

LEASING OPPORTUNITIES AT ICONIC UNION SQUARE  
449 POWELL STREET SAN FRANCISCO, CA 94108

CONFIDENTIAL



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# THREE UPPER FLOORS AVAILABLE SUMMER 2026

SECOND FLOOR: ±7,500 SQ FT

THIRD FLOOR: ±7,500 SQ FT

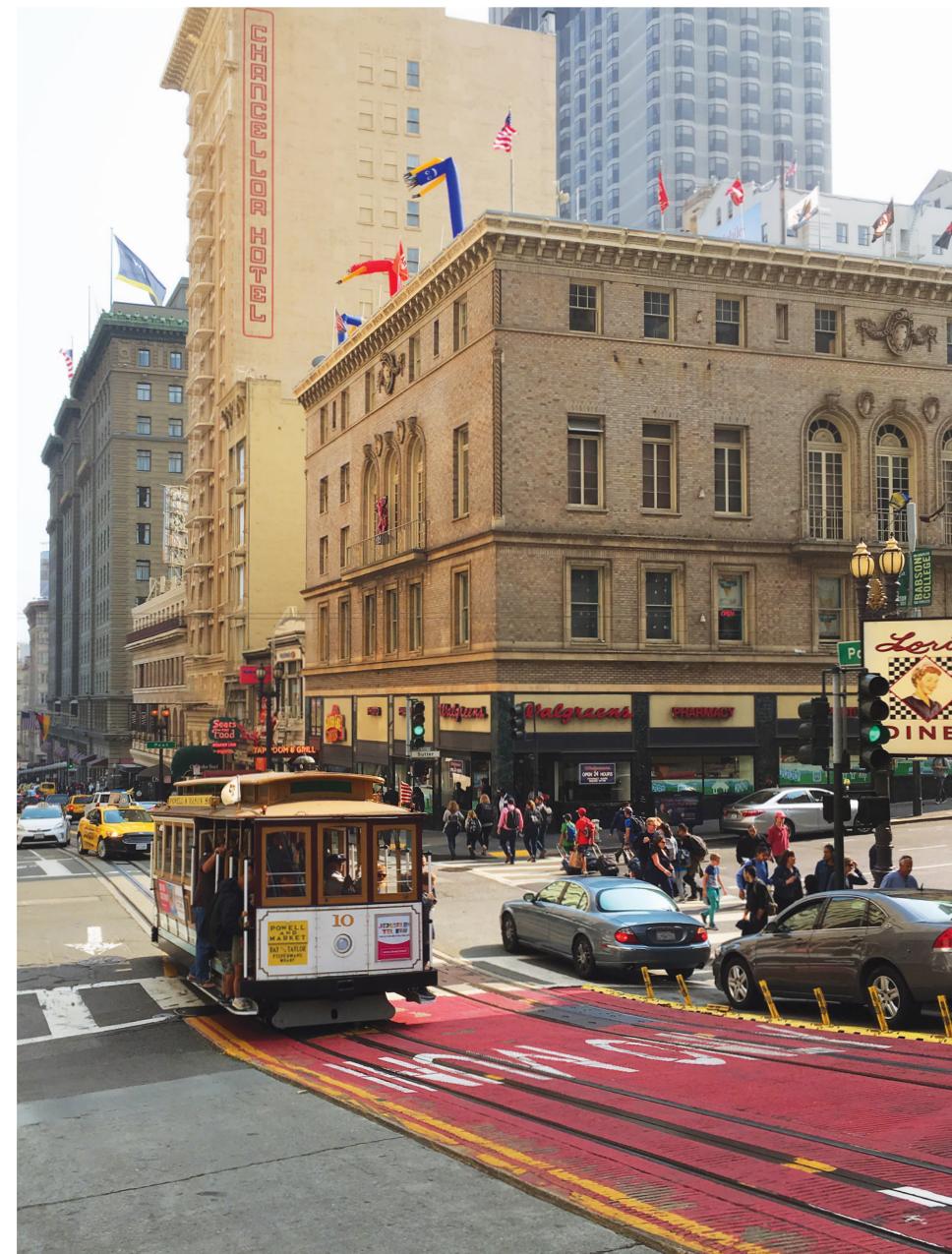
FOURTH FLOOR: ±7,500 SQ FT W/±1,000 SQ FT PATIO

Blatteis Realty is pleased to present 449 Powell Street, an exceptional opportunity situated on the corner of Powell Street and Sutter Street, offering excellent frontage and located at San Francisco's Union Square.

**Each of the three floors offers approximately 7,500 square feet.** The second and third floors have an open floor plan suitable for various uses with the 4th having an office layout with private offices, conference rooms and patio space. The building has strong co-tenancy from high profile hotels including the Westin St. Francis, Beacon Grand, Grand Hyatt, and the Marriott.

This is a rare opportunity to lease a prestigious office or prime flagship location in one of the most important retail markets in the country. Union Square is San Francisco's coveted destination for first-class retailers, fine dining, and entertainment.

**Please Do Not Disturb Employees**



CELEBRATING  
100 Years

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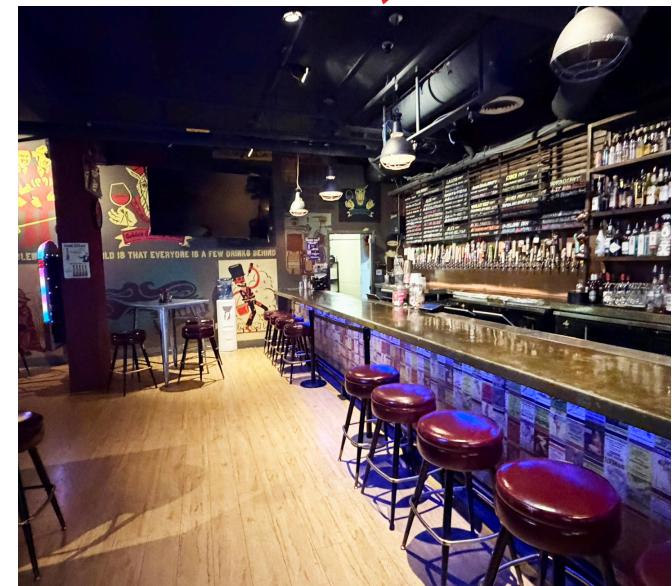
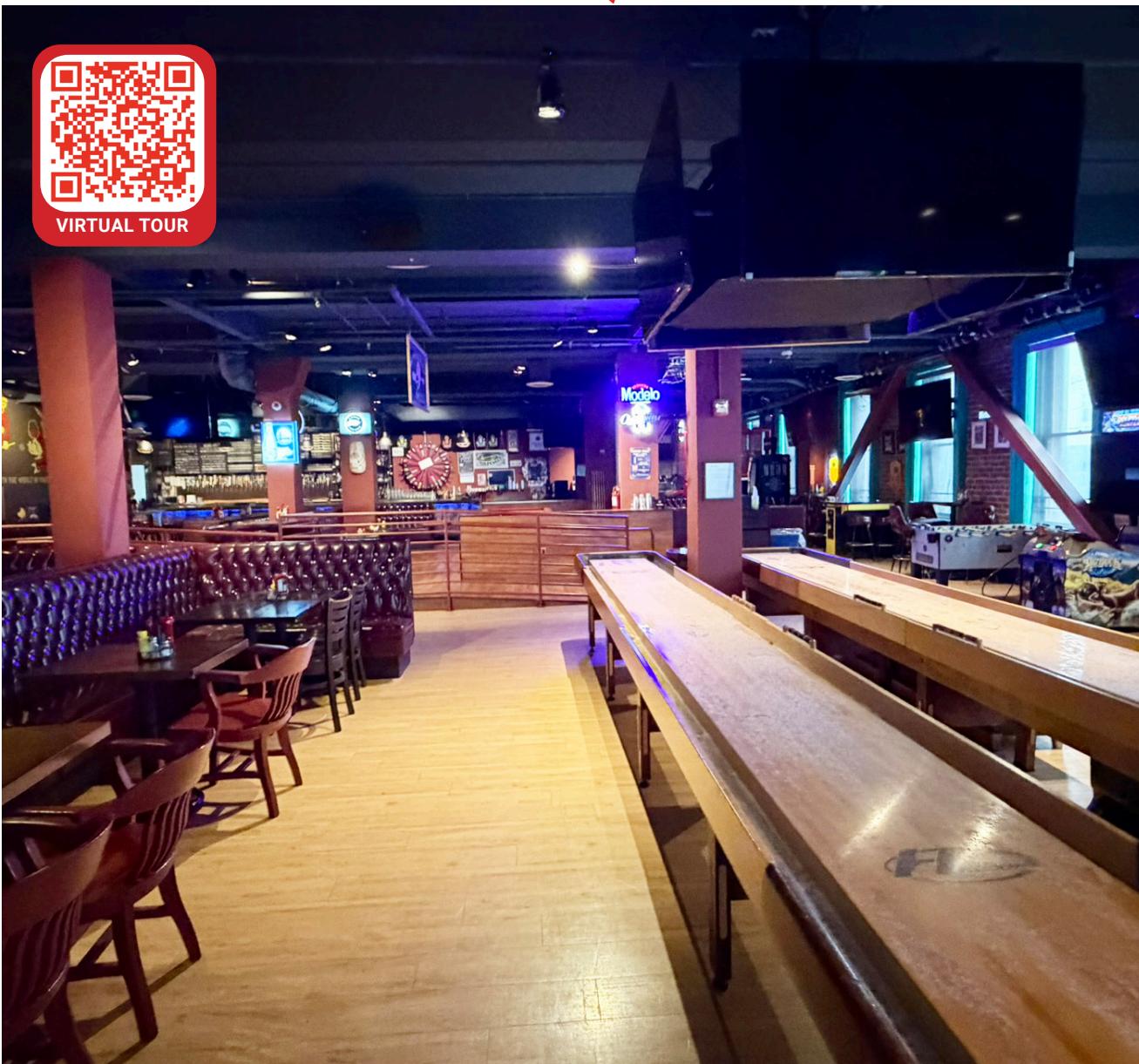
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## SECOND FLOOR (INFRASTRUCTURE AND EXISTING FF&E)



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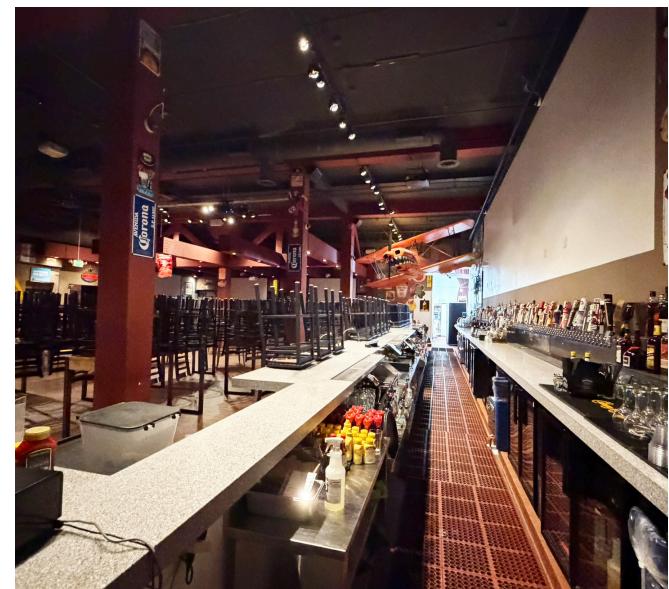
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# THIRD FLOOR



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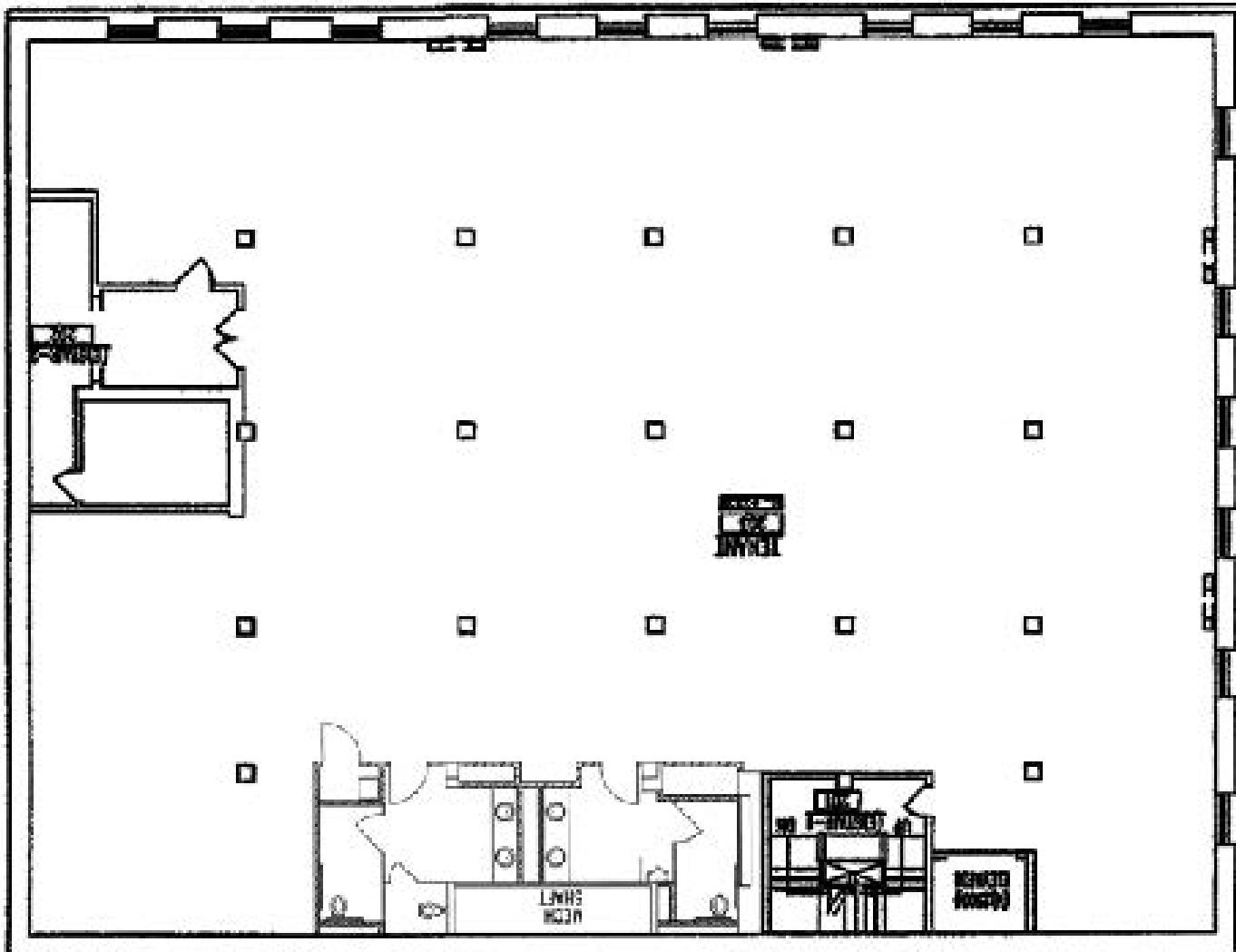
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# SECOND FLOOR

## SUTTER STREET



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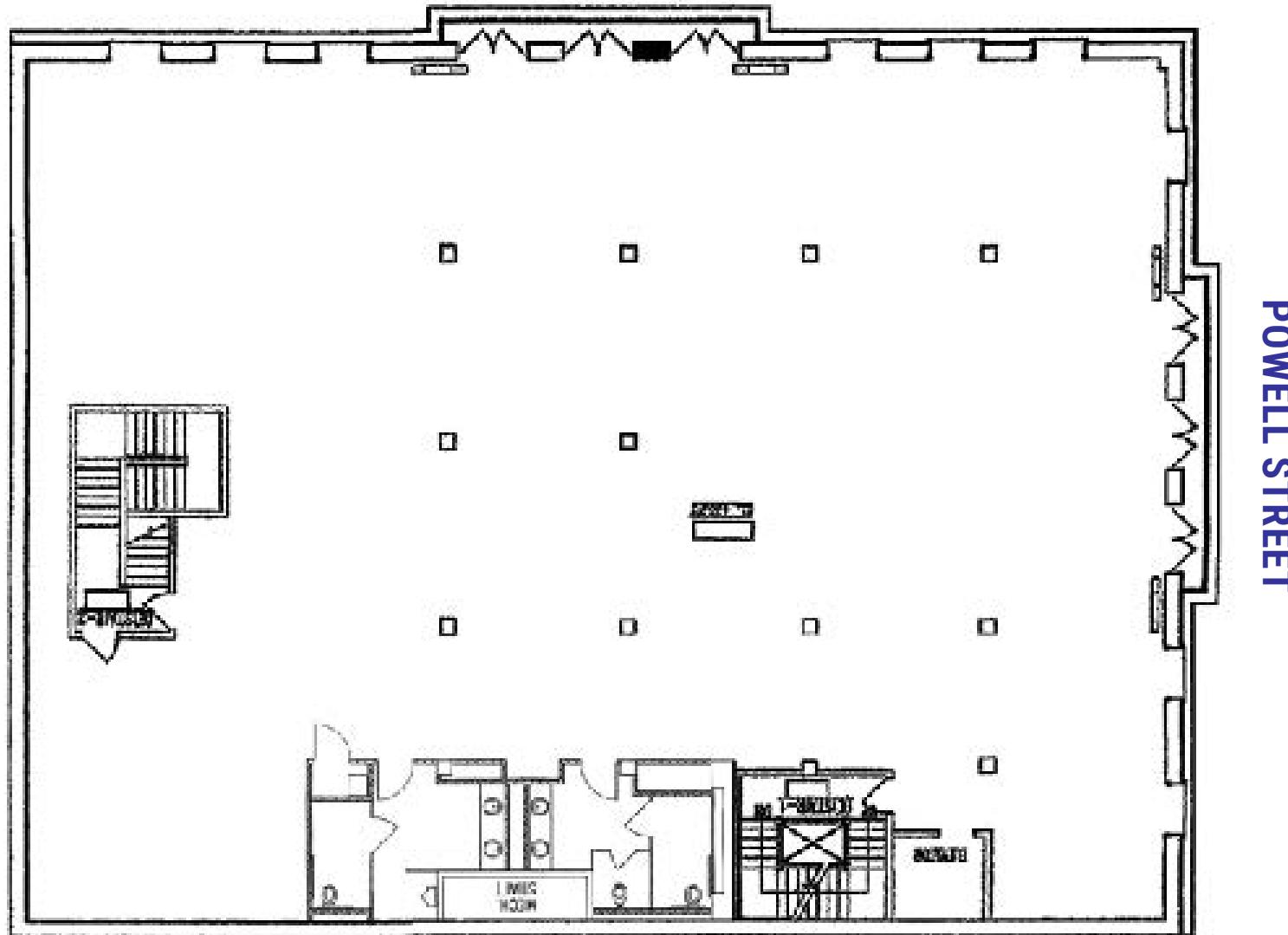
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THIRD FLOOR  
SUTTER STREET



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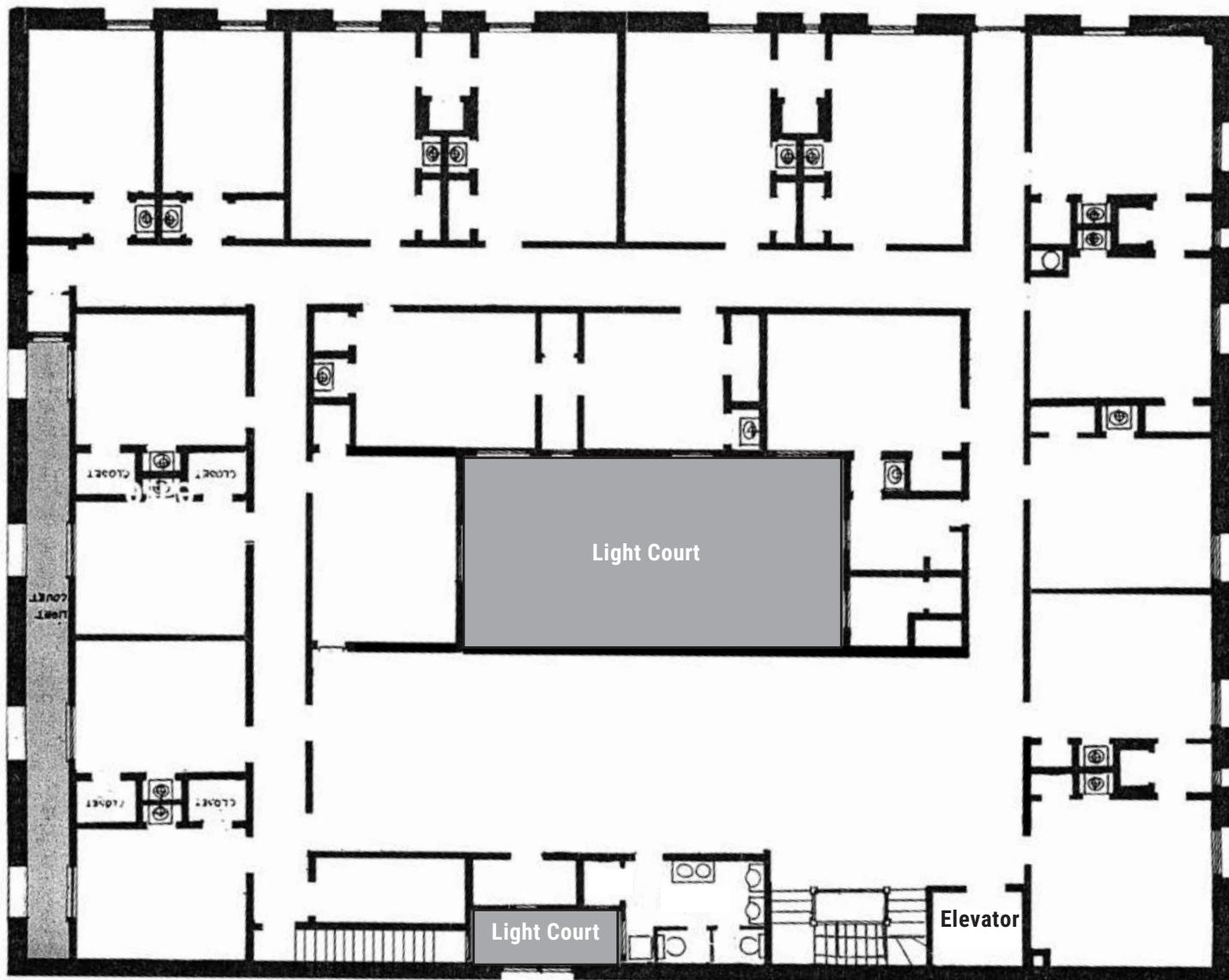
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# FOURTH FLOOR

## SUTTER STREET



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100 Years

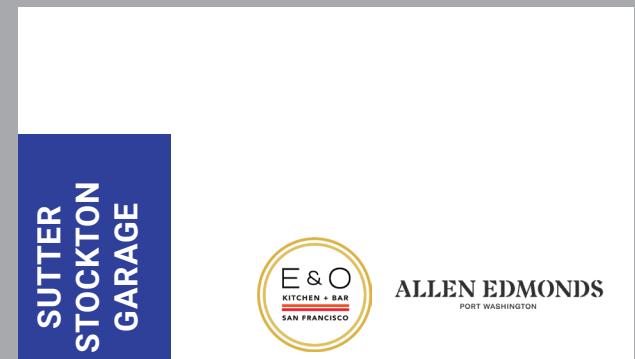
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APPLE



MACY'S



NEIMAN MARCUS



GUCCI



LOUIS VUITTON



TIFFANY & CO.



BREITLING



BEACON GRAND



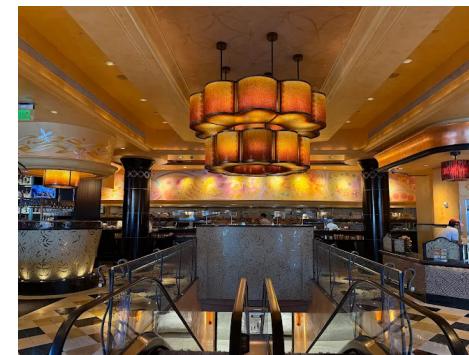
NINTENDO



WESTIN ST. FRANCIS



SHOE PALACE



CHEESECAKE FACTORY



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