

60 FEDERAL

SAN FRANCISCO, CA

±99,600 TOTAL SF

POWER: 7083KVA*

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



PROPERTY INFORMATION SUMMARY

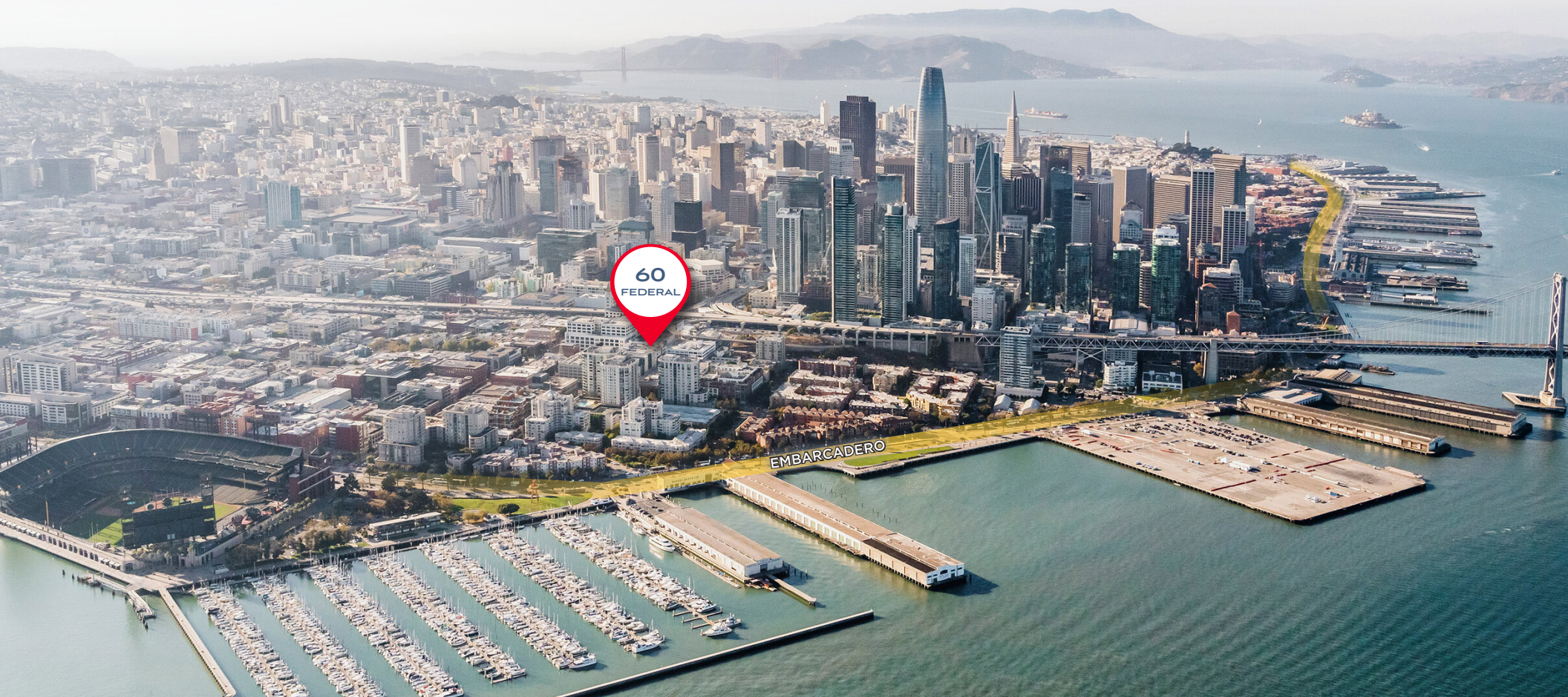
IN THE SOUTH PARK AREA SOUTH OF MARKET
NEAR ORACLE PARK - HOME OF THE SAN FRANCISCO GIANTS

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

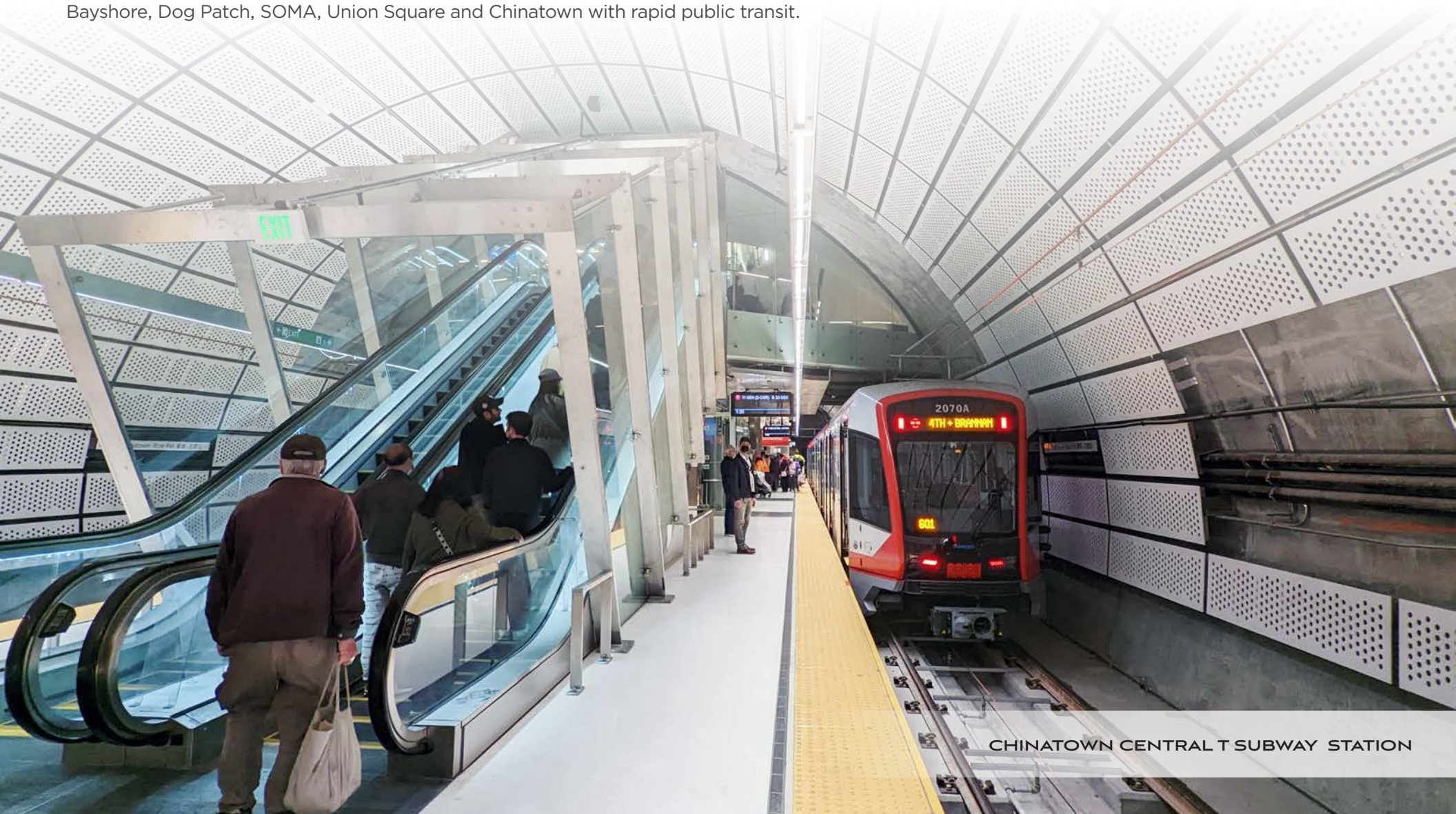
The building has an existing 1000KW/1250KVA Cummins generator that feeds a 1600-amp, 277/480V emergency distribution board ('MDP') via a single 1600-amp automatic transfer switch ('ATS').

*** 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

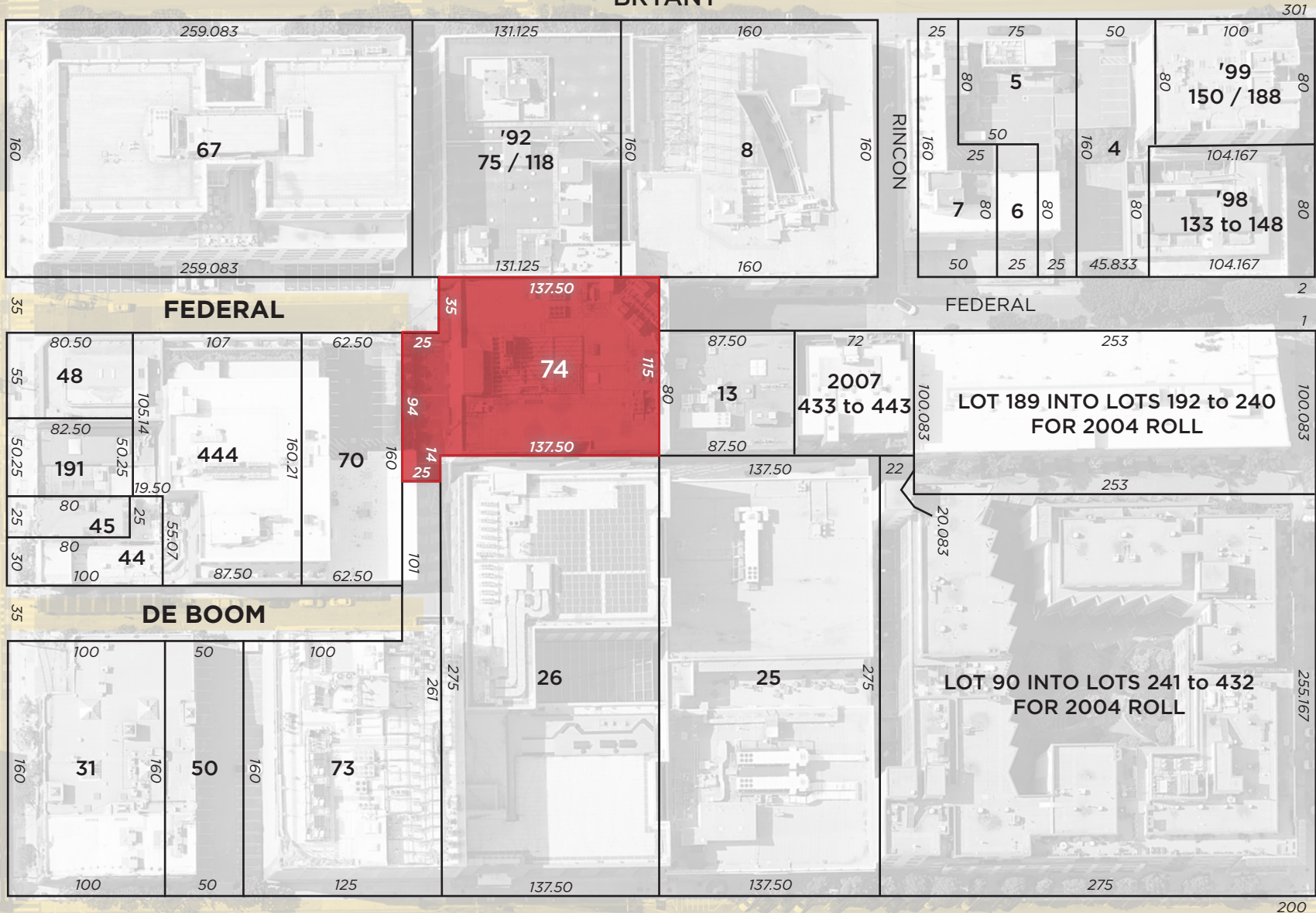
I-80 WB
ON-RAMP

HARRISON STREET OFF-RAMP

BRYANT

2ND STREET

DELANCEY



BRANNAN

ORACLE PARK



BRYANT & 2ND STREET ON RAMP



SOUTH PARK

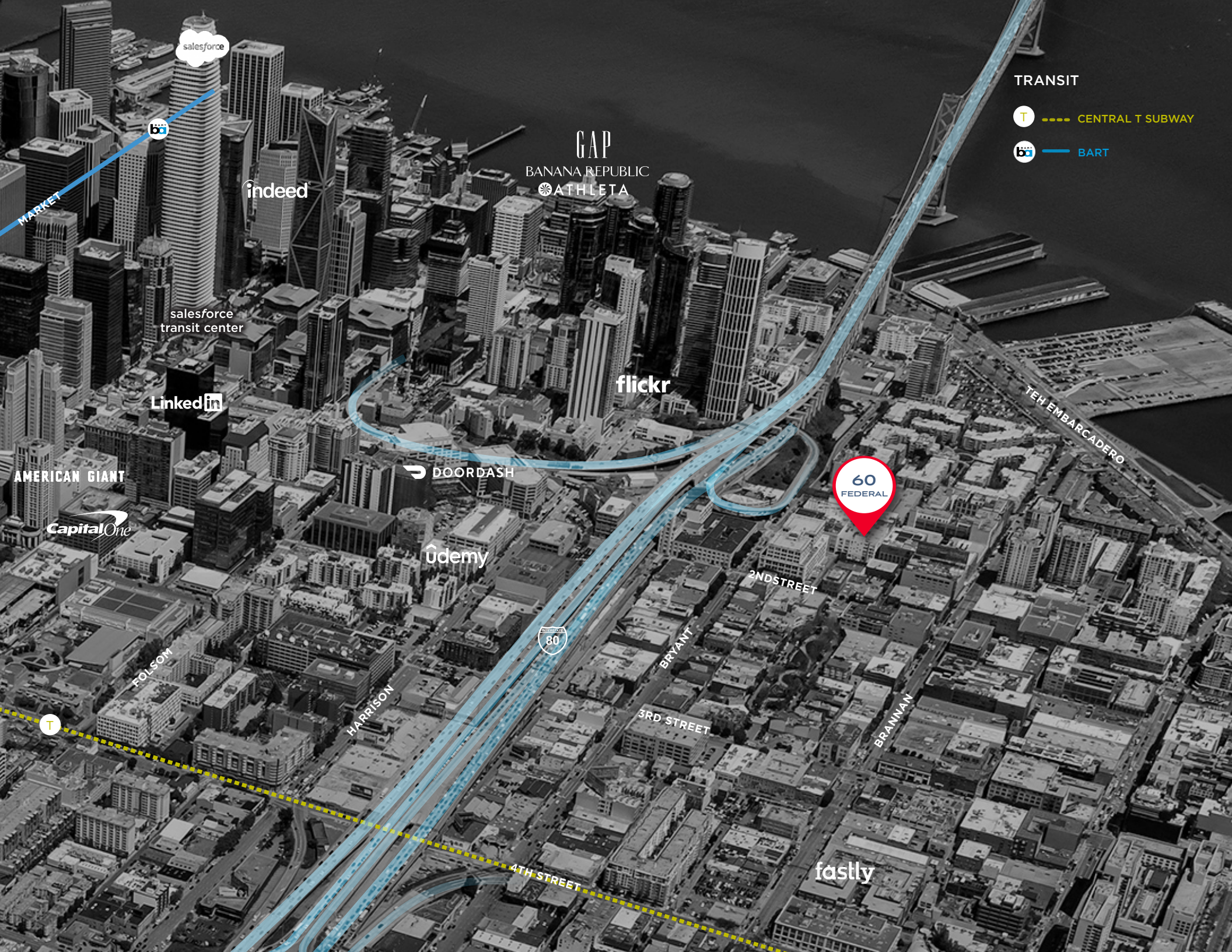


EMBARCADERO



CHINATOWN CENTRAL T SUBWAY STATION





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60
FEDERAL

TRANSIT



--- CENTRAL T SUBWAY



— BART

TEH EMBARCADERO

2ND STREET

BRYANT

3RD STREET

BRANNAN

4TH STREET

fastly

FOLSOM

HARRISON

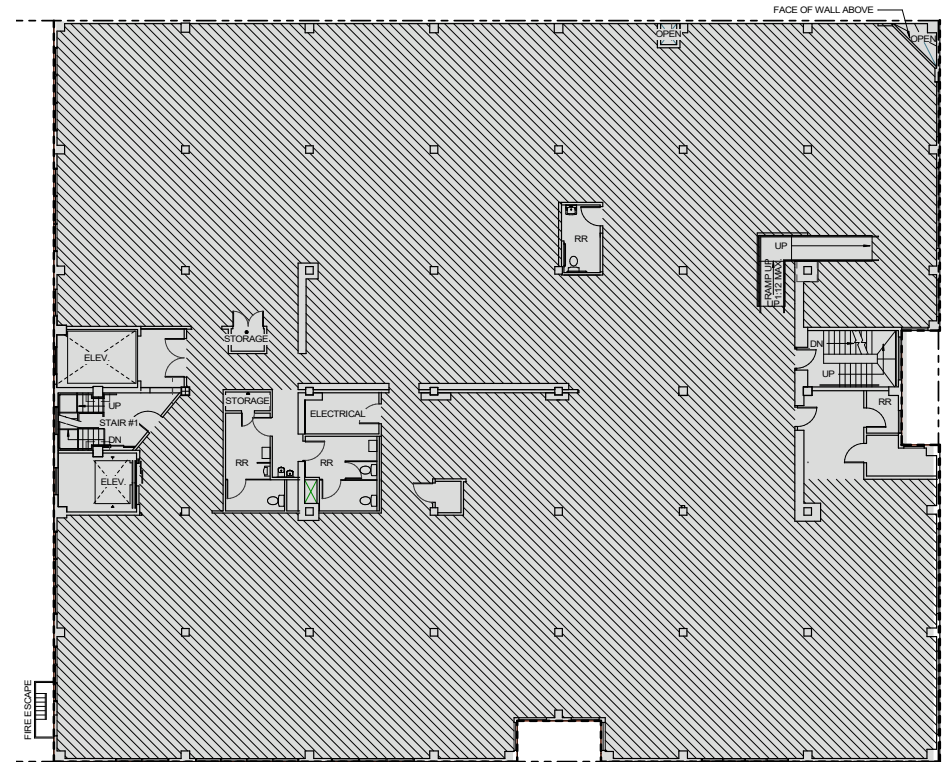
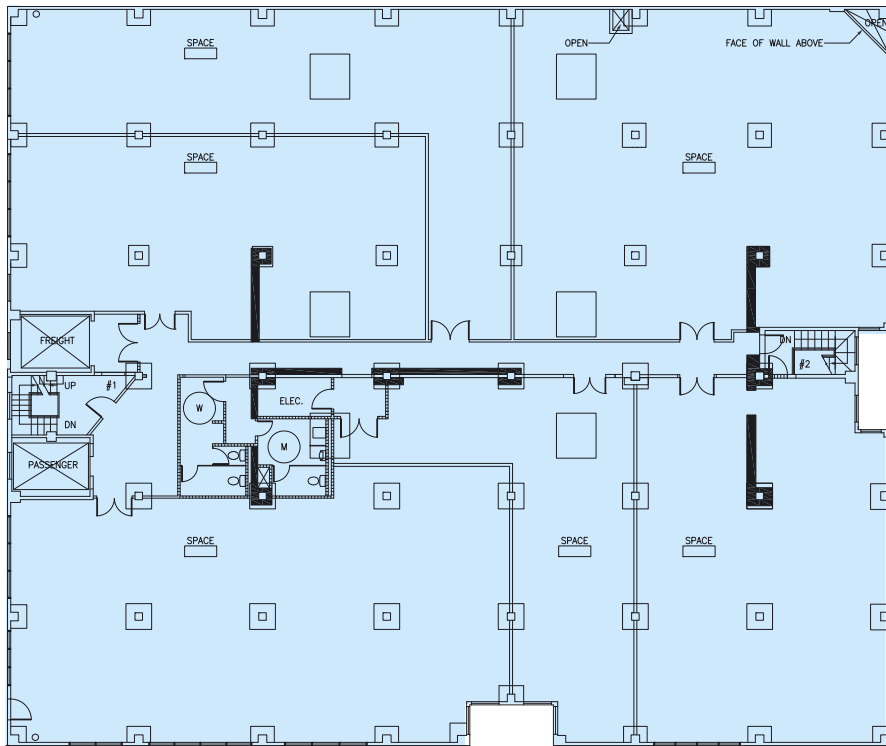
Capital One

AMERICAN GIANT

MARKET

FIFTH FLOOR PLAN

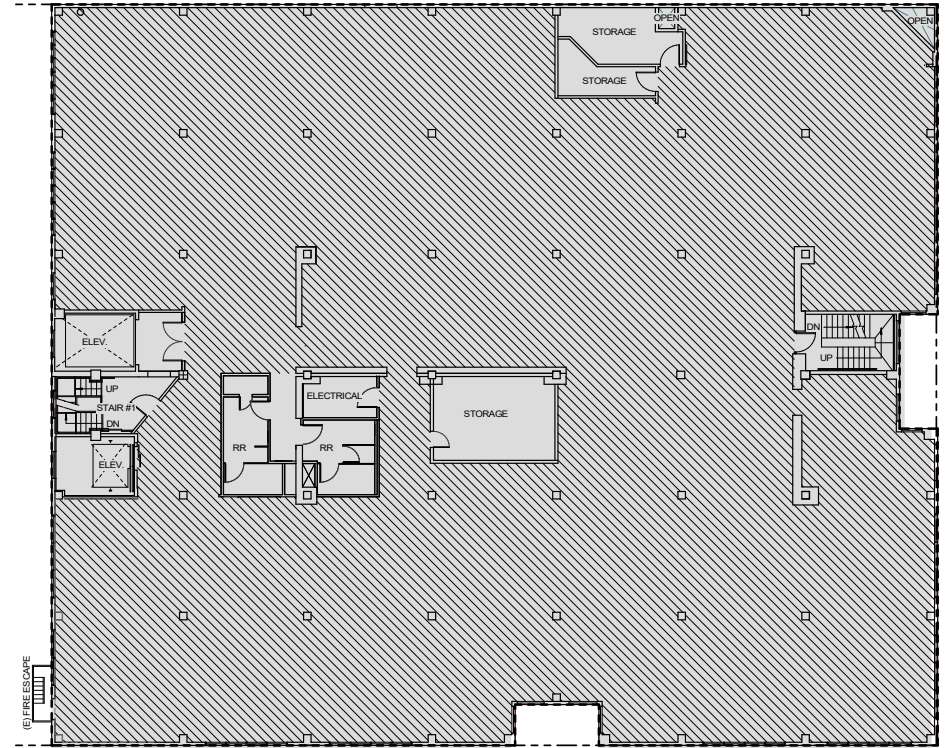
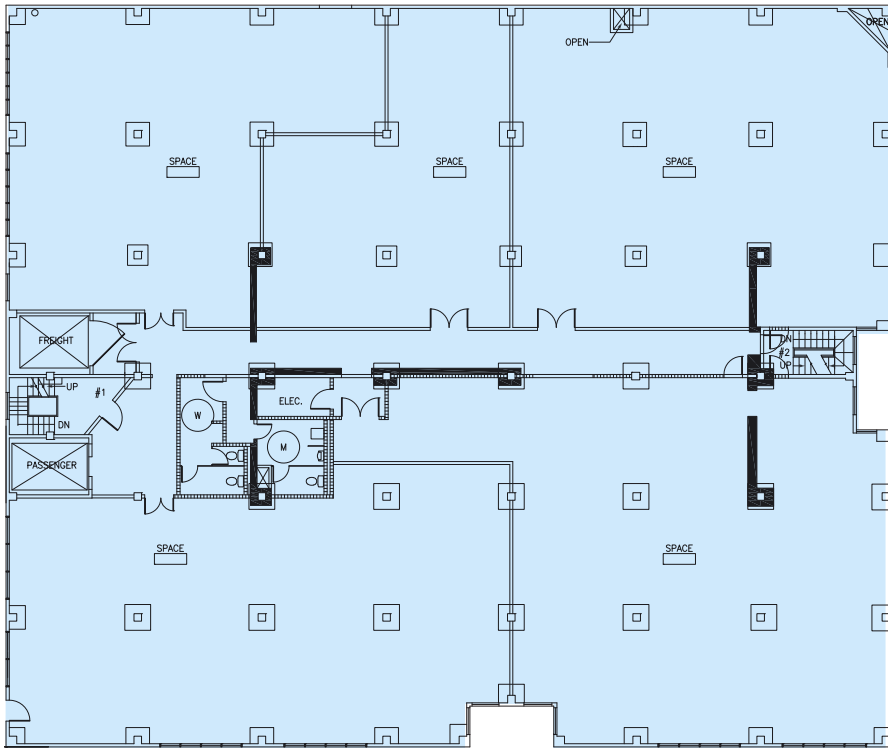
AS CURRENTLY CONFIGURED



WITHOUT IMPROVEMENTS

FOURTH FLOOR PLAN

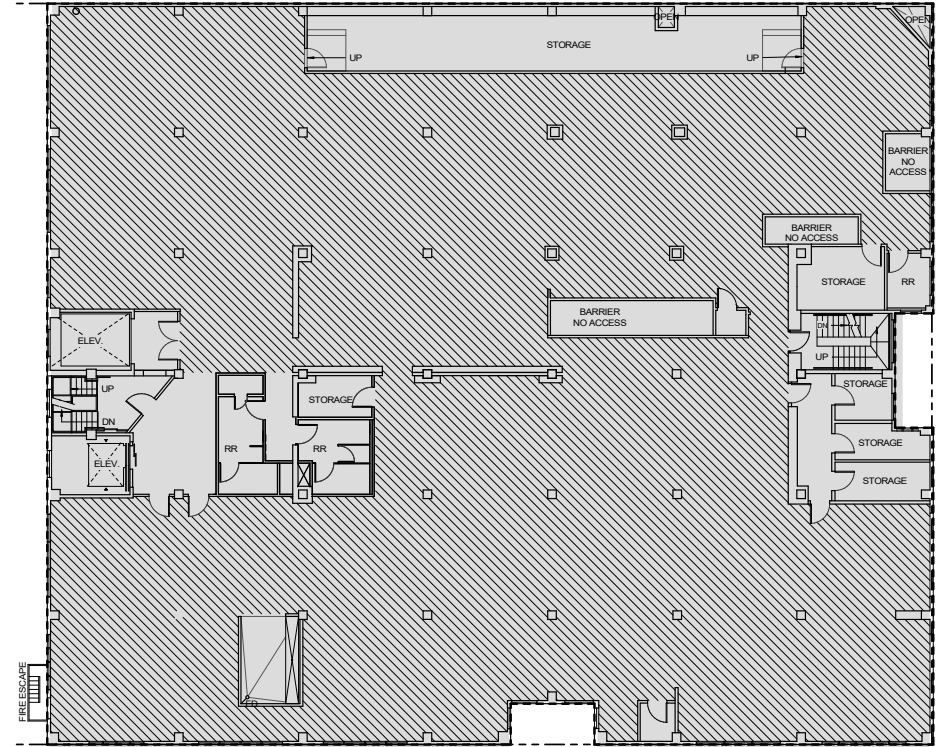
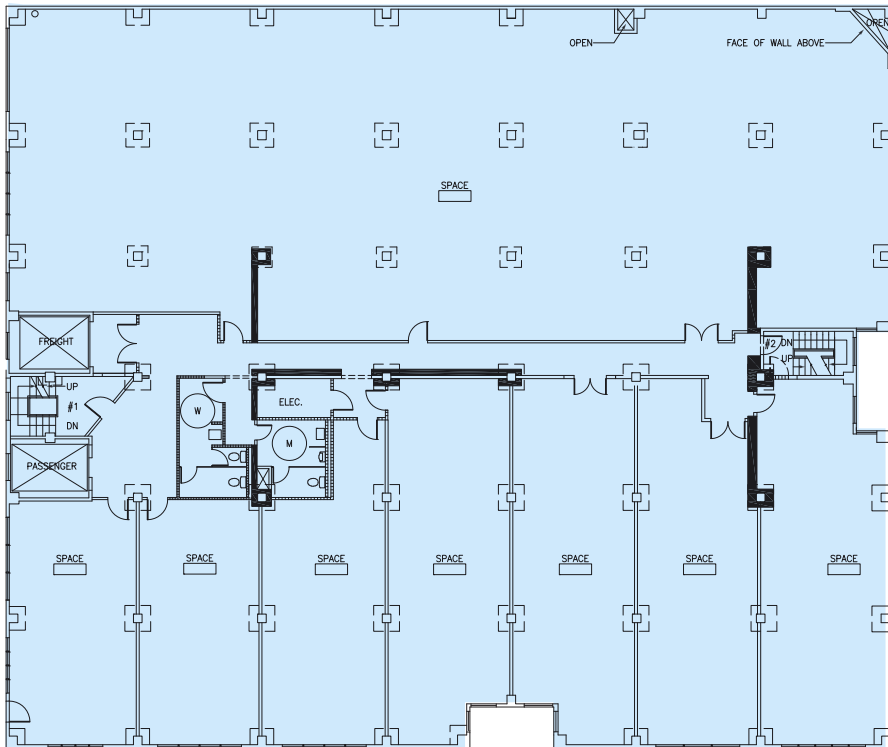
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THIRD FLOOR PLAN

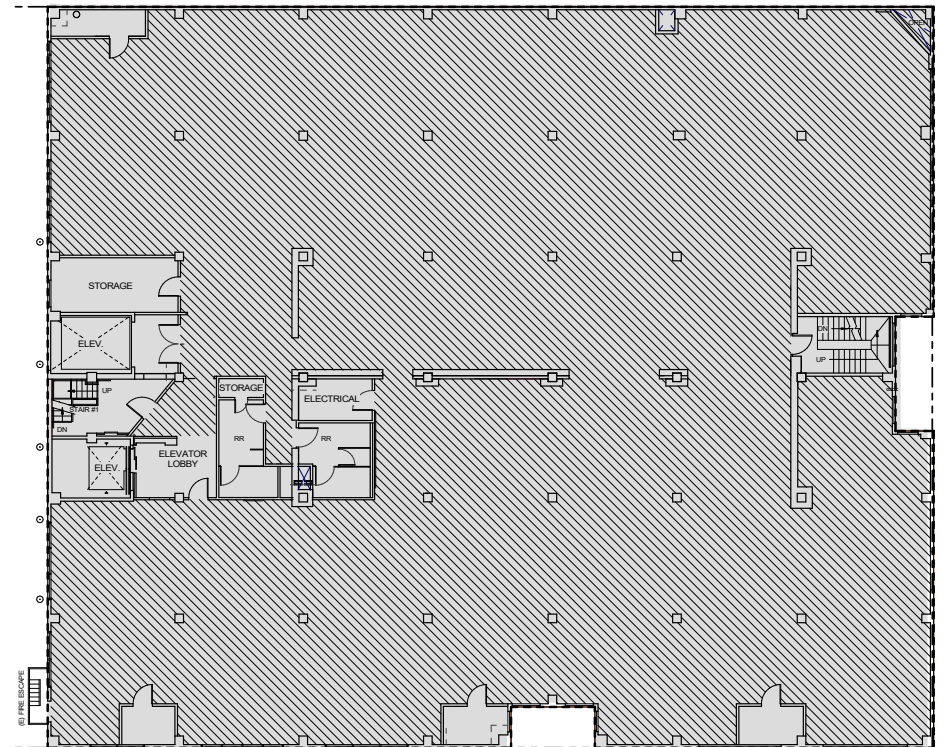
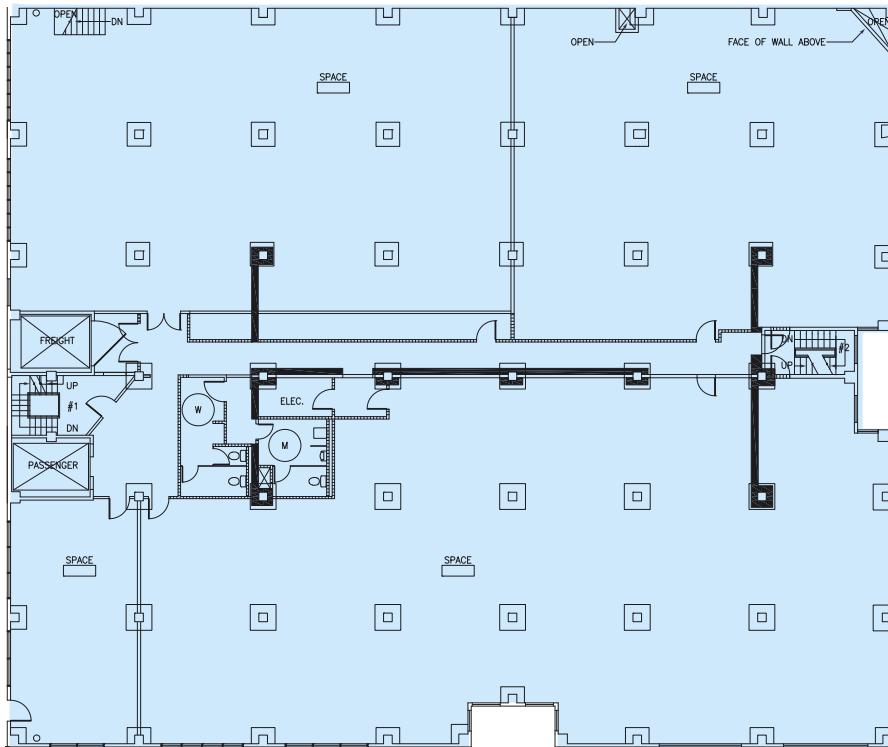
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SECOND FLOOR PLAN

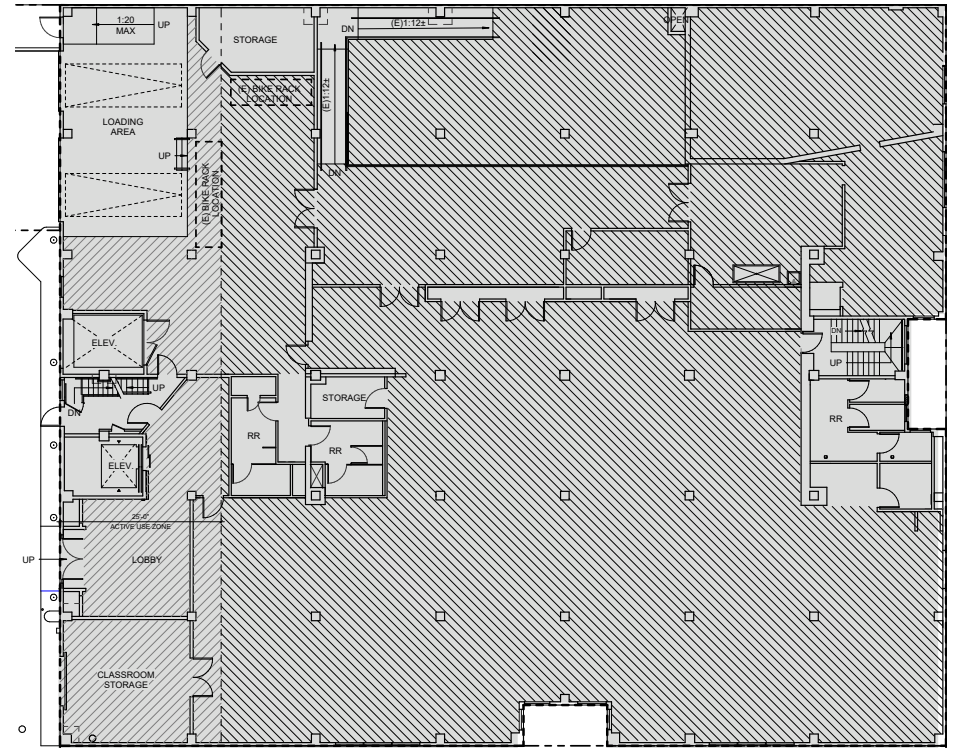
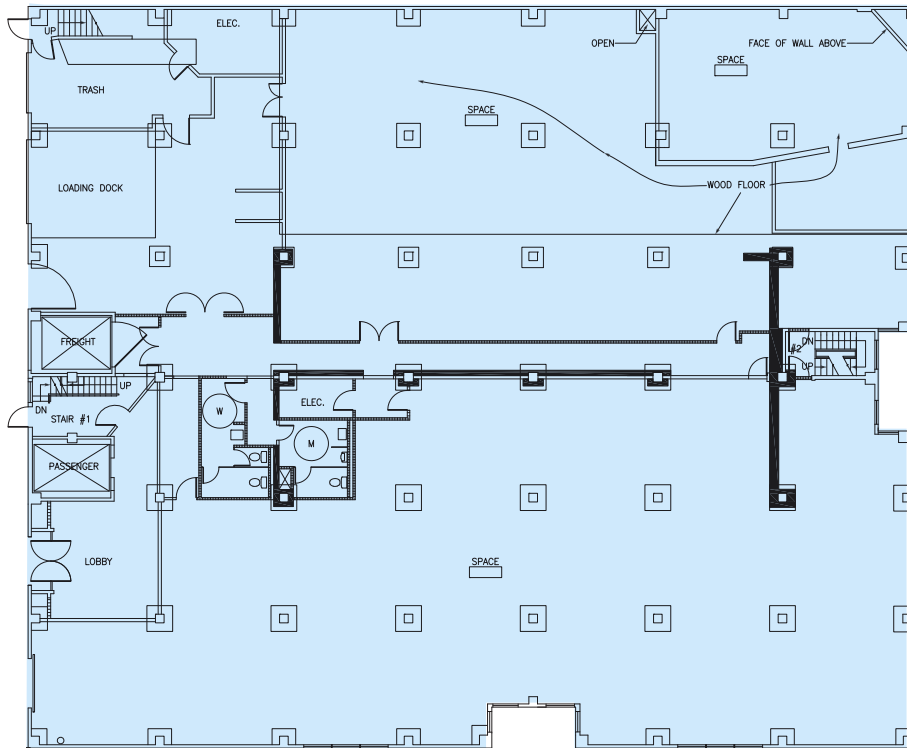
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FIRST FLOOR PLAN

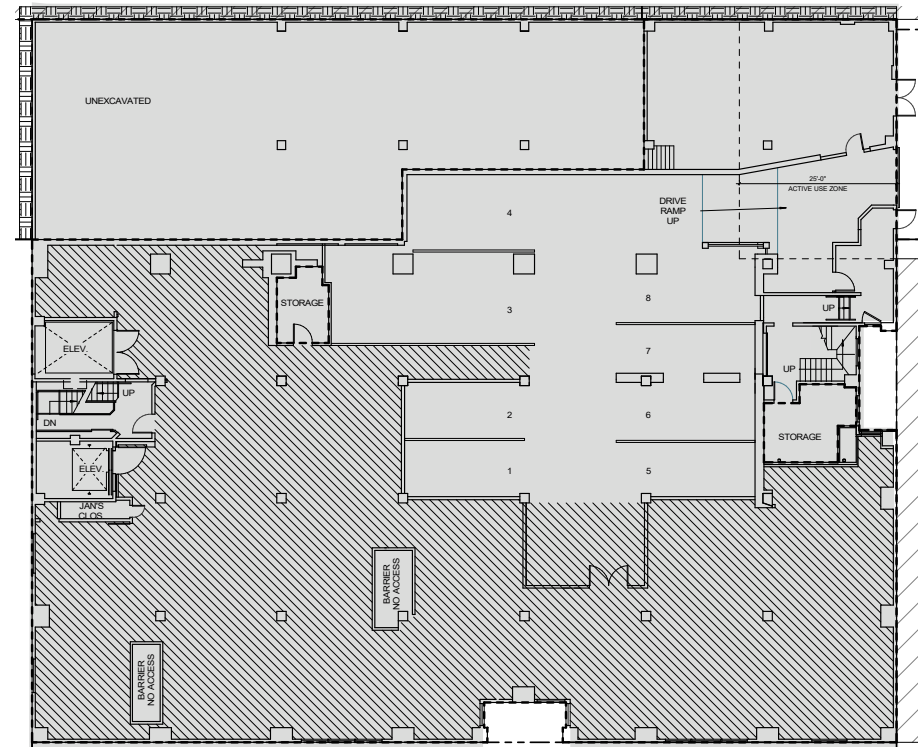
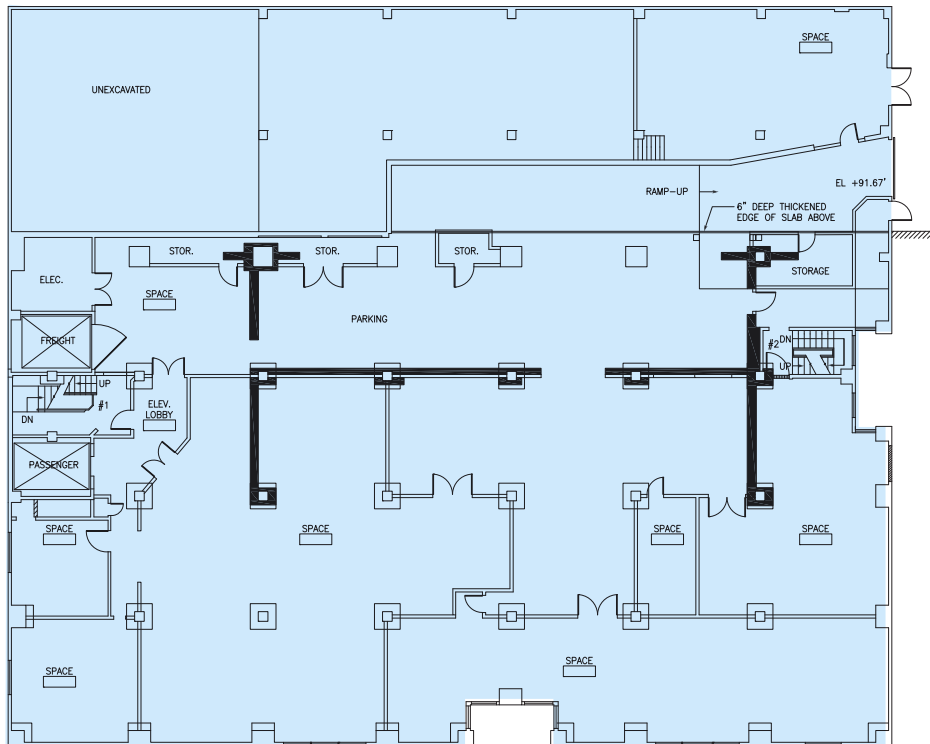
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WITHOUT IMPROVEMENTS

BASEMENT PLAN

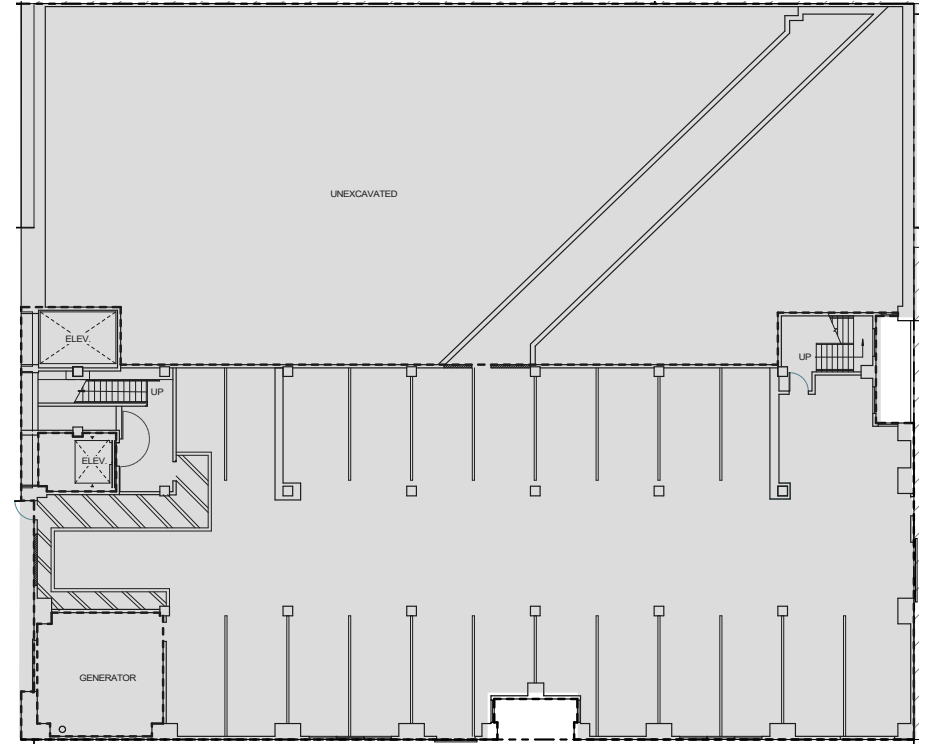
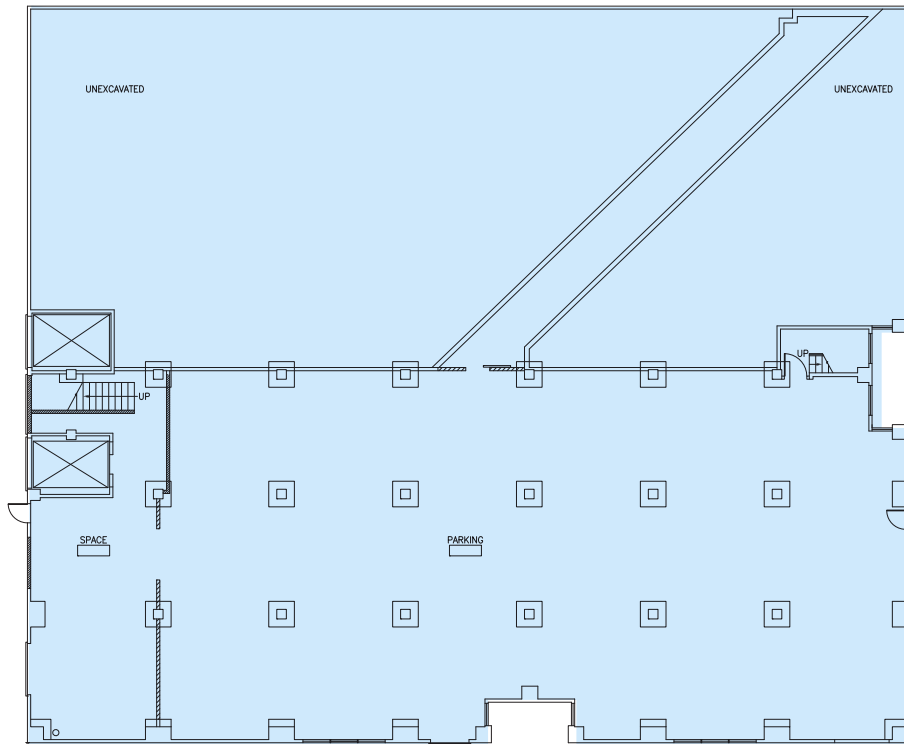
AS CURRENTLY CONFIGURED



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

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