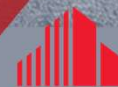




FOR SALE FULL BUILDING

445 GRANT AVENUE, S.F.



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



BUILDING SIZE

~35,000 SF



BUILT 1985

STEEL FRAME



PRIME LOCATION



COMPETITIVE ECONOMICS



FULLY LEASED INVESTMENT



TYPICAL FLOOR

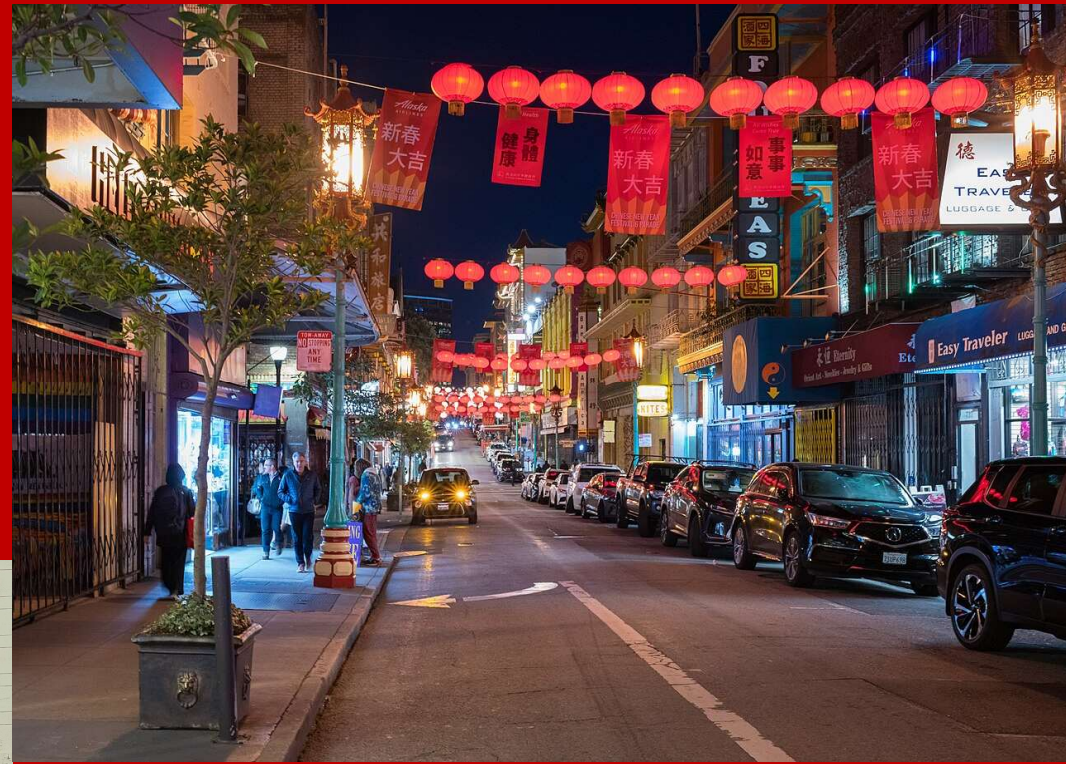
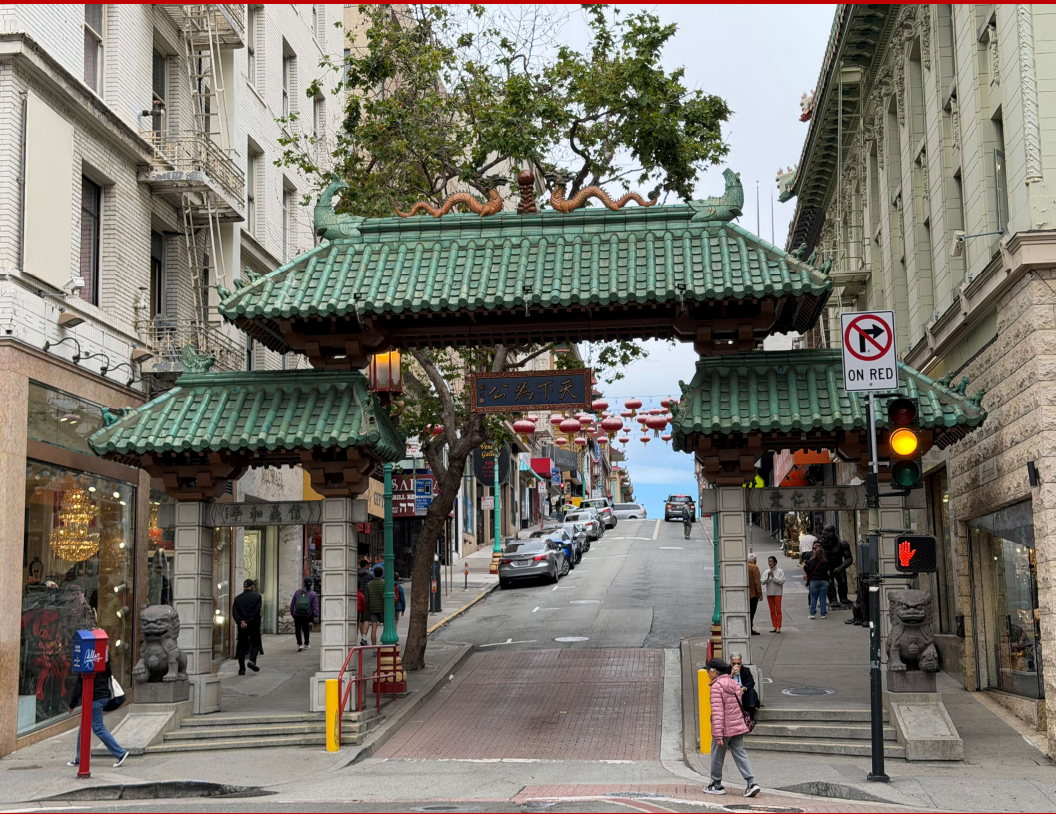
~5,000 SF



MEDICAL GRADE INTERNET

ABOUT THE NEIGHBORHOOD

445 Grant is on the westerly side of Grant between Bush and Pine Streets. Only steps away from the famed Chinatown Dragon Gate and Union Square.



Across Bush Street is the 24/7 Sutter-Stockton municipal garage which offers nearly 1,900 parking spaces across 11 floors. The other key structure on the block is the 8-story, 116,000 square foot office building at 530 Bush Street owned by HCV Pacific Partners.

PRIME ICONIC LOCATION



NEIGHBORHOOD AERIAL



THE RITZ-CARLTON



445
GRANT



ST. MARY'S PARKING GARAGE
- 400+ SPACES

STOCKTON STREET



WORLDMARK
BY WYNDHAM

GRANT AVENUE

SF Plaza Hotel



BUSH STREET



SUTTER-STOCKTON
GARAGE - 1,800+ SPACES



DRAGON GATE



KEARNY STREET

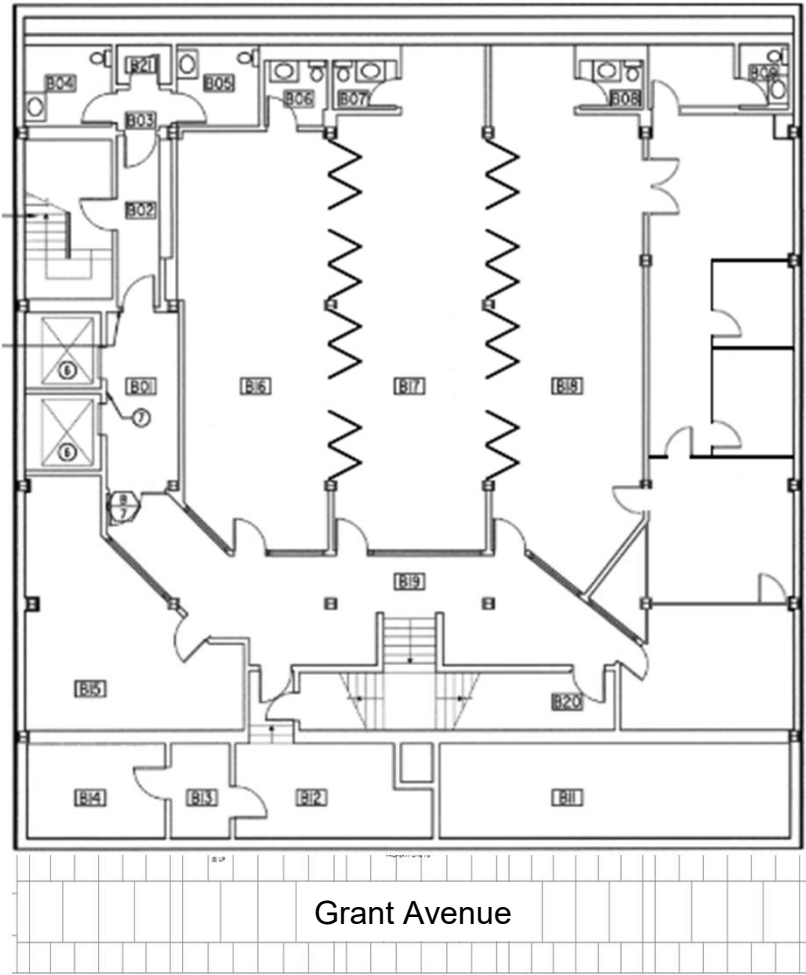
EXTERIOR - RETAIL



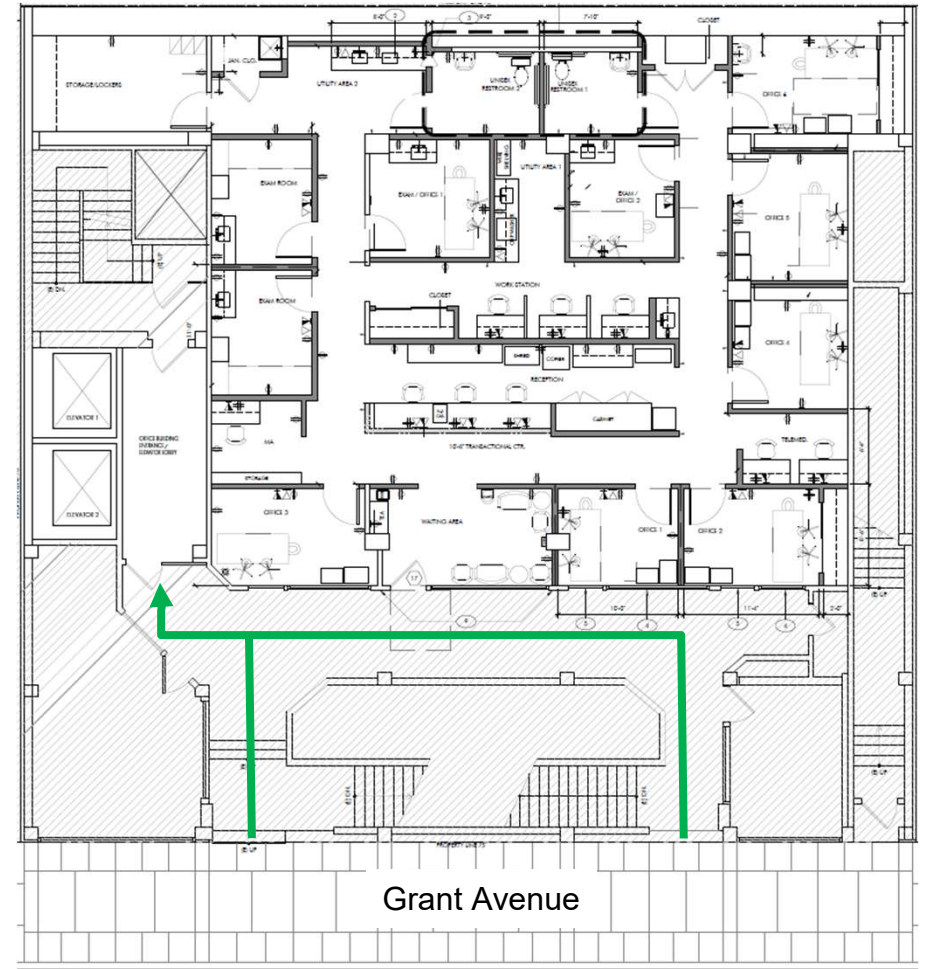
INTERIOR



FLOOR PLAN

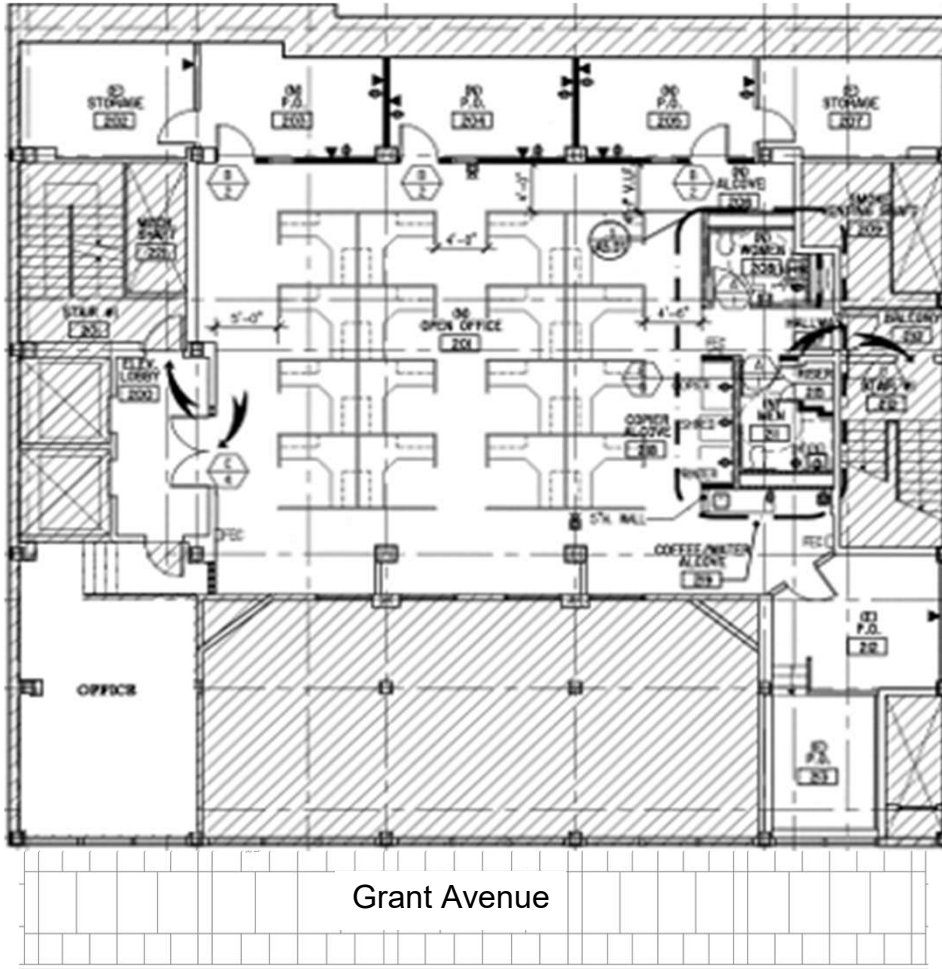


Lower Level



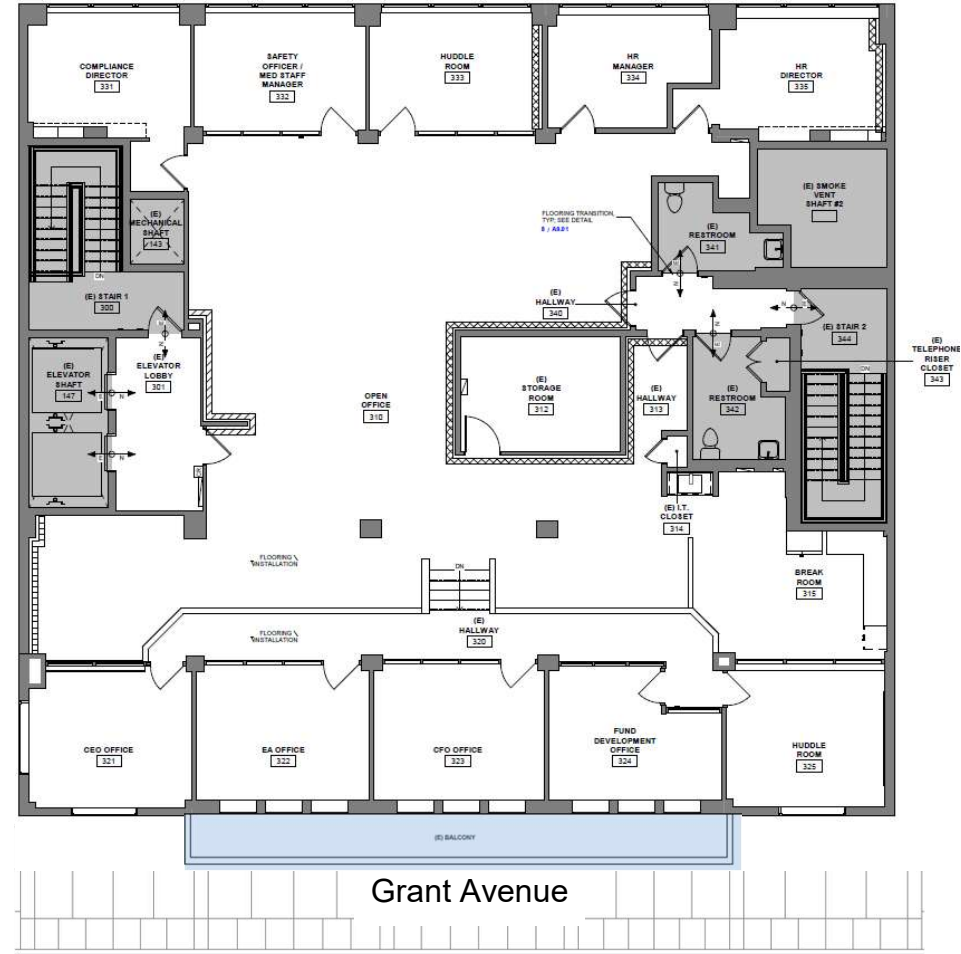
1st Floor

FLOOR PLAN



Grant Avenue

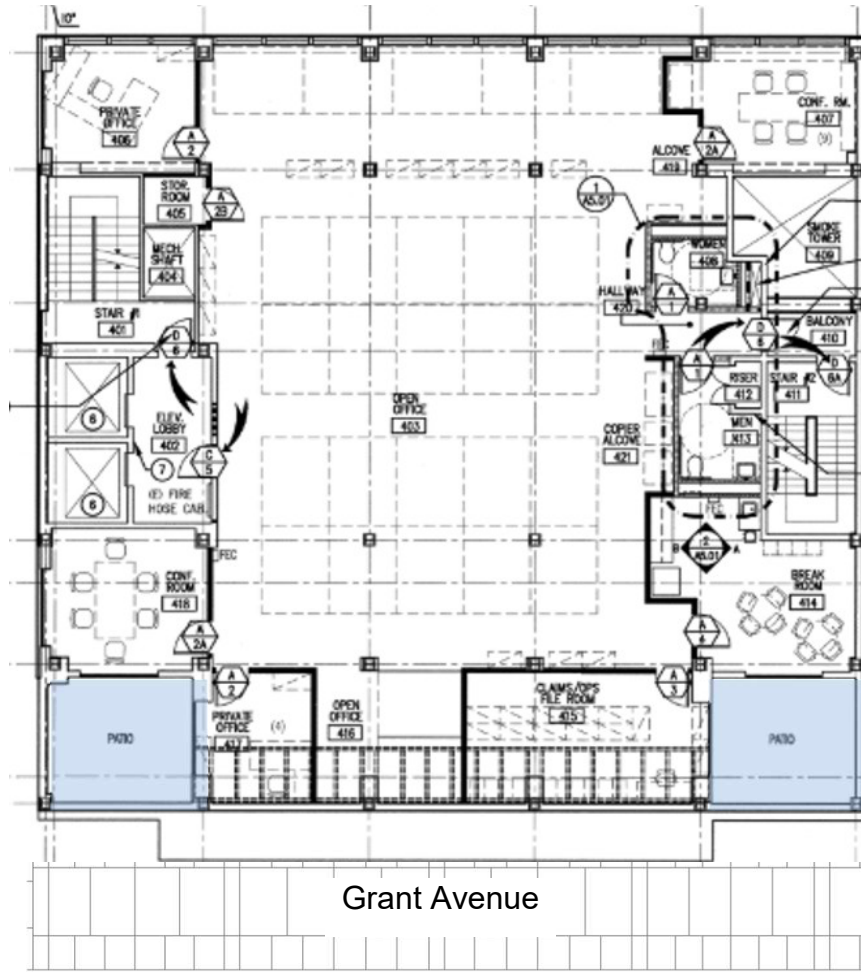
2nd Floor



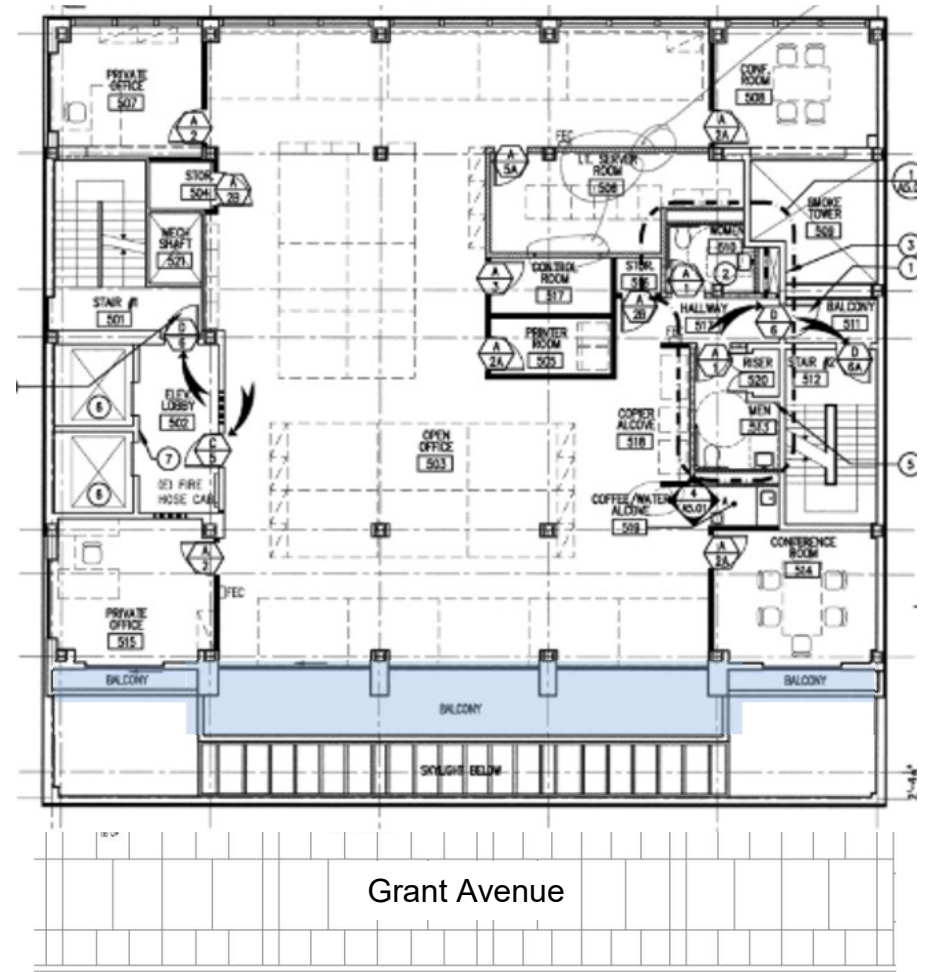
Grant Avenue

3rd Floor

FLOOR PLAN

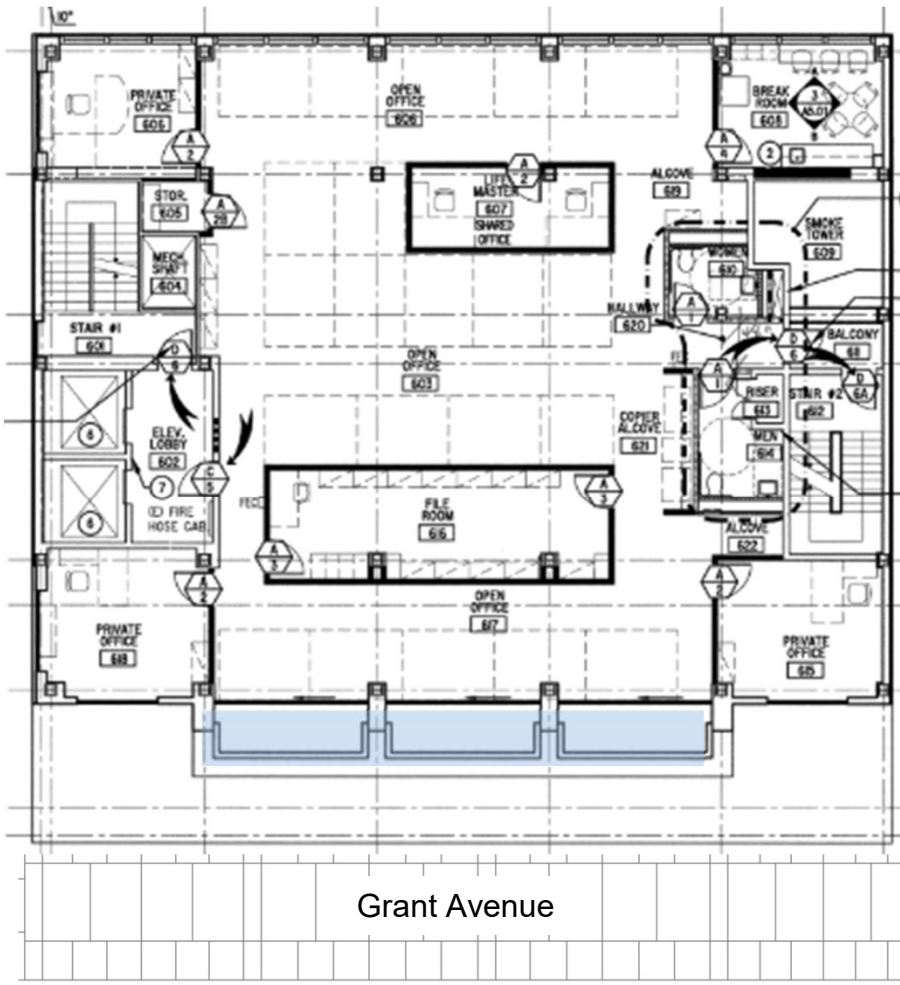


4th Floor

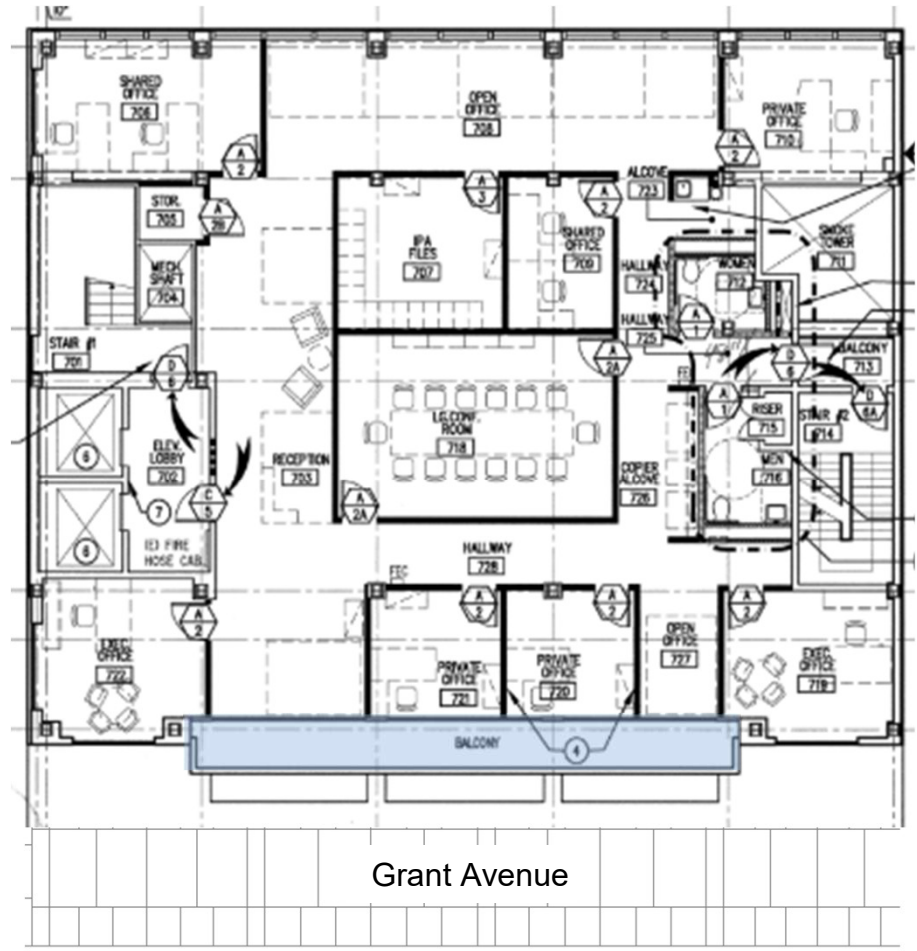


5th Floor

FLOOR PLAN

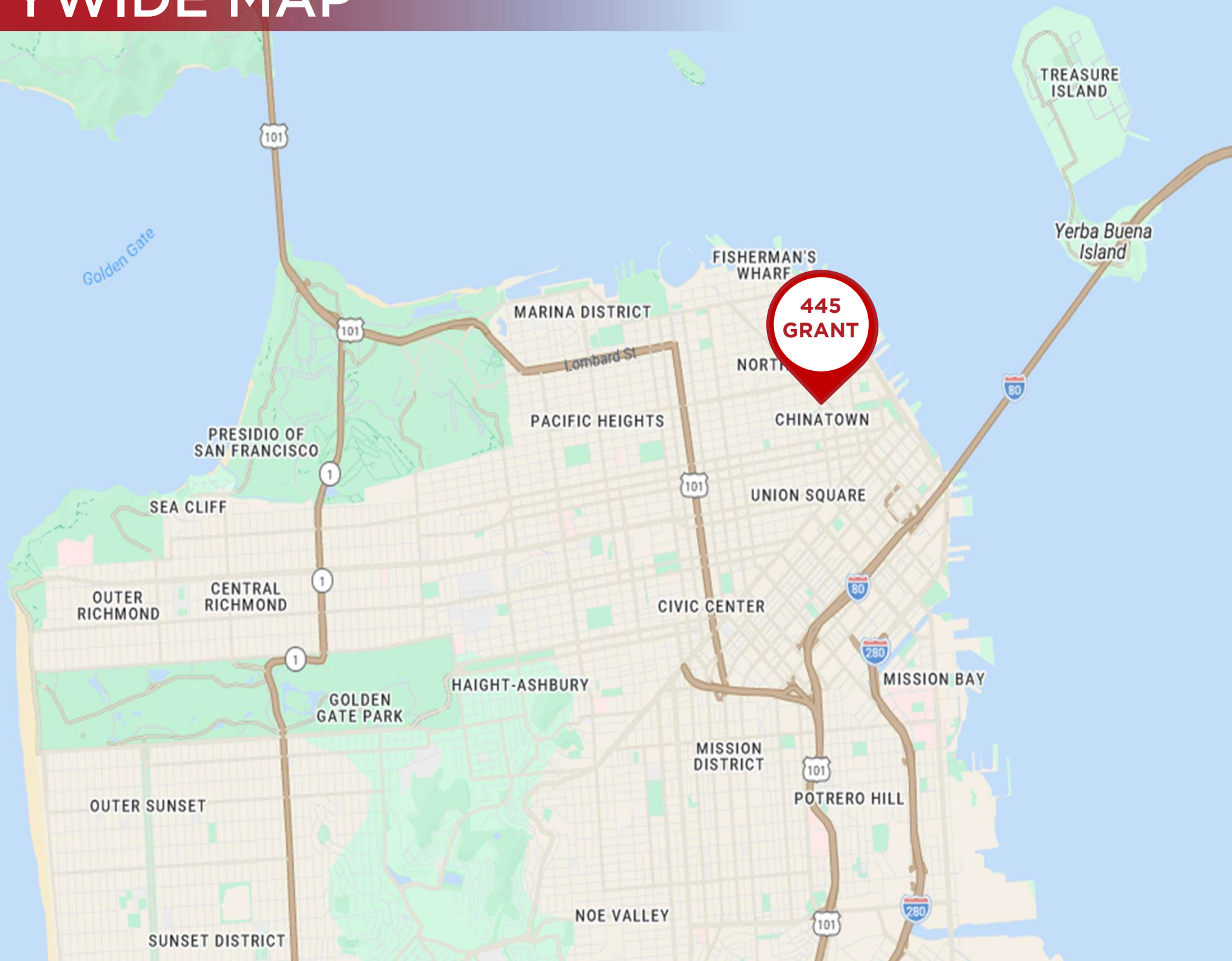


6th Floor



7th Floor

CITYWIDE MAP





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