



500 Terry Francois

San Francisco, California

Project Summary

280,000 SF

Six-story Class A Commercial
Office

Parking structure (1,400 stalls)

Ground floor retail

Services Provided

Acquisition

Financing

Entitlement

Development Management

Construction Management

Property Management

Disposition

Project Timeline

Purchase - September 2006

Completion - May 2008

Disposition - June 2008

500 Terry Francois offered an office development opportunity in San Francisco's Mission Bay redevelopment area. Upon acquisition, the site was fully entitled for 280,000 square feet and was partially constructed with completed foundation and slab, allowing Lowe to quickly deliver space to a tightening market for large-block corporate users and smaller office users. The property was the first new office building developed in the area since the tech crash in the early 2000s.

The building is clad in brick and glass and contains six floors with a typical floorplate of approximately 50,000 square feet. The building is designed to LEED silver standards with innovative sustainable design, including a raised floor system that reduces churn costs, energy efficient cooling systems, state of the art Gen2 elevators, and sustainable recyclable building materials such as bamboo wood panels in the lobby. The building contains ground floor retail and has view corridors that stretch from the Bay to the City to the hills. It is located adjacent to The Commons, a public park that runs from the Bay to UCSF's Life Science Campus, next door to the Gap's 270,000 completed office building, and three blocks away from SF Muni's new Third Street Light Rail. The project was completed on time and on budget, and sold to CB Richard Ellis Investors in the summer of 2008.

