



Union Square

697 SUTTER
& 699 SUTTER +
646 TAYLOR

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

SAN FRANCISCO, CA

maven
RETAIL • OFFICE • INDUSTRIAL

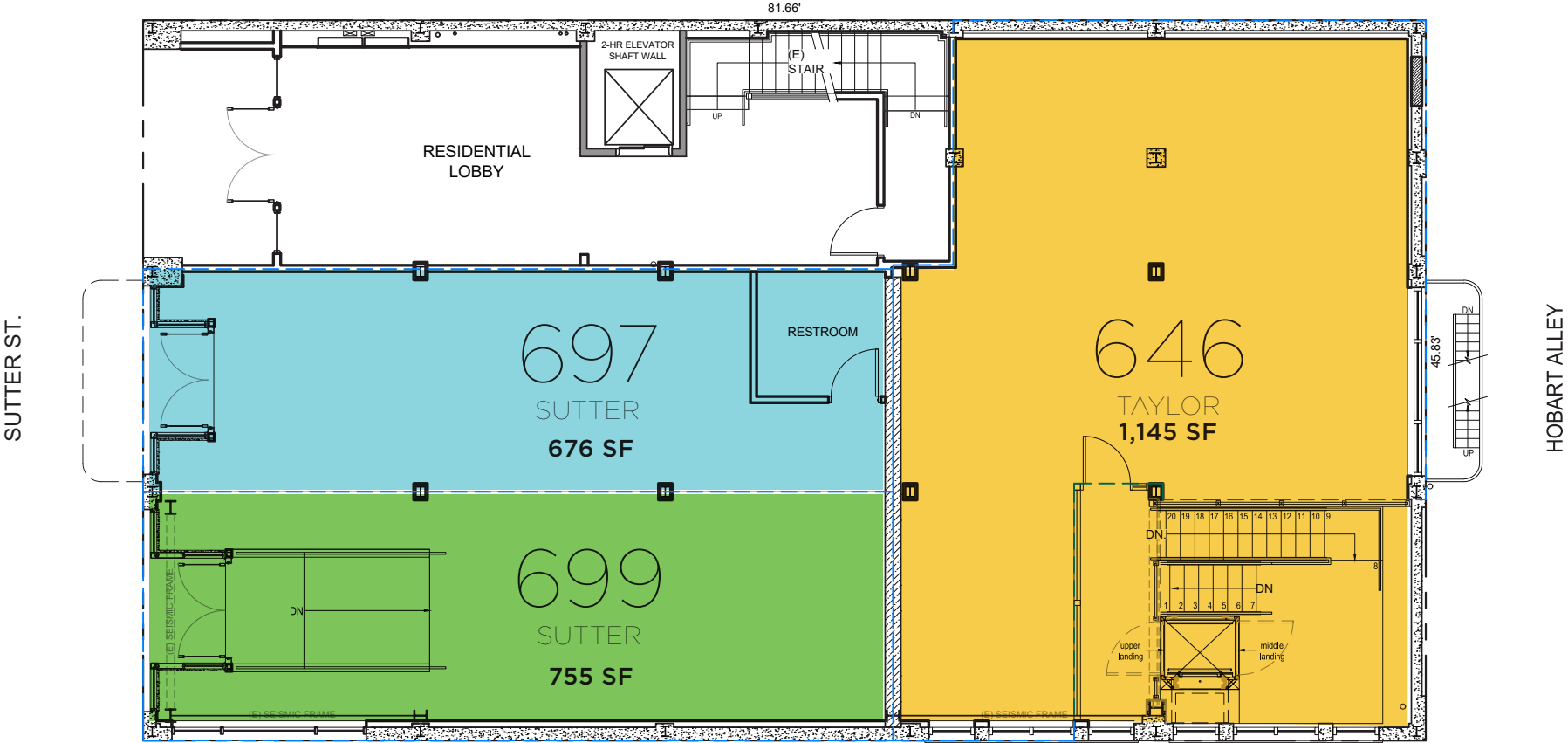


FEATURES

- + / - 676 - 3,873 SF
- Potential to lease together or separately
- Newly Renovated
- Shell condition
- TI Allowance available
- Beneath brand new 17 residential units
- Close proximity to exclusive clubs like Olympic Club & Bohemian Club, Walking distance to the heart of Union Square



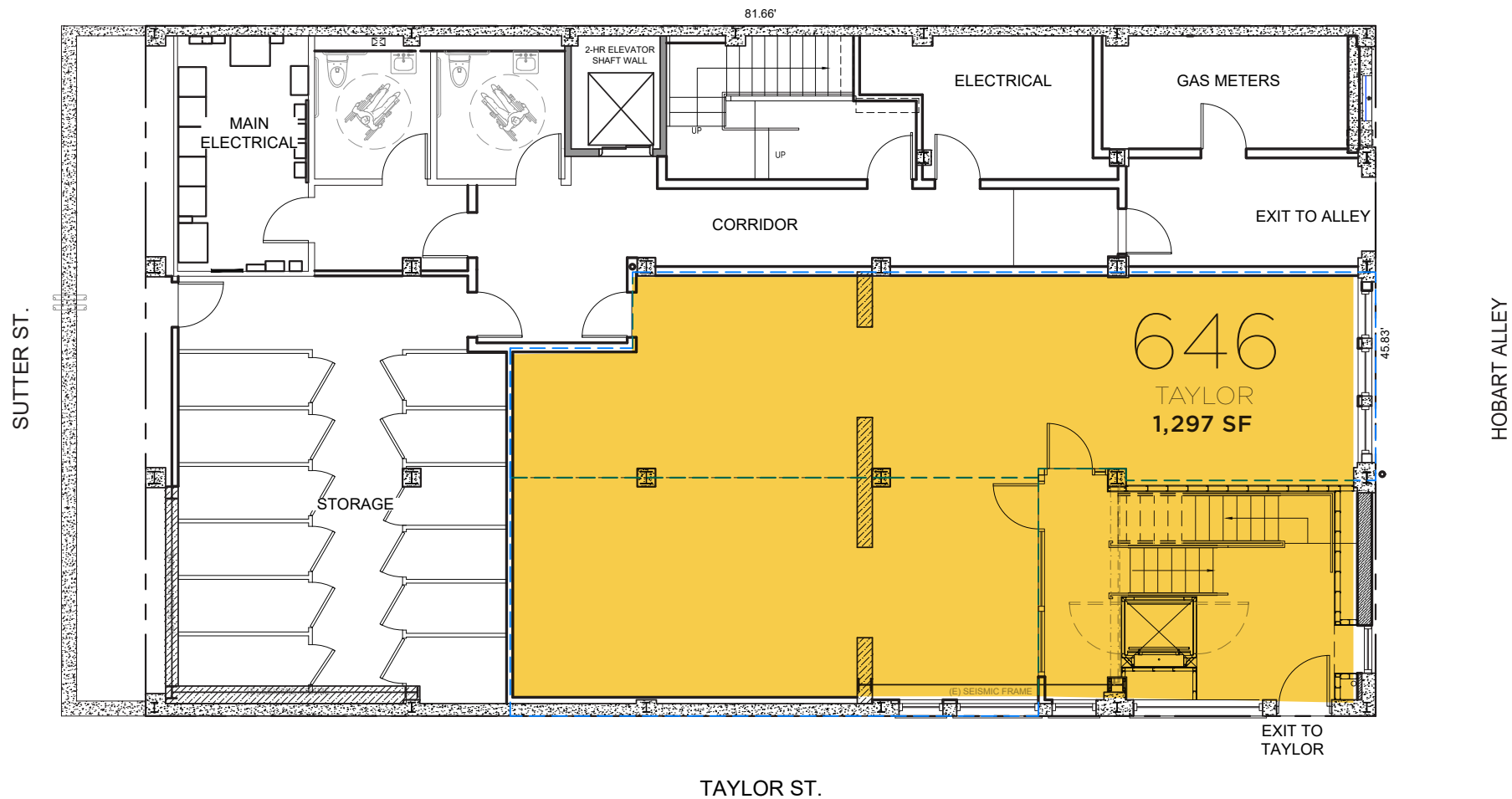
FLOOR PLANS



TAYLOR ST.

GROUND LEVEL

FLOOR PLANS



LOWER LEVEL



LOCATION OVERVIEW

“FOREVER LOCATION” FOR LUXURY RETAIL

Union Square is rapidly reestablishing itself as a premier destination for world-class luxury retailers. Luxury retailers in the immediate area who have recently leased space or expanded include Rolex, Patek Philippe, St. John, Chanel, Breitling, and Bulgari.

WALKING DISTANCE TO THE BEST OF SAN FRANCISCO

Within walking distance of Union Square are some of San Francisco's most distinguished landmarks and attractions, including world-class hotels such as the Four Seasons, Ritz-Carlton, and St. Regis; the \$2.2 billion Salesforce Park and Transit Center, the expansive Moscone Convention Center, which hosts premier international conferences; and the iconic Ferry Building, home to gourmet food purveyors, acclaimed restaurants, and waterfront views that draw both locals and visitors.

EXCELLENT ACCESS TO THEATER DISTRICT, CALTRAIN, FREEWAYS AND PUBLIC TRANSIT

At the geographic center of San Francisco, 250 Post benefits from excellent access to Silicon Valley as well as the Bay Bridge and Golden Gate Bridge. There are several large garages – the Sutter-Stockton garage, the White House Garage, and the Union Square Garage – for easy convenience. In addition, the Montgomery Street, Powell Street, Muni and BART stations are just over two to three blocks from the Property.



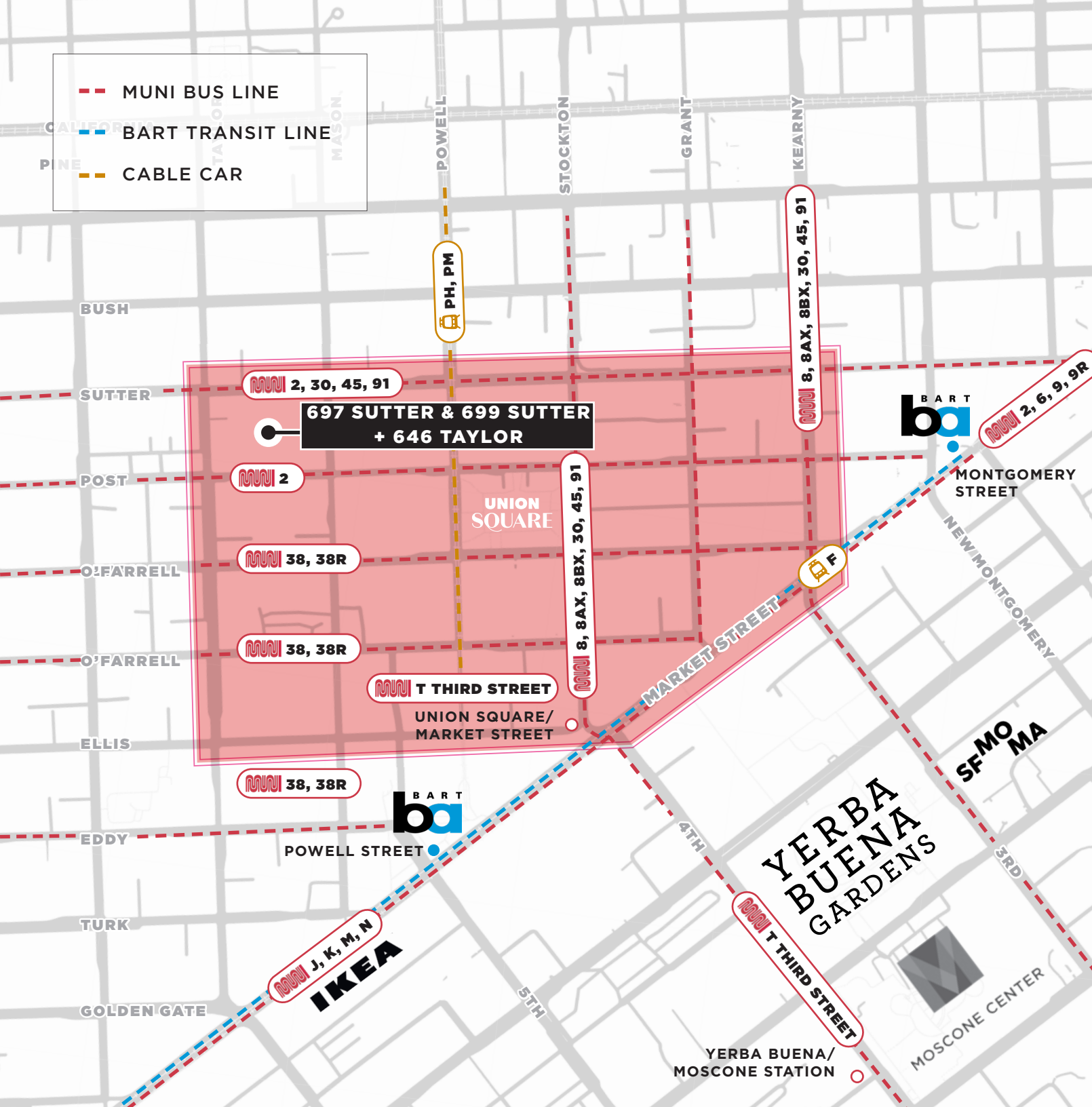
UNION SQUARE

TRANSIT MAP

Union Square also serves as one of San Francisco's most connected transportation hubs, making it easily accessible for both locals and visitors. Multiple Muni bus lines—including the 2, 3, 4, 8, 30, 45, and 91—run through or near the district, linking Union Square to neighborhoods across the city. The area is also a key node for San Francisco's iconic cable cars, with both the Powell-Hyde and Powell-Mason lines stopping just steps from the square, offering a scenic and historic way to explore the city.

Additionally, Union Square is within walking distance of several BART stations, providing regional access to the East Bay and the Peninsula. For tourists, Union Square is a popular boarding point for hop-on, hop-off sightseeing buses, offering effortless access to major attractions throughout the city.

WALK SCORE	TRANSIT SCORE
100	100





BEACON GRAND



VALENTINO



NEIMAN MARCUS

UNION SQUARE



FENDI



CHANEL



DIOR



APPLE



ACNE STUDIOS

DOLCE & GABBANA



Acne Studios

BOTTEGA VENETA

Cartier

SAINT LAURENT

Neiman Marcus

MONCLER

HERMÈS



ISAIA



MAISON MARGIELA



GRAFF



Maison Margiela
PARIS

GUCCI

Van Cleef & Arpels

BVLGARI



BVLGARI



LEICA



WESTIN ST. FRANCIS



TIFFANY & Co.



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