



445

BUSH

SF | CA

Distinct
Architecture with
the City at
Your Fingertips



Unique Space
That Inspires

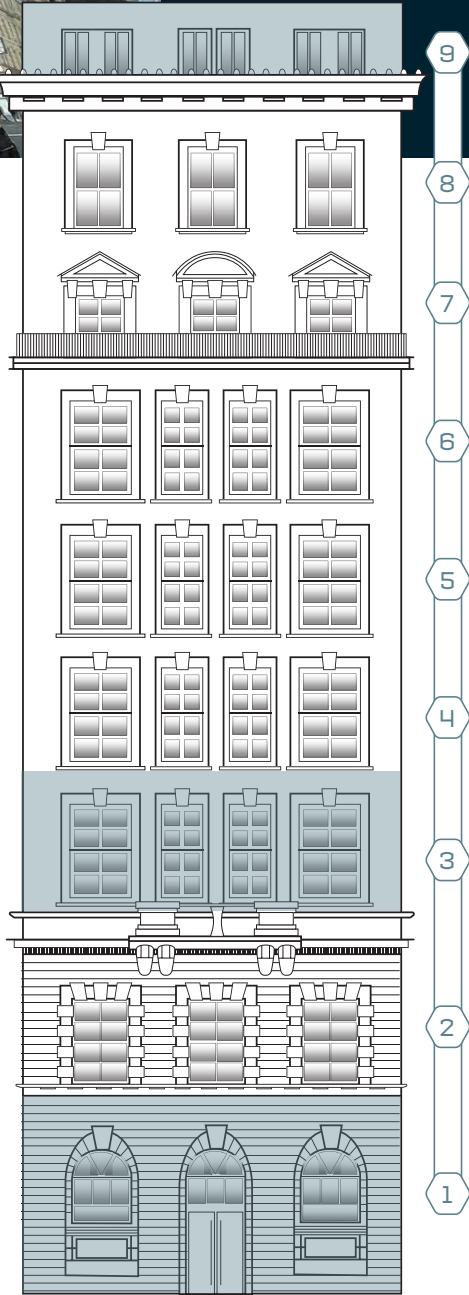
Overview/History

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

Availabilities

FLOOR	SF	AVAILABLE DATE
9 th	3,909	Available Jan 2027
3 rd	4,719	Available Aug 2027
1 st	3,657	Available Mar 2027



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



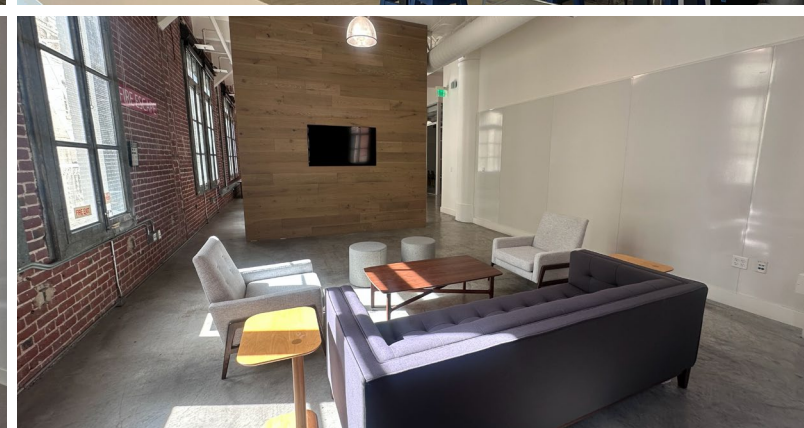
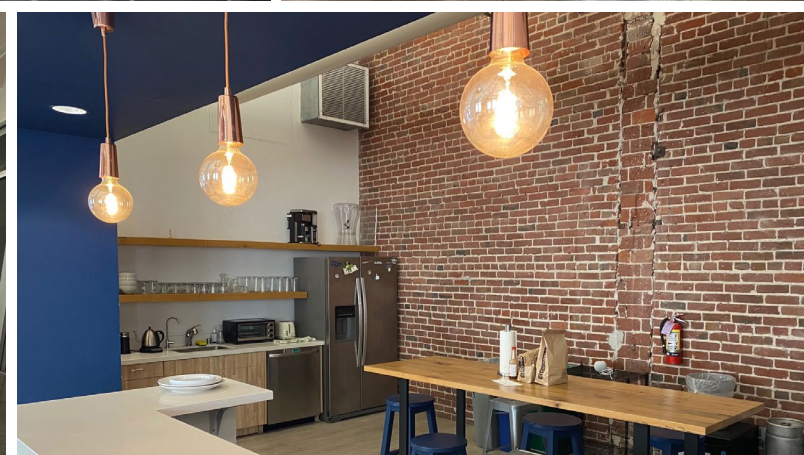
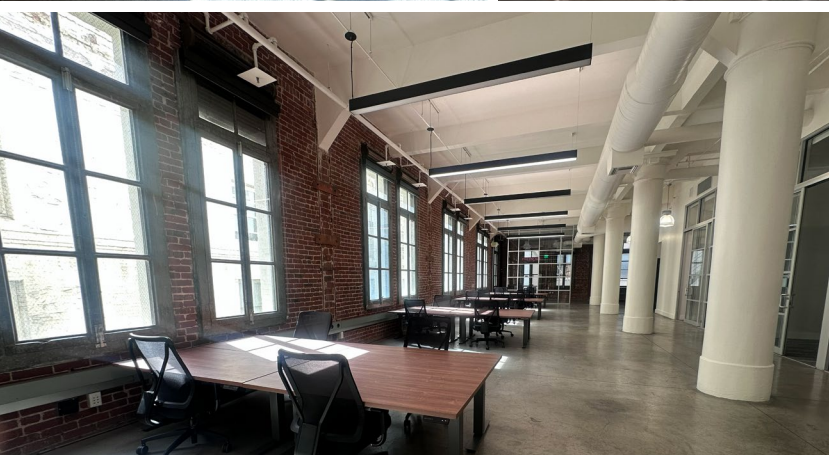
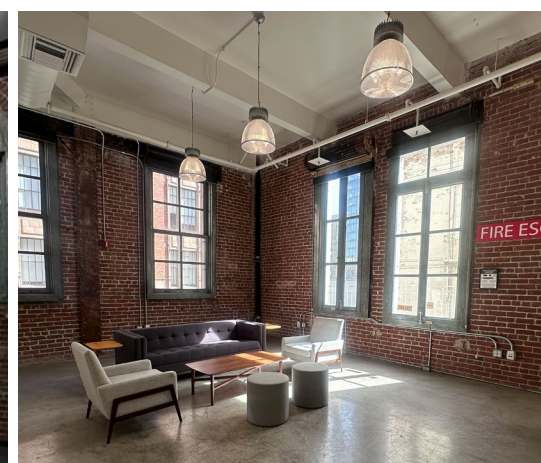
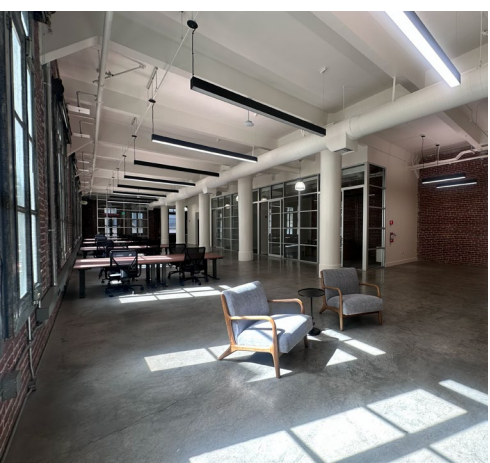
4 BLOCKS
TO BART



4 BLOCKS
TO CENTRAL
SUBWAY



Interior Photos



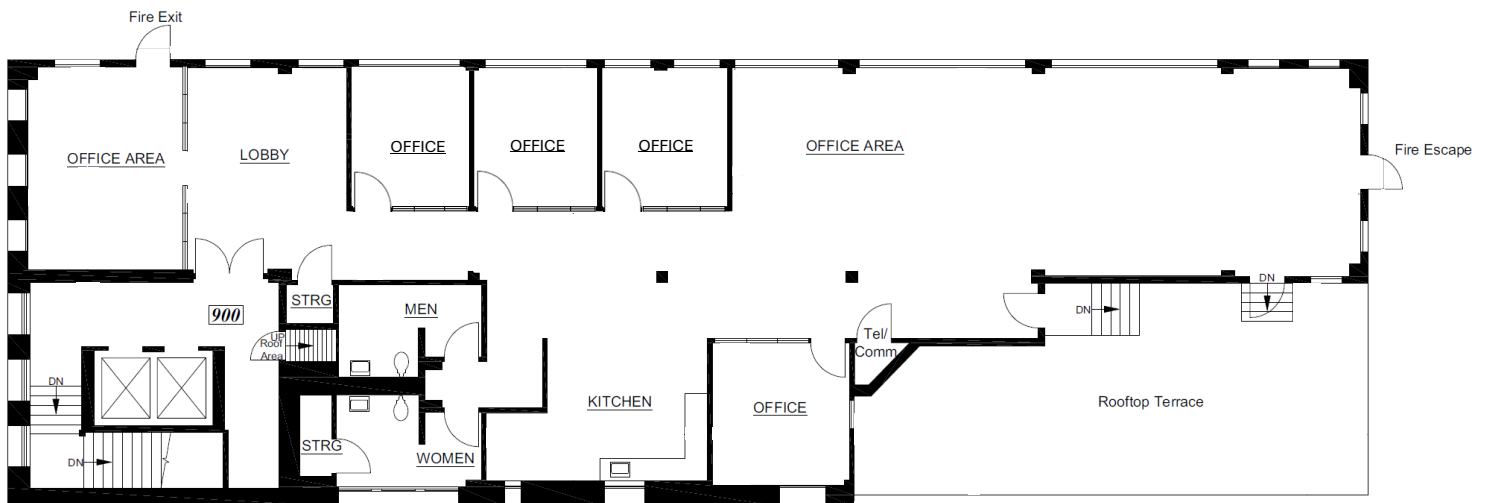


9th Floor

Available January 2027

3,909 SF

- Full Floor Identity
- Fully Furnished
- 4 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/ Low Load Factor
- Onsite Building Security
- Flexible Lease Terms



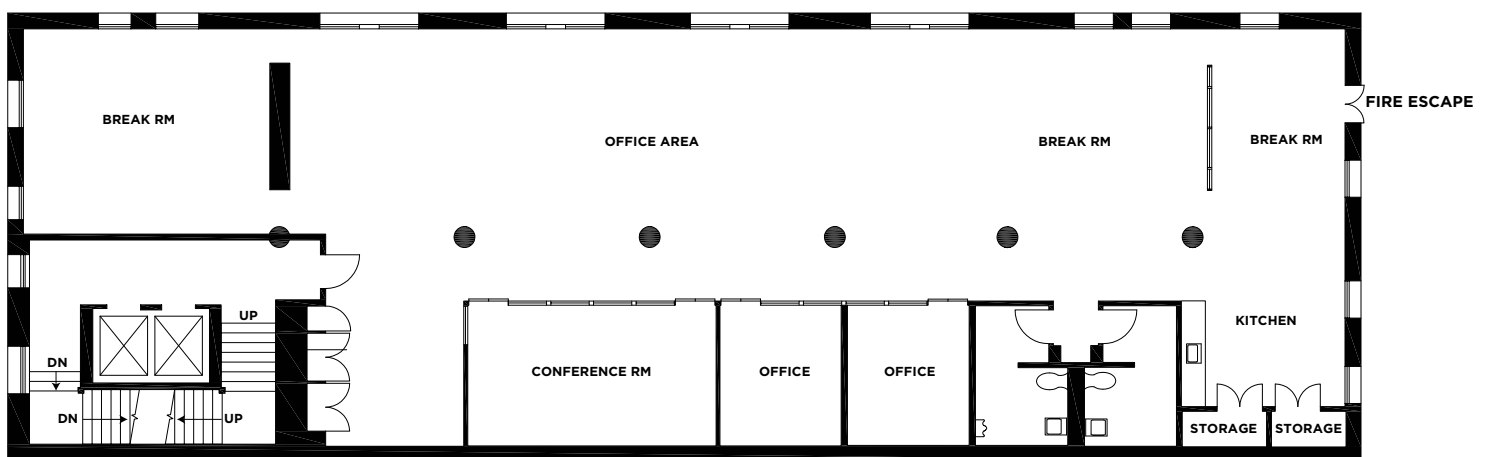


3rd Floor

Available August 2027

4,719 SF

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



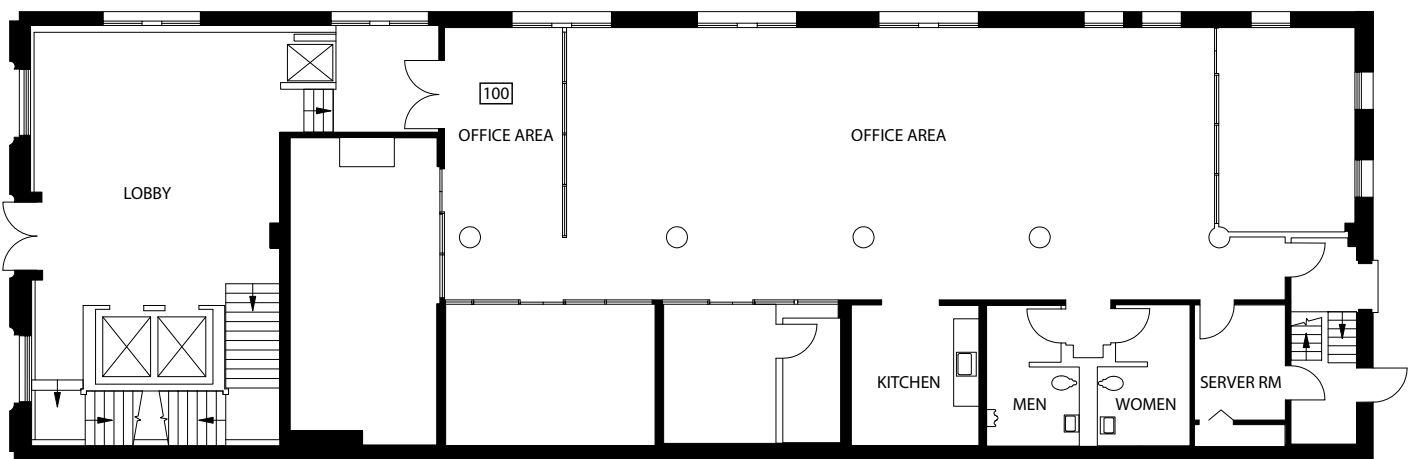


1st Floor

Available March 2027

3,657 SF

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





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FOR MORE INFORMATION,
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