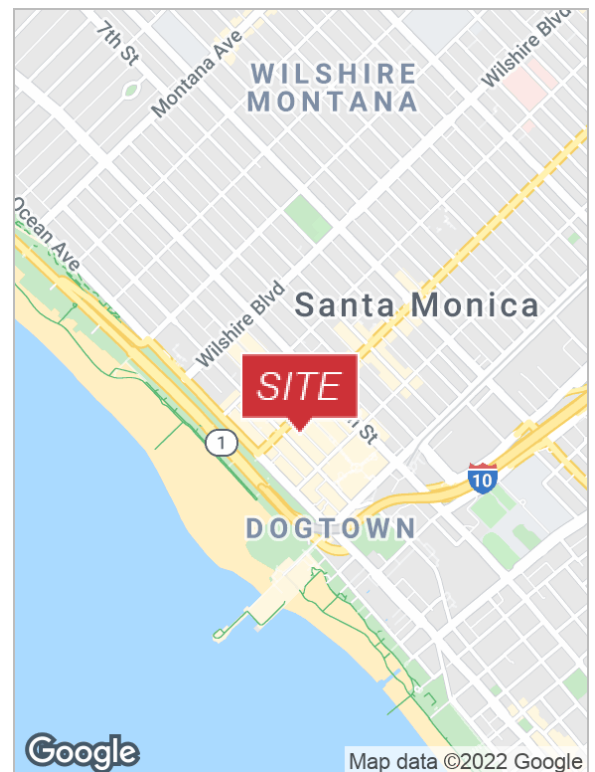


The Mobi Building [DEMO]

1345 Third Street Promenade
Santa Monica, California 90401

Property Highlights

- 41-story, ±616,938 RSF, premier office tower located in the heart of the Financial District
- Institutional ownership and management
- LEED® EBOM Gold certified building
- 3-story historical Conservatory with fountain and seating for tenant enjoyment
- Direct building elevator access to BART and Muni
- On-site Club One fitness facility
- Cardkey security access to all floors
- 24 hours, 7 days a week on-site security
- <http://www2.naicapital.com/>



For more information

Chris Jackson

O: 818.933.2368

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For Sale

LEED Certified, Class A Office Property



Property Summary

Sale Price:	\$50,000,000
Cap Rate:	9.55%
NOI:	\$4,774,709
Lot Size:	0.5 Acres
Building Size:	500,000 SF
Building Class:	A
Year Built:	2007
Renovated:	2010
Zoning:	B-1 / B-2
Market:	San Francisco Metro
Sub Market:	Silicon Valley
Cross Streets:	Liberty & Cadwalader
Traffic Count:	25,000

Property Overview

China Basin at 185 Berry Street represents an exceptional opportunity for office use, life science, and technology companies seeking to combine a campus environment, waterfront location at the gateway to Mission Bay, and the highest quality tenant services and amenities. The China Basin campus is comprised of two structures, the six-story Wharftside Building and the five-story Berry Building, connected by a landscaped, open-air courtyard. A two-story, 175,000 sq. ft. addition to the Berry Building was recently completed. The Berry Building addition was carefully designed to meet the needs of a variety of users, from life science and technology firms to corporate offices. The efficient, rectangular floor plates can be transformed readily into laboratory space, classrooms or offices.

Location Overview

An exceptional location both for business and life after-hours, China Basin is directly across the street from the San Francisco Giants' ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service, upscale restaurant located one block from the

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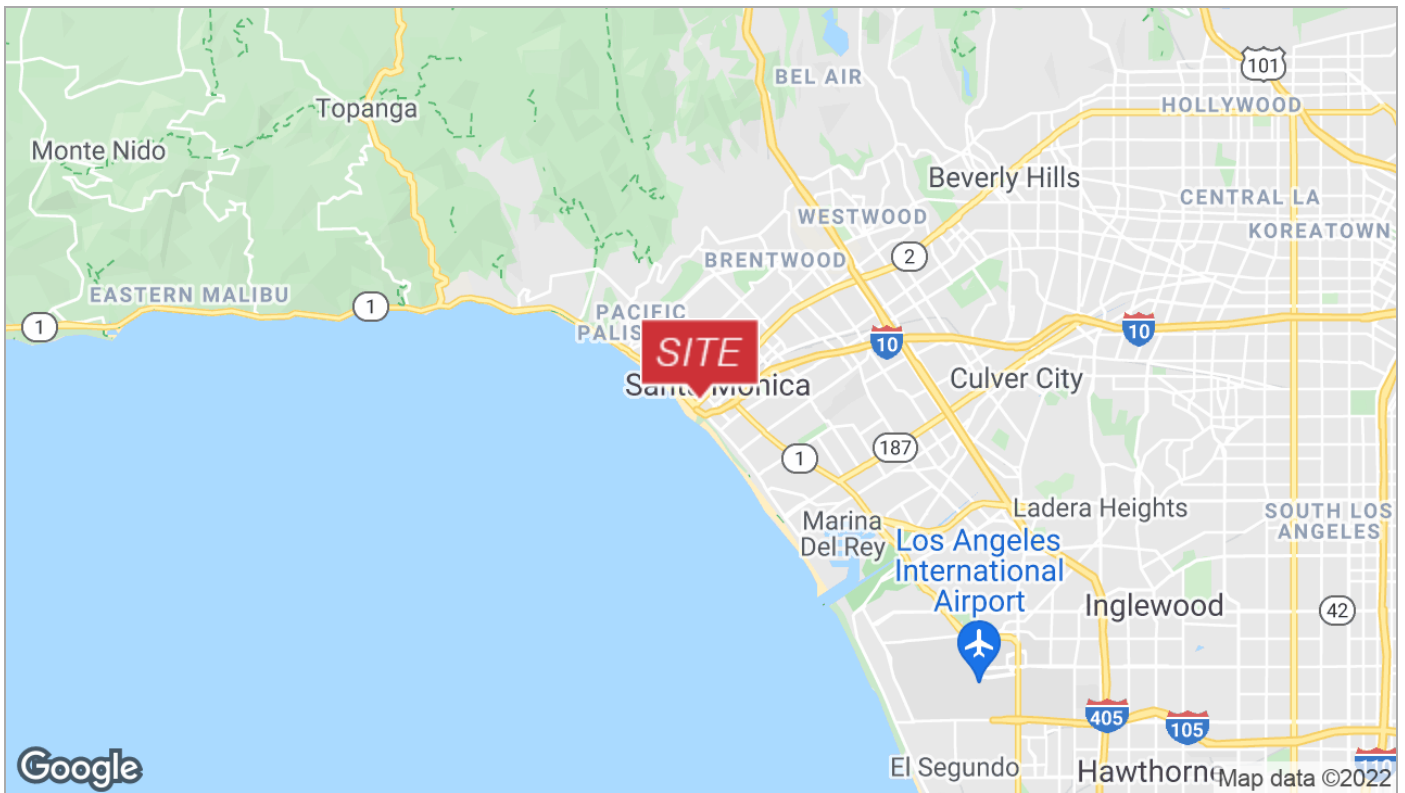


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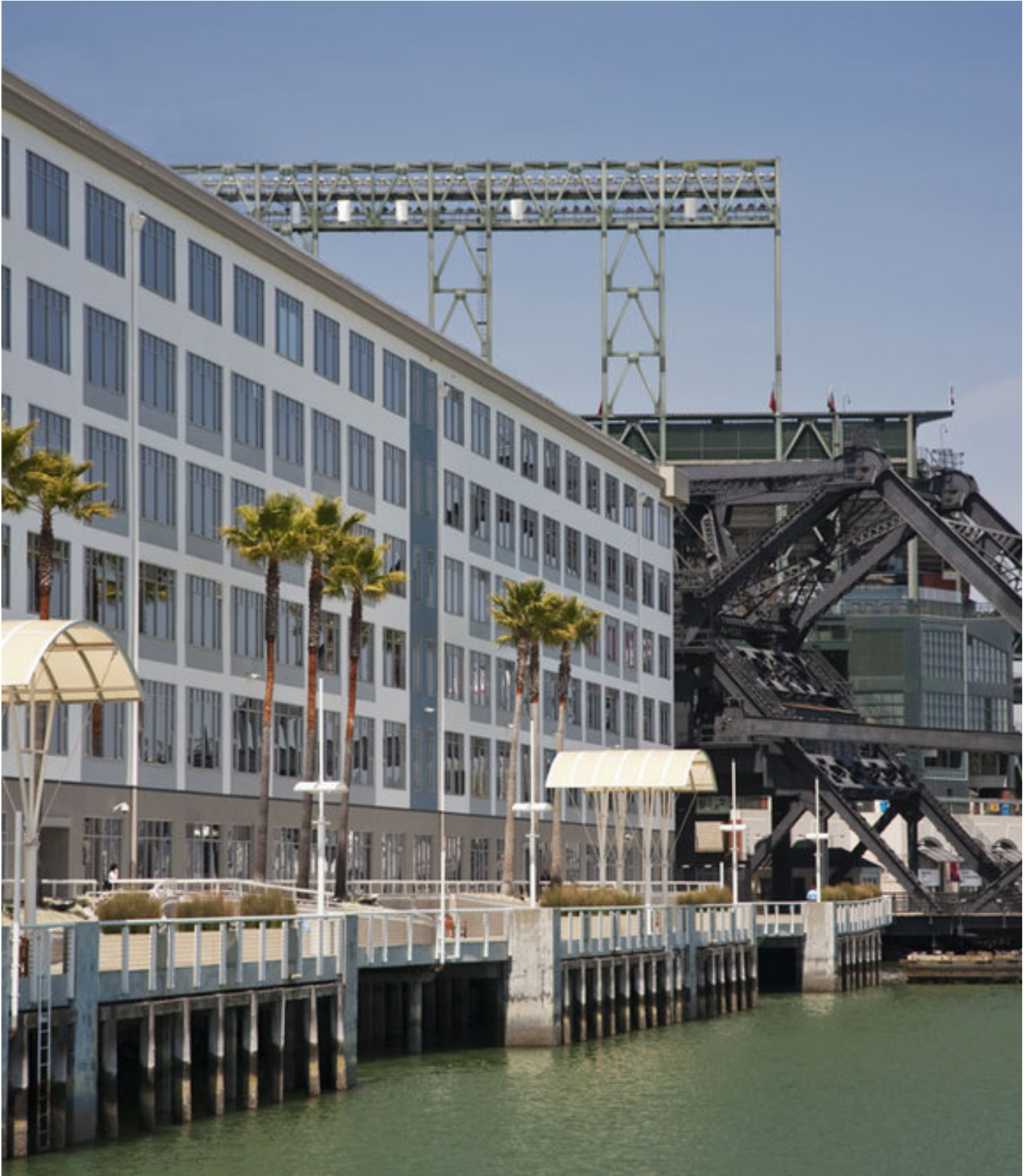


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For Sale

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Property Name:	The Mobi Building [DEMO]
Property Address:	1345 Third Street Promenade Santa Monica, CA 90401
Property Type:	Office
APN:	384-553-44
Lot Size:	0.5 Acres
Building Class:	A
Zoning:	B-1 / B-2
Parking Spaces:	455
Parking Ratio:	3.0
Building Frontage:	
Cross Streets:	Liberty & Cadwalader
Year Built:	2007
Construction Type:	
Number Of Stories:	12
Average Floor Size:	
Foundation:	
Walls:	
Number Of Units:	18
Roof:	

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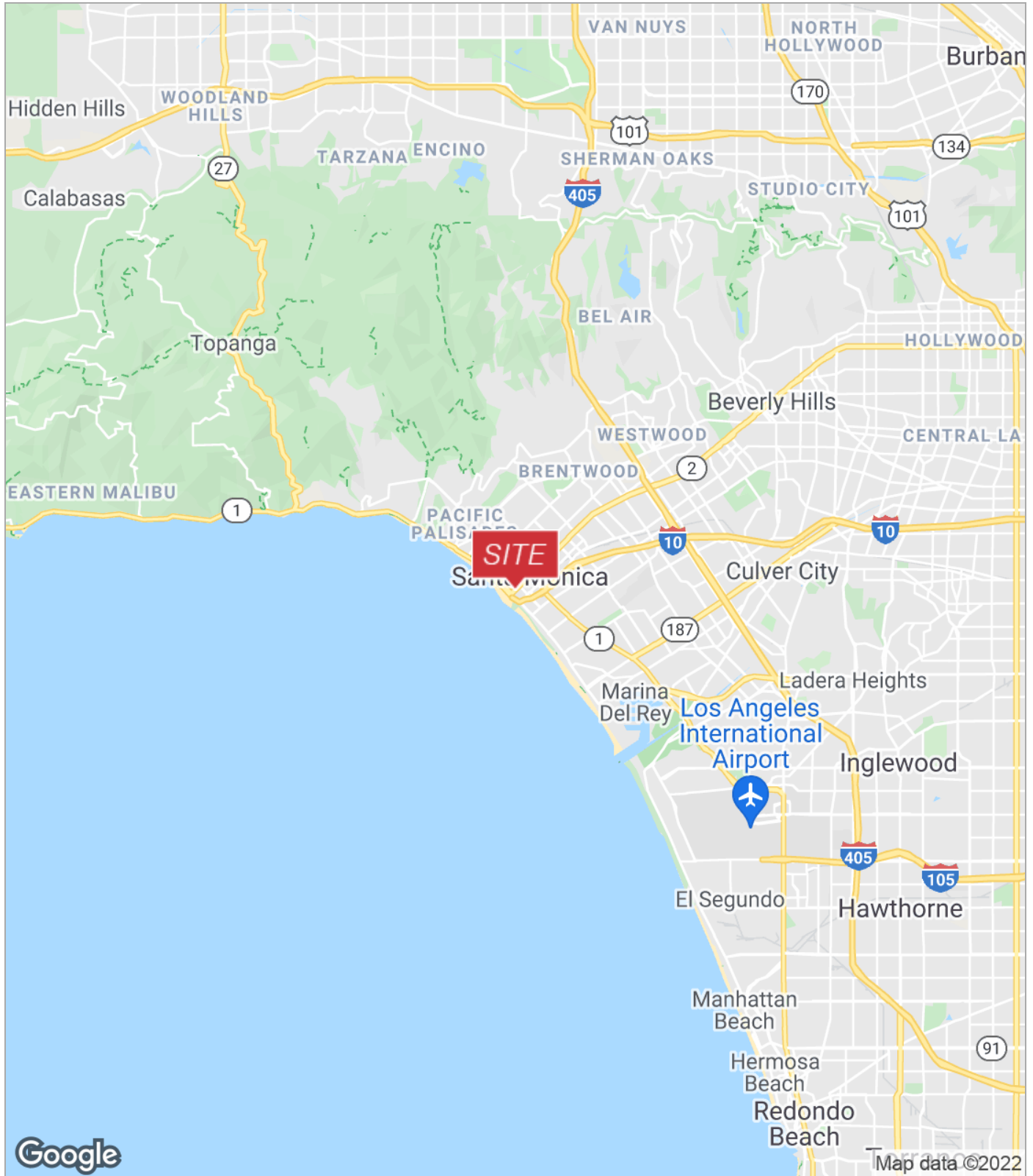
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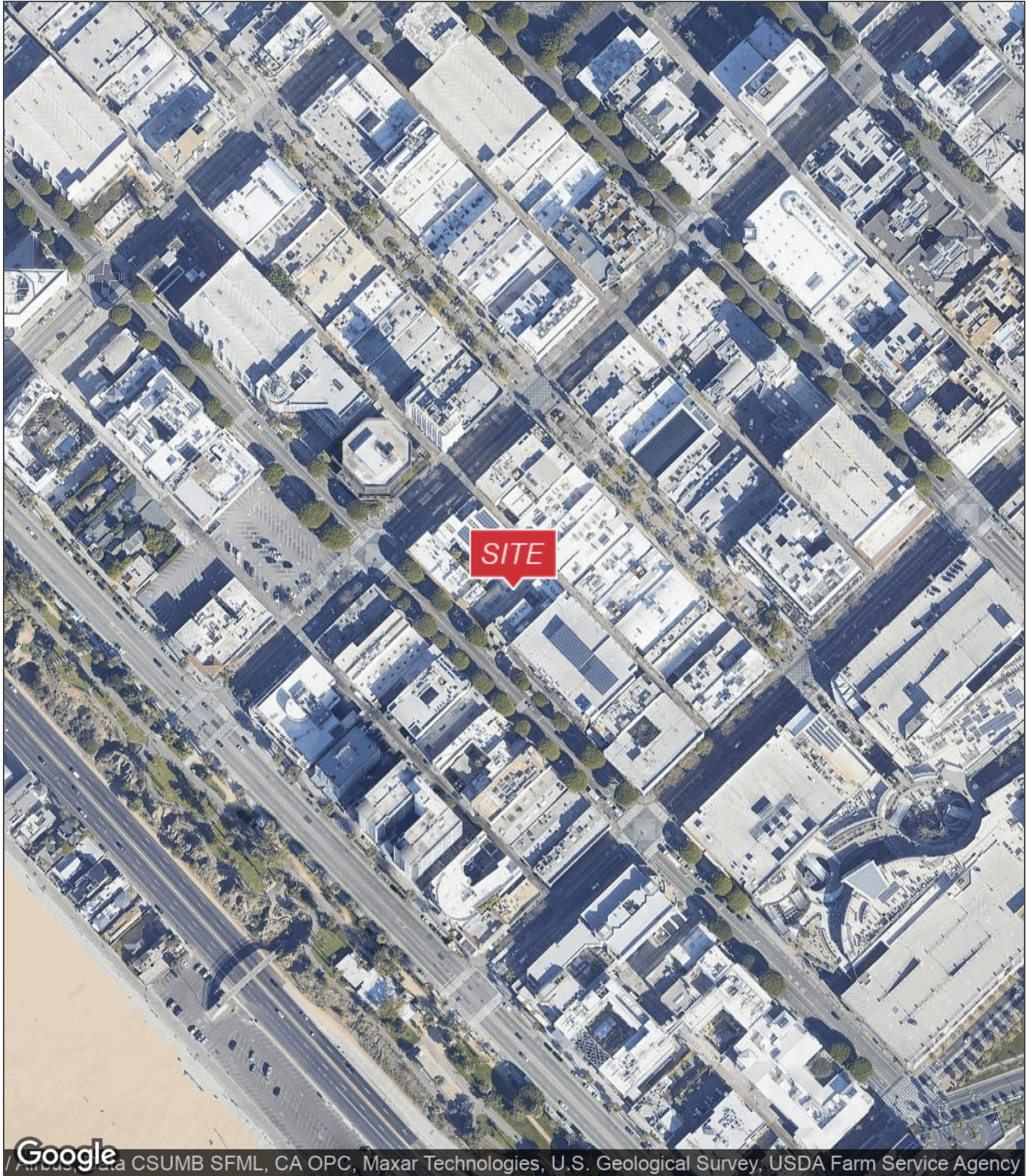


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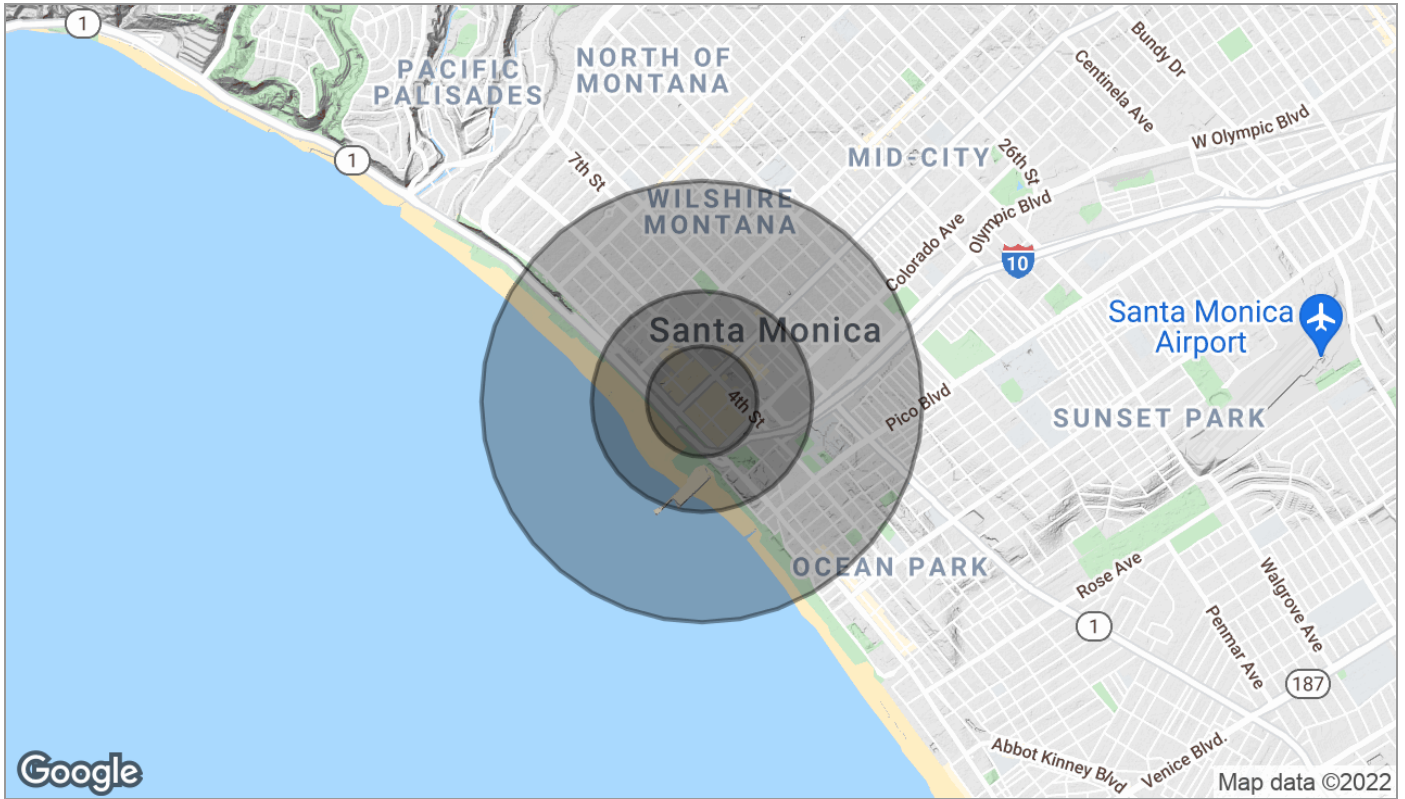
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	0.25 Miles	0.5 Miles	1 Mile
Population			
TOTAL POPULATION	6,668	26,974	97,166
MEDIAN AGE	41.2	39.0	38.0
MEDIAN AGE (MALE)	38.9	37.9	38.2
MEDIAN AGE (FEMALE)	43.7	40.6	37.9
Households & Income			
TOTAL HOUSEHOLDS	3,442	13,717	52,175
# OF PERSONS PER HH	1.9	2.0	1.9
AVERAGE HH INCOME	\$60,872	\$73,347	\$95,378
AVERAGE HOUSE VALUE	\$799,399	\$779,222	\$855,431
Race			
% WHITE	44.4%	51.1%	61.8%
% BLACK	28.3%	22.1%	11.8%
% ASIAN	19.6%	19.2%	18.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.4%	0.3%
% OTHER	4.0%	4.0%	4.0%
Ethnicity			
% HISPANIC	12.4%	11.9%	11.6%

* Demographic data derived from 2010 US Census

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