

NEWLY RENOVATED

*near Union Square*

697 SUTTER | 699 SUTTER | 646 TAYLOR

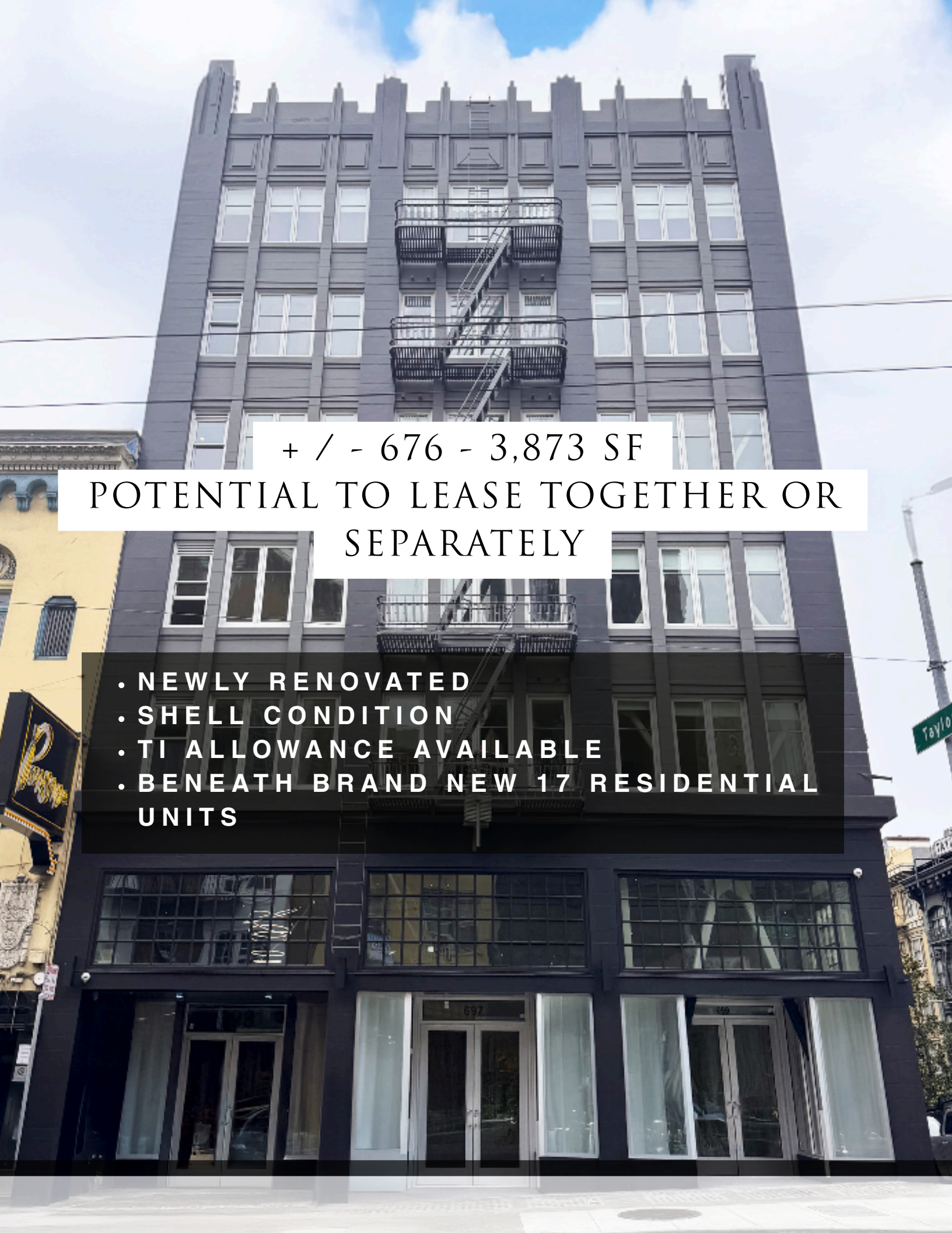
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**FRESHLY RENOVATED  
GROUND FLOOR  
RETAIL/OFFICE SUITES**



**STRUCTURE  
PROPERTIES**





+ / - 676 - 3,873 SF

POTENTIAL TO LEASE TOGETHER OR  
SEPARATELY

- NEWLY RENOVATED
- SHELL CONDITION
- TI ALLOWANCE AVAILABLE
- BENEATH BRAND NEW 17 RESIDENTIAL UNITS





## SURROUNDED BY THE BEST OF THE CITY

Union Square is reestablishing itself as San Francisco's luxury epicenter. Global brands including Rolex, Patek Philippe, Chanel, St. John, Breitling, and Bulgari have recently leased or expanded nearby, reinforcing the long-term strength of this irreplaceable retail corridor.

Within walking distance are San Francisco's most distinguished destinations, including the Four Seasons, Ritz-Carlton, and St. Regis, the \$2.2B Salesforce Transit Center and Park, Moscone Convention Center, and the iconic Ferry Building. The area benefits from consistent foot traffic driven by tourism, business travel, and major international events.

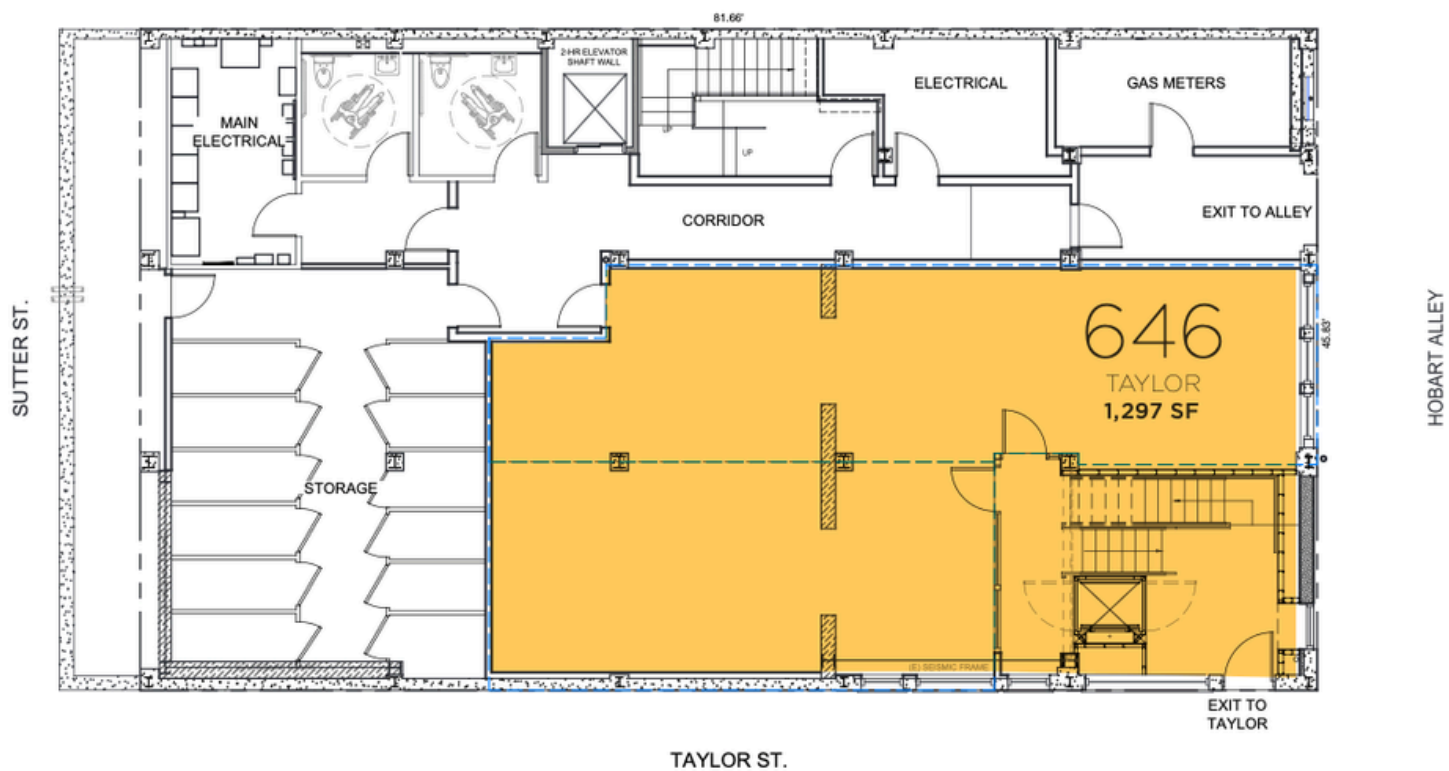




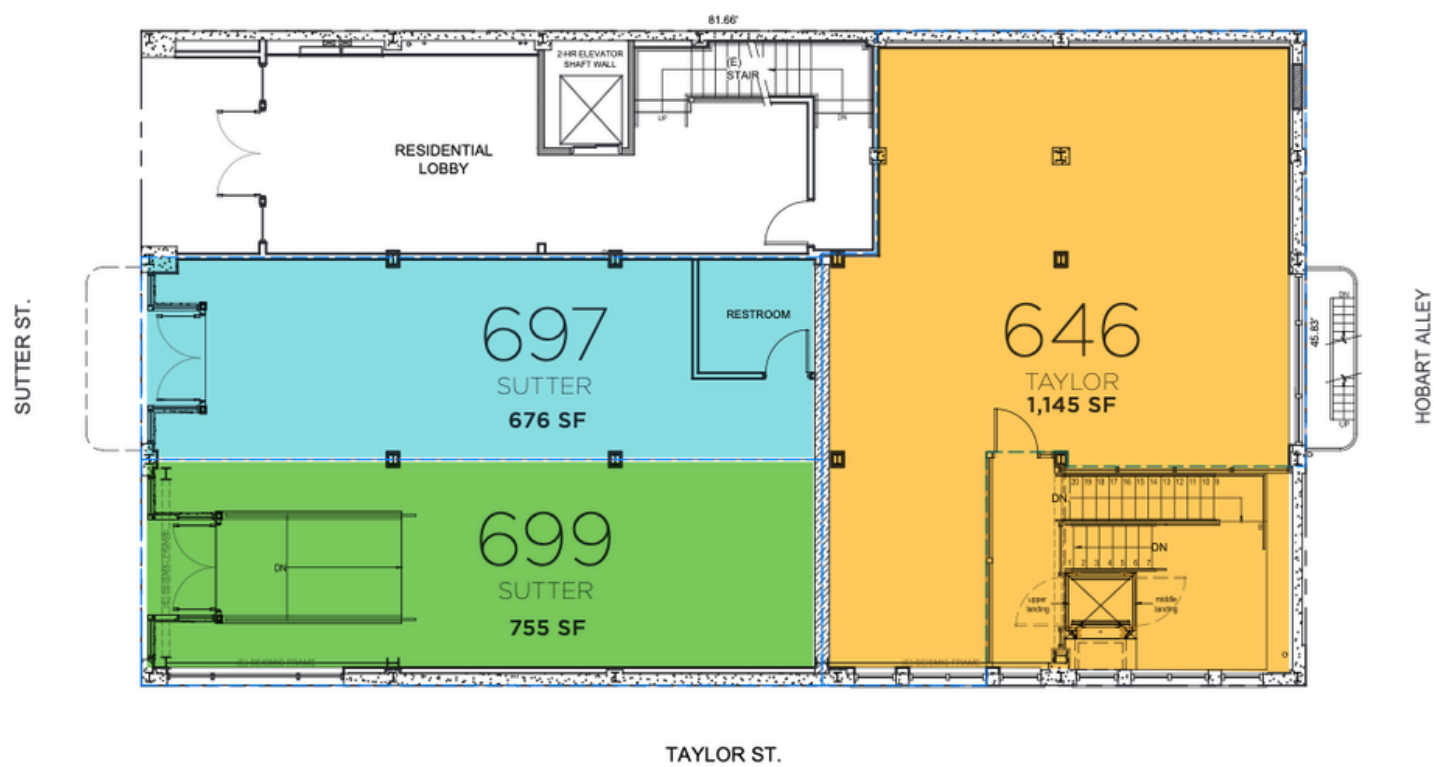
STEPS FROM ICONIC  
PRIVATE INSTITUTIONS  
INCLUDING THE  
OLYMPIC CLUB AND  
THE BOHEMIAN CLUB  
POSITIONED IN THE  
VIBRANT CORE OF  
UNION SQUARE WITH A  
WALK SCORE OF 100



# FLOOR PLANS



LOWER LEVEL



GROUND LEVEL