

FIRST TIME
ON THE MARKET
IN OVER 30 YEARS!

BLATTEIS
REALTY CO

INCORPORATED | EST. 1922



THE WHITE HOUSE BUILDING
MONUMENTAL FLAGSHIP FOR LEASE
256 GRANT AVENUE/255 SUTTER STREET
UNION SQUARE | SAN FRANCISCO, CA 94108

EXCLUSIVELY OFFERED BY:
JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

The White House Building

256

Grant Avenue/255 Sutter Street (The White House Building) is the iconic flagship corner in the heart of Union Square, San Francisco's most famous destination for entertainment, shopping and dining. Surrounded by a vibrant selection of luxury brands, renowned restaurants, and trendy hotels, Union Square offers retailers a fortuitous platform for brand exposure and growth.

The building itself features triad entrances with an impressive $\pm 109'$ feet of store frontage on Grant Avenue, incredible $\pm 221'$ feet of frontage on Sutter Street, multiple fitting rooms, spacious layout, abundant elevator access, breathtaking interior finishes, multiple means of egress and soaring floor-to-ceiling window displays that offer a luxurious façade. There are also approximately 360 public parking spaces in the building along with a loading area.

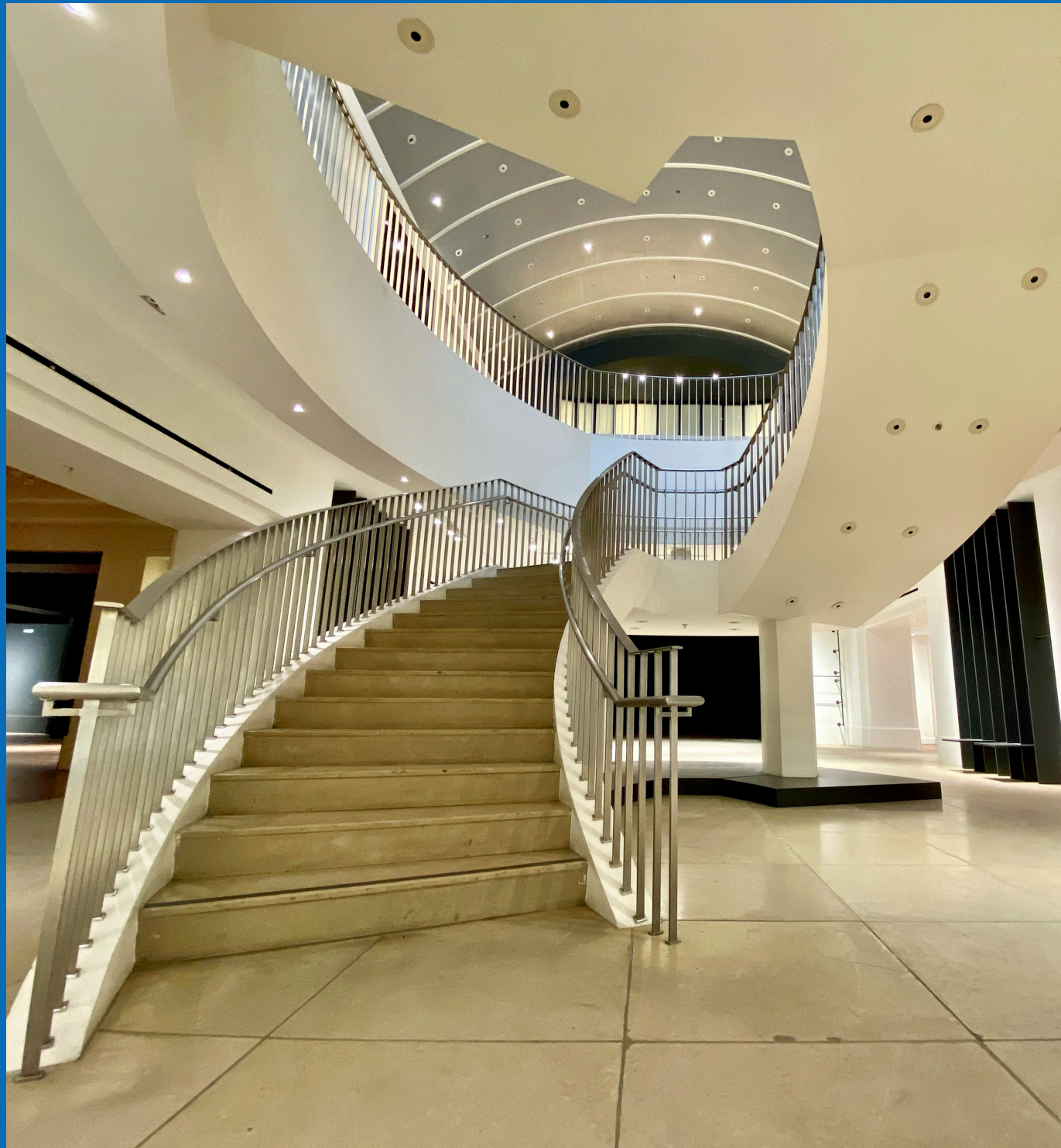
Neighboring retailers include Harry Winston, Cartier, Hermes, Christian Dior, Chanel, Gucci, Yves Saint Laurent, Tiffany's, Apple among many others. World-Class Hotels include the Westin St. Francis, the Beacon Grand, the Four Seasons, and more that offer luxurious amenities.











The White House Building

SAN FRANCISCO/UNION SQUARE HIGHLIGHTS

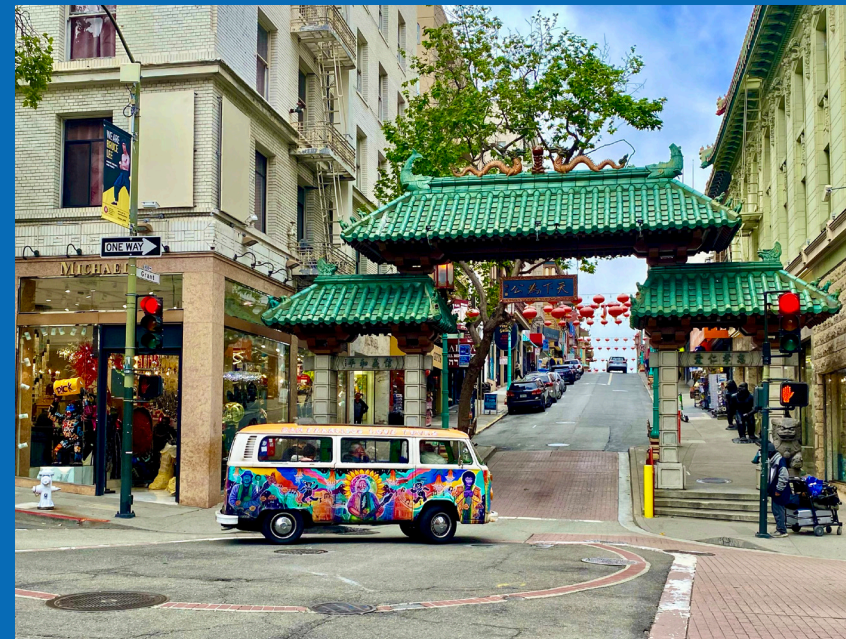
- First time on the market in over 30 years!
- One of the most prominent corners on the West Coast
- Suitable for a multitude of uses
- Approximately 360 public parking spaces within the building
- 2 Blocks from Montgomery BART Station
(327,000 Ridership)
- Over 2.8 million visitors to Union Square
- Over 23 million visitors to San Francisco



Powell Street Cable Cars



Union Square Tulip Day



Chinatown Dragon Gate

THE WHITE HOUSE BUILDING

256 GRANT AVENUE/255 SUTTER STREET SAN FRANCISCO, CA 94108

BEAUTIFUL BUILDING WITH LARGE OPEN FLOORPLAN

- ±20,362 square feet on the ground level
- ±33,880 square feet on the lower level
- ±54,242 square feet total (usable)
- ±59,174 square feet total GLA
- Loading Area

ASCENDING CEILING HEIGHTS

- ±18' on ground level
- ±14' on lower level

TWO INCREDIBLY PROMINENT BLADE SIGNS

- ±109' linear frontage on Grant Avenue
- ±221' linear frontage on Sutter Street



Sutter Street

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

A RICH HISTORY



THE WHITE HOUSE

In memory of Alice Phelan Sullivan, daughter of a California Pioneer, sister of San Francisco Mayor and United States Senator James D. Phelan.

The White House building, constructed in 1908, is representative of San Francisco's ability to recover from the devastating earthquake and fire of 1906. Designed by a renowned architect, Albert Pissis, the five story structure is a massive steel frame anchoring the corner of Sutter Street and Grant Avenue. Originally built for Rafael Weill & Co., it housed the White House Department store for several generations.



All Dimensions are approximate

SUTTER STREET



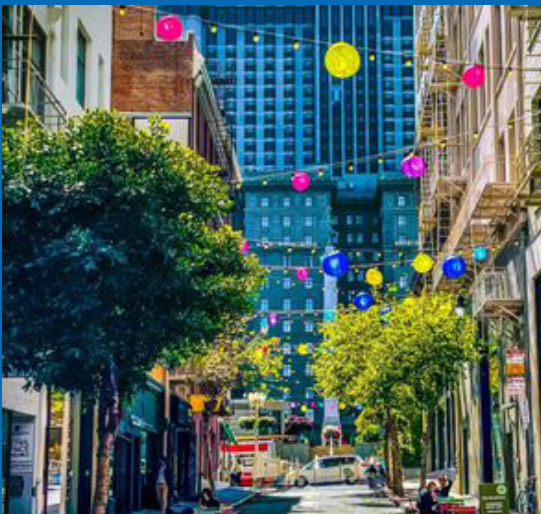
LEGEND



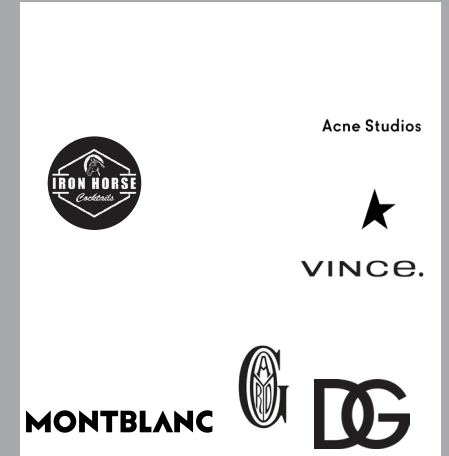
GENERAL NOTES:

1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND ALL ANGLES ARE AT 45 OR 90 DEGREES UNLESS OTHERWISE NOTED.
2. ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF SAN FRANCISCO DATUM.
3. ALL MEASUREMENTS SHOWN HEREON SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ON ADJACENT SITES TO THE BUILDING.
4. THE FLOOR PLANS DO NOT SHOW INTERNAL DETAILS SUCH AS PARTITION WALLS, WINDOWS, DOORS, BEAMS, VENTS, UTILITIES AND OTHER SUCH FEATURES.

Lower Level | ±33,880 SF



KEARNY STREET



GRANT AVENUE



STOCKTON STREET





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CELEBRATING
100 Years

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