

THE KOHLER & CHASE BUILDING · EST. 1909

26 O'FARRELL

Second Floor

A Creative Office in the Heart of Union Square



RENTABLE SQUARE FEET

3,701 RSF



CEILING HEIGHT

18-20' FT



MEETING ROOMS

1 + 3 ROOMS

An Address with a Story

26 O'Farrell · Suite 200
San Francisco, CA 94108

A HISTORIC FLAGSHIP

Originally the Kohler & Chase Music House, 1909.

Suite 200 occupies the entire second floor of one of Union Square's most distinctive historic addresses. Soaring 18–20 ft ceilings, ornamental plasterwork, and a reclaimed-wood feature wall meet a fully built creative environment with open workstations, four meeting rooms, a chef's kitchen, and quiet phone booths — all turn-key and ready for occupancy.



PROPERTY SPECIFICATIONS

ADDRESS	26 O'Farrell St · San Francisco
SUITE / FLOOR	Suite 200 · Entire 2nd Floor
RENTABLE SF	3,701 RSF
CEILING HEIGHT	18–20 ft · Original moldings
BUILDING	Kohler & Chase Building
YEAR BUILT	1909 · Historic Class C
CONFIGURATION	Open plan + 4 meeting rooms
CONDITION	Built-out · Move-in ready
CONNECTIVITY	AT&T fiber · High-speed data
HVAC	Forced-air · Zoned
AVAILABILITY	Immediate

IDEAL FOR

- Boutique professional services firms
- Creative agencies & design studios
- Tech & venture-backed startups (15–30 seats)
- Family offices & investment shops

PROPERTY HIGHLIGHTS

- Entire 2nd floor — 3,701 RSF
- Dramatic 18–20 ft ceilings
- Original ornamental plasterwork
- 1 large conference + 3 meeting rooms
- Open-plan workstations + collaboration zones
- Full chef's kitchen + dining / break area
- Lounge with sofa seating & breakout space
- Private phone booths for focus & calls
- Reclaimed-wood feature wall
- Operable windows on multiple exposures
- Steps to Powell BART / Muni
- Across from Union Square retail core

Layout & Configuration

AS-BUILT FLOOR PLAN

Open Plan + Four Meeting Rooms

Efficient L-shaped footprint with the main open workspace anchored by the elevator core.

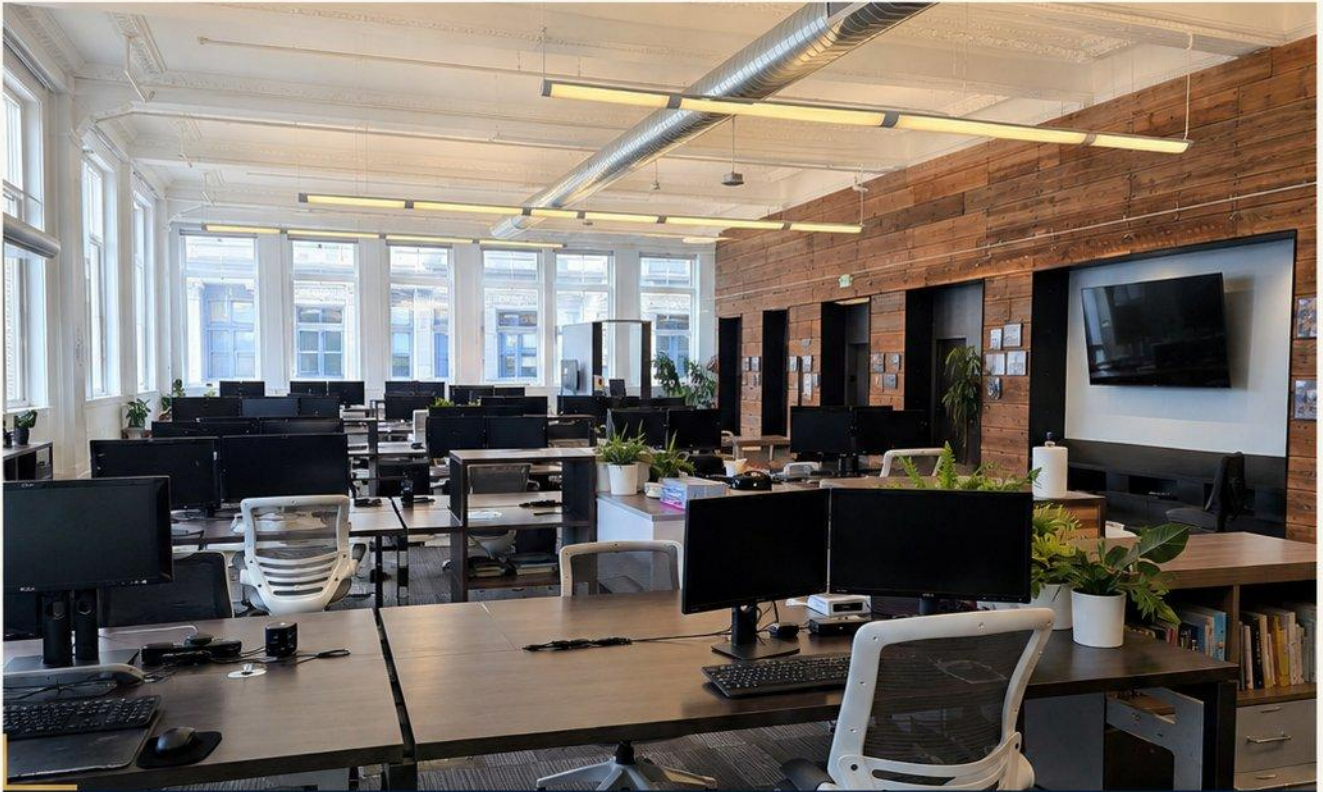


LEGEND

- Tenant Space · 3,198 RSF
- Floor Service · Restrooms
- Vertical Penetration · Stairs / Elevators

3,701 RENTABLE SF	3,198 USABLE SF	1 LARGE CONFERENCE	3 MEETING ROOMS	~30+ WORKSTATIONS
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Historic Bones, Modern Work



01 OPEN WORKSPACE

Soaring ceilings, ornamental moldings, abundant natural light



02 ELEVATOR LANDING

Reclaimed-wood feature wall



03 DESK CORRIDOR

Linear circulation with windows



04 PRESENTATION ZONE

Display area & lounge seating

Built for the Way Teams Work

MEETING · KITCHEN · FOCUS
FULLY BUILT-OUT · TURN-KEY



FULL CHEF'S KITCHEN

Stainless appliances, dishwasher, beverage fridge



CONFERENCE ROOM

Window line, whiteboard, seats 10+



LOUNGE & BREAKOUT

Soft seating for collaboration & reset



PHONE BOOTHS

Private pods for calls & focused work

INCLUDED IN THE SPACE

- 1 large conference room (10+ seats)
- 3 additional meeting rooms
- Open workstations for ~30+
- Lounge / breakout area
- Full kitchen with dishwasher
- Refrigerator + beverage fridge
- Dining / cafe seating
- Microwave & toaster oven
- Private phone booths
- Whiteboards & display TVs
- Storage / utility room
- Secure elevator access

Union Square. Unmatched.

Steps from Powell BART. Across from Union Square.

A walker's paradise — everything within blocks.



TRANSIT

Powell BART/Muni

1 block · 2 min walk

Montgomery BART

4 blocks · 7 min walk

Cable Car (Powell)

1 block · iconic line

Muni F-Line

Market & Powell

Ellis-O'Farrell Garage

Adjacent · 24/7 parking

DINING & HOSPITALITY

Liholiho Yacht Club

Cal-Hawaiian · 6 min

Kin Khao

Michelin Thai · adjacent

Sam's Grill

SF classic · 4 min walk

Westin St. Francis

Across Union Sq.

Hinodeya Ramen

3 min walk

RETAIL & CULTURE

Union Square

Across the street

Westfield SF Centre

3 min walk

Apple Union Square

1 block

SFMOMA

10 min walk

Curran & ACT Theaters

5 min walk

FOR TOURS & INQUIRIES

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Tenant-side advisory · Independent representation · San Francisco

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