

Property Information Sheet
General Office Complex, San Francisco

Property Information

- Address: 245 Market Street and 77 Beale Street, San Francisco, one city block bounded by Main, Market, Mission and Beale Streets.
- Building Summary: PG&E's San Francisco "General Office" is a 1.7 million square foot complex that occupies 3.47 acres on 11 parcels and 5 Buildings, the tallest of which is 77 Beale Street at 34 stories.
- Acreage of total area: 3.47 acres (Parcel 1: 1.88 acres, Parcel 2: 0.14 acre, Parcel 3: 0.14 acre, Parcel 4: 0.14 acre, Parcel 5: 0.14 acre, Parcel 6: 0.14 acre, Parcel 7: 0.15 acre, Parcel 8: 0.14 acre, Parcel 9: 0.14 acre, Parcel 10: 0.29 acre, Parcel 11: 0.14 acre)

Buildings on Property

- 245/215 Market Street/25 Beale Street: ±454,408 rsf office building complex situated on 1.88-acre parcel. 17-story building with 2 basement levels, approximately 11,780 sq. ft. per floor.
- 45 Beale Street: ±96,389 rsf auditorium and conference facilities, also on the 1.88-acre parcel. 6-story support building with 1 basement, approximately 11,373 sq. ft. per floor.
- 50 Main Street: ±78,000 gsf 3-story parking structure, ±200 parking spaces, also on the 1.88-acre parcel.
- 77 Beale Street: ±942,464 rsf office building situated on 1.59-acre combined parcel. 34-story building with 3 basement levels, including an underground parking garage containing 236 parking spaces. Building has a loading dock.

Property Specifications

- Year built: 215/245 Market St built in 1925. 77 Beale St built in 1970.
- Zoning: The property is in Downtown San Francisco and is zoned C-3-O(SD) District: Downtown Office Special Development
- General Plan designation: Downtown Office
- APNs: 3711-005, 3711-006, 3711-007, 3711-008, 3711-009, 3711-010, 3711-011, 3711-012, 3711-013, 3711-014, 3711-019, San Francisco County
- Township and Range: T1S R5W Section 34, NE of NE

Historical and Current Use

This property is used as a General Office (GO) for general office use. The buildings are occupied and in use. Both 245 Market Street and 215 Market Street are on National Registry of Historic Places. There are 9 separate retail sites on the first floor of the Market Street buildings.