

475
BRANNAN



Where innovation meets community

475 Brannan offers tenants dynamic space in SoMa where they can grow in a seamless, hospitable environment.

BUILDING HIGHLIGHTS

Four-story, 259,000 SF,
brick-and-timber building

13'-15' ceilings with large
windows, providing
plentiful natural light

Private ensuite balconies

Enclosed outdoor courtyard

1:1,000 SF leased, below-
grade parking garage

Secure bicycle parking
and private showers

Onsite property management

24-hour security

Dog-friendly property



Hospitality is paramount.

With elevated amenities, our building experience is unmatched. Offering a hotel-like approach, we go beyond the expected.



Recipient of the 2025 Kingsley Excellence Award, recognizing top tenant satisfaction at commercial real estate properties each year

ONSITE BARISTA

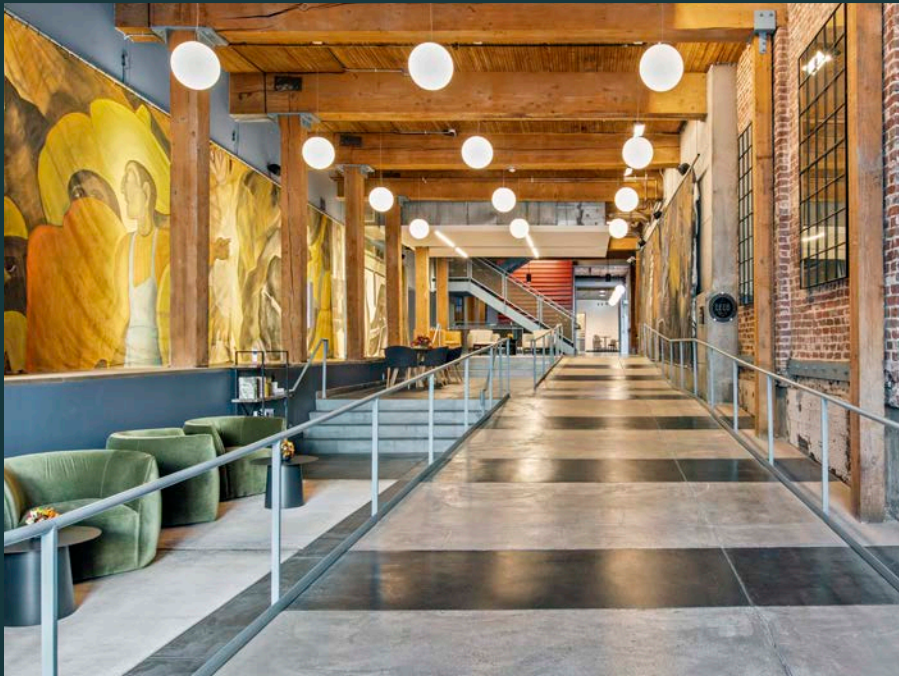
A dedicated connoisseur to craft your perfect morning beverage as soon as you walk in the door

RENOVATED LOBBY

An art-filled lobby providing ample seating for a comfortable office escape

OUTDOOR COURTYARD

A third space with plentiful seating ideal for lunchtime or private events



An integrated community

SOMA SNAPSHOT

\$106M

spent on retail in 2025

\$195,767

average household income

3,215

total businesses

42,303

total employees

204

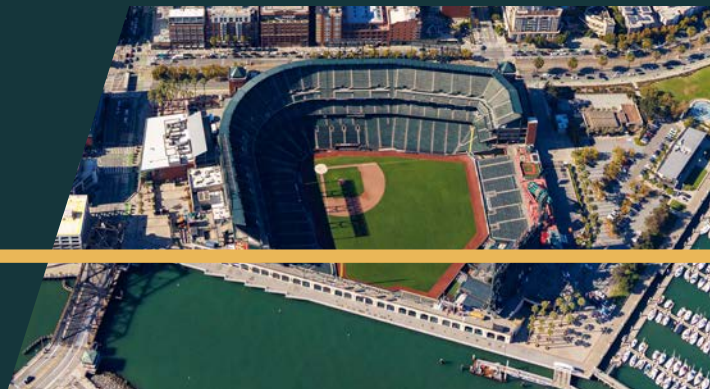
restaurants

0.2

miles to CalTrain

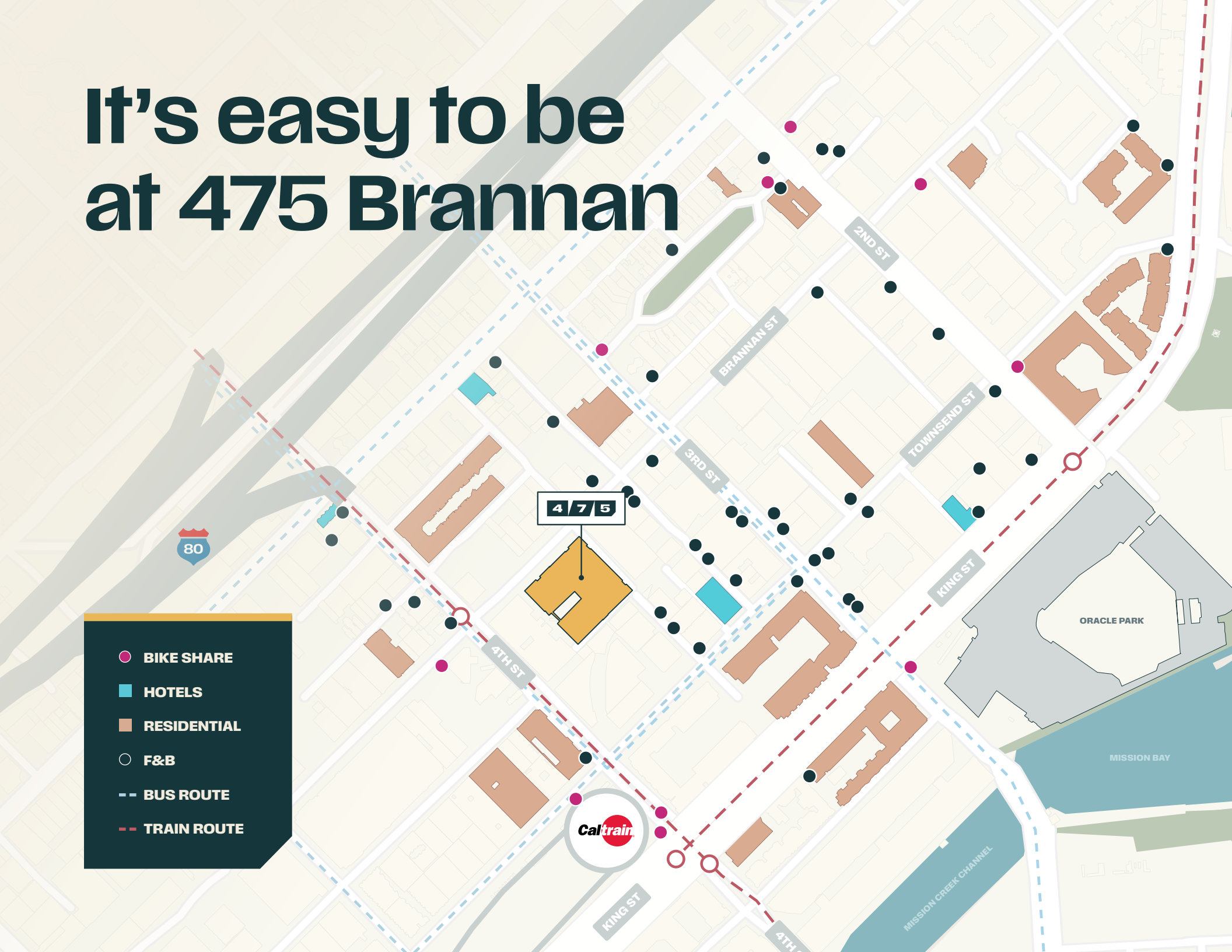
The place to be

The SoMa neighborhood boasts lively surroundings, offering spots for foodies, access to Oracle Park, and proximity to the waterfront.



It's easy to be at 475 Brannan

- BIKE SHARE
- HOTELS
- RESIDENTIAL
- F&B
- - BUS ROUTE
- - TRAIN ROUTE





1 min

drive to Highway
80 access



2 min

walk to
4th & Brannan
Central
Subway stop



2 min

walk to
4th & Brannan
bus stop

2 min

walk to
4th &
Townsend
bus stop



6 min

walk to
4th & King
Caltrain
Station



19 min

walk to
Powell BART
Station



20 min

drive to
San Francisco
International
Airport

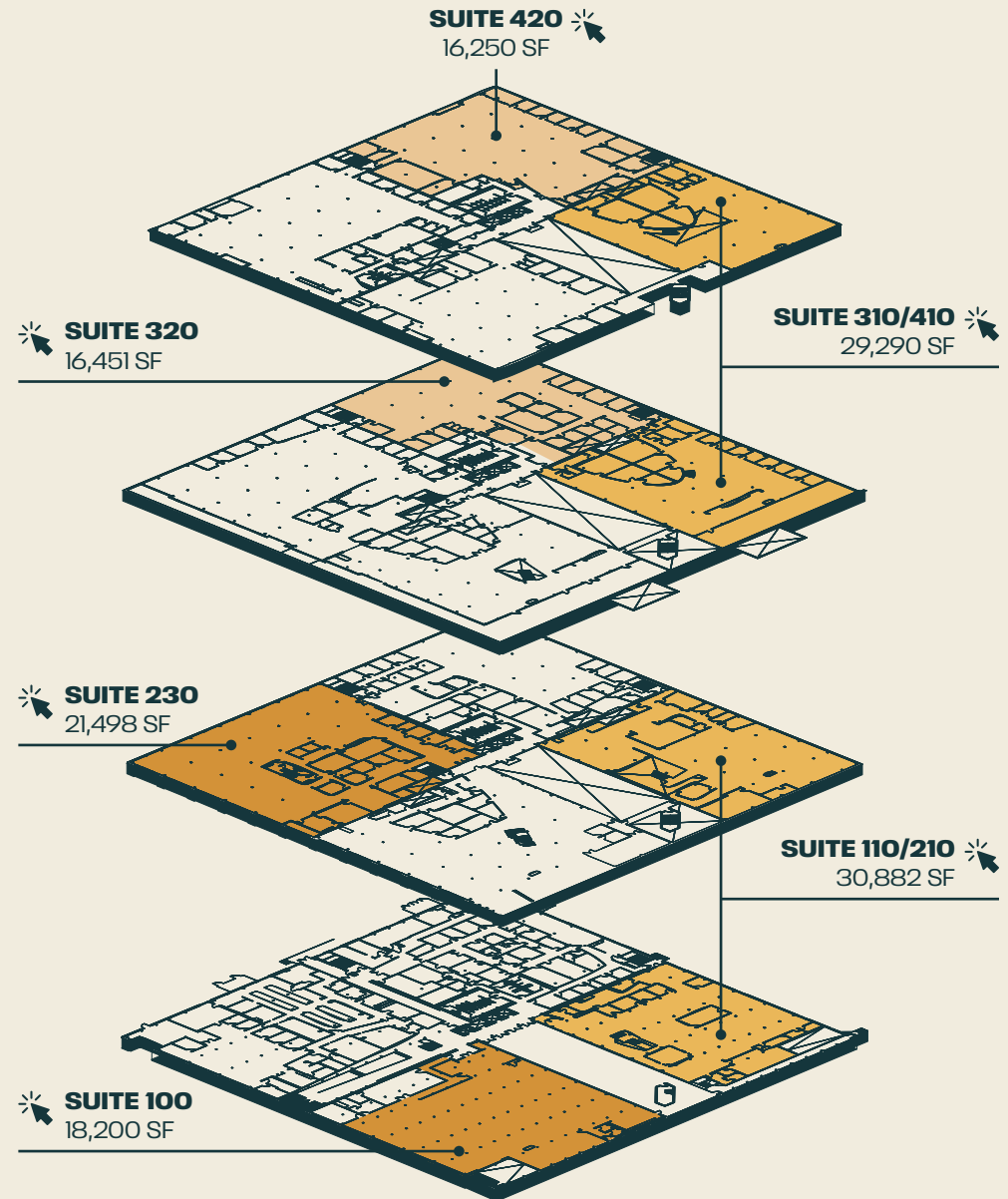


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BRANNAN

Available space

475 Brannan's versatile suites offer high ceilings, private balconies, and striking views of San Francisco.

CLICK EACH SUITE NUMBER FOR MORE INFORMATION





1ST FLOOR



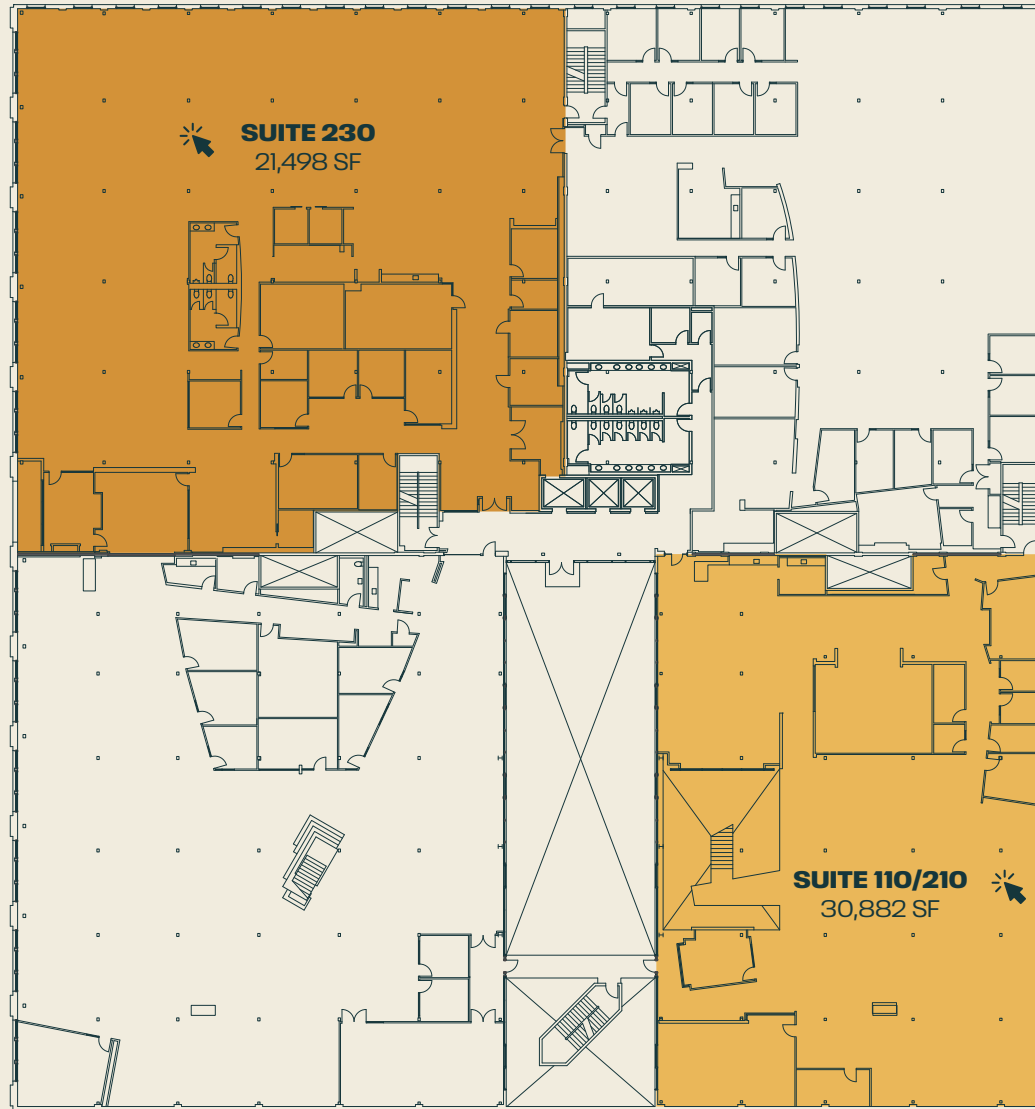
BUILDING
ENTRANCE



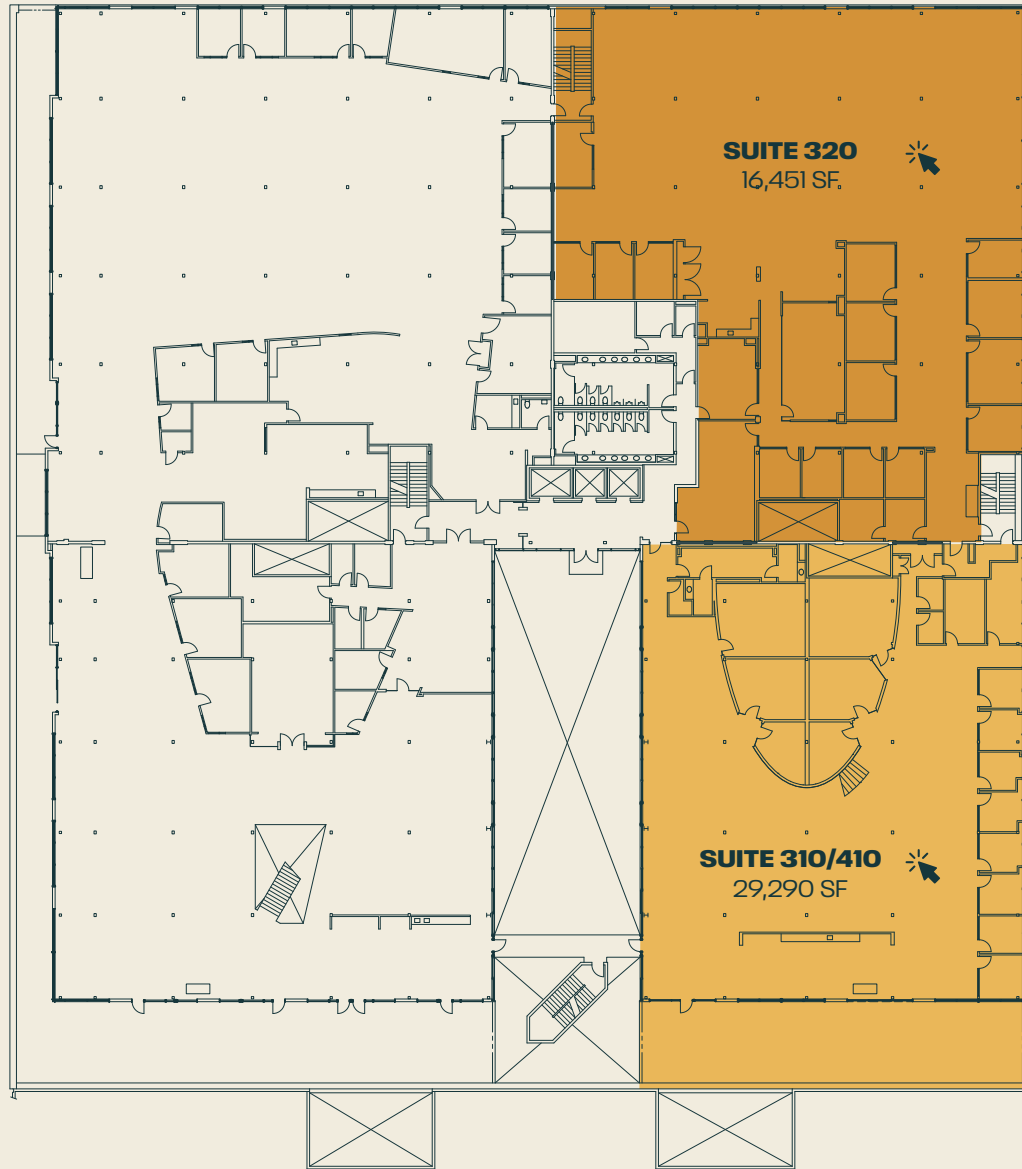
SUITE 100
18,200 SF

SUITE 110/210
30,882 SF

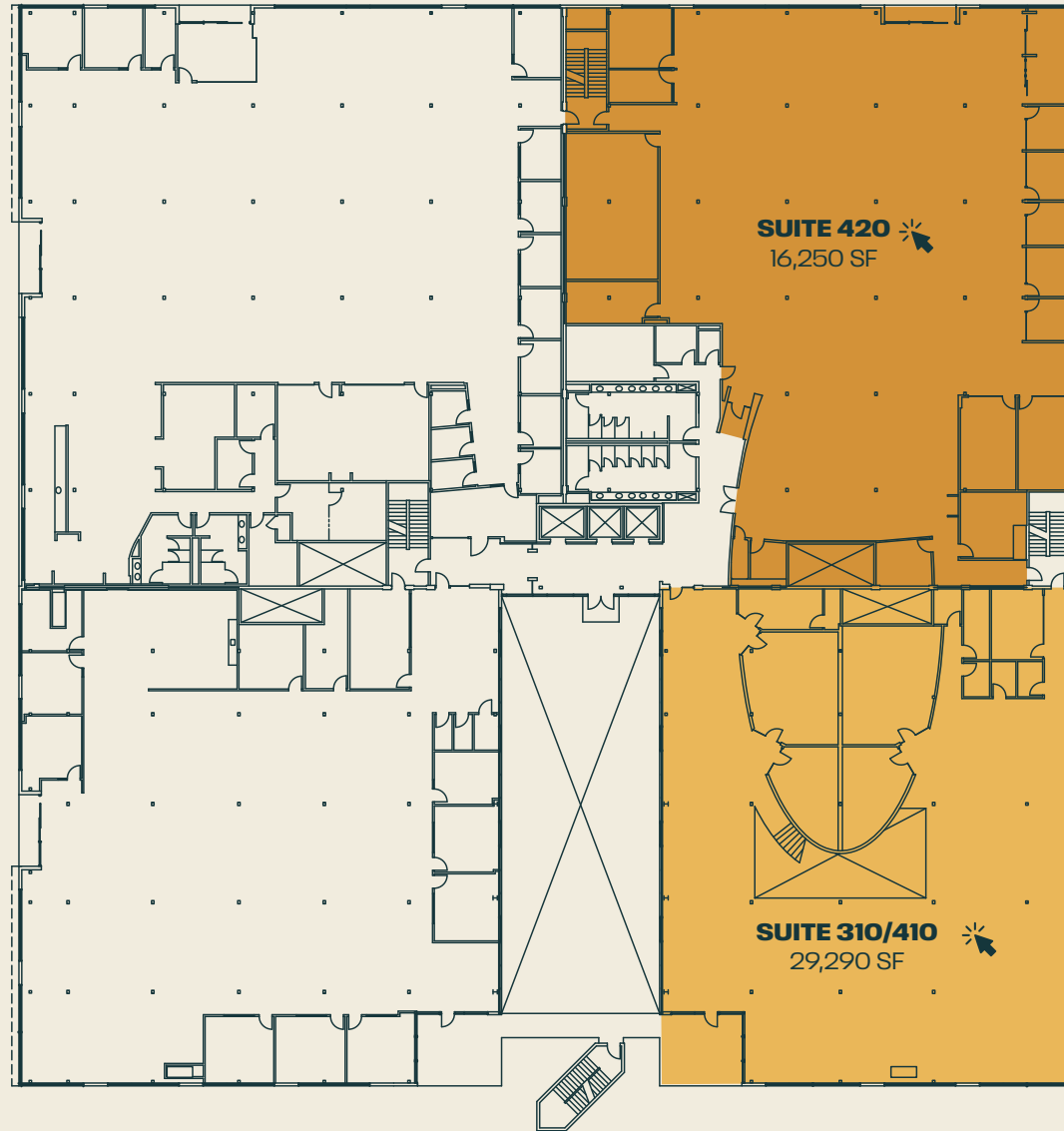
2ND FLOOR



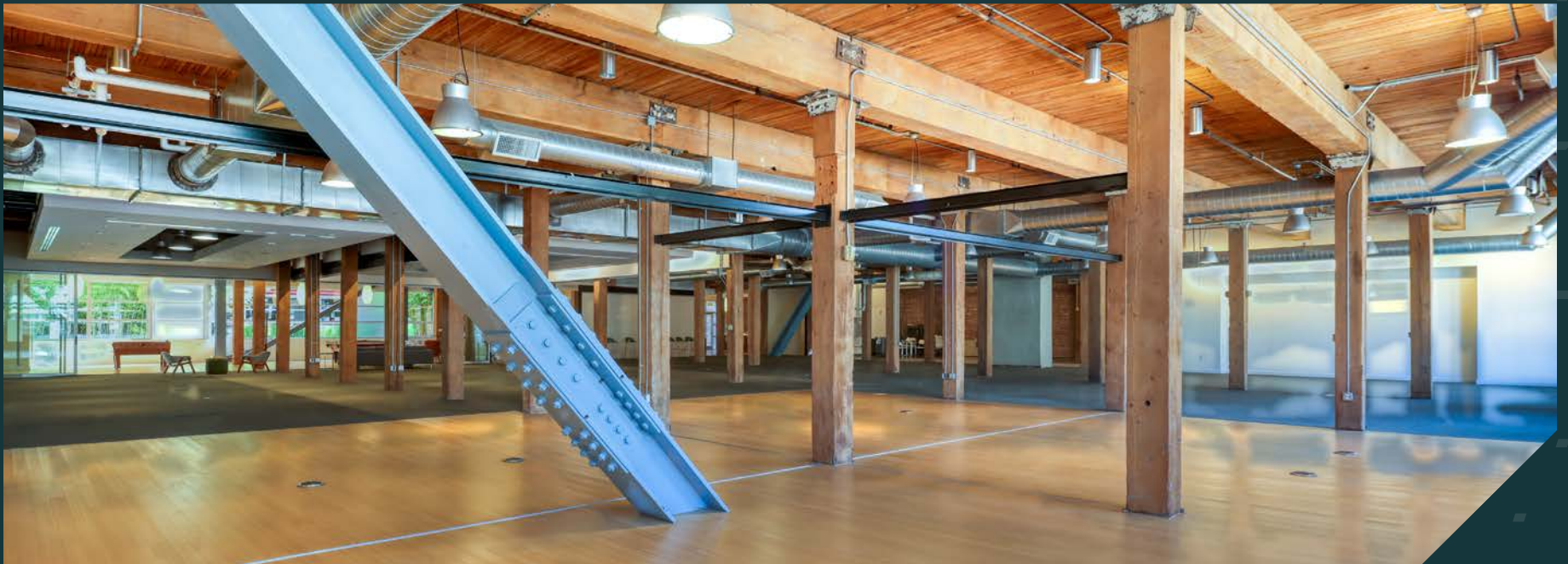
3RD FLOOR



4TH FLOOR







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