

# CREATIVE OFFICE SPACE FOR LEASE

445-447 SUTTER STREET, SUITE 300  
SAN FRANCISCO, CA

*±10,659 SF Full floor identity  
space at the Philippine Center,  
located just one block from Union  
Square in San Francisco.*



**HISTORICAL  
LOW-RISE**



**CLOSE TO  
UNION SQUARE**



**20 MINUTE  
WALK TO  
FERRY BLDG**



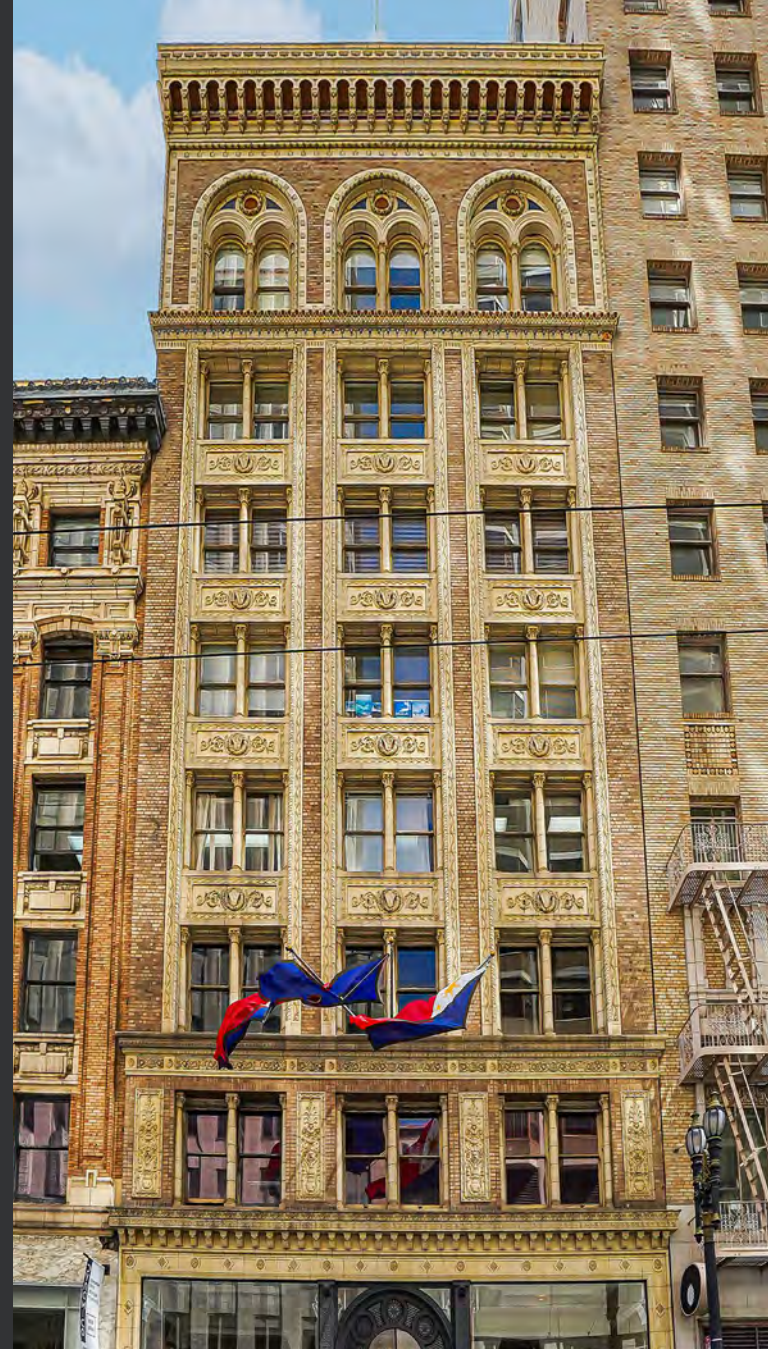
**100/100  
WALKER'S  
PARADISE**



**8 MINUTE  
WALK TO BART**



**100/100  
RIDER'S  
PARADISE**



Entire 3rd floor in the eight-story building

Mixed open space and private offices

11' creative open ceilings

Operable windows

Opportunity to start small and expand onto full floor

24 hour on-site security

Walking distance to shopping and dining

Close location to transportation

*For more leasing  
information contact*

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# FLOOR PLAN

*±10,659 SF*

DIVISIBLE TO ±5,000 SF

*NEGOTIABLE*

LEASE RATE

*NOW*

AVAILABLE

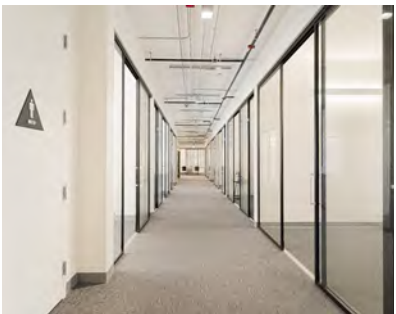
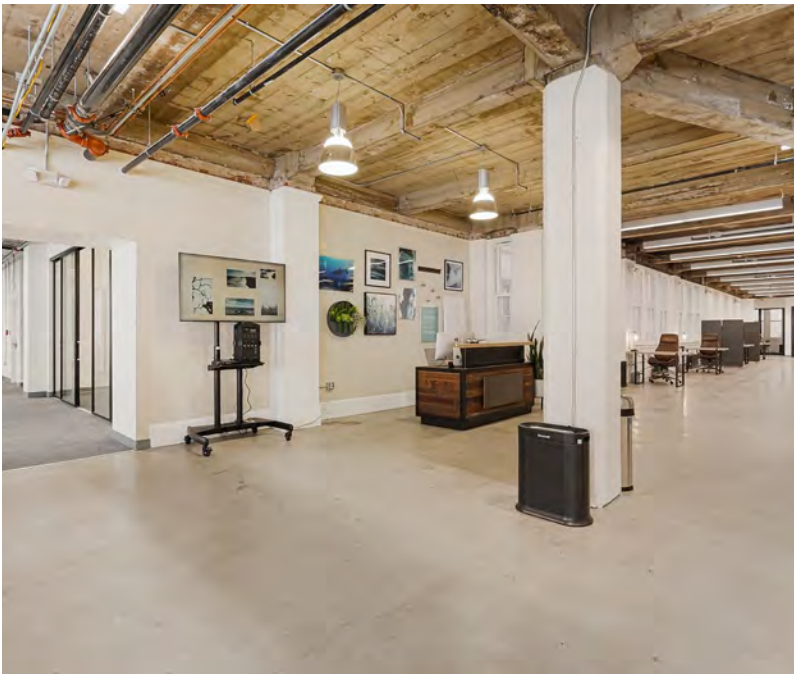


\*Floor plans not to scale

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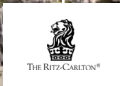
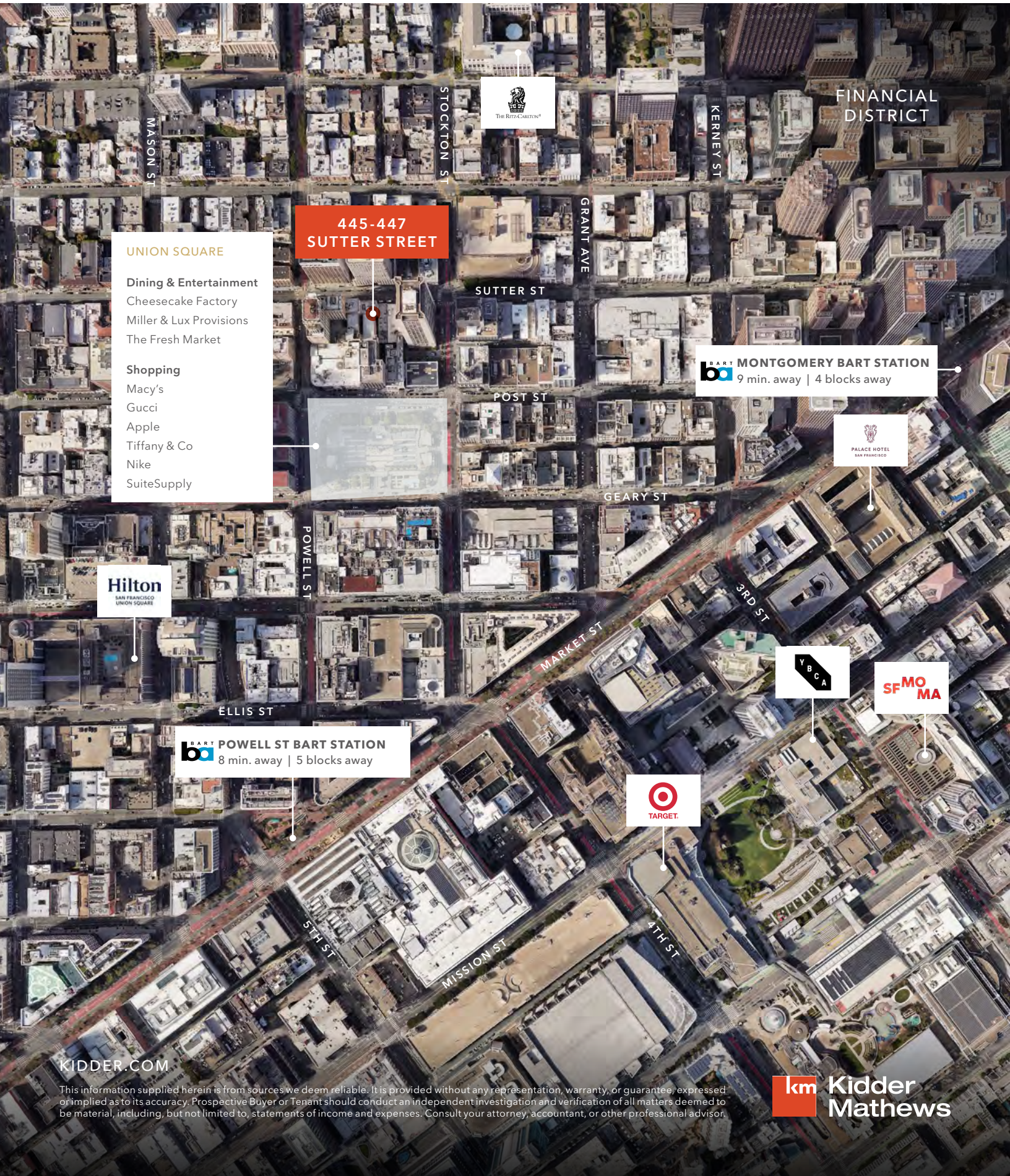




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FINANCIAL DISTRICT

MASON ST

STOCKTON ST

KERNEY ST

445-447 SUTTER STREET

- UNION SQUARE**
- Dining & Entertainment**  
 Cheesecake Factory  
 Miller & Lux Provisions  
 The Fresh Market
- Shopping**  
 Macy's  
 Gucci  
 Apple  
 Tiffany & Co  
 Nike  
 SuiteSupply

SUTTER ST

**BART MONTGOMERY BART STATION**  
9 min. away | 4 blocks away

POST ST



GEARY ST



POWELL ST

3RD ST



ELLIS ST

**BART POWELL ST BART STATION**  
8 min. away | 5 blocks away



MARKET ST

MISSION ST

4TH ST

5TH ST