

**475**  
**BRANNAN**



# Where innovation meets community

475 Brannan offers tenants dynamic space in SoMa where they can grow in a seamless, hospitable environment.

## BUILDING HIGHLIGHTS

Four-story, 259,000 SF,  
brick-and-timber building

13'-15' ceilings with large  
windows, providing  
plentiful natural light

Private ensuite balconies

Enclosed outdoor courtyard

1:1,000 SF leased, below-  
grade parking garage

Secure bicycle parking  
and private showers

Onsite property management

24-hour security

Dog-friendly property



# Hospitality is paramount.

With elevated amenities, our building experience is unmatched. Offering a hotel-like approach, we go beyond the expected.

## ONSITE BARISTA

A dedicated connoisseur to craft your perfect morning beverage as soon as you walk in the door

## RENOVATED LOBBY

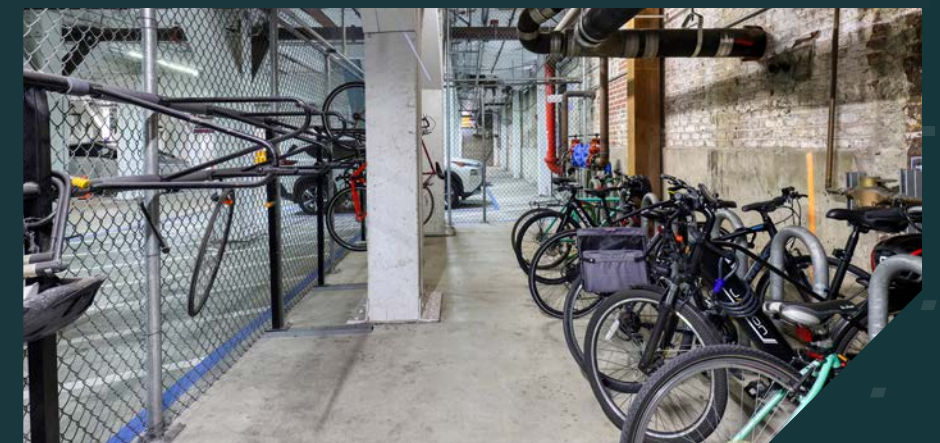
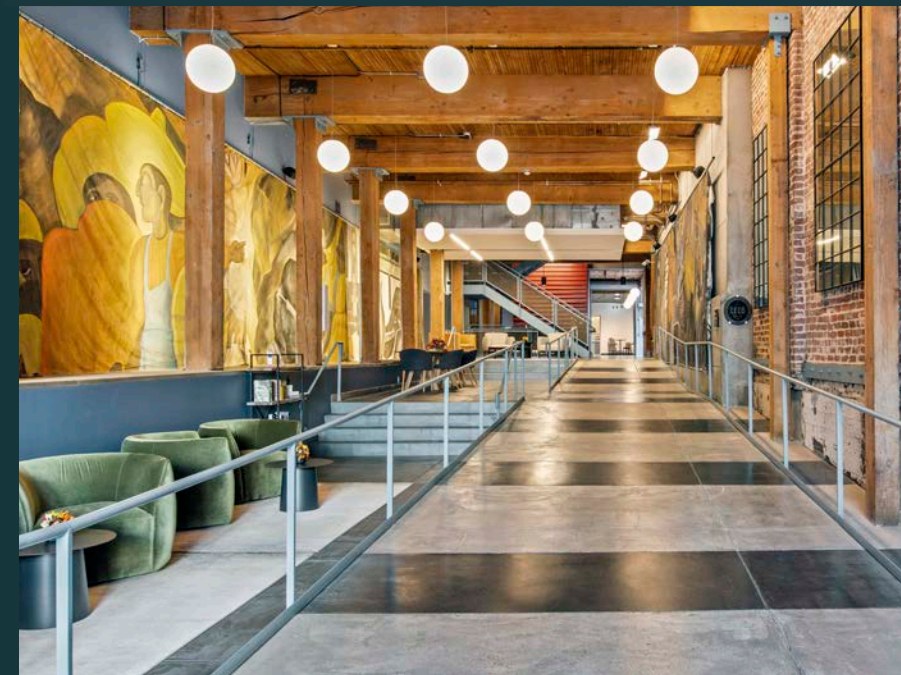
An art-filled lobby providing ample seating for a comfortable office escape

## OUTDOOR COURTYARD

A third space with plentiful seating ideal for lunchtime or private events



Recipient of the 2025 Kingsley Excellence Award, recognizing top tenant satisfaction at commercial real estate properties each year



# An integrated community

## SOMA SNAPSHOT

**\$106M**

spent on retail in 2025

**\$195,767**

average household income

**3,215**

total businesses

**42,303**

total employees

**204**

restaurants

**0.2**

miles to CalTrain

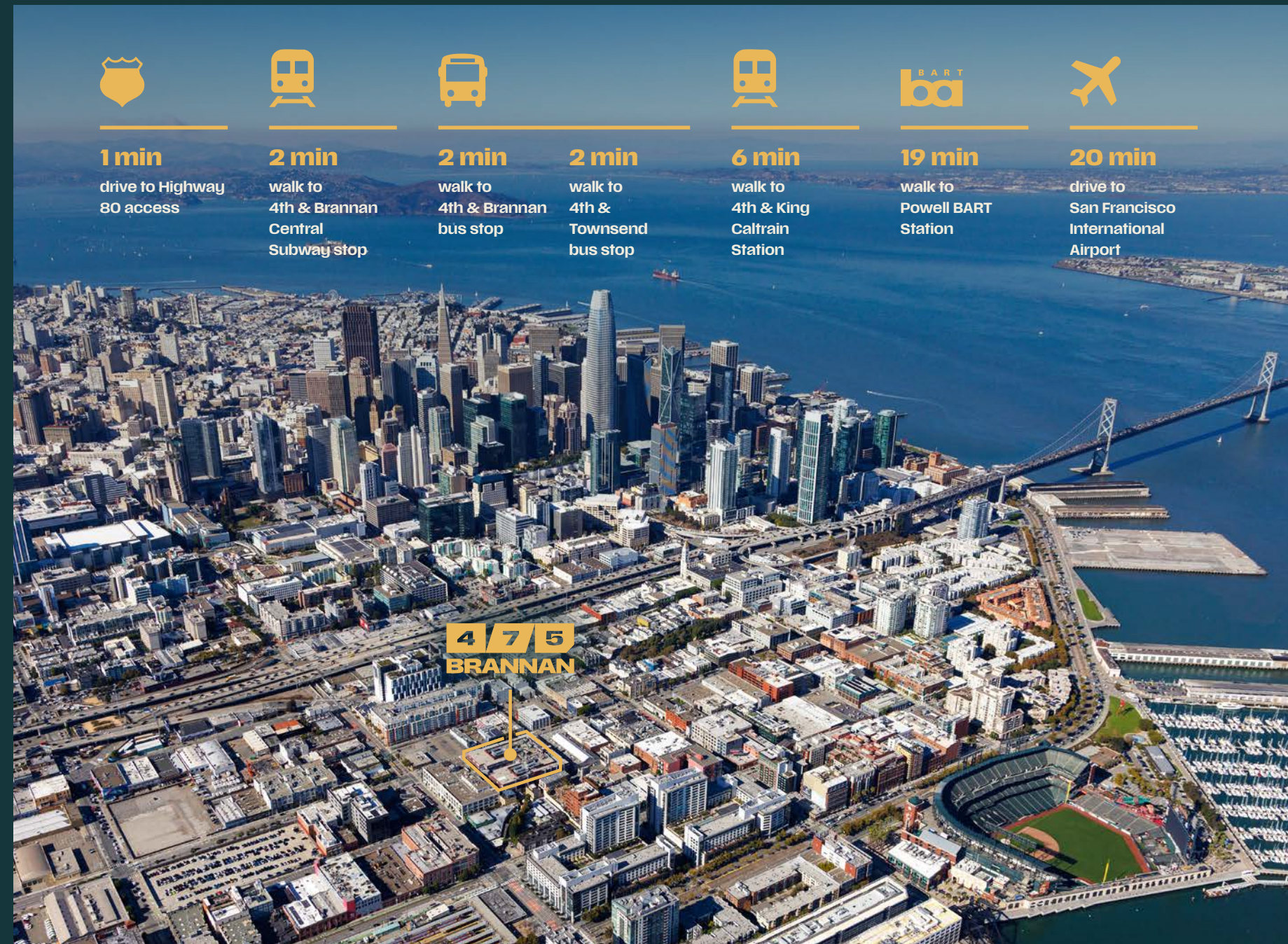
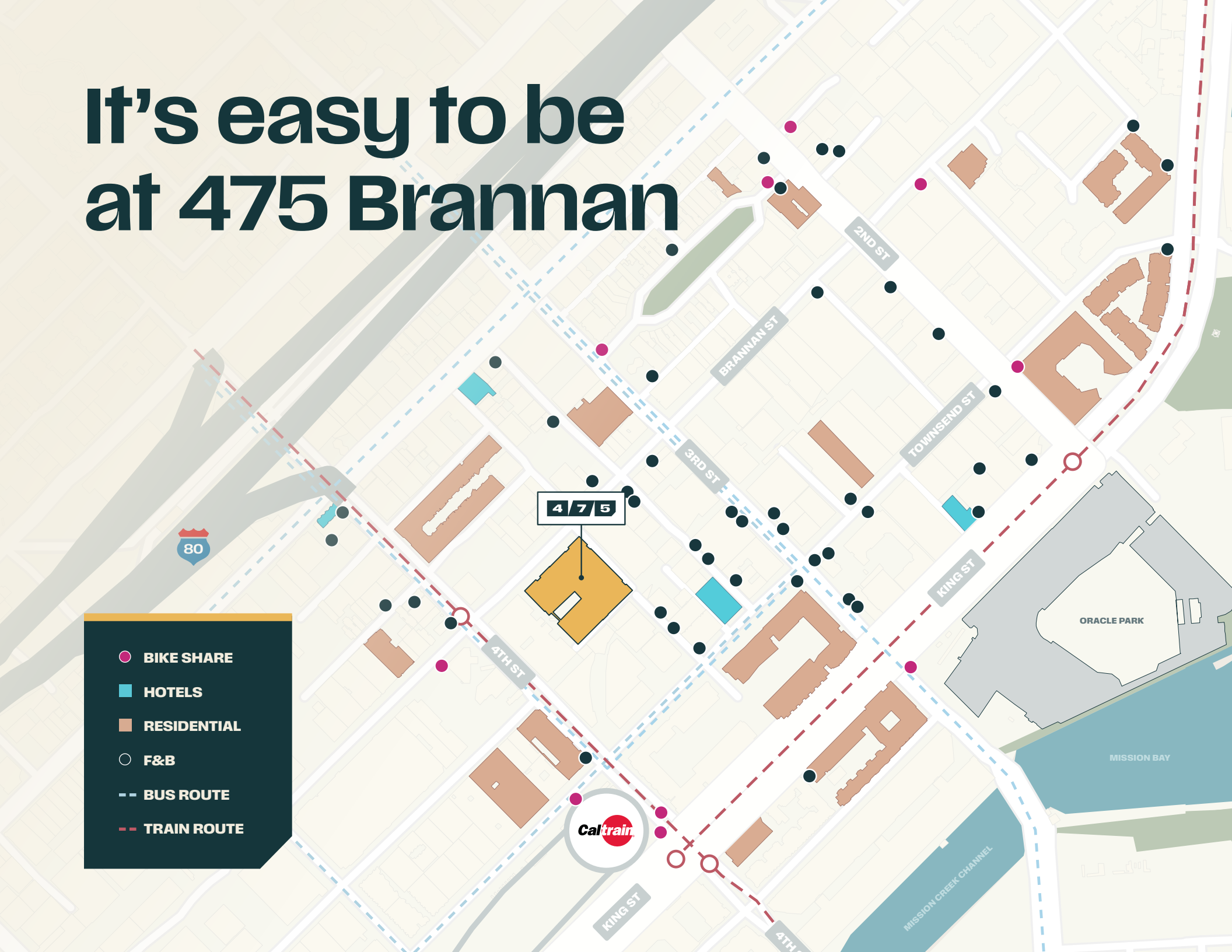
## The place to be

The SoMa neighborhood boasts lively surroundings, offering spots for foodies, access to Oracle Park, and proximity to the waterfront.



# It's easy to be at 475 Brannan

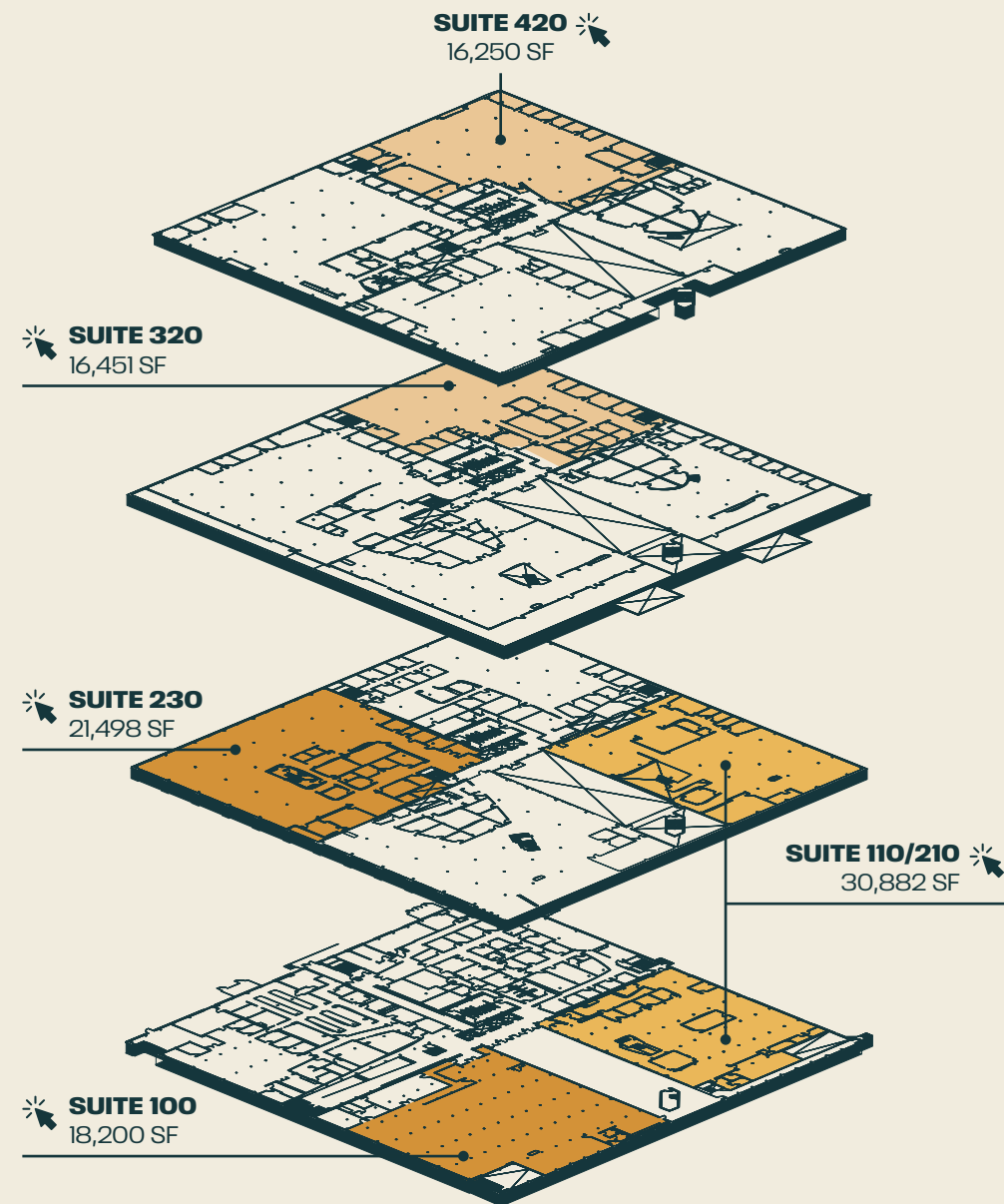
- BIKE SHARE
- HOTELS
- RESIDENTIAL
- F&B
- BUS ROUTE
- TRAIN ROUTE



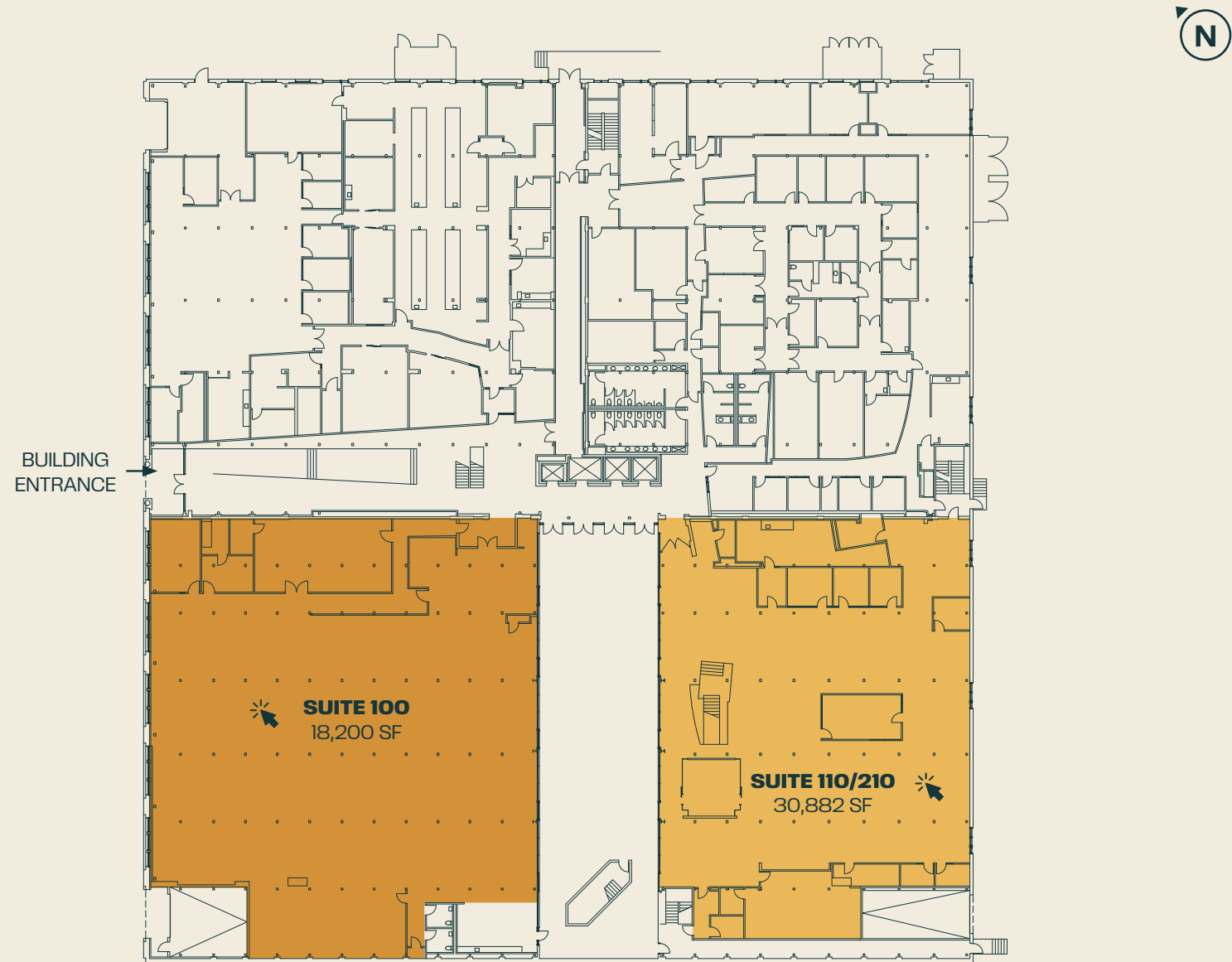
# Available space

475 Brannan's versatile suites offer high ceilings, private balconies, and striking views of San Francisco.

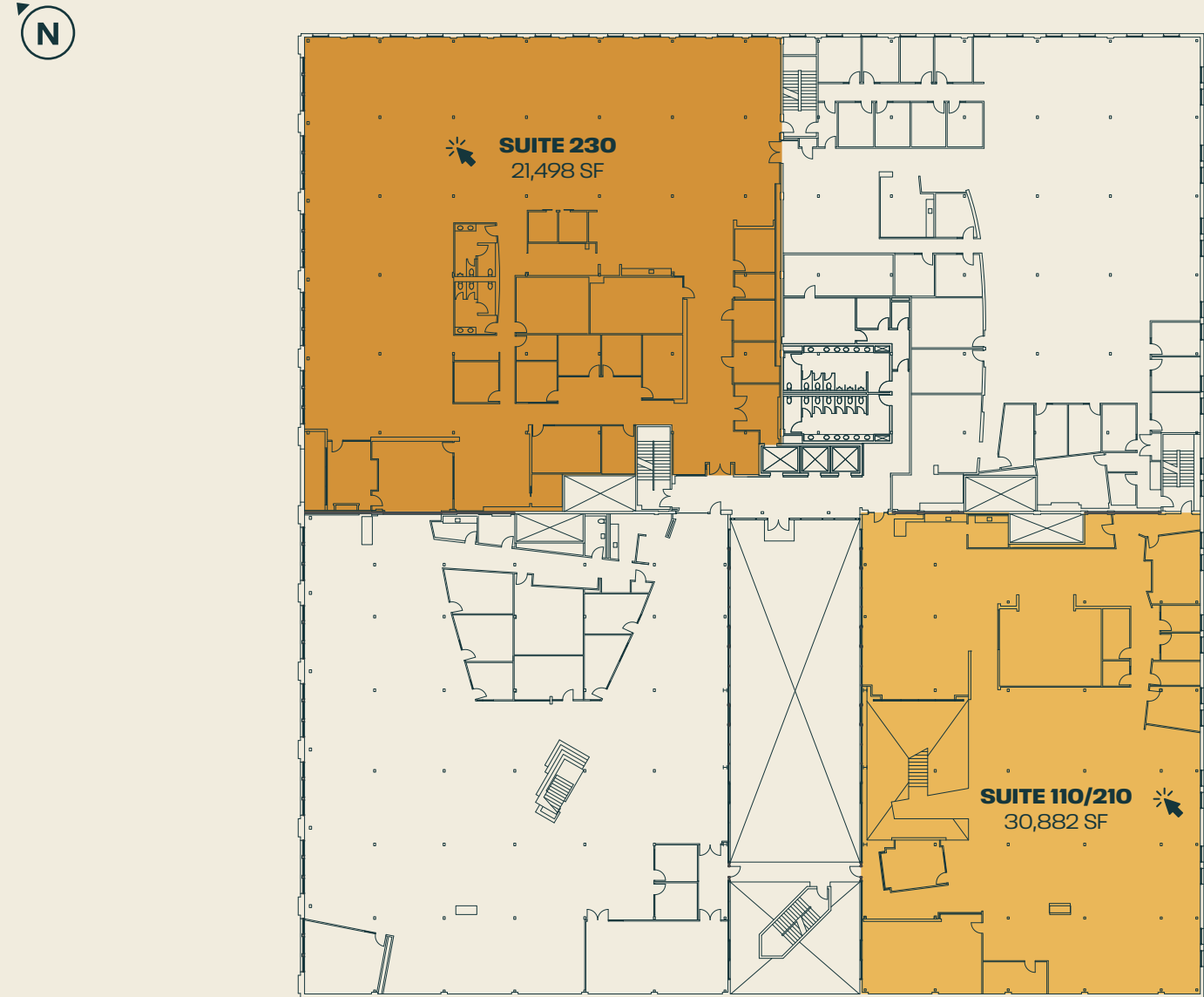
CLICK EACH SUITE NUMBER FOR MORE INFORMATION



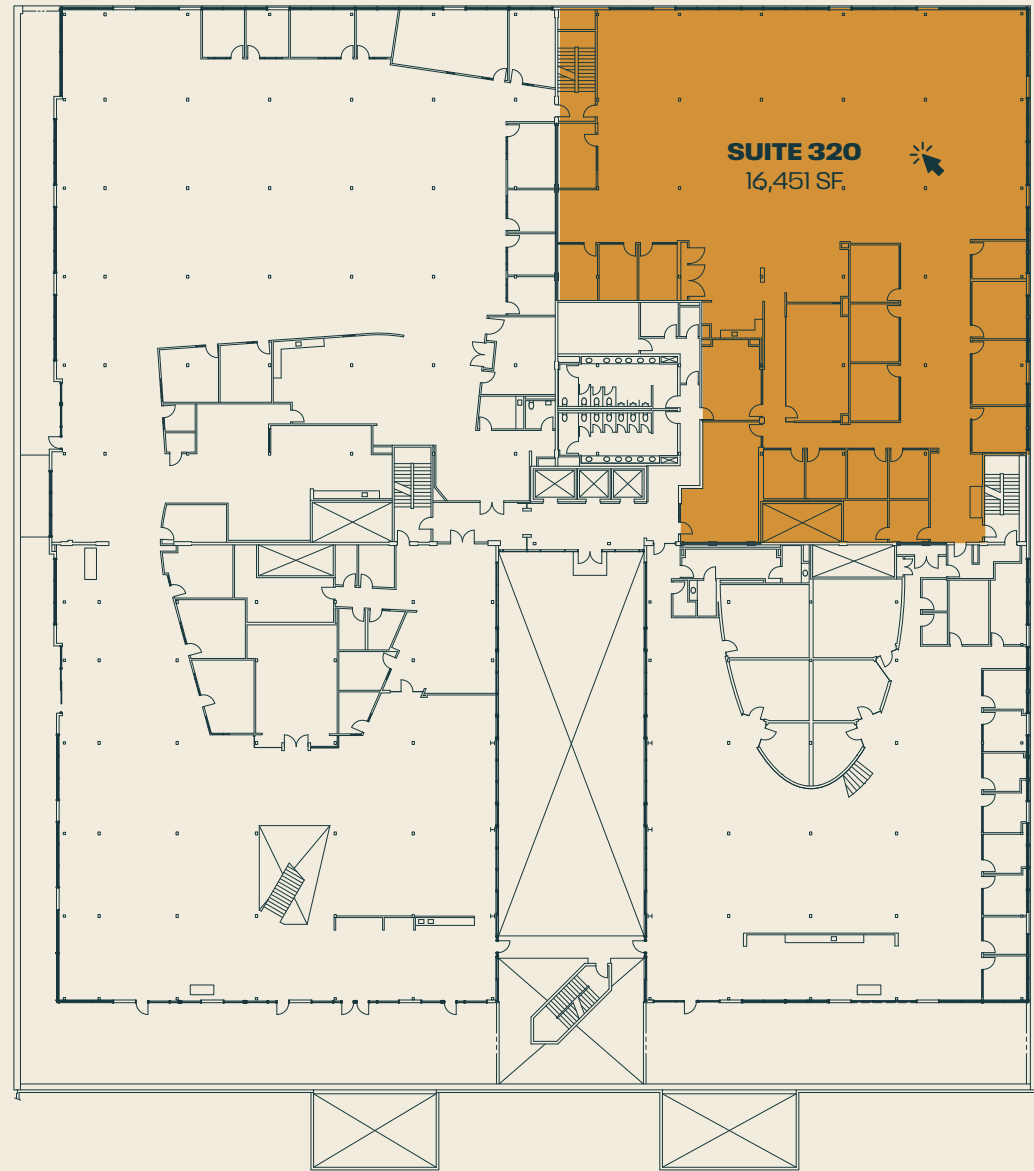
1ST FLOOR



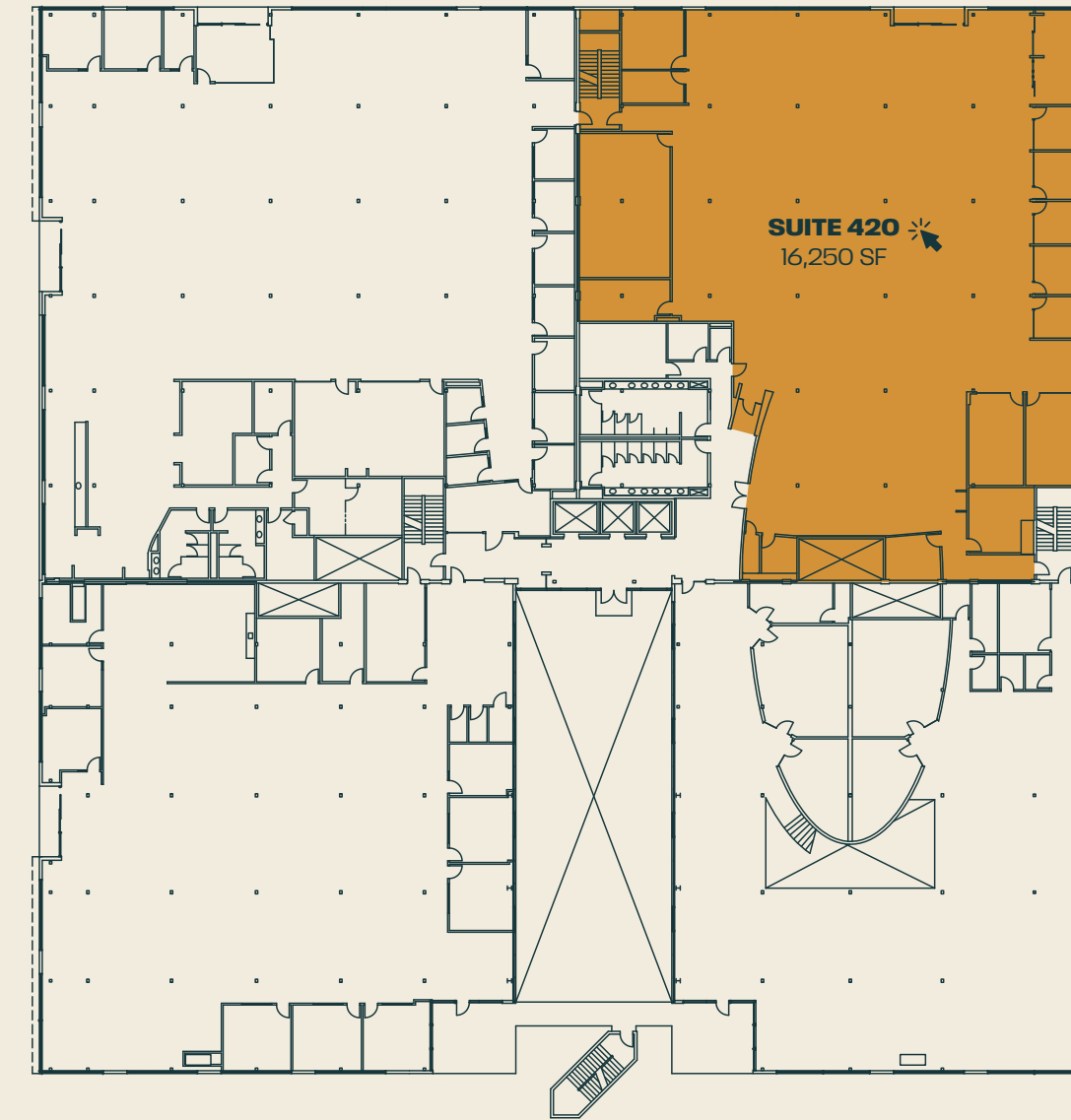
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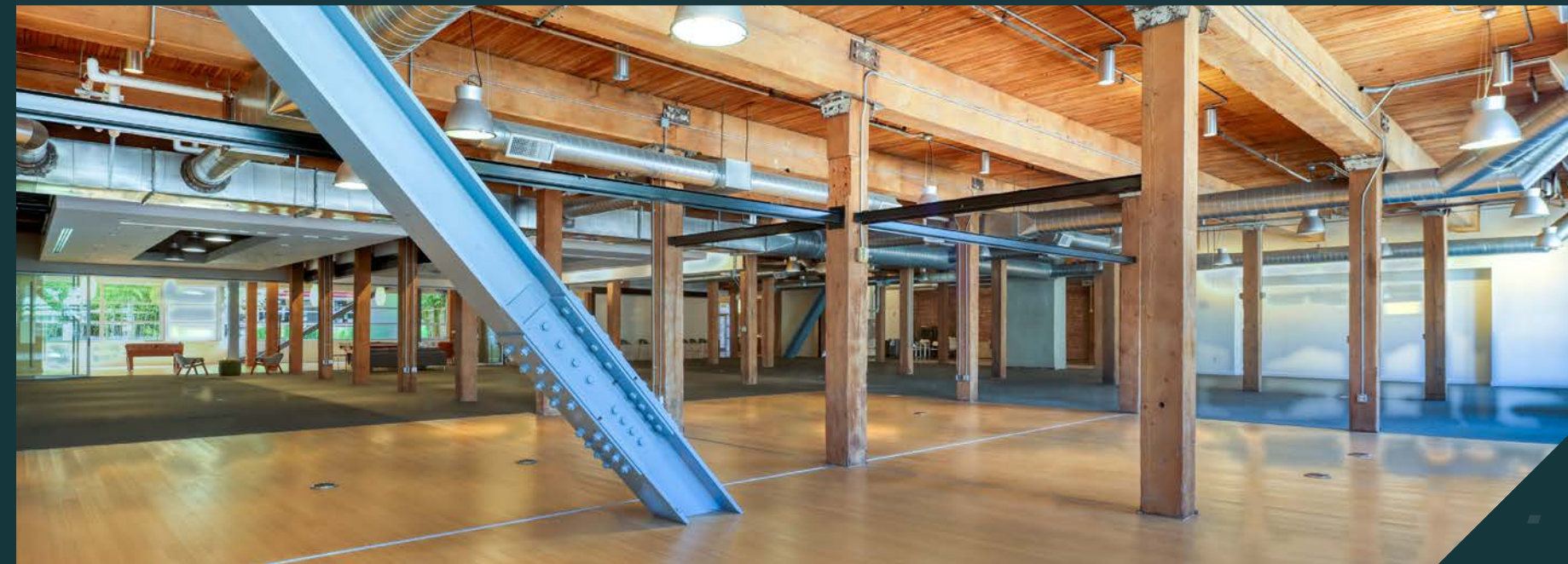
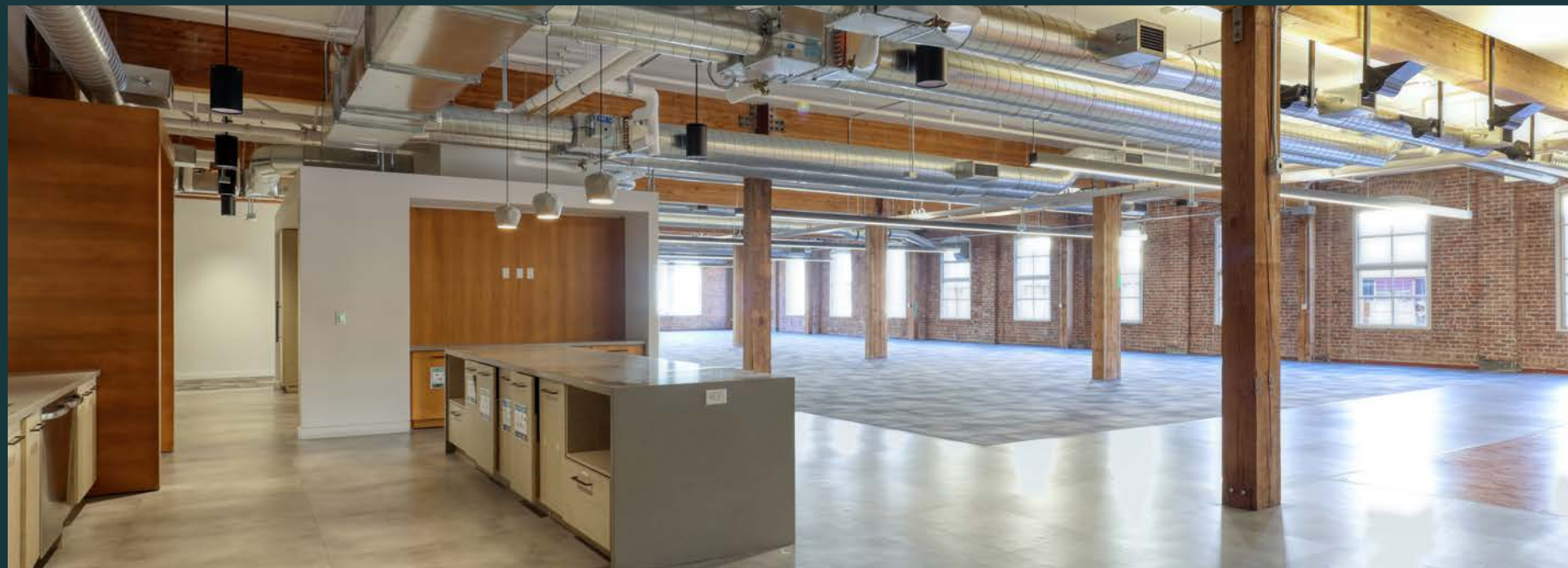


3RD FLOOR



4TH FLOOR





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