

FIVE-TWELVE



UNION STREET



OFFICE OPPORTUNITY

JOAN RUYLE joan@mavenproperties.com

NORTH BEACH, SAN FRANCISCO

maven
OFFICE

FEATURES

GALLERY

NEIGHBORHOOD

MAP

CONTACT

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.



Excellent North Beach location (Union & Grant Avenue)



Kitchenette and separate bar/refrigerator setup



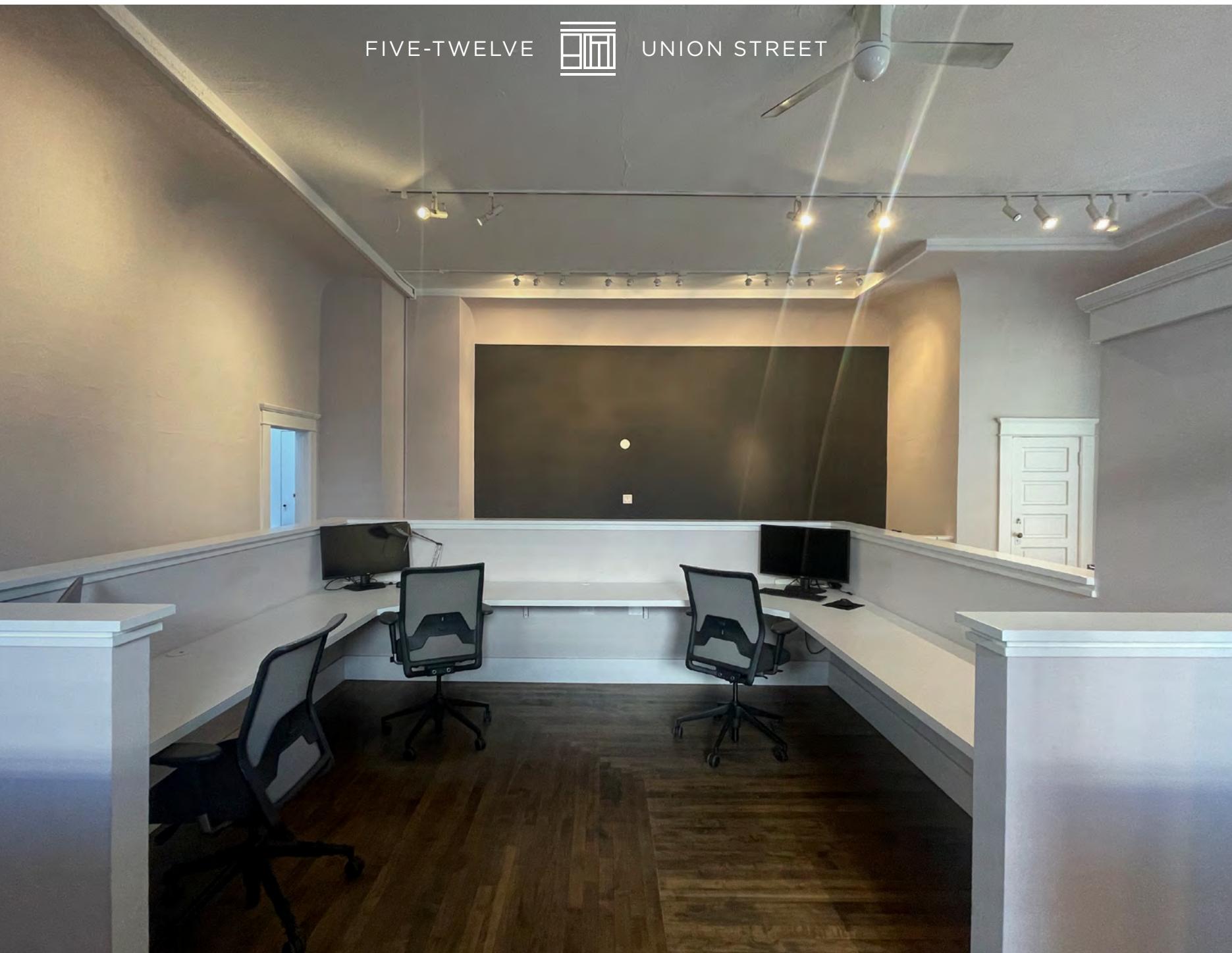
High ceilings, hardwood floors, 5 built-in work stations & good storage



Signage opportunity



Close proximity to MUNI and all North Beach shops and eateries

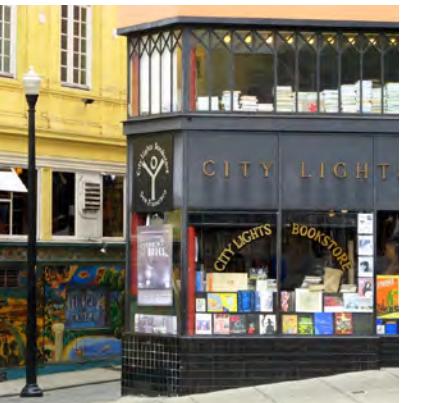


[FEATURES](#)[GALLERY](#)[NEIGHBORHOOD](#)[MAP](#)[CONTACT](#)

NORTH BEACH



CAFFE TRIESTE



CITY LIGHTS



TONY'S PIZZA



BARBARA PILSNER'S



ORIGINAL JOE'S



P.F. CANDLE



COMPTON'S COFFEE



FLOUR + WATER



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.

[FEATURES](#)[GALLERY](#)[NEIGHBORHOOD](#)[MAP](#)[CONTACT](#)



FIVE-TWELVE  UNION STREET



CONTACT

JOAN RYULE

office 415.404.7313
joan@mavenproperties.com
 DRE #2006025

maven
OFFICE

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 587-6387, as neither broker nor landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

466 Green Street Suite #203 | San Francisco, CA 94133 | 415-781-7700 | www.mavenproperties.com