

150 GREEN

NORTH WATERFRONT | SAN FRANCISCO

EXCEPTIONAL NORTH WATERFRONT OFFICE INVESTMENT OPPORTUNITY
IDEAL FOR INVESTOR OR PARTIAL OWNER-USER



EXECUTIVE SUMMARY

Colliers

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Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 150 Green Street (the "Property"), a fantastic, pride of ownership office building situated in the desirable North Waterfront submarket of San Francisco.

Situated on the corner of Green and Sansome Streets, the Property is located just steps from the Embarcadero Waterfront, Jackson Square and the Financial District as well as transit and some of San Francisco's best restaurants.

TENANT ROSTER

heat + Deloitte.
Digital

June 2026 Expiration ¹

handsome

December 2027 Expiration

MADDAN & COMPANY, INC.
FOOD BROKERS

October 2026 Expiration

1) Potential opportunity for an owner-user to occupy the Heat (Deloitte) space. Inquire with listing brokers for further information.

PROPERTY HIGHLIGHTS

25,052 ²
SQUARE FEET

GROUND, PENT & LL
LEVELS

14
ON-SITE PARKING STALLS

1919
YEAR BUILT

2000, 2013, 2020
YEARS RENOVATED

78% ³
LEASED

±3.3
WTD. AVG. LEASE TERM REMAINING (YRS.)

2) Inclusive of RSF per leases plus +/-800 SF of both the exterior roof common area and exclusive use decks.

3) Only one (1) vacant 5,350 SF space available. Space can be demised into 2-3 spaces.



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OFFERING HIGHLIGHTS

\$12M
PRICE

\$ 439⁴
PRICE/SF

±7.5%
IN-PLACE
CAP RATE

±9.75%
STABILIZED
CAP RATE

4) Net of estimated \$1M on-site parking value.

SANSOME
GREEN

ICE HOUSE



INVESTMENT HIGHLIGHTS

- Irreplaceable North Waterfront Location
- Exceptional, Pride-Of-Ownership Investment Opportunity
- Secure Rent Roll: $\pm 50\%$ Leased To Deloitte Subsidiary (Heat)
- Potential Path For Owner-User to Occupy 50% to 70% of the Building ¹
- On-Site Secure Indoor Parking For 14 Cars
- Opportunity To Capture Additional Rentable Square Feet Through Inclusion Of Rooftop Deck Areas
- Single 5K Square Foot Vacant “Spec” Space With Incredible San Francisco Views Ready To Lease As-Is Or Potential To Demise

1) *Subject to lease termination agreement with Heat (Deloitte).*



heat + Deloitte.
Digital



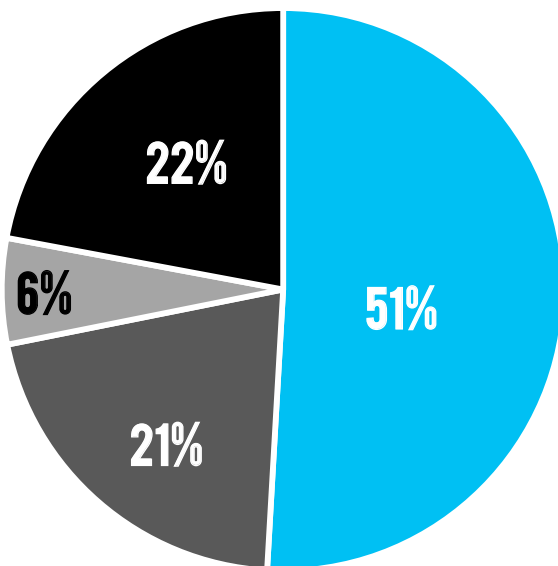
PENTHOUSE B ROOF DECK

TENANT OVERVIEW

Tenant	Suite	Leased Square Feet	% of Total Bldg.	Annual In-Place Rent (\$/SF) ⁽¹⁾	Lease Type	Lease Expiration	Options
Heat (Deloitte)	1100 Sansome	12,347	49.29%	\$71.08	IG	Jun-26	None
Handsome Industries	1 Ice House Alley	5,080	20.28%	\$23.62	IG	Dec-27	1 X 5 Year Option
Maddan & Company	Penthouse A	1,475	5.89%	\$52.79	MG	Oct-26	1 X 5 Year Option
Vacant	Penthouse B	5,350	21.36%	-	-	-	-
-	Penthouse B Roof Deck	350	1.40%	-	-	-	-
-	Common Area Roof Deck	450	1.80%	-	-	-	-
Total Square Feet		25,052	100%				

(1) Annual Rent/SF as of September 1, 2023.

BUILDING MAKE-UP BY TENANT INDUSTRY



- ADVERTISING | HEAT (DELOITTE)
- MUSICRECORDING / DIGITAL ARTS | HANDSOME INDUSTRIES
- FOODBROKERAGE | MADDAN & COMPANY
- VACANT

TENANT SUMMARY

heat + Deloitte Digital

THISISHEAT.COM

Founded in 2004, Heat is an award-winning full-service advertising agency that works across traditional, digital, and social media. In 2016, the company was purchased by Deloitte Digital resulting in the world's first creative digital consultancy. In 2019, Heat launched their proprietary "Heat AI" artificial intelligence practice that leverages AI and machine learning to discover online trends and conversations. Deloitte, the parent company of Deloitte Digital and Heat, is the largest professional services network by revenue and number of professionals and is one of the Big Four accounting firms. The company's 2021 revenue was reported at \$50.2 billion with 345,000 employees working for the firm. **Heat (Deloitte) has been at 150 Green since 2014.**

handsome

HANDSOMESOUND.COM

Handsome is a full-service audio post-production facility. The company provides sound for film, advertising, broadcast, and digital media. Clients include HBO, PBS, Marvel Studios, Salesforce, Credit Karma, Adobe, Sheraton, the San Jose Sharks, and more. **Handsome is associated with Music Orange who have been at 150 Green since 2007.**



MADDANCO.COM

Founded in 1947, Maddan & Company is a family-owned and operated food brokerage business. Providing marketing collaboration, analysis, and retail execution, Maddan & Company includes an experienced team of industry professionals that help brands implement their product strategies. **Maddan & Company first occupied its space at 150 Green in 2021.**

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SAN FRANCISCO

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