

THE REGISTRY

BAY AREA REAL ESTATE

San Francisco's Historic Hibernia Bank Rebrands as "One Jones" in Prime Mid-Market Neighborhood

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Announces Multi-Tenant Leasing in Prime Mid-Market Neighborhood

Nearly 42,000 sq. ft. building combines historic architecture with modern-day amenities for office, retail and entertainment brands

SAN FRANCISCO (April 6, 2017) – San Francisco's vibrant Mid-Market region continues down the path of growth and reinvention with multi-tenant leasing offers inside One Jones. Dolmen Property Group, a San Francisco-based real estate developer, today announced it is offering multiple floorplans across four distinct floors inside the newly rebranded Hibernia Bank building. With leasing opportunities starting at 2,700 RSF, One Jones can accommodate a variety of businesses, from start-ups and growth-stage companies to established organizations looking for an efficient office footprint and flexible lease terms in the heart of San Francisco. Colliers International and DeRose & Appelbaum are managing leasing efforts, which are competitively priced to equivocal spaces in the market.

According to Seamus Naughten, managing principal at Dolmen Property Group, One Jones offers a multitude of architecturally significant spaces impossible to find elsewhere in the city.

“One Jones is at the epicenter of an emerging technology, retail and entertainment hub in San Francisco’s Mid-Market corridor,” he said. “We’re excited to play a key role in the revitalization of this area, which will soon be home to two of San Francisco’s newest hotels – Proper Hotel and YOTEL. This, combined with a variety of upcoming developments in the immediate vicinity, led by established local developers such as Shorenstein, Encore Capital and UC Hastings, creates multiple compelling opportunities for new tenants.”

Dolmen Property Group has led the transformation of the Hibernia Bank Building into a beehive of business activity since it obtained the property in 2008. Additionally, Dolmen represents other projects in the Mid-Market district, including The Lofts at 7, an 88-unit residential building on Golden Gate Ave., launched and fully occupied since 2013. An additional proposed mid-rise residential project at 135 Hyde St. is currently in planning with the city.

“From entrepreneurs looking to expand their business to established companies seeking more space, One Jones allows for easy networking, creativity and growth opportunities – all in one easily accessible location,” said Naughten.

After a multi-year renovation, which included full seismic retrofit and a complete restoration, One Jones now offers such potential amenities as a rotunda café, reception, roof deck, urban courtyard and more. “Although every building is unique, there’s really no other project on the leasing market like One Jones,” said John Jenson, broker with Colliers International. “This building should not only speak to tenants who value history, design and architecture, but also to those who want to be at the nexus of San Francisco’s emerging Mid-Market district.”

Four Distinct Levels

- **Ground floor** (17,741 RSF) (demisable) with an open, industrial feel and private access. Vintage details have been restored, such as the bank vaults, exposed brick and steel columns.
- **First floor** – (16,330 RSF) spectacular banking hall with vast windows and ceiling heights in excess of 30 feet. The space features gold detailing, marble flooring and original walk-in bank vaults – all below a magnificent, stained-glass dome.
- **Second floor** – (4,901 RSF) features big windows and ceilings, chandeliers, stone fireplaces and marble flooring.
- **Penthouse** – (2,745 RSF) this modern, loft-style space brings in abundant natural light and includes private access to a large roof deck with views of Market Street.

Building Amenities

- **The Rotunda** – its grand entryway encompasses the building’s unique design and detailed artistry. It’s an ideal setting for panel discussions, networking events or product launches.
- **The Lounge** – this reception area is an inviting, yet intimate place to meet and greet clients.
- **The Urban Courtyard** – with private access from McAllister St., The Courtyard is equipped with bike parking, a garden and communal outdoor seating.

Additional Highlights & Amenities

- Central access to public transportation
- Near new restaurants, bars, hotels, residences and other new, upcoming developments
- Onsite receptionist
- Auto parking & bike parking
- High-speed Internet
- Pet friendly spaces

Building History

Built in 1892 by acclaimed architect Albert Pissis, The Hibernia Bank is listed as San Francisco Historic Landmark #130. As one of the few structures to survive the 1906 earthquake, the newly rebranded One Jones serves as a visible anchor for the City's Mid-Market neighborhood. It features multiple Neoclassical Revival-style touches, including a grand corner entrance, giant exterior colonnade and the 20-foot-tall domed entrance. For more information about One Jones and leasing opportunities, please visit www.onejonesf.com or call (415) 867-1178.

About Dolmen Property Group

Founded in 2008, Dolmen Property Group, San Francisco-based real estate developer and equity partner that reimagines challenging properties. Specializing in complex, high-potential properties situated in urban neighborhoods, Dolmen preserves existing structures that are economical and transforms them into beautiful, functional real estate. Dolmen's diverse development team continuously seek new projects or partners from single family homes to larger projects. For more information, please visit www.dolmenpropertygroup.com.

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