



BANK OF AMERICA TRIPLE NET UNION SQUARE!

TAKE VIRTUAL TOUR



**TWO-STORY TRIPLE NET BUILDING FOR SALE
ON POWELL STREET CABLE CAR LINE!
445 POWELL STREET | SAN FRANCISCO, CA 94102**

DAVID BLATTEIS
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DRE #00418305

445 Powell Street is a 3,958 sq ft commercial building located on Powell Street between Post and Sutter Streets. The property has excellent exposure thanks to the cable cars on Powell Street and is right across the street from the Beacon Grand Hotel and Saks Fifth Avenue. 445 Powell is half a block away from Union Square, San Francisco's premiere destination for World-Class Retailers such as Apple, Macy's, Louis Vuitton, and much more.

The ground floor has an open layout with an internal elevator. The second floor features an open floor plan, skylights, and a conference room with windows that overlook Powell Street. Also included is a lower level service area.

Property Overview:

| | |
|---------------|------------------------------|
| Property Type | Commercial |
| Price | Please Call for Details |
| APN | 0296-002 |
| Building Area | ±3,958 Sq Ft |
| Lot Area | ±2,173 Sq Ft |
| # of Stories | 2 + Lower Level Service Area |
| Year Built | 1914 |



INCORPORATED | EST. 1922

CELEBRATING
100 Years

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.

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GROUND FLOOR



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SECOND FLOOR



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LOWER LEVEL



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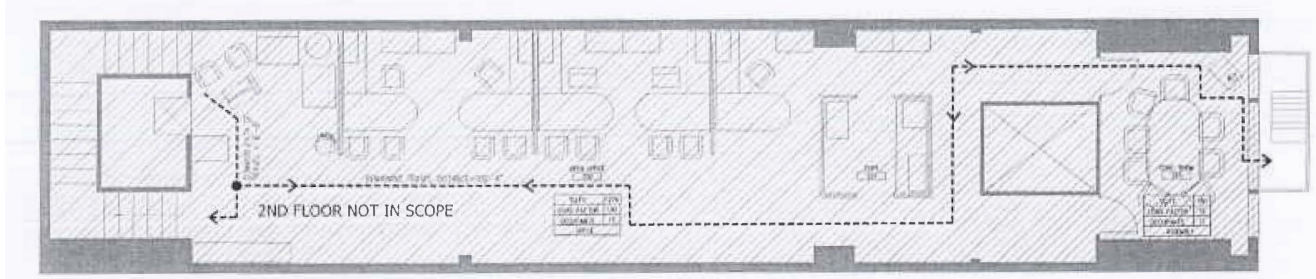
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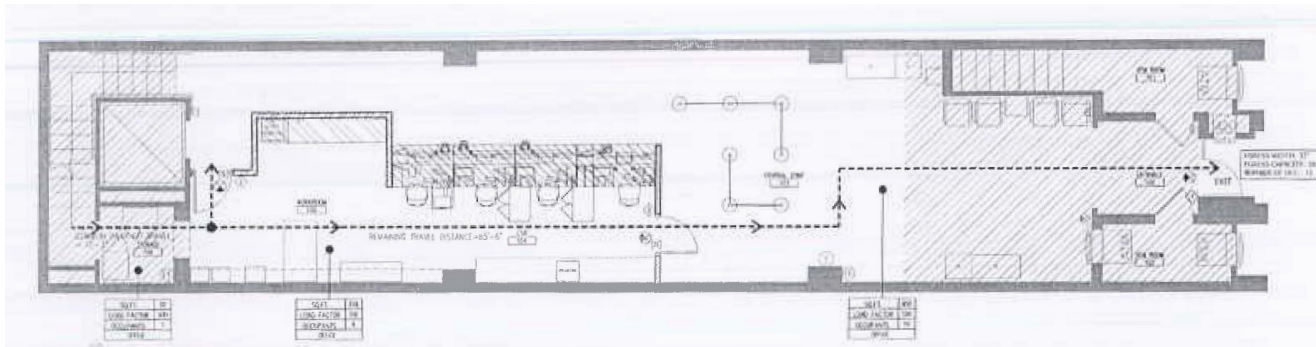
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FLOORPLANS



SECOND FLOOR



GROUND FLOOR



LOWER LEVEL



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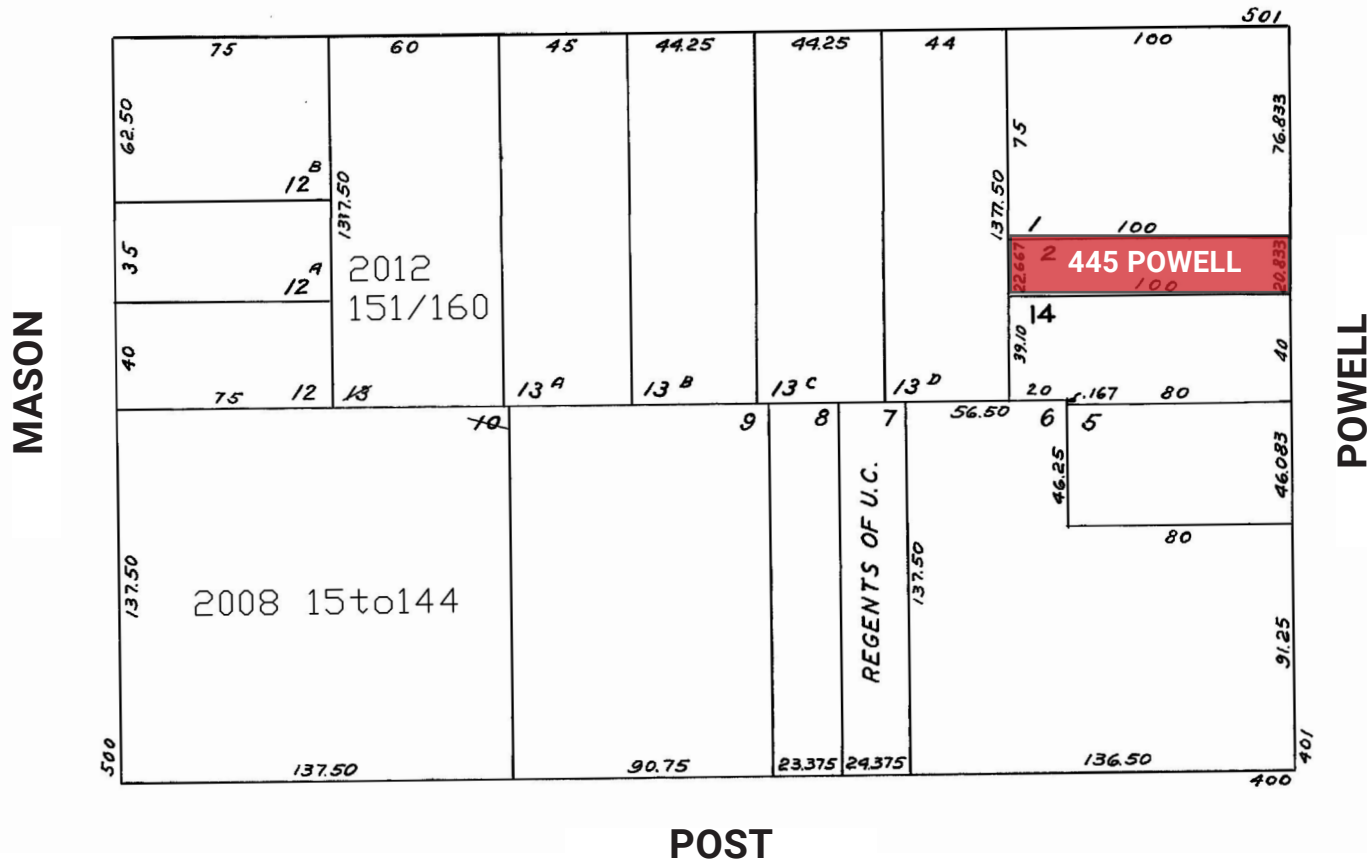
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PARCEL MAP

SUTTER



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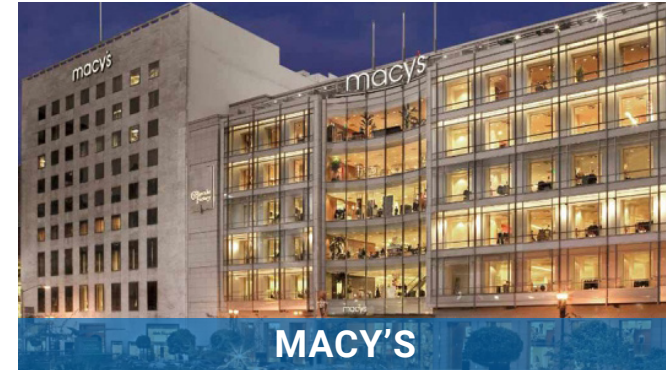
NEARBY WORLD FAMOUS LUXURY TENANTS



APPLE



BEACON GRAND HOTEL



MACY'S



TIFFANY'S



SAKS FIFTH AVENUE



WILLIAMS SONOMA



GUCCI



WESTIN ST. FRANCIS



LOUIS VUITTON



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445 POWELL ST



SUTTER



OVER 400 ROOMS



TIFFANY & CO.

WILLIAMS SONOMA



ZARA



POST



POWELL

UNION SQUARE

STOCKTON



GRANT



GEARY





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