

JLL

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 ~13,900 SF floor plates with 13' ceiling heights accommodate creative and traditional build-outs. The building is LEED Platinum certified with a 180-car 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	180 Cars with Valet
WALT	4.0 Years
% LEASED	59%





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
- SIGNIFICANT RECENT LEASING MOMENTUM WITH OVER 38K OF LEASING OVER THE PAST SIX MONTHS
- 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 180-CAR PARKING GARAGE 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

charles SCHWAB

okta

META

Google

salesforce transit center

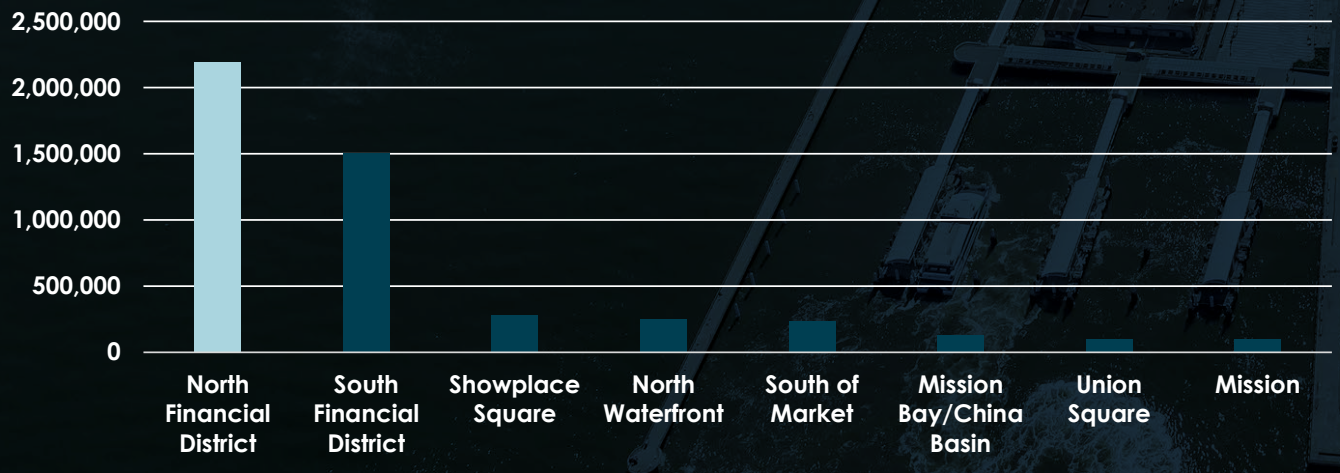
SOUTH OF MARKET

SOUTH FINANCIAL DISTRICT

FERRY BUILDING

North FiDi Leads All Submarkets in Tenant Demand

Tenant Requirements by Submarket (2026)



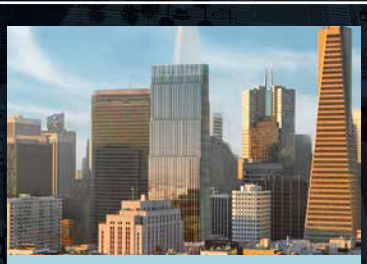


Recent Initiatives Revitalizing North FiDi & the Entire CBD



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

8.6M SF
Active Tenant Requirements

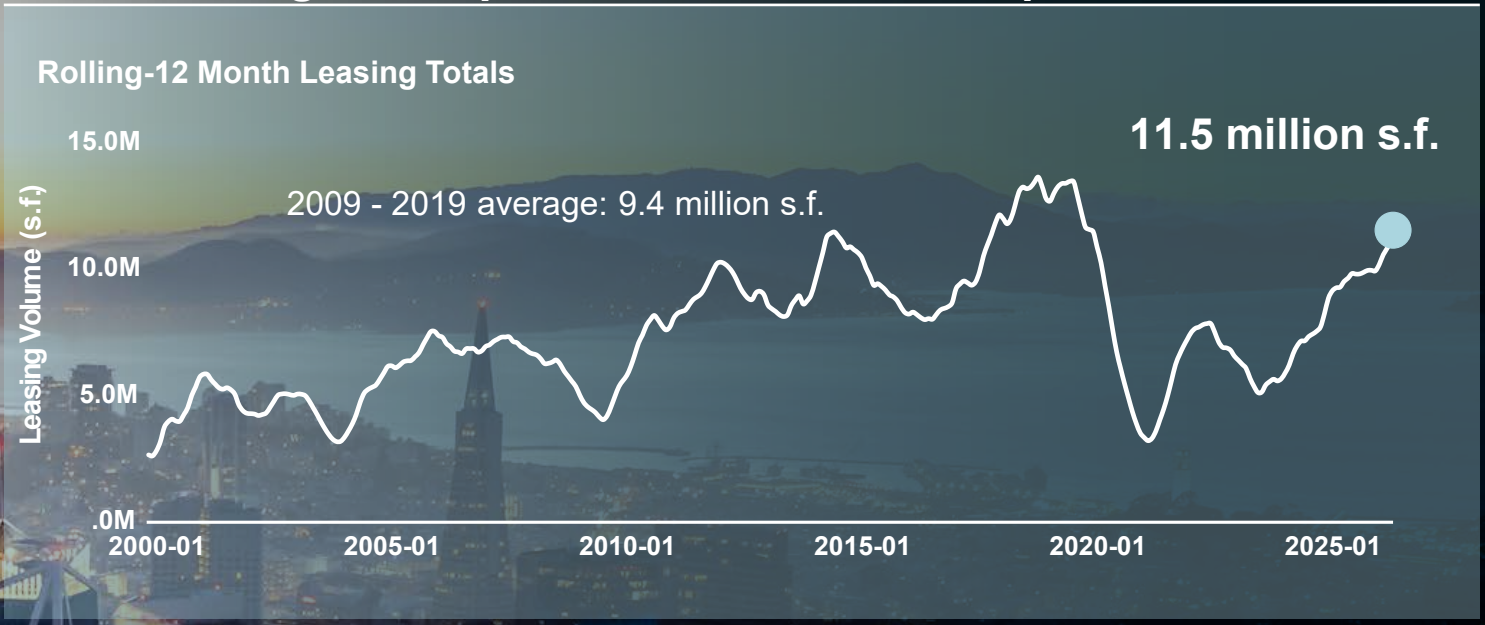
2.0x
Increase in TIMs since 2022

7.8M SF
Leasing Volume YTD

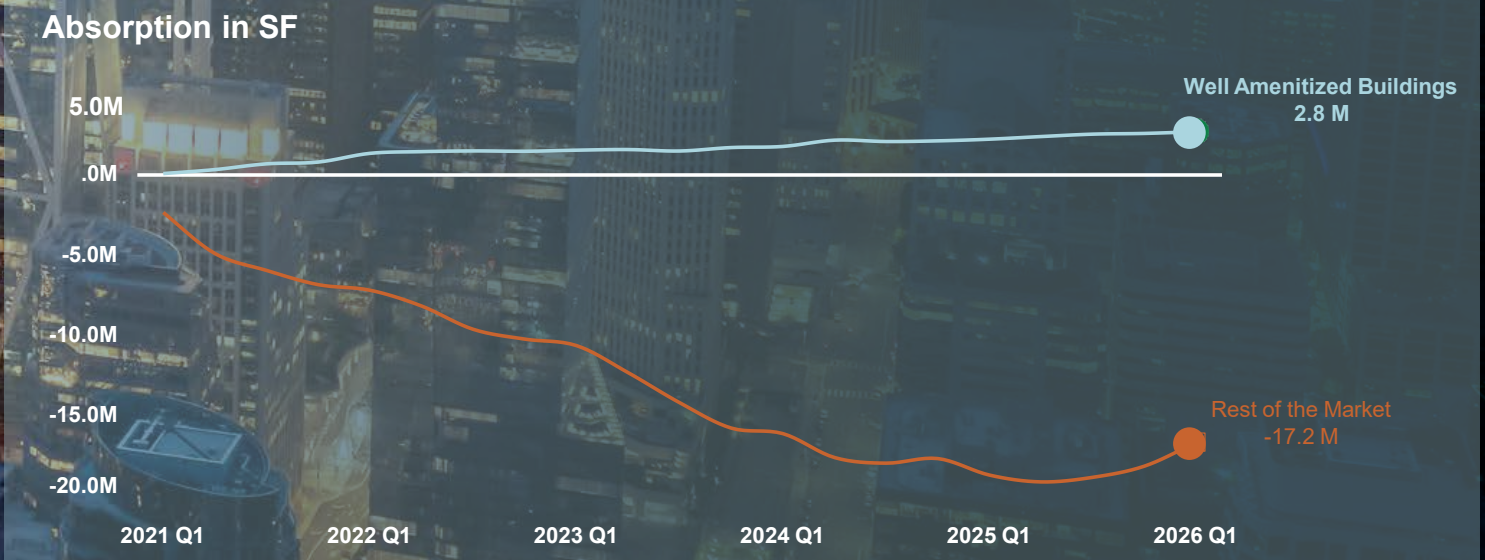
3.1M SF
Absorption YTD



Leasing Activity has Doubled Since September 2023



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



Source: JLL, 2026. This analysis used SVM

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