475 BRANNAN

Transwestern



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


475
BRANNAN

Hospitality is paramount.

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

2025 TENANT SATISFACTION
KINGSLEY EXCELLENCE
Grace Hill | KingsleySurveys

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

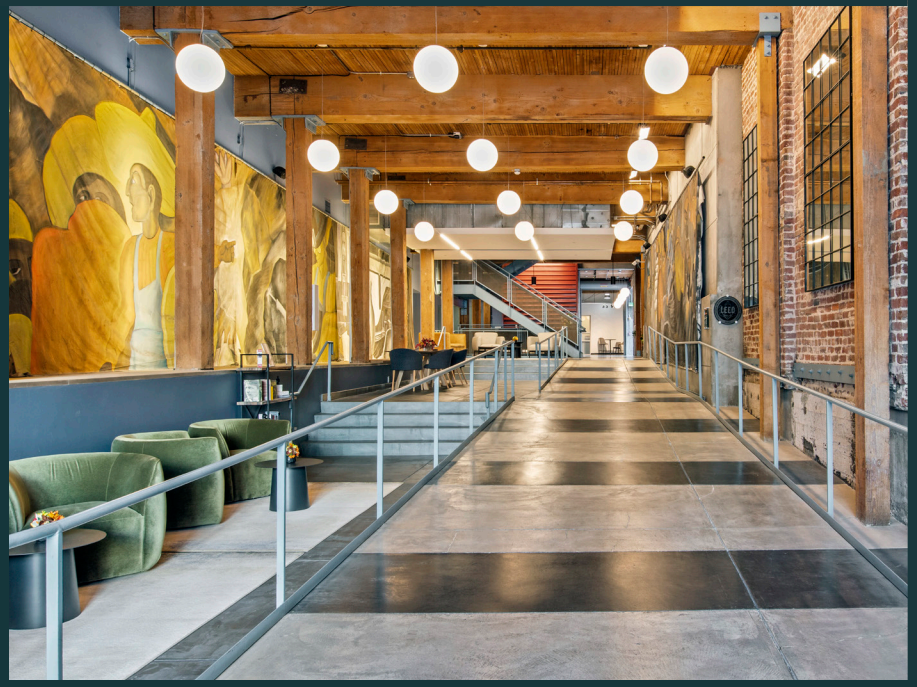
An art-filled lobby providing ample seating for a comfortable office escape

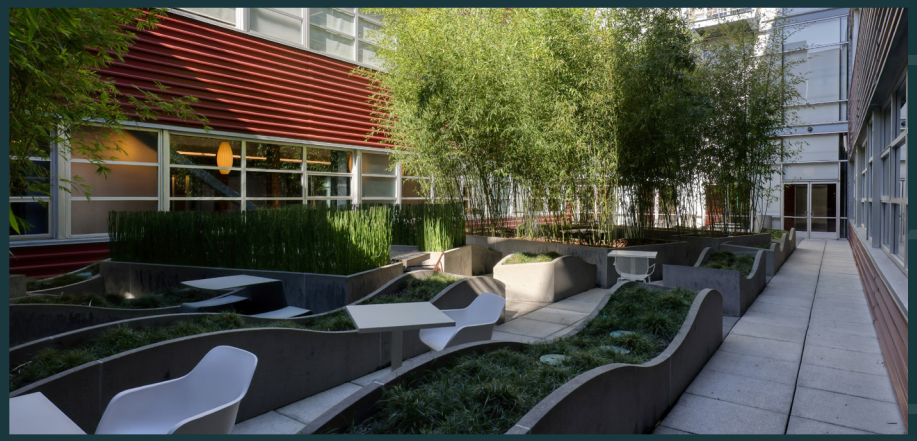
OUTDOOR COURTYARD

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.

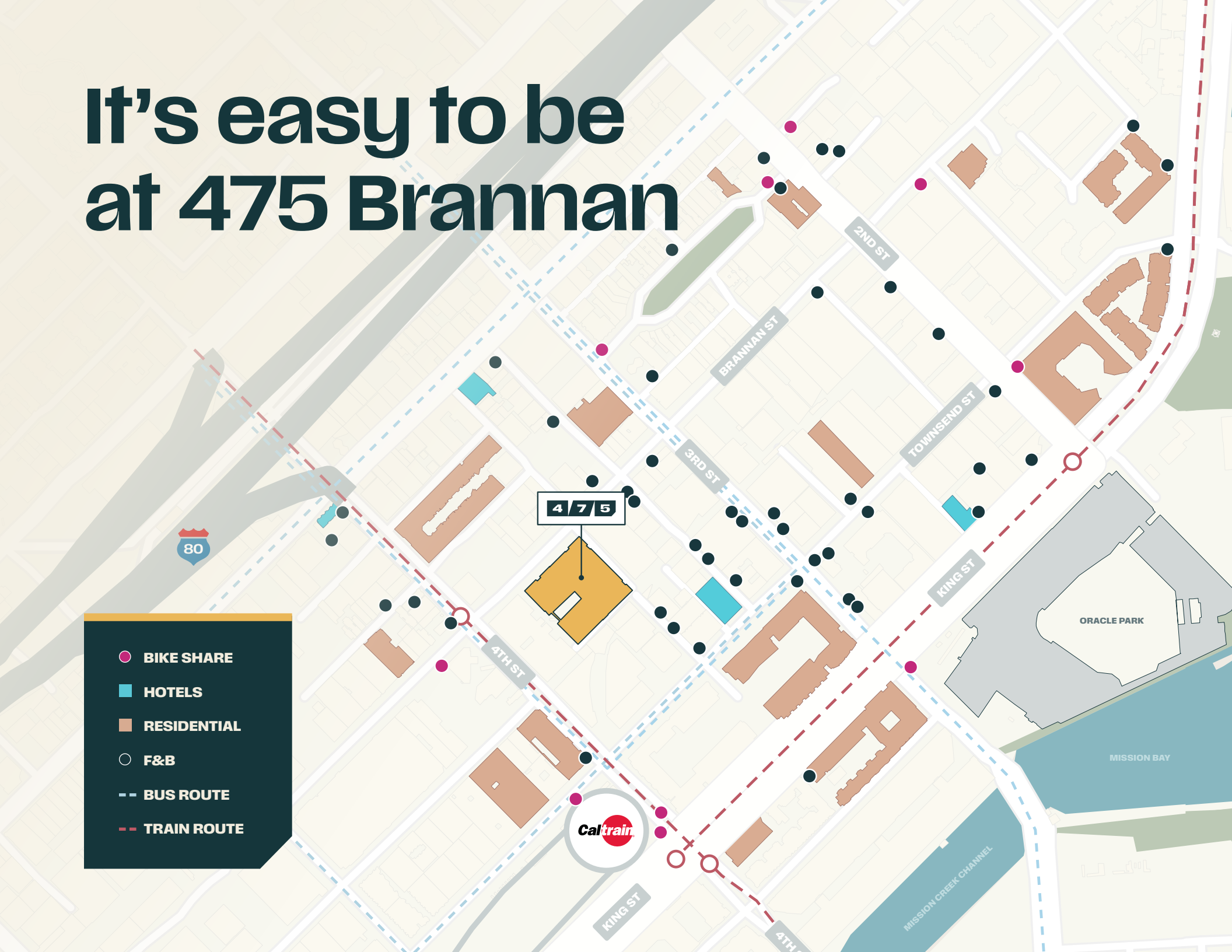








It's easy to be at 475 Brannan

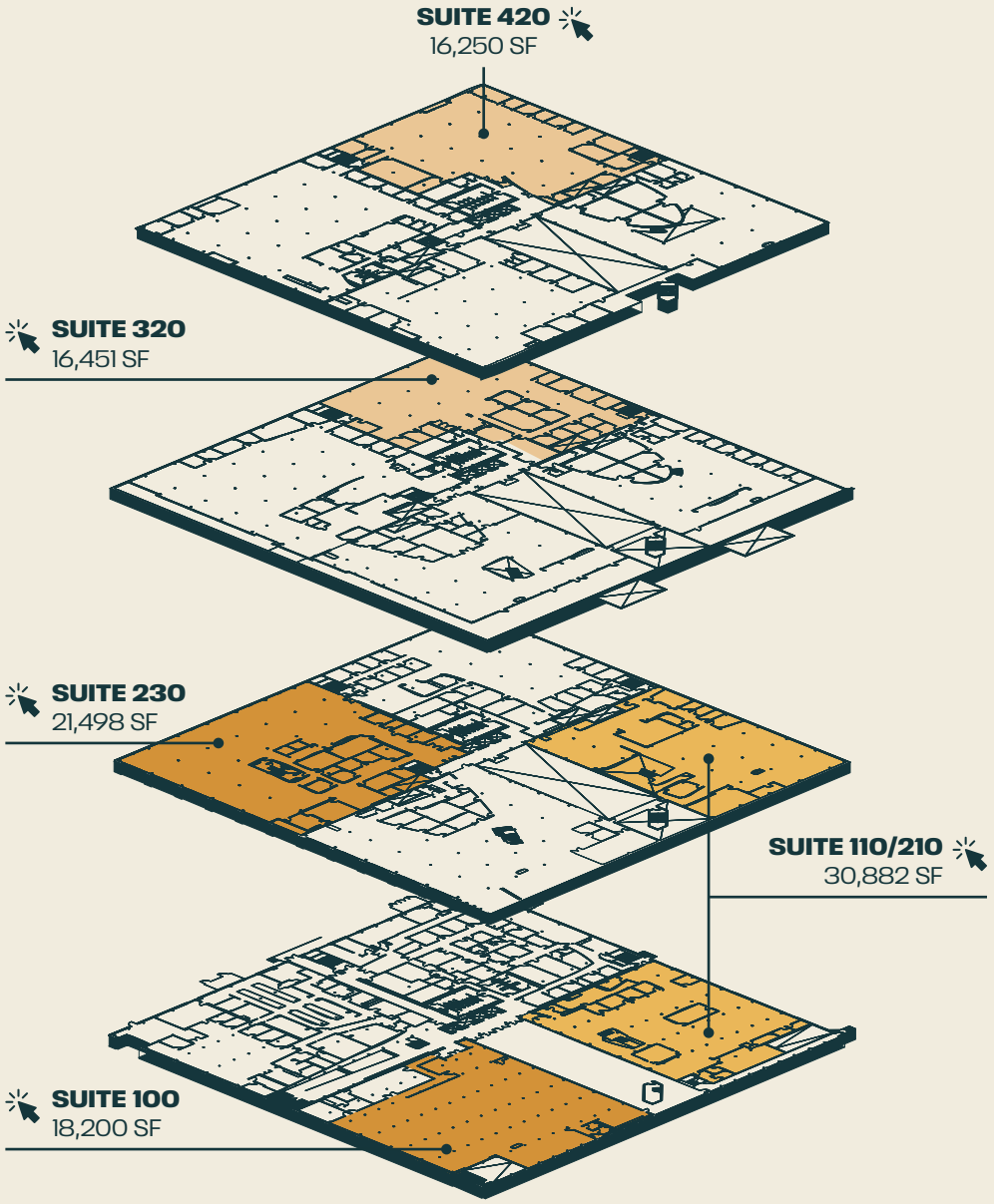



1 min
drive to Highway 80 access
2 min
walk to 4th & Brannan Central Subway stop
2 min
walk to 4th & Brannan bus stop
2 min
walk to 4th & Townsend bus stop
6 min
walk to 4th & King Caltrain Station
BART
19 min
walk to Powell BART Station
20 min
drive to San Francisco International Airport
475 BRANNAN

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



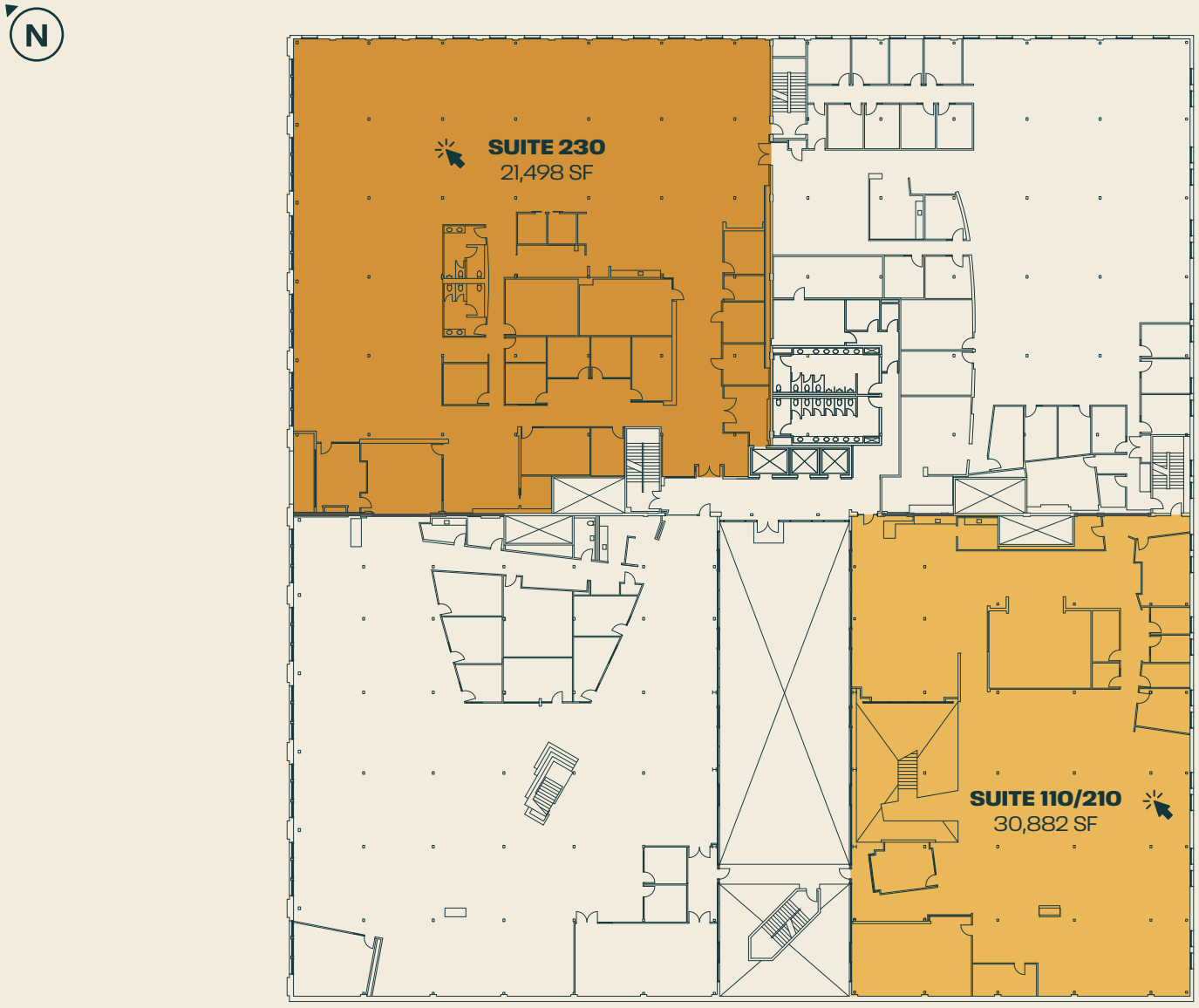




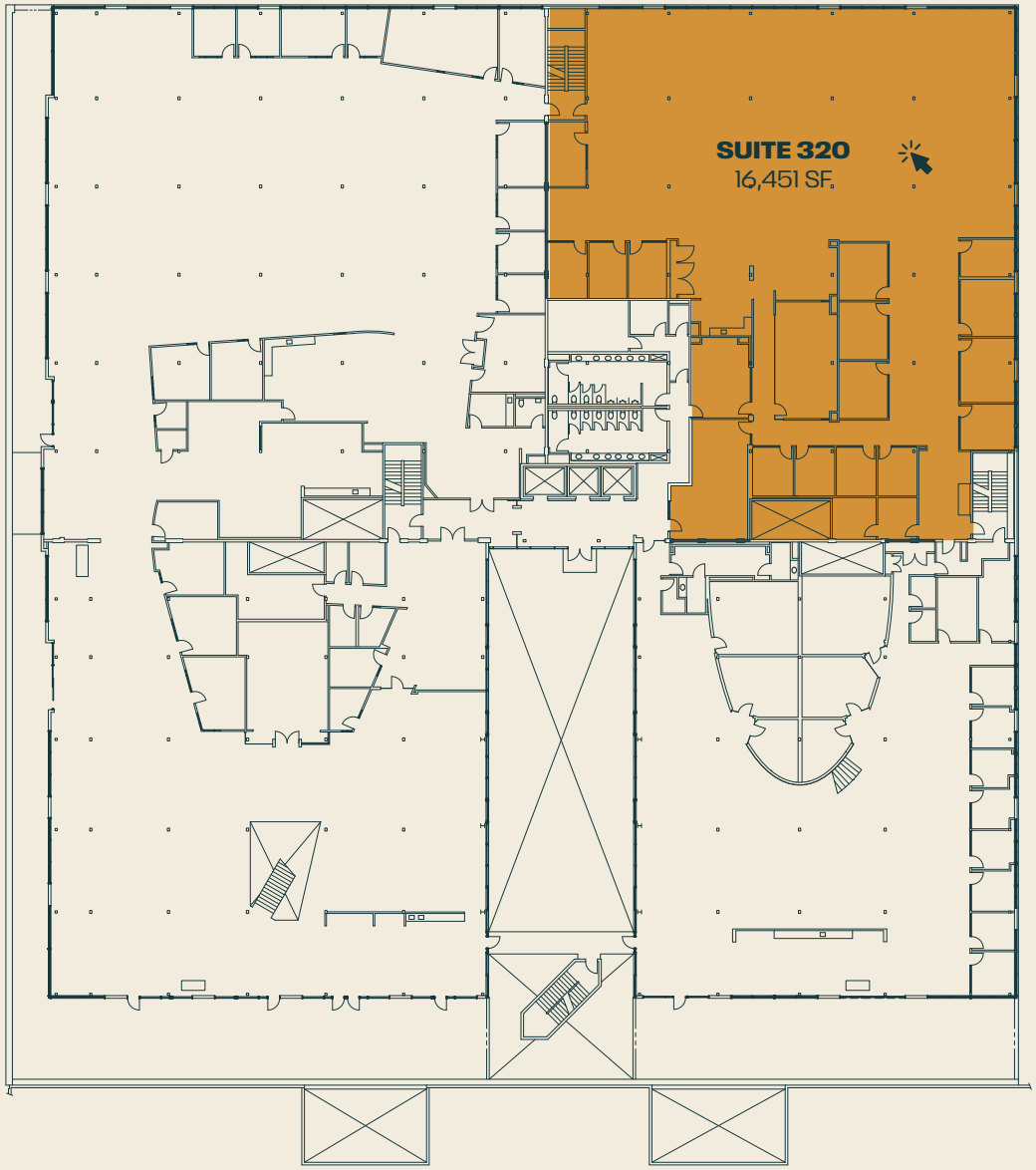
1ST FLOOR


N
BUILDING ENTRANCE
SUITE 100
18,200 SF
SUITE 110/210
30,882 SF

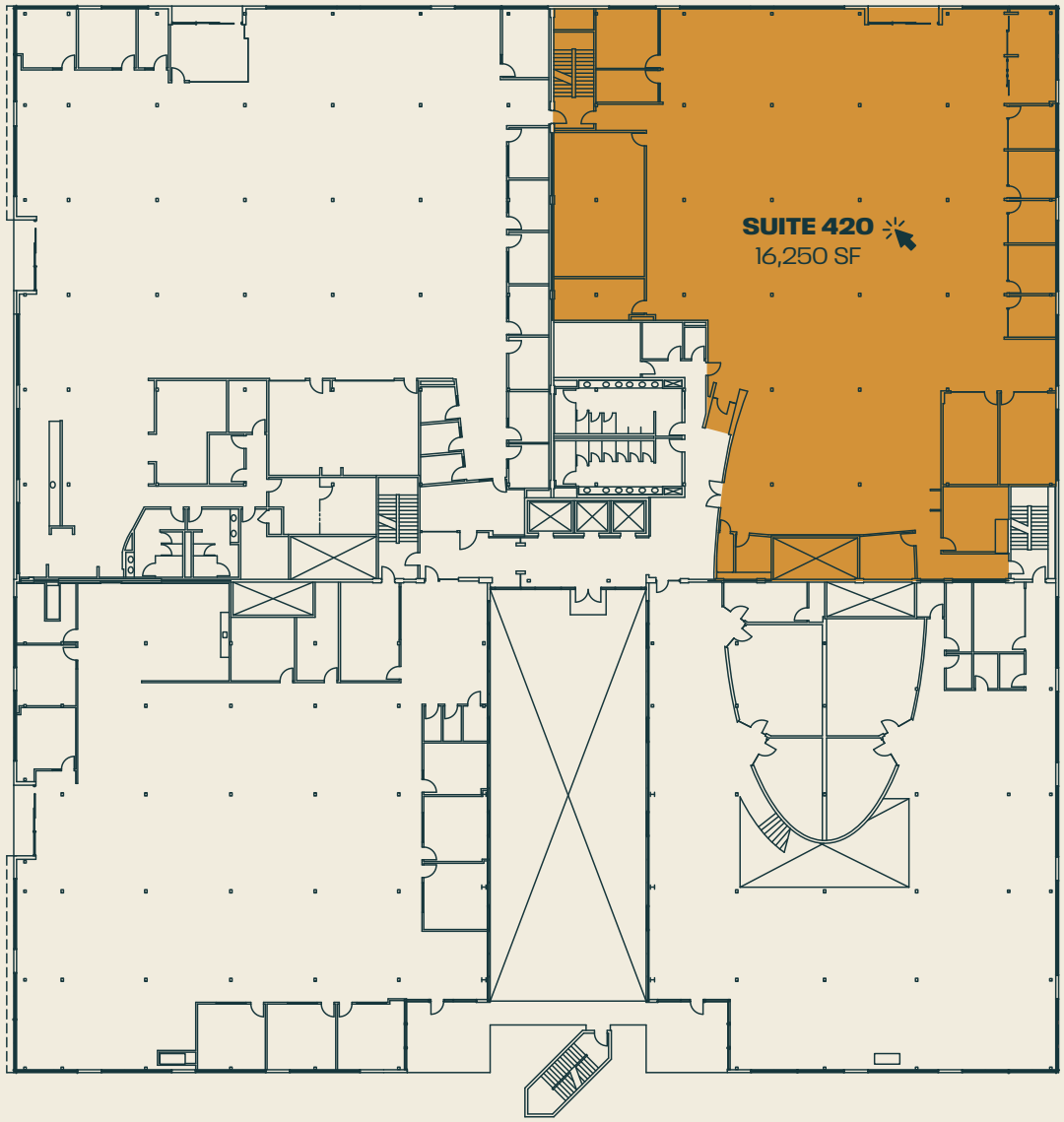
2ND FLOOR



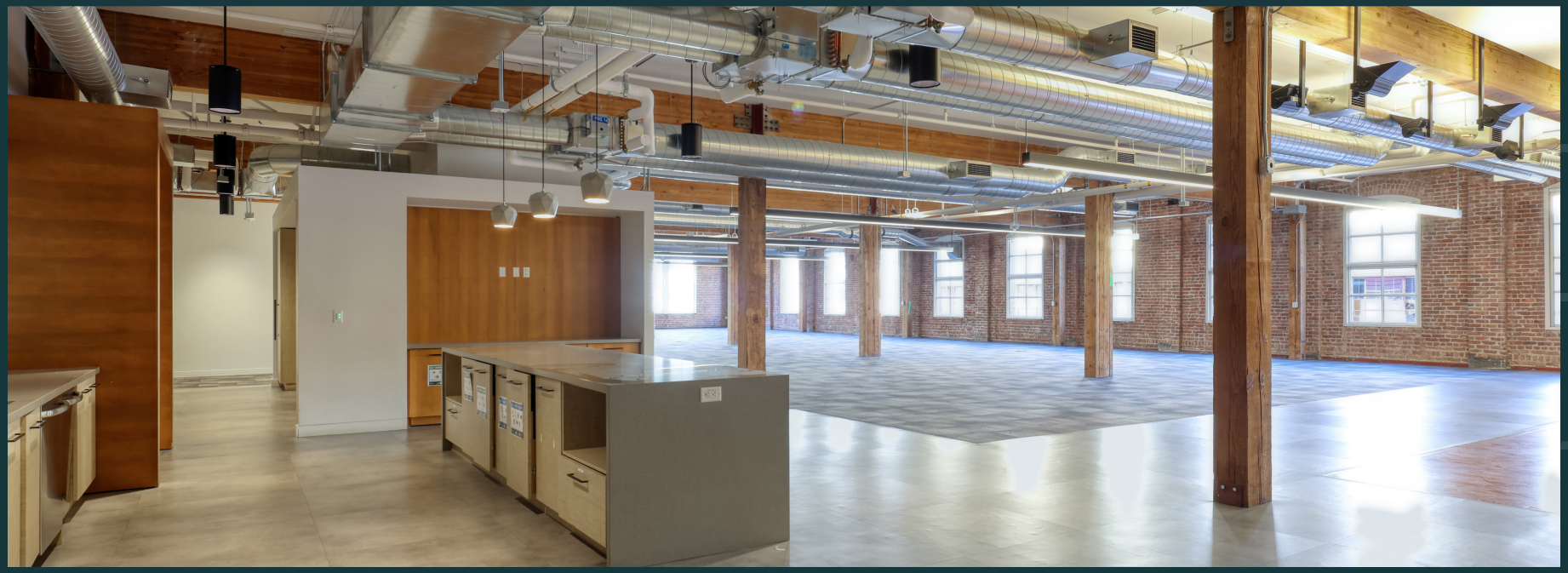
3RD FLOOR



4TH FLOOR

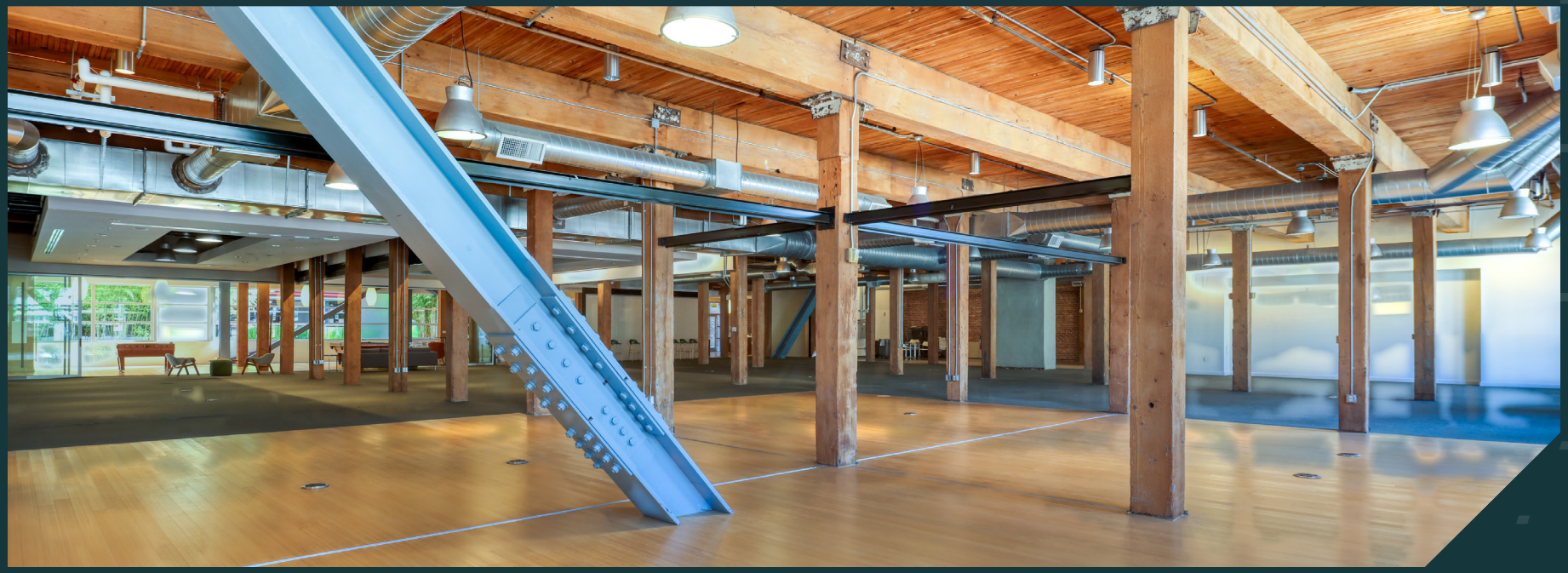












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