

**BLATTEIS
REALTY CO**

INCORPORATED | EST. 1922

BANK OF AMERICA TRIPLE NET AMERICA 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
415.321.7488
dsblatteis@blatteisrealty.com
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



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



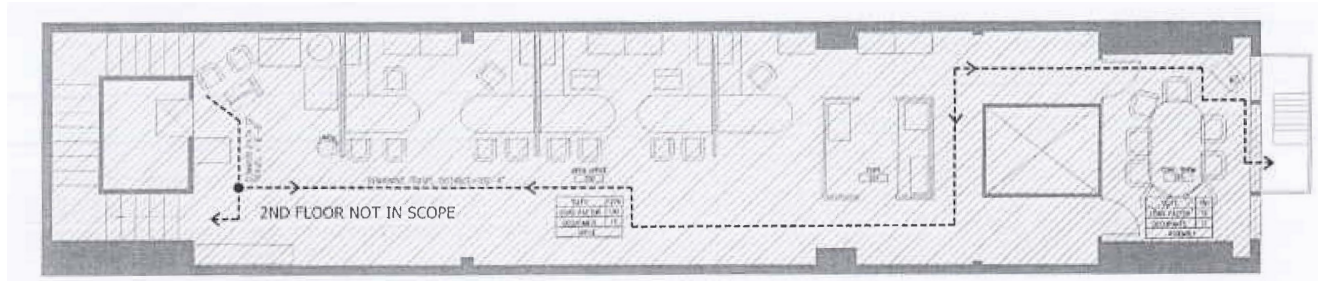
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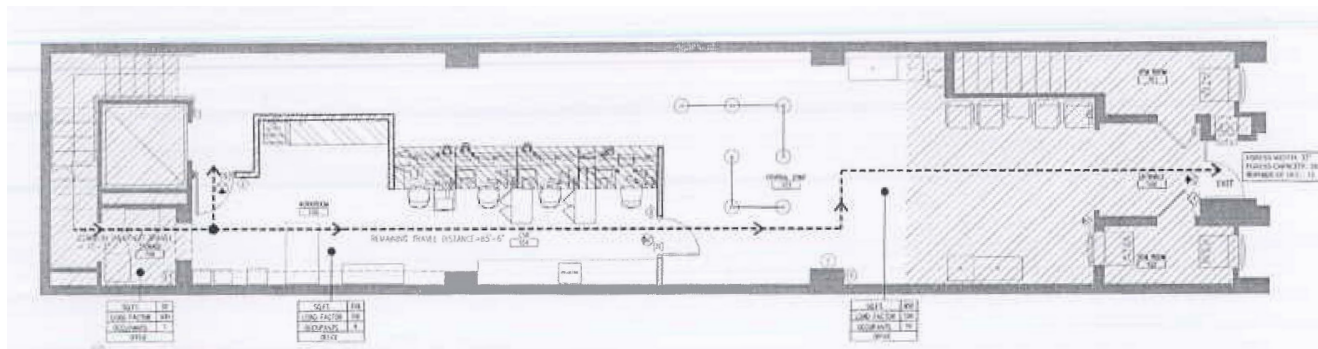
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FLOORPLANS



SECOND FLOOR



GROUND FLOOR



LOWER LEVEL



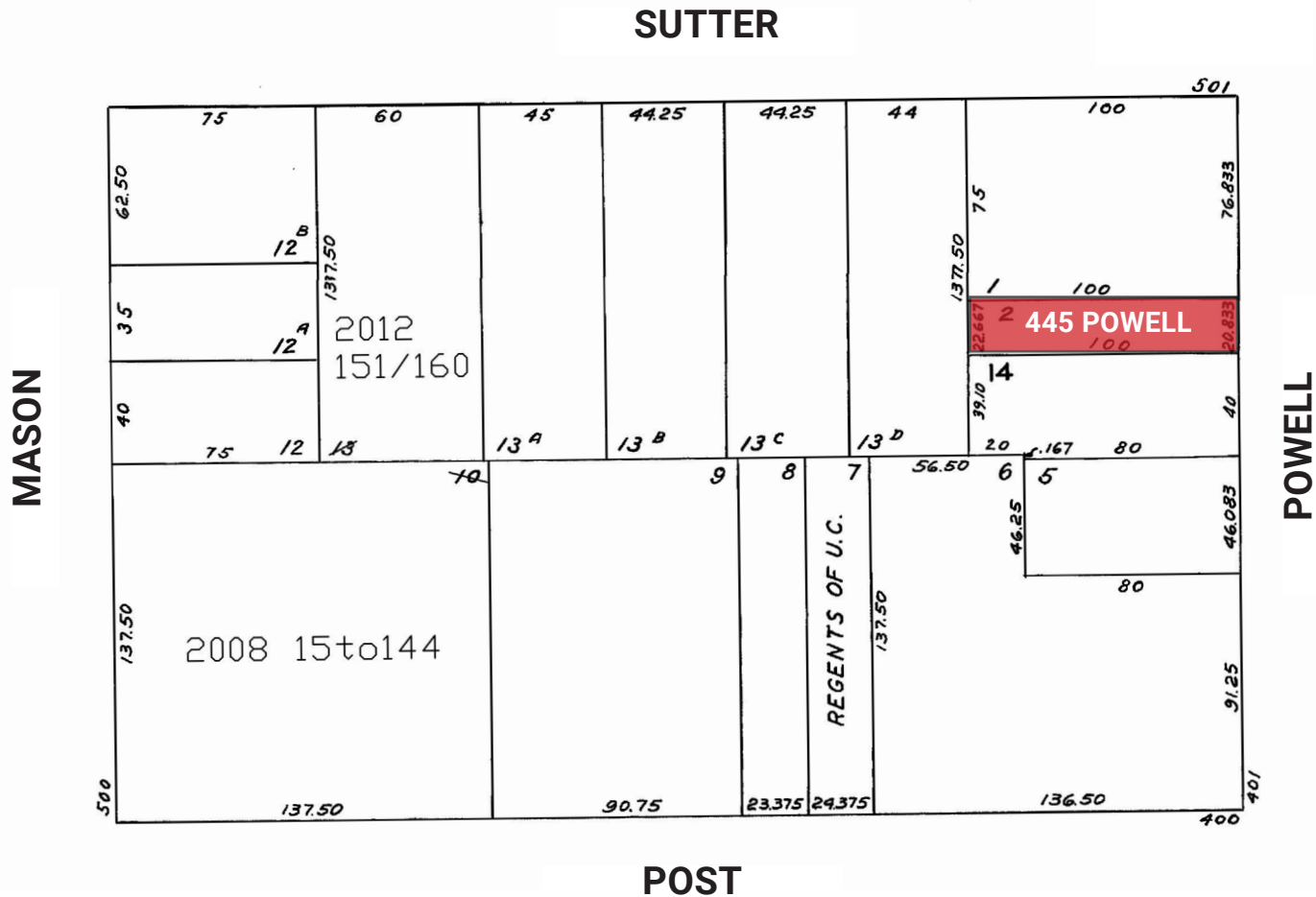
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PARCEL MAP



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NEARBY WORLD FAMOUS LUXURY TENANTS



APPLE



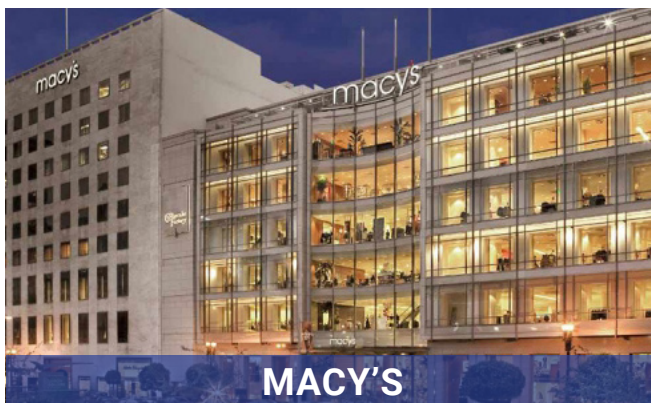
BEACON GRAND HOTEL



SWAROVSKI



TIFFANY'S



MACY'S



WILLIAMS SONOMA



GUCCI



WESTIN ST. FRANCIS



LOUIS VUITTON



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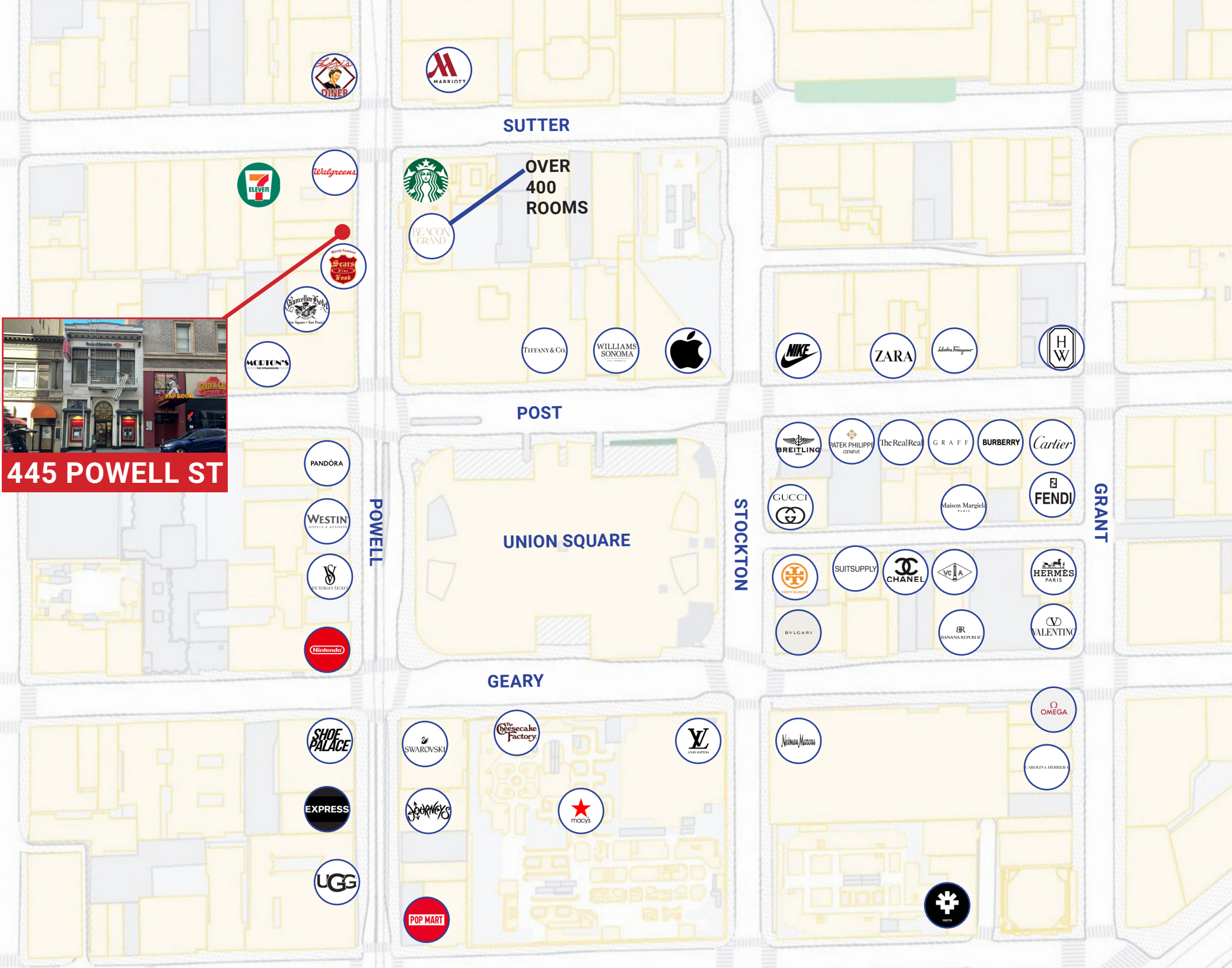
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