



# 475 SANSOME

# Creative Style in the Heart of FiDi

Located in the heart of the Financial District directly adjacent to Transamerica Redwood Park, 475 Sansome is a 21-story Class A tower offering light-filled office space and valuable amenities. Surrounded by a vast and vibrant array of upscale shopping, dining, fitness, and entertainment destinations, it is ideally situated to attract today's top professional talent. Transit, biking, and pedestrian options offer incomparable accessibility to all parts of San Francisco and the surrounding region.



# Building Amenities

Tenants and visitors are welcomed in a renovated modern lobby with 24/7/365 security staffing.

Sustainably designed and operated, 475 Sansome is LEED-Certified Platinum, Fitwell and Fitwell VRM-certified, and ENERGY STAR-labeled.

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21-story class A property

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LEED-Certified Platinum

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On-site property management

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24/7 security

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High ceilings with exposed ductwork and oversized ribbon windows combine to create airy, energetic interiors that continue to attract a vibrant mix of tech and professional services firms.

Renovated in 2019, the fitness center features state-of-the-art cardio and resistance equipment as well as free weights, and offers large locker rooms with showers for total convenience.

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Fitness center

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Showers and locker rooms

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On-site parking

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Secure bike parking

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# 475 SANSOME

16<sup>th</sup> Floor - 22,182 RSF

Available Now

Full Floor Opportunity

Great Views and Natural Light

Interconnecting Stairwell to 15th Floor

1 Large Boardroom

3 Conference Rooms

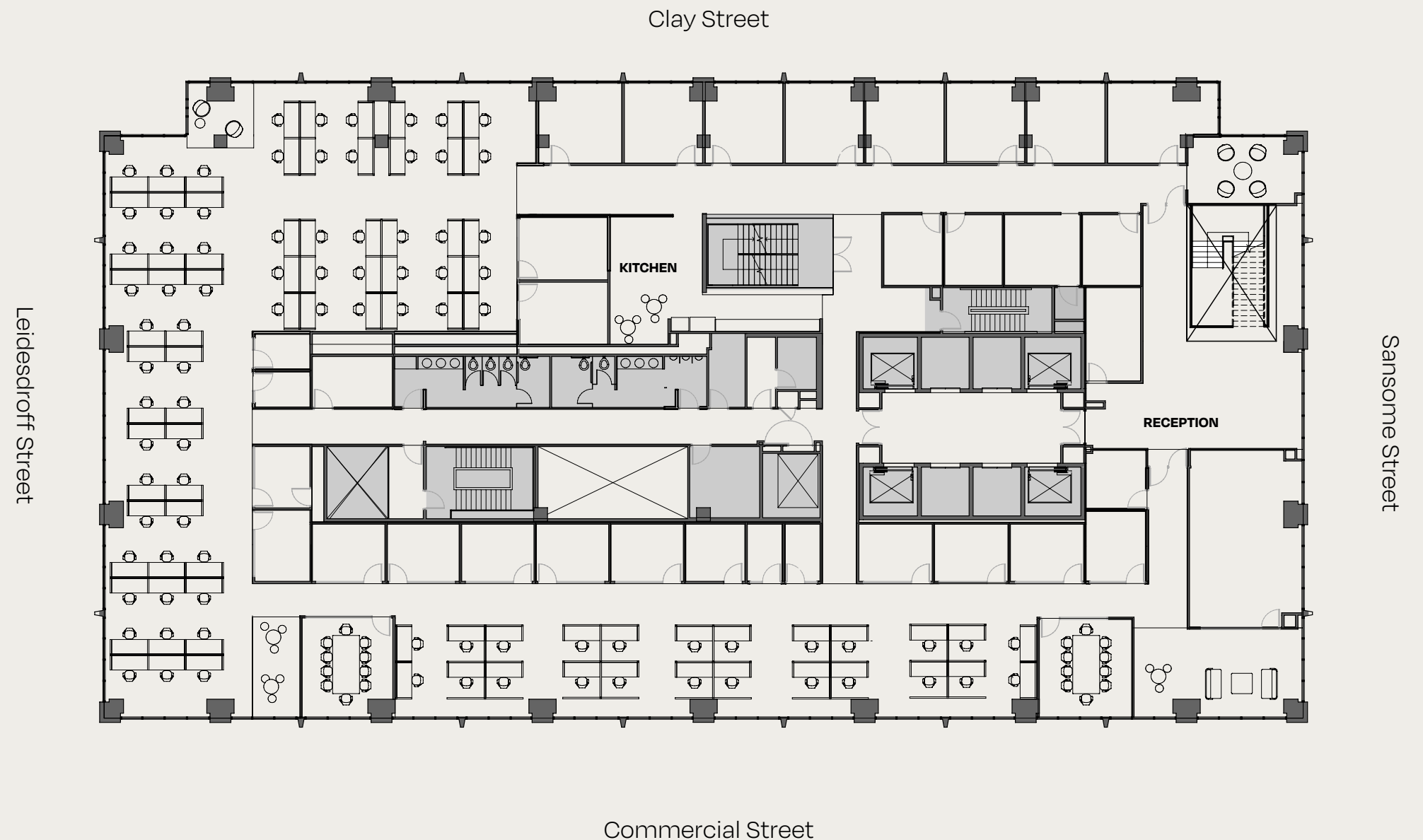
24 Private Offices (8 Window-Line)

4 Phone Rooms

Open area for ±90 Desks

Kitchen

Additional Interconnecting Stairwell  
Between Floors 12-16



# 475 SANSOME

15<sup>th</sup> Floor - 22,173 RSF

Available Now

Full Floor Opportunity

Great Views and Natural Light

Interconnecting Stairwell to 16th Floor

Formal Reception Area

3 Large Boardrooms

3 Conference Rooms

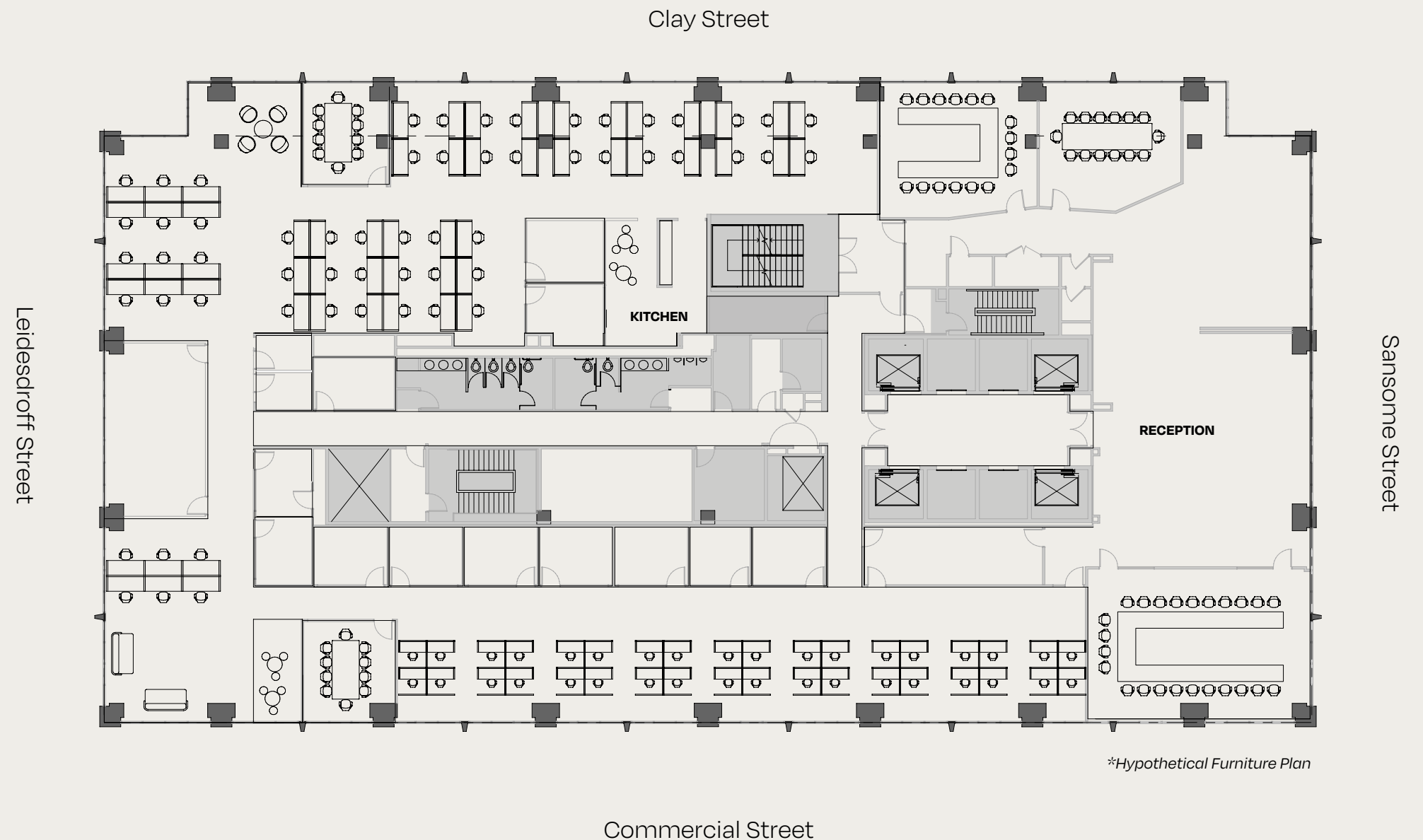
10 Private Offices

2 Phone Rooms

Open Area for ±94 Desks

Kitchen

Additional Interconnecting Stairwell  
Between Floors 12-16



*\*Hypothetical Furniture Plan*



# 475 SANSOME

14<sup>th</sup> Floor - 22,173 RSF

Available Now

Full Floor Opportunity

Great Views and Natural Light

1 Large Boardroom

2 Conference Rooms

14 Private Offices

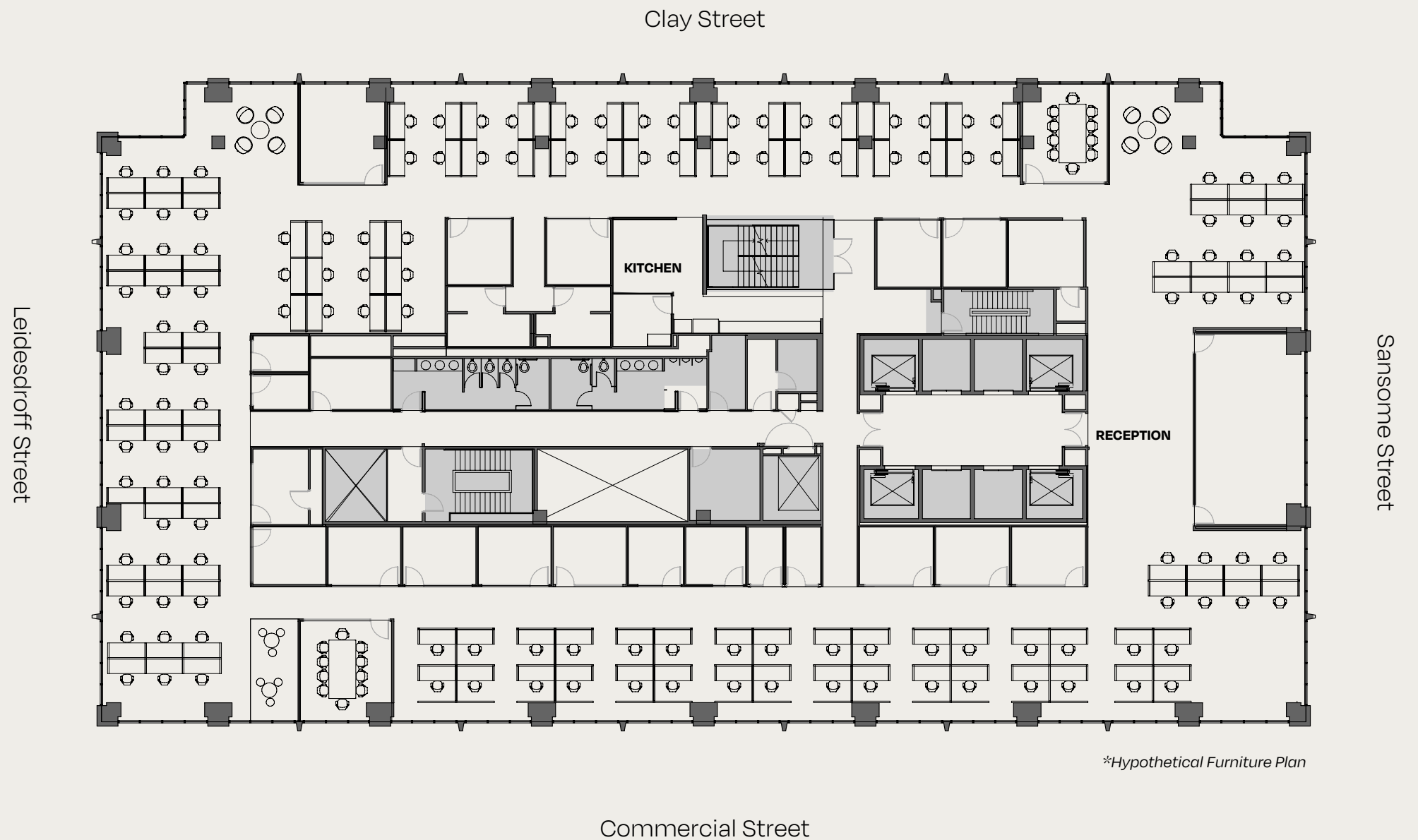
4 Phone Rooms

Open Area for ±137 Desks

Kitchen

Additional Interconnecting Stairwell

Between Floors 12-16



# 475 SANSOME

12<sup>th</sup> Floor - 22,173 RSF

Available Now

Full Floor Opportunity

Great Views and Natural Light

Large All-Hands / Training Area

3 Conference Rooms

10 Private Offices

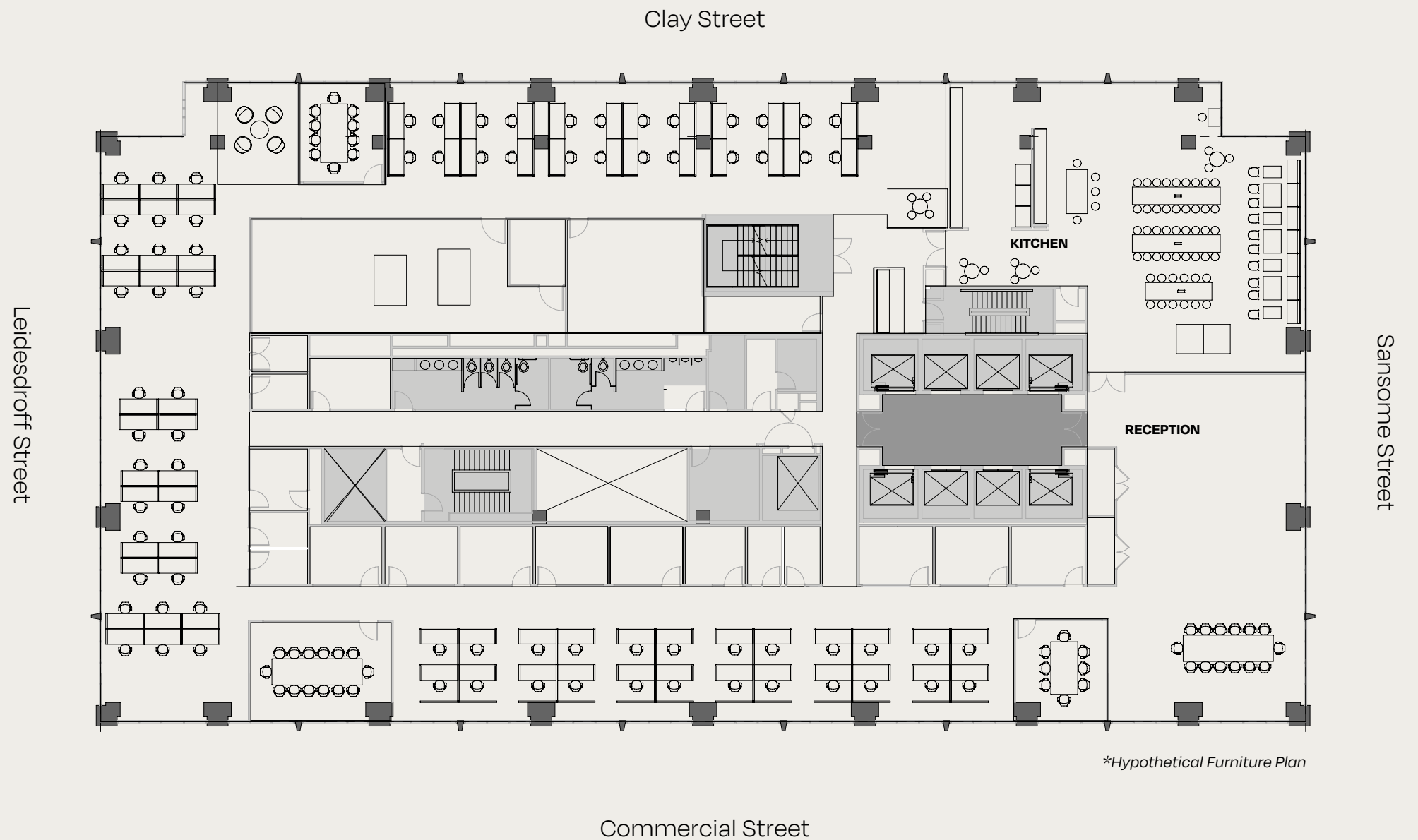
4 Phone Rooms

Open Area for ±100 Desks

Kitchen

Additional Interconnecting Stairwell

Between Floors 12-16



# 475 SANSOME

Suite 740 - 4,563 RSF

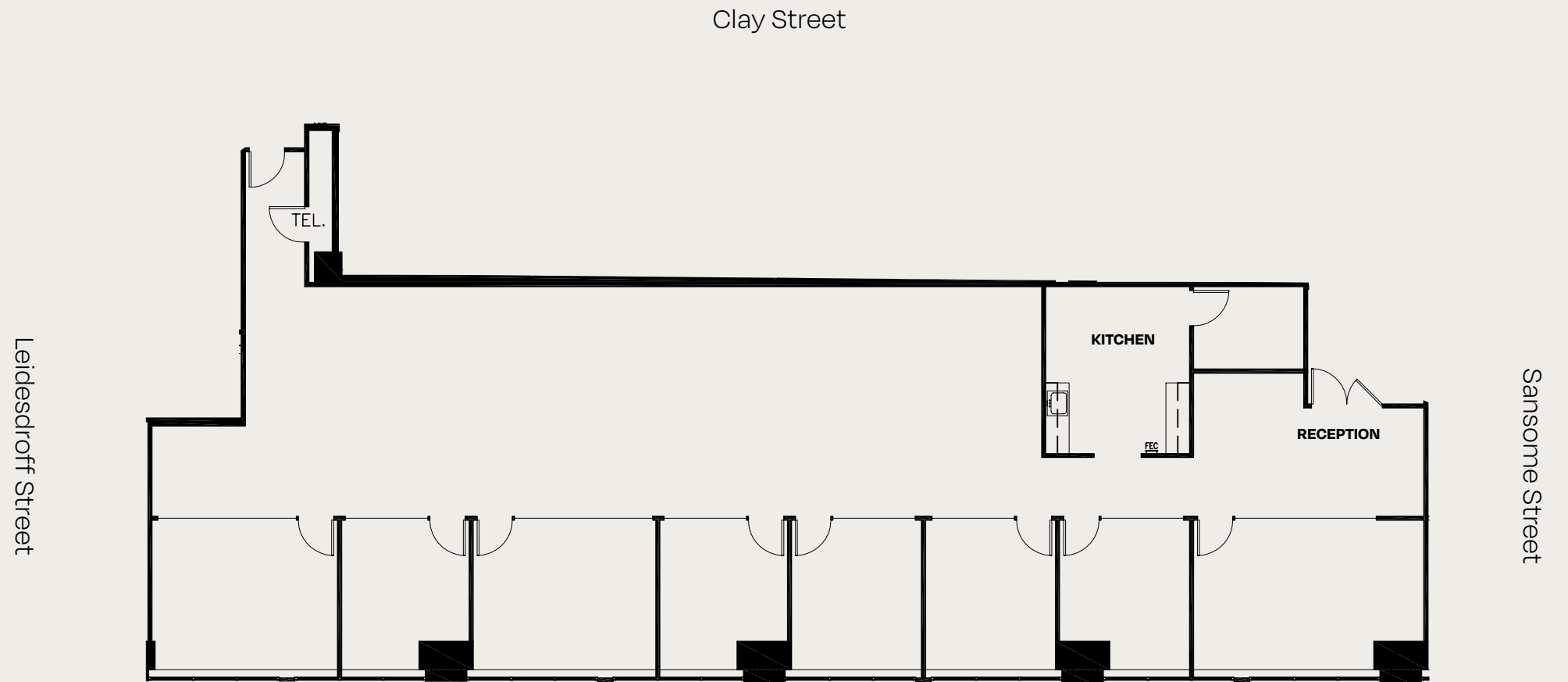
Available Now

1 Conference Room

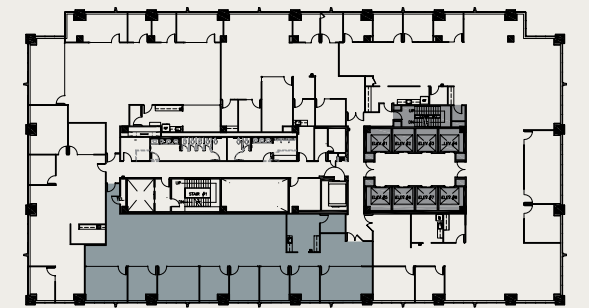
7 Private Offices

Open Area for ±20 Desks

Kitchen



Commercial Street





# 475 SANSOME

Suite 720 - 3,807 RSF

Available Now

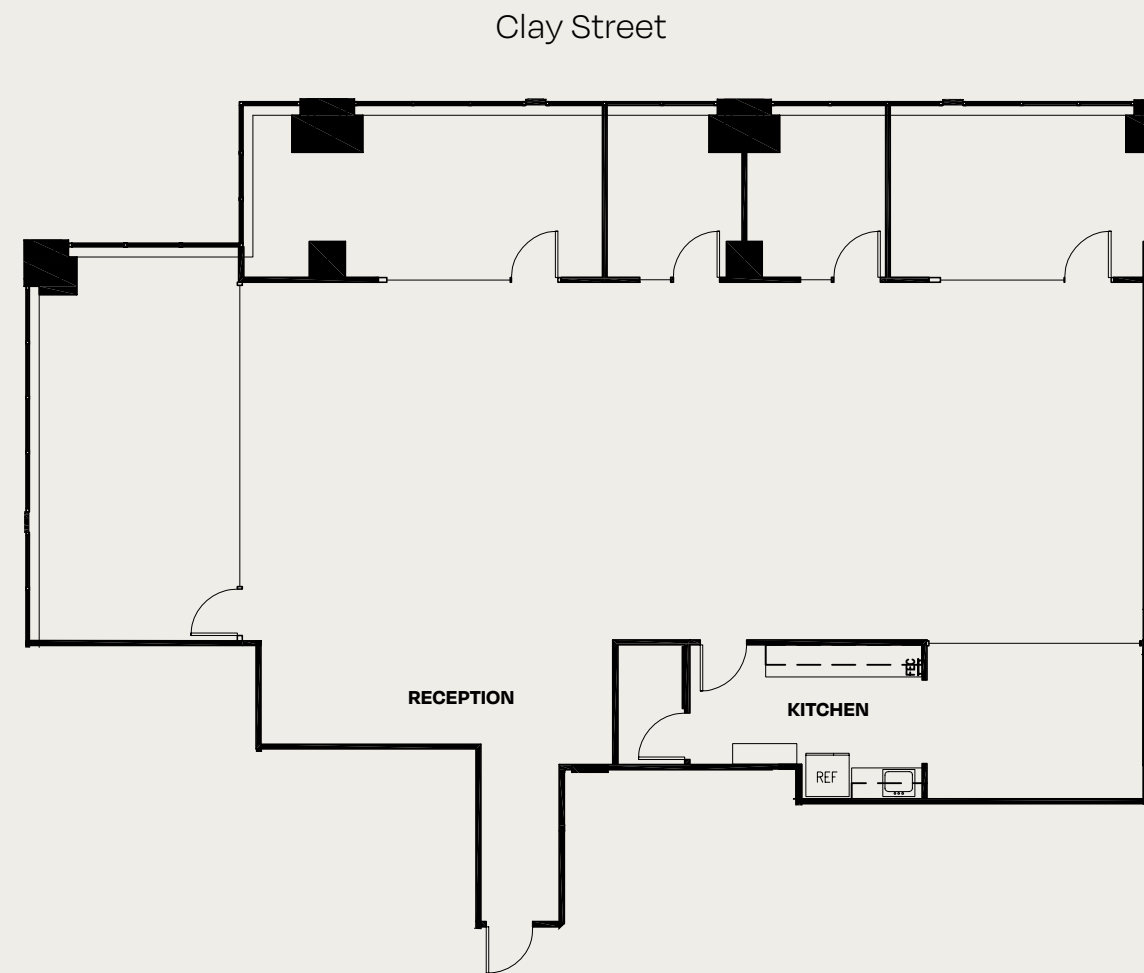
1 Conference Rooms

4 Private Offices

Open Area for ±15 Desks

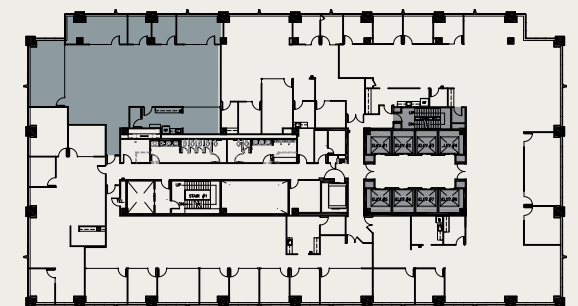
Kitchen

Leidesdroff Street



Sansome Street

Commercial Street



# 475 SANSOME

Suite 710 - 2,688 RSF

Available Now

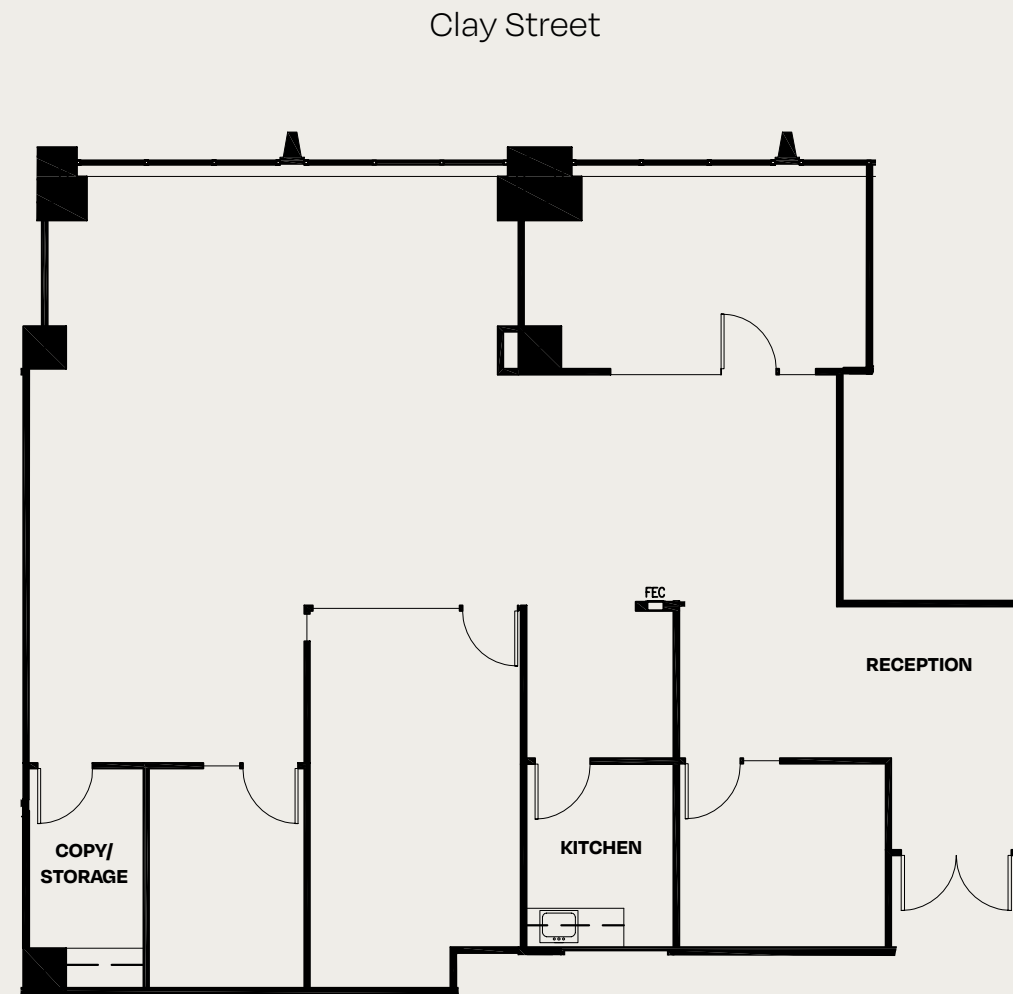
2 Conference Rooms

2 Private Offices

Open Area for ±10 Desks

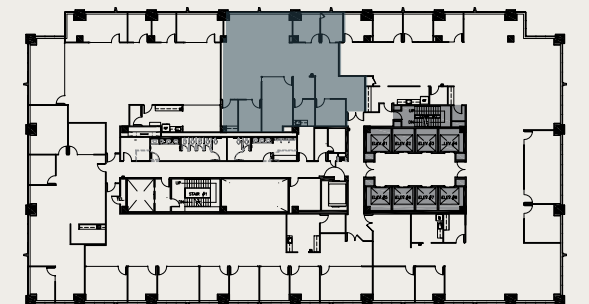
Kitchen

Leidesdroff Street



Sansome Street

Commercial Street

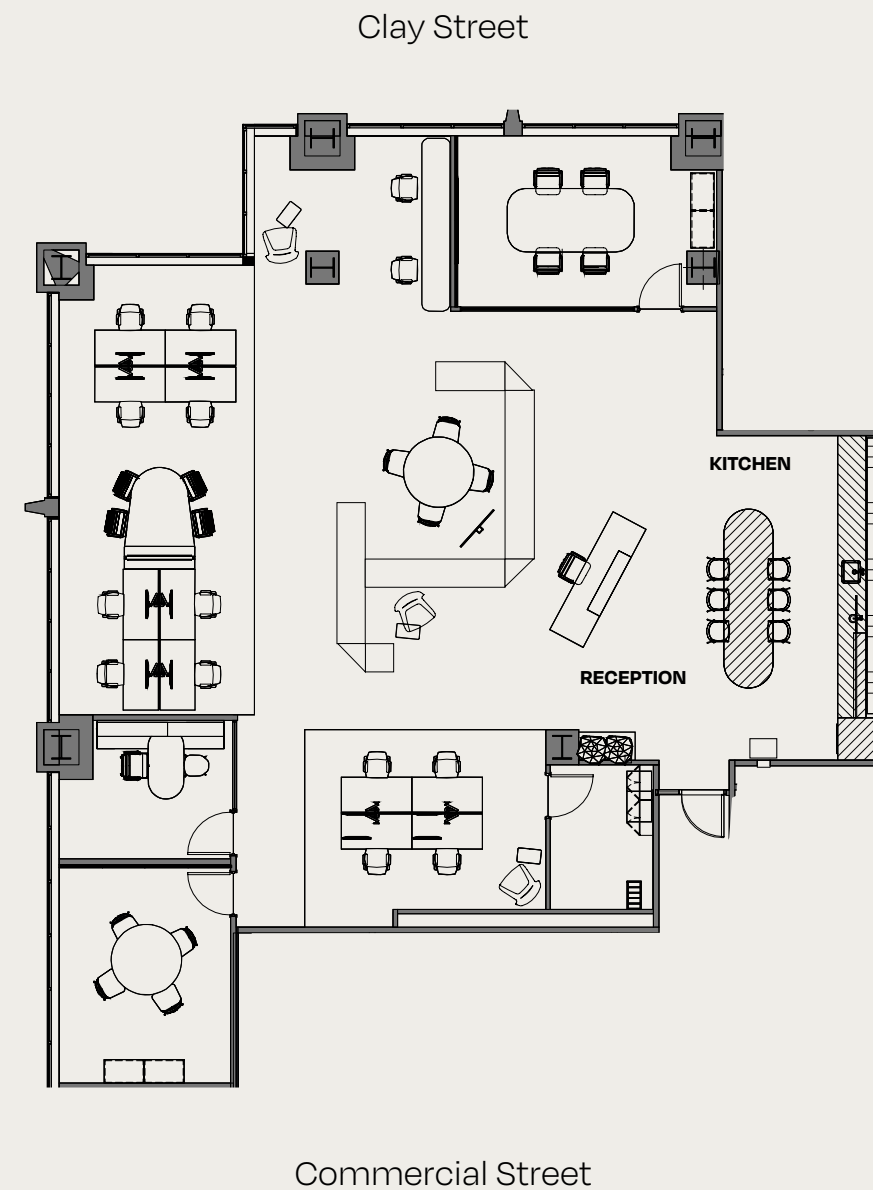


# 475 SANSOME

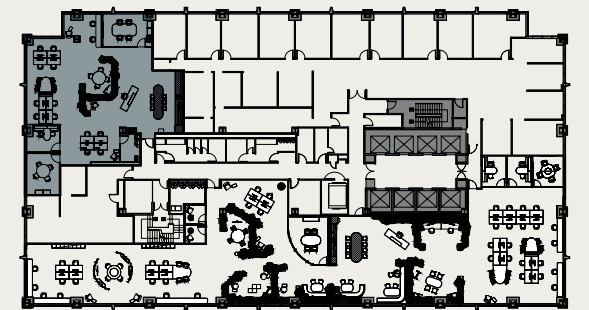
Suite 570 - 3,882 RSF

- Available Now
- Brand New Spec Suite
- Fully Furnished
- Exposed Ceilings
- Partial Polished Concrete
- 1 Conference Room
- 2 Private Offices
- Open Area for ±16 Desks
- Kitchen

Leidesdroff Street



Sansome Street



# 475 SANSOME

Suite 500 - 9,610 RSF

Available Now

Brand New Spec Suite

Fully Furnished

Exposed Ceilings

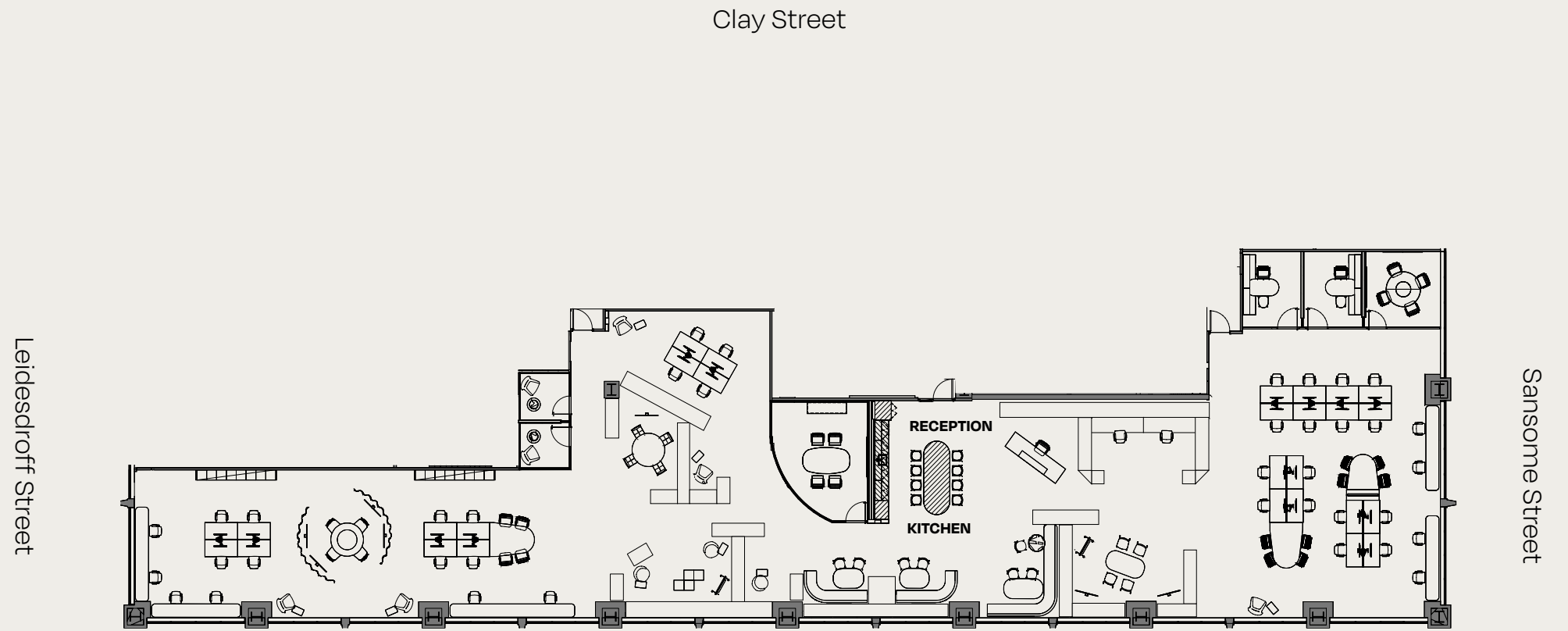
Partial Polished Concrete

2 Conference Rooms

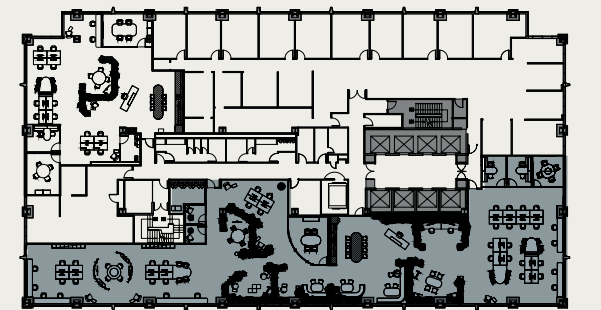
2 Offices

2 Phone Rooms

Open Area for ±40 Desks



Commercial Street

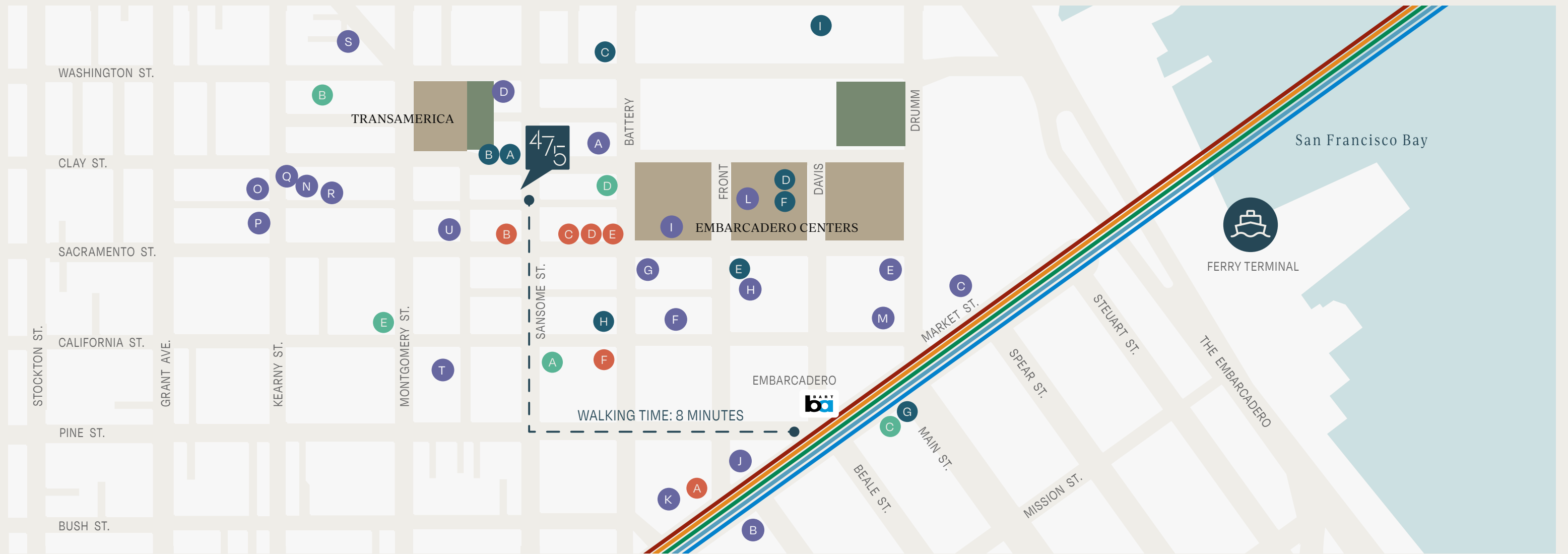


# FiDi – The Quintessential San Francisco Lifestyle

Surrounded by Union Square, SoMa, Embarcadero, and Chinatown, the Financial District places tenants of 475 Sansome in the midst of San Francisco's best shopping, dining, and lifestyle destinations. World-class hotels and internationally acclaimed restaurants ensure that out-of-town visitors can easily be accommodated and entertained at the highest level.



Neighborhood



## Transportation

- A. MUNI - F, 2, 6, 9, 71
- B. MUNI - 1, 10, 12, 30X, 41
- C. MUNI - 1, 41
- D. MUNI - 1, 31, 38
- E. Golden Gate Transit
- F. AC Transit

## Services & Shopping

- A. Laundry Locker Cleaners
- B. Imagink Copy Services
- C. Golden Gateway Cleaners
- D. Embarcadero Cleaners
- E. Walgreens
- F. Embarcadero Center
- G. Ferry Building
- H. Amazon Go
- I. Safeway

## Hotels

- A. Loews Regency San Francisco
- B. Hilton San Francisco
- C. Hyatt Regency
- D. Le Méridien Hotel
- E. Omni San Francisco

## Dining

- A. Fish & Farm
- B. Barcha
- C. Eclipse Kitchen
- D. Sai's Vietnamese
- E. Oasis Grill
- F. Tadich Grill
- G. Perbacco
- H. Schroeder's
- I. The Melt Embarcadero
- J. Starbucks
- K. Philz Coffee
- L. Peet's
- M. Le Regency Deli & Café
- N. EZ5
- O. R & G Lounge
- P. Ohana Poke Bar
- Q. Hon's Wun-Tun House
- R. City View
- S. Proper Food
- T. Mendocino Farms
- U. Wayfare Tavern

# 475 SANSOME

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## Contact Our Leasing Team

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