

FIVE-TWELVE  UNION STREET



# OFFICE OPPORTUNITY

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NORTH BEACH, SAN FRANCISCO



[FEATURES](#)

[GALLERY](#)

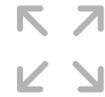
[NEIGHBORHOOD](#)

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# FEATURES

**Spacious Second-Floor Office in the Heart of North Beach.** Located just one block from Washington Square Park, this bright and airy second-floor office is situated in the heart of San Francisco's North Beach neighborhood. The space features high ceilings, hardwood floors, abundant natural light from oversized windows, a large conference room, and five built-in workstations. Additional highlights include ample storage, a built-in refrigerator and bar area, attractive street-facing signage, and convenient access to MUNI. The property is ideally positioned near the Financial District, Chinatown, and Jackson Square, with nearby businesses such as Luke's Local, Cole Hardware, North Beach Restaurant, Tony's Pizza, and many more.



+/- 1,200 Square Feet



Kitchenette and separate bar/refrigerator setup



High ceilings, hardwood floors, 5 built-in work stations & good storage



Excellent North Beach location  
(Union & Grant Avenue)

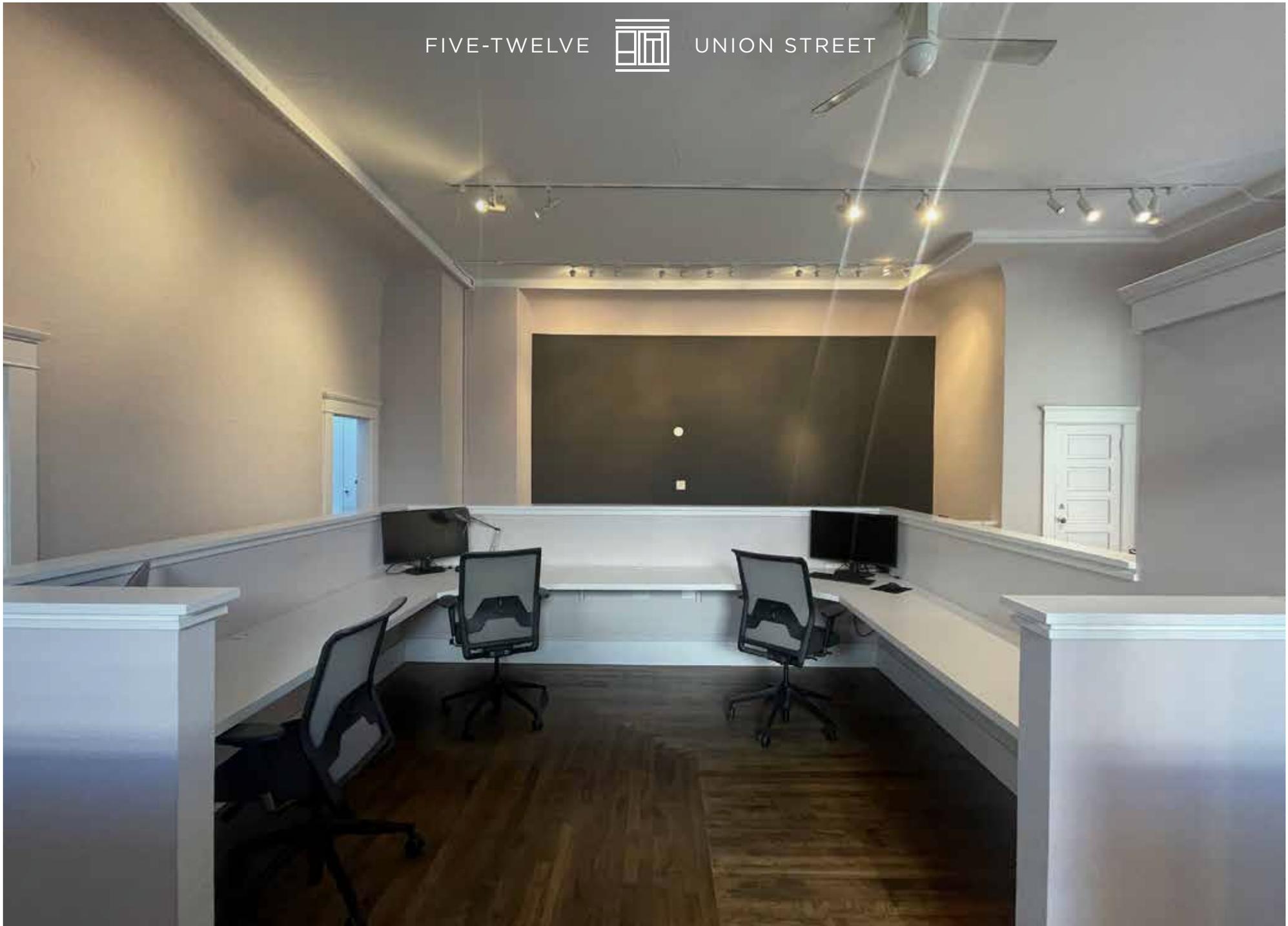


Signage opportunity



Close proximity to MUNI and all North Beach shops and eateries

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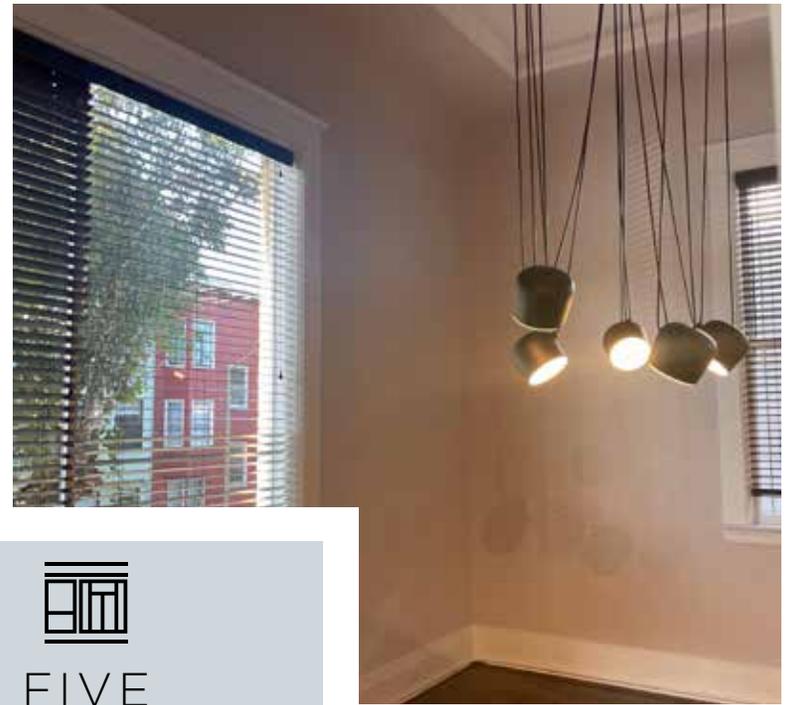
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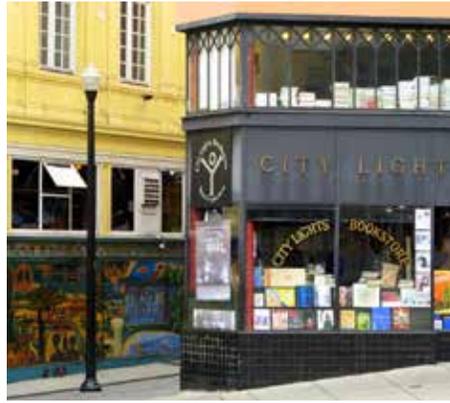


FIVE  
TWELVE  
UNION





CAFFÈ TRIESTE



CITY LIGHTS



TONY'S PIZZA



BARBARA PINSERIA



ORIGINAL JOE'S



P.F. CANDLE



COMPTON'S COFFEE



FLOUR+WATER



FIVE  
TWELVE  
UNION

**512 UNION STREET** is situated in the epicenter of San Francisco's North Beach. Often referred to as San Francisco's Little Italy, North Beach features some of the City's best architecture and is situated alongside San Francisco's Russian Hill, Waterfront, Chinatown, and Jackson Square neighborhoods. Both locals and visitors appreciate the crackling mix of restaurants, bars, coffee shops, bakeries, nightclubs, and book shops that line the neighborhood. North Beach is anchored by Washington Square Park, which serves as the main gathering place and enjoys views of Coit Tower. Grant Avenue and Columbus Avenue are the two main commercial corridors, both rich with one-of-a-kind shops, restaurants and bars such as Original Joes, City Lights Bookstore, Tony's Pizza Napoletana, Victoria Pastry, and more.

Graffeo.  
piccolo  
FORNO  
DA FLORA

THE ITALIAN  
BODEGA

Mama's  
On Washington Square

FILBERT  
**P**  
Piazza Pellegrini

Trattoria LILLIE COIT'S  
Contadina Noren Izakaya

WASHINGTON  
SQUARE PARK

LIGURIA BAKERY

Italian  
Athletic Club

GOORIN BROS.  
ACQUOLINA

HITW  
coffee raconteur

LITTLE  
VINE.NB

AB FITS  
Libreria  
Pino

512  
UNION STREET

HILDA AND JESSE

IL CILENTANO.

NORTH BEACH GYROS.

IL POLLAIO.

Original José.

FLOUR  
+ WATER

TONY'S  
PIZZA

NORTH BEACH  
CANTINA

TONY & NICK'S  
ITALIAN RESTAURANT

NORTH BEACH  
RESTAURANT

INDUSTRIAL

Via Margutta

Work

Café  
Jacqueline

The Savoy Tivoli

Paperazzi  
P.F. CANDLE CO.

101 Music

WAYSTONE

RED WINDOW

ALIMENTO.

CHIEF SULLIVAN'S.

THE BOARDROOM

CAFE ANGOLO.

LUKE'S LOCAL

CHURRY

SOTTO  
COSTA & MARE

California Fish  
Market

GINO & CARLO

OPERA

SUMMIT

M

Masgagh

NorthStar Cafe

BANK OF AMERICA  
CAVALLI CAFE.  
usbank

Barbara

BANK & WEST  
BNP PARIBAS

Z CIOCCOLATO

GBC  
INTERNATIONAL BANK

lola

STELLA PASTRY

MAGGIE  
MCGARRY'S

LIVE WORMS.

THE NATURE SHOP

Moz's  
GOURMET BURGERS

Portofino

YARSA

AL'S ATTIRE

VIENI VIENI.  
FIRENZE BY NIGHT.

CAFFE GRECO

HI-WAY.

THE STINKING ROSE

IDEALE

DAGO BAGEL

LITTLE CITY  
MARKET

CASSAVA

PALERMO II

CAFFE TRIESTE

CAPOS  
BY TONY GEMIGNANI

COLE HARDWARE  
Cafe, Hardware for the world  
San Francisco's Favorite Hardware Store

MOLINARI  
DELICATESSEN

IL CASARO

THE SALOON

EL FAROLITO

GEORGIAN CHEESE BOAT

WALK/BIKE/TRANSIT SCORE

**100** **64** **88**  
WALK SCORE BIKE SCORE TRANSIT SCORE

BUS LINES: 8, 12, 30, 45, 39



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