

# Ellis Partners Signs 10-Year Lease at Barker Pacific's Sansome in San Francisco

By Alex Barreira

SAN FRANCISCO (August 3, 2022) – Barker Pacific Group (BPG) announced today that Ellis Partners has signed a 10-year lease for 6,559 sq. ft. at One Sansome in downtown San Francisco. Ellis Partners will relocate from 111 Sutter St. and is expected to move into the 15th-floor space in One Sansome in January 2023.

A soaring 42-story tower in the heart of San Francisco's Financial District, One Sansome is a diversified multi-tenant, multi-industry building boasting 650,000 square feet of leasable Class A office space.

"It's great to have a 30-year-old, privately held real estate investment and development company choose One Sansome as their next long-term home," said Michael Barker, managing director of BPG. "Our team had to work hand in hand with Ellis Partner's design/construction team to navigate a changing construction pricing environment. Ultimately, we delivered a buildout package that met the tenant's needs."

Ellis Partners is a privately-owned commercial real estate investment and development company founded in San Francisco in 1993. The firm has successfully acquired and developed assets valued at over \$2.5 billion.

"Ellis Partners is excited to join the roster of impressive tenants at One Sansome," said Jim Ellis, managing principal for the firm. "The tower's



*Newmark lands venerable real estate and investment company for 6,559 square-foot lease in downtown San Francisco landmark*

convenient location and outstanding tenant amenities helped secure our decision to relocate our offices."

BPG took ownership of One Sansome in 2010 and has spent more than \$100 million on renovations and added over 10,000 square feet of repurposed, rentable space. BPG recently announced the future addition of an ambitious, multi-faceted hospitality concept that promises to create a new hive of activity in one of downtown's most cherished landmarks, the historic Albert Pissis-designed 8,000-square-foot ground floor conservatory of One Sansome. Newly formed PLEASE FIDI, Inc., led by veteran hospitality player Phil Spiegel, is transforming the expansive building lobby and light-filled atrium into a new gathering place for the

neighborhood. Plans call for a modern private event facility, an eye-popping neighborhood bar, and an upscale restaurant across multiple ground-floor spaces.

The deal between PLEASE FIDI and Barker Pacific seeks a tight integration between the building's hospitality component and tenant amenities. In addition to operating the bar, restaurant, and event facility, PLEASE will offer an exclusive catering program to the tenants of One Sansome and within the building's newly built conference rooms, private dining rooms, tenant lounges, and the conservatory itself. The arrangement positions PLEASE to operate as a veritable "hospitality concierge" to One Sansome's strong tenant roster.

"We knew we had to make some big moves to best position One Sansome in the post-pandemic world, and they are paying off," added Barker. "We're focusing on making services and amenities to appeal to current and future tenants."

Other new or renewal leases added in 2022 include:

- Pachulski, Stang, Ziehl & Jones, #34XX, (6,558 sq. ft.)
- Egon Zehnder, #3900, new lease (10,176 sq. ft.)
- HIG Capital, #3700, extension (17,560 sq. ft.)
- Community Counseling Services, new lease in 2024 (2,749 sq. ft.)
- HIG Capital, #3420, new lease (8,019 sq. ft.)
- Kaplan Kirsch & Rockwell, #2910, new lease (3,348 sq. ft.)
- Skikos Crawford Skikos & Joseph, #2830, extension (6,289 sq. ft.)
- Ampersand, #720, new lease (2,321 sq. ft.)

Roman Adler and Mike Brown of Newmark represented One Sansome in the Ellis Partners deal and just moved its San Francisco HQ into One Sansome's 41st and 42nd floors. Eli Ceryak of Cushman & Wakefield represented Ellis Partners.

### **ABOUT ONE SANSOME**

One Sansome is a soaring 42-story tower in the heart of San Francisco's Financial District, boasting 650,000 square feet of leasable Class A office space, a historic 8,000-square-foot conservatory, and a central location that makes it accessible to both NoMa and SoMa, alike. The building sits

directly atop a critical port of entry to downtown San Francisco, as BART funnels thousands of workers and visitors to the Montgomery Street station. Barker Pacific Group (BPG) acquired the tower in 2010. BPG serves as One Sansome's property manager, formerly Citigroup Center, and Newmark Group is the leasing agent. Construction on the high-rise began in 1983 and incorporated portions of the Albert Pissis- designed Holbrook Building that housed the Anglo and London Paris National Bank, which occupied the site from 1910-1981. In 2014, One Sansome achieved LEED Platinum v.4 Certification, making it the first major office building in the world to obtain the highest green building standard.

### **ABOUT BARKER PACIFIC GROUP**

Barker Pacific Group (BPG) was founded more than 39 years ago and is comprised of experienced real estate professionals active in asset management, acquisitions, and development of major commercial projects. BPG developed 100 First Plaza in San Francisco and owns and manages One Sansome Street. Some of the firm's other notable projects include Hamilton Landing and Rowland Plaza in Marin County; The Fine Arts Building, 626 Wilshire Blvd., and 5055 Wilshire Blvd. in Los Angeles; 101 Continental in El Segundo, Calif.; City Square in Phoenix; and Tower 300 in Las Vegas. Additionally, BPG manages Storage Solutions, a growing leader in the self-storage industry, offering consumers and businesses a variety of self-storage space and supplies throughout California. BPG has offices in San Francisco, Los Angeles, Phoenix, Sacramento, and Las Vegas. The company specializes in developing and acquiring institutional quality office, retail, and residential projects in select U.S. cities.