

NEWLY RENOVATED

*near Union Square*

697 SUTTER | 699 SUTTER | 646 SUTTER

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**FRESHLY RENOVATED  
GROUND FLOOR  
RETAIL/OFFICE SUITES**



**STRUCTURE  
PROPERTIES**



+ / - 676 - 3,873 SF  
POTENTIAL TO LEASE TOGETHER OR  
SEPARATELY

- NEWLY RENOVATED
- SHELL CONDITION
- TI ALLOWANCE AVAILABLE
- BENEATH BRAND NEW 17 RESIDENTIAL UNITS



## SURROUNDED BY THE BEST OF THE CITY

Union Square is reestablishing itself as San Francisco's luxury epicenter. Global brands including Rolex, Patek Philippe, Chanel, St. John, Breitling, and Bulgari have recently leased or expanded nearby, reinforcing the long-term strength of this irreplaceable retail corridor.

Within walking distance are San Francisco's most distinguished destinations, including the Four Seasons, Ritz-Carlton, and St. Regis, the \$2.2B Salesforce Transit Center and Park, Moscone Convention Center, and the iconic Ferry Building. The area benefits from consistent foot traffic driven by tourism, business travel, and major international events.





STEPS FROM ICONIC PRIVATE INSTITUTIONS INCLUDING THE OLYMPIC CLUB AND THE BOHEMIAN CLUB POSITIONED IN THE VIBRANT CORE OF UNION SQUARE WITH A WALK SCORE OF 100



