



# 55 STOCKTON

SAN FRANCISCO, CA

YOUR CORNERSTONE FOR CREATIVITY.

SAM WASSERSTEIN | Managing Director | 415.773.3528 | [sam.wasserstein@cushwake.com](mailto:sam.wasserstein@cushwake.com) | LIC #01798616

ELENA SACCONI | Senior Associate | 630.699.9687 | [elena.sacconi@cushwake.com](mailto:elena.sacconi@cushwake.com) | LIC #02151049



# 55 STOCKTON

- + Flexible office space in one of the most vibrant and accessible spots in all of San Francisco: Union Square.
- + Open, light-filled spaces in this corner building – coupled with the extraordinary visibility of the location – make it an excellent choice for tenants who value creative space and convenience.

## UPGRADES

- + New lobby renovation
- + Brand-new creative spec suite
- + Building conference center

## LOCATION

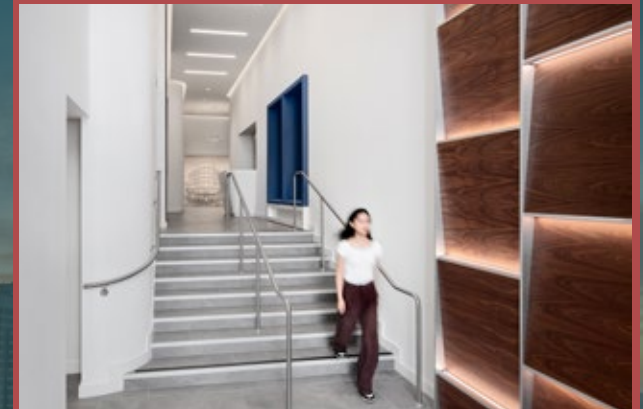
- + 1 block from BART / MUNI / Central Subway
- + Premier corner location
- + Heavy foot traffic

## IDENTITY

- + Full-floor and partial-floor opportunities
- + Exterior signage available
- + 6,000 - 15,000 RSF flexible floorplans

## BUILDING AMENITIES & PRIVATE OUTDOOR SPACE

- + Large private outdoor terrace
- + Private office entrance
- + 24/7 on-site security
- + Secure bike parking
- + Building conference room



  
**55 STOCKTON**  
SAN FRANCISCO, CA

# AVAILABILITIES

- + Single floors available
- + Newly completed spec suite offers high exposed ceilings and abundant light
- + Will demise to suit with turnkey TIs

## 4<sup>TH</sup> FLOOR | 14,952 SF

- + **NEW REDUCED PRICE**
- + Brand-new, full-floor creative spec suite
- + 12'6" exposed ceilings
- + High-end finishes
- + Full HVAC

## 5<sup>TH</sup> FLOOR | 6,000-14,999 SF

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

## 6<sup>TH</sup> FLOOR | 6,000-14,998 SF

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

## 7<sup>TH</sup> FLOOR | 6,901 SF

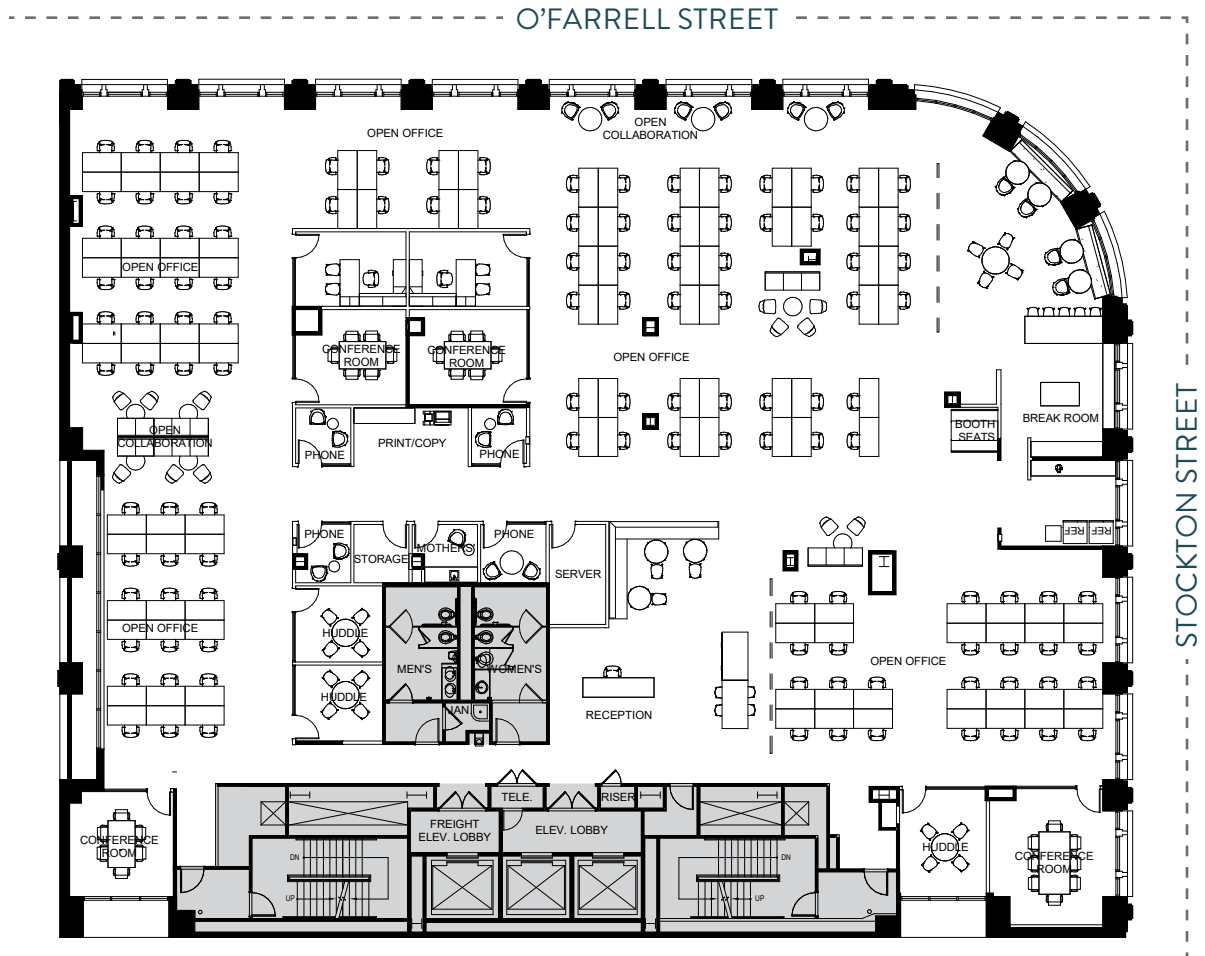
- + Partial 7th floor with private terrace
- + 12'6" exposed ceilings
- + Full HVAC
- + Currently in shell condition, landlord ready to provide turnkey TI's



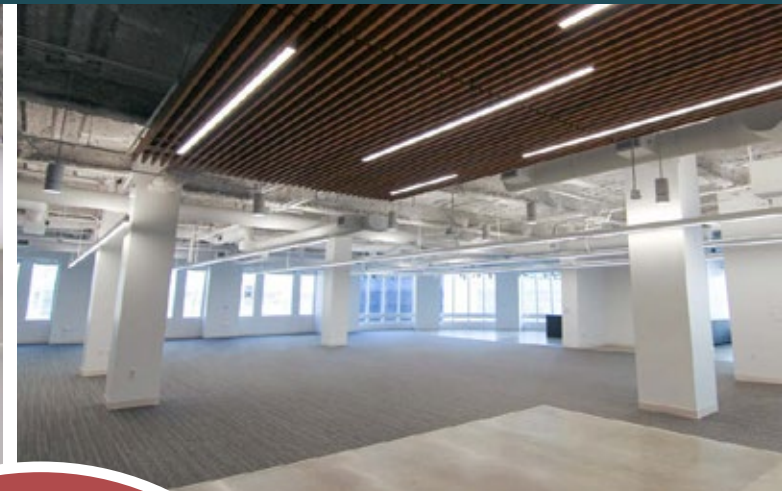
# 4<sup>TH</sup> FLOOR | 14,952 SF

## FLOOR HIGHLIGHTS

- + **NEW REDUCED PRICE**
- + Brand-new, full-floor creative spec suite
- + 12'6" exposed ceilings
- + High-end finishes
- + Full HVAC



HYPOTHETICAL FURNITURE LAYOUT | CREATIVE SPEC SUITE



## BRAND NEW CREATIVE SPEC SUITE

- + Full floor spec
- + 14,952 RSF
- + 12'6" exposed ceilings
- + Expansive windows
- + Full HVAC

**4TH**  
FLOOR



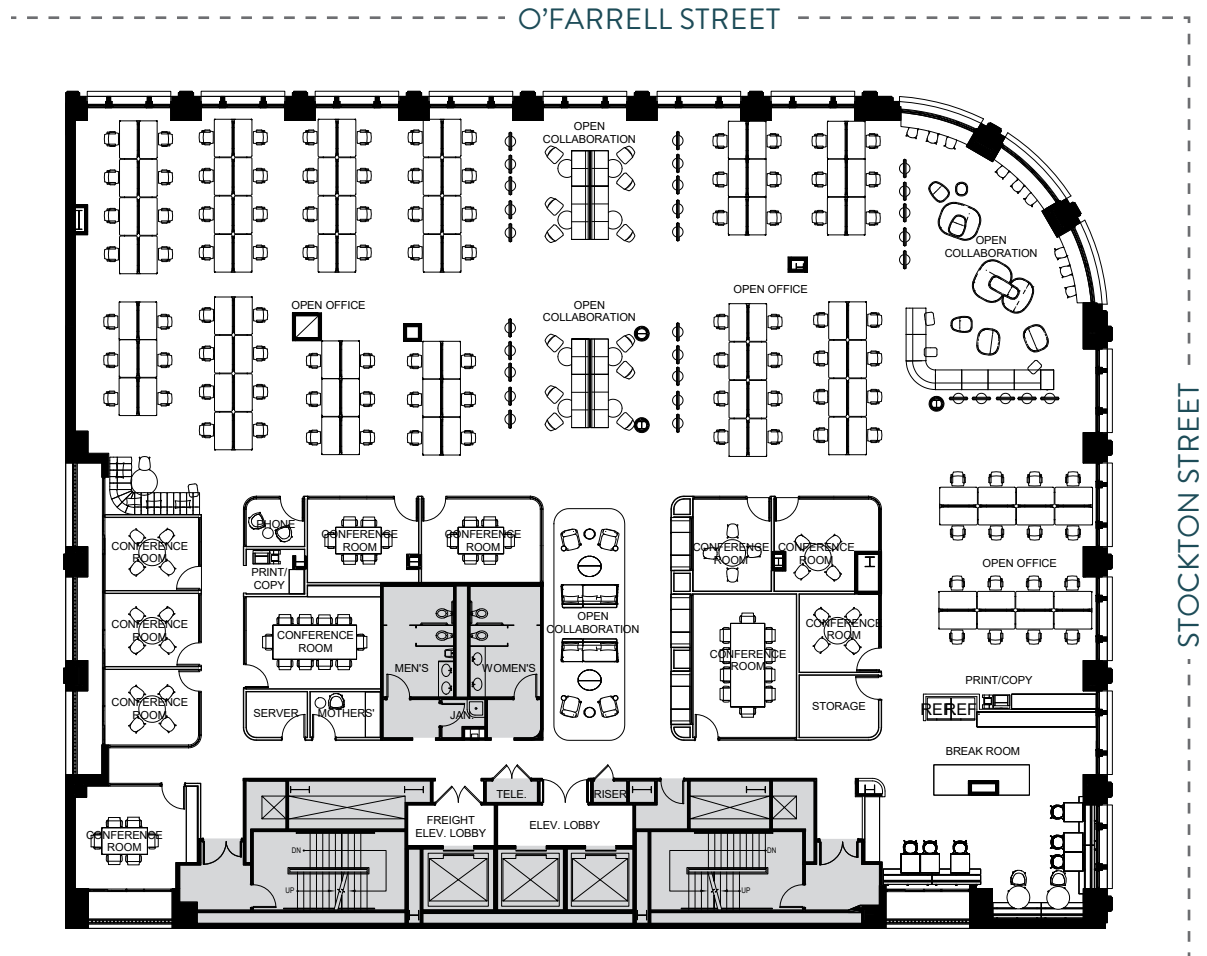
# 5<sup>TH</sup> FLOOR | 6,000-14,999 SF

# 6<sup>TH</sup> FLOOR | 6,000-14,998 SF

## FLOOR HIGHLIGHTS

### VIRTUAL RENDERING TOUR\*

- + Currently in shell condition, will demise to suit turnkey TIs
- + 12'6" exposed ceilings
- + Full HVAC

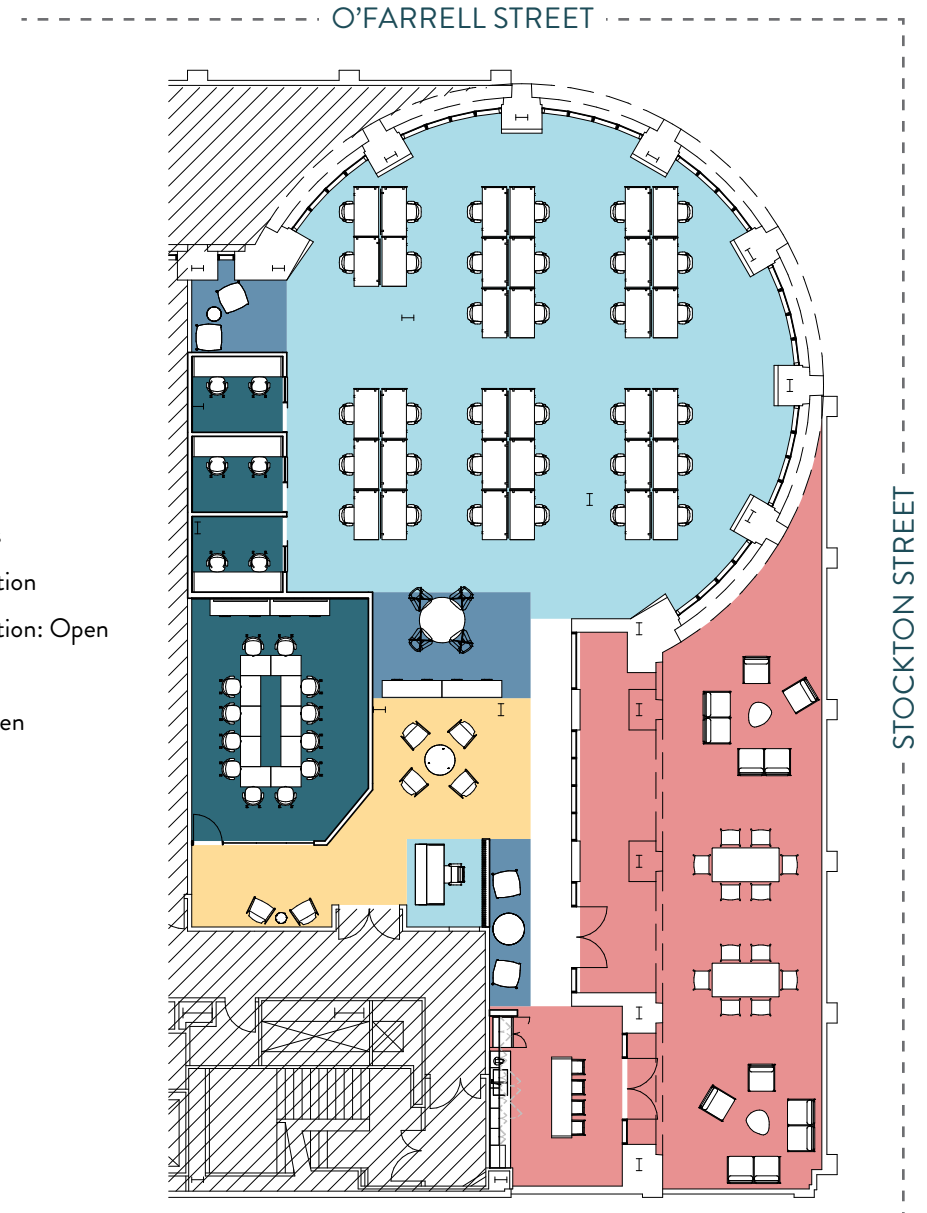


HYPOTHETICAL PLAN

# 7<sup>TH</sup> FLOOR | 6,901 SF

## FLOOR HIGHLIGHTS

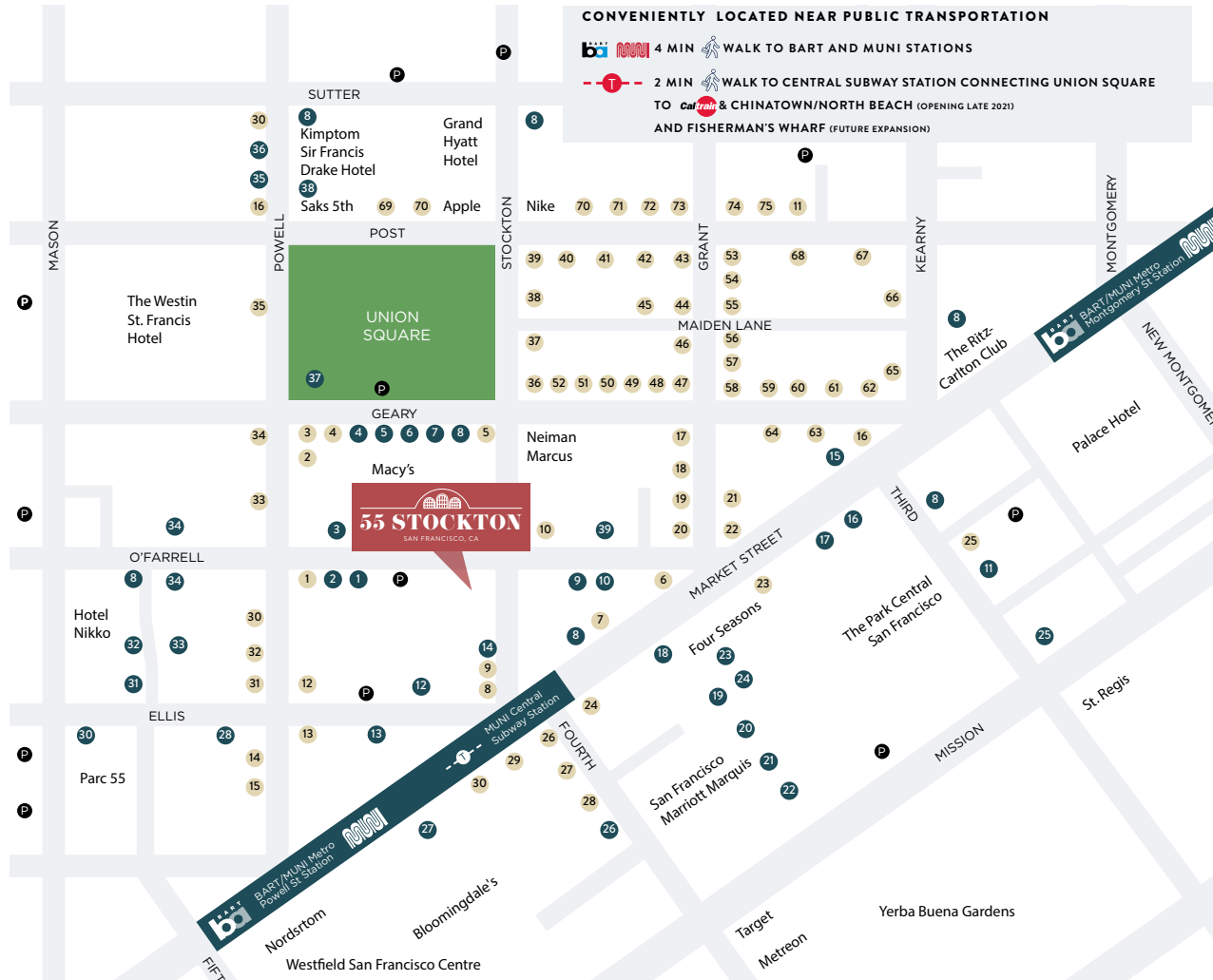
- + Partial 7th floor with private terrace
- + 12'6" exposed ceilings
- + Full HVAC
- + Currently in shell condition, landlord ready to provide turnkey TI's



HYPOTHETICAL PLAN

# THE NEIGHBORHOOD

## THE COMMERCIAL HUB OF SAN FRANCISCO

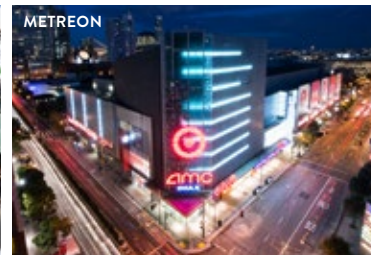


### FOOD & DRINKS

- 1 CAFFE CENTRAL
- 2 ONE65
- 3 KING OF THAI NOODLE
- 4 THE CHEESECAKE FACTORY
- 5 WOLFGANG PUCK PIZZA
- 6 BOUDIN
- 7 BEN & JERRY'S
- 8 STARBUCKS
- 9 LITTLE SWEET
- 10 PANINI COFFEE PASTRIES
- 11 CALIFORNIA PIZZA KITCHEN
- 12 TAD'S STEAKHOUSE
- 13 JOHN'S GRILL
- 14 NESPRESSO
- 15 MAZARINE CAFE
- 16 OASIS GRILL
- 18 SUPER DUPER BURGER
- 19 PEET'S COFFEE
- 20 AMBER
- 21 DELAROSA
- 22 MIXT
- 23 TROPISUENO
- 24 IPPUDO
- 25 PRESS CLUB
- 26 THE GROVE
- 27 THE KEYSTONE
- 28 M.Y. CHINA
- 29 LOLLI AND POPS
- 30 PUCCINI & PINETTI
- 31 KIN KHAO
- 32 NEW DELHI INDIAN
- 33 MIYABIYA SUSHI & GRILL
- 34 AMERICAN INDIAN CUISINE
- 35 JOHNNY FOLEY'S IRISH HOUSE
- 36 BARTLETT HALL
- 37 CAFE MASON
- 38 SEARS FINE FOOD
- 39 GOLDEN GATE TAP ROOM
- 40 SCALAS
- 41 CHOTTO MATTE

### SHOPS/SERVICES

- 1 H&M
- 2 LUSH
- 3 SWAROVSKY
- 4 DYSON
- 5 LOUIS VUITTON
- 6 MARSHALLS
- 7 VERIZON
- 8 T MOBILE
- 9 DISNEY STORE
- 10 CONVENE
- 11 SHREVE & CO.
- 12 SWATCH
- 13 URBAN OUTFITTERS
- 14 MAC
- 15 SEPORA
- 16 CHASE BANK
- 17 DITA
- 18 CAROLINA HERRERA
- 19 CAMPER
- 20 MUSEUM OF ICE CREAM
- 21 TED BAKER
- 22 WELLS FARGO
- 23 EQUINOX
- 24 ROSS
- 25 OFFICE DEPOT
- 26 OLD NAVY
- 27 TRADER JOES
- 28 THE CONTAINER STORE
- 29 LEVI'S
- 30 WALGREENS
- 31 SKETCHERS
- 32 UNIQLO
- 33 ZUMIEZ
- 34 EXPRESS
- 35 VICTORIA SECRET
- 36 BVLGARI
- 37 TORI BURCH
- 38 GUCCI
- 39 JOHNSTON & MURPHY
- 40 SENNHEISER
- 41 GRAFF
- 42 BURBERRY
- 43 CARTIER
- 44 FENDI
- 45 MAISON MARGIELA
- 46 HERMES
- 47 VALENTINO
- 48 YVES SAINT LAURENT
- 49 BOTTEGA VENETA
- 50 CHANEL
- 51 JIMMY CHOO
- 52 LACOSTE
- 53 DIOR
- 54 GIORGIO ARMANI
- 55 OLIVER PEOPLE
- 56 MONT BLANC
- 57 GOYARD
- 58 DOLCE & GABBANA
- 59 G-STAR RAW
- 60 PAUL SMITH
- 61 VINCE
- 62 ACNE STUDIOS
- 63 THEORY
- 64 DYPTIQUE
- 65 ANGELIC PRETTY
- 66 JEFFREY'S TOYS
- 67 BRITEX FABRIC
- 68 MAX MARA
- 69 TIFFANY & CO
- 70 ZARA
- 71 GUMPS
- 72 SALVATORE FERRAGAMO
- 73 HARRY WINSTON
- 74 COACH
- 75 THE NORTH FACE







---

# 55 STOCKTON

SAN FRANCISCO, CA

**SAM WASSERSTEIN**  
Managing Director  
415.773.3528  
sam.wasserstein@cushwake.com  
LIC #01798616

**ELENA SACCONI**  
Senior Associate  
630.699.9687  
elena.sacconi@cushwake.com  
LIC #02151049



**CUSHMAN &  
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-03.17.2025