

VANGUARD PROPERTIES

Press Release

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Vanguard Properties, San Francisco Real Estate Firm, Awarded 750 Second Street Condominiums

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Boutique Condominiums Coming to South of Market are Among First Projects to Proceed Since Eastern Neighborhood Plan Approval.

Private elevator access, on site parking and Bay views are among the long list of amenities awaiting residents at 750 Second Street, a 14-unit boutique condominium project breaking ground next week in San Francisco's historic South Park neighborhood. One of the first projects to go under construction since the approval of the Eastern Neighborhood Plan, the mid-rise eight story building designed by Bay Area architects Gould Evans/Baum Thornley received unanimous approval from both the City Planning Board and the Heritage Committee.

Construction is underway for these homes adjacent to AT&T Park and next door to MoMos Restaurant. The two and three bedroom units each have outdoor decks and are ideally situated in a lively neighborhood defined by art spaces, restaurants, design showrooms and tech companies. Residents at 750 Second Street will also enjoy easy access to BART connections and the Embarcadero.

Ranging in size from 1800 to 2200 square feet the contemporary condos are being designed with sustainability and LEED Gold certification in mind. Among the green features: state-of-the-art heating and cooling systems and on-site treatment of storm water run off. The building will be clad with a terra cotta rain screen; an aesthetically pleasing suspended architectural façade.

Slated to for availability in July, 2012, 750 Second Street will provide one high quality solution to San Francisco's dwindling condominium options. Developed by the team that renovated the neighboring 123 Townsend and 634 Second, the commitment to the neighborhood and the community is evident in each component of the design San Francisco. Oliver and Company of Richmond, California will serve as general contractor. Visit www.750second.com to register for updates and availability.

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