

475 SANSOME



Creative Style in the Heart of FiDi.

Located in the heart of the Financial District directly adjacent to Transamerica Redwood Park, 475 Sansome is 21-story Class A tower offering light-filled office space and valuable amenities. Surrounded by a vast and vibrant array of upscale shopping, dining, fitness, and entertainment destinations, it is ideally situated to attract today's top professional talent. Transit, biking, and pedestrian options offer incomparable accessibility to all parts of San Francisco and the surrounding region.



Property Highlights



Location

475 Sansome Street, San Francisco, CA 94111
Central Business District



Year Built

Built in 1969 / Renovated in 1992 & 2005



Stories

Twenty-One (21) + Lower Level



Rentable Area

361,031 Square Feet

Average Rentable Floor Area

+/- 21,400



Security

24-hour security is provided by ProTech. All tenant employees are given access rights via an electronic card key. A card reader is located at the main entrance to the Property on the right exterior column for after-hours access, and a card key is required for floor access via the elevators at all times.



Parking & Related Services

250 valet parking spaces in a 5-level garage located on floors 1-4 and the lower level of the building.

Parking Ratio: 1 / 1,420 Monthly Rate: \$425 (tenant); \$440 (non-tenant)

Parking Hours: M-F: 6:00 a.m. to 8:30 p.m.



Amenities

There is a Fitness Center located in the basement of the building solely for tenants of 475 Sansome Street. Operating hours are Monday through Friday, from 5 am to 11 pm.

There are two (2) bicycle storage areas located on the ground level of the garage available for use Monday through Friday, from 5 am to 8:30 pm. Laundry Locker is a dry cleaning and wash/fold service located in the garage.



Retail

Ground level: Mixt Greens, and Imagink Printing Services.



Floor Specifications

Ceiling height: 8'10

Slab to slab: 12'8

Slab to beam: 9'2

Finished ceiling to slab: 3' 10

Finished ceiling height: 8' 10



Broadband Services

Telecom: There are six (6) 4" conduits incoming to the MPOE from AT&T and two (2) 4" conduits possible link to another building.

Voice / Data Services: AT&T has adequate capacity for T1, DSL and POTS service. There are fiber optics (DS3, OC3, and OC12).



HVAC

The HVAC systems serving the office floors Perimeter zones are served by ceiling-mounted 4-pipe fan coils. The two exterior induction supply air systems were converted to minimum ventilation systems supplying preheated outdoor air to the ceiling plenum near fan coils. The constant volume interior system provides cooling only. All HVAC systems are controlled by a Honeywell direct digital control (DDC) system installed in 1990. This system is also integrated with the life safety system. Lighting is controlled by a separate GE control system.



Elevators

Eight (8) 700 fpm gearless passenger elevators with a capacity of 3500 lb.

One (1) 500 fpm service elevator with a capacity of 4500 lb.

Energy Star

Energy Star designation since 2002. The building received an Energy Star Rating of 93 in 2020 and is a rating of 88 (due COVID19 and low occupancy at the building) for 2021.

LEED

LEED-EB Gold certified in 2010, Platinum-certified in 2016, and Platinum re-certified in 2021.

Fitwel

Certified in 2019. MEPT 475 Sansome Street was the first building in California to achieve Fitwel certification using the Multi-Tenant Whole Building Scorecard. Re-certification to occur in 2022.

Fitwel VRM

Certified in 2020 and recertified in 2021.

Scores

Walkers Paradise Walk Score: 100

Riders Paradise Transit Score: 100

Very Bikable Bike Score: 87



Smart Design

Tenants and visitors are welcomed in a renovated modern lobby with 24/7/365 security staffing.

Sustainably designed and operated, 475 Sansome is LEED-Certified Platinum, Fitwell and Fitwell VRM-certified, and ENERGY STAR-labeled.

21-story class A property

LEED-Certified Platinum

On-site property management

24/7 security



Amenities



Renovated in 2019, the fitness center features state-of-the-art cardio and resistance equipment as well as free weights, and offers large locker rooms with showers for total convenience.



Fitness center

Showers and locker rooms

On-site parking

Secure bike parking



Light-Filled Office Space



High ceilings with exposed ductwork and oversized ribbon windows combine to create airy, energetic interiors that continue to attract a vibrant mix of tech and professional services firms.

Two fully furnished spec suites offer light-filled inspiring workspaces that are move-in ready.



5th Floor – Suite 500

9,610 SF HALF FLOOR SUITE

Occupying a half-floor and enjoying three exposures, this 7,300 square foot spec suite is thoughtfully designed for optimal efficiency and fully finished for turnkey move-in.

50 FOCUS SEATS

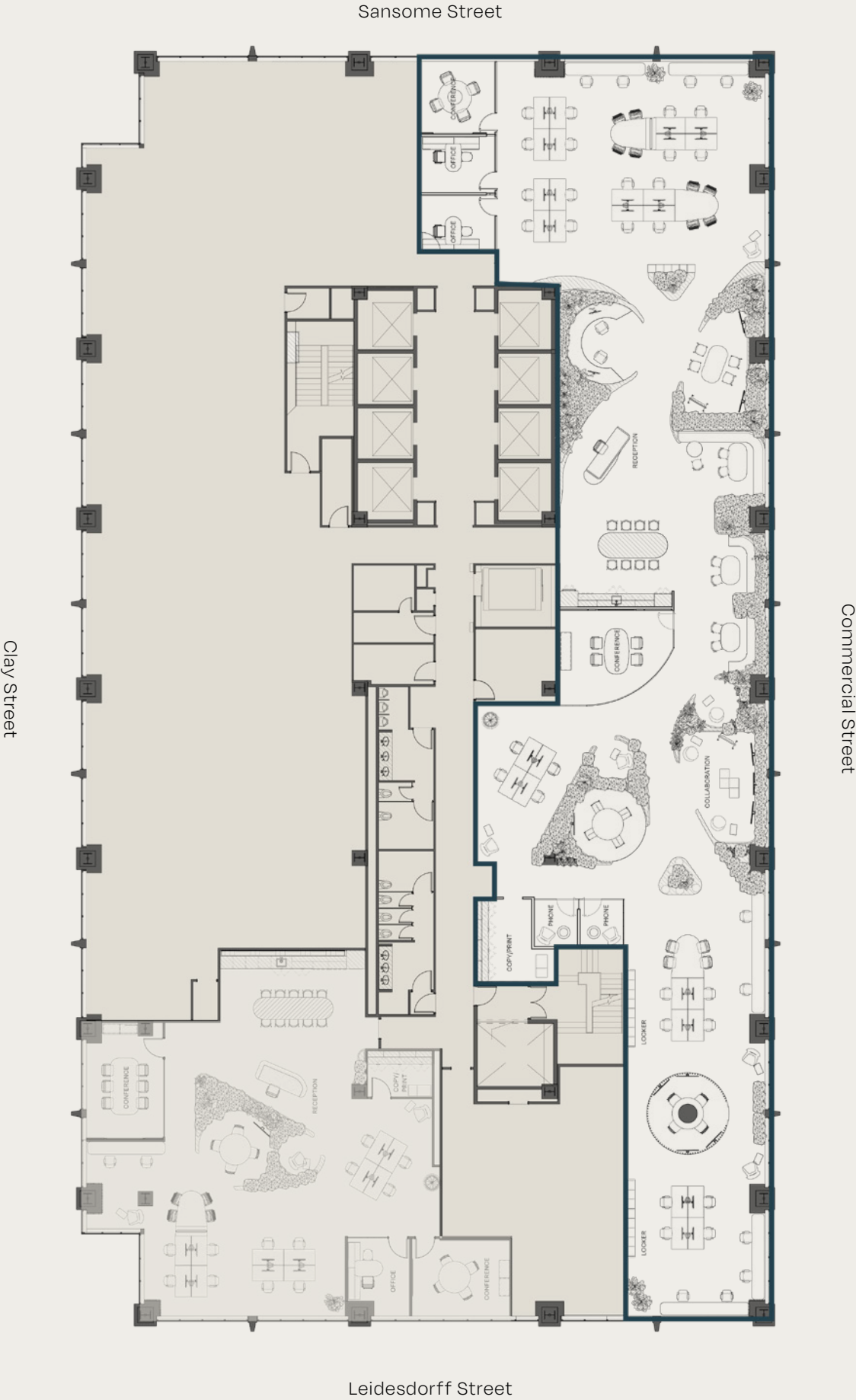
- 40 workstations
- 6 touchdowns
- 2 offices
- 2 phone rooms

36 COLLABORATION SEATS

- 8 closed conference
- 4 semi-open conference
- 12 open conference / team
- 12 workstation team table

26 SOCIALIZED SEATS

- 8 café bar
- 18 banquette

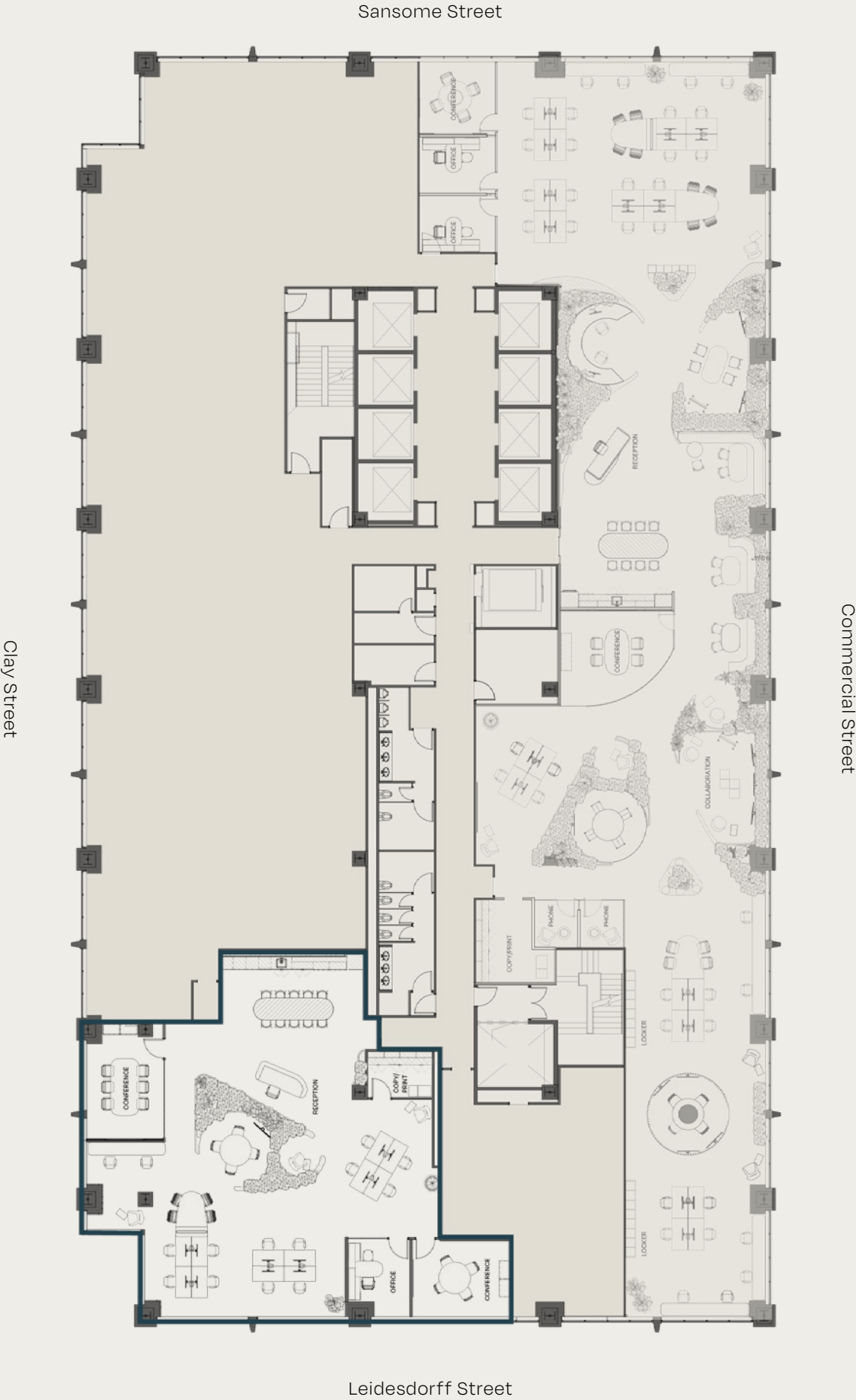


5th Floor – Suite 570

3,882 SF CORNER SUITE

Set in the northwest corner of the tower and overlooking Transamerica Redwood Park, this 3,000 square foot suite has everything you need to work comfortably in a smaller footprint.

| | |
|------------------------|---|
| 19 FOCUS SEATS | 12 workstations 5 touchdowns 1 office |
| 18 COLLABORATION SEATS | 10 closed conference 4 open conference 4 workstation team table |
| 10 SOCIALIZED SEAT | 10 café bar |

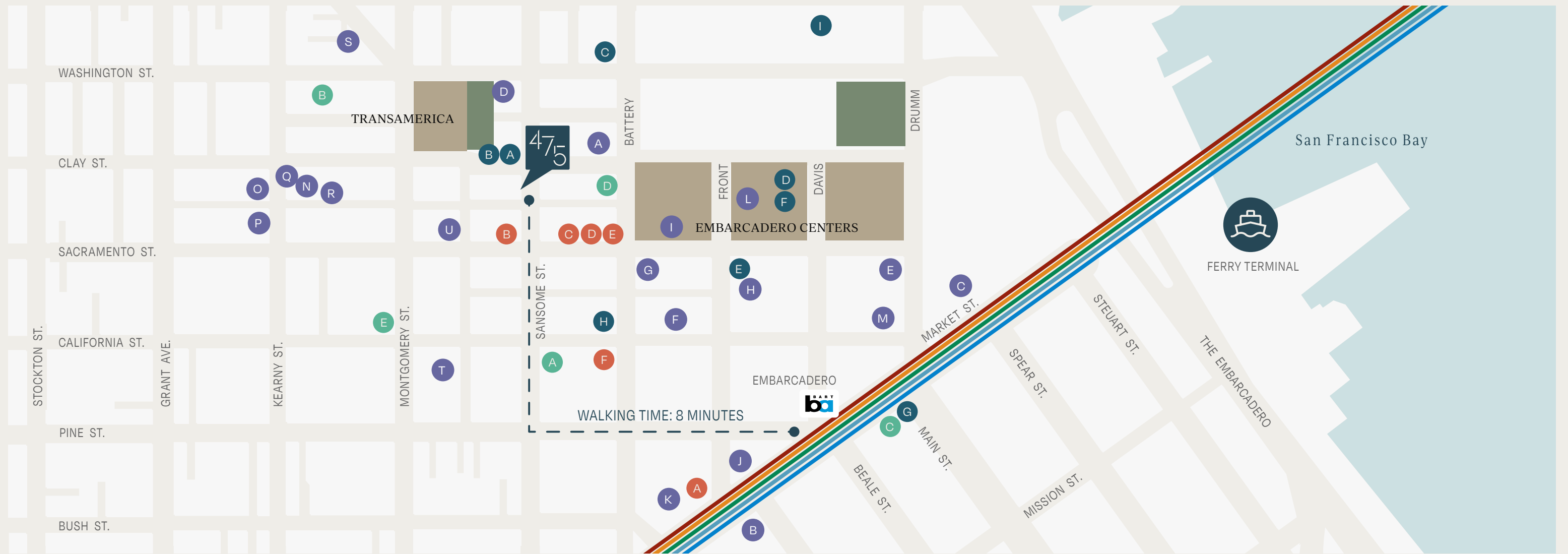


FiDi – The Quintessential San Francisco Lifestyle

Surrounded by Union Square, SoMa, Embarcadero, and Chinatown, the Financial District places tenants of 475 Sansome in the midst of San Francisco's best shopping, dining, and lifestyle destinations. World-class hotels and internationally acclaimed restaurants ensure that out-of-town visitors can easily be accommodated and entertained at the highest level.



Neighborhood



Transportation

- A. MUNI - F, 2, 6, 9, 71
- B. MUNI - 1, 10, 12, 30X, 41
- C. MUNI - 1, 41
- D. MUNI - 1, 31, 38
- E. Golden Gate Transit
- F. AC Transit

Services & Shopping

- A. Laundry Locker Cleaners
- B. Imagink Copy Services
- C. Golden Gateway Cleaners
- D. Embarcadero Cleaners
- E. Walgreens
- F. Embarcadero Center
- G. Ferry Building
- H. Amazon Go
- I. Safeway

Hotels

- A. Loews Regency San Francisco
- B. Hilton San Francisco
- C. Hyatt Regency
- D. Le Méridien Hotel
- E. Omni San Francisco

Dining

- A. Fish & Farm
- B. Barcha
- C. Eclipse Kitchen
- D. Sai's Vietnamese
- E. Oasis Grill
- F. Tadich Grill
- G. Perbacco
- H. Schroeder's
- I. The Melt Embarcadero
- J. Starbucks
- K. Philz Coffee
- L. Peet's
- M. Le Regency Deli & Café
- N. EZ5
- O. R & G Lounge
- P. Ohana Poke Bar
- Q. Hon's Wun-Tun House
- R. City View
- S. Proper Food
- T. Mendocino Farms
- U. Wayfare Tavern

Property Information

Location

475 Sansome Street
San Francisco, CA 94111
Central Business District

Building Description

475 Sansome is a 21-story office tower, including a mechanical penthouse on the top floor plus a lower level. The first and second floors consist partially of retail space, and partially of a parking garage. The third, fourth floors and partial lower level are a parking garage, and the fifth through twentieth floors are office space. The top floor and roof consist of mechanical space, tenant storage and engineers' office. Substantially renovated in 1992, 475 Sansome has received over \$7.2 million in capital improvements and upgrades since 2005.

Owner

BentallGreenOak

Architect - Design

Albert F. Roller

Architect- Current Building/ Interiors

RMW

Property Management

Jones Lang LaSalle

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Parking Ratio: 1 / 1,420 Monthly Rate: \$425 (tenant); \$440 (non-tenant)

Parking Hours: M-F: 6:00 a.m. to 8:30 p.m.

Loading Dock

Covered, enclosed and secured loading dock, equipped with a dock leveler, provides space for rigs plus delivery trucks.

Amenities

There is a Fitness Center located in the basement of the building solely for tenants of 475 Sansome Street. Operating hours are Monday through Friday, from 5 am to 11 pm.

There are two (2) bicycle storage areas located on the ground level of the garage available for use Monday through Friday, from 5 am to 8:30 pm. One (1) is a secured cage, accessible only by building tenants with the use of their electronic access card.

Laundry Locker is a dry cleaning and wash/fold service located in the garage.

Retail

Ground level: Mixt Greens, and Imagink Printing Services.

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Ceiling height: 8'10

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Construction

The building is Type I, Fire-rated construction consisting of a rigid, steel moment-frame with precast concrete wall panels and column covers. The building is supported by several hundred prestressed, precast concrete piles, each embedded between 20 and 26 feet below the basement level. The piles are tied together with concrete pile caps.

Window Framing

Aluminum-framed windows

Exterior Glass

1/4" bronze annealed glass



Mechanical

Electrical

Electrical service to the building is provided via two service lines (1) 4000-amp & (1) 3000-amp 3 phase 4 wire in the basement. The 4000-amp service is for mechanical and power with the 3000-amp service for lighting. Electrical power is distributed at 480/277 volts. Lighting is provided by parabolic high efficiency fluorocarbon light fixtures.

Broadband Services

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HVAC

The HVAC systems serving the office floors Perimeter zones are served by ceiling-mounted 4-pipe fan coils. The two exterior induction supply air systems were converted to minimum ventilation systems supplying preheated outdoor air to the ceiling plenum near fan coils. The constant volume interior system provides cooling only.

The central chilled water-cooling plant consists of a primary-secondary distribution system with three chillers piped in series. One of the chillers is a Carrier Centrifugal Liquid Chiller with a capacity of 500 tons. The second Chiller is a York Centrifugal Liquid Chiller also with a capacity of 500 tons. A plate-and-frame heat exchanger water-side economizer was added in 1997.

Chiller heat is rejected to two cooling towers, which were installed in 1969. The two towers were rebuilt in 2001. The boiler plant consists of 3 RBI Futera

XLF boilers. Hot water is distributed with a primary-secondary distribution system. The ground and second floor retail areas and public spaces are serviced by constant volume air handlers.

All HVAC systems are controlled by a Honeywell direct digital control (DDC) system installed in 1990. This system is also integrated with the life safety system. Lighting is controlled by a separate GE control system.

Elevators

Eight (8) 700 fpm gearless passenger elevators with a capacity of 3500 lb.

One (1) 500 fpm service elevator with a capacity of 4500 lb.

The equipment was manufactured and installed by Otis Elevator Company in 1969. The elevators are designed to operate under various emergency conditions such as emergency fire recall and earthquake. The elevators are equipped with standby power operation with the ability to operate one elevator at a time. The elevator control system was modernized in 2005/2006.

Janitorial

An effective custodial program was given the highest rating in its category with green cleaning practices incorporating usage of HEPA filtered vacuum cleaners and microfiber dust cloths. Ninety percent of the cleaning products purchased contain high recycled content or meet rigorous EPA and Green Seal standards of sustainability.

In addition, the building and its tenants re-use, recycle, and compost more than seventy-five percent of the ongoing consumable waste stream, measured on a monthly basis. Quarterly electronic waste events

are hosted through Green Citizen, and an on-site recycling kiosk is available for the disposal of batteries, cell phones, CDs and DVDs, and printer cartridges.

Cleaning protocols started including disinfecting products as recommended/mandated by local authorities and WHO in 2020 due to the pandemic.

Life Safety Systems

The fire alarm and communication system is a Honeywell FS90 multi-plexed addressable system.

The system was installed in 1991 and provides monitoring of the following addressable devices or monitoring relays: smoke detectors, duct smoke detectors, manual pull-stations, sprinkler water flow alarms, tamper switches at the sprinkler valves, and system control relays.

Occupant notification is provided through voice communication speakers and visual alarms (strobes) throughout the building. The fire alarm system is installed in a firefighter's command center (FCC) located beyond the elevator lobby at the ground lobby.

Window Washing

The exterior glass is cleaned twice per year.

Awards

Energy Star

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