

475 Sansome

Prime FiDi
Restaurant Space
For Lease

716 SF Available

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Bentall
Kennedy





STORE FRONT FACING CLAY STREET



LUNCH TIME AT MIXT GREENS

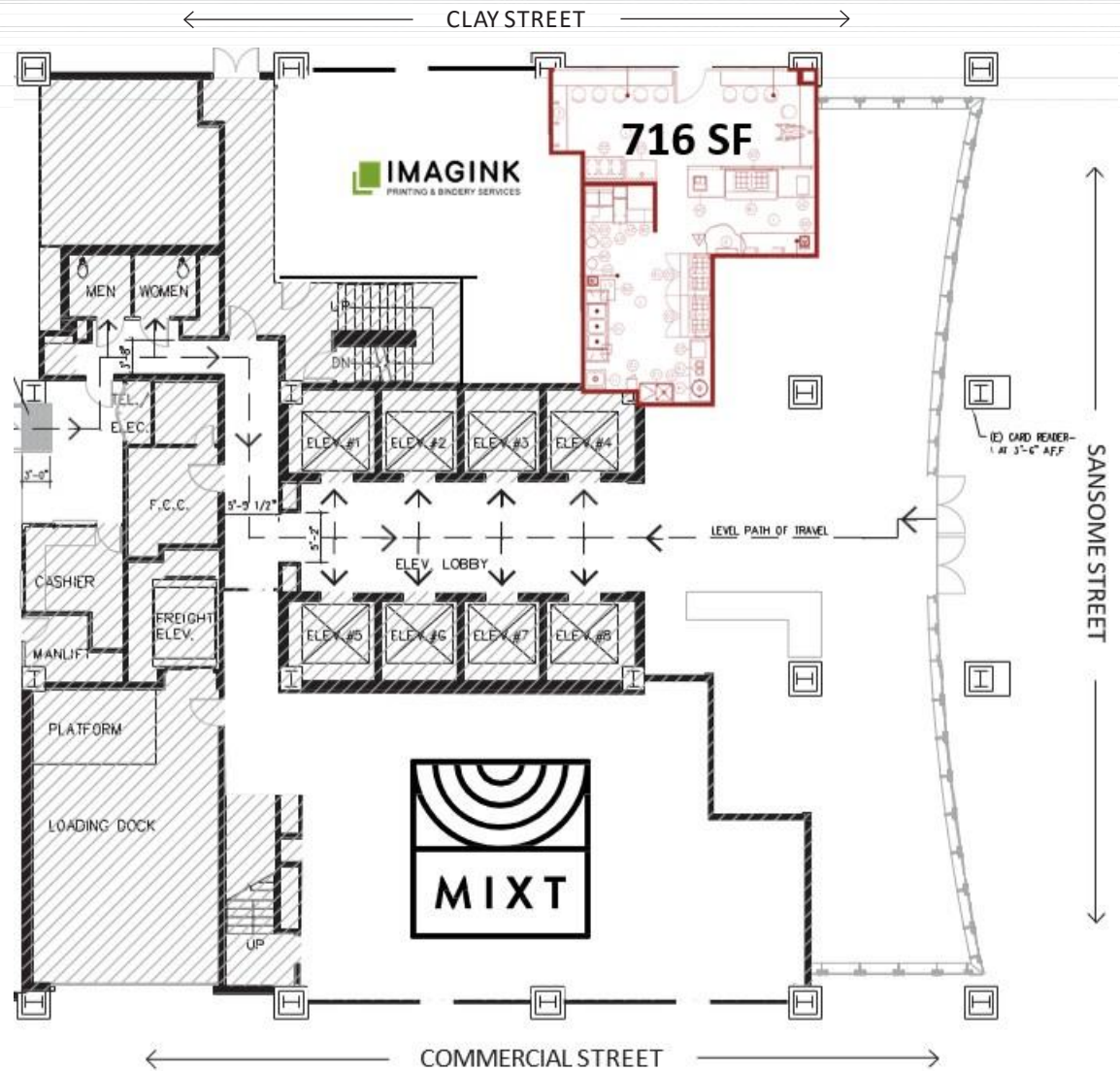


STORE FRONT FACING CLAY STREET

Building Highlights

- 716 SF former restaurant space with a type 1 hood in place
- 21 story **CLASS A** property
- Owned by Bentall Kennedy and professionally managed by JLL
- On-site parking
- Excellent **CENTRAL BUSINESS DISTRICT** location
- Adjacent to Commercial Street pedestrian promenade and Redwood Park
- Co-tenants: Imagink & Mixt Greens
- Food & beverage and service uses desired
- Building certified as Leed Platinum

Floor Plan





OFFICES

- | | | | |
|--------------------------------|---------------------------|--------------------------|---------------------------|
| 1 Federal Building | 8 Four Embarcadero Center | 15 Wellsfargo HQ | 22 Pine Street Center |
| 2 One Maritime Plaza | 9 50 California Street | 16 Union Bank of CA | 23 345 California Center |
| 3 Transamerica Pyramid | 10 100 California Street | 17 California Tower | 24 388 Market Street |
| 4 Montgomery Washington Center | 11 505 Montgomery Street | 18 One California Street | 25 International Building |
| 5 One Embarcadero Center | 12 353 Sacramento Street | 19 580 California Street | 26 PG&E |
| 6 Two Embarcadero Center | 13 275 Battery Street | 20 600 California Street | 27 555 California Street |
| 7 Three Embarcadero Center | 14 343 Sansome Street | 21 101 California Street | 28 The Russ Building |

2020 Demographics

	0.25 miles	0.5 miles	0.75 miles
Total Daytime Population	37,227	107,025	168,176
Total Businesses	5,170	12,319	16,490
Total Employees	34,953	95,627	145,853
Bachelor's Degree & Higher	25.7%	27.3%	34.4%

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