

**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:**  
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DRE #01460566

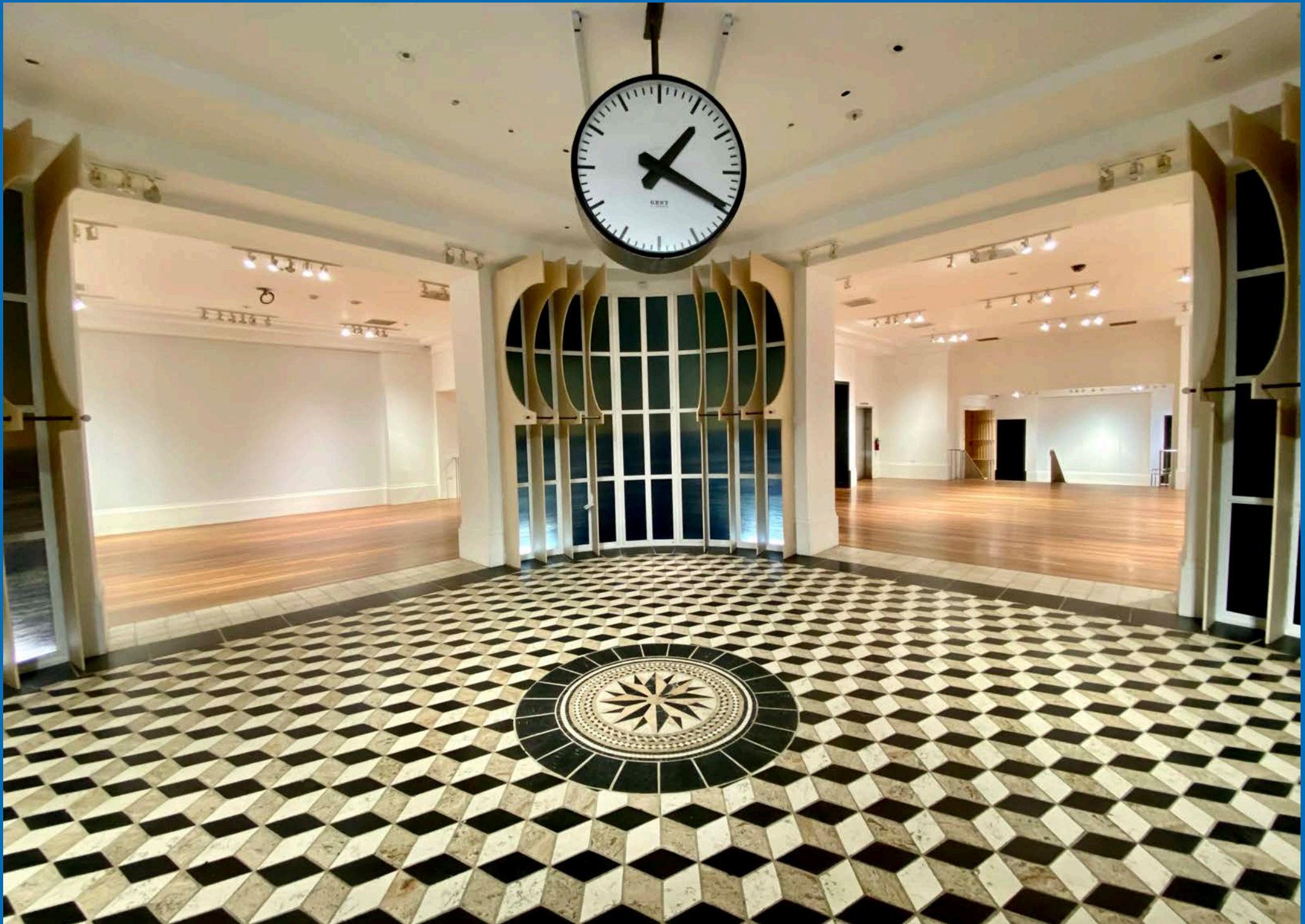


# The White House Building

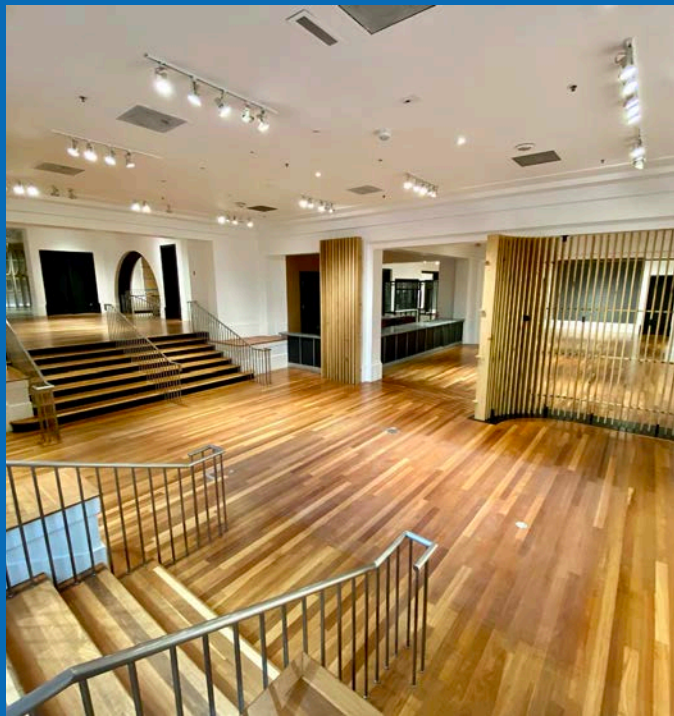
**256** Grant Avenue/255 Sutter Street (The White House Building) is the iconic flagship corner in the heart of Union Square, San Francisco's most famous destination for entertainment, shopping and dining. Surrounded by a vibrant selection of luxury brands, renowned restaurants, and trendy hotels, Union 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 over 350 public parking spaces in the building along with a loading area.

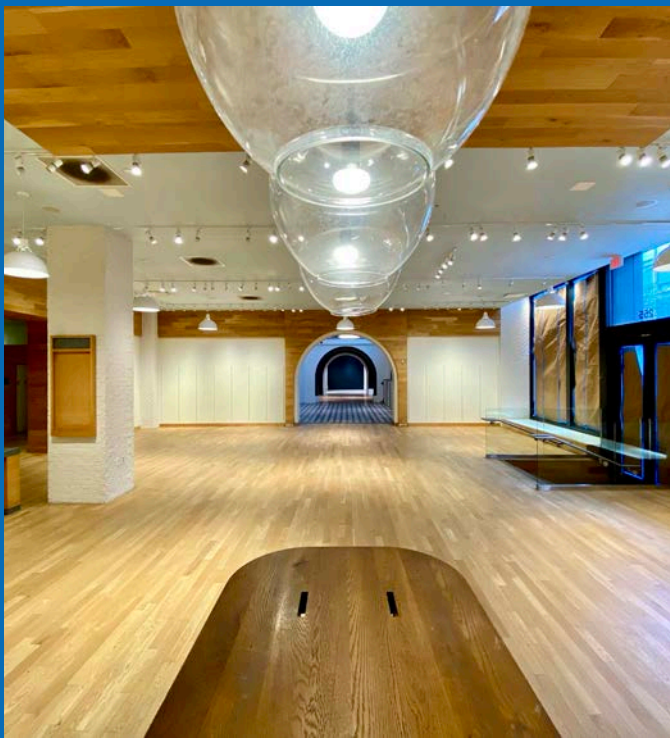
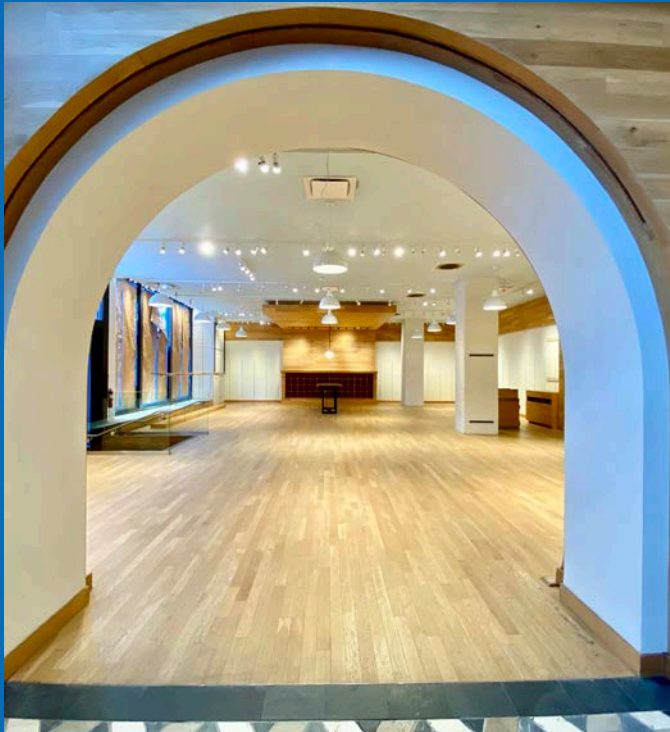
The White House Building is at the epicenter of it all, with the world-famous Dragon Gate Entrance to San Francisco's Chinatown (the oldest in North America) only a block away with Millions of tourists visiting each year! Neighboring retailers include Harry Winston, Cartier, RIMOWA, Robert Paul, Kiton, Marlowe, Hot 8 Yoga, Chipotle among many others. It was also recently announced that Nintendo plans to open a store in Union Square in 2025!



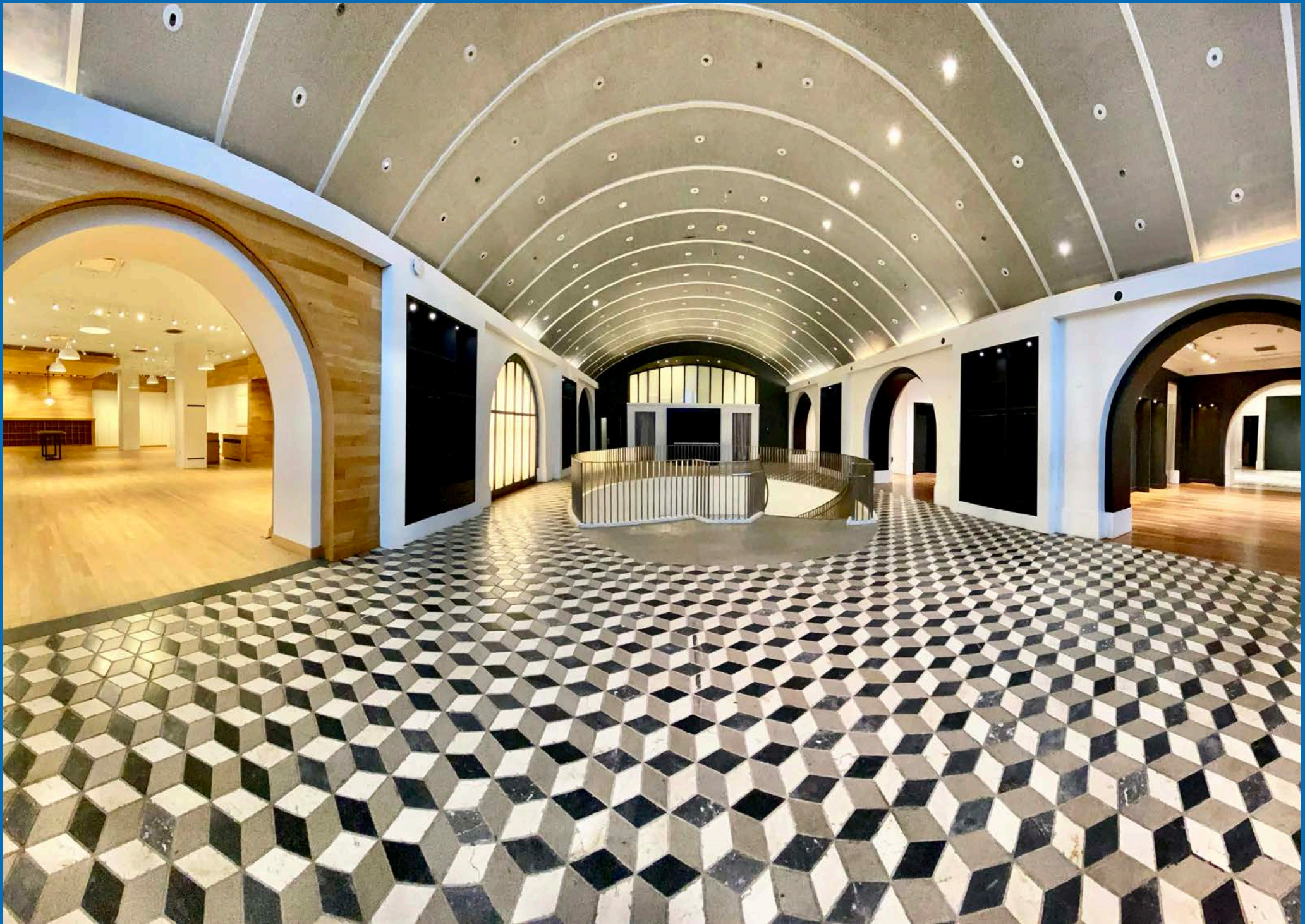




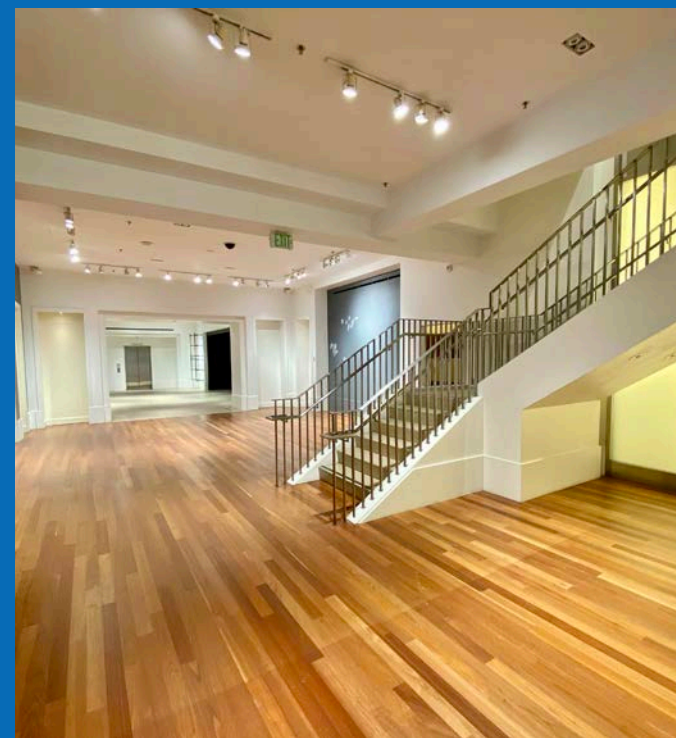
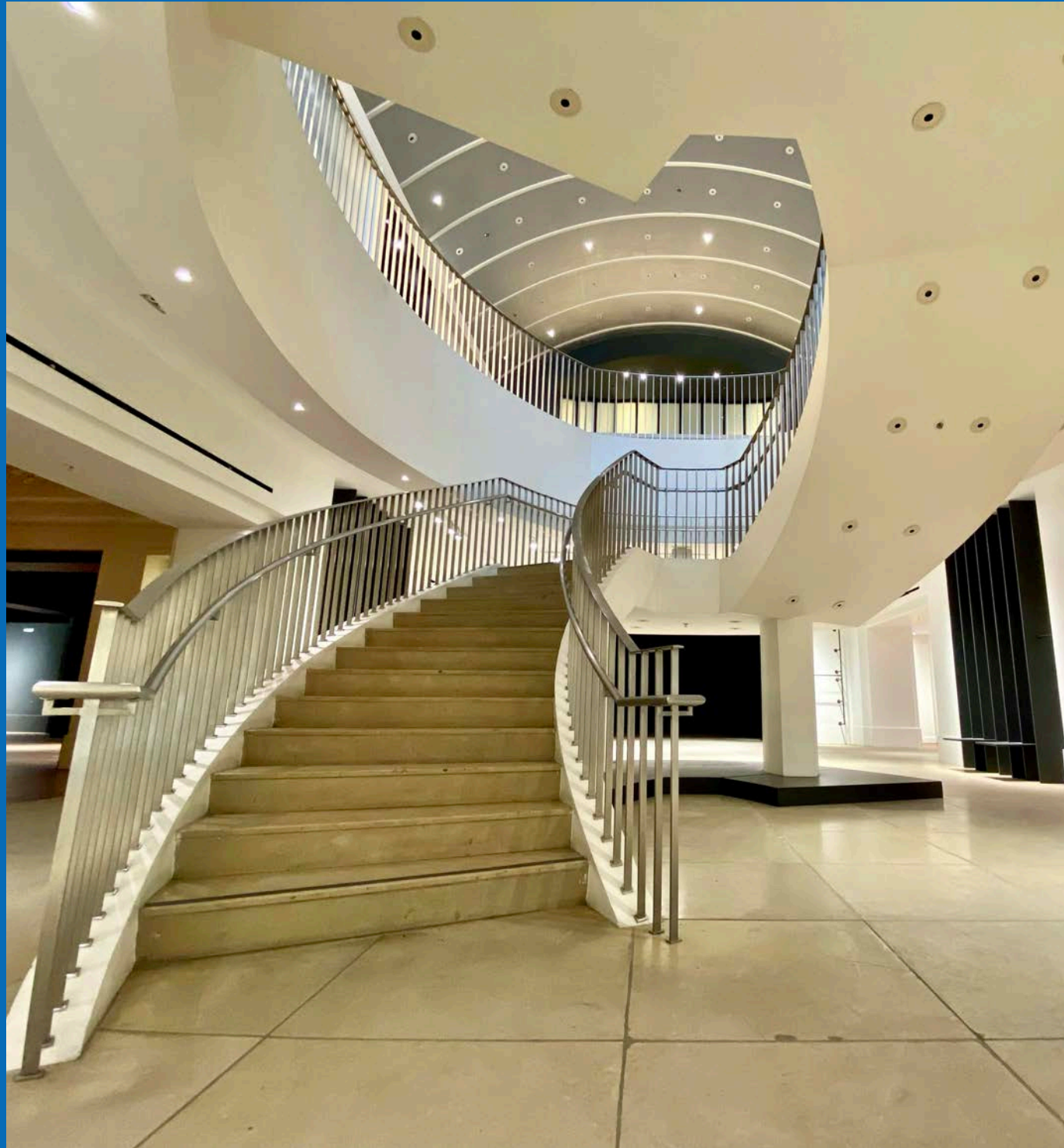














# The White House Building

## SAN FRANCISCO/UNION SQUARE HIGHLIGHTS

- First time on the market in over 30 years!
- One of the most prominent corners on the West Coast
- Suitable for a multitude of uses
- Over 350 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**

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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



# 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.



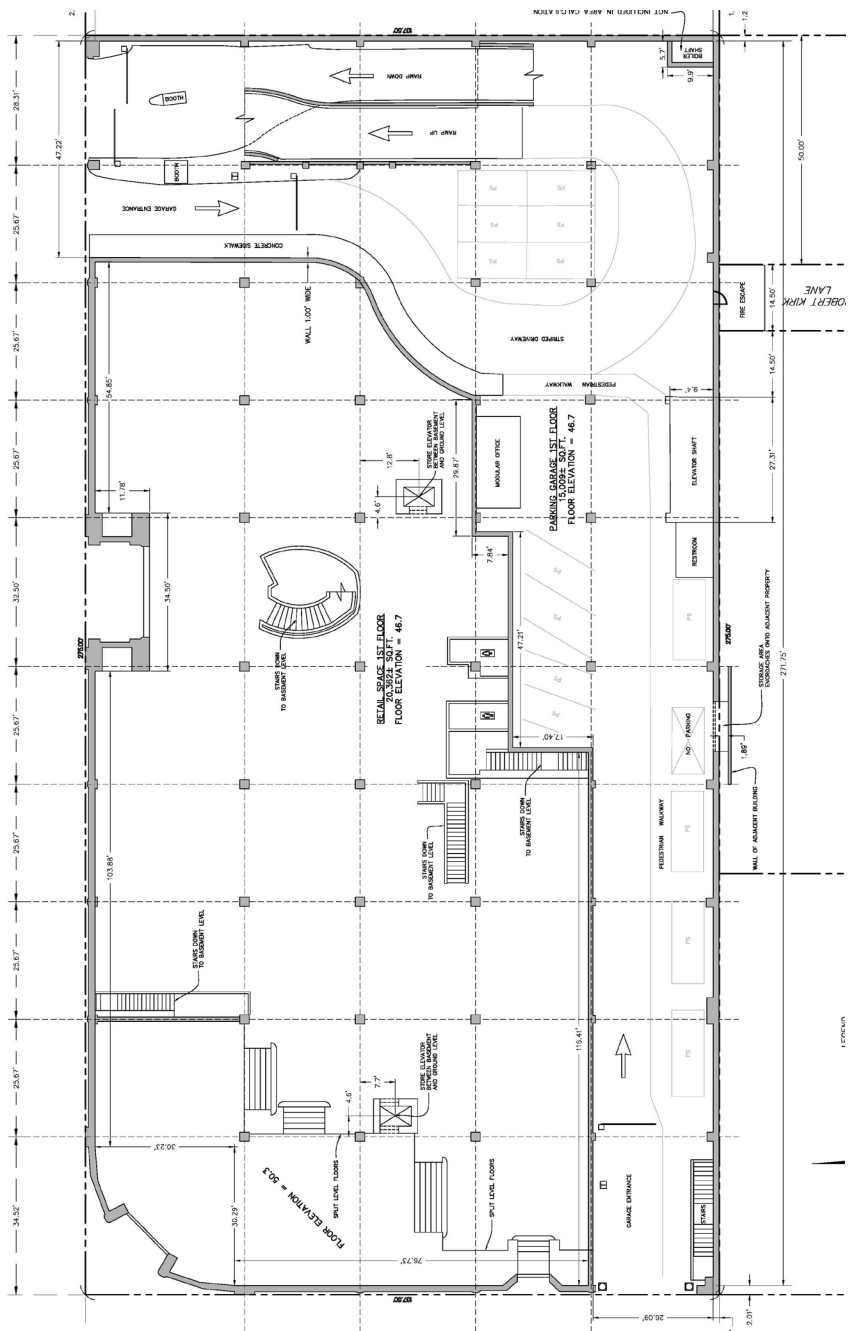


# FLOOR PLANS

All Dimensions are approximate

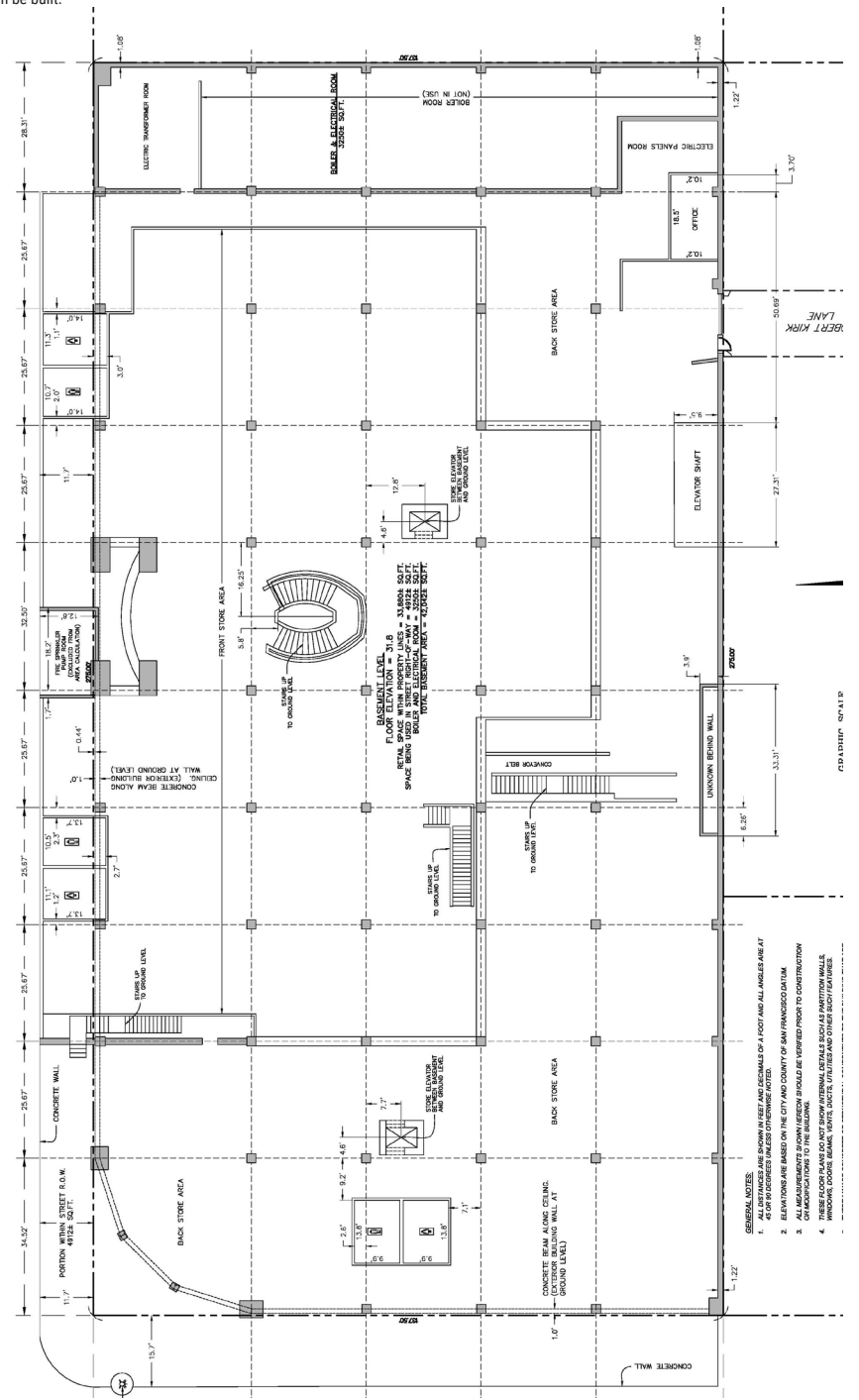
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SUTTER STREET



**GRANT AVENUE**

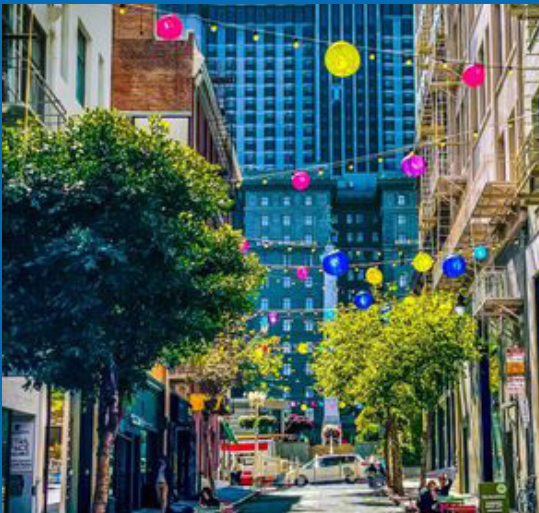
**Ground Level | ±20,362 SF**



**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 SHOWN FROM EXTERIOR WALLS UNLESS OTHERWISE NOTED.
  4. THESE FLOOR PLANS DO NOT SHOW INTERNAL DETAILS SUCH AS PARTITION WALLS, DOORS, AND WINDOWS.





### 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

ZARA

Nike

POST STREET

Cartier

FENDI

BURBERRY

Maison Margiela PARIS

G KROWN Jewelers

GRAFF

JAHAN DIAMONDS ON THE SQUARE

BREITLING

GUCCI

MAIDEN LANE

HERMÈS PARIS

VALENTINO BOTTEGA VENETA

SUITSUPPLY

SPECTACLES

LACOSTE

BVLGARI

TORY BURCH

MONCLER

### STOCKTON STREET

GRAND | HYATT

Apple

TIFFANY & Co.

WILLIAMS SONOMA CALIFORNIA

montague gallery

U O M O SAN FRANCISCO

BEACON GRAND A UNION SQUARE HOTEL

Saks Fifth Avenue







# THE WHITE HOUSE BUILDING

## 256 GRANT AVENUE/255 SUTTER STREET

### SAN FRANCISCO, CA 94108



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CELEBRATING  
**100 Years**

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