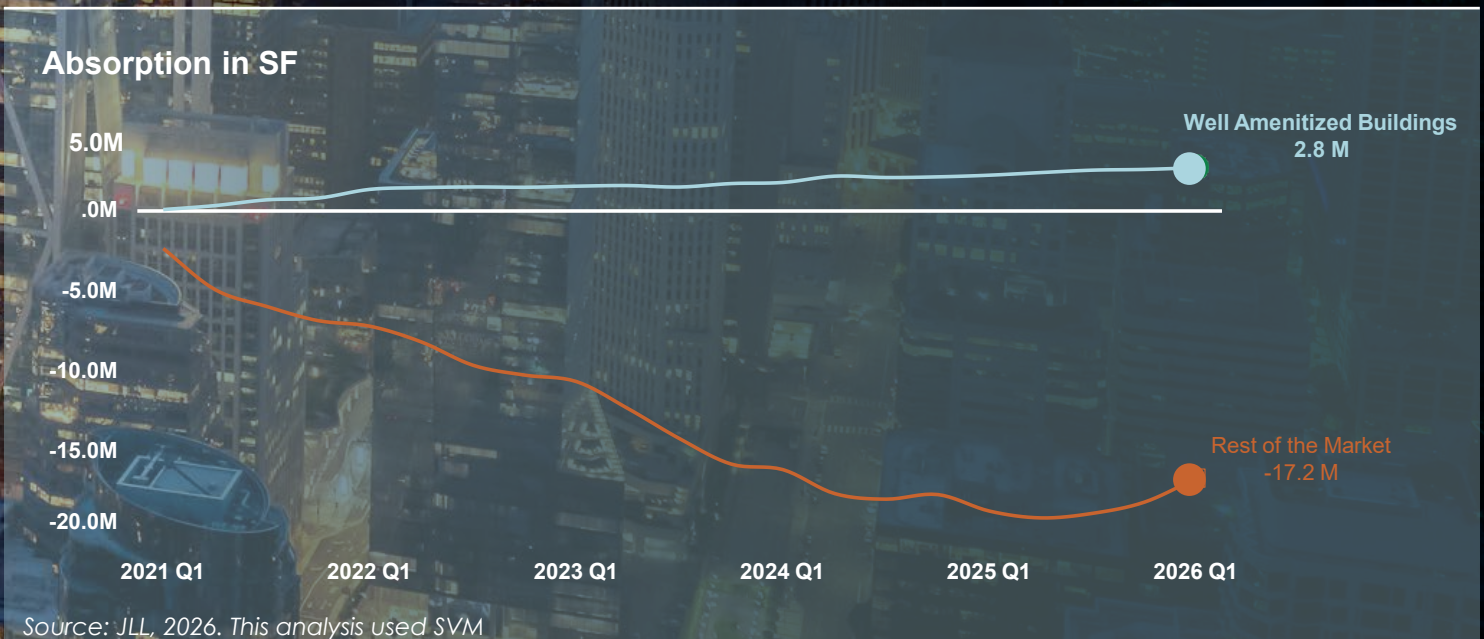
Absorption YTD



Leasing Activity has Doubled Since September 2023



New and Well Amenitized Buildings Are Seeing Faster Absorption Gains Since 2023



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