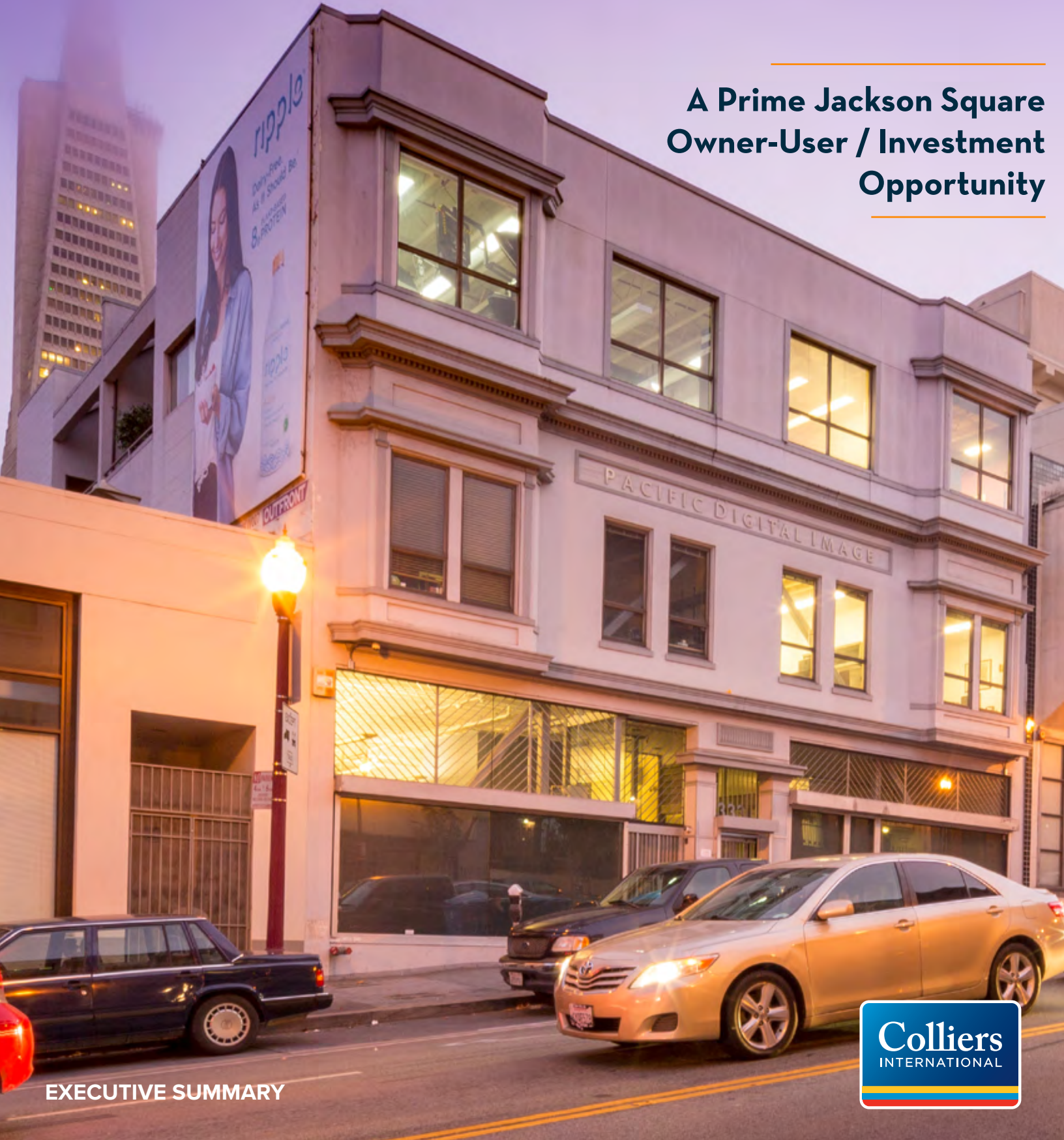


# 333 BROADWAY

JACKSON SQUARE | SAN FRANCISCO

**A Prime Jackson Square  
Owner-User / Investment  
Opportunity**



EXECUTIVE SUMMARY

**Colliers**  
INTERNATIONAL



# EXECUTIVE SUMMARY

Colliers International, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 333 Broadway (the “Property”), a boutique, creative, three-story plus lower level, office building located at the center of the Jackson Square and North Waterfront submarkets.

Originally constructed in 1921 as a two-story building, the Property was fully renovated with a third story addition in the mid-1980s. Currently primarily owner-occupied with an additional tenant on the third floor, the Building will be delivered vacant with the exception of the third floor tenant. The Seller will consider a short-term lease back of its premises. The Property is situated in an incredibly desirable office location that is surrounded by a diverse tenant base, featuring access to Bay Area-wide transit, premier restaurants, and stunning San Francisco skyline and bay views.

# PROPERTY SUMMARY

ADDRESS	333 Broadway, San Francisco, CA 94133
GROSS SF	13,741
RENTABLE SF	12,865
YEAR BUILT / RENOVATED	1921 / Approx. 1985
NO. STORIES	3, plus Lower Level
TYPICAL CEILING HEIGHTS	± 12' 6"
TYPICAL FLOOR SF	± 3,200
OCCUPANCY UPON DELIVERY	At Close of Escrow, the Building will be delivered vacant with the exception of the lease to the third floor tenant. The Seller will consider a short-term lease-back of its premises.

# THE OPPORTUNITY

333 Broadway represents the rare opportunity for both investors and owner-users to acquire a prime, historic, creative building in San Francisco’s premier boutique office submarket.





## INVESTMENT HIGHLIGHTS

- Rare, Boutique Office Opportunity for an Investor or Owner-User
- Desirable Jackson Square / North Waterfront Location within Walking Distance of City's Premier Restaurants & the Embarcadero Waterfront
- Outstanding Creative Building Features – High Exposed Ceilings, Concrete Sidewalls, Architectural Central Core Stairwell & a Roof Deck with Stunning San Francisco Views
- Excellent Local Market Fundamentals – 100% Leased Competitive Set & Abundance of Surrounding Full-Building Users

SAN FRANCISCO BAY



SYDNEY G. WALTON SQUARE

THE EMBARCADERO

NORTH WATERFRONT

333  
BROADWAY



SANSOME



BROADWAY



CENTRAL BUSINESS DISTRICT

PACIFIC

JACKSON SQUARE

# 333 BROADWAY

JACKSON SQUARE | SAN FRANCISCO

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