

ENTIRE OFFICE FLOOR AVAILABLE FOR LEASE

449 POWELL STREET | 4TH FLOOR | SAN FRANCISCO, CA 94108

CONFIDENTIAL



AVAILABLE SUMMER 2026

SIZE: ±7,500 SQ FT W/±1,000 PATIO

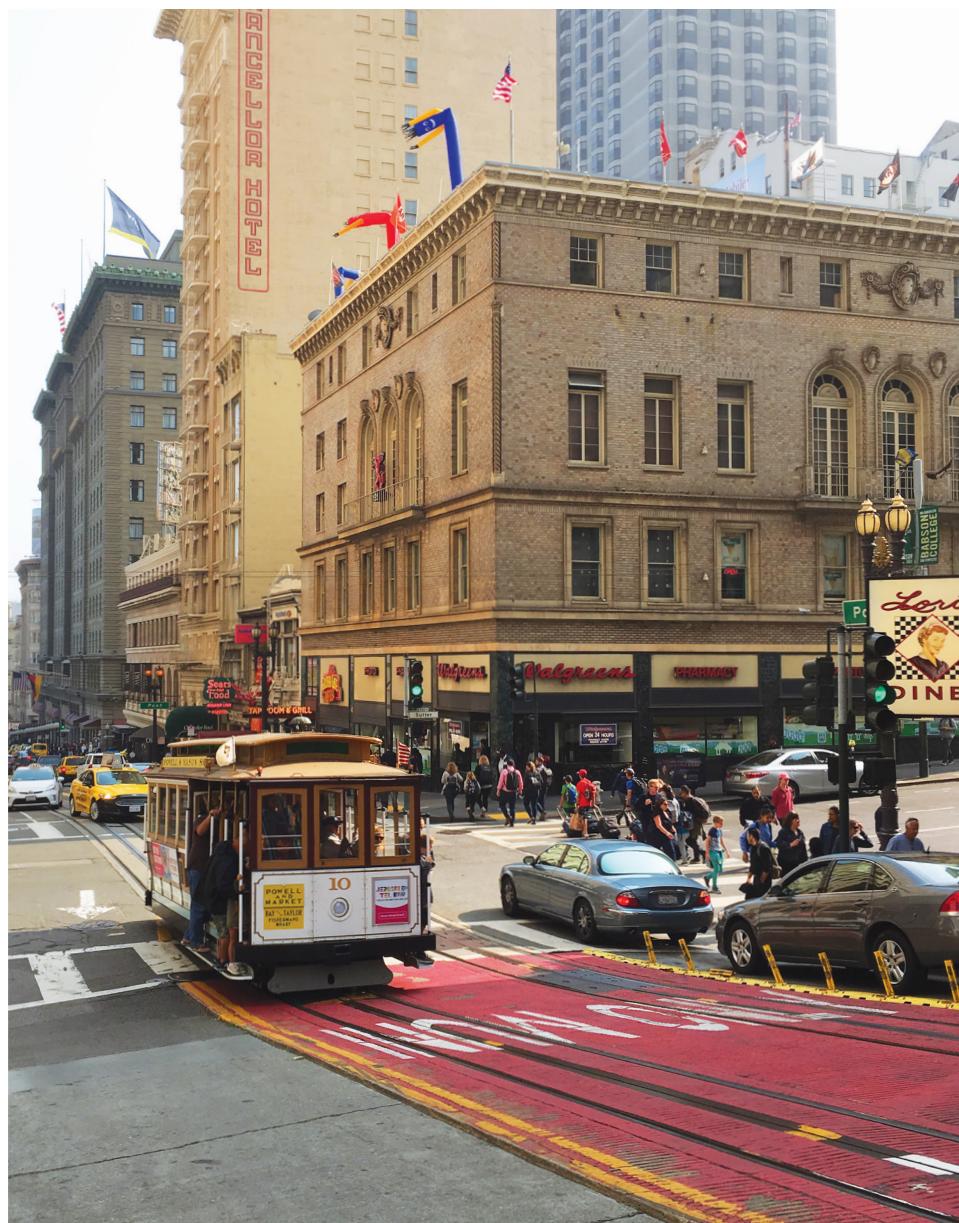
Situated at the corner of Powell and Sutter Streets, in the heart of this space offers approximately 7,500 square feet with private offices, conference rooms and patio space (and is immediately adjacent to major hotels and retailers including the Westin St. Francis, Beacon Grand, Nintendo, Grand Hyatt, Cheesecake Factory, Chotto Matte, Marriott and many more). Union Square is one of San Francisco's premier districts for first-class retail, fine dining, and entertainment.

Highlights

- Suitable for a Variety of Uses
- Direct Elevator Access
- Approximately ±7,500 square feet
- High Ceilings
- Prominent Corner Location
- Nintendo, Apple, Sears Fine Foods, Cheesecake Factory all nearby

Please Do Not Disturb Employees

449 Powell Street, San Francisco CA | 4th Floor



**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.

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

JEREMY BLATTEIS

415.321.7493

jfblatteis@blatteisrealty.com

DRE #01460566

DAVID BLATTEIS

415.321.7488

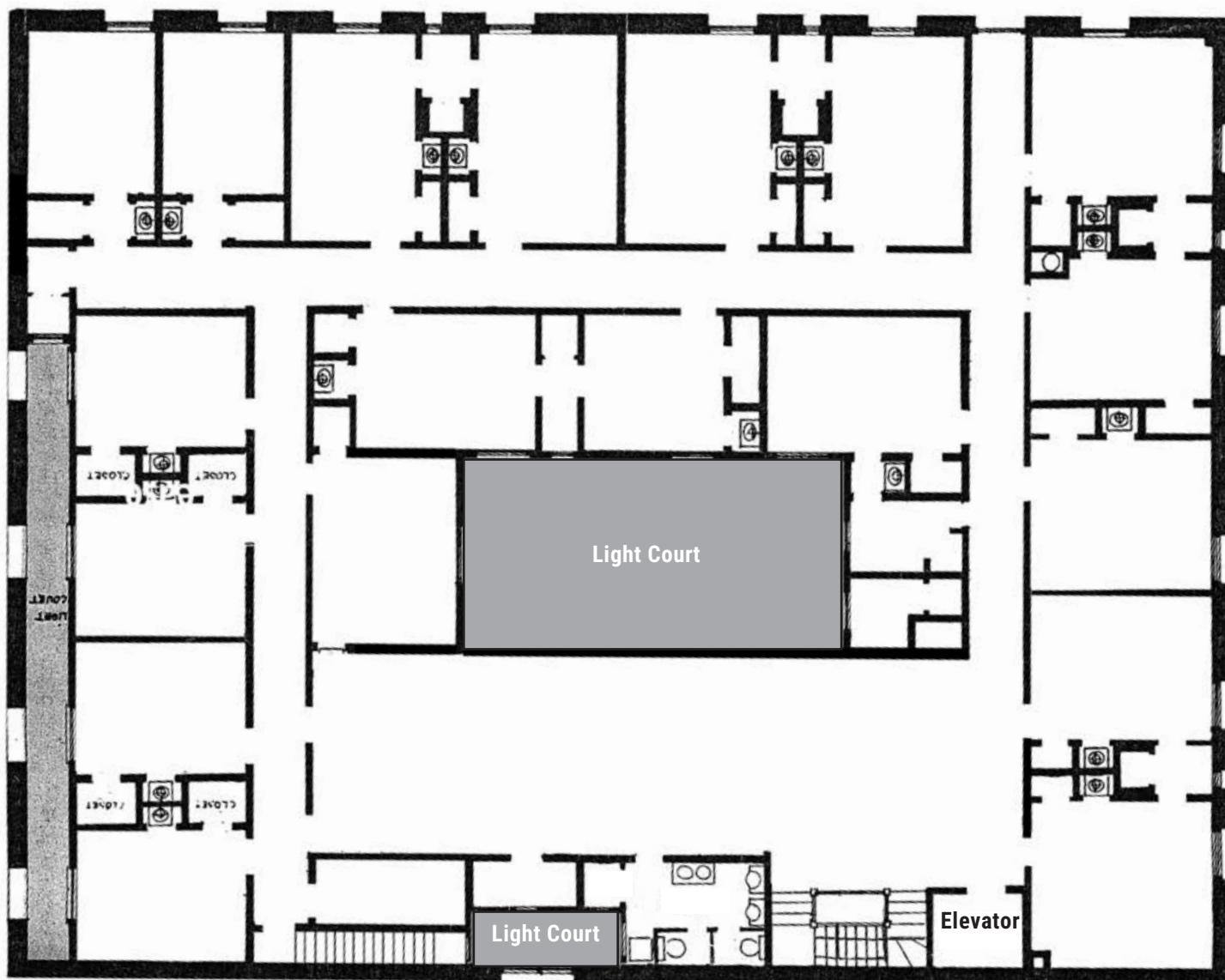
dsblatteis@blatteisrealty.com

DRE #00418305

sfretail.net

FLOORPLAN

SUTTER STREET



POWELL STREET



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APPLE



MACY'S



NEIMAN MARCUS



GUCCI



LOUIS VUITTON



TIFFANY & CO.



BREITLING



BEACON GRAND



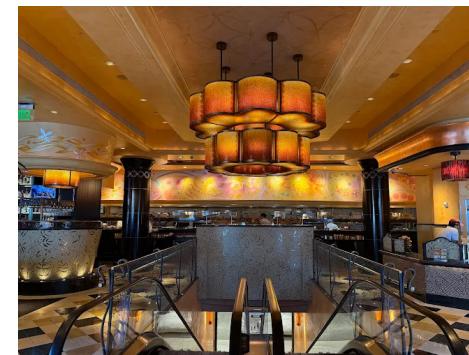
NINTENDO



WESTIN ST. FRANCIS



SHOE PALACE



CHEESECAKE FACTORY



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For More Information, Please Contact:

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