



445
BUSH
SF | CA

Distinct
Architecture with
the City at
Your Fingertips



Unique Space
That Inspires

Overview/History

One of San Francisco's original buildings, The Pacific States Company features charming historic architectural details and modernized creative office space. Built in 1905 and known as "San Francisco's first tech building" because it once housed the main telephone switch board for the Financial District. 445 Bush Street's exposed brick, high ceilings, and abundant natural light offer a dose of inspiration to the next generation of creators.

- 3,657-4,719 RSF Floors Available
- Flexible Lease Terms Available
- In-Suite Restrooms
- High Ceilings & Exposed Brick
- Excellent Public Transit Accessibility

The city is at your fingertips from this unbeatable location at the intersection of three dynamic neighborhoods: **Union Square**, **Chinatown**, and the **Financial District**. Connectivity is excellent for commuters and numerous parking options are available. But getting here is just part of the story – being here is the real highlight. With endless dining options, high-end retail within two blocks, and ample outdoor recreation nearby, 445 Bush Street is at the epicenter of an active, cultured lifestyle.

Neighborhood

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100

WALKING
SCORE

100

TRANSIT
SCORE



4 BLOCKS
TO BART



4 BLOCKS
TO CENTRAL
SUBWAY

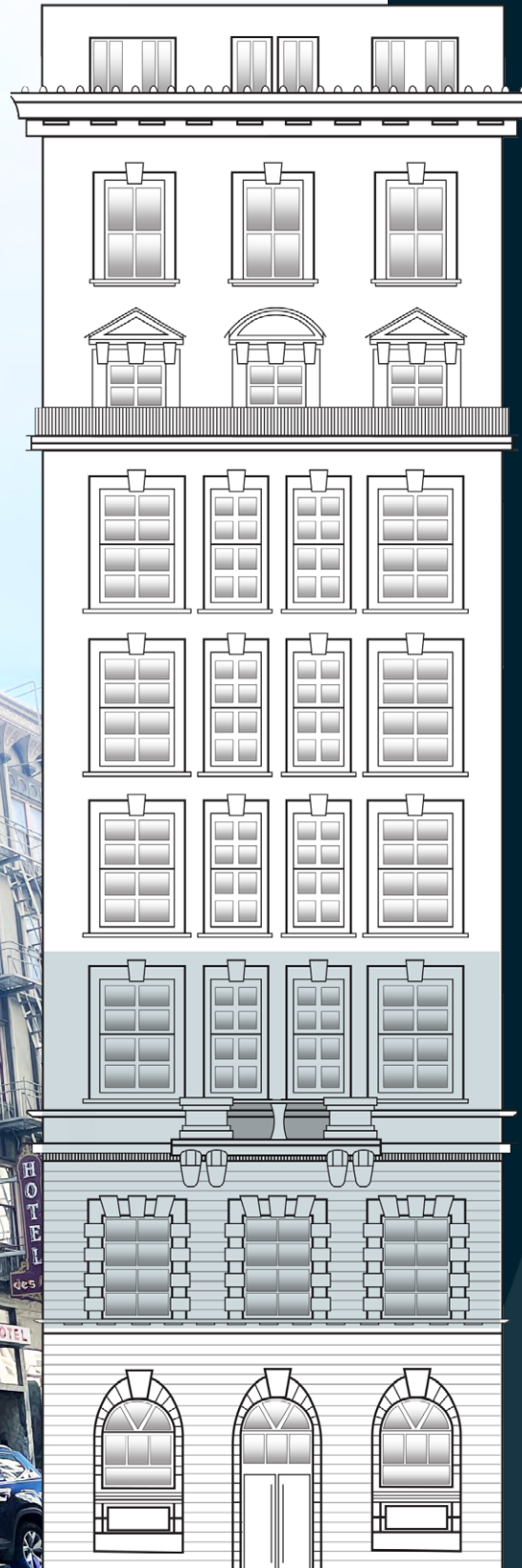


Availabilities

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FLOOR	SF	AVAILABLE DATE
8 th Floor	4,719	JULY 2025
3 rd Floor	4,719	NOW*
2 nd Floor	4,719	NOW*

*30 DAYS' NOTICE



Interior Photos

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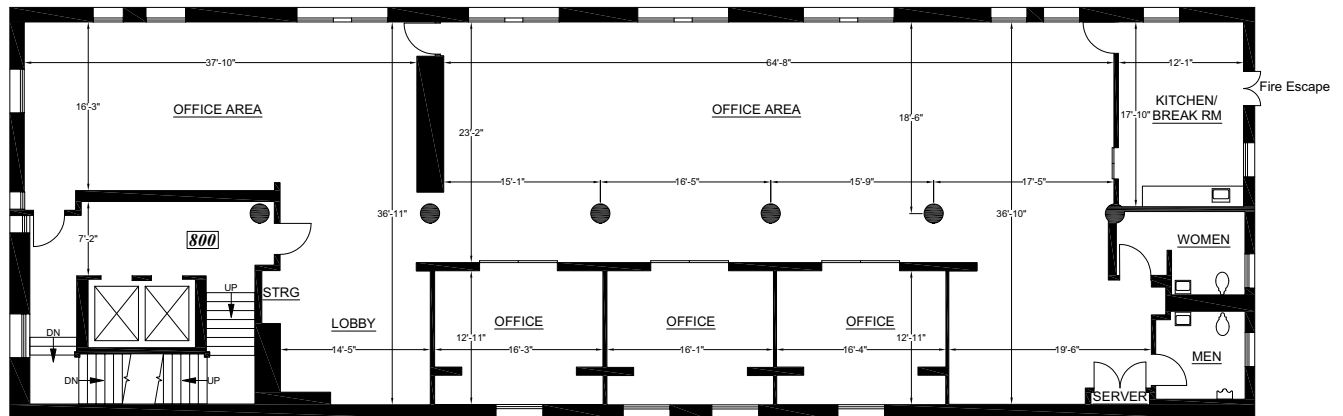


8th Floorplan

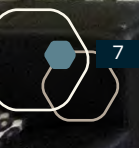
Available July 2025

4,719 SF

- Full Floor Identity
- 3 Private Offices
- Conference Room
- Kitchen Area and Breakroom
- High Ceilings/Creative Environment
- Four Sides Natural Light
- Operable Windows
- Brick and Steel Construction
- Efficient Floor Plates w/ Load Load Factor
- Onsite Building Security
- Flexible Lease Terms



8th Floor Photos

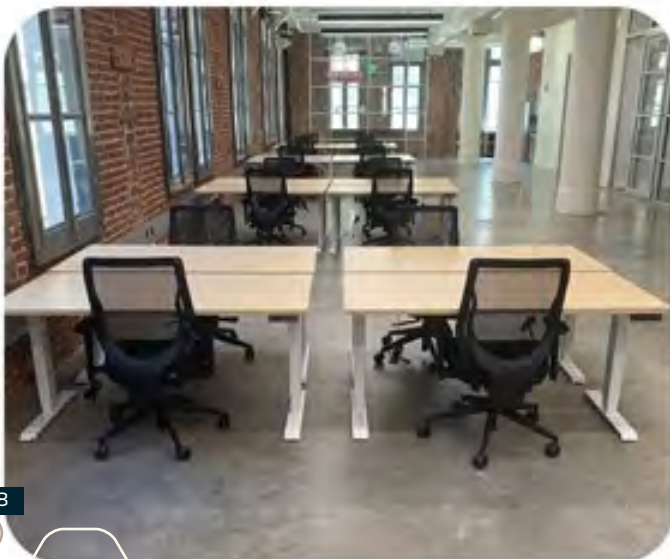
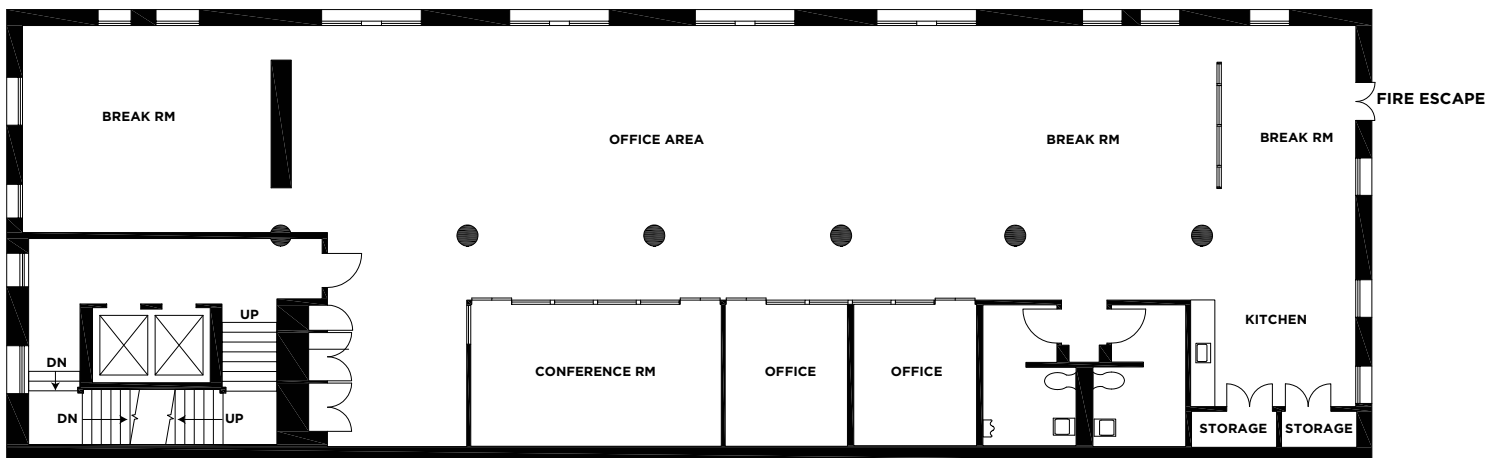




3rd Floorplan

4,719 SF

- Full Floor Identity
- 2 Private Offices
- Conference Room
- Kitchen Area and Breakroom
- High Ceilings/Creative Environment
- New Lighting Throughout
- Operable Windows
- Brick and Steel Construction
- Efficient Floor Plates w/ Load Load Factor
- Onsite Building Security
- Flexible Lease Terms

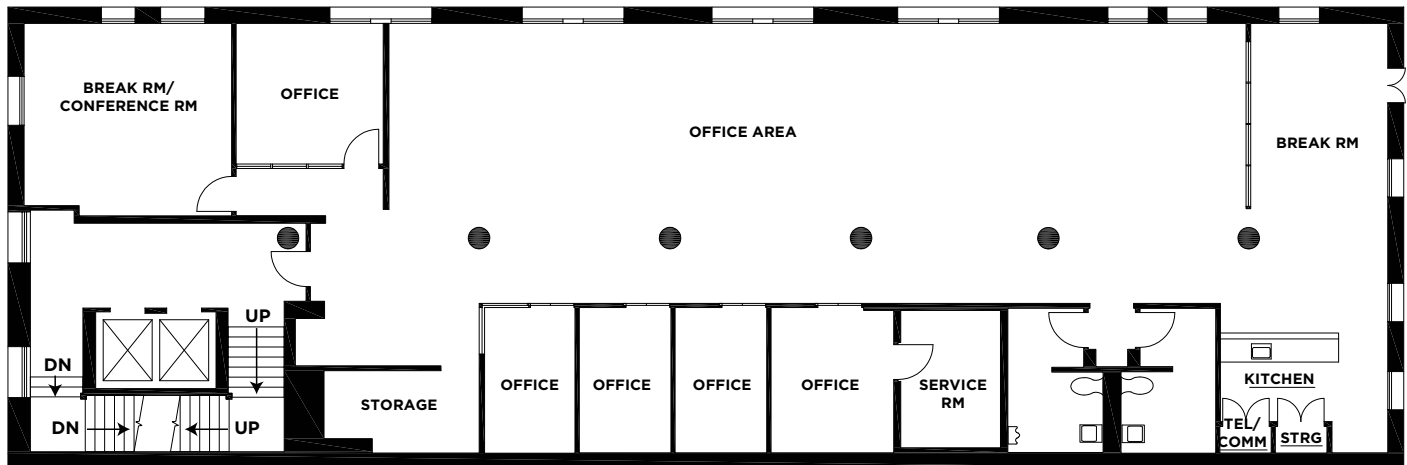




2nd Floorplan

4,719 SF

- Full Floor Identity
- 5 Private Offices
- Conference Room
- Kitchen Area and Breakroom
- High Ceilings/Creative Environment
- Operable Windows
- Brick and Steel Construction
- Efficient Floor Plates w/ Load Factor
- Onsite Building Security
- Flexible Lease Terms





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FOR MORE INFORMATION,
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