

**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**  
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DRE #01460566

# The White House Building

256

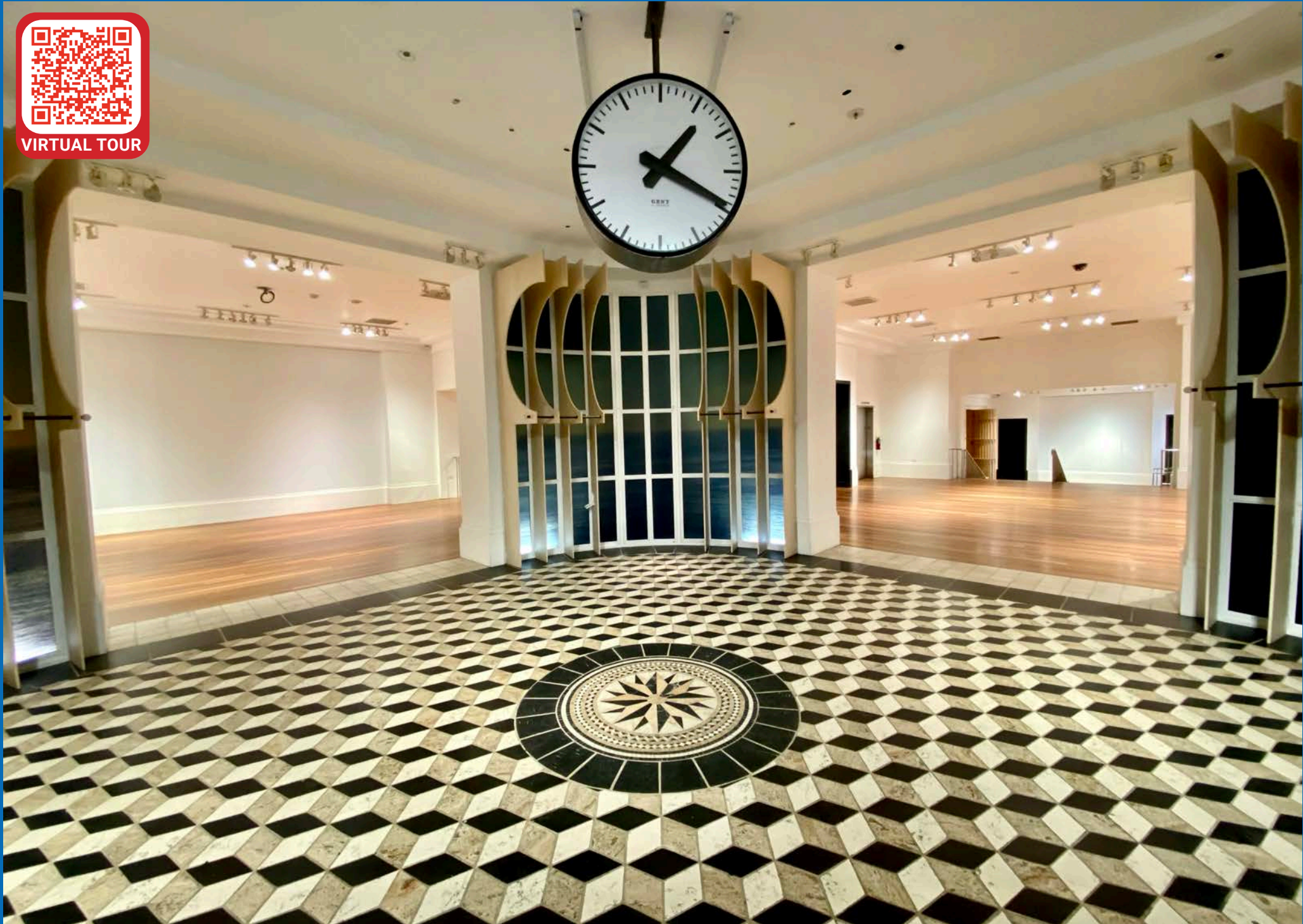
Grant Avenue/255 Sutter Street (The White House Building) is the iconic flagship corner in the heart of Union Square, San Francisco's most famous destination for entertainment, shopping and dining. Surrounded by a vibrant selection of luxury brands, renowned restaurants, and trendy hotels, Union Square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

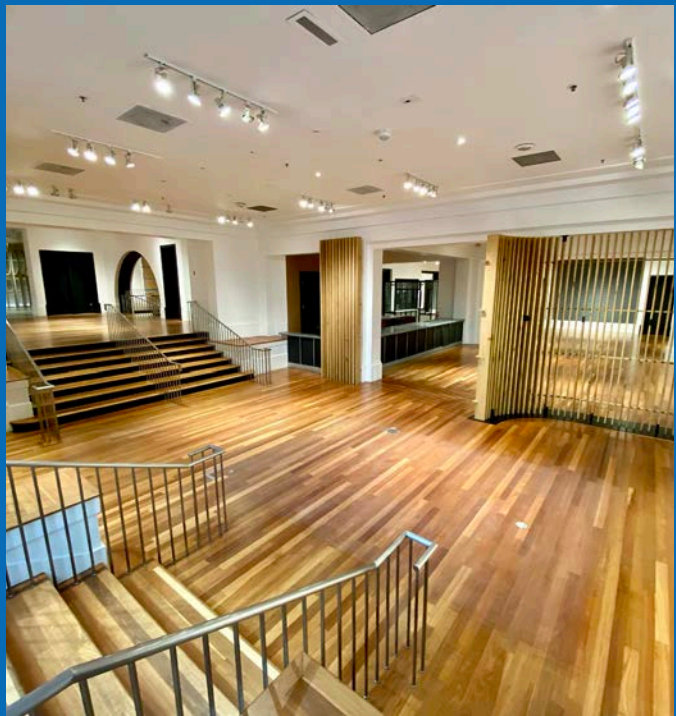
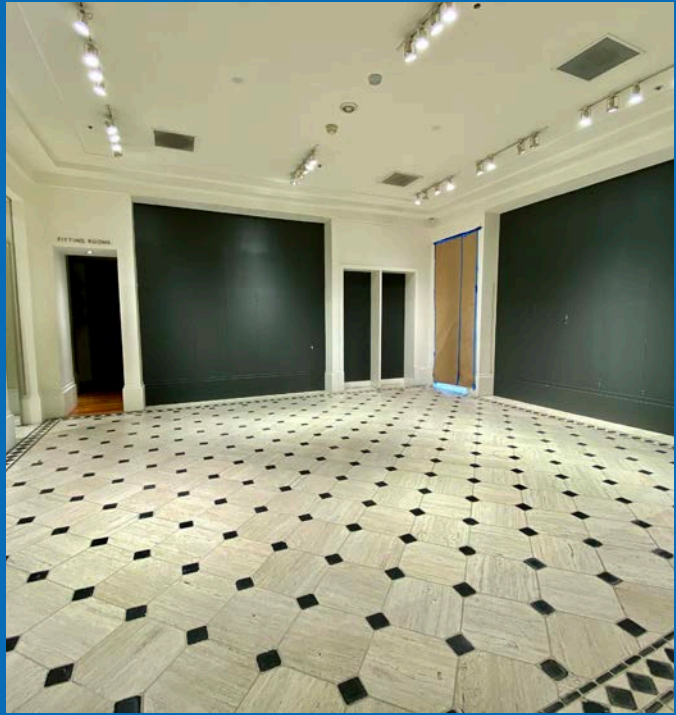
The building itself features triad entrances with an impressive  $\pm 109'$  feet of store frontage on Grant Avenue, incredible  $\pm 221'$  feet of frontage on Sutter Street, multiple fitting rooms, spacious layout, abundant elevator access, breathtaking interior finishes, multiple means of egress and 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.

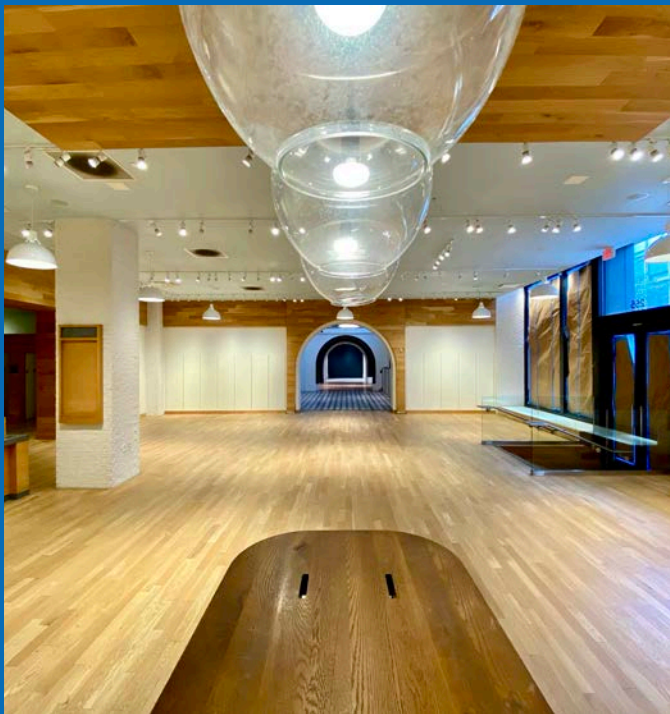
Neighboring retailers include Harry Winston, Cartier, Hermes, Christian Dior, Chanel, Gucci, Yves Saint Laurent, Tiffany's, Apple among many others. World-Class Hotels include the Westin St. Francis, the Beacon Grand, the Four Seasons, and more that offer luxurious amenities.

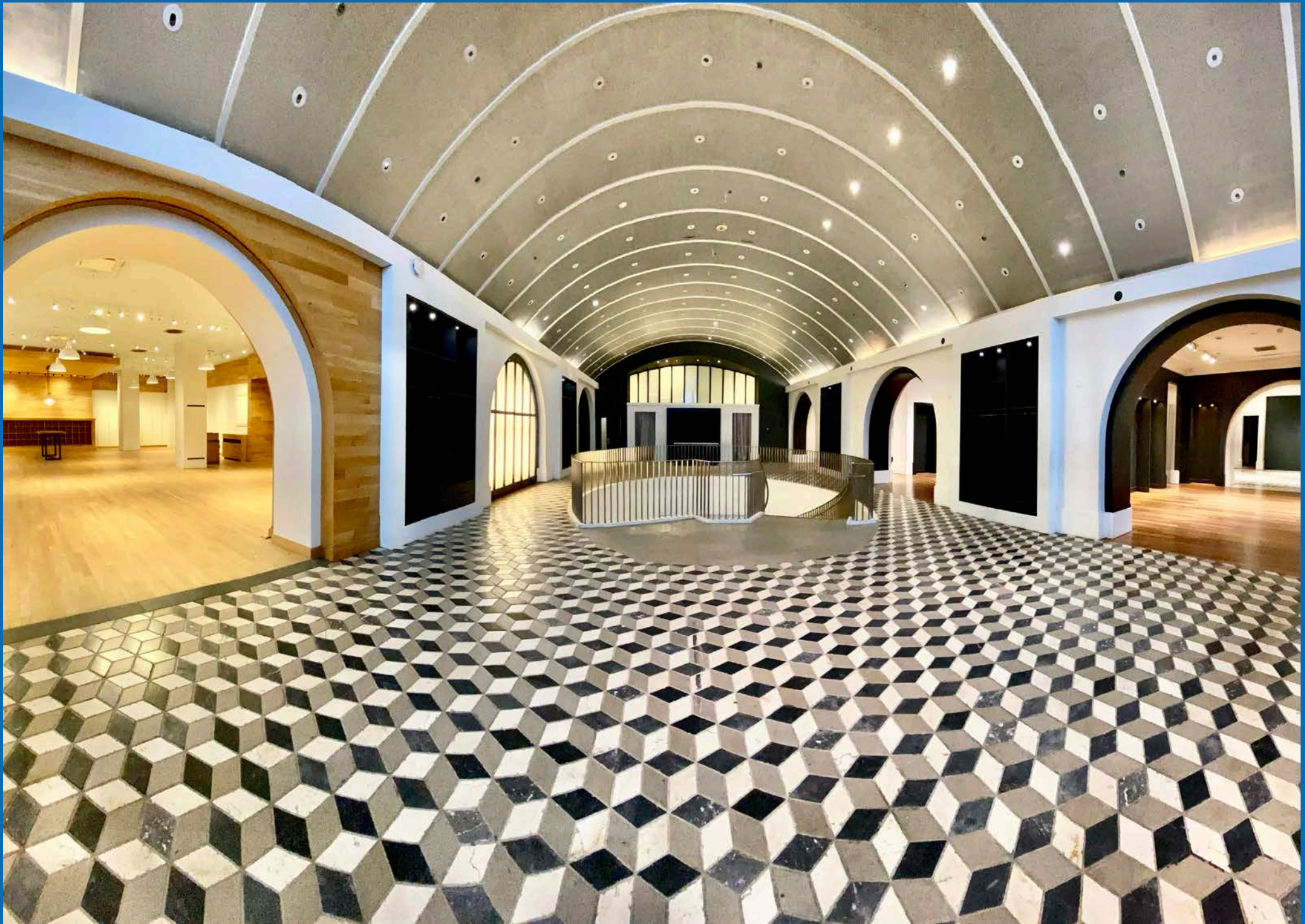


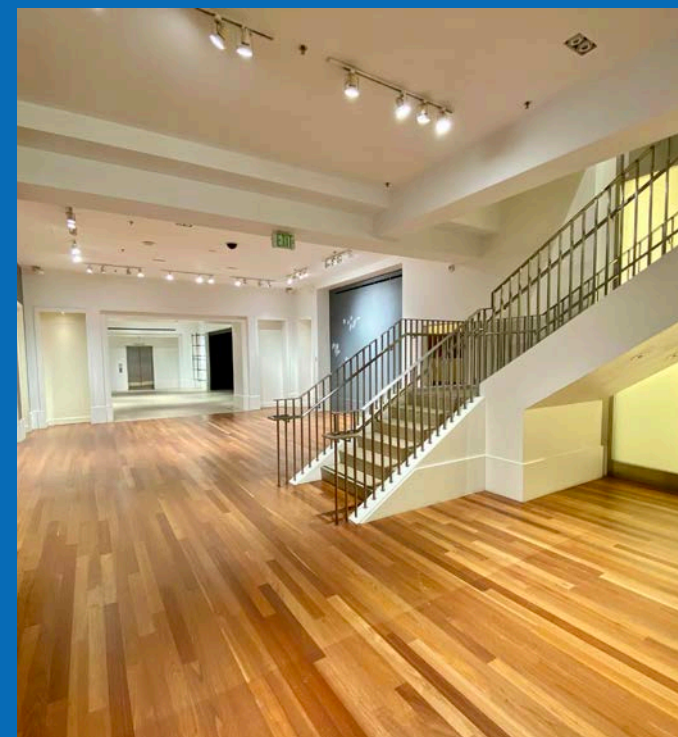
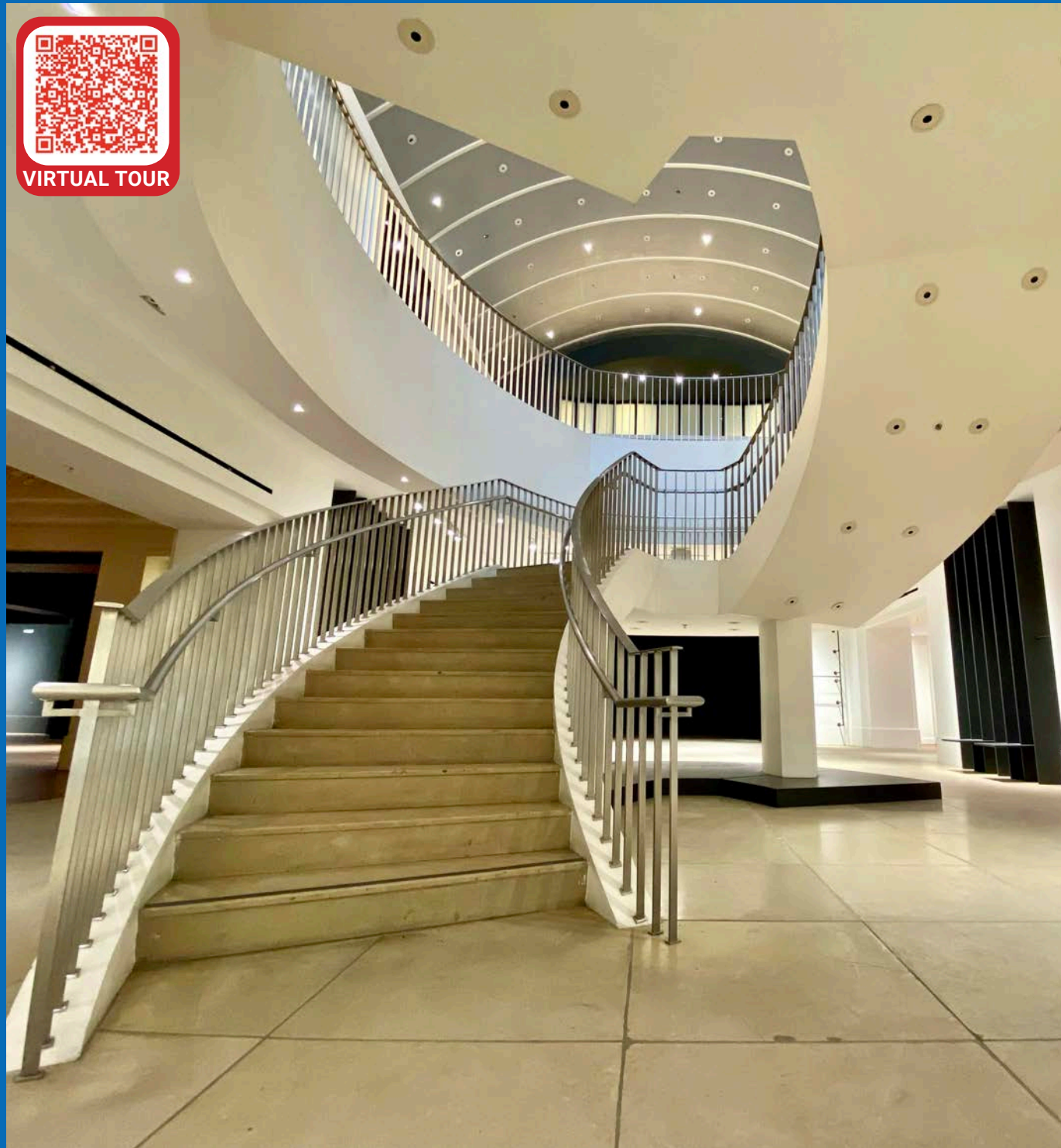
VIRTUAL TOUR











# The White House Building

## SAN FRANCISCO/UNION SQUARE HIGHLIGHTS

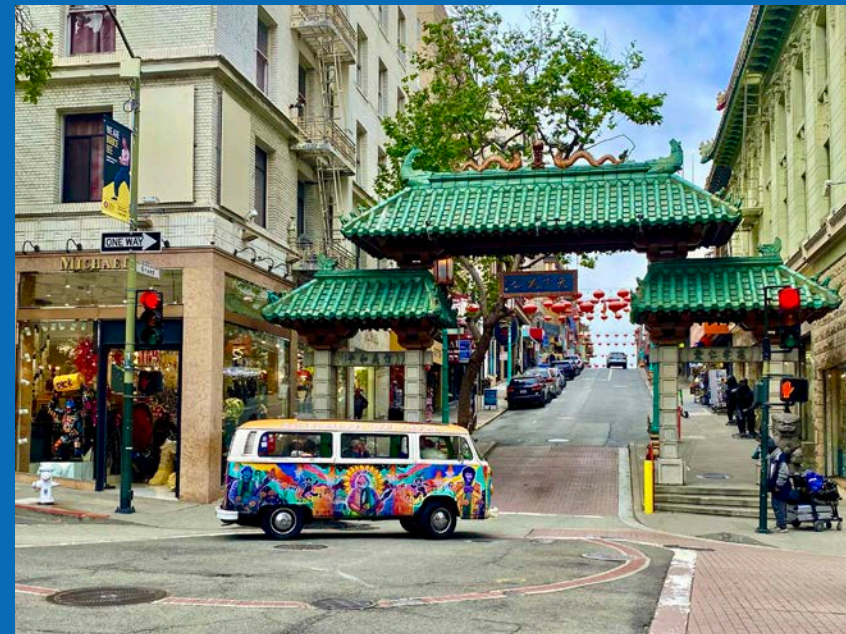
- First time on the market in over 30 years!
- One of the most prominent corners on the West Coast
- Can be subdivided into separate spaces
- Suitable for a multitude of uses
- Approximately 360 public parking spaces within the building
- 2 Blocks from Montgomery BART Station  
(327,000 Ridership)
- 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**

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

# RETAIL SPOTLIGHT ON UNION SQUARE



**OMEGA**

Omega Watches  
Opens at  
103 Geary Street  
Fall 2021



**CHANEL**

Purchases  
340 Post Street  
January 2022



**ROLEX**



PATEK PHILIPPE  
GENEVE

Leases  
255/259 Post Street  
October 2022



**BURBERRY**  
LONDON

Leases  
110 Geary Street  
May 2023



Van Cleef & Arpels  
Opens at  
140 Geary Street  
Spring 2023

**MaxMara**

Leases Flagship at  
231 Post Street  
November 2023

**ST. JOHN**

Leases Flagship at  
245 Post Street  
February 2024

**BVLGARI**

Leases Flagship at  
200 Grant Avenue  
March 2024

john varvatos

Returns to  
San Francisco at  
58 Geary Street  
April 2025

**ZARA**

Zara Leases  
40,000 Square Feet  
at 250 Post Street  
April 2025

**MOSCOT**

Leases 800 Sq Ft  
75 Geary Street  
May 2025



Nintendo Opens  
Second US Store at  
331 Powell Street  
May 2025

## AND MANY MORE...!

# 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.

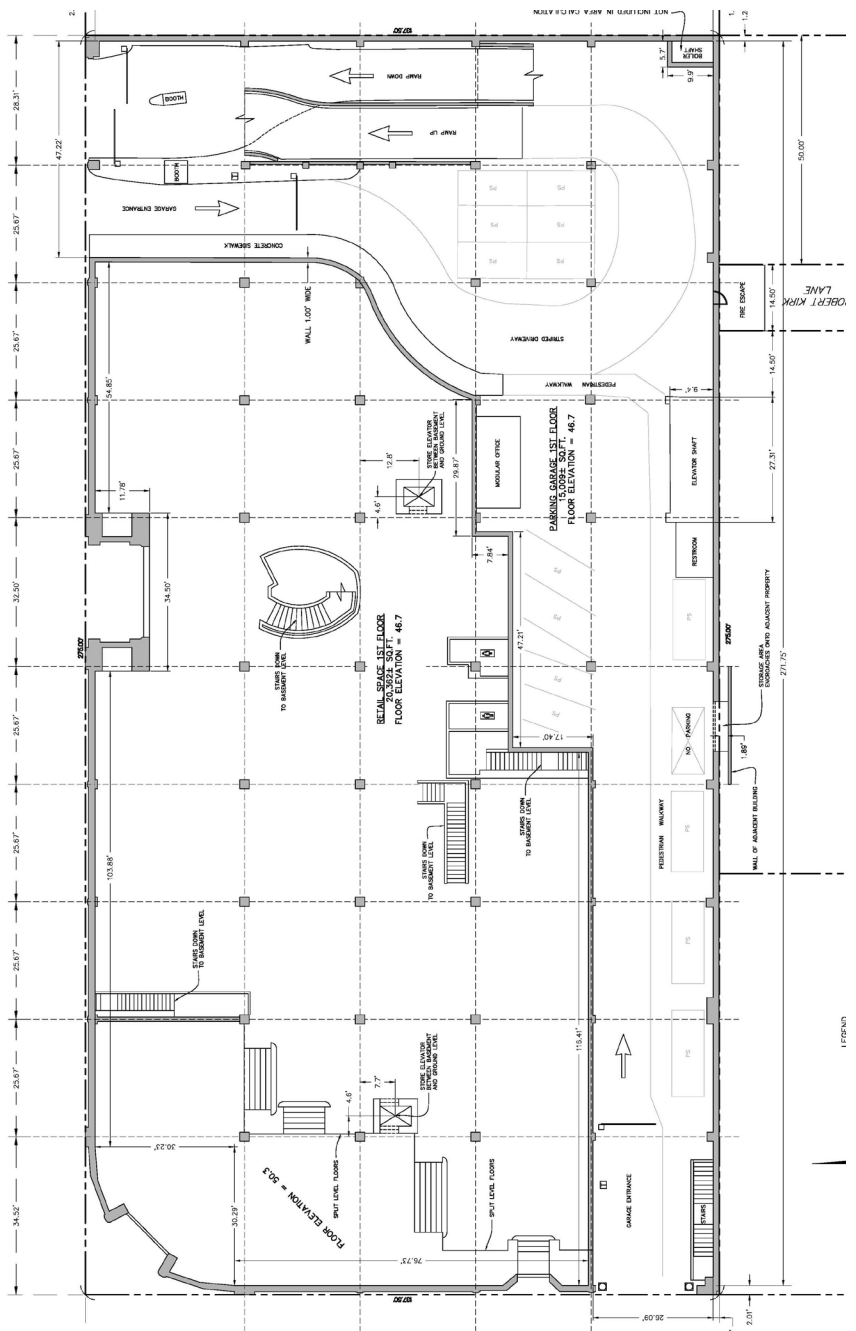


# FLOOR PLANS

All Dimensions are approximate

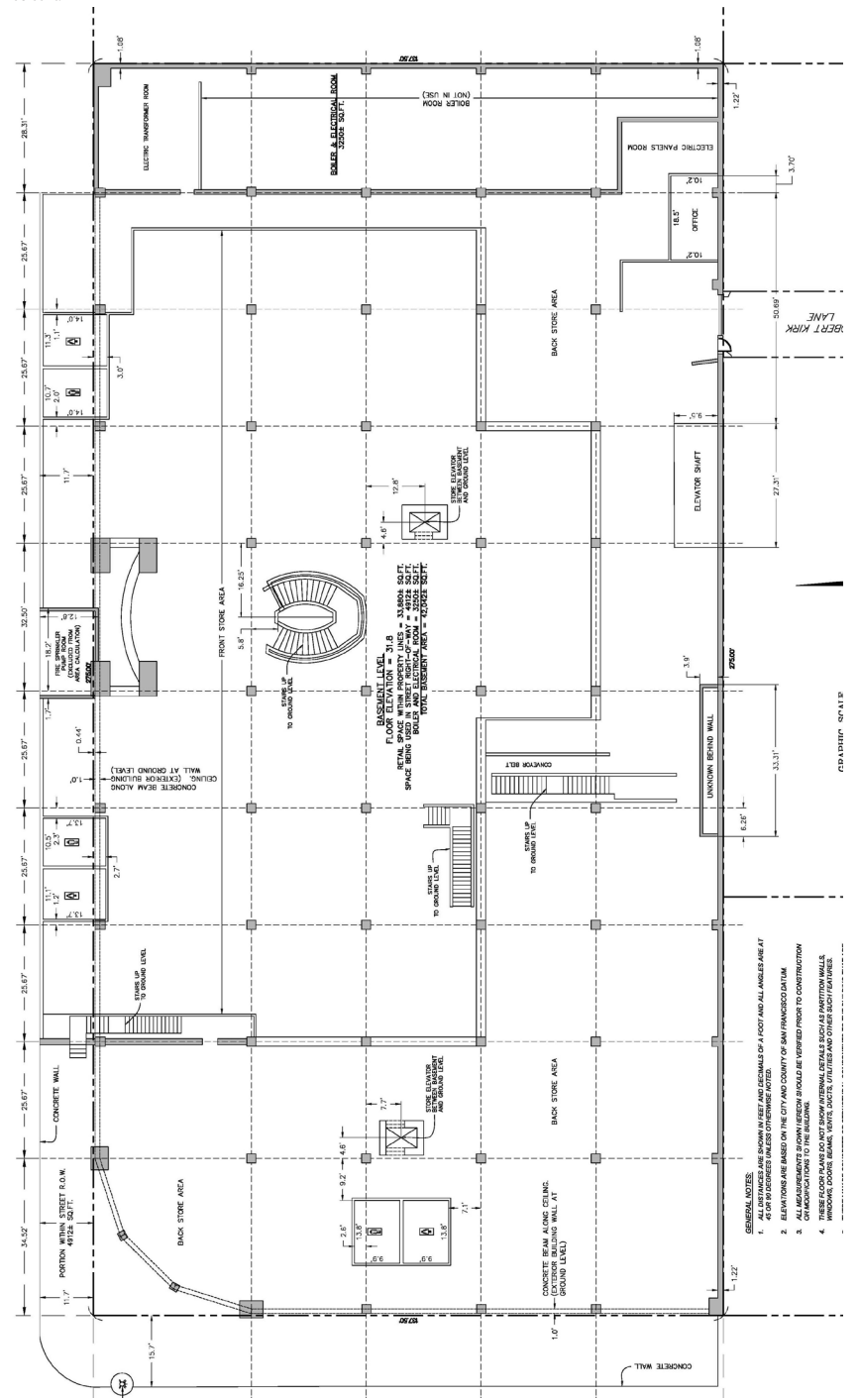
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SUTTER STREET



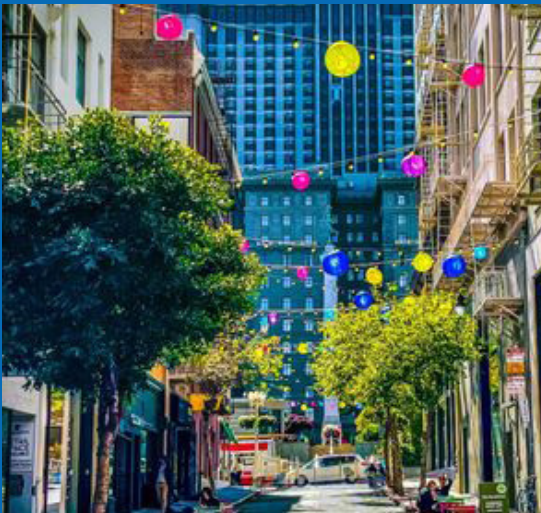
**GRANT AVENUE**

**Ground Level | ±20,362 SF**



**Lower Level | ±33,880 SF**

- GENERAL NOTES:**
1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND ALL ANGLES ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS FROM EXTERIOR WALLS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
  4. THESE FLOOR PLANS DO NOT SHOW INTERNAL DETAILS SUCH AS PARTITION WALLS, DOORS, WINDOWS, ETC.



KEARNY STREET

CHIPOTLE MEXICAN GRILL

ROOSTER & RICE

S

256 GRANT/255 SUTTER ST

ROBERT PAUL

Capital One

BRITEX FABRICS

Shapur® Mozaffarian

MaxMara

Dior

GIORGIO ARMANI

Acne Studios

IRON HORSE CLOTHING

VINCE.

MONTBLANC

GG

GRANT AVENUE

SUTTER STREET

teuscher SAN FRANCISCO Chocolates of Switzerland

HARRY WINSTON

FERRAGAMO

LANG

WILKES BASHFORD

NIKE

POST STREET

Cartier

FENDI

BURBERRY

G KROWN Jewelers

Maison Margiela PARIS

GRAFF

JAHAN™ DIAMONDS on the SQUARE

BREITLING

GUCCI

MAIDEN LANE

HERMÈS PARIS

VALENTINO BOTTEGA VENETA

SUITSUPPLY

SPECTACLES

LACOSTE

TORY BURCH

MONCLER

BVLGARI

STOCKTON STREET

GRAND | HYATT

montague gallery

UOMO SAN FRANCISCO


BEACON GRAND A UNION SQUARE HOTEL

Apple

CC

TIFFANY & CO.





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**SAN FRANCISCO, CA 94108**



INCORPORATED | EST. 1922

CELEBRATING  
**100 Years**

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