

TMG Partners

- Privately-held, 31-year old investment and development firm focused exclusively on the Bay Area
- *The Business Times'* Most Active Developer in the Bay Area (2005-2012)
- Office, R&D, Residential (for-sale/rental), Retail, Mixed-Use
- Complex entitlements, development, re-positionings
- 23 million square feet
- \$3.5 Billion in assets developed



TMG SOMA Projects

#	Address	Type	Sq Ft
1	Landmark @ 1 Market	Office/Retail	440,000
2	680 Folsom	Office/Retail	535,000
3	Hawthorne Plaza	Office	450,000
4	155 5 th Street	Office	350,000
5	875 Howard	Office/Retail	286,000
6	650 Townsend	Office	675,000
7	One South Van Ness	Office	500,000
8	1275 Market	Office	352,000
9	500 Terry Francois	Office	350,000
10	123 Townsend	Office	150,000
11	310 Townsend	Office	125,000
12	208 Utah	Office	76,000
13	1160 Mission Street	Residential	246,000
14	1880 Mission Street (not shown)	Residential	202,000
15	900 Folsom	Residential	269,000
16	260 5 th Street	Residential	179,000
17	555 Ninth	Retail	144,000
18	1550 Bryant Street	Office	182,669
19	First & Mission	Mixed Use	1,800,000
20	505 Brannan	Office	140,000
21	645 5 th Street	Office	380,000



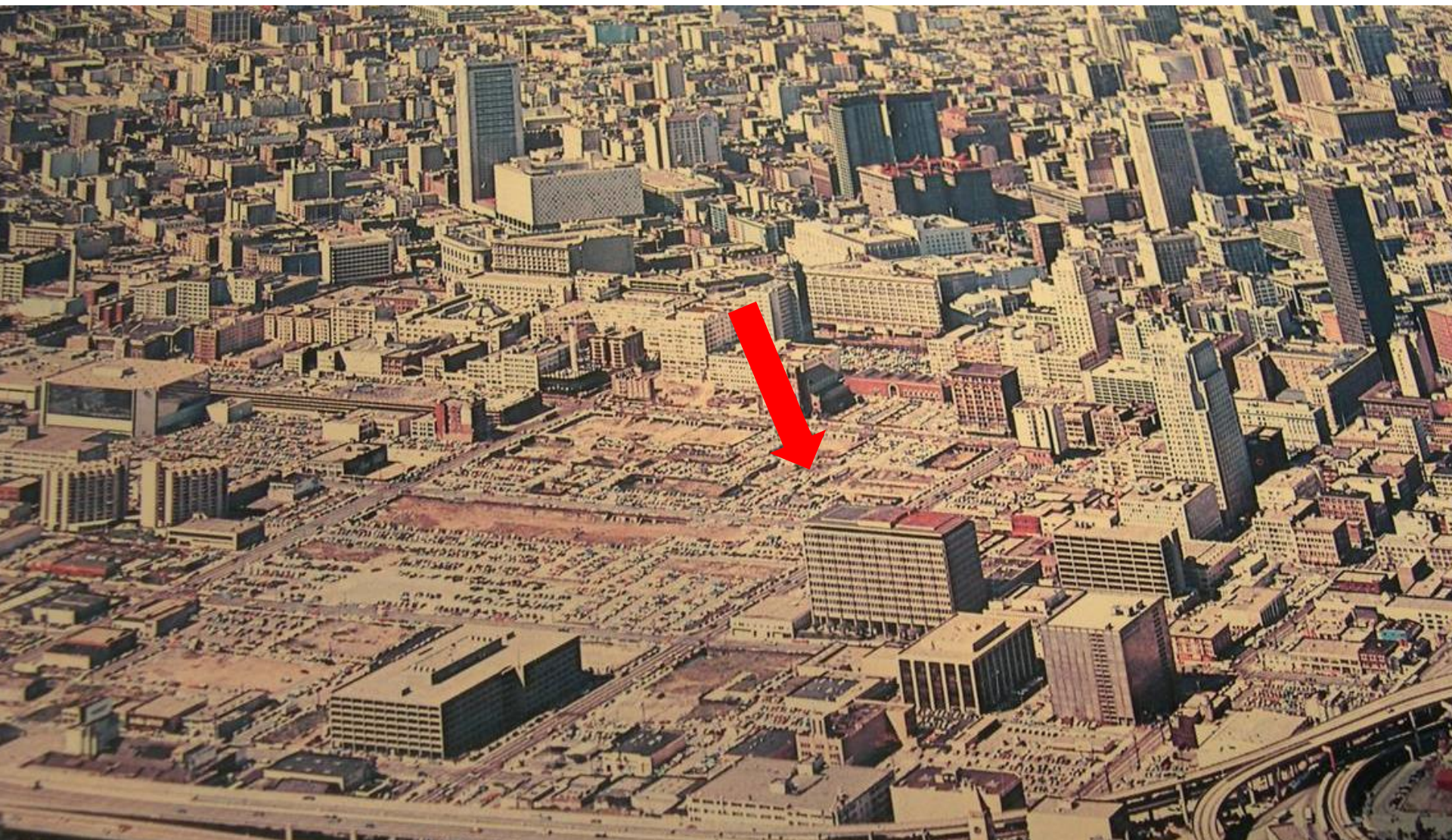
680 Folsom Street – Case Study



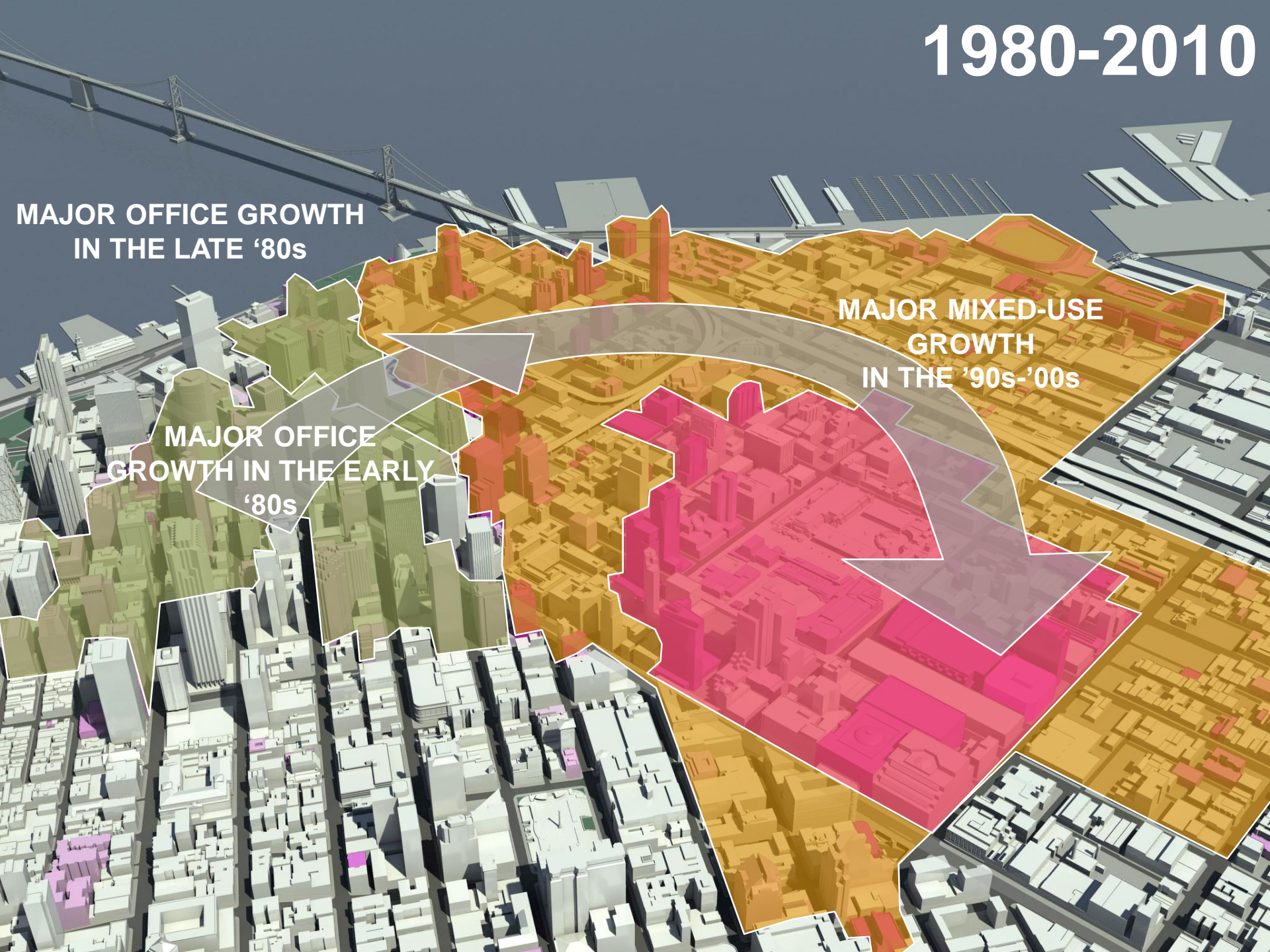
Location - Central SOMA: Heart of the City



Circa 1974



1980-2010



MAJOR OFFICE GROWTH
IN THE LATE '80s

MAJOR MIXED-USE
GROWTH
IN THE '90s-'00s

MAJOR OFFICE
GROWTH IN THE EARLY
'80s

2010



680 Folsom – 2006 SBC Decides to Vacate & Sell



680 Folsom – Site Plan – 2 acres, 3 Buildings



Pre-Renovation Photos



Why Office vs. Residential



Why Office vs. Residential

- Inherent Value - Despite antiquated systems and design, existing structure and permits = \$100psf
- Great location and “Bones”
 - 15’ deck-to-deck, large floor-plate
 - Above code parking
- Entitlements – Much faster, lesser impacts
- Reduced Risk - Scale of residential project (750 units, multi-phase) = long build & absorb
- Architecture can be fixed - if bones are good

680 Folsom: Existing & Proposed

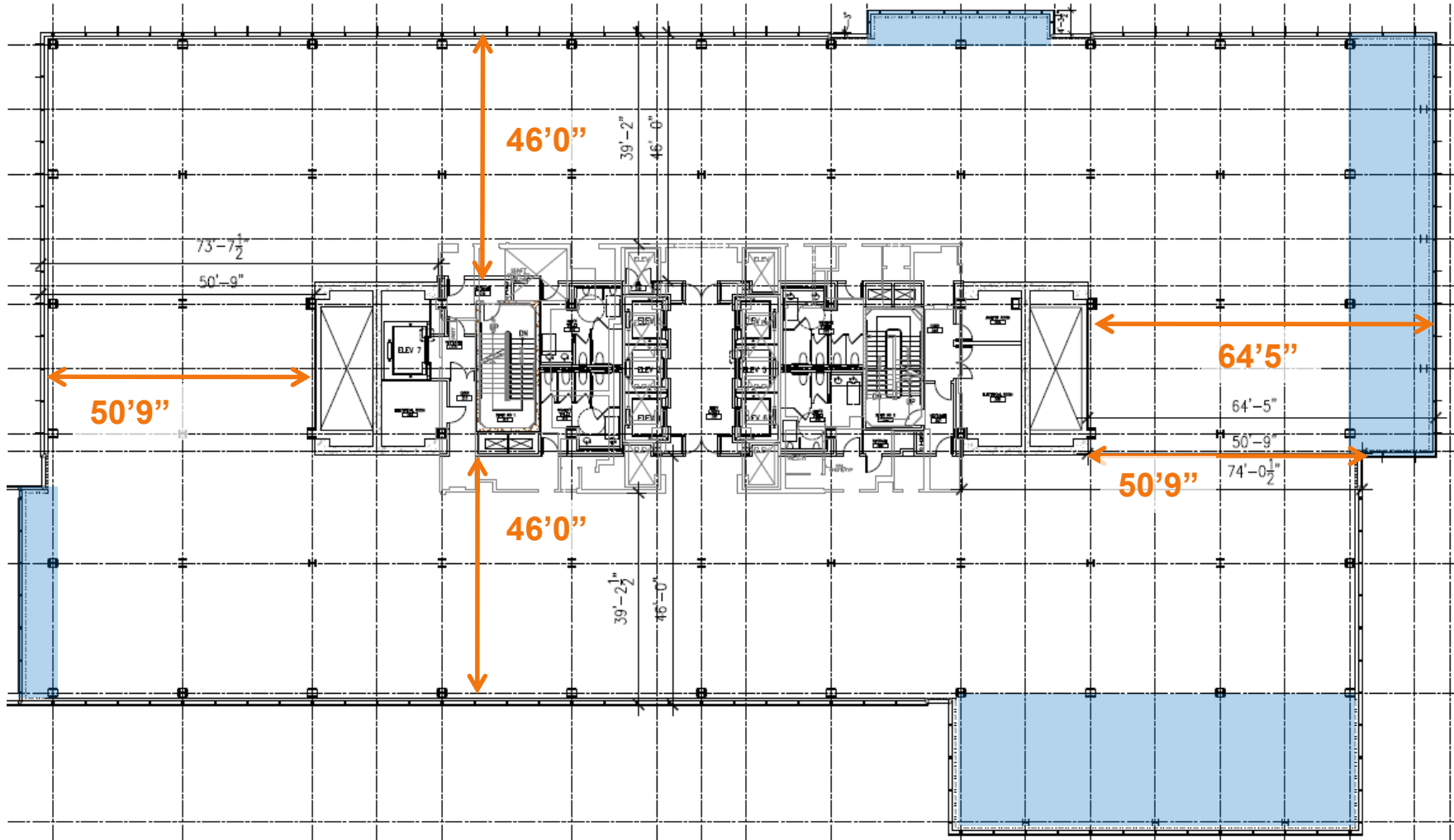


Project Scope

- Skidmore, Owings and Merrill architecture
- Vertical and horizontal additions – 9 corner offices
- New exterior skin, lobby, core, and landscape
- Re-designed efficient building core
- New building systems and elevators
- High performance seismic upgrade PML <12%
- Prominent signage opportunities
- Decks on roof and second floor
- LEED Core & Shell Platinum



Expansion/New Core in large, efficient floorplates

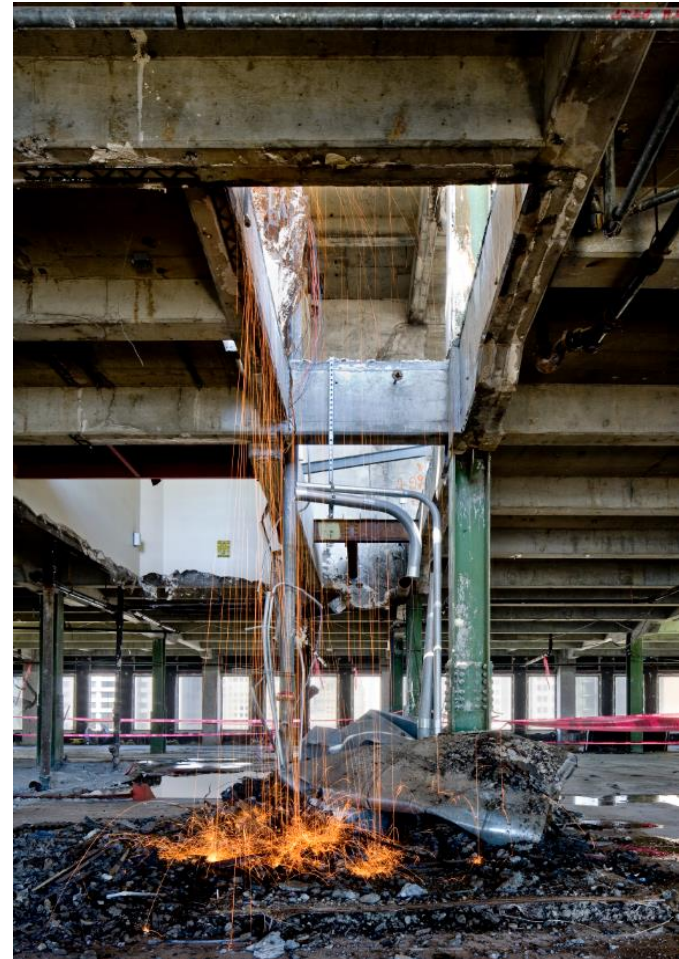


Typical upper floor with reconfigured core and area expansion

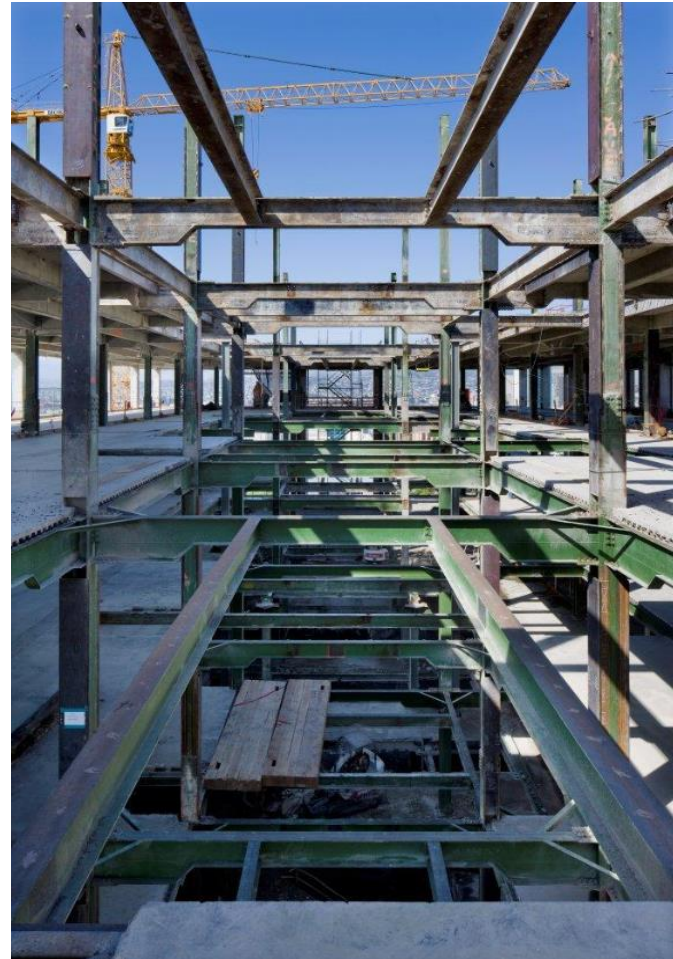
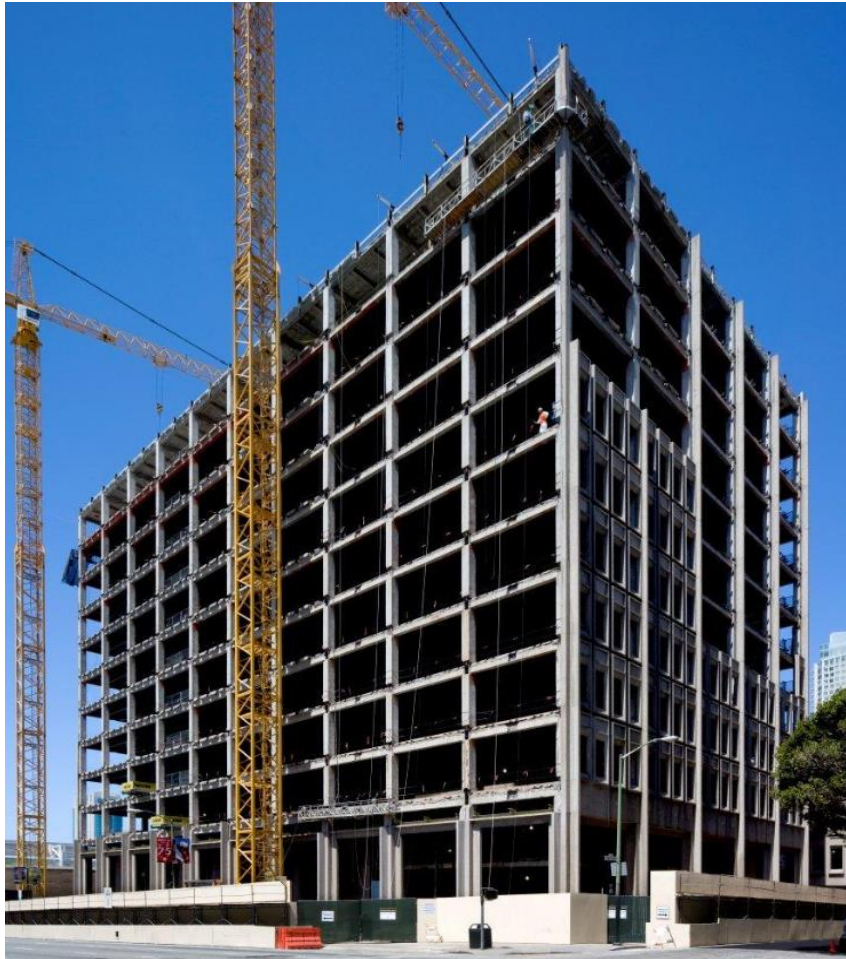
Expanded areas



March 2012



June 2012



June 2013



March 2014



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680 Folsom

