

**FIRST TIME
ON THE MARKET
IN OVER 30 YEARS!**

**BLATTEIS
REALTY CO**

INCORPORATED | EST. 1922



THE WHITE HOUSE BUILDING
MONUMENTAL FLAGSHIP FOR LEASE
256 GRANT AVENUE/255 SUTTER STREET
UNION SQUARE | SAN FRANCISCO, CA 94108

EXCLUSIVELY OFFERED BY:
JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

The White House Building

256

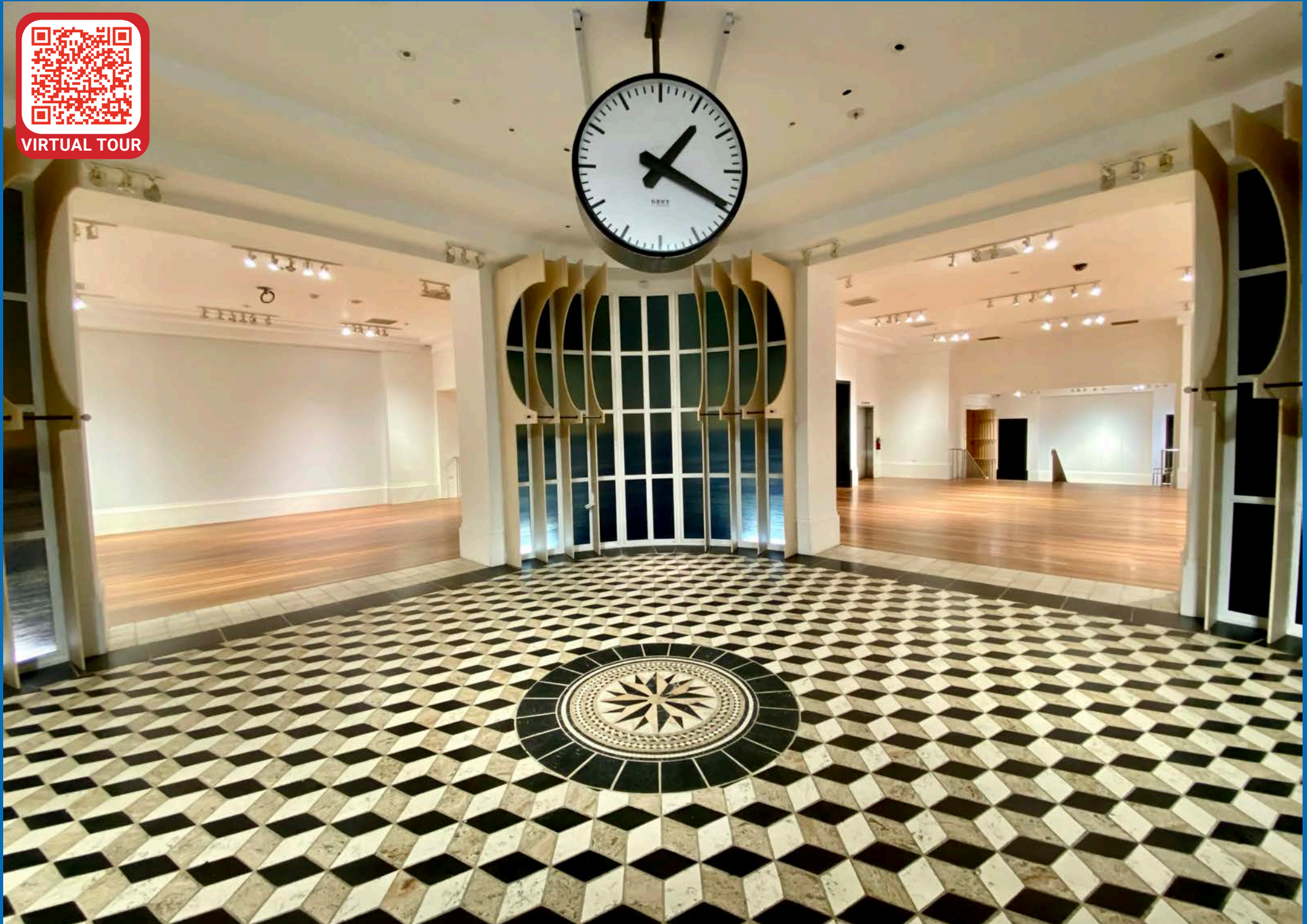
Grant Avenue/255 Sutter Street (The White House Building) is the iconic flagship corner in the heart of Union Square, San Francisco's most famous destination for entertainment, shopping and dining. Surrounded by a vibrant selection of luxury brands, renowned restaurants, and trendy hotels, Union Square offers retailers a fortuitous platform for brand exposure and growth.

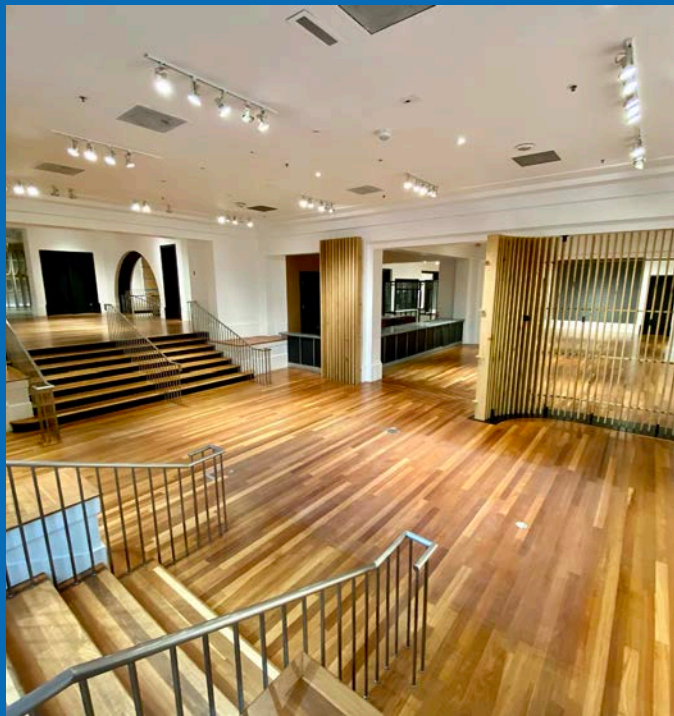
The building itself features triad entrances with an impressive $\pm 109'$ feet of store frontage on Grant Avenue, incredible $\pm 221'$ feet of frontage on Sutter Street, multiple fitting rooms, spacious layout, abundant elevator access, breathtaking interior finishes, multiple means of egress and soaring floor-to-ceiling window displays that offer a luxurious façade. There are also approximately 360 public parking spaces in the building along with a loading area.

Neighboring retailers include Harry Winston, Cartier, Hermes, Christian Dior, Chanel, Gucci, Yves Saint Laurent, Tiffany's, Apple among many others. World-Class Hotels include the Westin St. Francis, the Beacon Grand, the Four Seasons, and more that offer luxurious amenities.

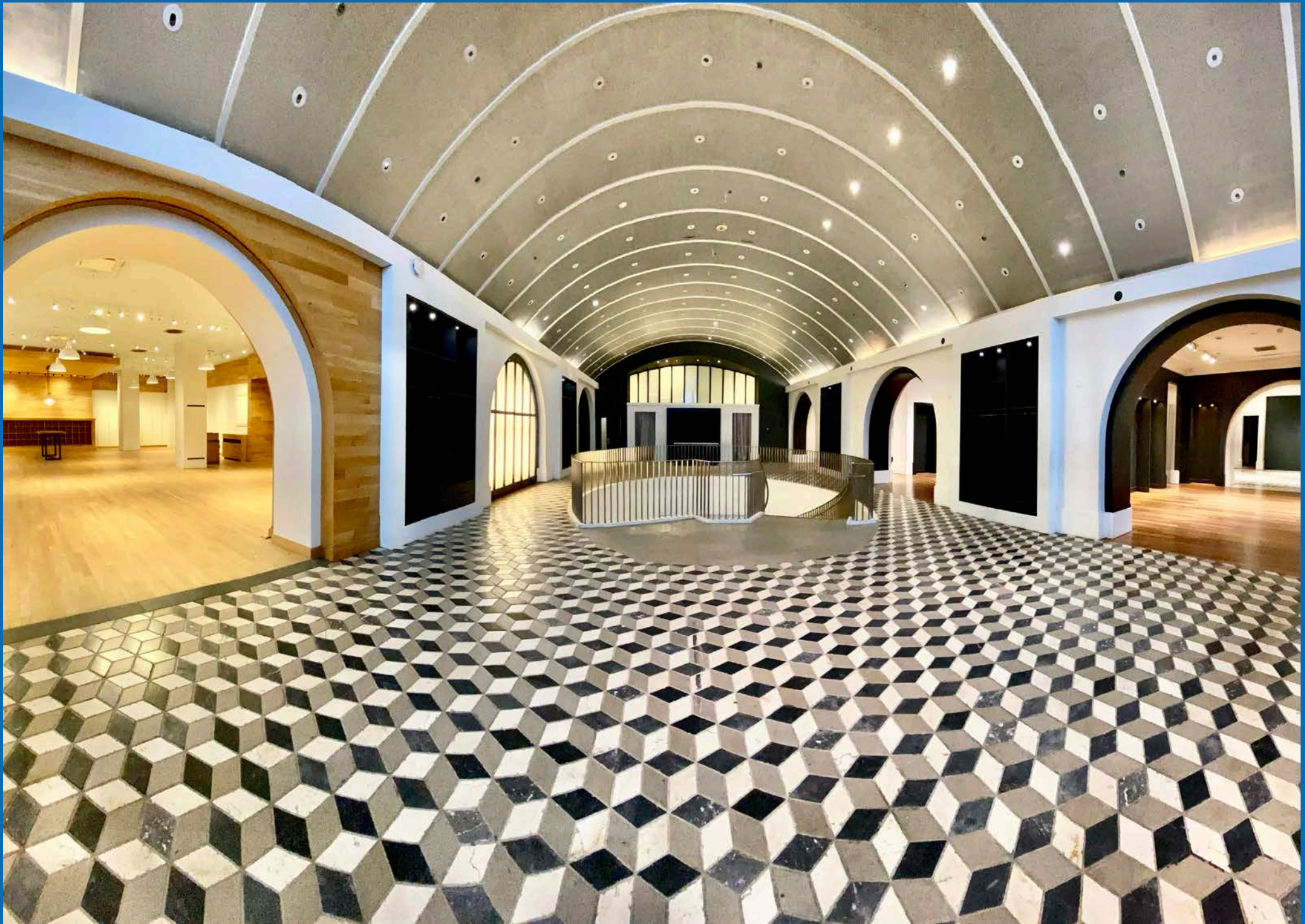


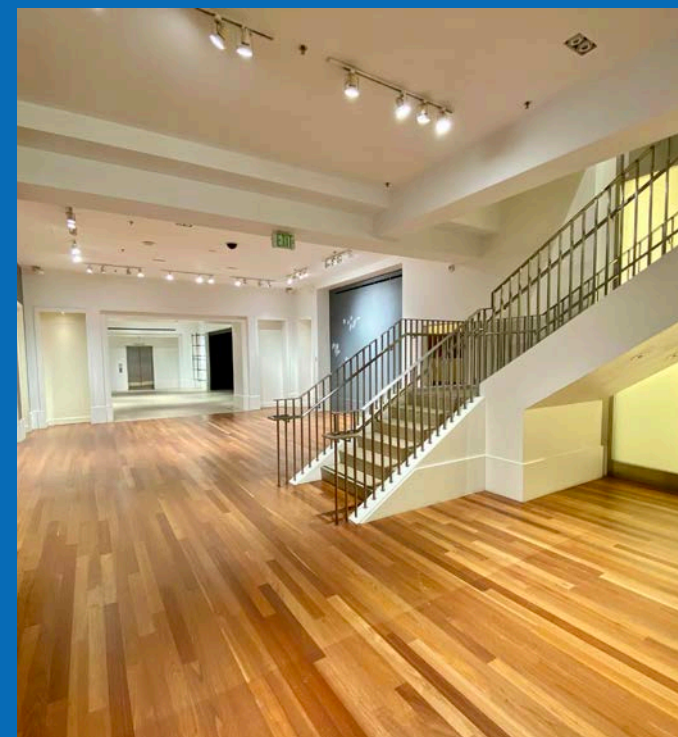
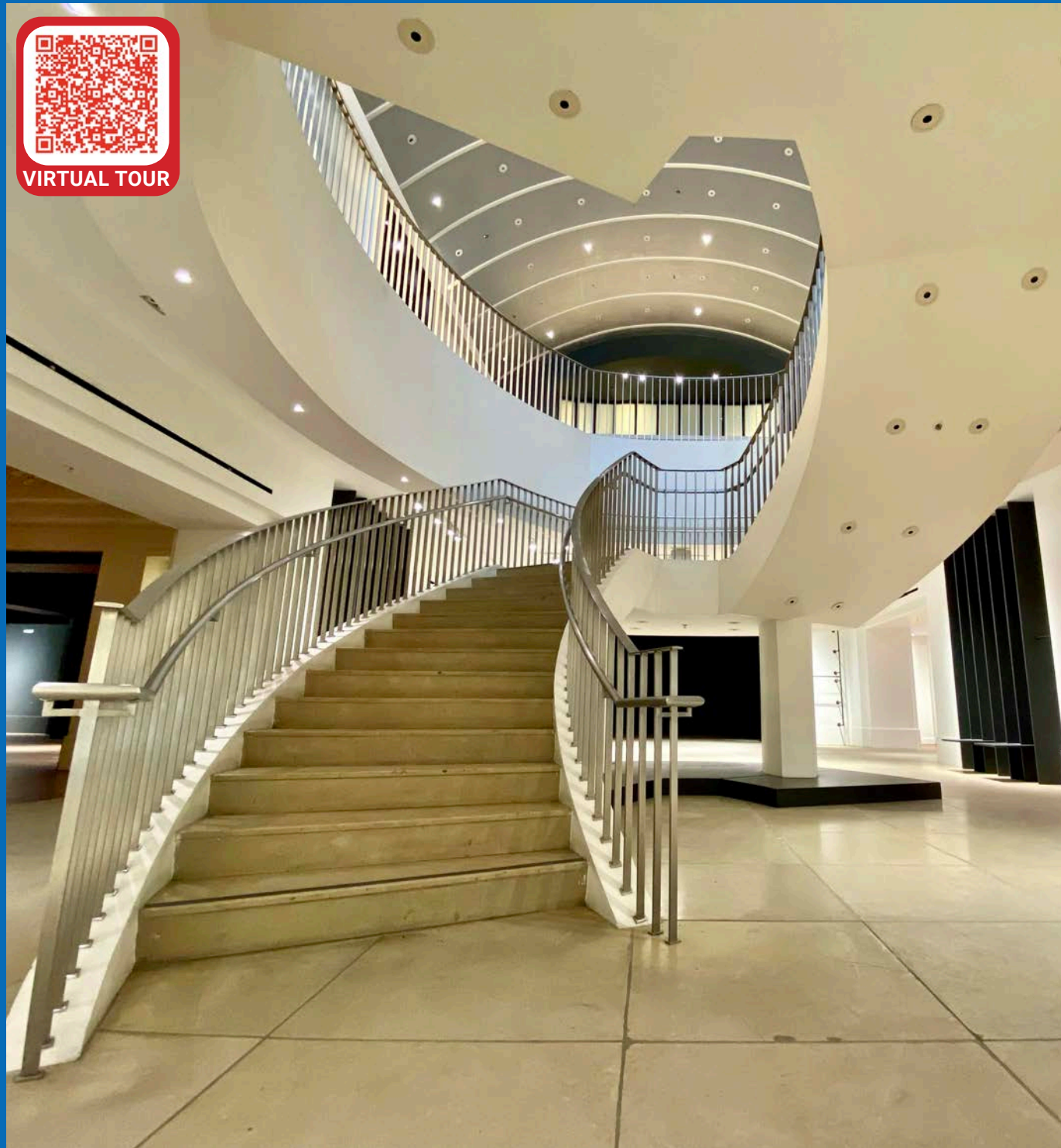
VIRTUAL TOUR











The White House Building

SAN FRANCISCO/UNION SQUARE HIGHLIGHTS

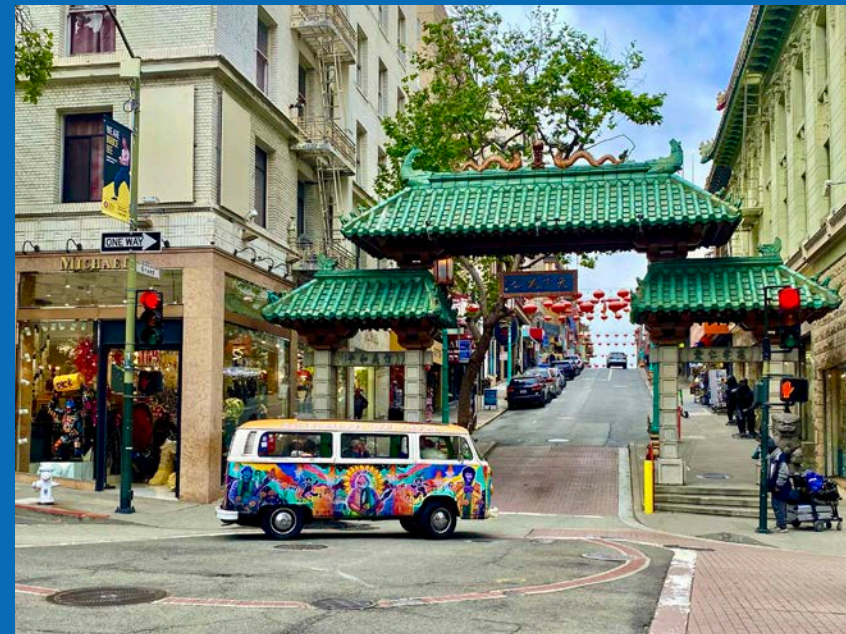
- First time on the market in over 30 years!
- One of the most prominent corners on the West Coast
- Can be subdivided into separate spaces
- Suitable for a multitude of uses
- Approximately 360 public parking spaces within the building
- 2 Blocks from Montgomery BART Station
(327,000 Ridership)
- Over 2.8 million visitors to Union Square
- Over 23 million visitors to San Francisco



Powell Street Cable Cars



Union Square Tulip Day



Chinatown Dragon Gate

THE WHITE HOUSE BUILDING

256 GRANT AVENUE/255 SUTTER STREET SAN FRANCISCO, CA 94108

BEAUTIFUL BUILDING WITH LARGE OPEN FLOORPLAN

- ±20,362 square feet on the ground level
- ±33,880 square feet on the lower level
- ±54,242 square feet total (usable)
- ±59,174 square feet total GLA
- Loading Area

ASCENDING CEILING HEIGHTS

- ±18' on ground level
- ±14' on lower level

TWO INCREDIBLY PROMINENT BLADE SIGNS

- ±109' linear frontage on Grant Avenue
- ±221' linear frontage on Sutter Street



Sutter Street

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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

RETAIL SPOTLIGHT ON UNION SQUARE



Omega Watches
Opens at
103 Geary Street
Fall 2021



CHANEL
Purchases
340 Post Street
January 2022



ROLEX PATEK PHILIPPE
Leases
255/259 Post Street
October 2022



BURBERRY
Leases
110 Geary Street
May 2023



Van Cleef & Arpels
Opens at
140 Geary Street
Spring 2023



MaxMara
Leases Flagship at
231 Post Street
November 2023



ST. JOHN
Leases Flagship at
245 Post Street
February 2024



BVLGARI
Leases Flagship at
200 Grant Avenue
March 2024



john varvatos
Returns to
San Francisco at
58 Geary Street
April 2025



ZARA
Zara Leases
40,000 Square Feet
at 250 Post Street
April 2025



MOSCOT
Leases 800 Sq Ft
75 Geary Street
May 2025



Nintendo Opens
Second US Store at
331 Powell Street
May 2025

AND MANY MORE...!

A RICH HISTORY



THE WHITE HOUSE

In memory of Alice Phelan Sullivan, daughter of a California Pioneer, sister of San Francisco Mayor and United States Senator James D. Phelan.

The White House building, constructed in 1908, is representative of San Francisco's ability to recover from the devastating earthquake and fire of 1906. Designed by a renowned architect, Albert Pissis, the five story structure is a massive steel frame anchoring the corner of Sutter Street and Grant Avenue. Originally built for Rafael Weill & Co., it housed the White House Department store for several generations.

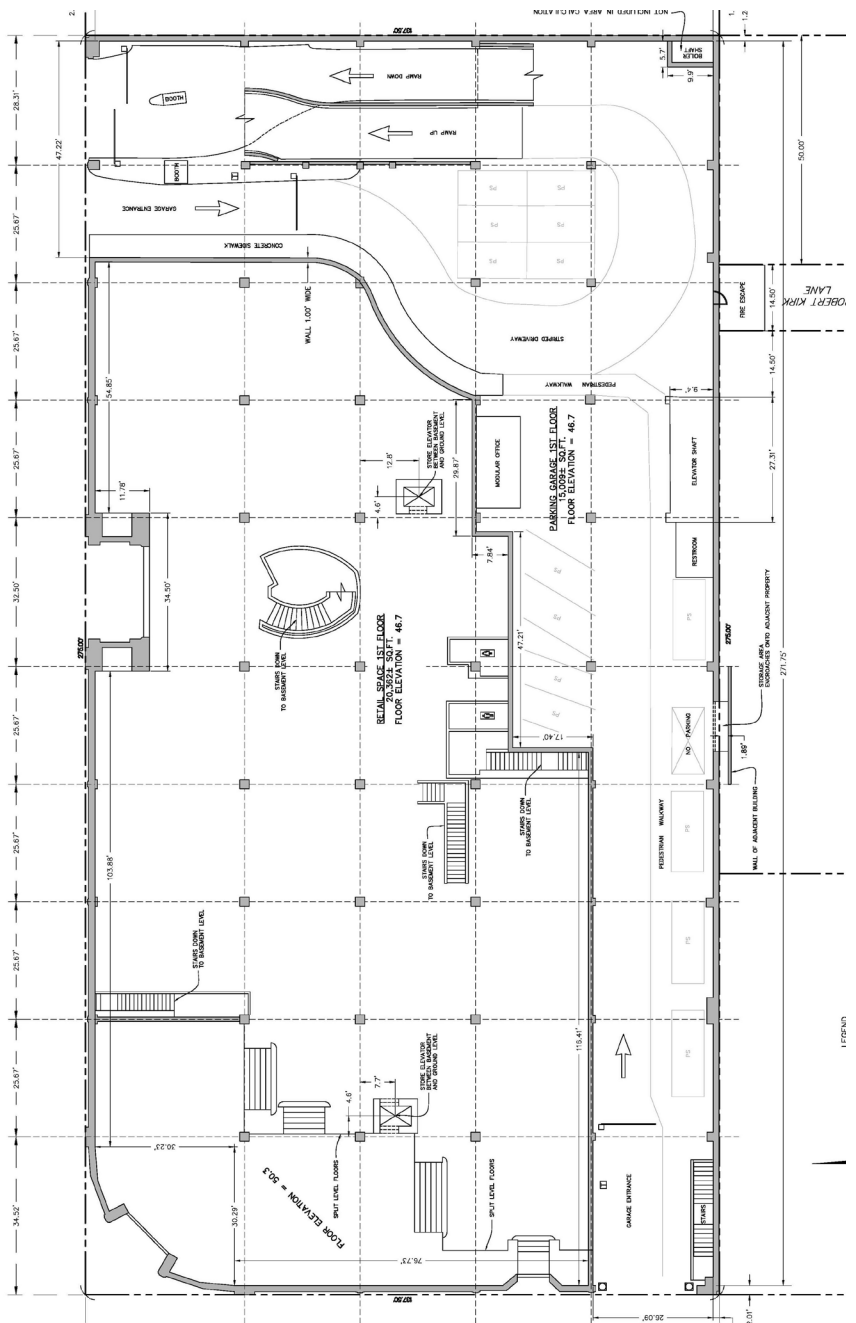


FLOOR PLANS

All Dimensions are approximate

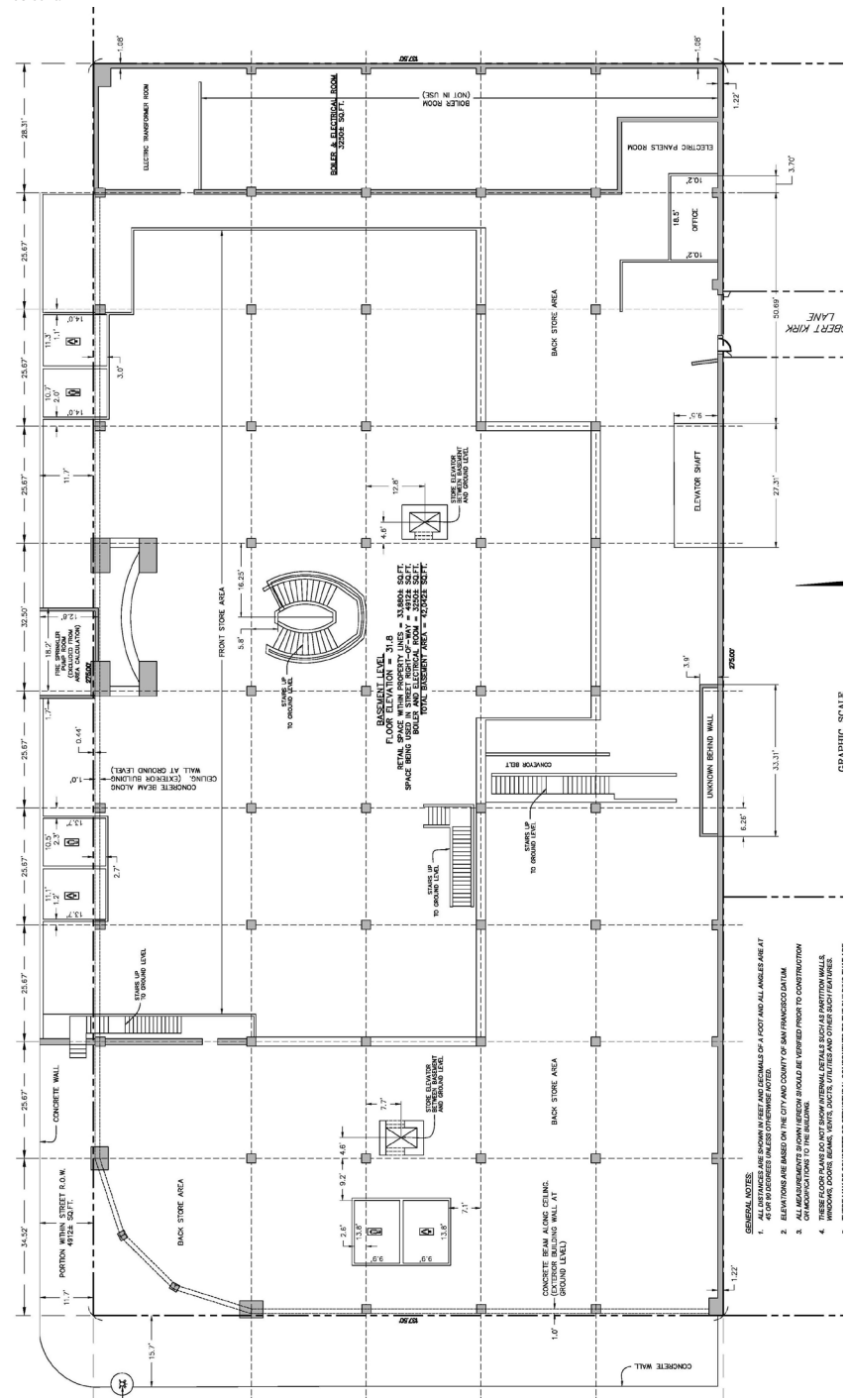
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SUTTER STREET



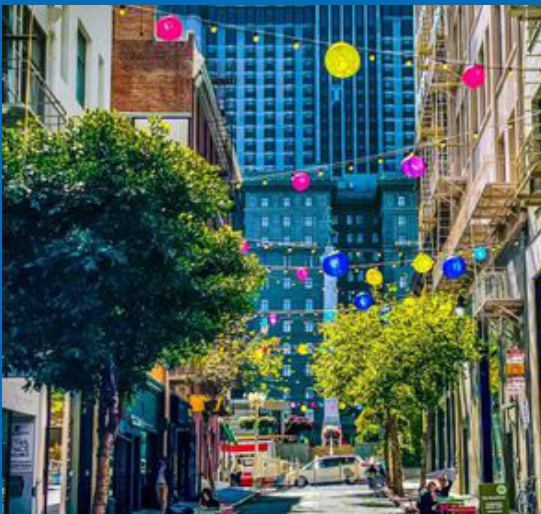
GRANT AVENUE

Ground Level | ±20,362 SF



Lower Level | ±33,880 SF

- GENERAL NOTES:
1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND ALL ANGLES ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALLS UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS FROM EXISTING WALLS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
 4. THESE FLOOR PLANS DO NOT SHOW INTERNAL DETAILS SUCH AS PARTITION WALLS, DOORS, WINDOWS, ETC.



KEARNY STREET

CHIPOTLE MEXICAN GRILL

ROOSTER & RICE

S

256 GRANT/255 SUTTER ST

ROBERT PAUL

Capital One

BRITEX FABRICS

Shapur® Mozaffarian

MaxMara

Dior

GIORGIO ARMANI

Acne Studios

IRON HORSE CLOTHING

VINCE.

MONTBLANC

GG

GRANT AVENUE

SUTTER STREET

teuscher SAN FRANCISCO Chocolates of Switzerland

HARRY WINSTON

FERRAGAMO

LANG

WILKES BASHFORD

NIKE

POST STREET

Cartier

FENDI

BURBERRY

G KROWN Jewelers

Maison Margiela PARIS

GRAFF

JAHAN™ DIAMONDS on the SQUARE

BREITLING

GUCCI

MAIDEN LANE

HERMÈS PARIS

VALENTINO BOTTEGA VENETA

SUITSUPPLY

SPECTACLES

LACOSTE

TORY BURCH

MONCLER

BVLGARI

STOCKTON STREET

GRAND|HYATT

montague gallery

UOMO SAN FRANCISCO


BEACON GRAND A UNION SQUARE HOTEL

Apple

CC

TIFFANY & CO.





THE WHITE HOUSE BUILDING

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SAN FRANCISCO, CA 94108



INCORPORATED | EST. 1922

CELEBRATING
100 Years

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