

# 459 Geary

**BLATTEIS  
REALTY CO**

INCORPORATED 1922

**UNION SQUARE**  
OFFICE SPACES FOR LEASE

Major Remodel  
2 Floors  
Brand New  
Never Occupied

**AVAILABLE NOW!**

A **rare opportunity**  
to have your business  
in one of the most  
vibrant and fascinating  
neighborhoods of  
San Francisco.

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.



## NEARBY ATTRACTIONS

### LOCATION & PREMISES

New construction is complete at 459 Geary! Located near Union Square in San Francisco's bustling Theatre District, this property has undergone a major remodel and is completely revitalized with a tasteful and contemporary look and brand new lobby.

The **third and fourth floors are available** with offices offering lots of natural light, excellent window lining and a fresh chic design with **high ceilings and spacious layouts.**

### PROPERTY SUMMARY

<b>Floors</b>	3rd - Available 4th - Available 5th - <b>LEASED!</b>
<b>Floor Plate</b>	± 2,836 sf
<b>Available</b>	NOW
<b>Price</b>	\$45 PSF/Year
<b>Neighborhood</b>	Union Square

### CONTACT

#### Jeremy Blatteis

415-321-7493  
jfblatteis@blatteisrealty.com  
BRE#: 01460566

#### Kevin Velotta

415-321-7496  
kvelotta@blatteisrealty.com  
BRE#: 01945129



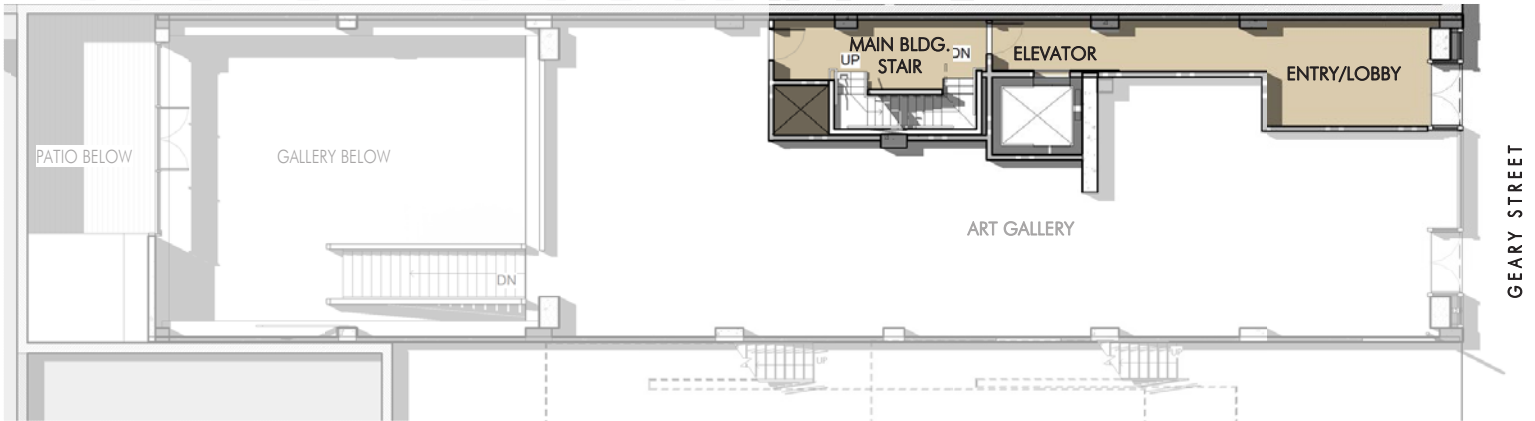
This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

# 459 Gearv

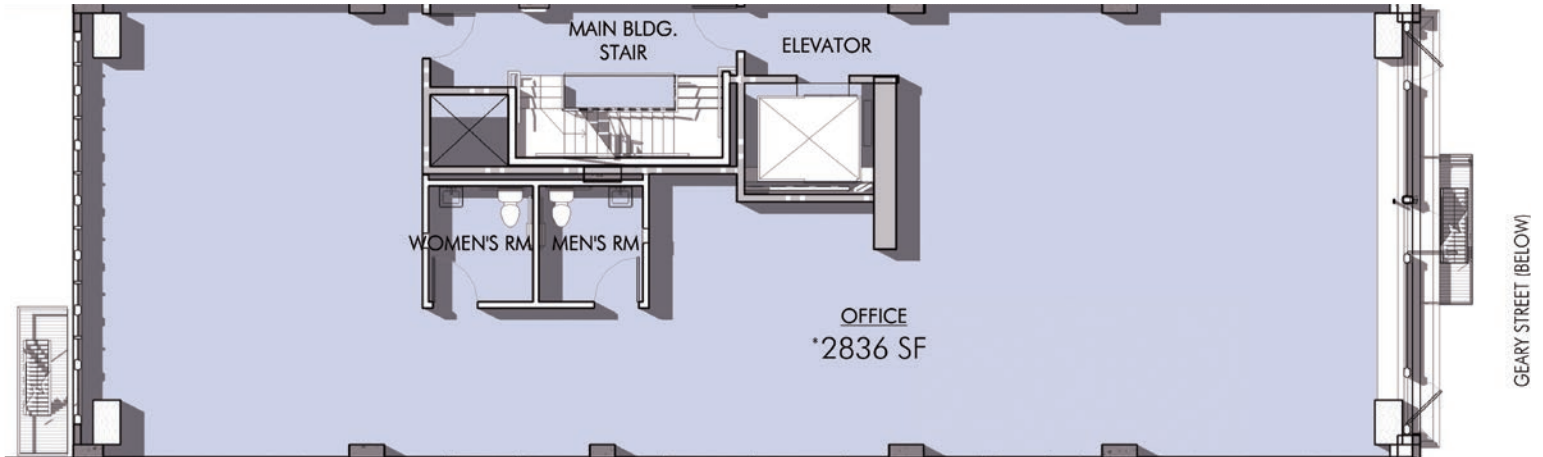
INTERIORS



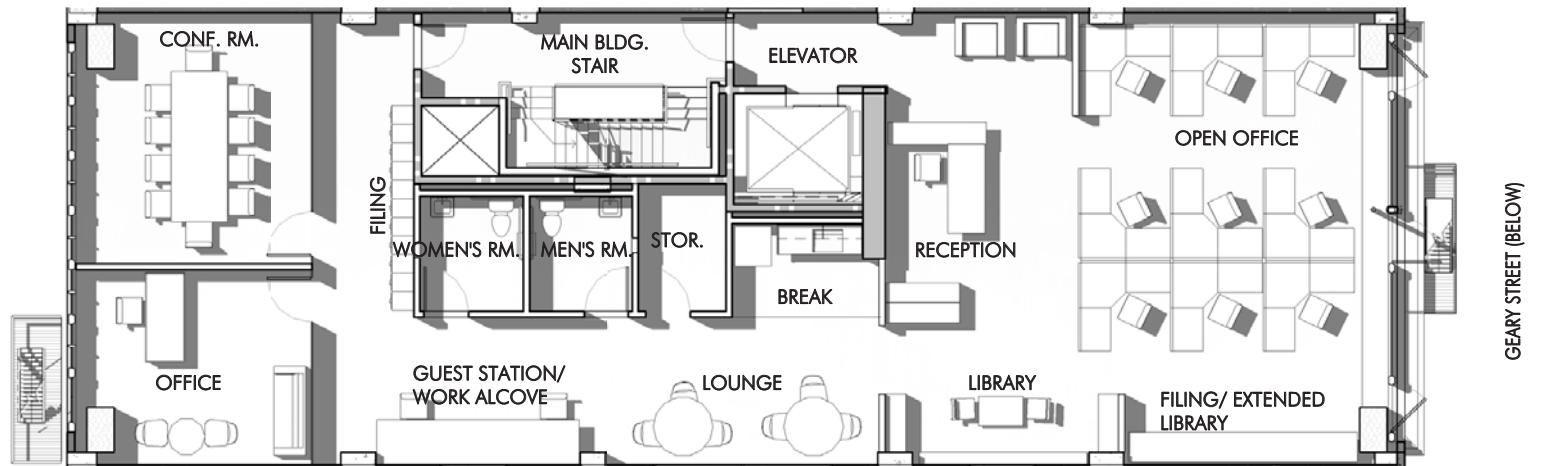
This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.



## PRIVATE SUITE ACCESS



## TYPICAL OPEN FLOOR PLAN



## TYPICAL OFFICE LAYOUT

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

# 459 Geary



## AERIAL PROXIMITY MAP

### UNION SQUARE

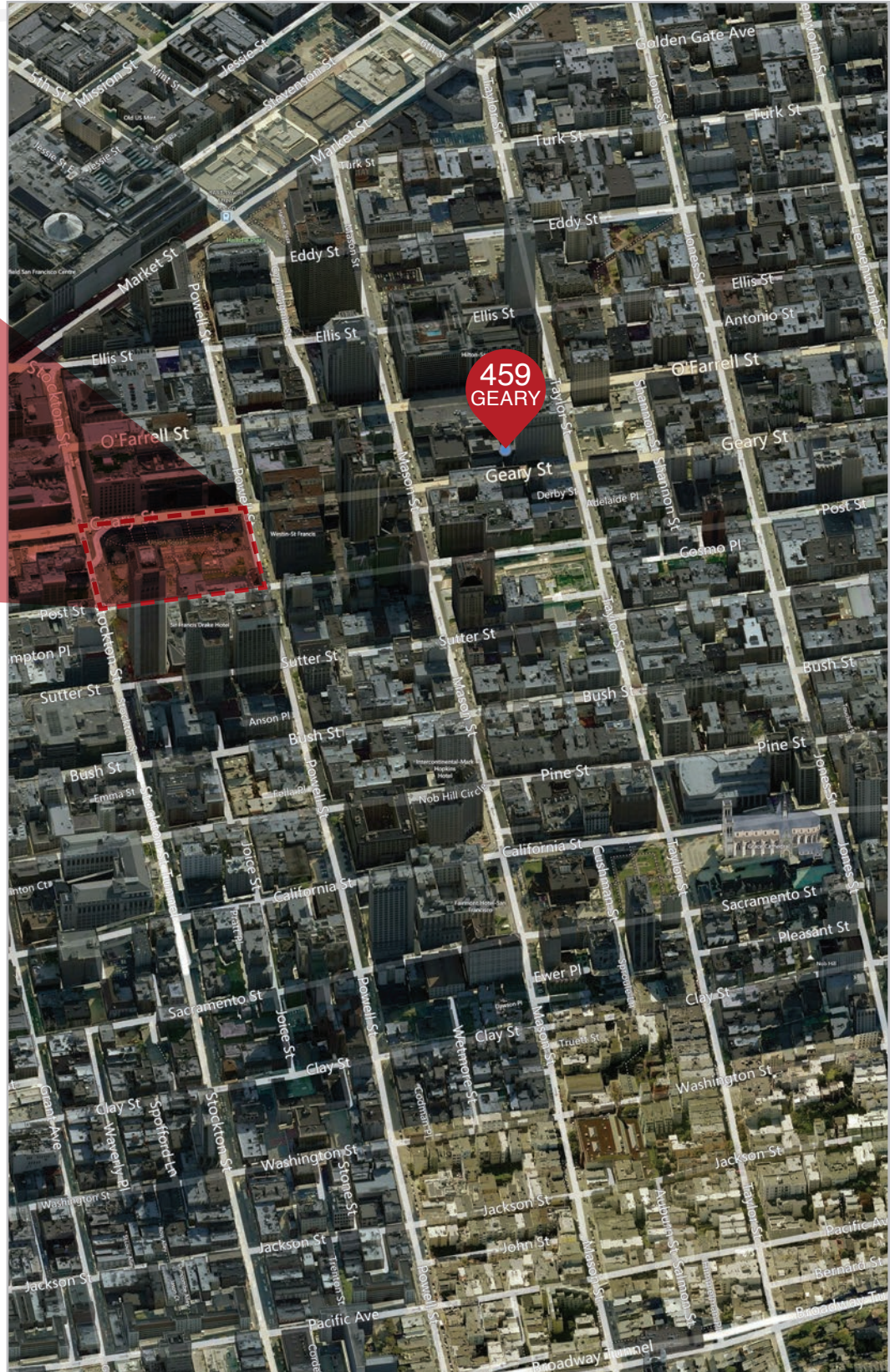
Union Square is an electrifying, world-class destination for visitors from around the world and locals alike; and home to some of the leading fashion designers, dot.com companies, corporate headquarters, restaurants, and trendsetters.



UNION SQUARE - NORTHERN VIEW



UNION SQUARE - SOUTHERN VIEW



This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.