

CREATIVE OFFICE SPACE FOR LEASE

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

*±10,659 SF, divisible to ±5,000
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**

\$2.00/SF/MO/IG

Asking Price

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 - SUITE 300

±10,659 SF

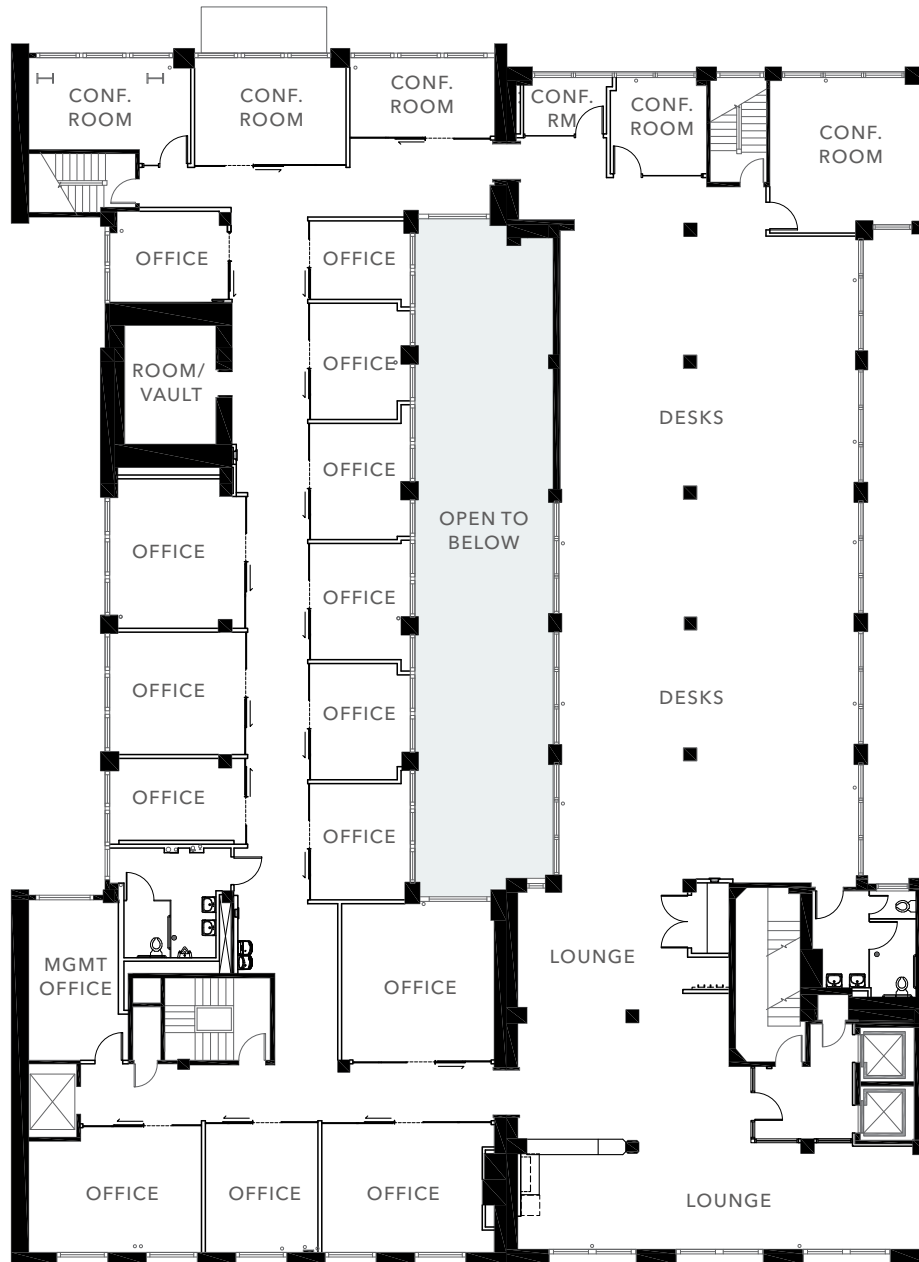
DIVISIBLE TO ±5,000 SF

\$2.00 SF/MO/IG

LEASE RATE

NOW

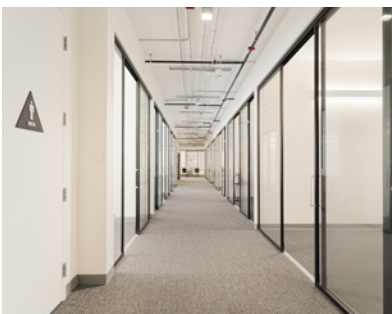
AVAILABLE



*Floor plans not to scale

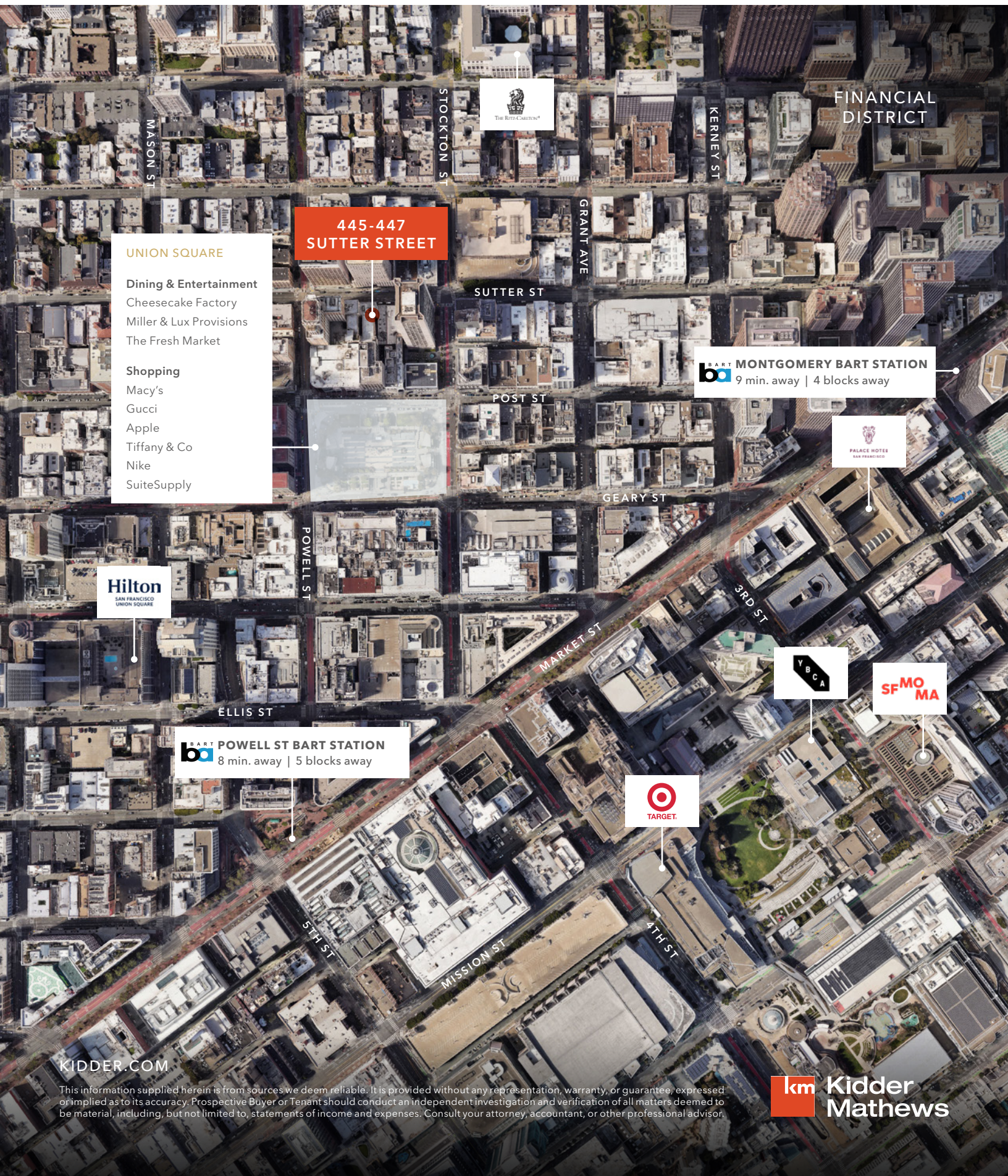
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FINANCIAL DISTRICT



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

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



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

