



THREE UPPER FLOORS AVAILABLE SUMMER 2026

SECOND FLOOR: $\pm 7,500$ SQ FT

THIRD FLOOR: $\pm 7,500$ SQ FT

FOURTH FLOOR: $\pm 7,500$ SQ FT W/ $\pm 1,000$ 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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SECOND FLOOR (INFRASTRUCTURE AND EXISTING FF&E)



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THIRD FLOOR



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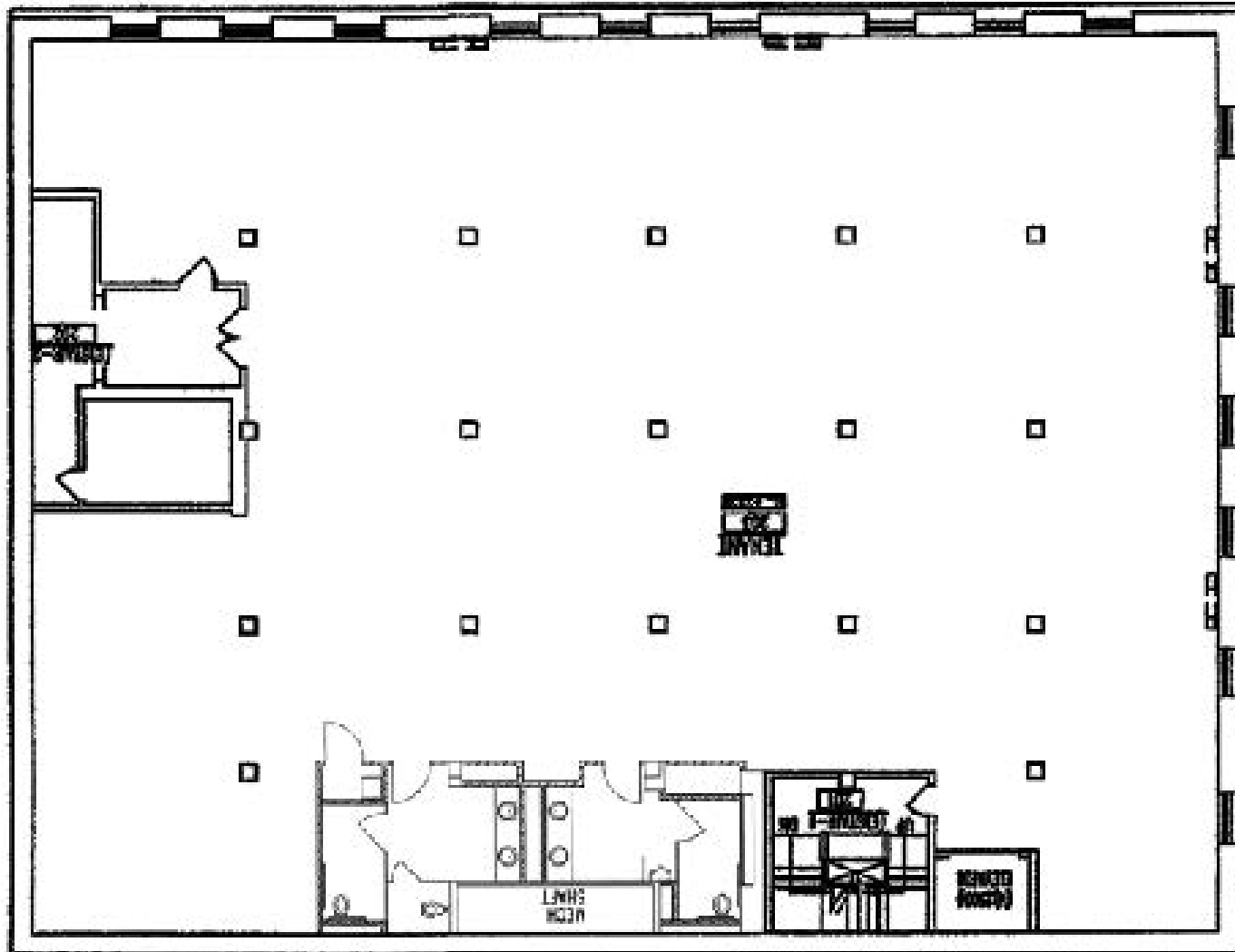
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SECOND FLOOR

SUTTER STREET



POWELL STREET



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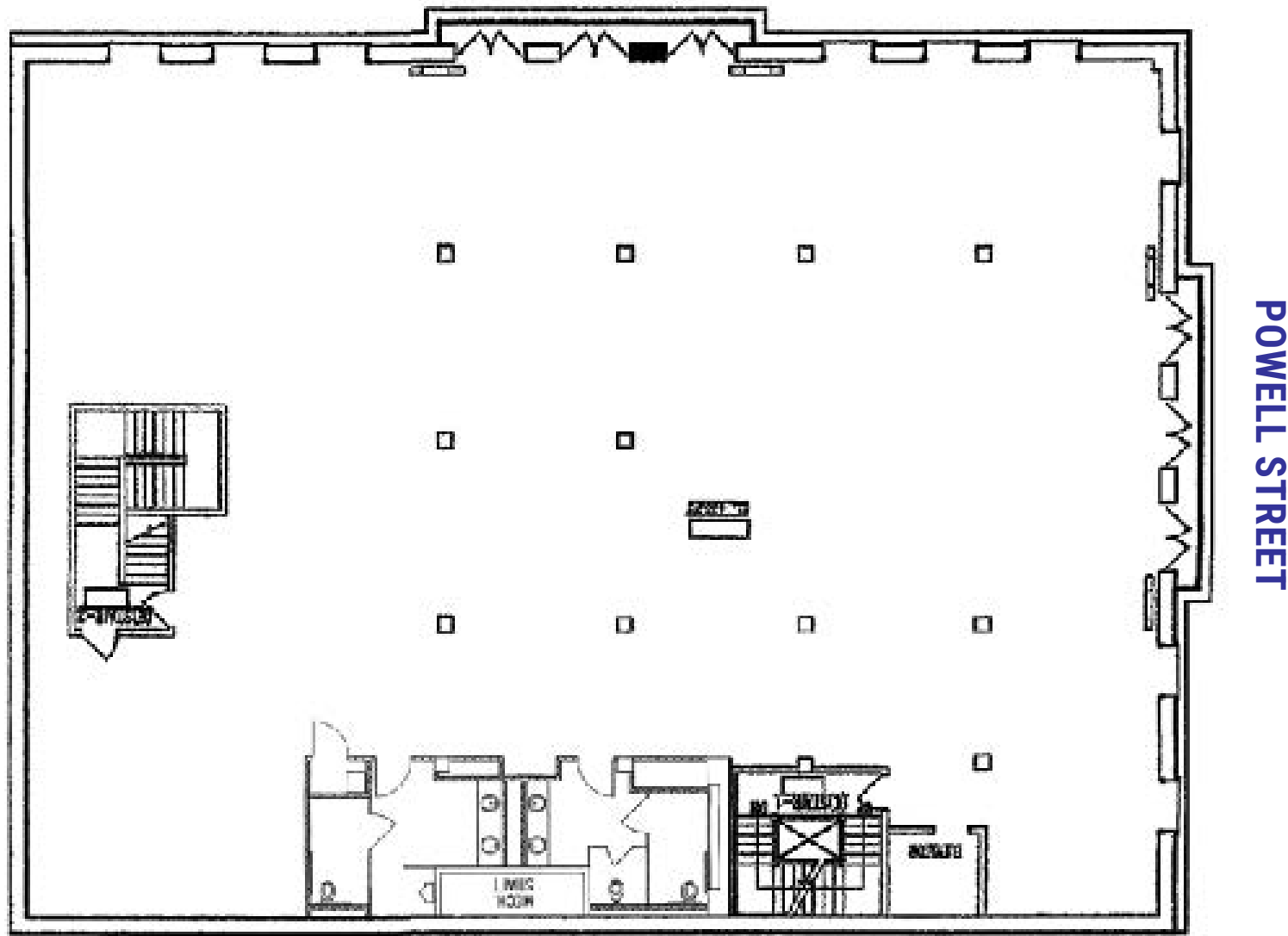
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THIRD FLOOR SUTTER STREET



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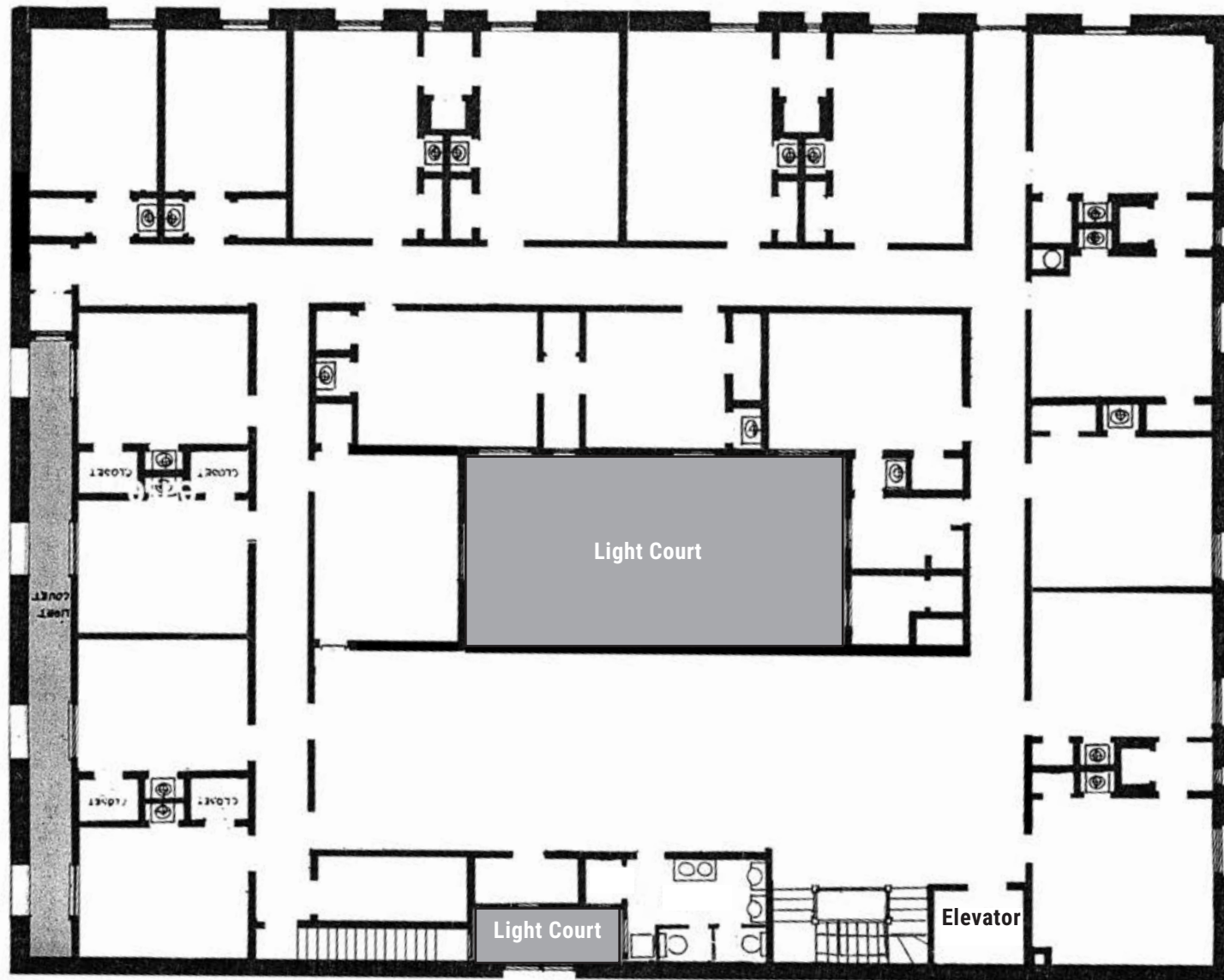
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FOURTH FLOOR

SUTTER STREET



POWELL STREET



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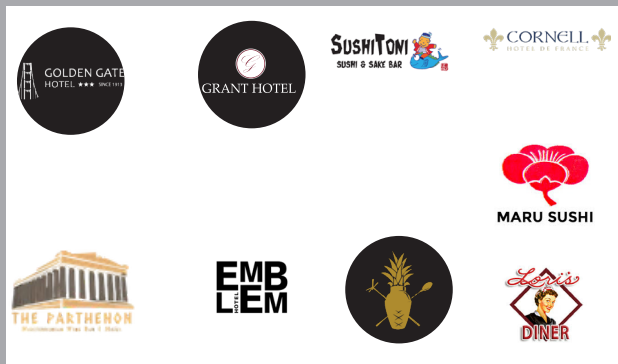
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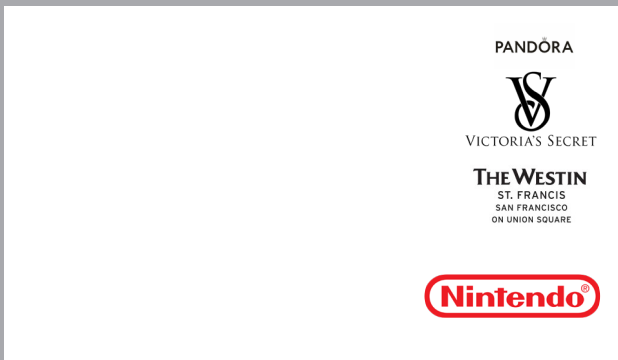
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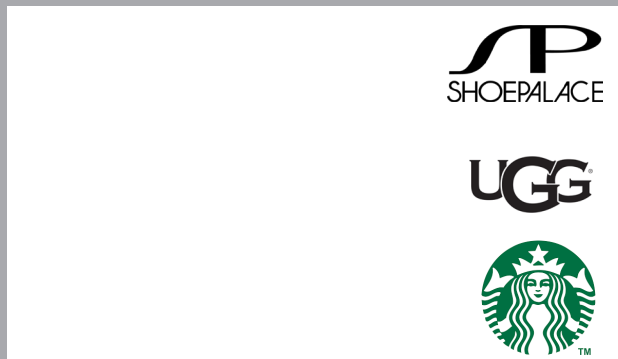
SUTTER STREET



POST STREET



GEARY STREET



POWELL STREET

STOCKTON STREET



APPLE



MACY'S



NEIMAN MARCUS



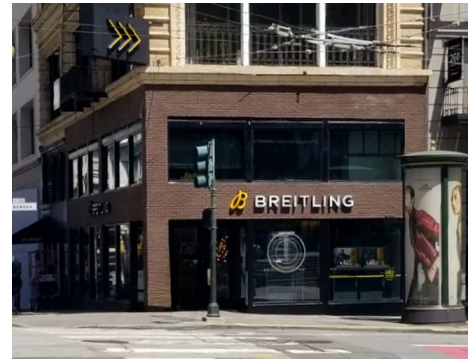
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