

FOR LEASE | ±9,706 SF AVAILABLE



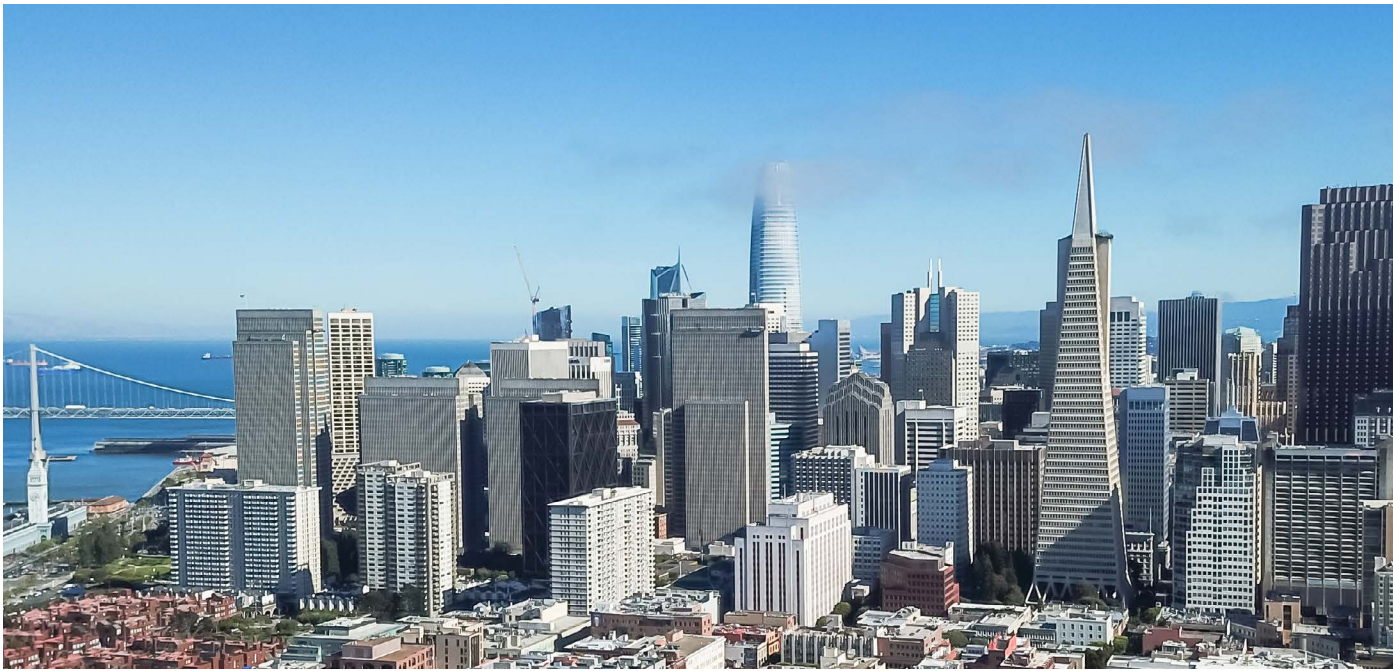
447

BATTERY STREET

San Francisco, CA 94111



NEW OWNERSHIP - NEW AVAILABILITY



ABOUT THE BUILDING

- New ownership
- 3-story boutique brick + timber property
- New lobby improvements
- Excellent Jackson Square location
- On-site wine bar on Merchant Alley with outdoor bocce ball
- 3 sides of window-line + great natural light

AVAILABILITIES

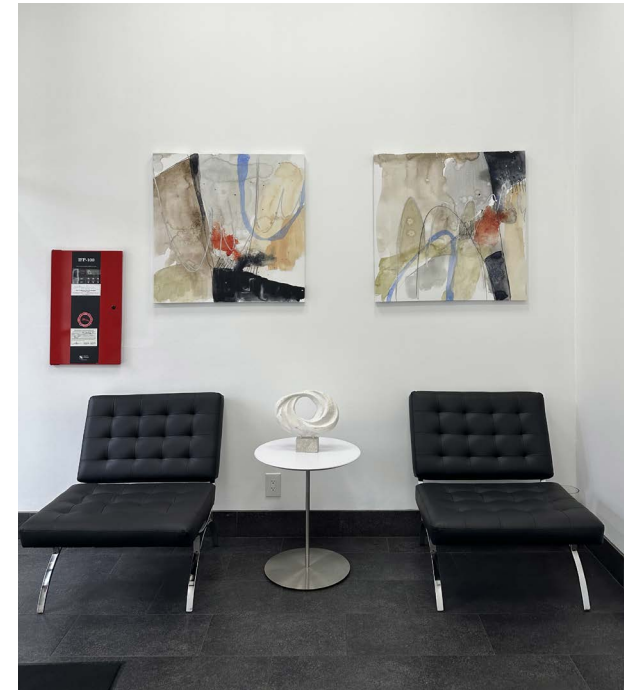
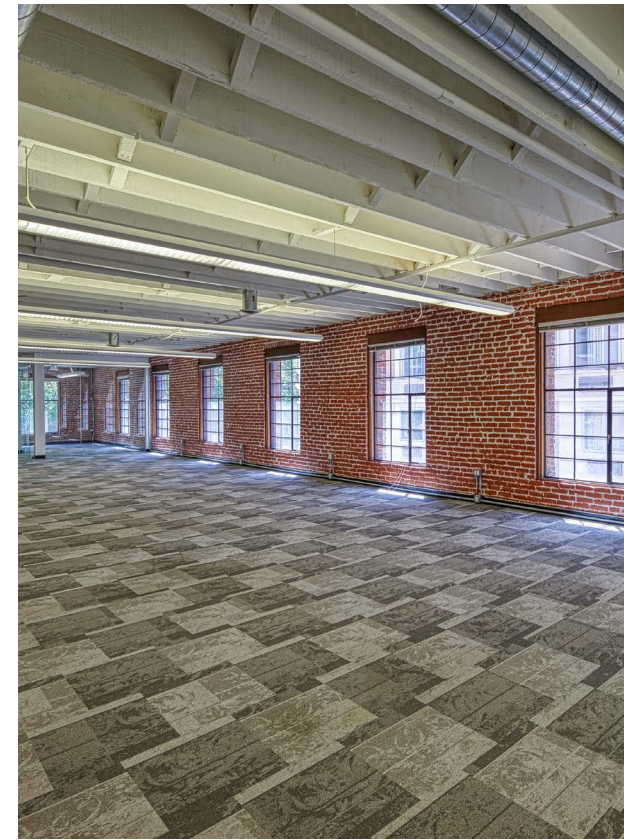
GROUND FLOOR

3,518 RSF

SECOND FLOOR

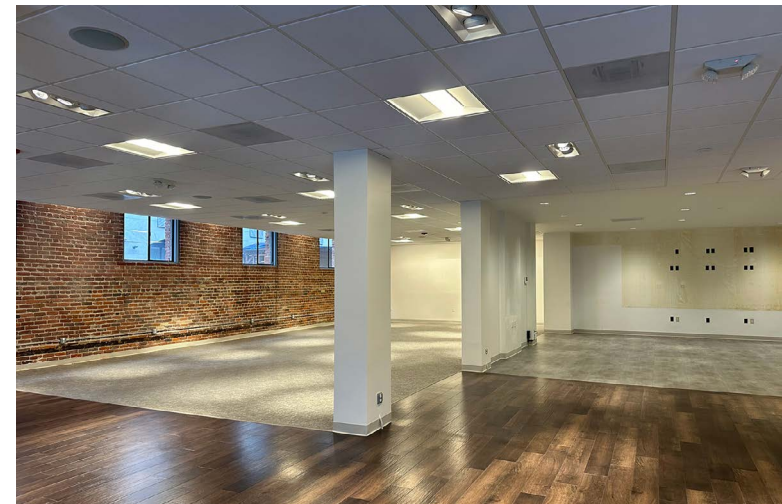
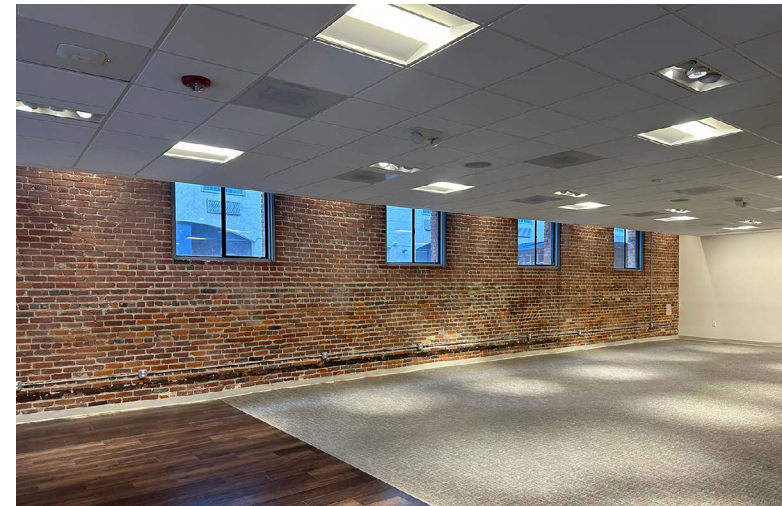
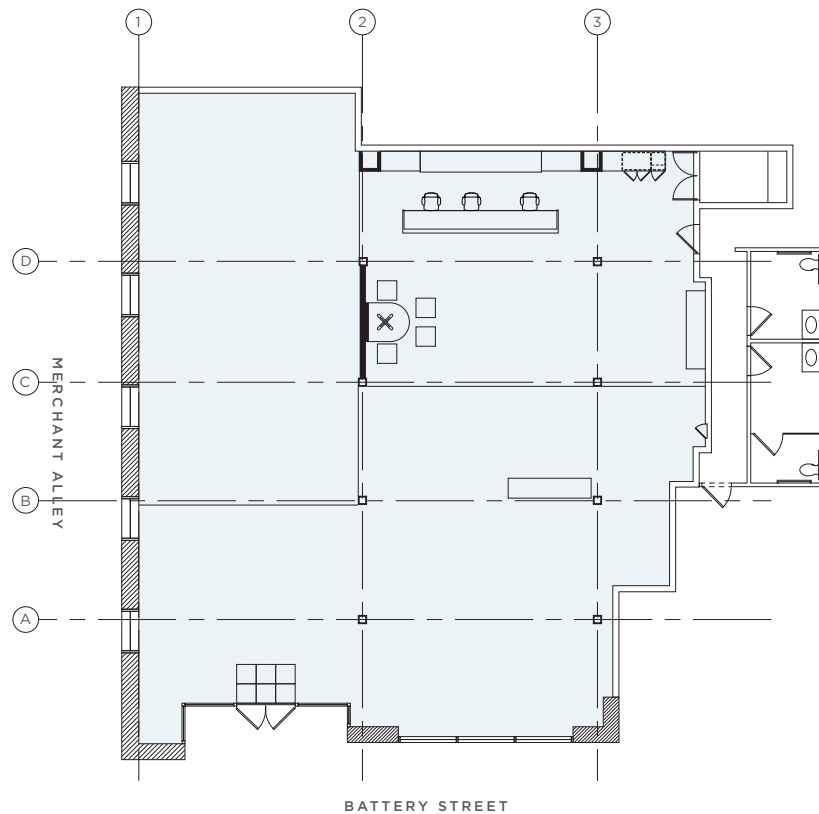
5,780 RSF
(Expandable to 6,188 RSF)

*Contact Broker
for Leasing Details.*



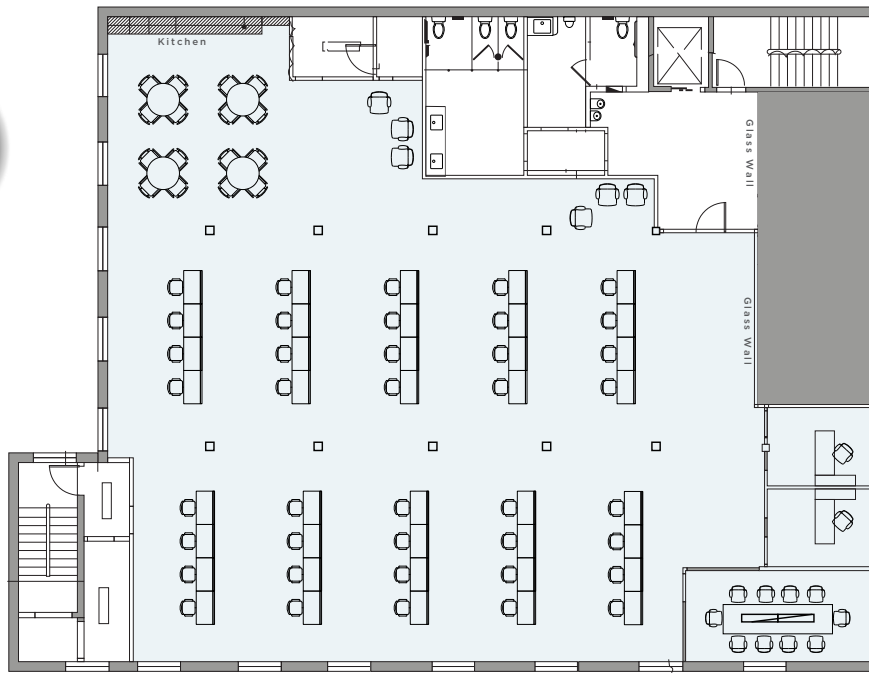
GROUND FLOOR

- 3,518 RSF
- Zoned Office or Retail use
- Ideal location for immigration attorneys
- One block to US Dept. of Immigration
- High profile identity
- Direct street access
- Finished Ceiling
- Two sides of light
- Exposed brick
- Kitchenette
- Private entrance

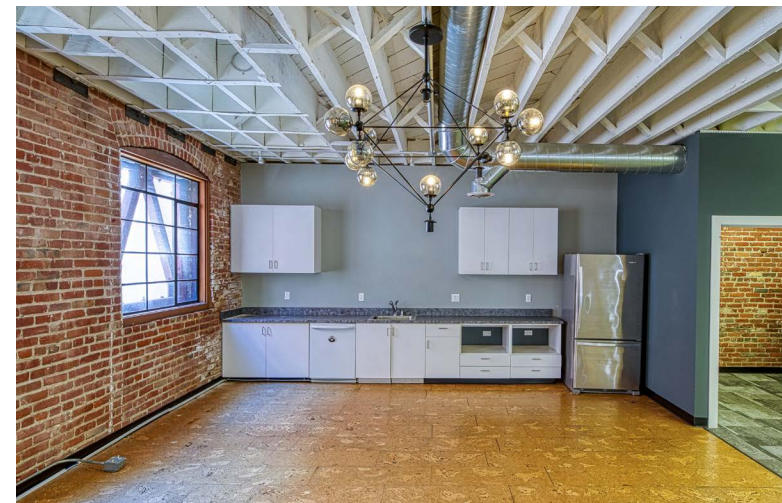
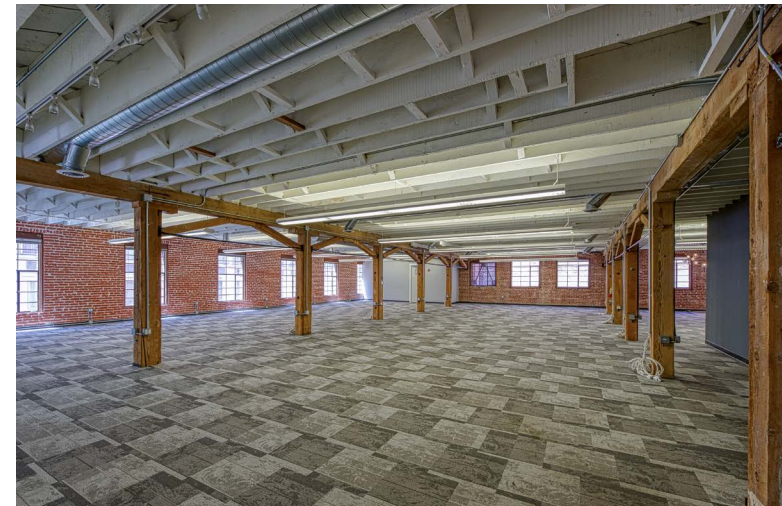


2ND FLOOR

- 5,780 RSF (expandable to 6,188 RSF)
- Brick & timber building
- Large creative space
- Abundant natural light
- Exposed brick & open timber ceiling
- Open kitchen
- One (1) large conference rooms
- Two (2) huddle rooms/POs
- Storage room

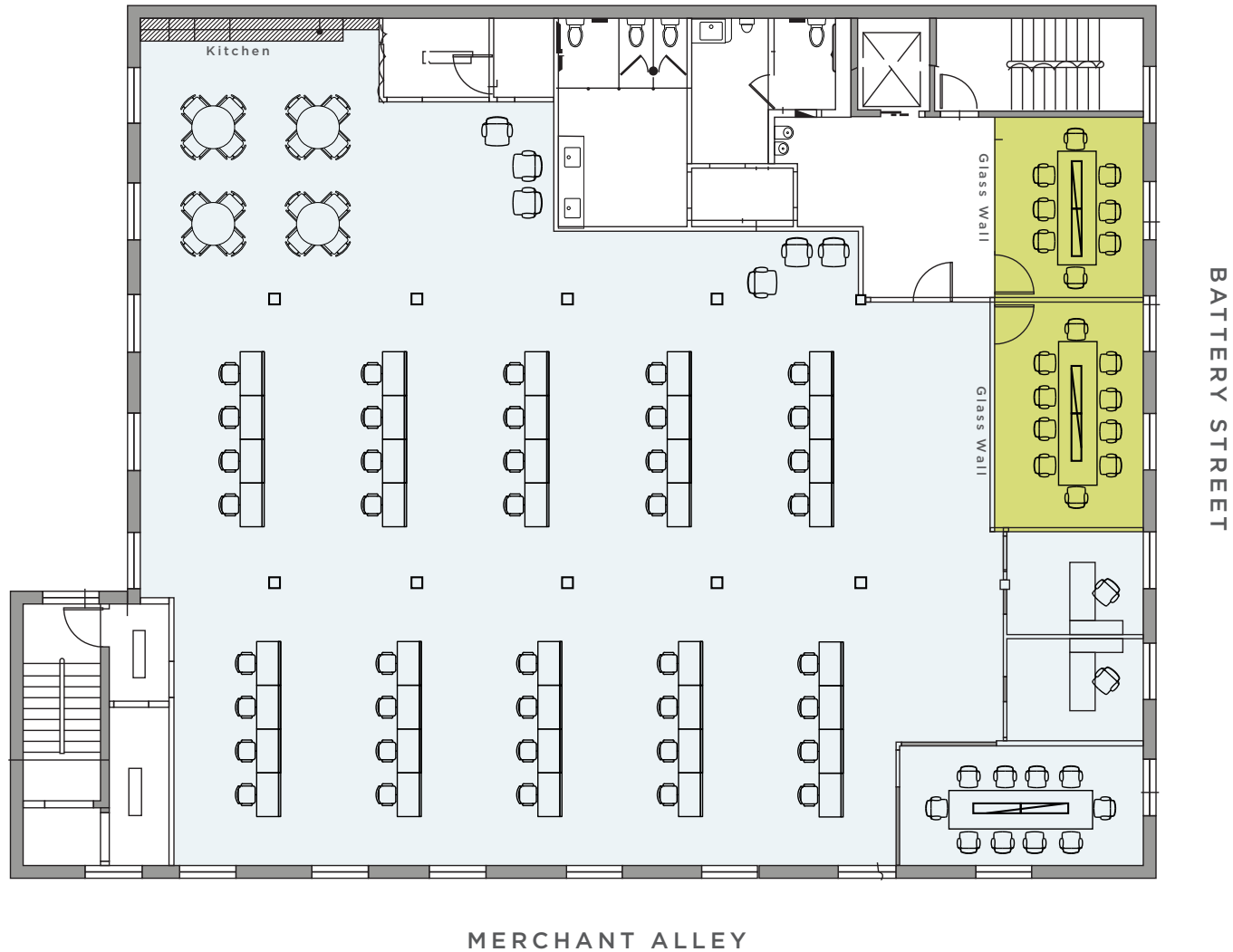


MERCHANT ALLEY



2ND FLOOR

Potential Expansion



Existing Office - 5,780 SF

Expansion - 408 SF



AMENITIES

RESTAURANTS

- | | | |
|---------------------------|-------------------------------|--------------------------------|
| 1 Cotogna | 20 Tadich Grill | 36 Sai's Vietnamese Restaurant |
| 2 Quince | 21 Royal Exchange | 37 Cafe Zoetrope |
| 3 Blue Bottle Coffee | 22 Il Canto Cafe | 38 Trestle Restaurant |
| 4 The Cigar Bar & Grill | 25 Fish & Farm | 39 Caffè Macaroni |
| 7 The Old Ship Saloon | 26 Bar Sprezzatura | 40 Columbus Burgers |
| 8 Noodle Time | 27 San Francisco Wine Society | 42 Viva Cafe |
| 9 Kokkari Estiatorio | 28 Villa Taverna | 43 Hinodeya Ramen |
| 11 Kirimachi Ramen | 29 Barbarossa Lounge | 44 Starbucks |
| 12 Blue Hawaii Acai Cafe | 30 Maison Nico | 45 Wayfare Tavern |
| 13 Gochees Pizza | 31 Kusakabe | 46 Leo's Oyster Bar |
| 14 Peet's Coffee | 32 Tricolore Caffè | 47 Heartwood SF |
| 17 Oasis Grill | 33 High Horse | 48 The Barrel Room |
| 18 Chipotle Mexican Grill | 34 Roka Akor | |
| 19 Schroeder's | 35 Kells Irish Restaurant | |

FITNESS

- 51 Planet Fitness
- 52 Orangetheory Fitness
- 53 Equinox Pine St
- 54 Infinite Fitness
- 55 24 Hr Fitness
- 56 Wheel House - FIDI
- 57 Fitness SF
- 58 Tribe Fitness/Yoga
- 59 Bay Club Gateway

HOTELS

- 6 The Battery
- 16 Hyatt Regency
- 23 The Jay, Autograph Collection
- 24 Hotel San Francisco
- 26 Hotel Embarcadero
- 42 Hilton San Francisco
- 50 Omni San Francisco

CONTACT

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