



Where Business
Meets Productivity

480 GREEN – HISTORY, ART, AND CULTURE

The workspace in the heart of
North Beach



Tivoli Towers

THE HISTORY OF 480 GREEN

Built in the 1907 the building that would become 480 Green, was part of The New Tivoli Restaurant. It was the events hall, theatre, and bocce ball court. A few years later the newly built Coit Tower would cast its shadow over the building and the block. Over the years, the events hall morphed into concert hall, hosting the Ramons, Robert Palmer, and many other greats from the 60's and 70s. In the 80s it was rebuilt into offices by the famous architectural firm Holt, Hinshaw, and Jones.

“ Build rockstar employees where actual rockstars once played ”

Tivoli Towers

WHAT'S IN 480 GREEN?



Executive Board Room



Two Private offices



Huge Open Spaces



Turn of the century architecture



READY TO BUILD YOUR DREAM OFFICE

The space has been
demo'd to bare
structure.

Over 8000 square
feet of usable space
in unique setting.

Its unique design
makes every room
feel untethered

Building zoned for
office and mixed
use.

Landlord willing to
contribute to tenants'
improvements.

By the Numbers:



- **Year built - 1986**
- **Building height - 3 stories**
- **Total Available Space - 8000 sq.ft.**
- **4 unique levels of office space**
- **Ceiling height - 10ft, 16ft and 20ft**
- **Bathrooms - 2 with two stalls each**
- **Roof Renewed in 2024**

KEY CONSIDERATIONS FOR LEASING HERE



● Location

Spaces this big in neighborhoods this cool are hard to come by. If you want to work in a place that is as inspiring as it is fun, North Beach is your best bet!

● Included Services

As younger employees seek culture more than pay, it's important to have resources the support your corporate community. Our partner business, the Savoy Tivoli, is willing to provide organized employee events at discounted rates.

● Budget

As a non-institutional landlord, price and term flexibility can lead to a better home for your business.

● Size and Layout

With over 8000 sq ft of space over three levels, it feels like three different buildings. Nothing is cramped and everything is uniquely SF.



Tivoli Towers

A LITTLE ABOUT NORTH BEACH

Nestled in the heart of San Francisco, North Beach offers a vibrant and culturally rich environment perfect for your next office space. Renowned for its historic Italian heritage, the neighborhood boasts a unique charm with its lively cafes, authentic restaurants, and independent bookstores. The area is steeped in literary history, providing a stimulating atmosphere that encourages creativity and innovation.

Beyond its cultural allure, North Beach provides excellent accessibility and convenience. With its central location, the area offers easy access to public transportation and major city thoroughfares. The neighborhood's walkability is a significant asset, allowing employees to easily access local amenities, parks, and entertainment options during breaks or after work. This blend of accessibility and local charm creates a dynamic and engaging environment for both employees and clients.

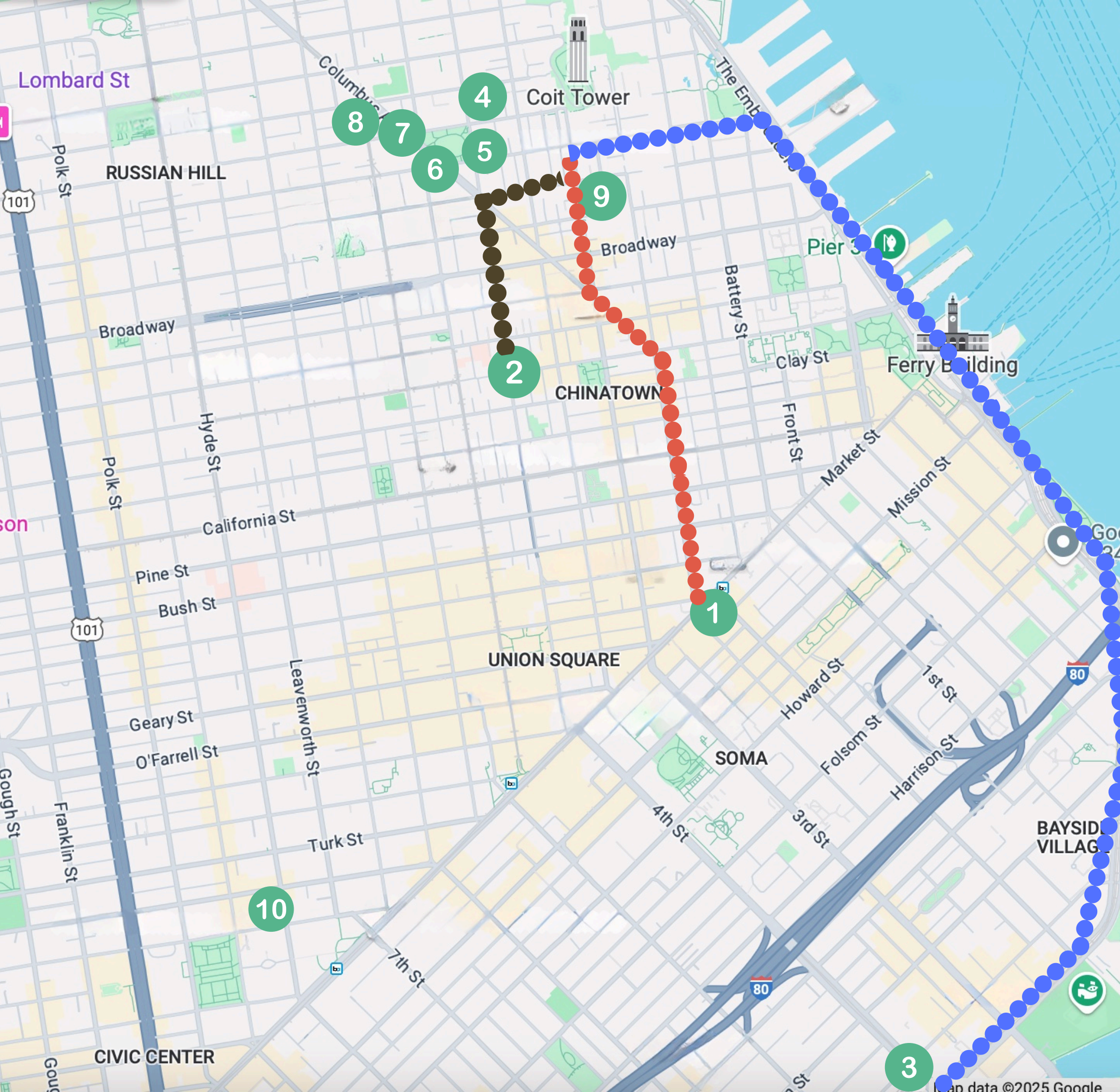
Renting office space in North Beach means becoming a part of a close-knit and thriving community. The area's energetic atmosphere fosters a sense of collaboration and connection, making it an ideal place to grow your business. With its blend of historic charm and modern convenience, North Beach offers a unique and inspiring backdrop for your professional endeavors.



Nestled between buildings, away from street noise, on a mixed-use block, makes 480 Green a quiet, productive, workspace.

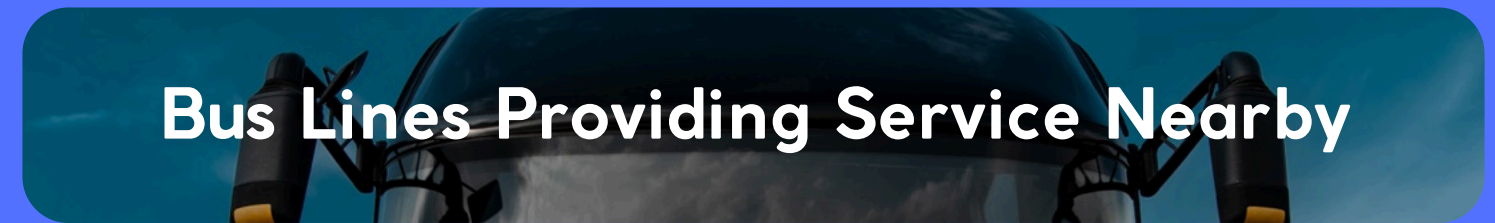


“ Peace and quite for Deep Work and productivity. ”



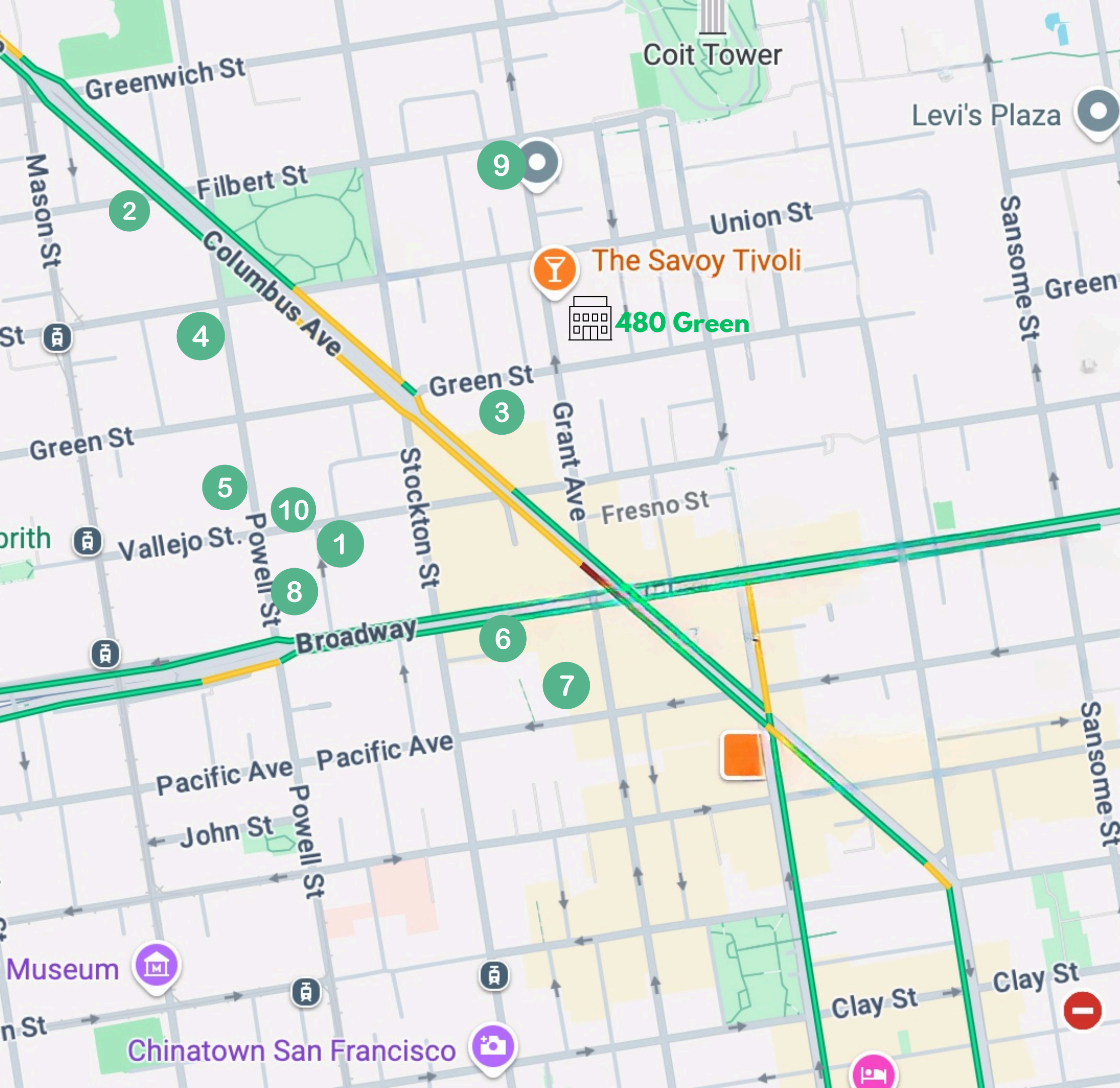
Easily Accessible by public transit.

- 1 20 minute walk - Montgomery Bart Station.
- 2 12 minute walk - Chinatown Metro Station.
- 3 20 minute bike ride - CalTrain



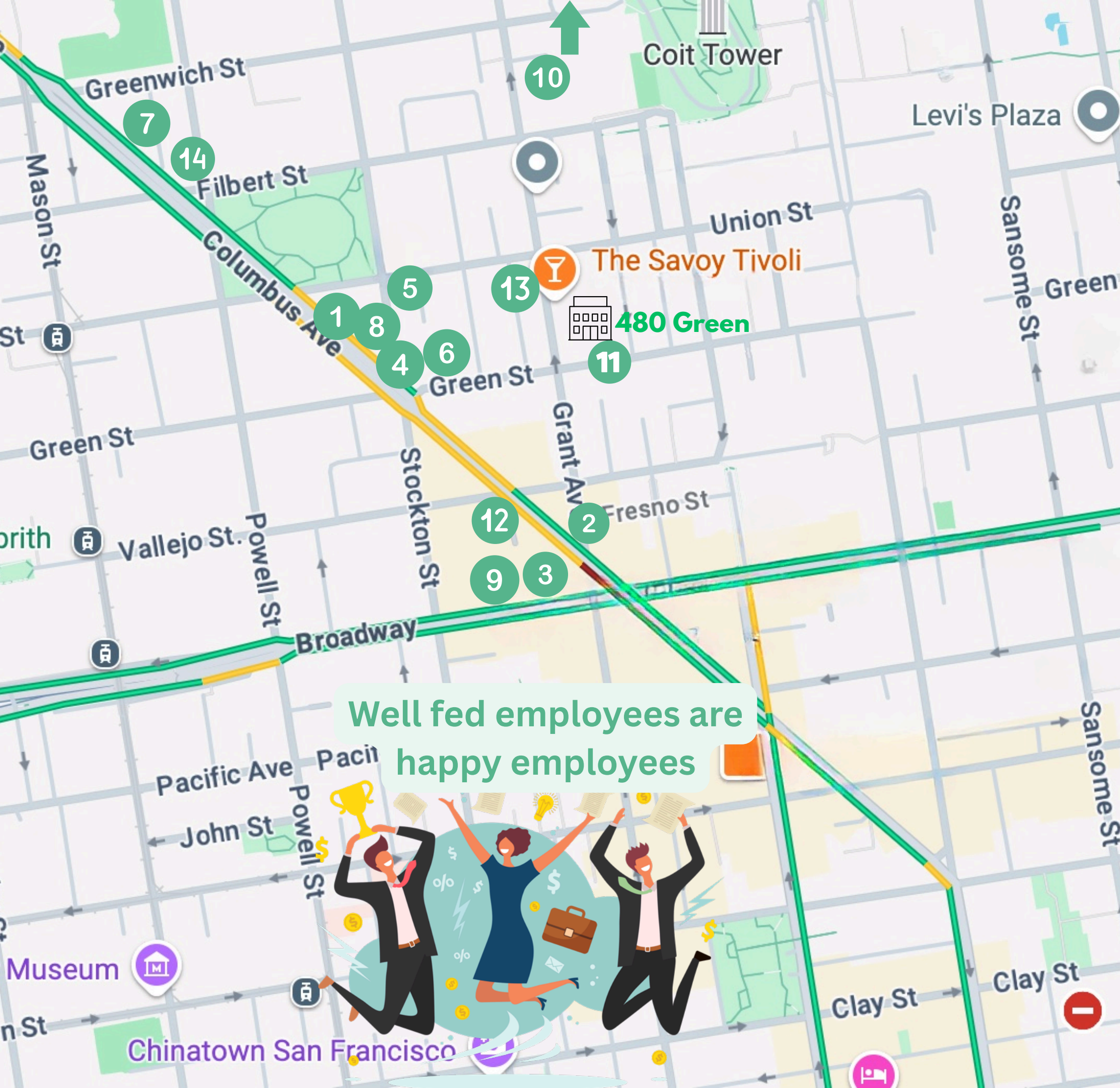
Bus Lines Providing Service Nearby

- 4 Rte 39 Stop Stockton/Filbert - 4 Min walk.
- 5 Rte. 39 Stop Union/Stockton - 4 Min walk.
- 6 Rte. 45 Stop Union/Columbus - 3 Min Walk.
- 7 Rte. 8,8BX, 30 Stop Columbus/Union -3 Min
- 8 Rte. 30,91 Stop Colombus/Filbert - 4 Min
- 9 Rte. 39 Stop Union/Grant - 1 Min walk.
- 10 Cable Car Mason/Vallejo - 5 Min walk.



Plenty of parking nearby with two major SFMTA parking structures & many others.

- 1 [SFMTA North Beach Parking Garage](#)
- 2 [721 Filbert Parking Garage](#)
- 3 [Green Street Parking](#)
- 4 [Border Parking](#)
- 5 [1626 Powell St. Parking](#)
- 6 [Royal Pacific Parking Garage](#)
- 7 [Chinatown Parking Garage](#)
- 8 [770 Powell St Parking](#)
- 9 [Grant Ave Auto Repair and Parking](#)
- 10 [SFMTA's Vallejo St Garage](#)



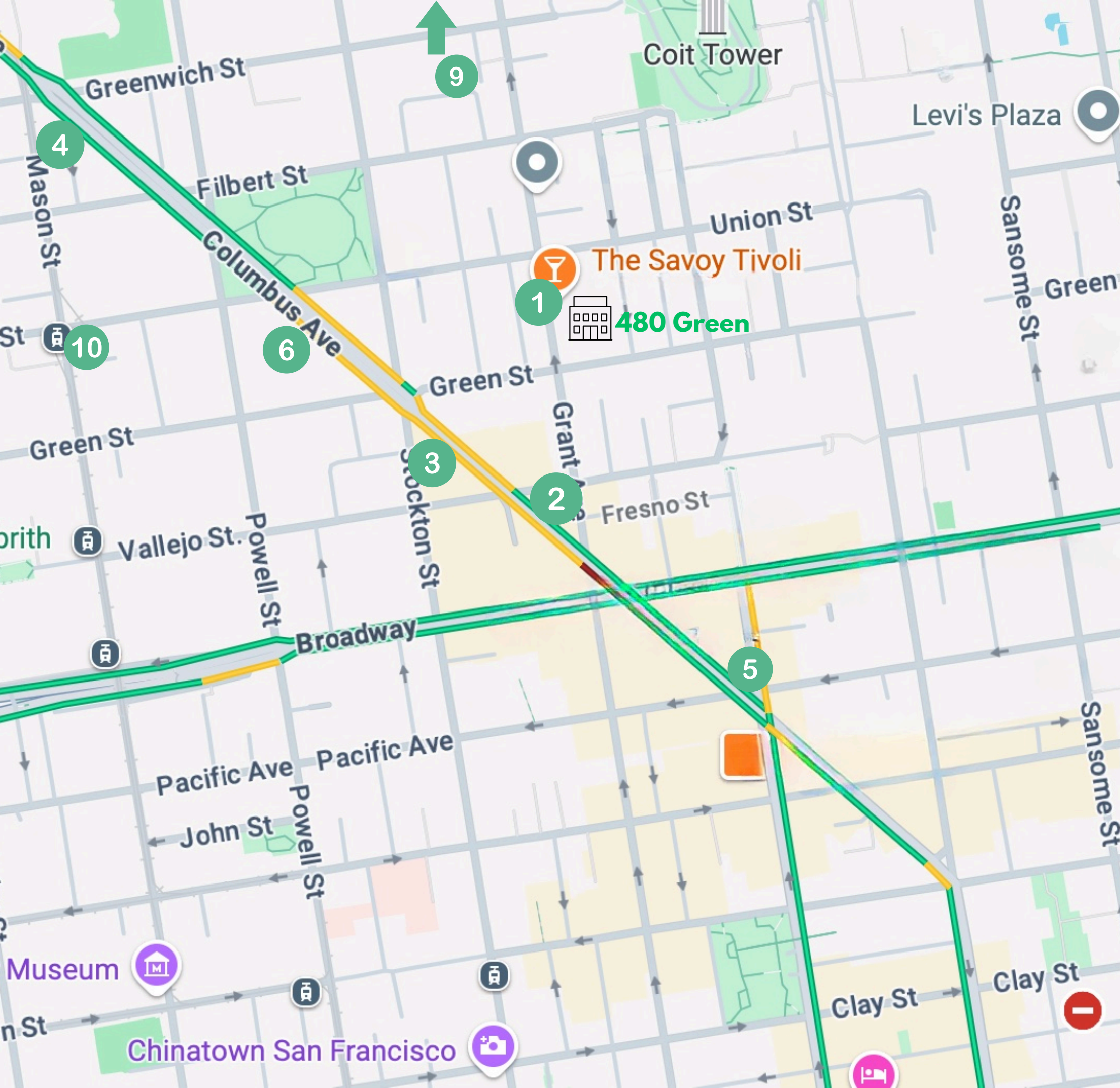
Well fed employees are
happy employees



Just a few of the award winning, amazing
eateries within a few blocks...

- 1 [Flour + Water Pizzeria](#)
- 2 [Georgian Cheese Boat](#)
- 3 [Sam's](#)
- 4 [Red Window](#)
- 5 [Tony's Pizza Napoletana](#)
- 6 [Golden Boy Pizza](#)
- 7 [The Italian Homemade Company](#)
- 8 [Original Joe's](#)
- 9 [China Live](#)
- 10 [Butter and Crumble](#)
- 11 [Mekedah](#)
- 12 [Molanaries](#)
- 13 [Cafe Jaqueline](#)
- 14 [Bodega](#)





Coffee Anyone? How about Coffee with history and Hollywood fame?

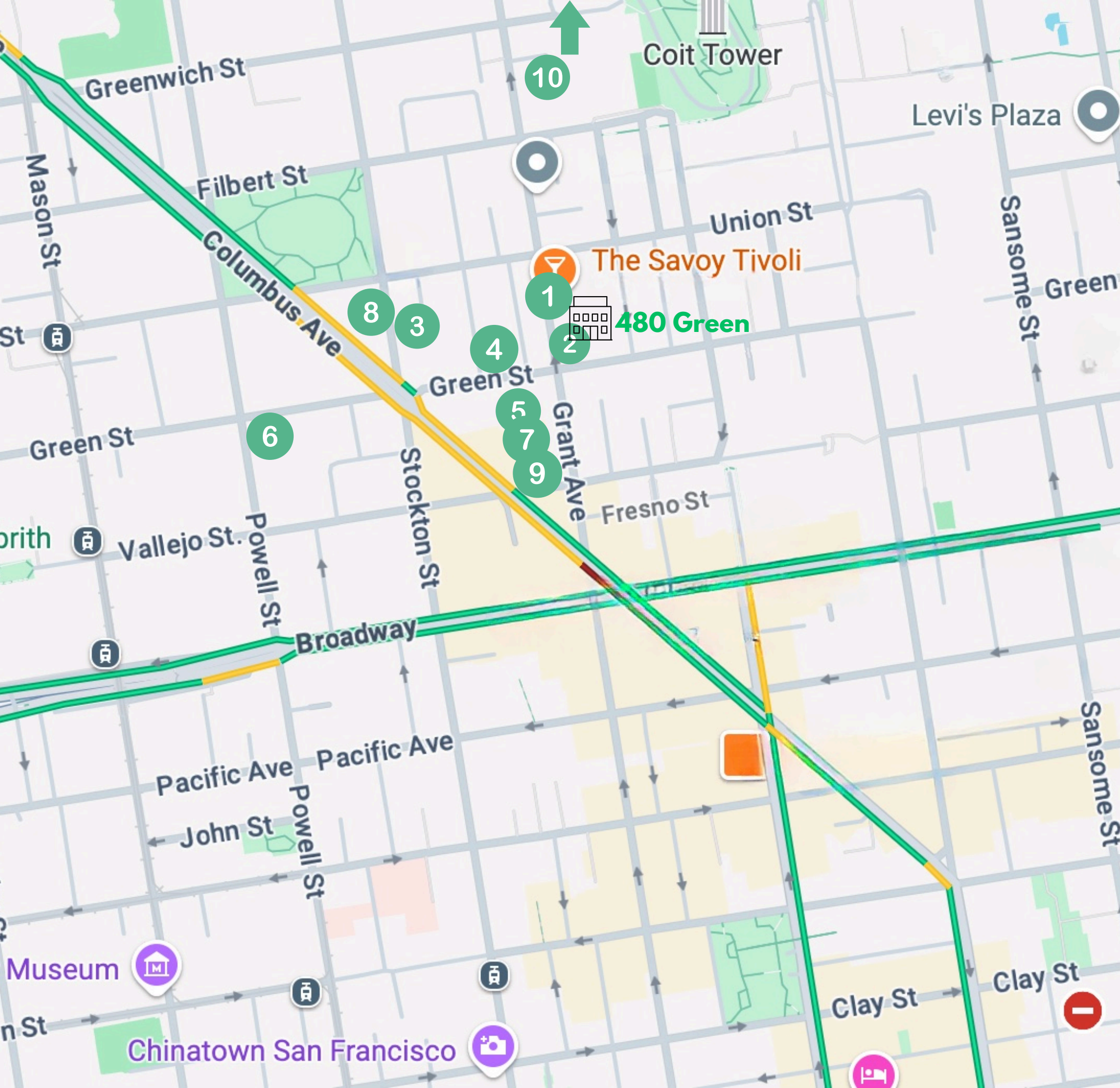
- 1 [Savoy Tivoli Cafe](#)
- 2 [Cafe Triste](#)
- 3 [Caffe Greco](#)
- 4 [Grafteo Coffee](#)
- 5 [Reveille Coffee](#)
- 6 [Compton's Coffee House](#)



Conveniently located near the best local grocers

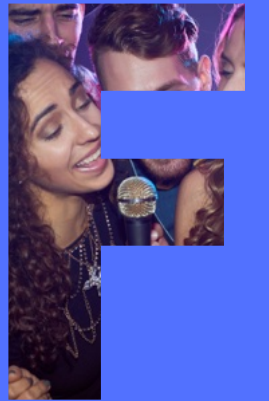
- 7 [Luke's Local](#)
- 8 [Little Vine](#)
- 9 [Trader Joe's](#)
- 10 [Union Street Produce Company](#)





What about non-work fun? North Beach is filled with fun, and it's just a few steps away! Whether it's a quiet cocktail bar, a place to dance, sing karaoke, or a place to catch game night, North Beach has it all.

- 1 [Savoy Tivoli](#)
- 2 [Otherwise Tap Room](#)
- 3 [Tony Niks](#)
- 4 [Gino And Carlo's](#)
- 5 [Bar April Jean](#)
- 6 [The North Star Bar](#)
- 7 [Maggie McGarry's](#)
- 8 [Original Joe's](#)
- 9 [Tupelo](#)
- 10 [Spec's](#)





Tivoli Towers

CONTACT US

Ready to build your ideal
office space?

For over 120 years 480 Green has
inspired San Franciscans, what you
build here?

- Titostmc@gmail.com
- 916-769-7553

