

FOR SUBLEASE

UNION SQUARE

449 Powell Street San Francisco



±6,500 SF

Asking \$4.00/SF (I.G.)

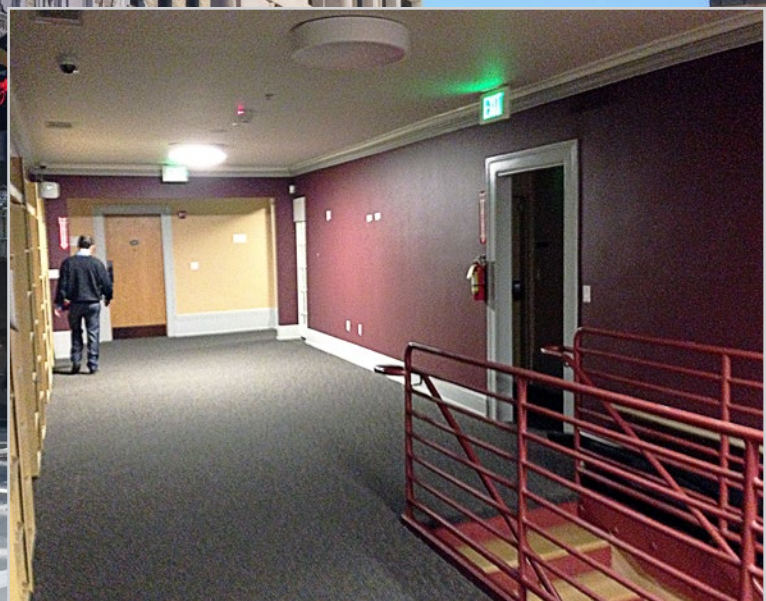
Fourth Floor Office Space Available Near Union Square

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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.



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A True San Francisco Treat!

This is a chance to bring your company's office into the heart of one of San Francisco's most vibrant districts. Just a block from Union Square, 449 Powell offers ±6,500 SF of 4th floor office space right off the Powell & Hyde Street Cable Car line. Employees will find all they might need during the workday in a short walk in any direction.

Other Tenants feature Walgreens (ground floor), Golden Gate Grill and Golden Gate Tap Room. Nearby businesses include Lori's Diner, San Francisco Marriott, Apple Store, Starbucks, Saks 5th Avenue, Tiffany & Co., Williams-Sonoma and several offerings of fine and casual dining.



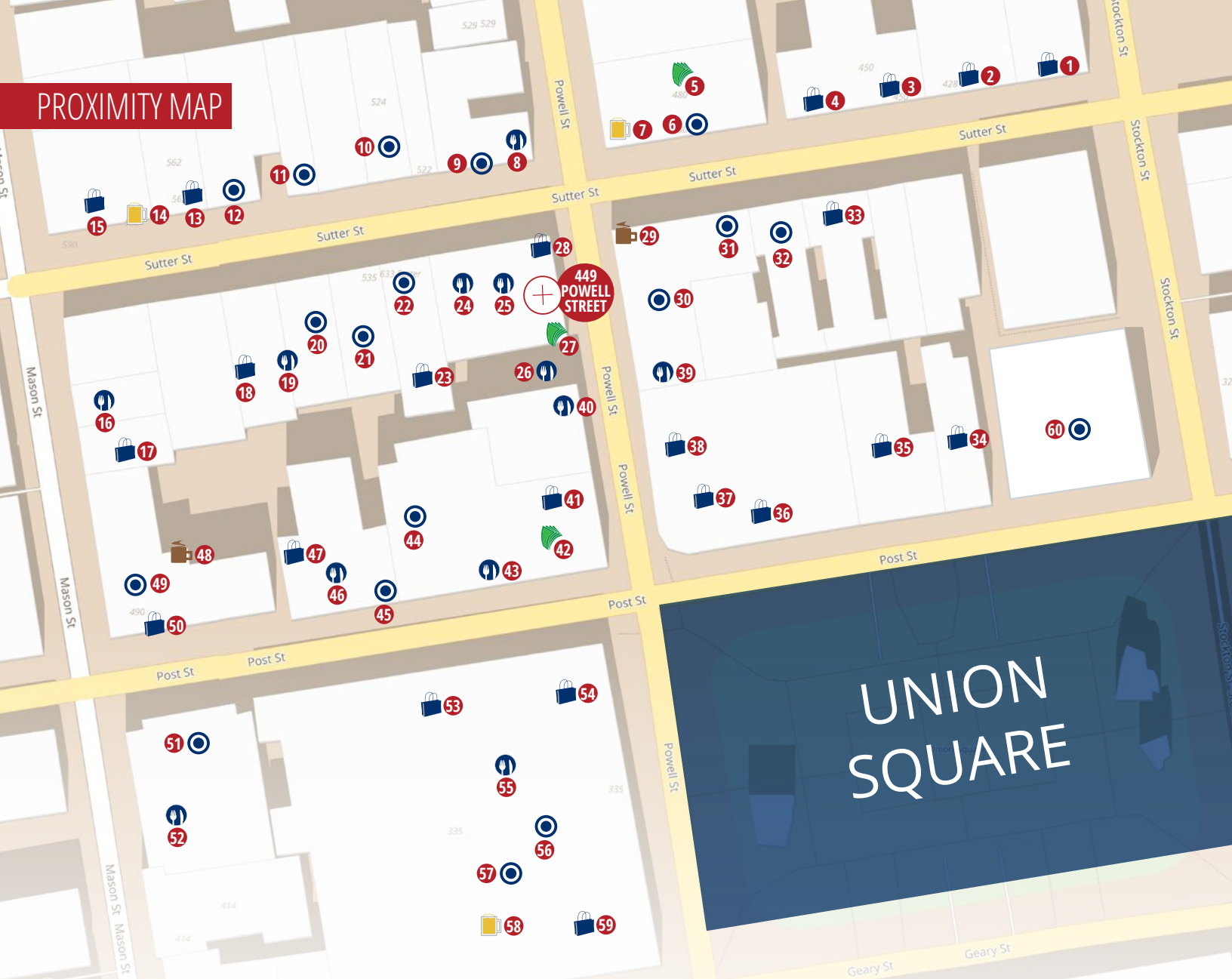
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PROXIMITY MAP



- | | | | |
|-------------------------|----------------------------|--------------------------|---------------------------|
| 1 CVS | 16 Akiko's Sushi Bar | 31 Philippine Cons. Gen. | 46 Farallon |
| 2 Alessi Store SF | 17 Mason Liquor & Deli | 32 Joyful Massage Center | 47 Light Opera Gallery |
| 3 Jewelry Collection | 18 Trendy Mondays | 33 Rims & Goggles | 48 Cafe Encore |
| 4 Brandon V. Brodt | 19 Mamia | 34 Williams-Sonoma | 49 Quest Diagnostics |
| 5 Wells Fargo | 20 Transworld Schools | 35 Tiffany & Co. | 50 Barcelino Women's App. |
| 6 San Francisco Marriot | 21 Sutter Nails | 36 Jo Malone | 51 Academy of Art |
| 7 bin 480 | 22 Tides Theatre | 37 Saks Fifth Avenue | 52 Supperclub |
| 8 Lori's Diner | 23 Pac. Foreign Exchange | 38 Chanel | 53 Gallery of Jewels |
| 9 French Class | 24 Golden Gate Tap Rm. | 39 Scala's Bistro | 54 Goyard |
| 10 The Cartwright Hotel | 25 Golden Gate Grill | 40 Luques Restaurant/Bar | 55 Bourbon Steak |
| 11 Follicle Salon | 26 Sears Fine Food | 41 DSW | 56 The Westin Hotel |
| 12 Brit + Co. | 27 Bank of America | 42 Chase Bank | 57 Event Eve |
| 13 The Bookstall | 28 Walgreens | 43 Morton's Steakhouse | 58 ENO Wine Bar |
| 14 Cantina | 29 Starbucks | 44 The Inn At Union Sq. | 59 BCBG |
| 15 UPS Store | 30 Sir Francis Drake Hotel | 45 Elks Lodge | 60 Apple Store |

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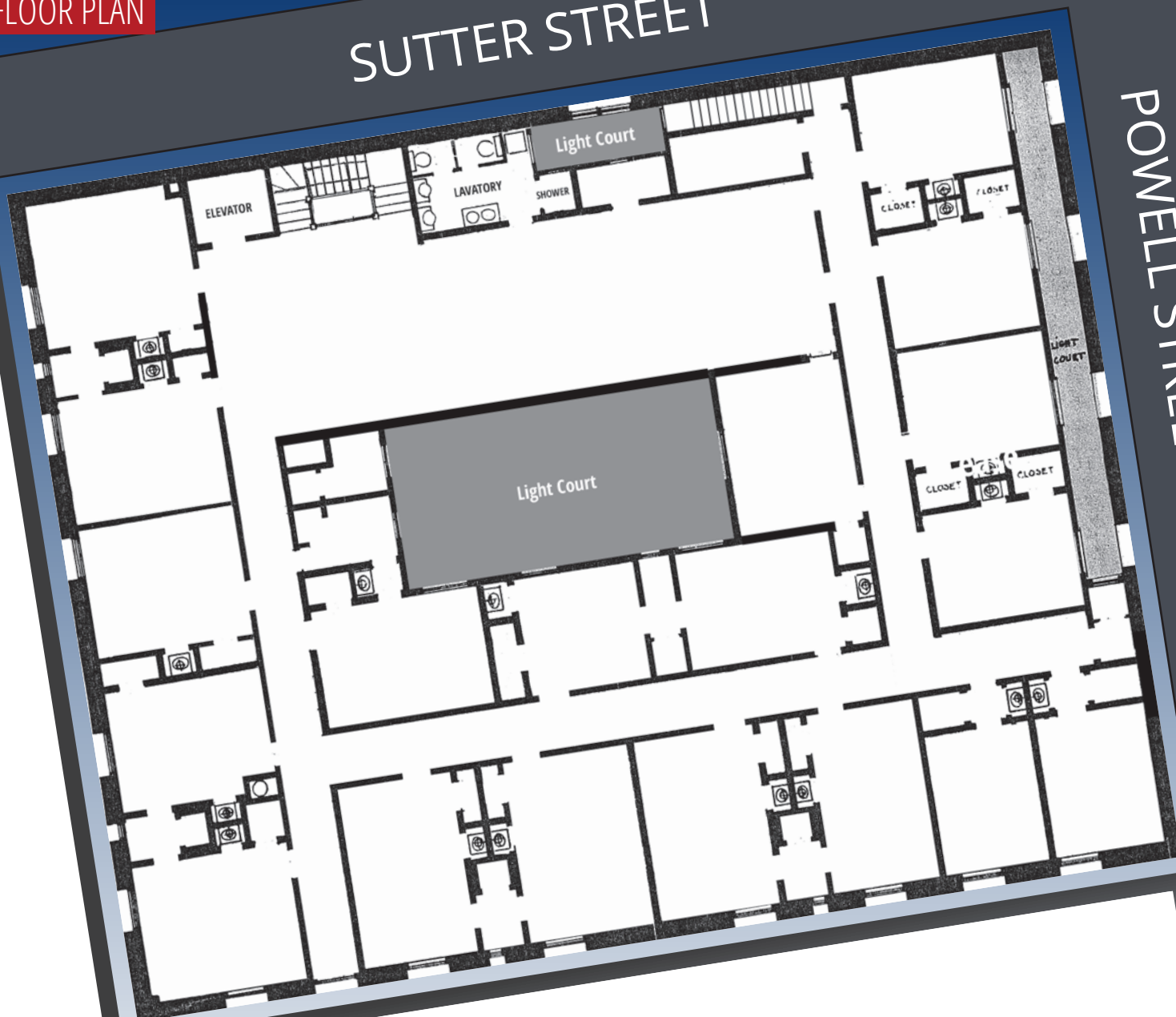
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FLOOR PLAN

SUTTER STREET

POWELL STREET



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