

60 FEDERAL

SAN FRANCISCO, CA

±99,600 TOTAL SF

POWER: 7083KVA*

*CONFIRMED BY
MEYERS + ENGINEERS
AS OF 05/01/2024



PROPERTY INFORMATION SUMMARY

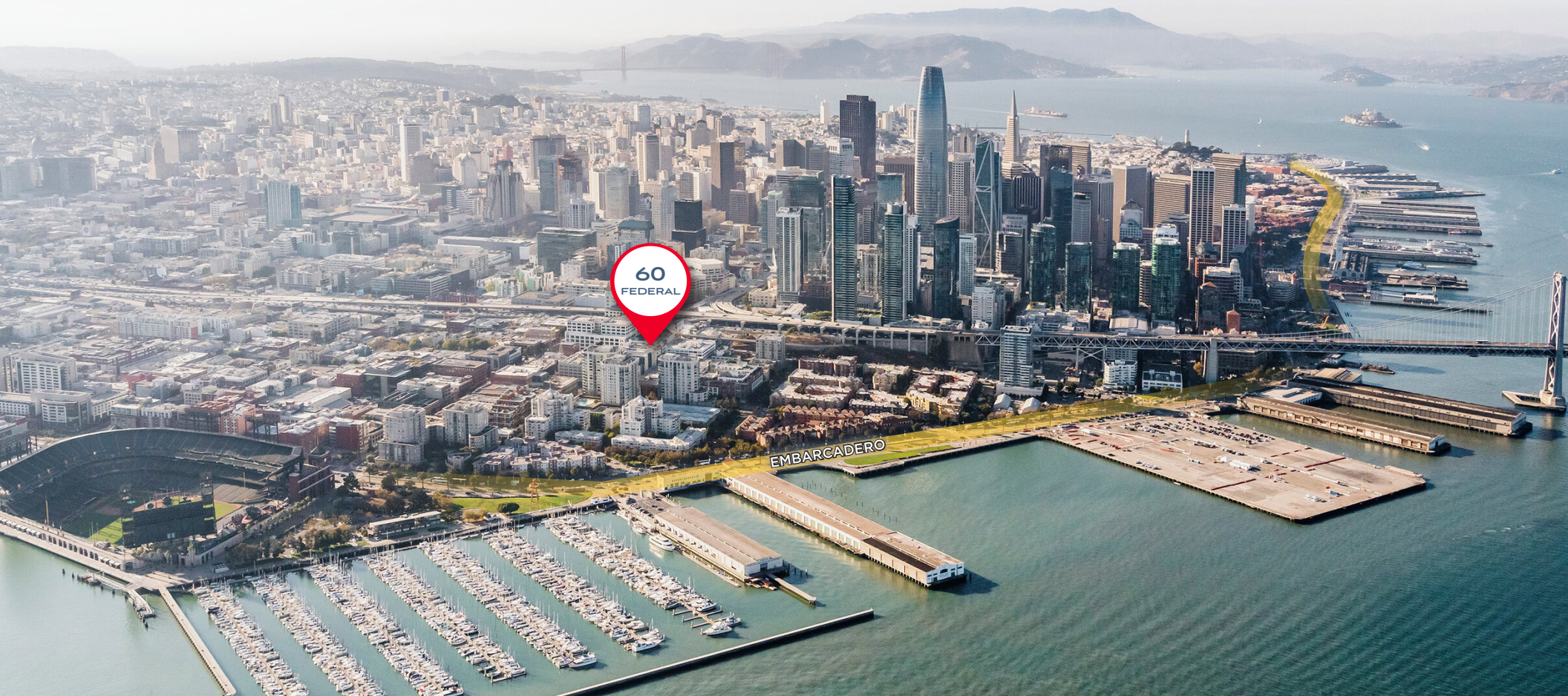
IN THE SOUTH PARK AREA SOUTH OF MARKET
NEAR ORACLE PARK - HOME OF THE SAN FRANCISCO GIANTS

EXECUTIVE SUMMARY

60 Federal Street is a 5-story plus two lower levels concrete building constructed originally in 1912. The property has a substantial amount of electric power and data capacity as well as having a backup diesel generator. The building is approximately 99,600 square feet. The lowest basement level is leased for parking to the adjacent eastern property on a lease that expires in 2060. 60 Federal is ½ a block away from South Park, two blocks away from Oracle Park (home of the San Francisco Giants major league baseball team), two blocks from the Embarcadero and San Francisco Bay, 2 blocks away from

the on-ramps to the Bay Bridge (I-80), 2 blocks away to the new Central Subway, and 5 ½ blocks away to BART.

60 Federal will be delivered vacant. This presents an opportunity for a new user to have six efficient floors totalling approximately 91,200 square feet. The lowest level floor, of approximately 8,475 square feet, is leased long term to the neighboring building to the east until 2060. The top 2 floors of the property have views of the Bay.



INVESTMENT SUMMARY

LOCATION

60 Federal has 2 street frontages and from a bird's eye perspective appears to be placed right upon Federal Street. The block upon which 60 Federal is sited is bounded by Second, Bryant, Brannan, and First Streets in the South Beach neighborhood. San Francisco Bay is two blocks away as is Oracle Park-home of the San Francisco Giants. South Park is ½ a block away.

LOT SIZE

Approximately 115' wide by 137.5' deep plus a rectangular piece of land on the west side of the building which measures approximately 94' x 25' for a total land area of approximately 18,162 square feet

ASSESSOR'S PARCEL NUMBER

3774-074

HEIGHT LIMIT

65'-X

ZONING

MUO - Mixed Use Office

USE

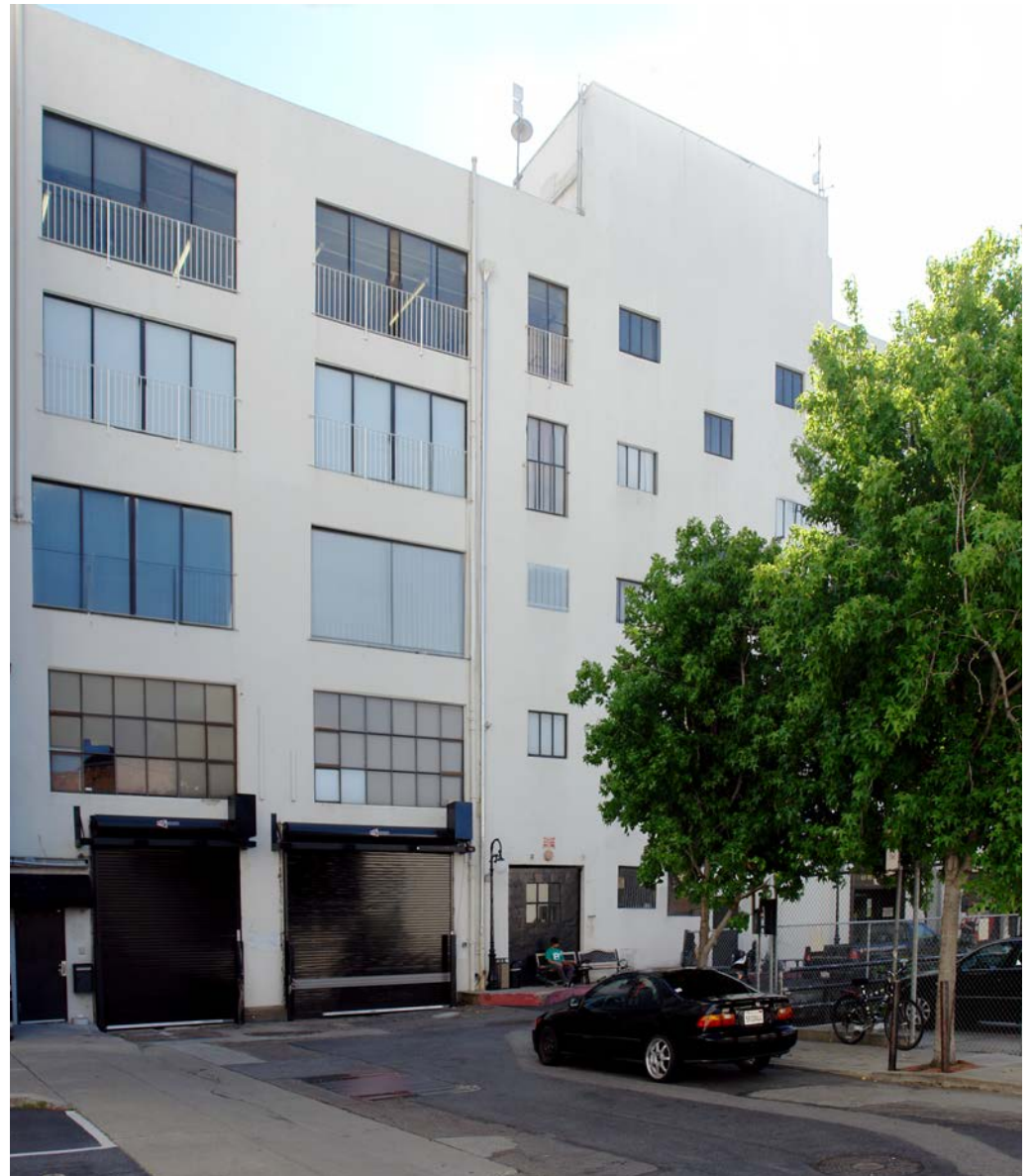
Office

CITY PLANNING

The City of San Francisco is divided into 4 quadrants. The current planning team manager of this area is Nicholas.Foster@sfgov.org

DISTRICT SUPERVISOR

District 6 is represented Supervisor Matt Dorsey, whose term runs to January 8, 2027. Email: Dorsey.Staff@sfgov.org. Phone is +1 415 554 7970



INVESTMENT SUMMARY (CONTINUED)

IMPROVEMENTS / HISTORY

The building was originally constructed in 1912 by Peseo Righetti & August G. Headman. The building features 5 floors plus two lower levels totaling approximately 99,600 square feet. The building is constructed of reinforced concrete and has recessed loading docks on its western side which are adjacent to a freight elevator serving all levels. The eastern side of the building has a drive-in door leading to a small indoor parking area.

Building Name	Rincon Warehouse
Original Use	Public Storage Warehouse
Original Owner	Rincon Warehouse Company (M.J. Hawley)
Original Tenant	Weston Basket & Barrel Co.
Use as of 1990 Survey	Office / Warehouse
Date of Construction	1911
Style	Commercial
Architect	Peseo Righetti & August G. Headman
Construction Type	Class 'A' Fireproof Reinforced- Concrete with Steel Frame
Exterior Material	Stucco
1990 Significance	Contributory - Altered
Current Significance	Contributory
National Register Status Code	7 - No Evaluated

(Source: Page & Turnbull, Inc., June 26, 2008)

HISTORIC STATUS

The building is listed, per SFPIM, as a category 'A' building which suggests a historic resource is present. The property is located in the South End Historic District, which district is listed on the National Register of Historic Places and on the California Register of Historic Places.

POWER**

BUILDING

The building is fed from three (3) exterior PG&E transformers. Secondary 277/480V and 120/208V service conduits run from each transformer into the main electrical rooms and serve the three switchboards:

- MSB-A: 4000 amp, 277/480V, 3 phase, 4 wire service,
- MSB-B 4000 amp, 277/480V, 3 phase, 4 wire service,
- Original Service: 1200 amp secondary, 120/208V, 3 phase, 4 wire service.

The existing services provide an overall capacity of 7,083 kVA

GENERATOR

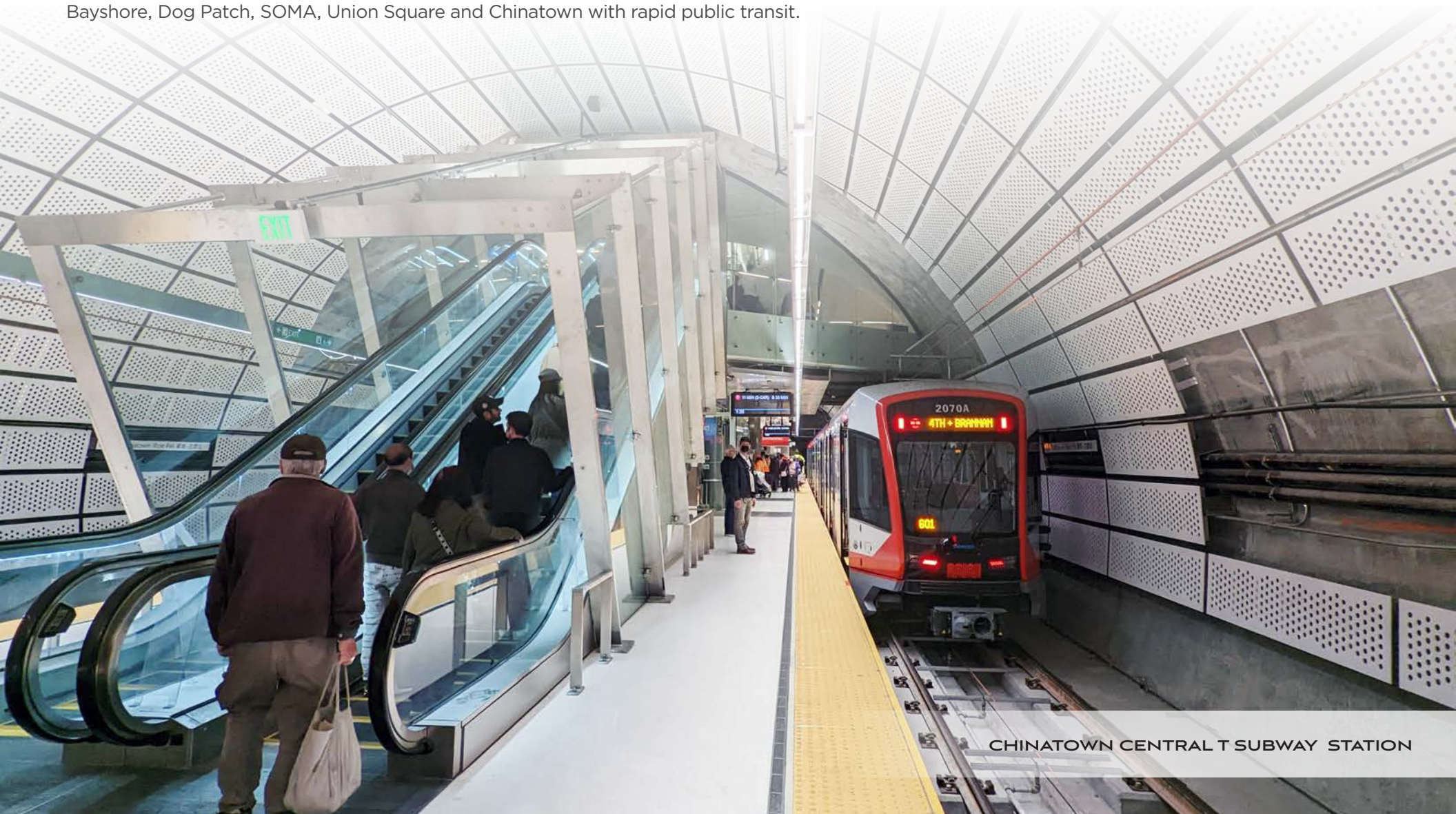
The building has an existing 1000KW/1250KVA Cummins generator that feeds a 1600-amp, 277/480V emergency distribution board ('MDP') via a single 1600-amp automatic transfer switch ('ATS').

** Disclaimer: This information is provided as a courtesy. Prospects are advised rely solely on their own field verifications

INVESTMENT SUMMARY (CONTINUED)

TRANSIT

The new Central Subway is 2 blocks to the west and runs from Chinatown to the Cow Palace. It runs underground from Chinatown to 4th and Bryant where it becomes a surface streetcar and then runs primarily down 3rd Street until it terminates near the Cow Palace, linking Visitation Valley, Bayshore, Dog Patch, SOMA, Union Square and Chinatown with rapid public transit.



CHINATOWN CENTRAL T SUBWAY STATION

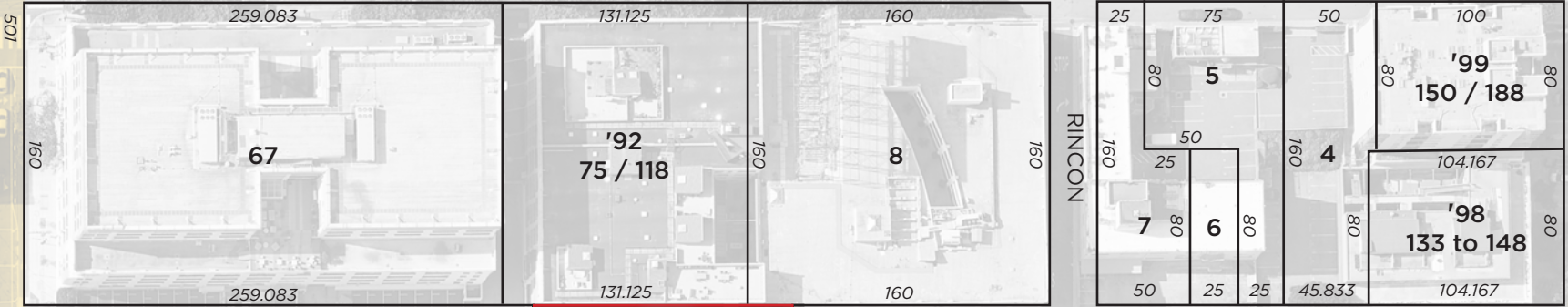
APN 3774-074

I-80 WB
ON-RAMP

HARRISON STREET OFF-RAMP

BRYANT

301



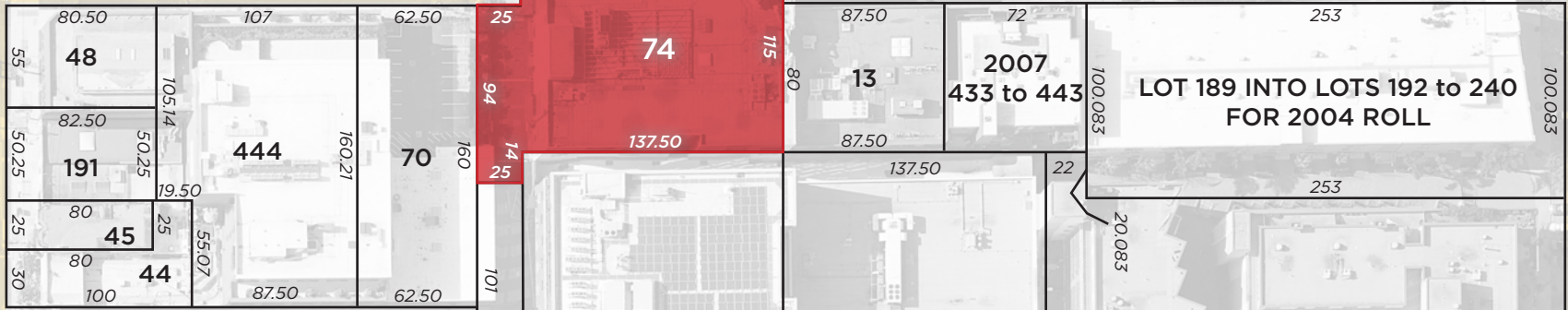
2ND STREET

FEDERAL

FEDERAL

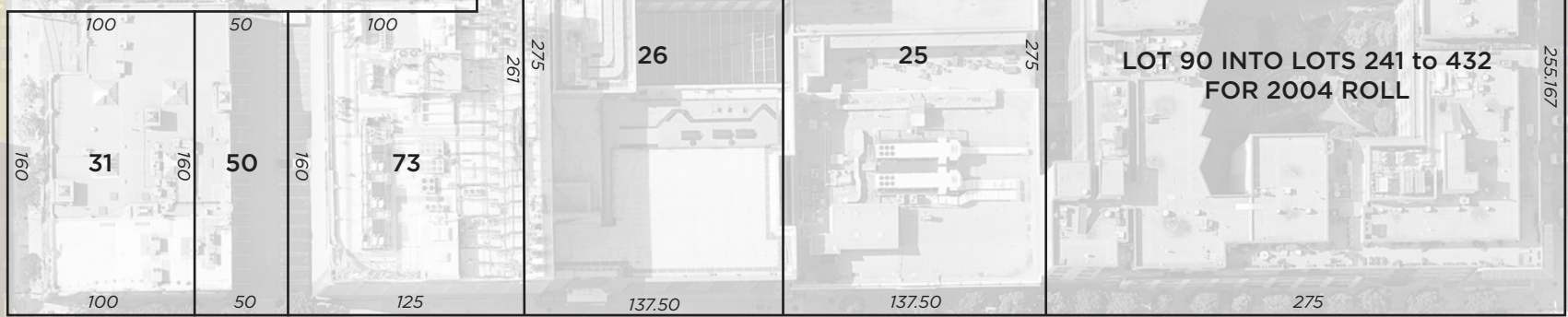
2

1



DE BOOM

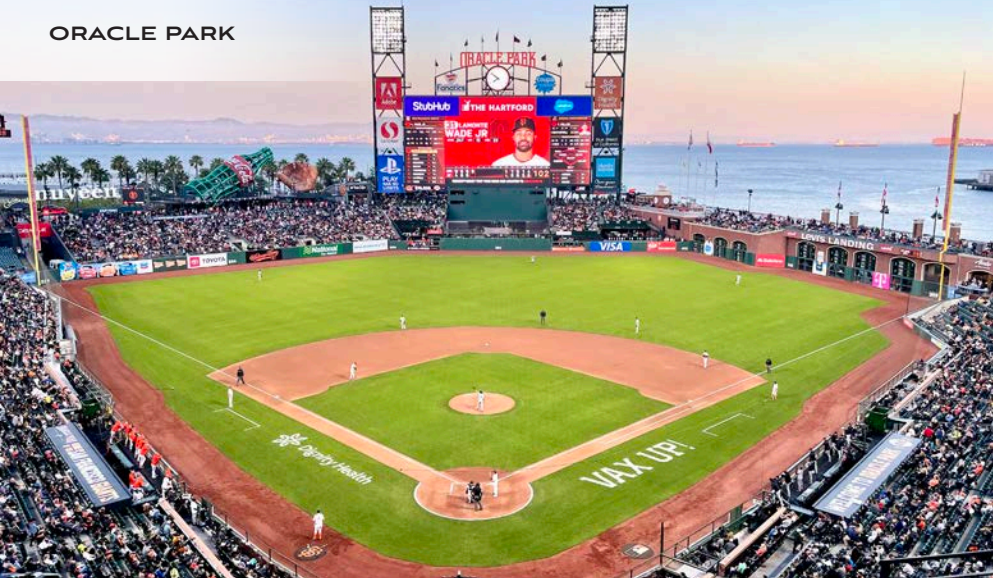
DELANCEY



BRANNAN

200

ORACLE PARK



BRYANT & 2ND STREET ON RAMP



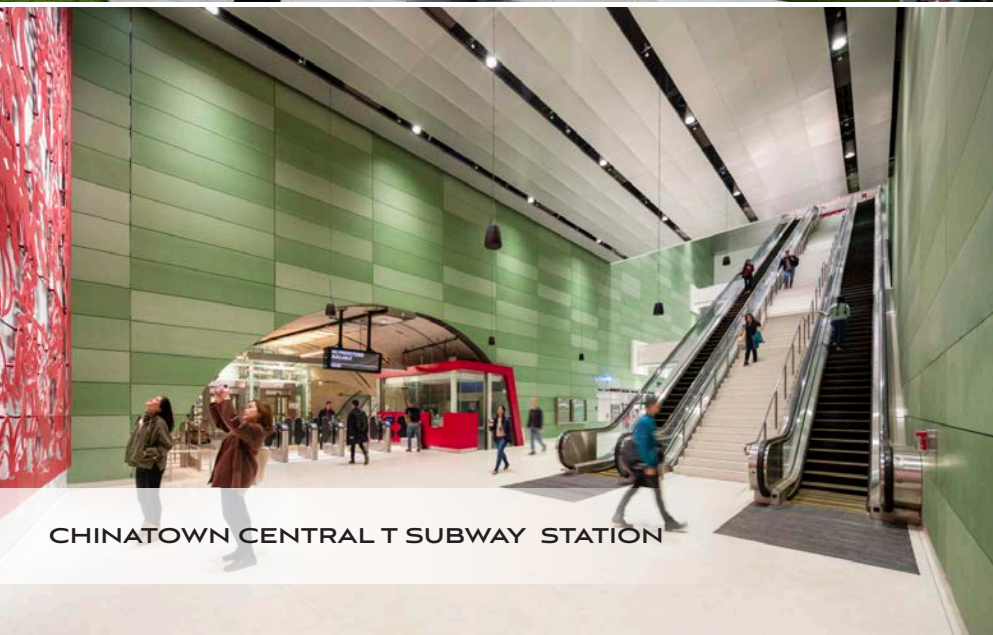
SOUTH PARK

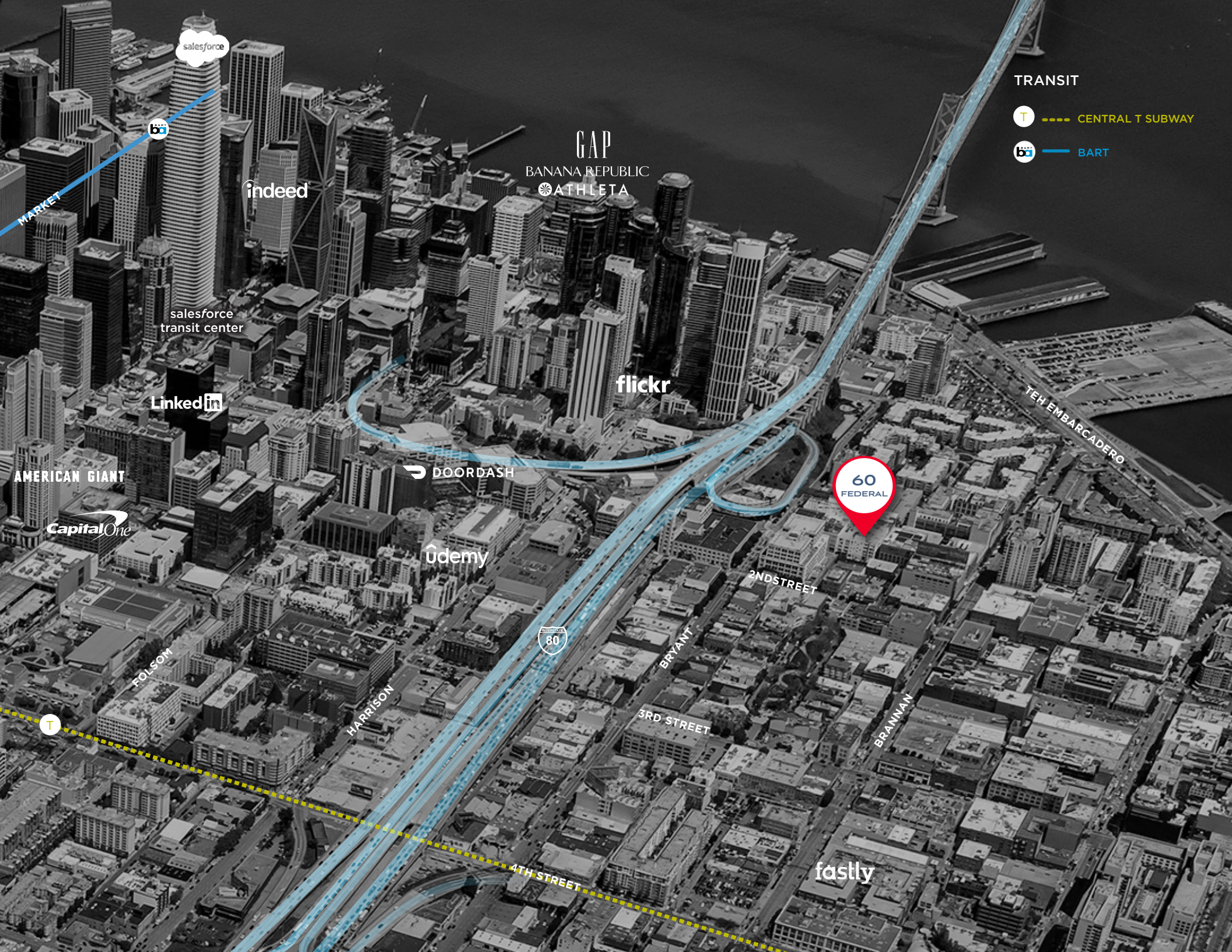


EMBARCADERO



CHINATOWN CENTRAL T SUBWAY STATION





salesforce



indeed

GAP
BANANA REPUBLIC
ATHLETA

flickr

salesforce
transit center

LinkedIn

DOORDASH

ûdemy

AMERICAN GIANT

Capital One



FOLSOM

HARRISON

BRYANT

3RD STREET

2ND STREET

BRANNAN

TEH EMBARCADERO



4TH STREET

fastly

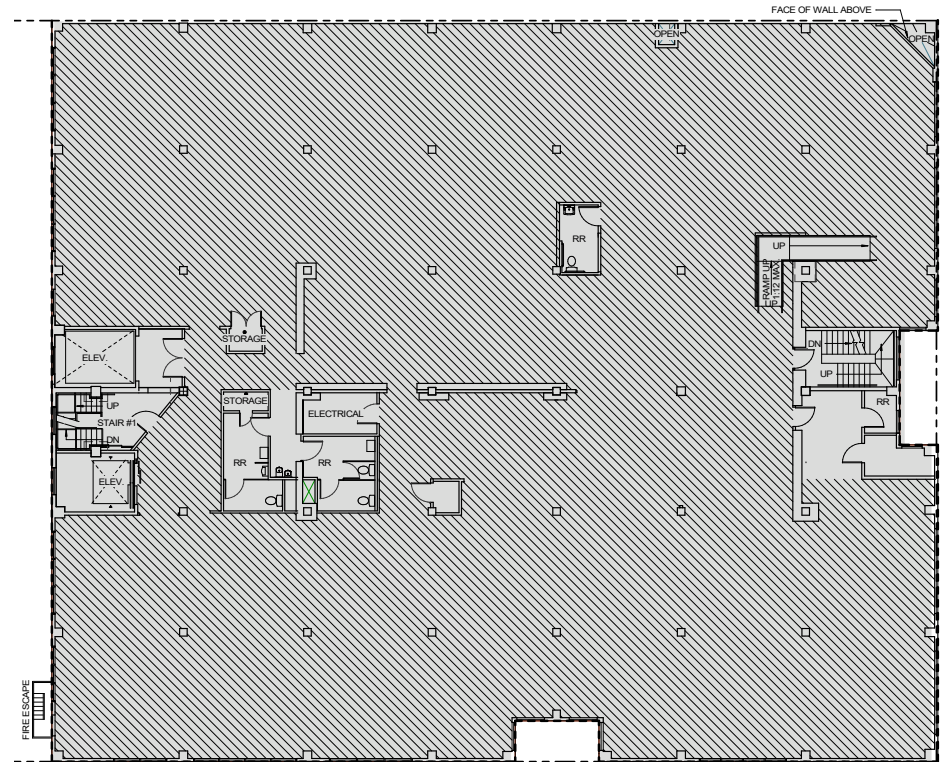
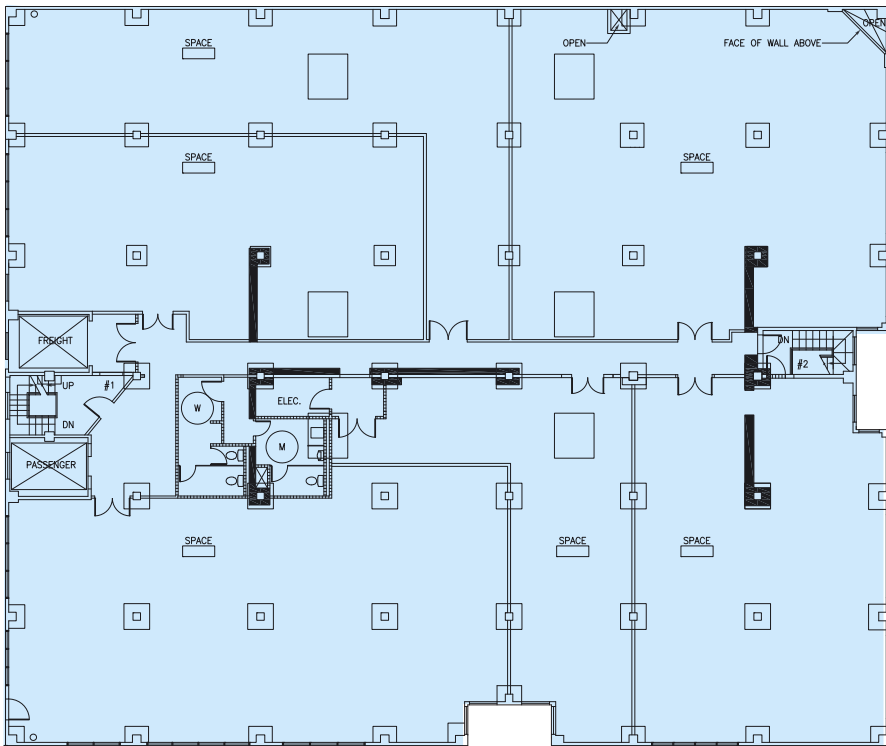
TRANSIT

CENTRAL T SUBWAY

BART

FIFTH FLOOR PLAN

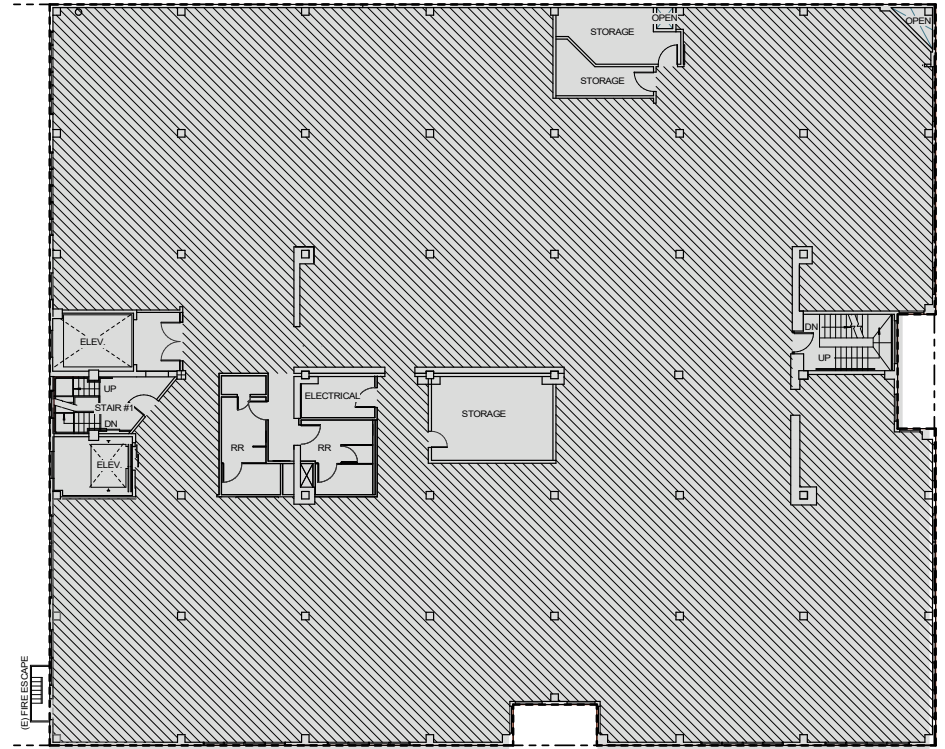
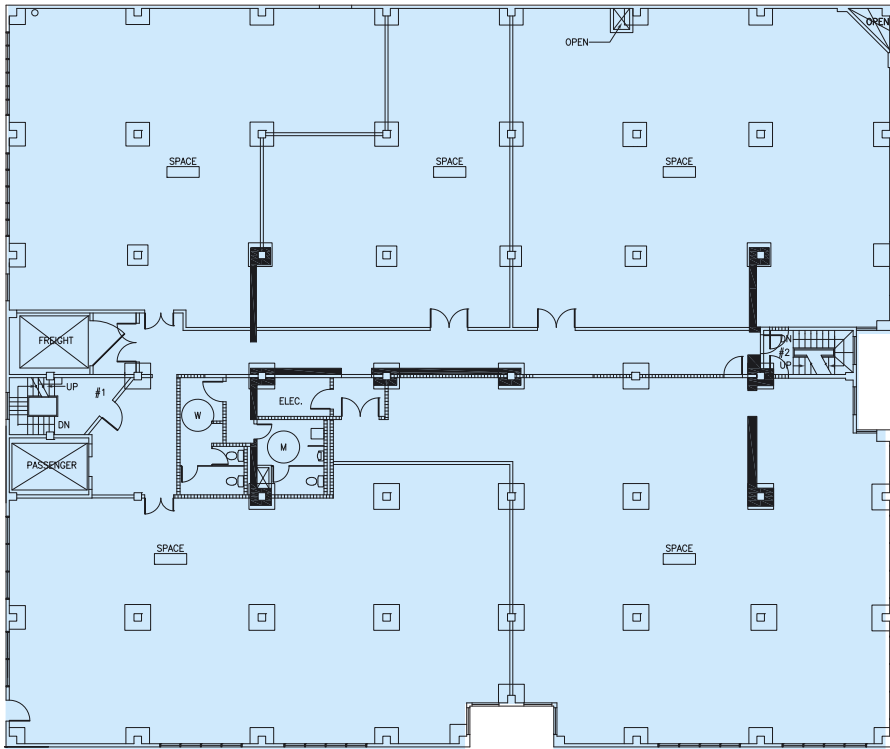
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

FOURTH FLOOR PLAN

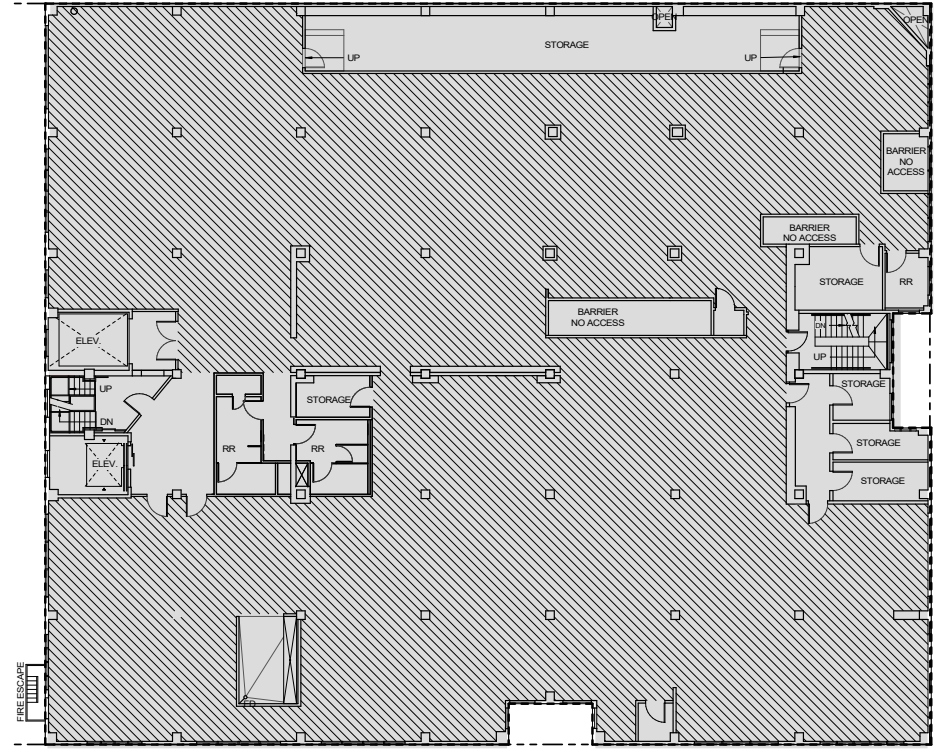
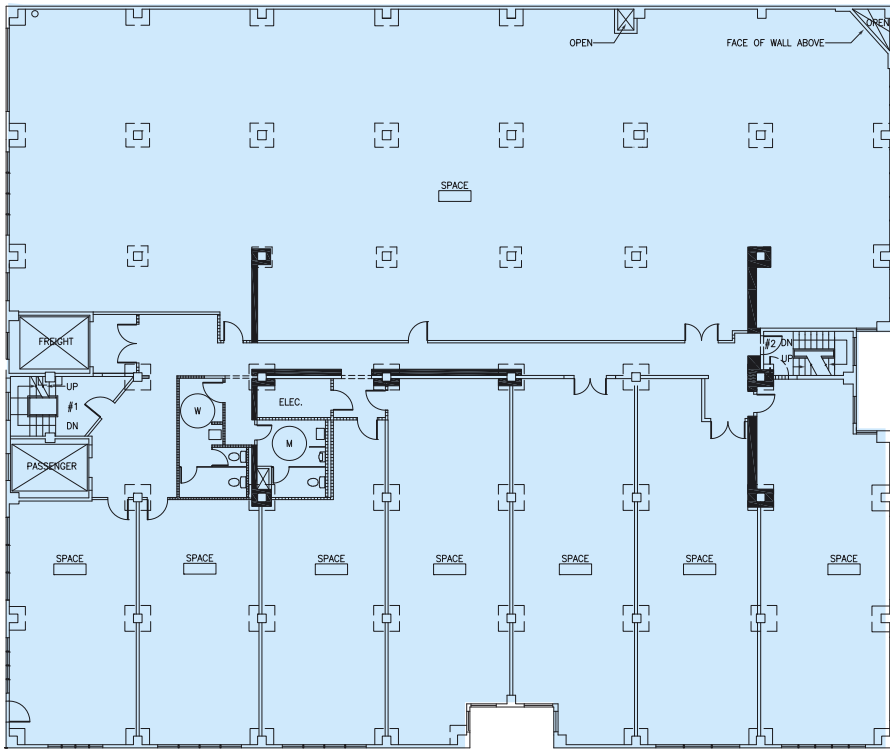
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

THIRD FLOOR PLAN

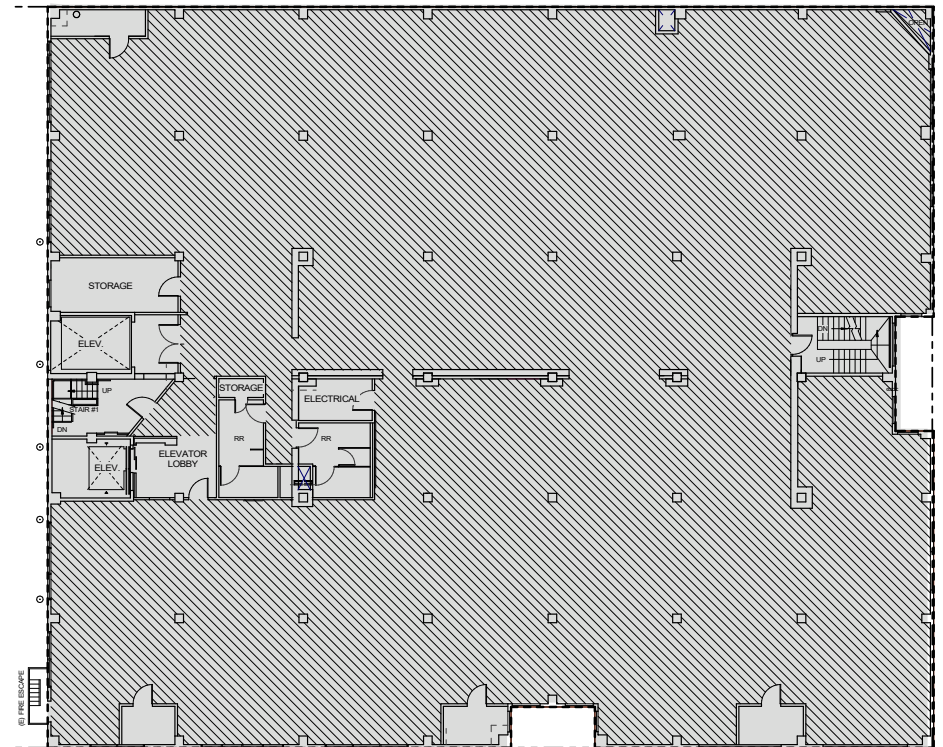
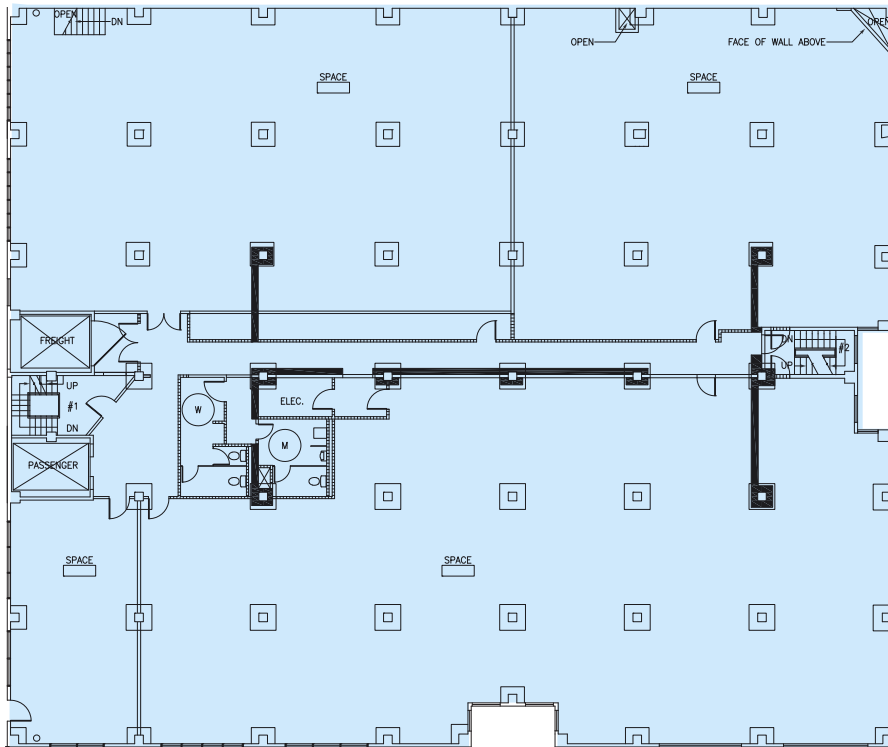
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

SECOND FLOOR PLAN

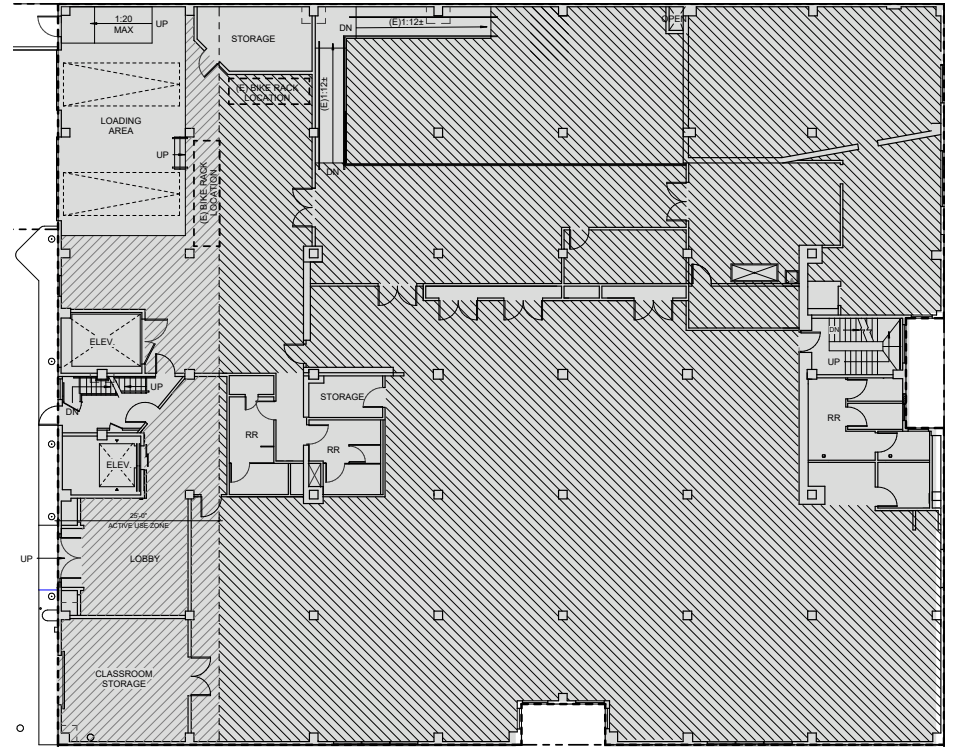
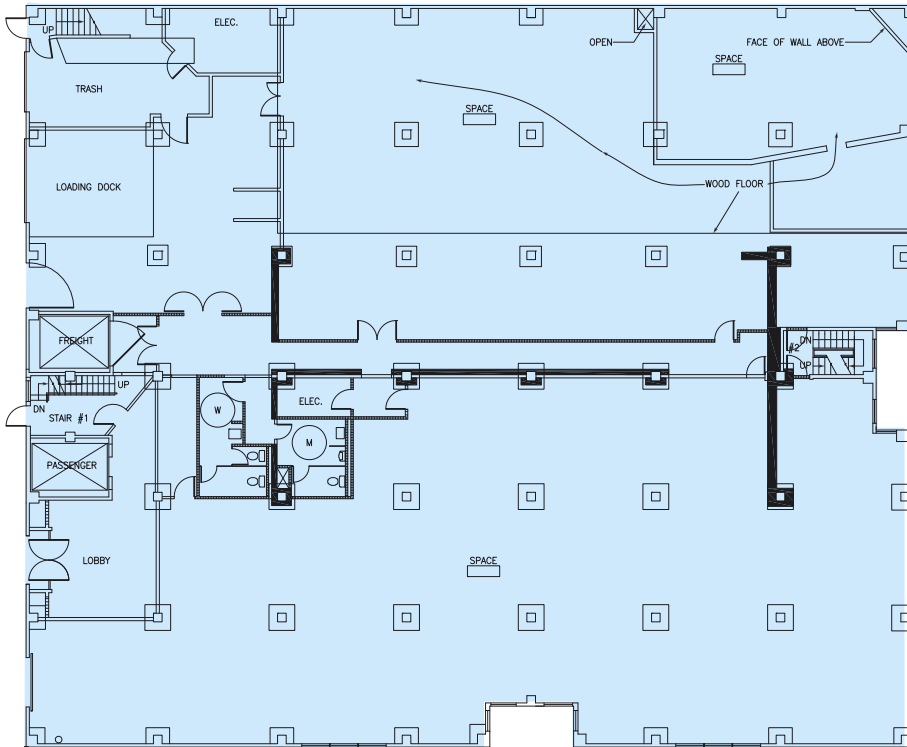
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

FIRST FLOOR PLAN

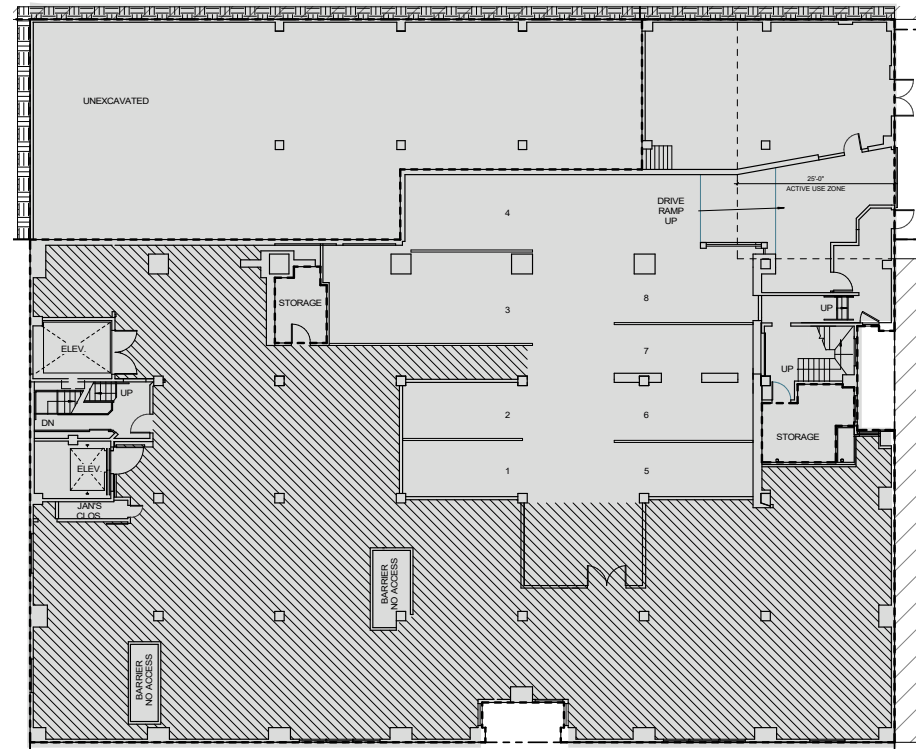
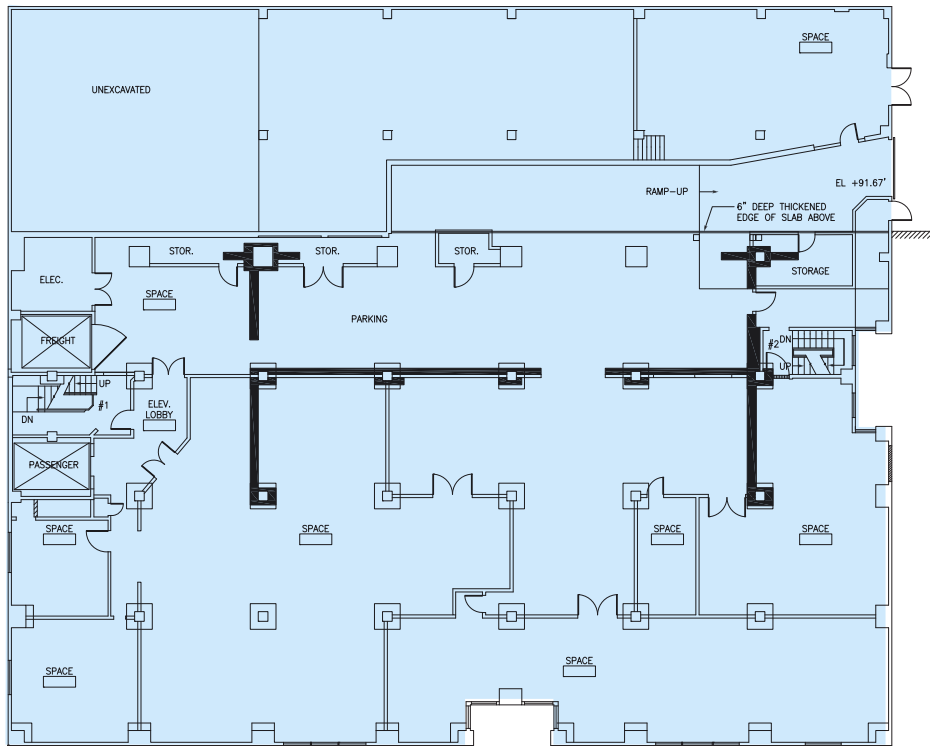
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

BASEMENT PLAN

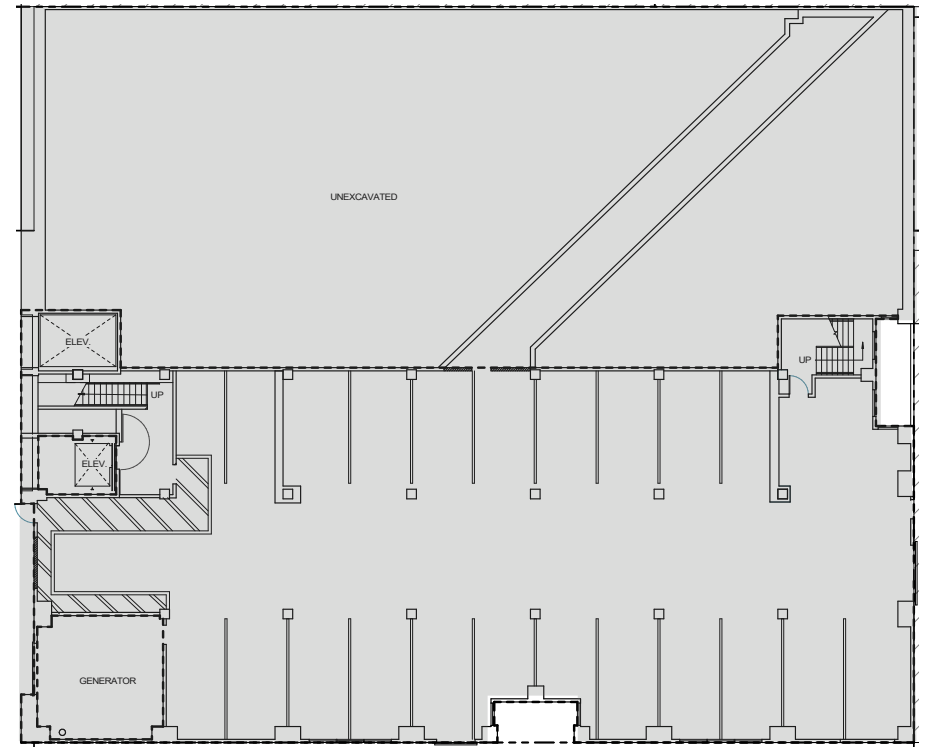
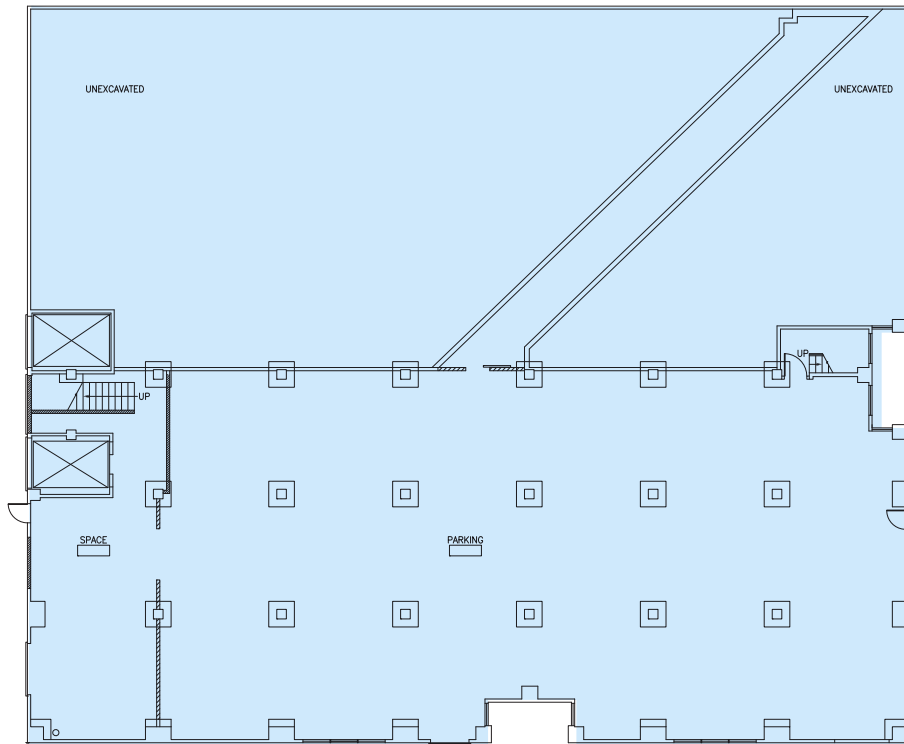
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

SUB-BASEMENT PLAN

AS CURRENTLY CONFIGURED













WITHOUT IMPROVEMENTS

NEIGHBORHOOD MAP



60 FEDERAL
SAN FRANCISCO, CA

TRANSPORTATION

-  BART
-    MUNI Historic Streetcar
-    MUNI Metro
-  Cable Car
-  Central Subway
-  San Francisco Bay Ferry

DISCLAIMER

Cushman & Wakefield has been retained as the owner's exclusive advisor and broker regarding the sale of the 60 Federal Street in San Francisco, California (the "Property").

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective purchasers.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.



**CUSHMAN &
WAKEFIELD**

TOM CHRISTIAN

Executive Managing Director

Direct: +1 415 677 0424

tom.christian@cushwake.com

Lic#00890910

TIM GARLICK

Director

Direct: +1 415 568 3416

tim.garlick@cushwake.com

Lic#01715903