



SAN FRANCISCO | CALIFORNIA

55 UNION STREET

9,000 – 45,000 SF – FLAGSHIP FULL BUILDING AVAILABLE | NORTH WATERFRONT BRICK & TIMBER BUILDING

DOMINIC MORBIDELLI | 415.404.7314 | DRE #0202434 | **BENNETT FALONI** | 415.404.7406 | DRE #02250514

maven
OFFICE

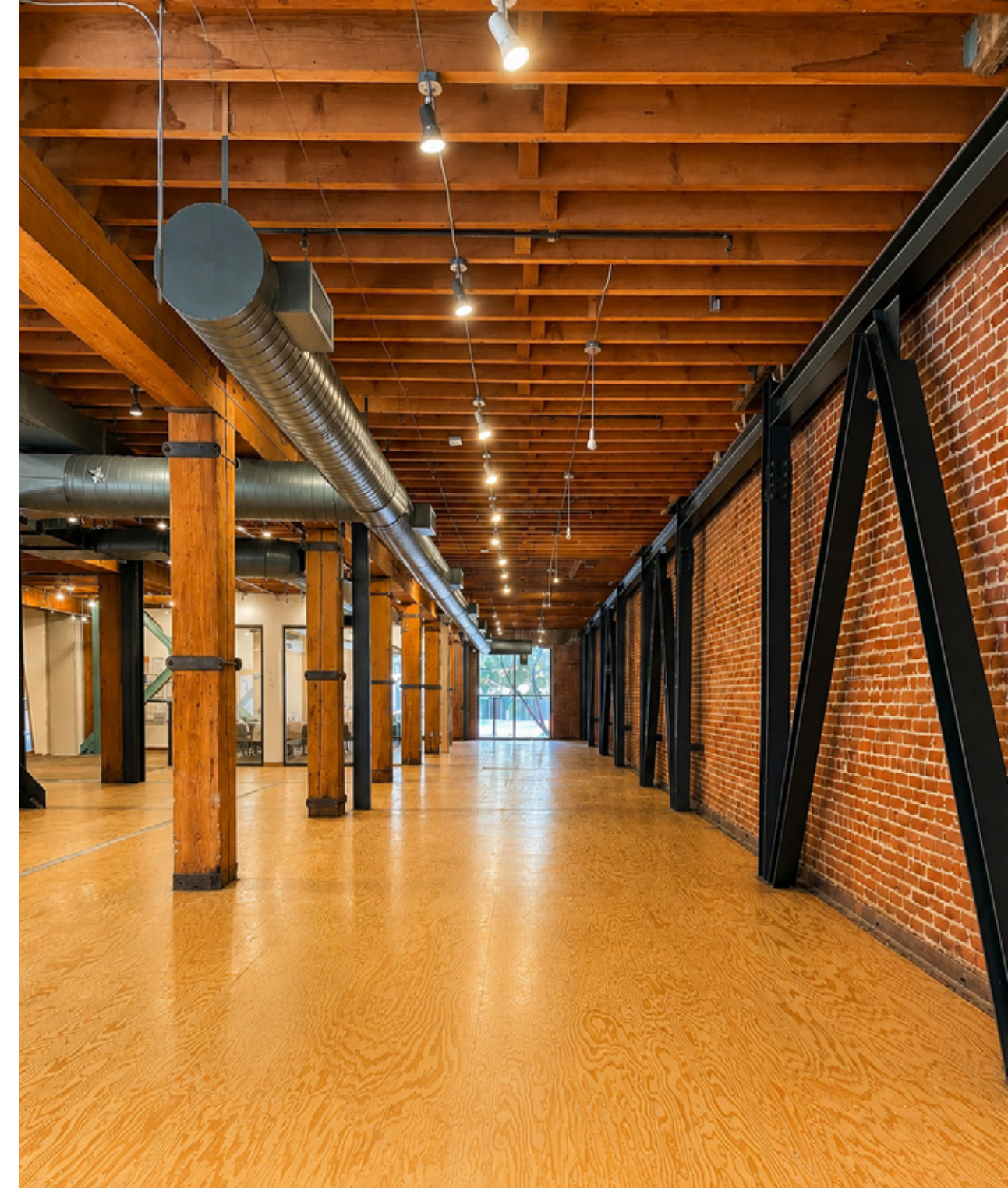
RESERVED FOR

POTENTIAL HEADQUARTERS

55 Union offers an opportunity to lease a full-building, brick-and-timber creative office, architectural gem in one of San Francisco's most distinctive waterfront settings. Built in the early 1900s, the property features an interconnecting staircase, efficient side-core floor plates, exposed brick and heavy timber construction, and abundant natural light. Excellent opportunity to lease a beautiful North Waterfront office or plant your headquarters in one of San Francisco's most iconic neighborhoods.

9,000-45,000 SF

ENTIRE BUILDING AVAILABLE





55
UNION
STREET

55 POST STREET

BUILDING OVERVIEW

- LOCATED IN SAN FRANCISCO'S NORTH WATERFRONT
- EXPOSED BRICK & HEAVY TIMBER CONSTRUCTION
- GENERAL STORAGE & BIKE STORAGE ROOMS
- EFFICIENT SIDE-CORE FLOOR PLATES
- ROOF DECK OPPORTUNITY WITH SKYLINE VIEWS
- ABUNDANT NATURAL LIGHT
- CLOSE PROXIMITY TO MUNI, BART, AND THE EMBARCADERO

SUITE HIGHLIGHTS

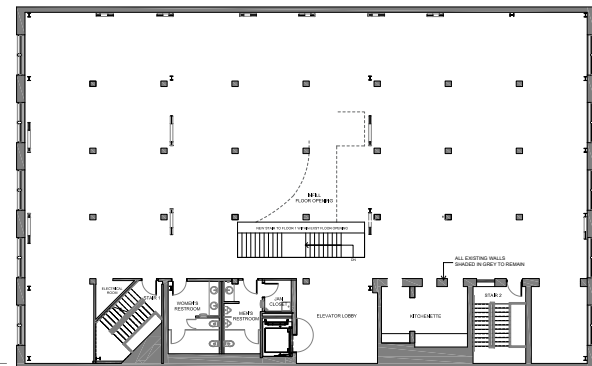
- CUSTOMIZABLE FLOOR PLANS
- SIGNIFICANT TIS AVAILABLE
- 3 SIDES OF NATURAL LIGHT
- PENTHOUSE SKYLIGHTS
- MULTIPLE KITCHENETTES
- HIGH CEILINGS
- PARKING NEARBY



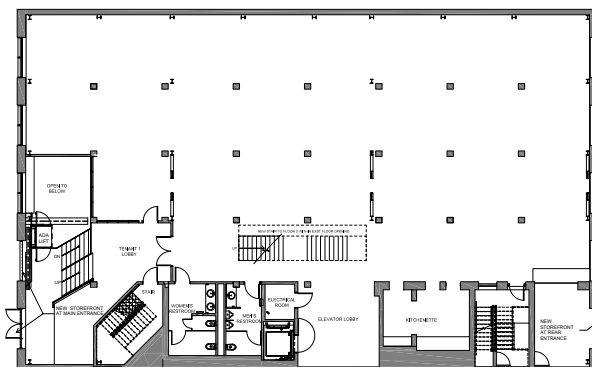
THE NORTH WATERFRONT CIRCA 1920



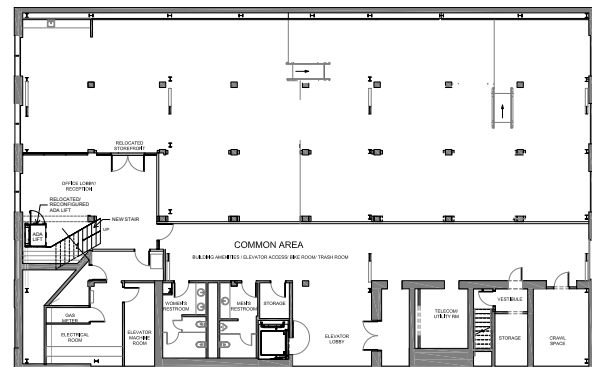
55 UNION STREET FLOOR PLANS



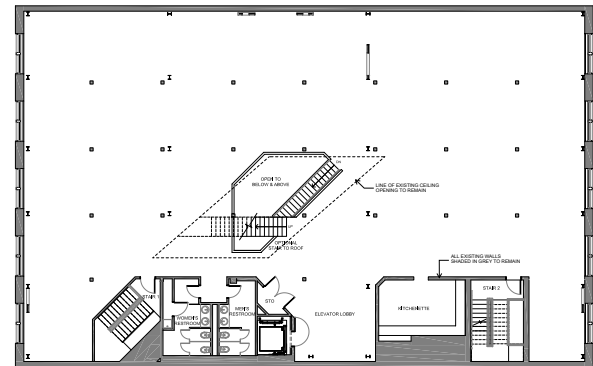
FLOOR 2
±9,000 SF



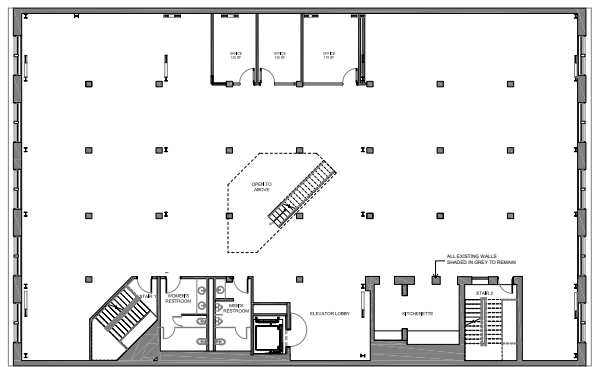
FLOOR 1
±9,000 SF



LOWER LEVEL
±9,000 SF



PEN HOUSE
±9,000 SF



FLOOR 3
±9,000 SF

CONCEPTUAL RENDERINGS

OUR NEIGHBORS



POP-UP BY PORTER



BON DÉLIRE



COQUETA



XICA



FERRY PLAZA



HILLSTONE



THE PUNCH LINE



LA MAR



ANGLER



BAY CLUB



SAIGONESE CAFÉ



KOKKARI ESTIATORIO



WATERFRONT

Property is a 15-minute walk from the San Francisco Ferry terminal.

Located on the historic Embarcadero waterfront near favorites like The Ferry Building, Arquet, La Mar Cocina, Bon Delire, Boulevard and the Exploratorium.

96
WALK
SCORE

88
TRANSIT
SCORE

- 5 MIN. WALK TO FINANCIAL DISTRICT
- 5 MIN. WALK TO JACKSON SQUARE
- 15 MIN. WALK TO NORTH BEACH
- 30 MIN. WALK TO ORACLE PARK



A 16 ARQUET



SAN FRANCISCO | CALIFORNIA

55 UNION STREET

maven
OFFICE

DOMINIC MORBIDELLI

415.404.7314

dom@mavenproperties.com

DRE #02024348

BENNETT FALONI

415.404.7406

bennett@mavenproperties.com

DRE #02250514

NOTICE AND DISCLAIMER - READ CAREFULLY All information contained herein has been obtained from sources believed to be reliable; however, Broker and Landlord make no representations or warranties whatsoever, express or implied, as to the accuracy, completeness, or suitability of such information. Broker has been provided with information sufficient only to permit a preliminary marketing review of the property. These materials are not intended to be, and shall not be construed as, a representation of fact or a substitute for independent investigation and due diligence. Any references to square footage, floor plans, zoning, permitted use, building dimensions, condition, age, or physical characteristics of the property are approximate, illustrative only, and subject to change without notice. Photographs, renderings, floor plans, and graphic materials contained herein may have been altered, enhanced, staged, or modified by Broker or Broker's marketing and graphic designers and shall not be relied upon for any purpose. Prospective tenants or buyers must verify all dimensions, measurements, layouts, and conditions through their own inspections and investigations and shall rely solely on their own independent analysis. Neither Broker nor Landlord represents or warrants that the property is suitable for any particular use. Zoning, use, and entitlement matters must be independently verified by prospective tenants. All costs and risks associated with such verification and due diligence are borne solely by the recipient. By receipt of these materials, the recipient acknowledges and agrees that (i) it has not relied and will not rely on any information contained herein, (ii) it will conduct its own independent investigation of the property, and (iii) Broker and Landlord shall have no liability whatsoever for any inaccuracies, omissions, or reliance on these materials. DRE#01878802 and (iii) Broker and Landlord shall have no liability whatsoever for any inaccuracies, omissions, or reliance on these materials. DRE#01878802