



TRANSWESTERN

REAL ESTATE
SERVICES

BRICK & TIMBER OFFICE SPACE

475 BRANNAN ST

SAN FRANCISCO, CA





BUILDING HIGHLIGHTS

- Great identity
- Heavy timber construction
- Large landscaped interior courtyard
- 4 story building
- Parking 1/1000 feet on-site
- 13'-15' ceilings
- Common area showers
- Bicycle parking
- 24 hour security guard
- On-site property management
- On-site building engineer
- Long-term institutional ownership





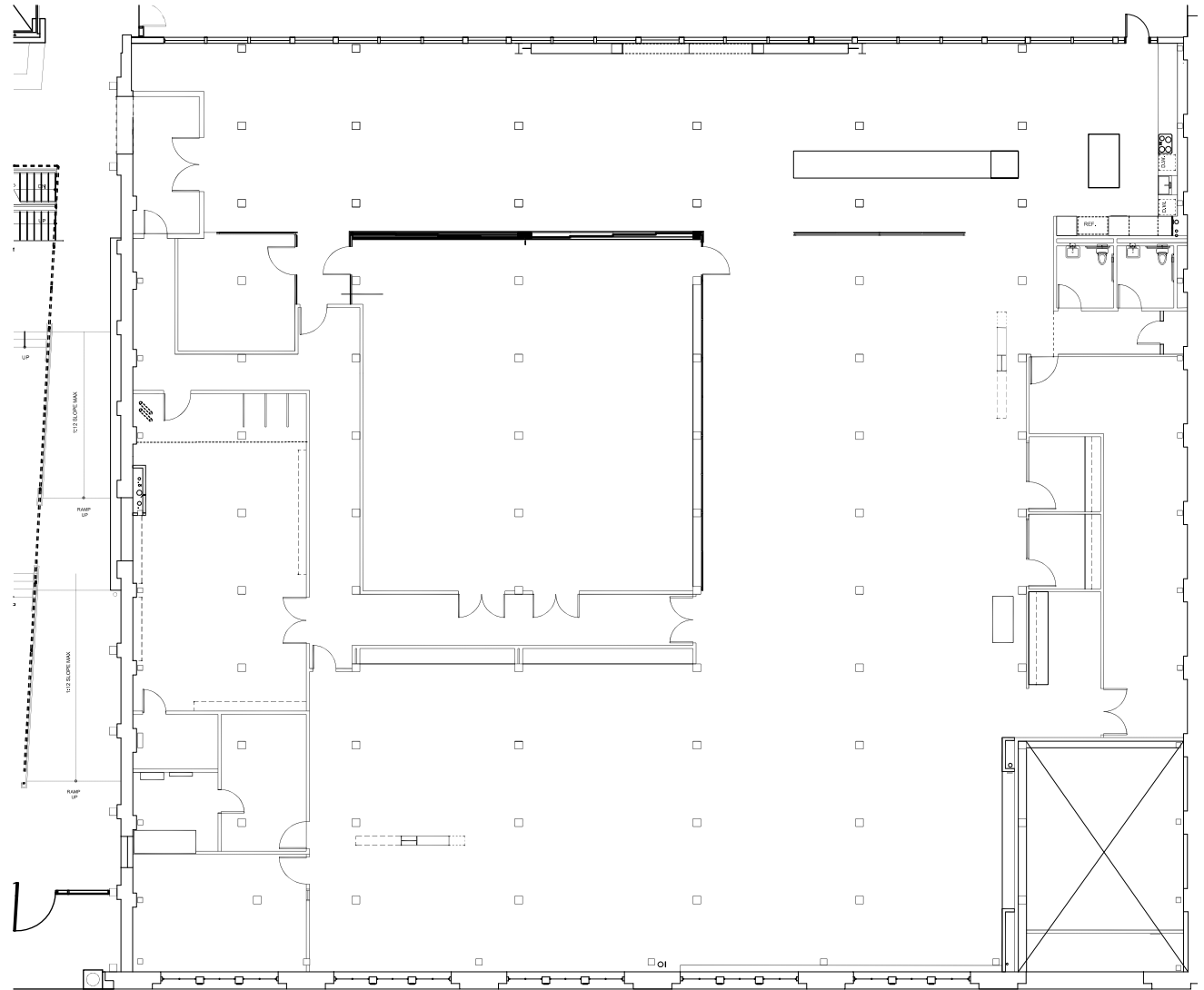
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SUITE 100 - 18,200 RSF

- Great ceiling heights
- Brick and timber
- Available in 30 days
- Direct Courtyard Access

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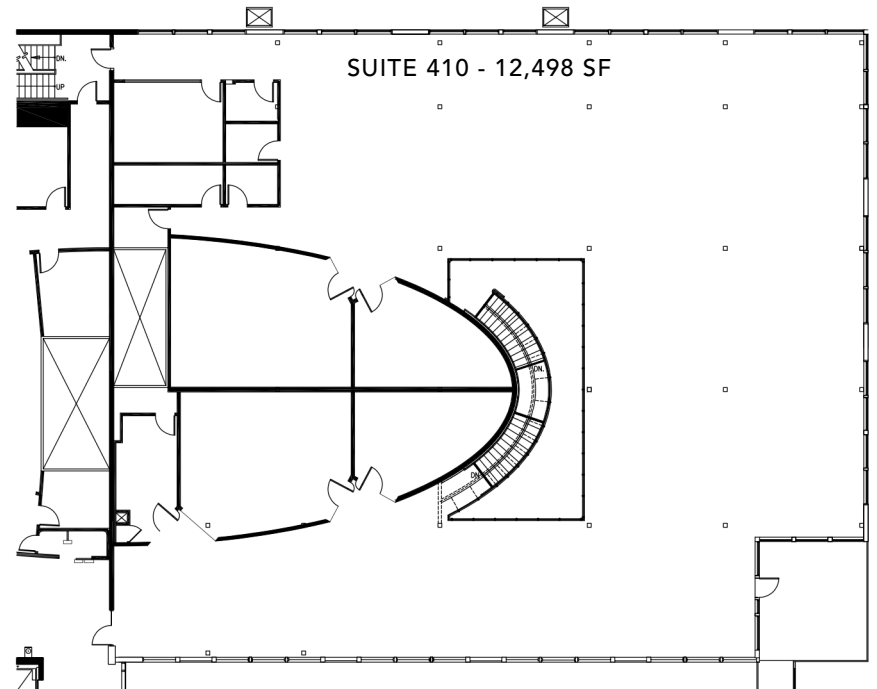
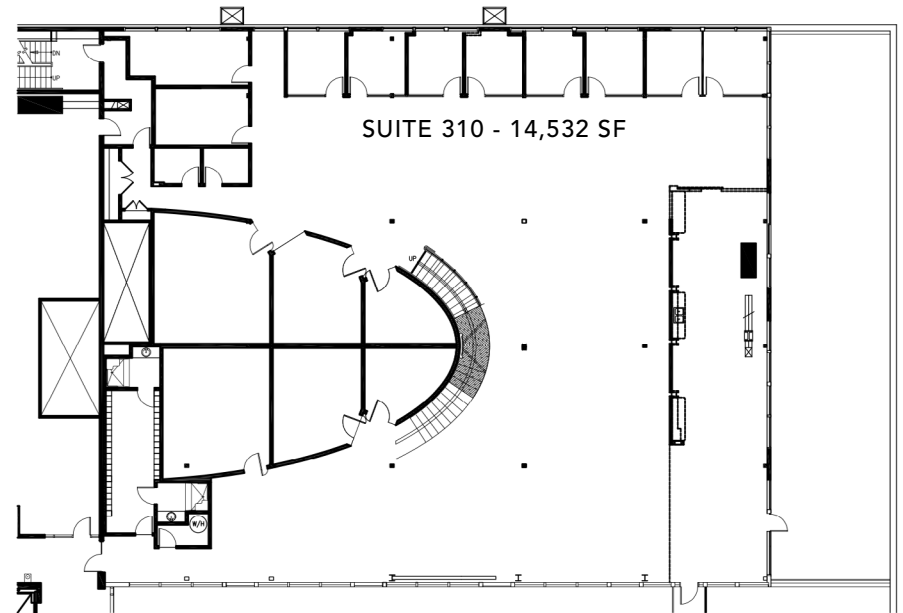


SUITE 310 & SUITE 410 - 27,030 RSF

- Suites must be leased together
- Spectacular space featuring two private large open decks
- Internal staircase
- Private shower
- Available Now
- Can be combined with suite 420 for 42K S.F.



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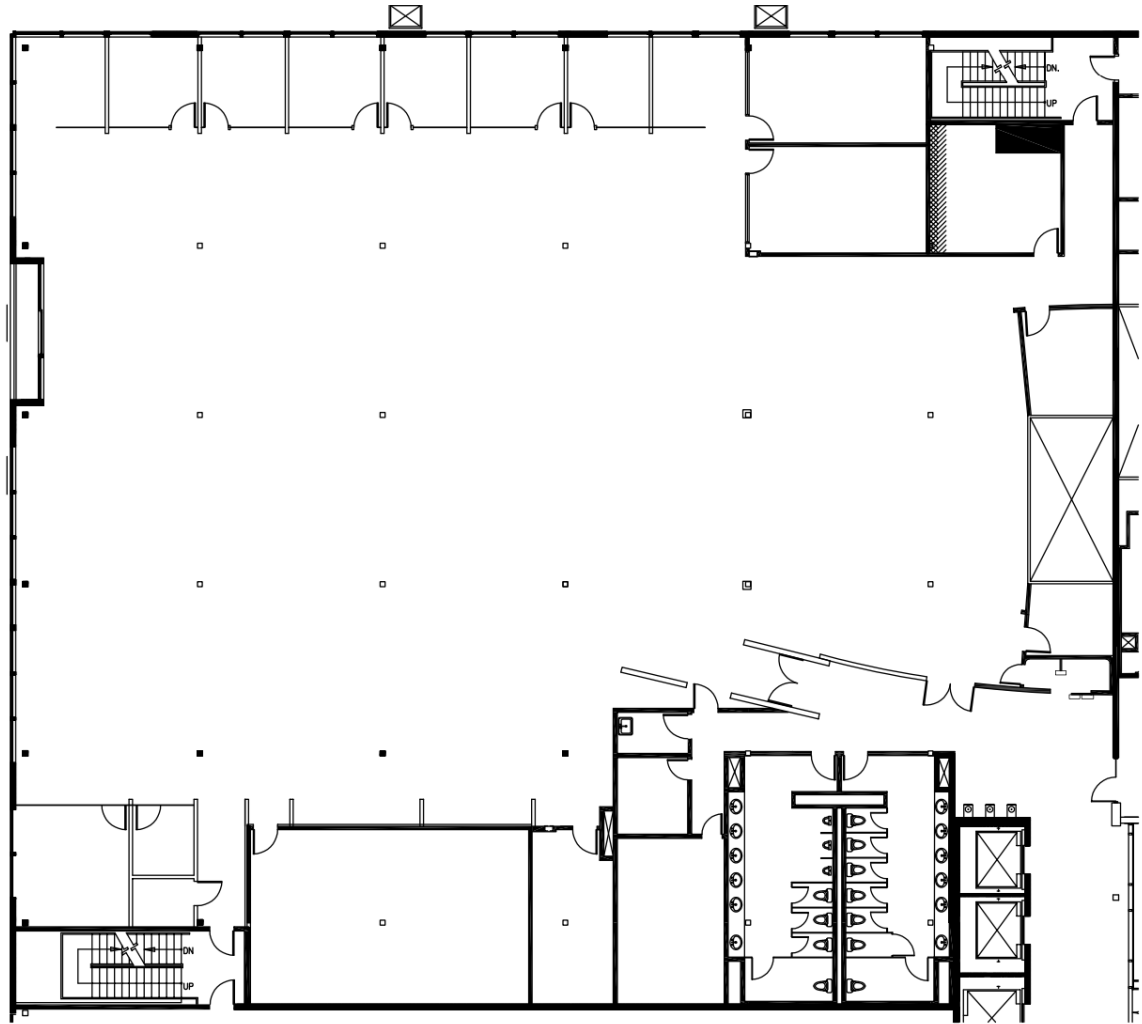
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SUITE 420 - 14,842 RSF

- Can be leased separately or combined with suites 310 & 410 for 42K S.F.



VIRTUAL TOUR





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