



475 SANSOME

475 Sansome Street, San Francisco

475SANSOME.COM

 **BGO** **CBRE**

Where Inspiration Meets Opportunity

In the heart of San Francisco's vibrant Financial District, 475 Sansome stands as a testament to the city's spirit of innovation. From the renovated and welcoming lobby to the state-of-the-art amenity center, every detail has been carefully crafted to elevate the tenant experience — and the best is yet to come. Transformative upgrades designed to take your experience to the next level are arriving this fall.

Experience the power of a workspace that inspires greatness at every turn. Welcome to 475Sansome — where the work environment is an opportunity to shape your legacy.



Amenities & Improvements

Streamline your workday with 475 Sansome's thoughtful amenities. From valet in-building parking and secure bike storage to on-site laundry and dry-cleaning facilities, we've got you covered.

21-story class A property

LEED-Certified Platinum

On-site property management

24/7 security

Rotating Art Program



Link to
Tour Video



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.

The new conference room is designed to enhance collaboration and productivity for all tenants. This modern space is equipped with the latest technology and comfortable furnishings, making it the perfect venue for meetings, brainstorming sessions, or team gatherings.

Renovated in 2024, our modern fitness center features state-of-the-art cardio and resistance equipment as well as free weights, and offers large locker rooms with showers for your convenience.





BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is **MIRO – Move-In Ready Offices**, with thoughtful designs created in partnership with best-in-class architecture and design firms.



TURNKEY & TECH-ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.

CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.

ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.

HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.

BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.

MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.

BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.

RTO by BGO

BGO supports Tenants' efforts to attract their employees to Return-To-Office by creating vibrant, amenity-rich workplaces.

As part of this initiative, Tenants of BGO Office properties enjoy these perks across the U.S.

Access to any BGO Office Amenity Center



An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated Hotels and retailers*

**Applicable to all new leases and renewals.*



A \$1,000 rent credit and a waived amenity fee for the first year in any BGO Residential community



475 SANSOME

Suite 1720 - 10,033 RSF

Great Views and Natural Light

2 Conference Rooms

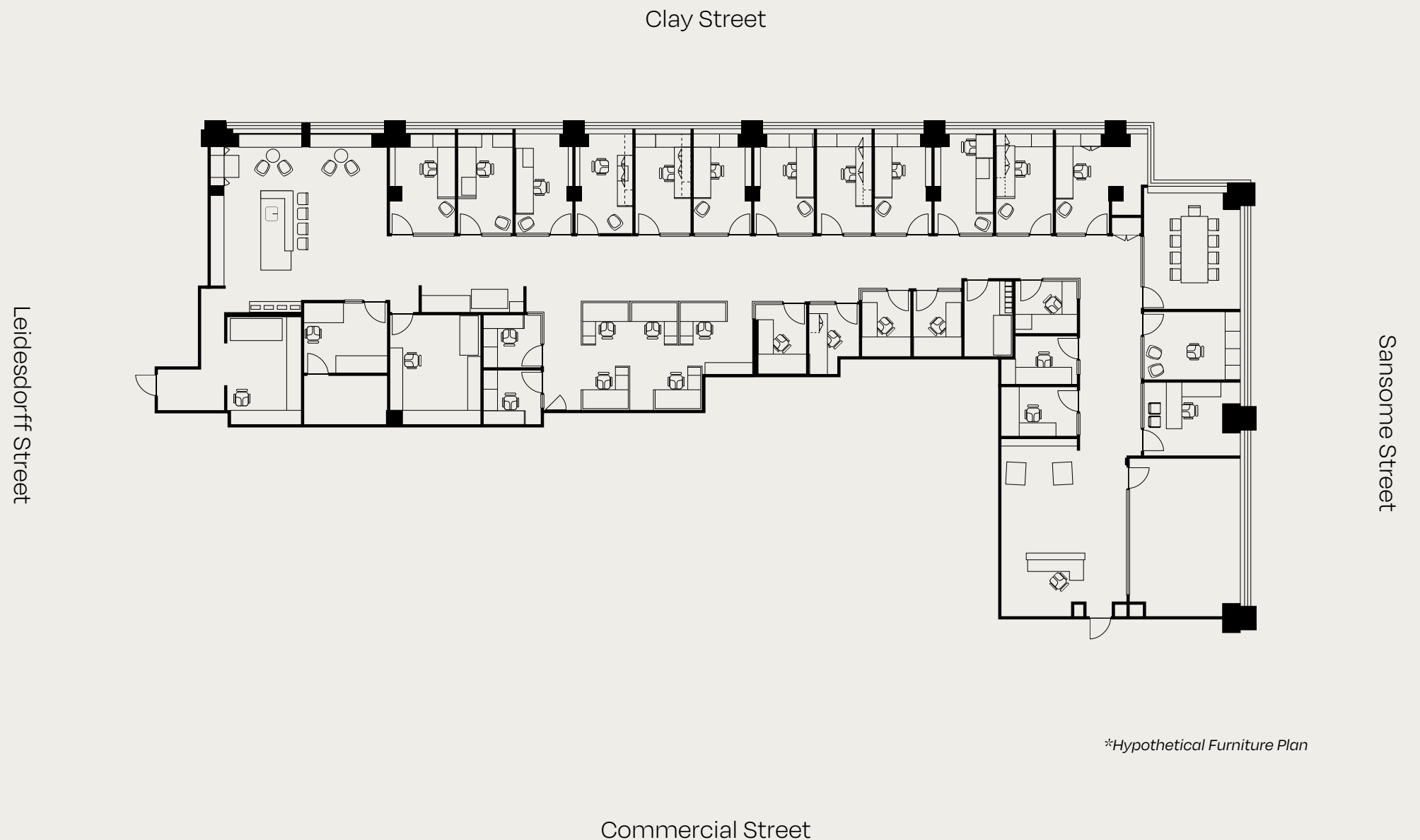
14 Private Offices

11 Phone Rooms

Open Area for +/- 5 Desks

Kitchen

Formal Reception



475 SANSOME

Suite 1700 - 3,461 RSF

Great Views and Natural Light

1 Conference Room

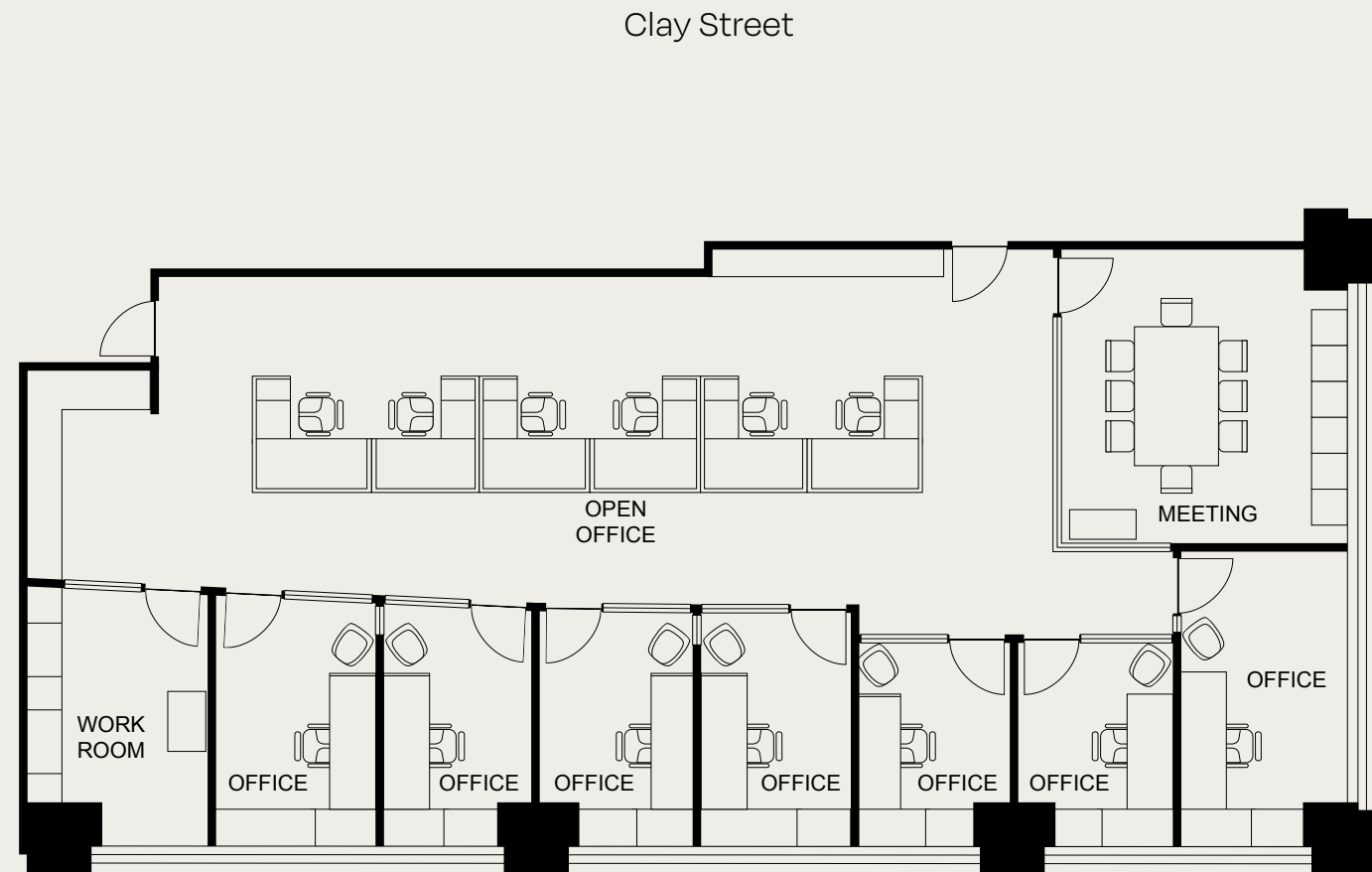
1 Phone Room

7 Private Offices

Open Area for +/- 6 Desks

Kitchen

Leidesdorff Street



Sansome Street

**Hypothetical Furniture Plan*

Commercial Street



475 SANSOME

15th Floor - 22,749 RSF

Full Floor Opportunity

Great Views and Natural Light

Formal Reception Area

3 Large Boardrooms

3 Conference Rooms

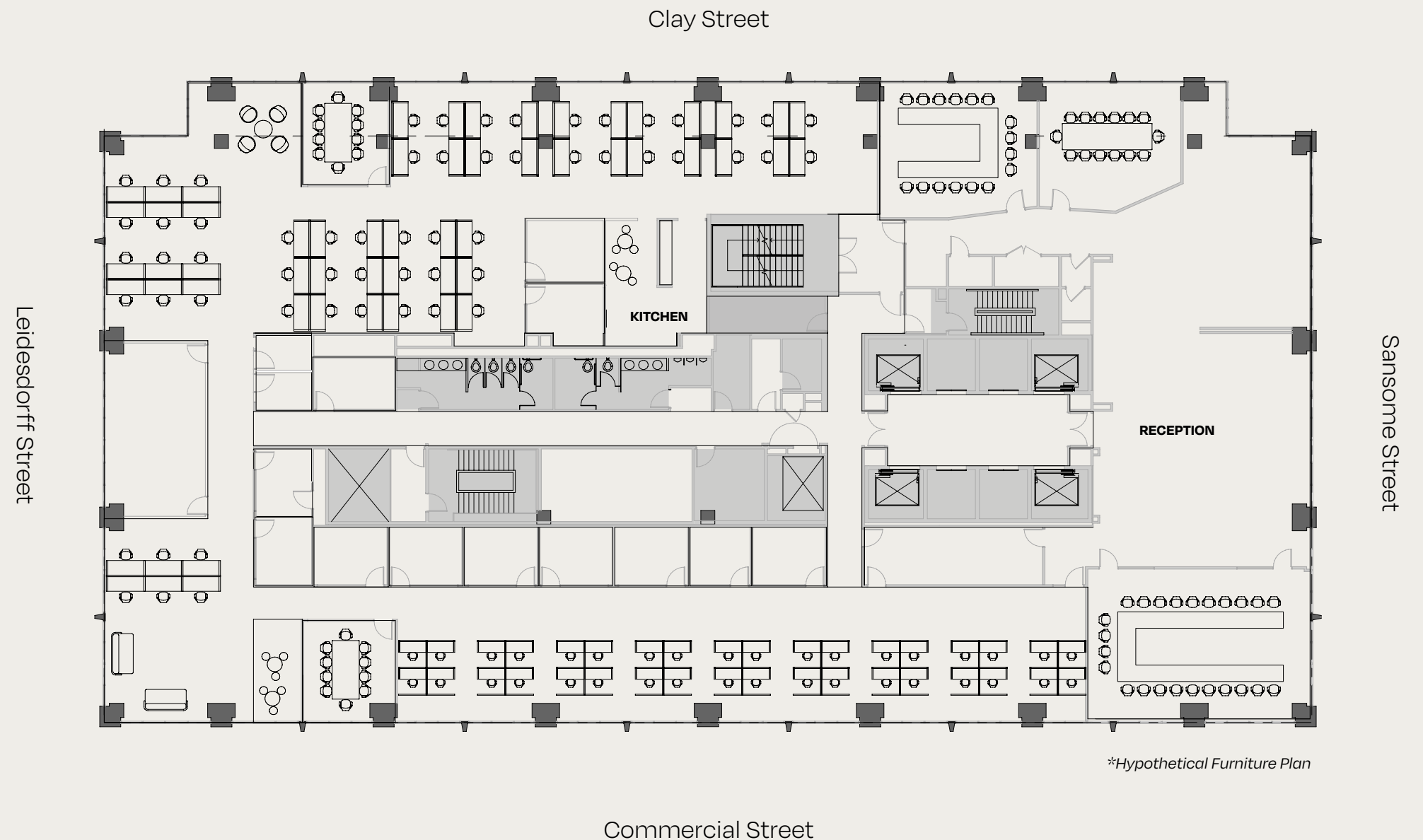
10 Private Offices

2 Phone Rooms

Open Area for ±94 Desks

Kitchen

Interconnecting Stairwell Between
Floors 12-15



475 SANSOME

14th Floor - 22,749 RSF

Full Floor Opportunity

Great Views and Natural Light

1 Large Boardroom

2 Conference Rooms

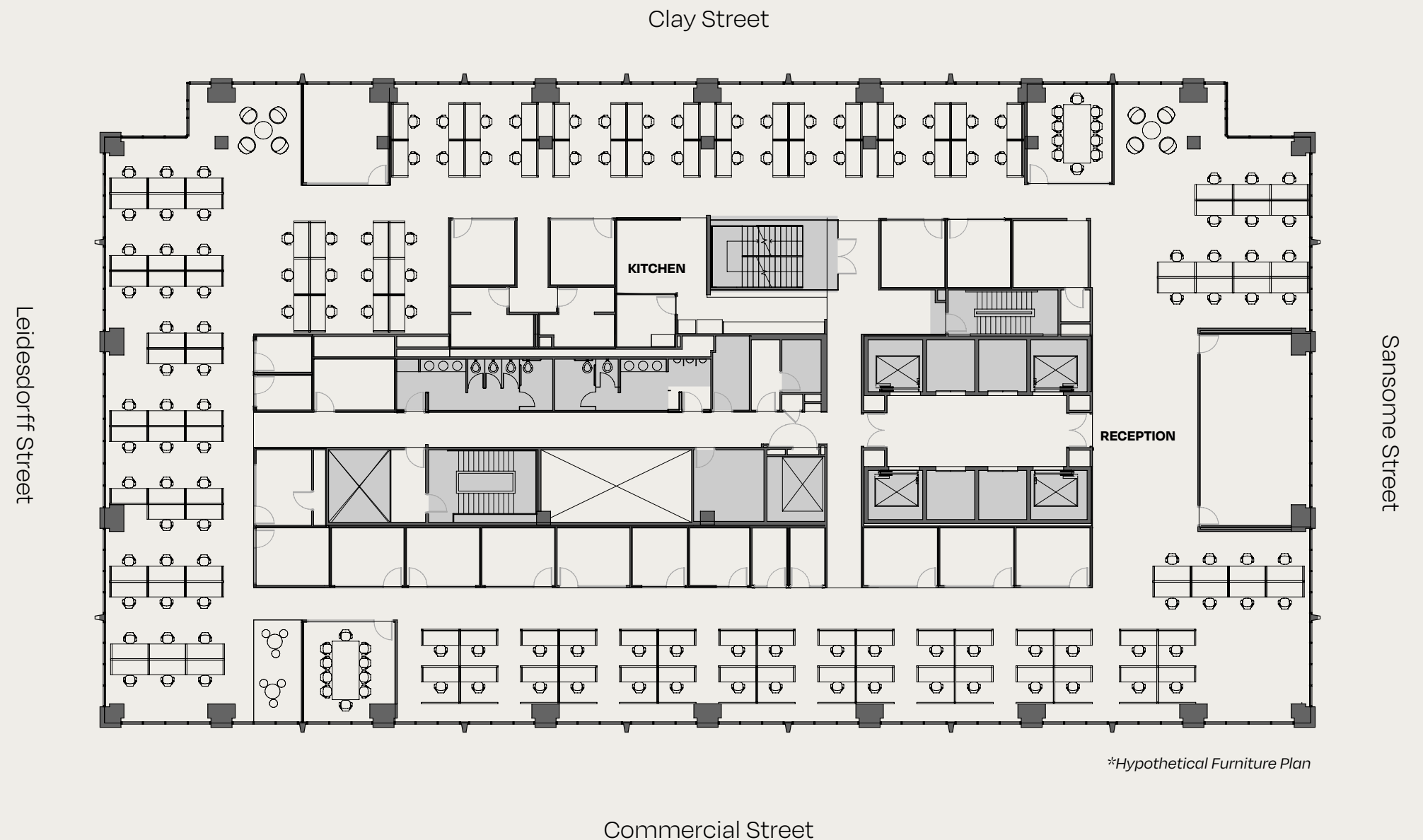
14 Private Offices

4 Phone Rooms

Open Area for ±137 Desks

Kitchen

Interconnecting Stairwell Between
Floors 12-15



475 SANSOME

12th Floor - 22,749 RSF

Full Floor Opportunity

Great Views and Natural Light

Large All-Hands / Training Area

3 Conference Rooms

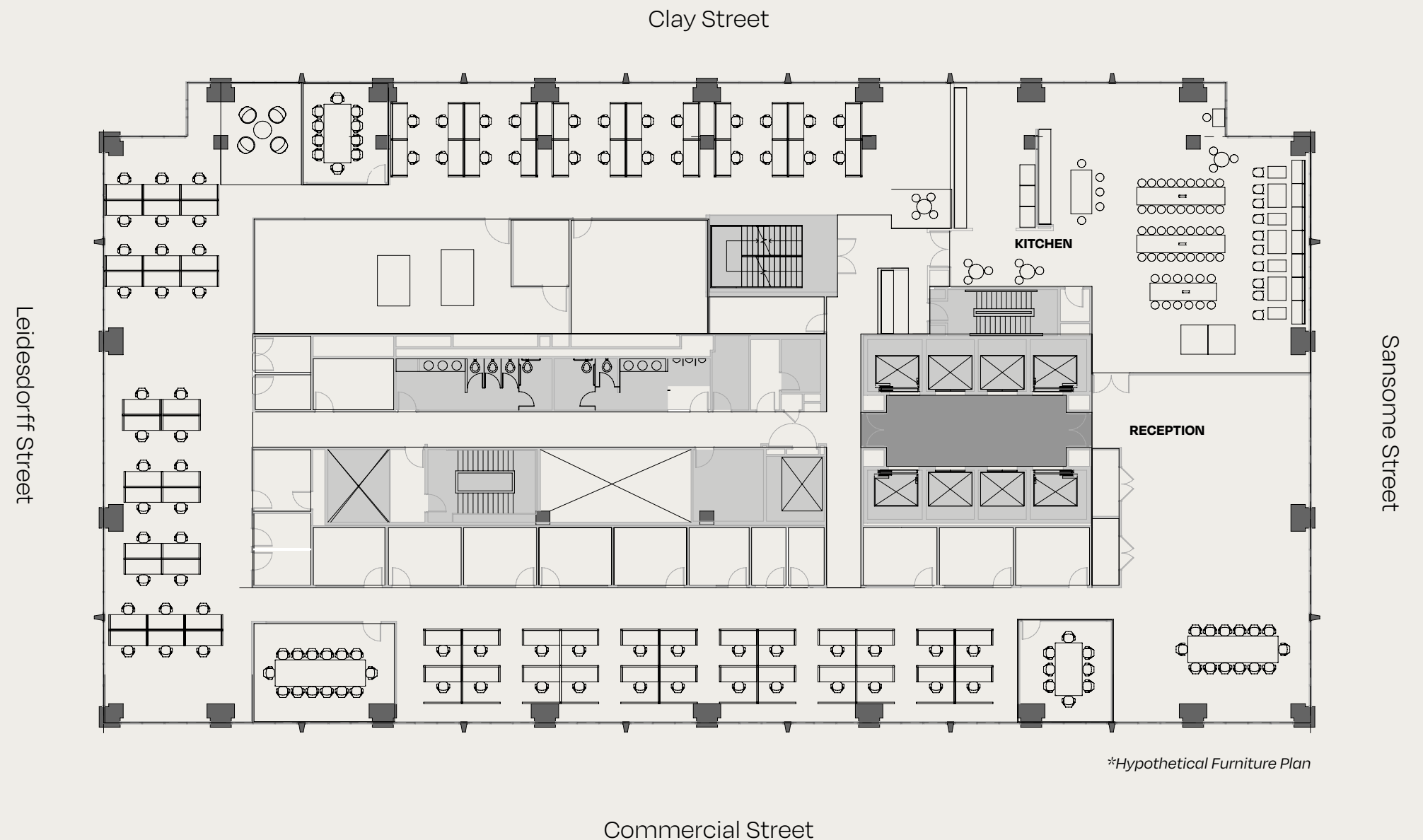
10 Private Offices

4 Phone Rooms

Open Area for ±100 Desks

Kitchen

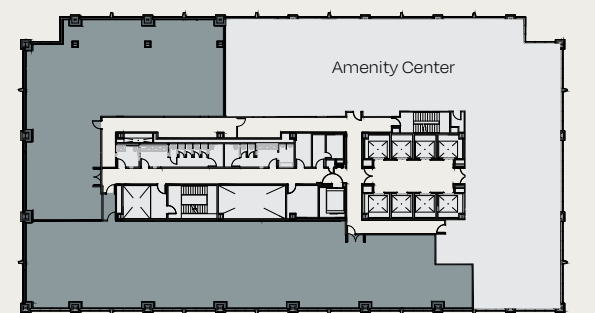
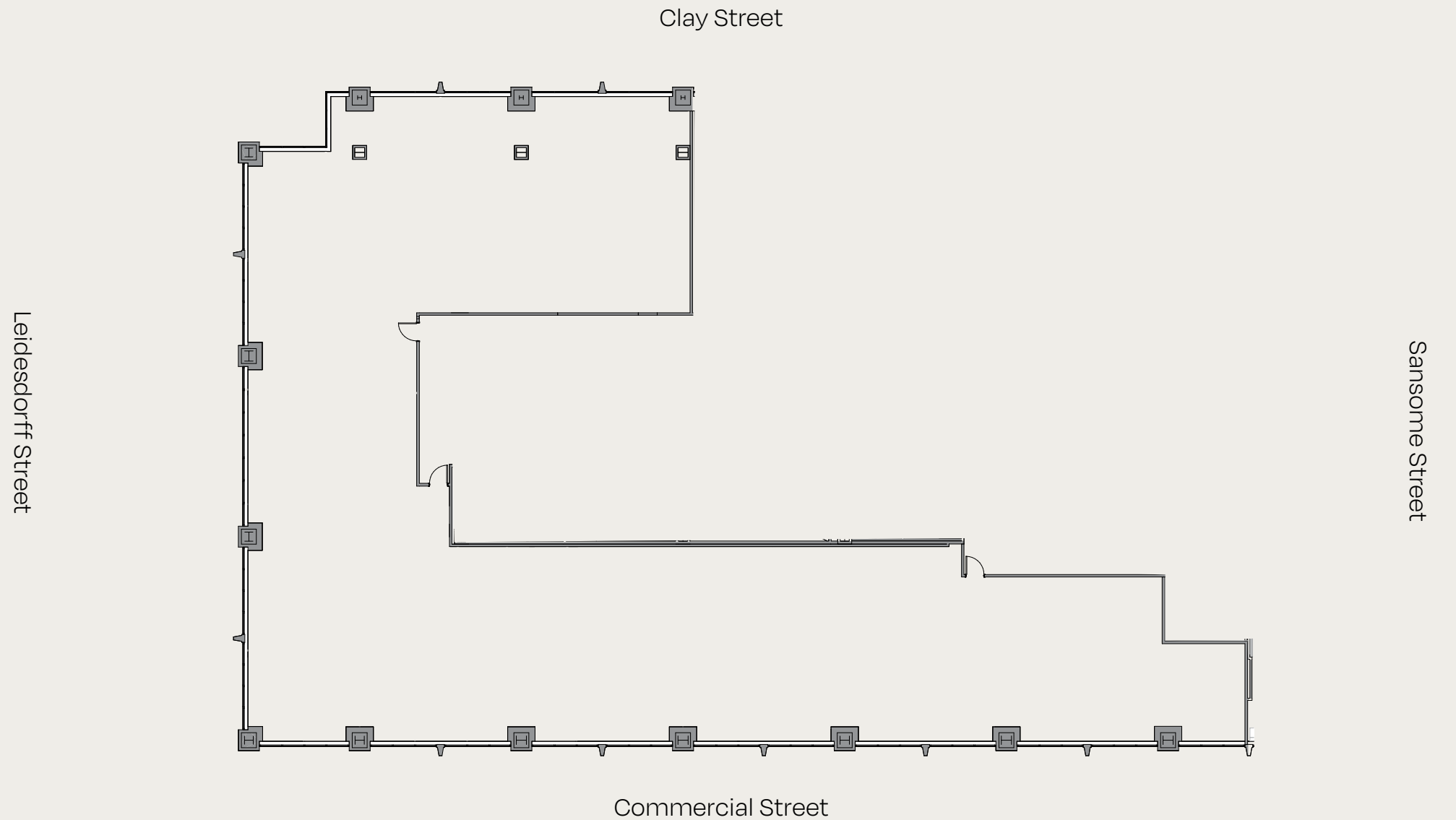
Interconnecting Stairwell Between
Floors 12-15



475 SANSOME

Suite 800 - 13,282 RSF

Three Sides of Window-line
Build to Suit Opportunity



475 SANSOME

Suite 720 - 3,906 RSF

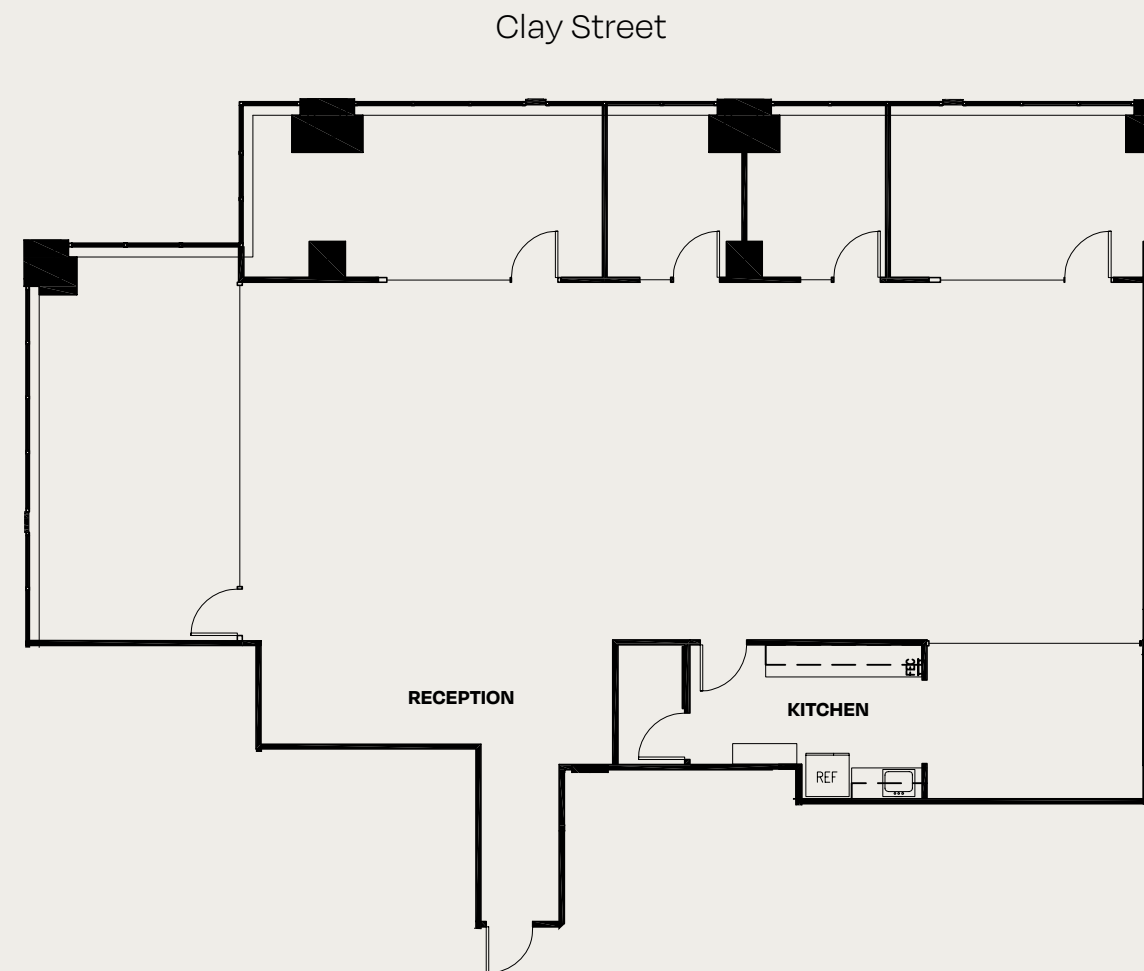
1 Conference Rooms

4 Private Offices

Open Area for ±15 Desks

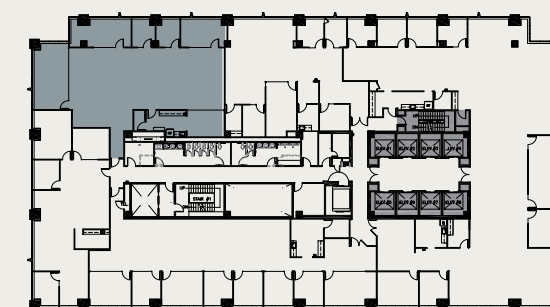
Kitchen

Leidesdorff Street



Sansome Street

Commercial Street



475 SANSOME

Suite 710 - 2,758 RSF

2 Conference Rooms

2 Private Offices

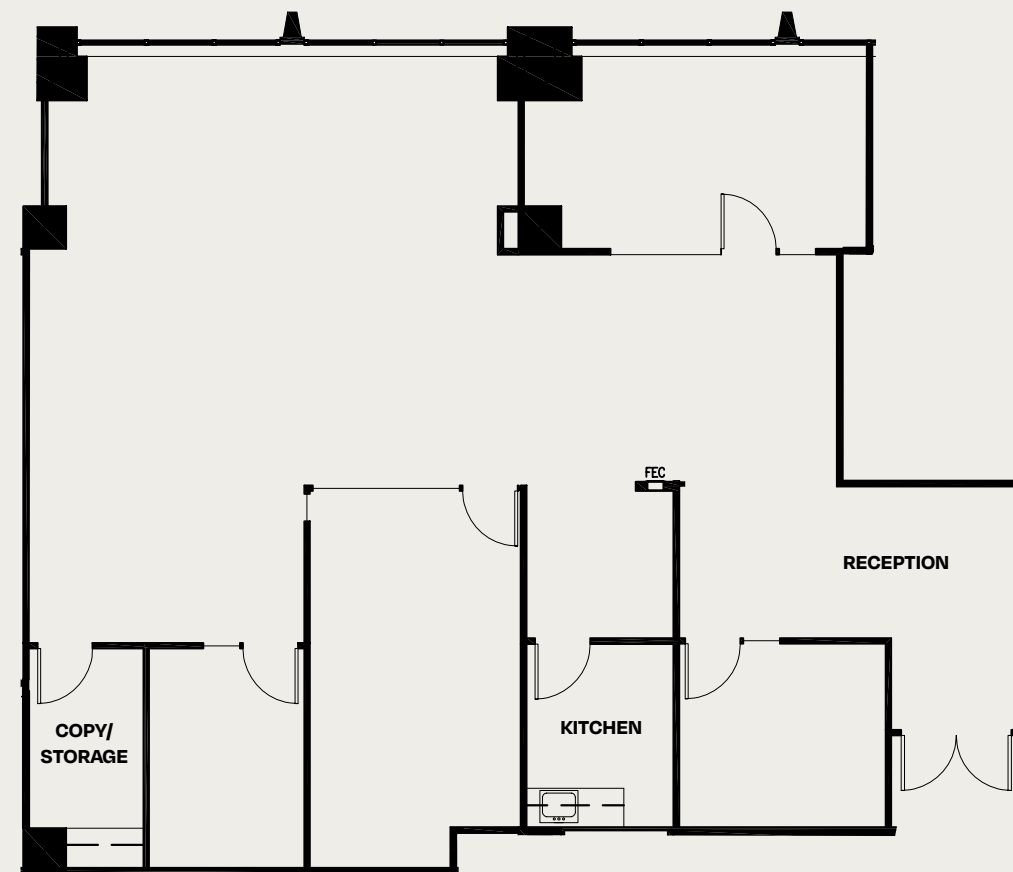
Open Area for ±10 Desks

Kitchen

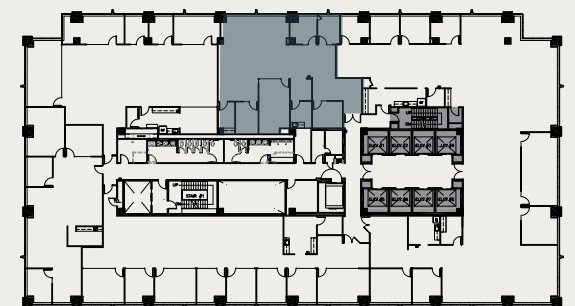
Leidesdorff Street

Clay Street

Sansome Street



Commercial Street



475 SANSOME

Suite 570 - 3,982 RSF

Spec Suite

Fully Furnished

Exposed Ceilings

Partial Polished Concrete Floors

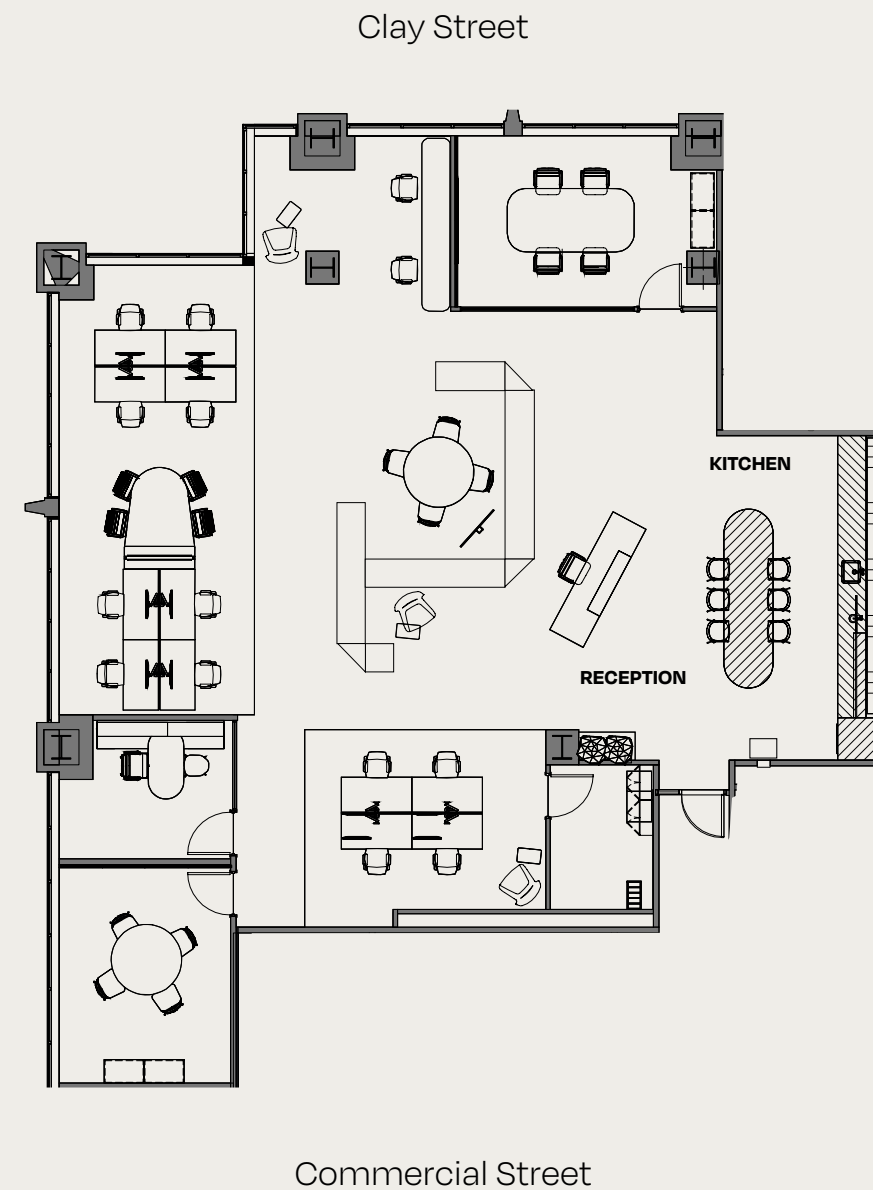
1 Conference Room

2 Private Offices

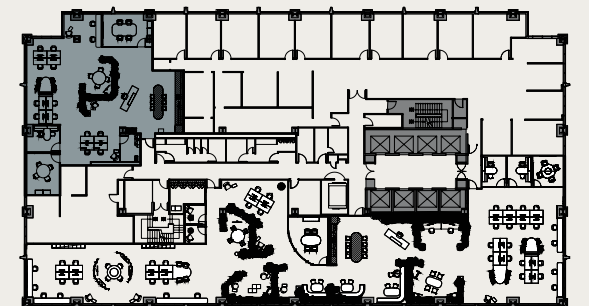
Open Area for ±16 Desks

Kitchen

Leidesdorff Street



Sansome Street



475 SANSOME

Suite 500 - 9,860 RSF

Spec Suite

Fully Furnished

Exposed Ceilings

Partial Polished Concrete Floors

2 Conference Rooms

2 Offices

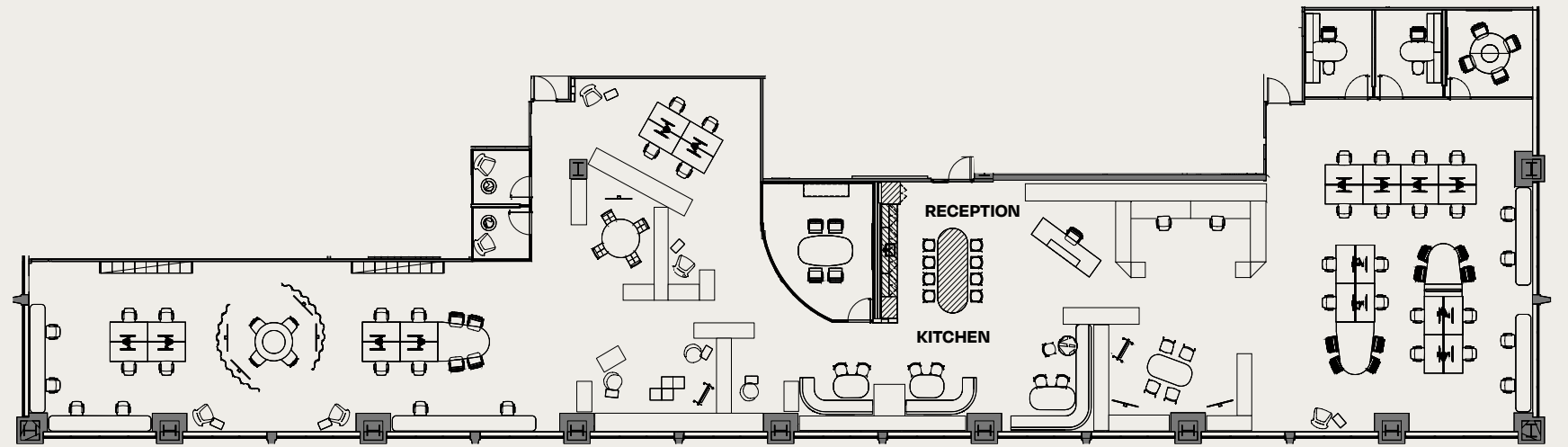
2 Phone Rooms

Open Area for ±40 Desks

475 SANSOME



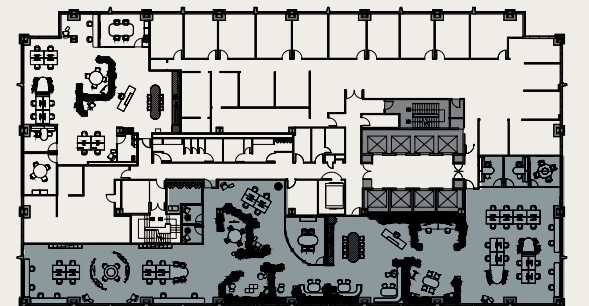
Leidesdorff Street



Clay Street

Sansome Street

Commercial Street



At the Heart of San Francisco

At the heart of San Francisco's Financial District, 475 Sansome offers tenants an unparalleled location that seamlessly blends business, leisure, and culture. Adjacent to both Transamerica Redwood Park and Jackson Square, this is where the city's best is within reach.





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. Jay Hotel
- E. Omni San Francisco

Dining

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

A World of Opportunity

BGO's long-term, debt-free ownership of 475 Sansome ensures a stable foundation for your business to grow and thrive. With a vested interest in your success, BGO is committed to providing the support and resources you need to achieve your goals.

Collaborate with BGO to create a move-in-ready space that truly reflects your brand and empowers your team to succeed. Our in house design and construction team allows us to deliver a tailored solution that exceeds your expectations.



475 SANSOME

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