

Jones Lang LaSalle Brokerage, Inc.
RE lic. #01856260

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GEMDALE USA
CORPORATION

Prime Retail Space at 350 Bush Street

Adjacent to Trophy Office Tower

A distinctive retail opportunity at 463 Pine Street, directly connected to 350 Bush Street—a 19-story, 400,000 RSF trophy office tower that is almost at full occupancy. 350 Bush Street sets the gold standard among San Francisco's premier addresses. The direct connection to the office tower provides immediate access to Fortune 500 tenants—an established customer base that values quality and distinction.

Prime location. Established clientele. Immediate opportunity. Direct access to San Francisco's corporate decision-makers.



At Your Doorstep

Quick Service Restaurants

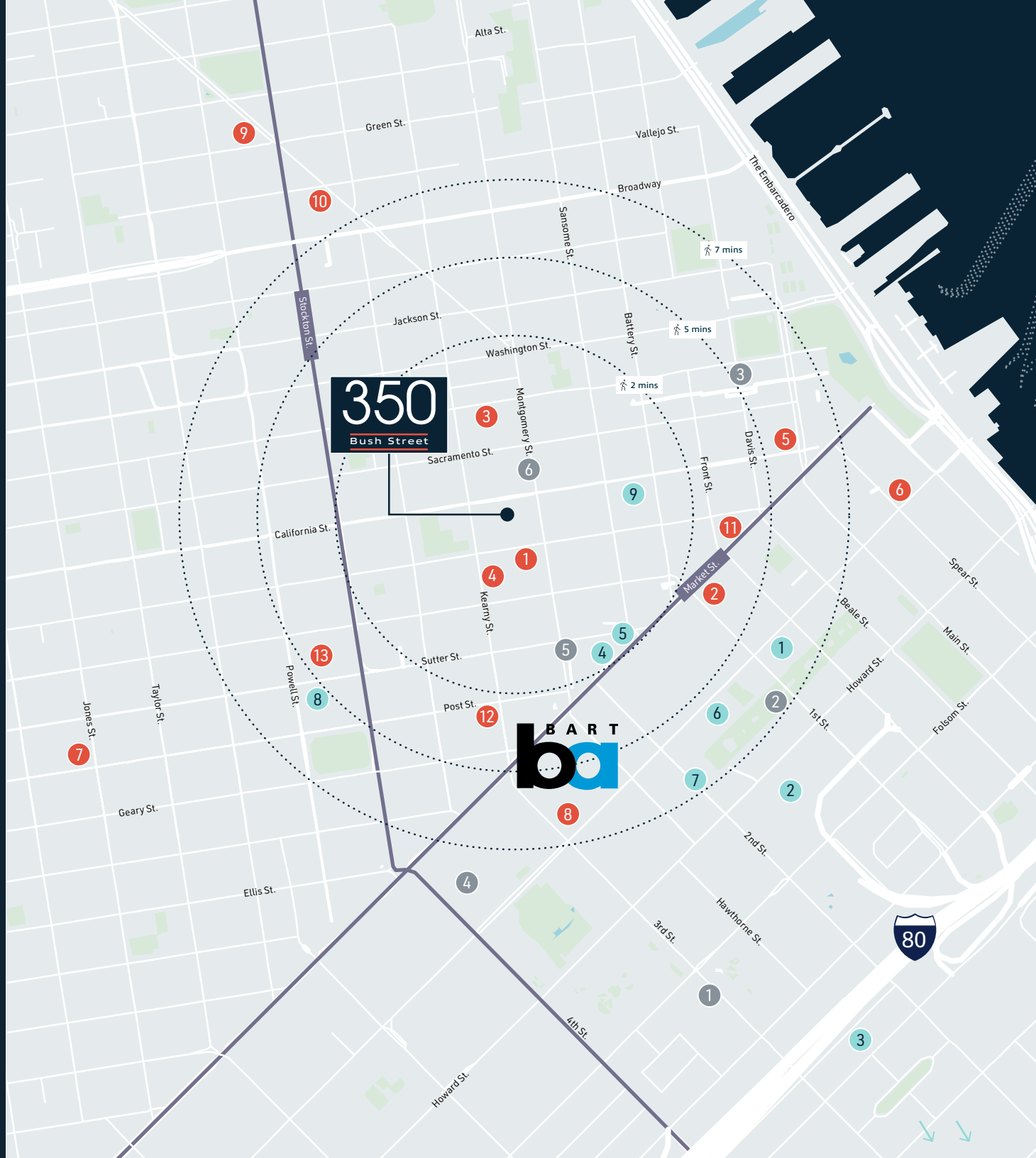
1. JOE & THE JUICE
2. The Melt
3. Ozzy's Grill & Cafe
4. Super Duper Burgers
5. The Grove Restaurant & Bar
6. Nosh Cafe & Catering
7. Sutter Street Cafe
8. Origin Lab Coffee & Matcha
9. SF Wraps
10. Mendocino Farms
11. Bowl'd Acai
12. MIXT Salads
13. Poke Bar

AI Offices

1. Open AI
2. AI Trading Insights
3. SF AI Labs
4. Imagine AI
5. Hayden AI Technologies
6. Anthropic
7. Glean
8. Abacus.AI
9. Obviously AI

Fitness

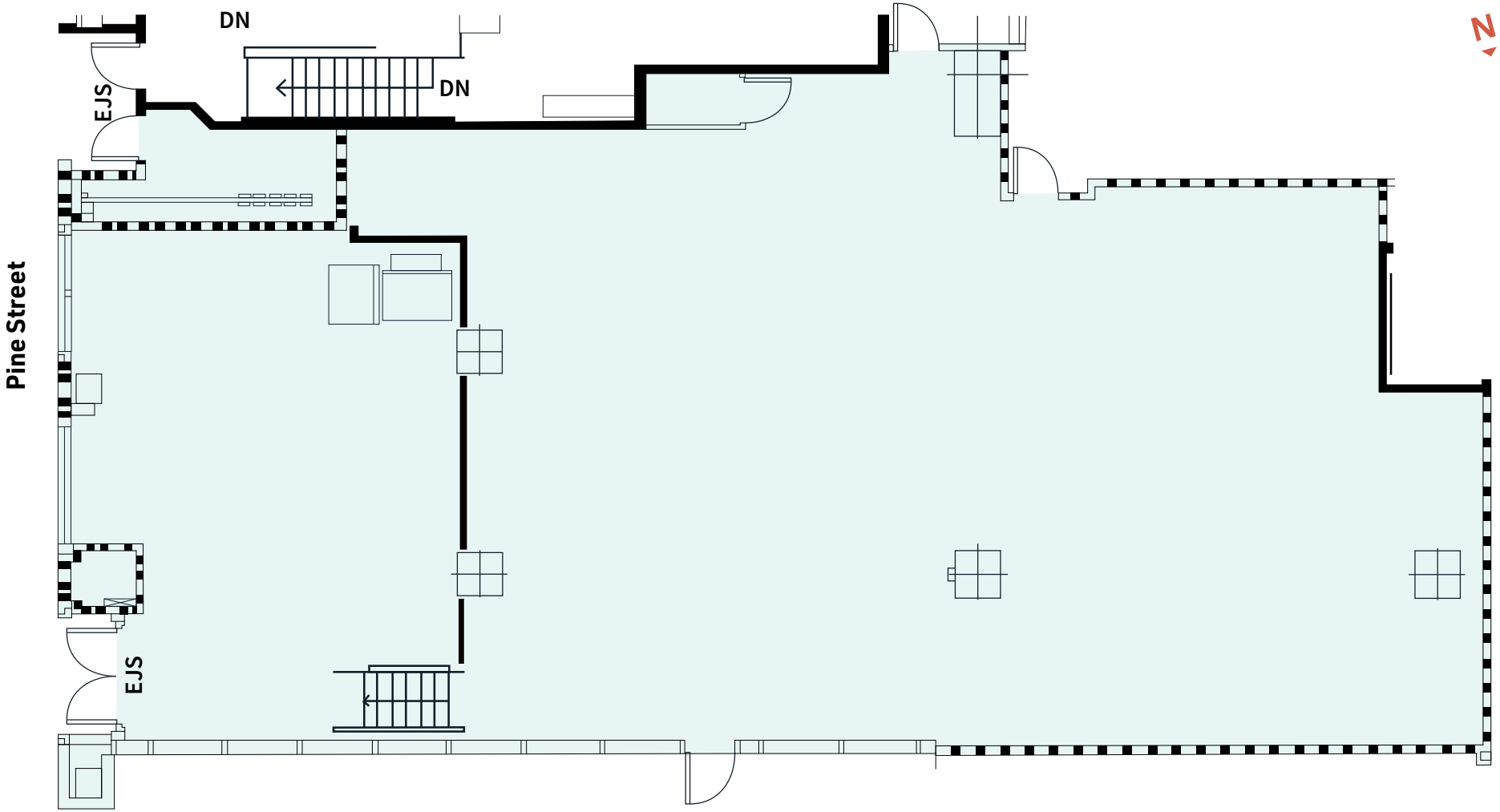
1. Crunch Fitness
2. Fitness SF - Yransbay
3. Fitness SF - Embarcadero
4. COR Fitness
5. 24 Hour Fitness
6. Planet Fitness



The Opportunity

Ground Floor
4,234 SF

- Prominent full floor glass windows facing Pine Street
- Unique elevated upper space offering separation between entry and occupant area
- Voluminous ceiling height
- Exterior seating area which could be utilized by a retail tenant













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