



539 BRYANT STREET
nuveen



TRANSWESTERN

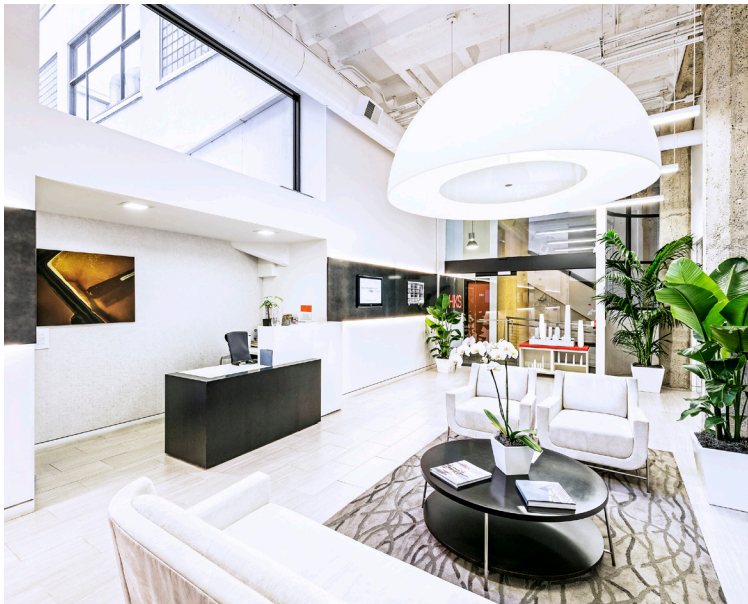
REAL ESTATE
SERVICES

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PROPERTY HIGHLIGHTS

step inside.

You'll find open, creative spaces, 20-foot ceilings, operable windows and versatile floor plans for agile companies. 539 Bryant Street has been designed to keep your business on point and your employees engaged.



elevate your workday.



FOR YOUR COMFORT & CONVENIENCE

- 12 to 20 foot high ceilings
- Abundant natural light through large multi-pane windows
- Bike and car parking available
- Showers
- Flexible floor plates allowing growing companies to expand within the building
- Near the financial district, Moscone Center, the Yerba Buena Center, AT&T Park, and is easily accessible from I-80 freeway, the Bay Bridge, Caltrain and local MUNI lines
- 2022 Energy Star Certification, LEED Silver and Wiredscore Gold Rating
- On-site security and building engineer

claim your space.

Great office spaces are available today in a broad range of sizes.

4TH FLOOR | SUITE 401 - 4,199 RSF

4TH FLOOR | SUITE 402 - 13,214 RSF

3RD FLOOR | SUITE 304 - 1,578 RSF

3RD FLOOR | SUITE 305 - 1,235 RSF

2ND FLOOR | SUITE 210 - 4,728 RSF

1ST FLOOR | SUITE 100 - 11,264 RSF



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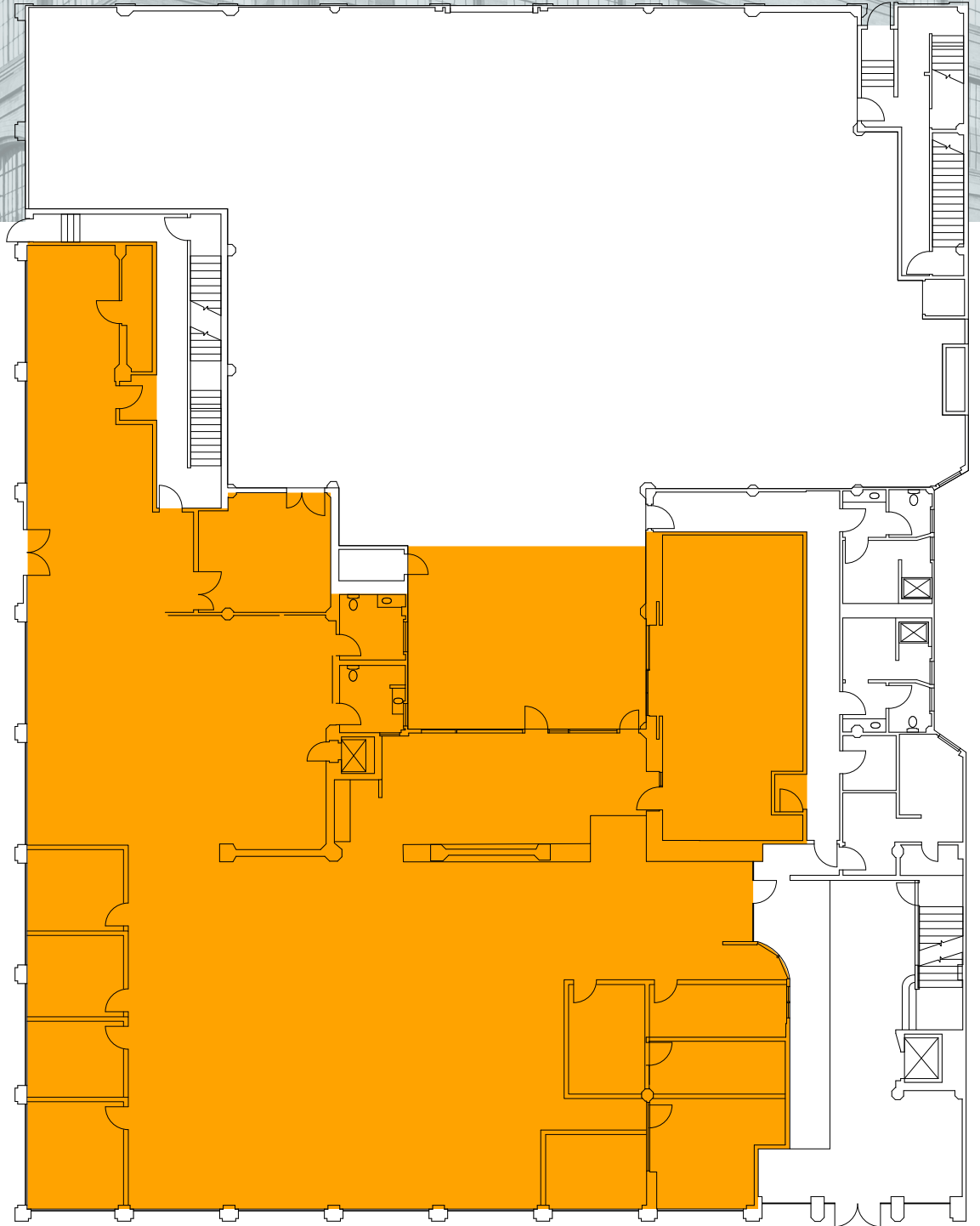
FLOOR PLAN | 1ST FLOOR

suite 100

11,264 RSF

- 4 meeting rooms
- 4 private offices
- Outdoor patio
- Large team room

360° VIRTUAL TOUR



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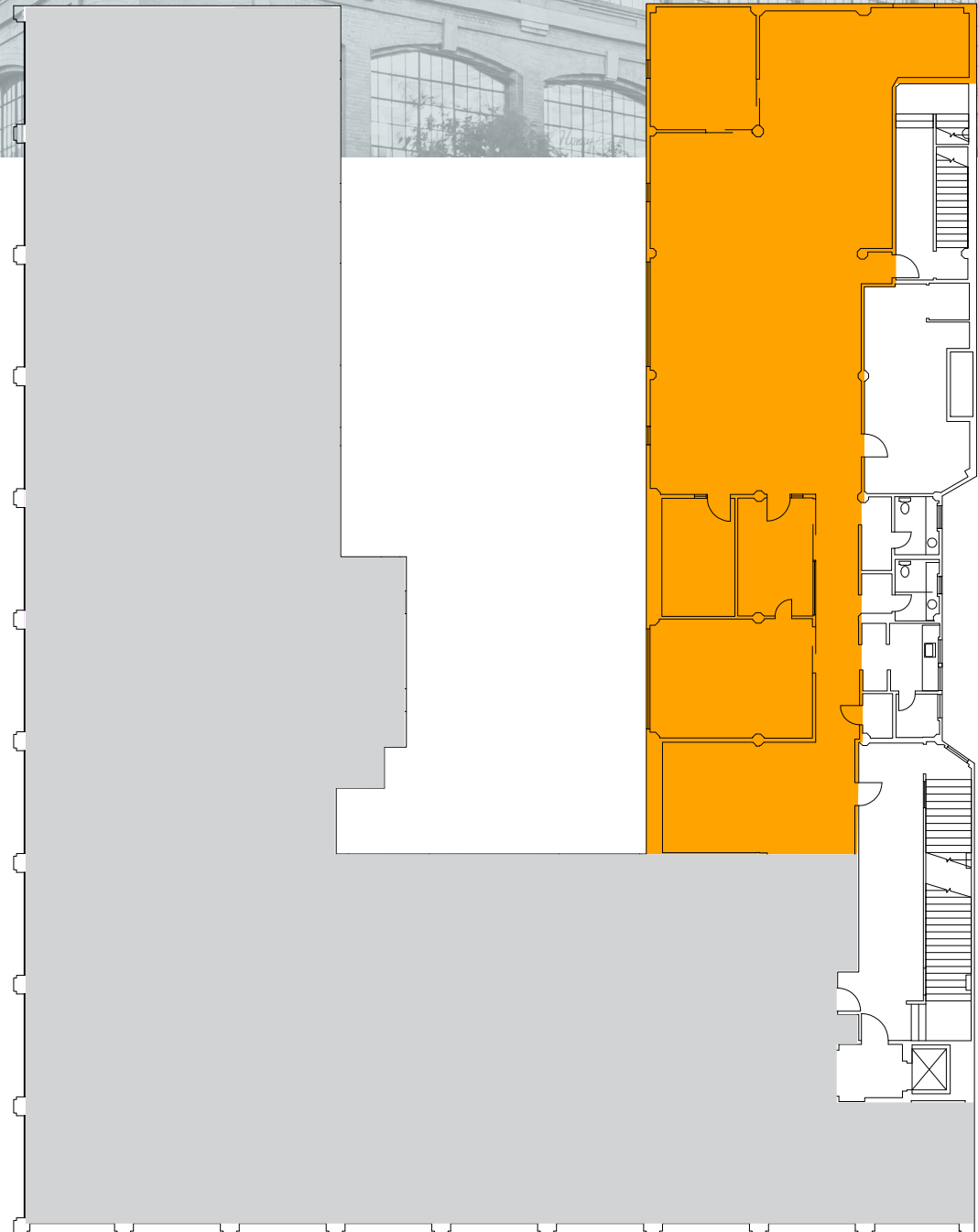
FLOOR PLAN | 2ND FLOOR

suite 210

4,728 RSF

- 5 conference rooms
- Super high ceilings
- Open, creative space
- Available now

360° VIRTUAL TOUR



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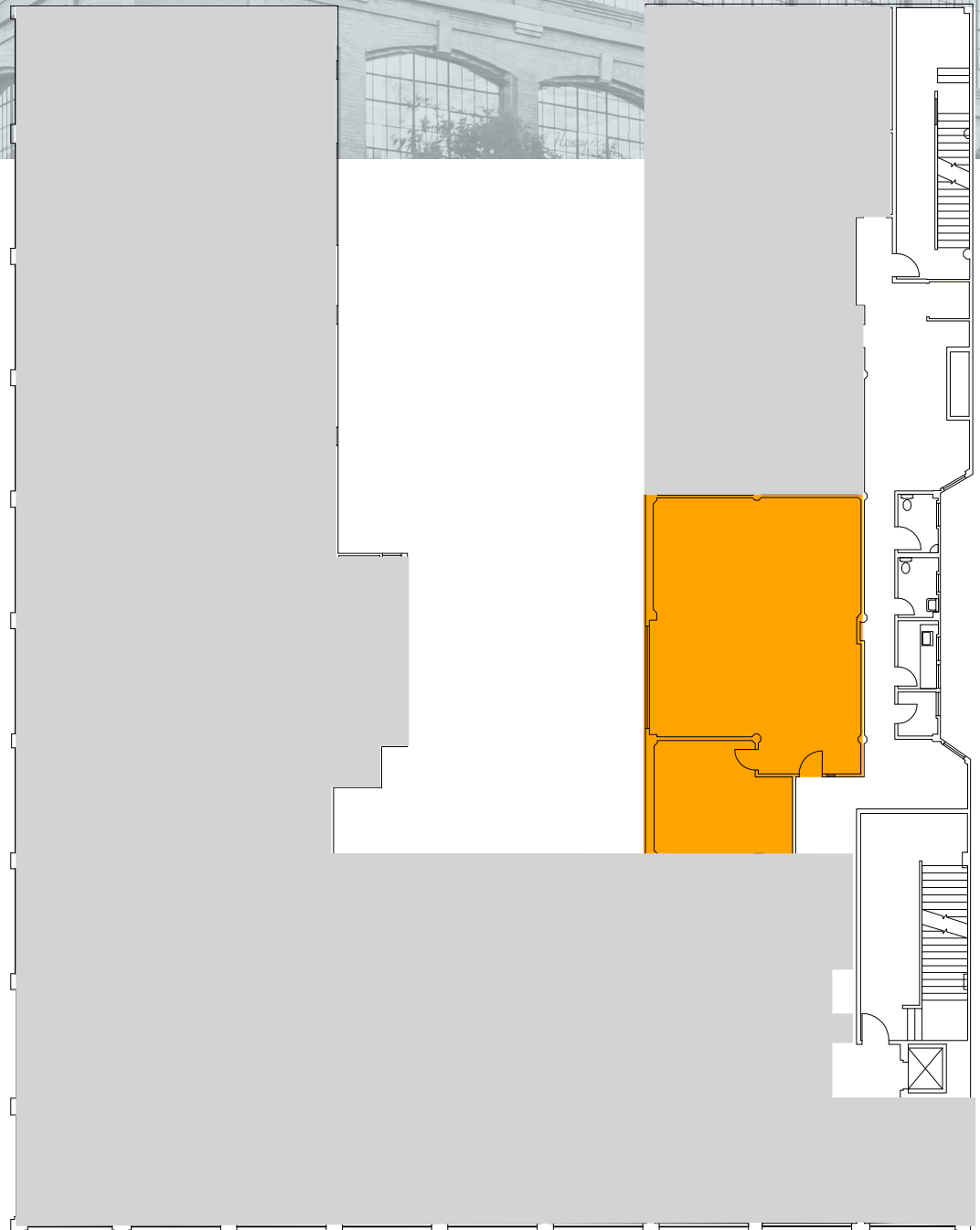
FLOOR PLAN | 3RD FLOOR

suite 304

1,578 RSF

- 1 large conference room
- Super high ceilings
- Open, creative space
- Shared kitchenette
- Available now

360° VIRTUAL TOUR



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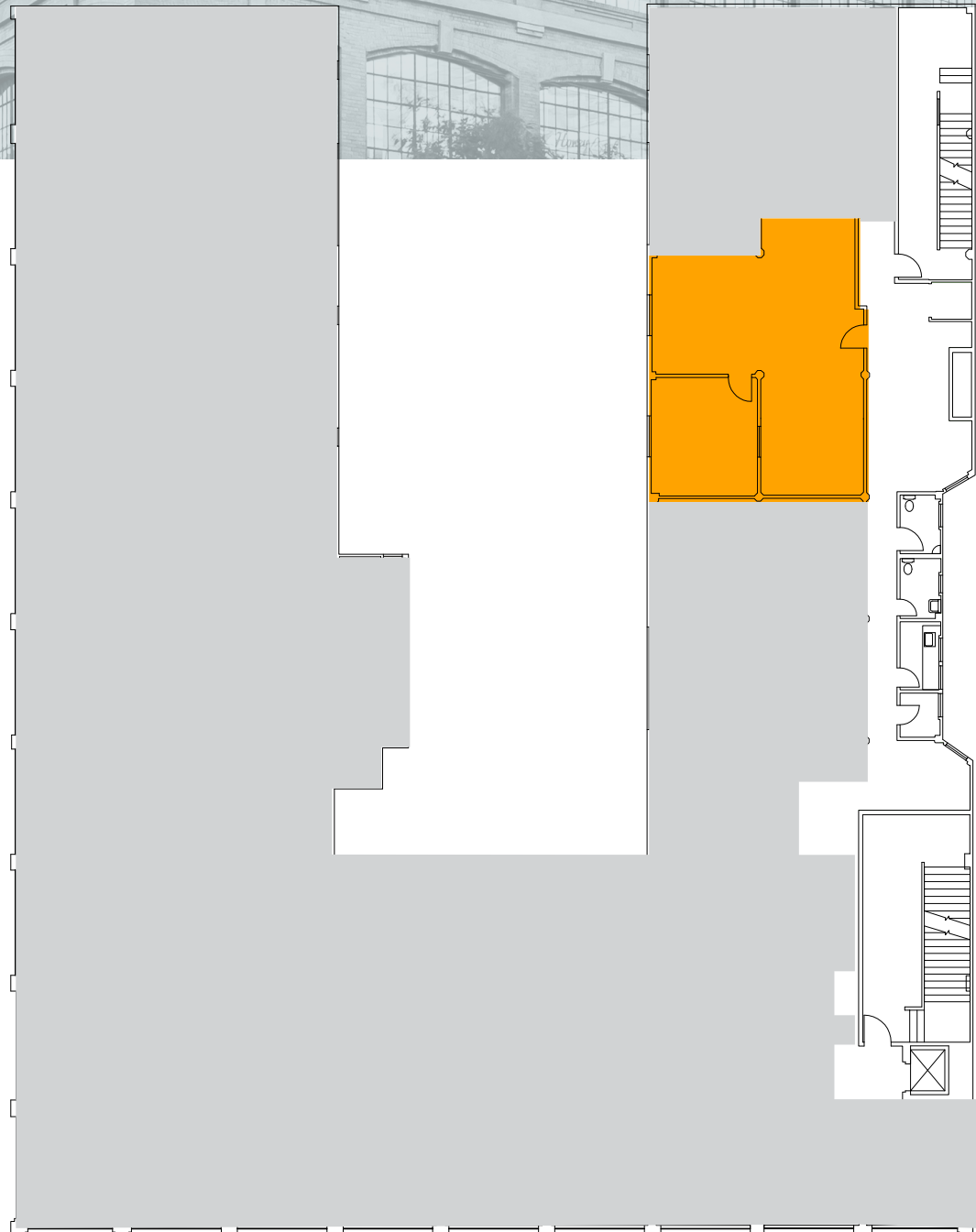
FLOOR PLAN | 3RD FLOOR

suite 305

1,235 RSF

- 1 private office & conference area
- Super high ceilings
- Open, creative space
- Shared kitchenette
- Available now

360° VIRTUAL TOUR



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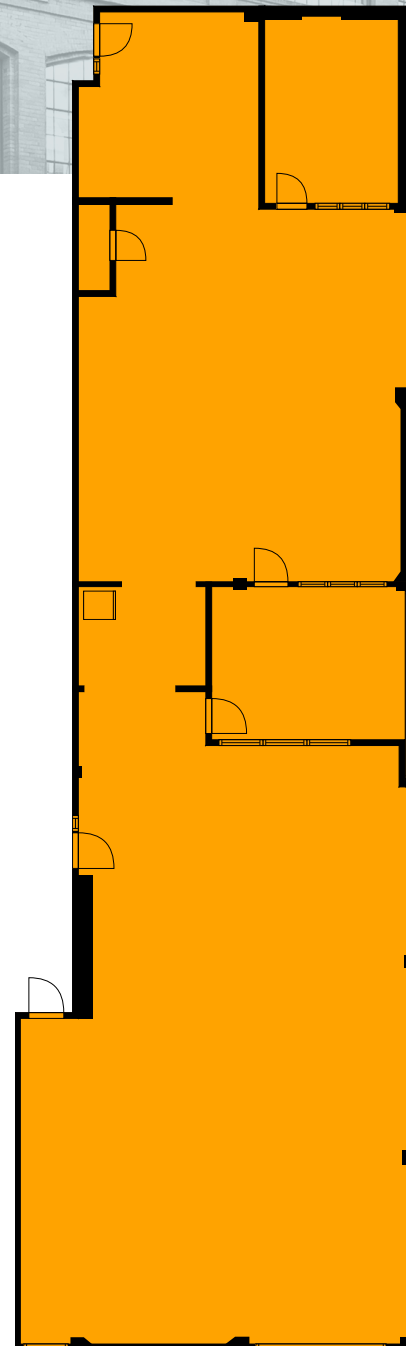
FLOOR PLAN | 4TH FLOOR

suite 401

4,199 RSF

- 2 conference rooms
- Super high ceilings
- Open, creative space
- Available now
- Can be leased together with Suite 402 for a total of 17,413 SF

360° VIRTUAL TOUR



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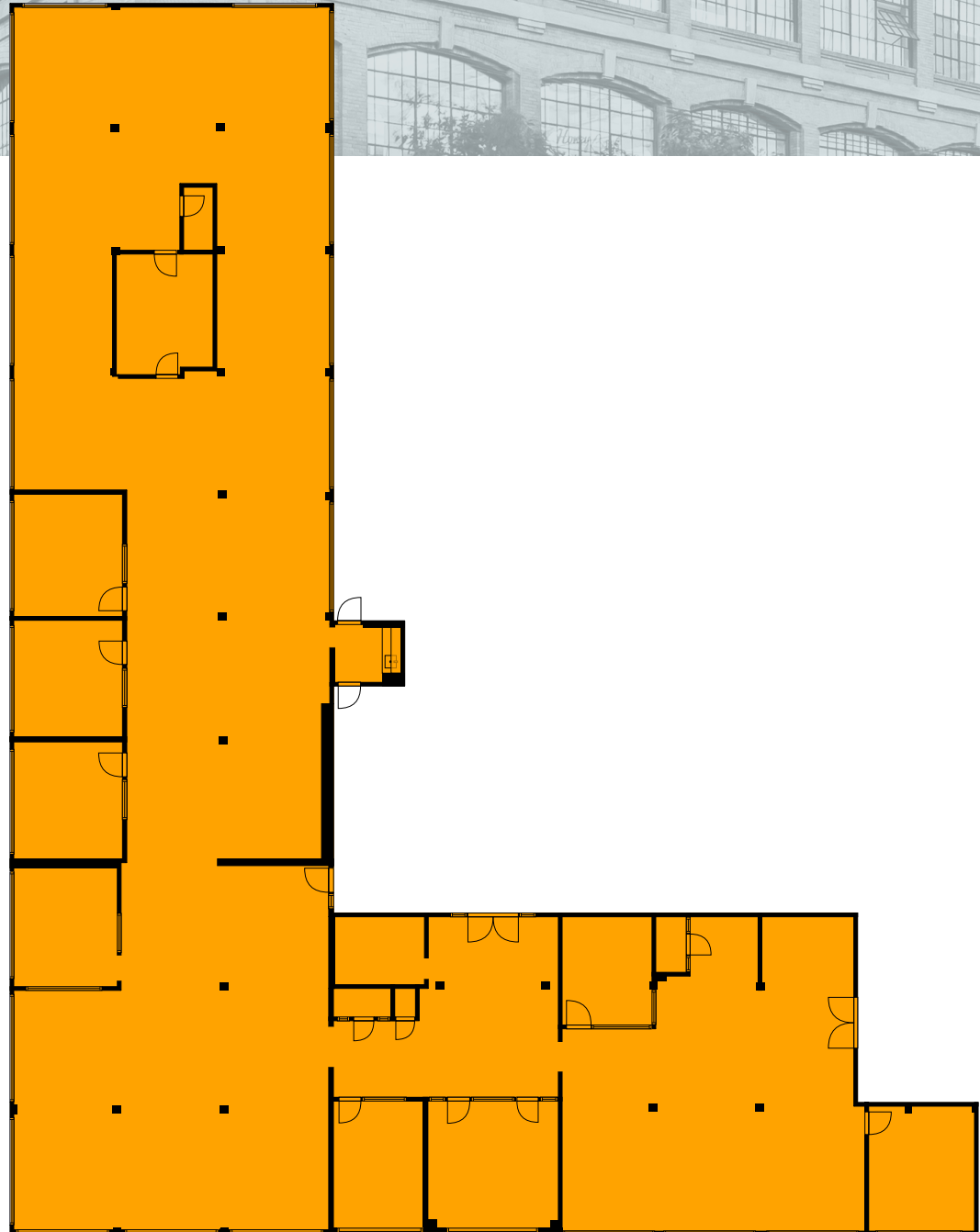
FLOOR PLAN | 4TH FLOOR

suite 402

13,214 RSF

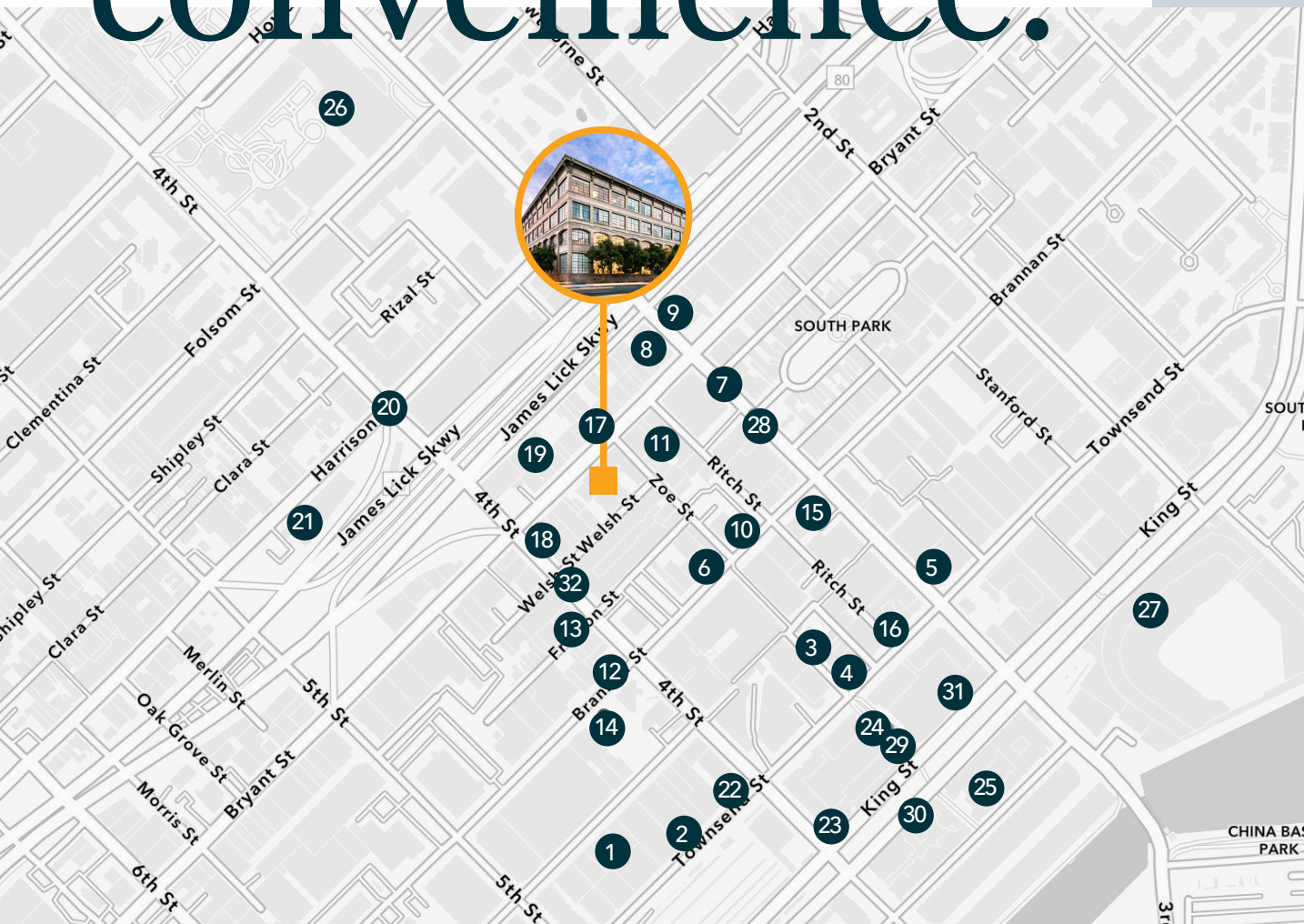
- 8 conference rooms
- Super high ceilings
- Open, creative space
- Available now
- Can be leased together with Suite 401 for a total of 17,413 SF

360° VIRTUAL TOUR



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at the core of convenience.



SURROUNDING AMENITIES

FOOD & SHOPPING

RESTAURANTS

1	Local Brewing Co.	69 Bluxome St
2	Slices Pizza	330 Townsend St
3	25 Lusk	25 Lusk St
4	Café Okawari	236 Townsend St
5	Alchemist Bar & Lounge	679 3rd St
6	Alexander's Steakhouse	448 Brannan
7	HRD	521A 3rd St
8	Hakashi Japanese Bar & Grill	474 3rd St
9	Garaje	475 3rd St
10	Brickhouse Bar & Grill	426 Brannan
11	Darwin Café	212 Ritch St
12	Marlowe	500 Brannan St
13	Cockscomb	564 4th St
14	The Point	505 Brannan St
15	Local Tap	600 3rd St
16	District	216 Townsend St
17	Blackhammer Brewing	544 Bryant St
18	Mestiza Taqueria	595 Bryant St
19	Goathill Pizza	171 Stillman St

SHOPS & AMENITIES

20	Whole Foods	399 4th St
21	K&L Wine Merchants	855 Harrison St
22	Walgreens	670 4th St
23	Safeway	298 King St
24	Barry's Bootcamp	236 King St
25	OrangeTheory	215 King St
26	Moscone Center	
27	Oracle Park	
28	South Park	3rd St & S. Park St
29	Wells Fargo Bank	286 King St
30	Chase Bank	255 King St
31	Lucky Strike	200 King St
32	Andrea Schwartz Art Gallery	545 4th St

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Nuveen is dedicated to making the workplace into an immersive, collaborative hub for today's professionals. Through our service-driven approach, we offer enriching experiences and amenities that prioritize the wellbeing of all tenants and visitors.

ready when you are.



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