



FOR LEASE

*±9,119 RSF available on the 2nd Floor of the
Hippodrome Building in Historic Jackson Square*

559 PACIFIC AVENUE, SAN FRANCISCO, CA 94133

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Property Highlights

±9,119 RSF full floor with dedicated entrance

First time on the market in fifteen years

Beautiful brick/timber space with high end finishes

Twenty three (23) skylights providing excellent natural light

Abundant windowline (operable) along Pacific Avenue, while the windows in the back overlook Lovefrom's courtyard

Good mix of private offices, meeting rooms and open space

Located in historic Jackson Square around the corner from Postscript and on the same block as Blue Bottle and the highly anticipated new gelateria from the operators of Quince/Cotogna

Short walking distance to well-known restaurants including Cotogna, Quince Bix, Kokkari, Verjus as well as the private clubs, The Battery and Villa Taverna

Two parking garages on the same block

±9,119 RSF
AVAILABLE

FEB 2026
AVAILABLE



559 PACIFIC AVENUE



AVAILABLE FOR LEASE

KIDDER MATHEWS



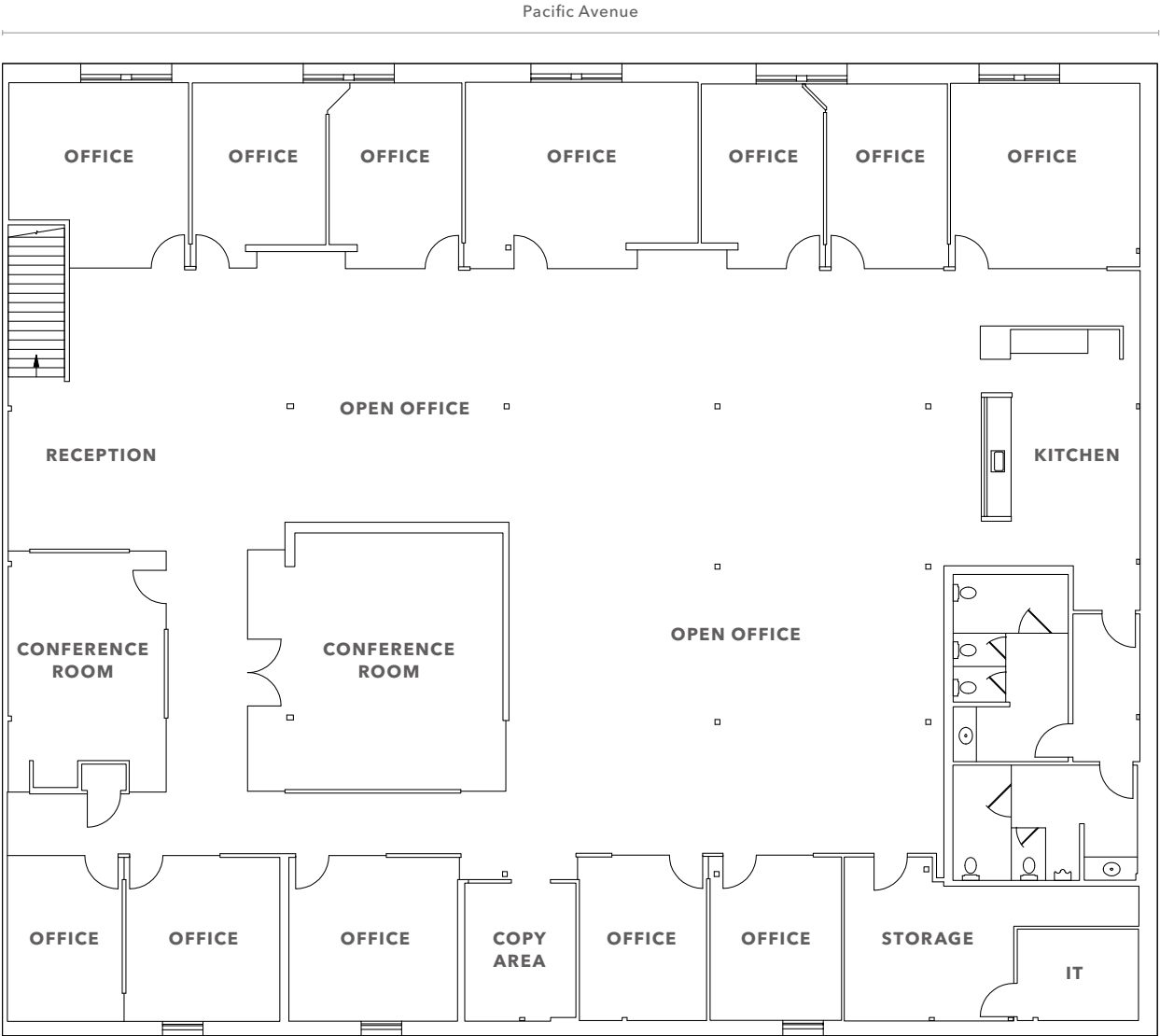
559 PACIFIC AVENUE

A wide-angle photograph of a modern conference room. The room features a large, light-colored wooden conference table with a central telephone. Eight black leather office chairs with silver bases are arranged around the table. The right wall is made of exposed brick, while the left wall is white with a whiteboard and a framed picture. The ceiling has recessed circular lights and a square ventilation grille. The floor is covered with a light-colored carpet.

AVAILABLE FOR LEASE

KIDDER MATHEWS

SECOND FLOOR PLAN



±9,119 RSF

AVAILABLE

CALL

BROKERS LEASE RATE

FEB 2026

AVAILABLE

- Twelve (12) private offices
- Two (2) conference rooms
- Twenty three (23) skylights

FLOOR PLAN NOT TO SCALE

559 PACIFIC AVENUE

A REMNANT OF THE BARBARY COAST ON PACIFIC AVENUE

→ [VIEW COMPLETE ARTICLE](#)

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559 PACIFIC AVENUE

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JOIN OVER 30 VC & PE FIRMS IN HISTORIC JACKSON SQUARE

Jackson Square/North Waterfront

Join over thirty (30) venture capital and private equity firms such as Bain Capital, Jackson Square Ventures, Iconiq Capital, 01 Advisors and Artis Ventures in the neighborhood, Jackson Square has been dubbed the "New Sand Hill Road."

VENTURE CAPITAL & PRIVATE EQUITY FIRMS

01	Bain Capital	17	Oberndorf Enterprises
02	Top Tier Capital	18	JH Partners
03	Sway Ventures	19	Nava Ventures
04	JS Ventures	20	Nextworld Evergreen
05	Slow Ventures	21	Anthem Ventures
06	Propel Ventures	22	Greenoaks Capital
07	Diamond Edge Ventures	23	Bee Partners
08	Ridge Ventures	24	Blockchain Capital
09	XN Capital	25	Brick & Mortar Ventures
10	Acrew Capital	26	Unusual Ventures
11	Banneker Partners	27	SciFiVC
12	Artis Ventures	28	Bay Grove
13	Pantheon Ventures	29	Granite Hill Capital
14	Industry Ventures	30	Ventures Science
15	Precursor Ventures	31	IVP
16	01 Advisors	32	Generate Capital



BAR
SPREZZATURA

Paul Smith

TRANSAMERICA

Aēsop

ISABEL
MARANT

KOKKARI
ESTABLISHED

FILSON
(SINCE 1942)

La Taverne
BARBAROSSA
and LOUNGE

KUSAKABE

Schott
N.Y.C.

A.P.C.

POLO
RALPH LAUREN

SHINOLA
DETROIT

THE
BAT
TER
Y

THOM BROWNE
II

POSTSCRIPT

THE RUG COMPANY

BILLY REID

Hilton
SAN FRANCISCO
UNION SQUARE DISTRICT

Bix

COTOGNA

QUINCE

LOVE
FROM

ROKA
AKOR

ZIMMERMANN

FJALL
RAVEN

WS

Goldwin

TRETTA

B

CAFE ZOETROPE

LoveFrom,
807 MONTGOMERY ST
809-811 MONTGOMERY ST
831 MONTGOMERY ST
535 PACIFIC AVE
100 COLUMBUS AVE



559 PACIFIC AVENUE

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Exclusively leased by

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