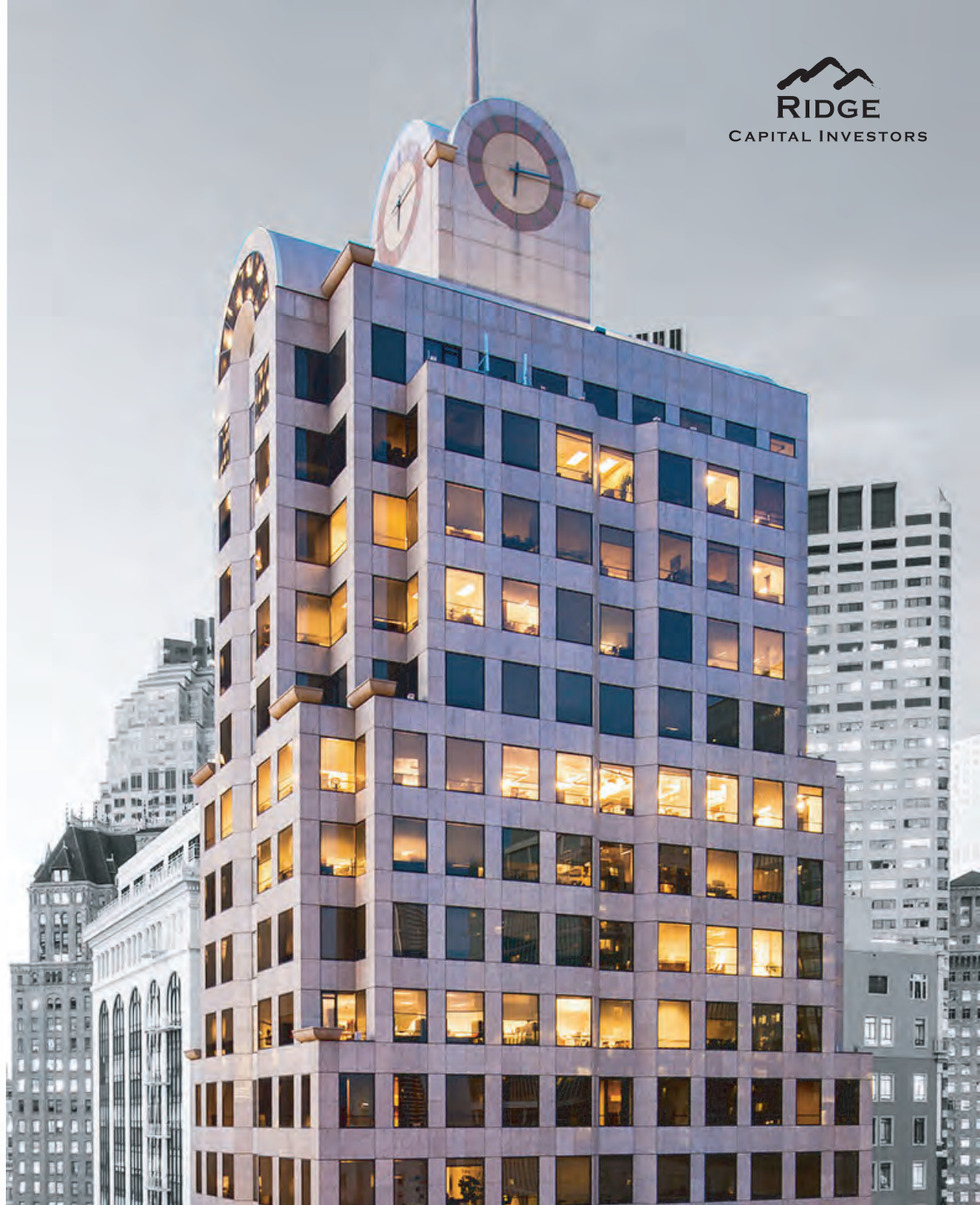


33 NEW MONTGOMERY





FLOOR / SUITE	RSF	AVAILABLE	NOTES
2 ND FLOOR SUITE 200	7,704	NOW	Creative suite with 6 offices/meeting rooms, 1 conference room, kitchen, large open area with 30 desks.
3 RD FLOOR SUITE 300	10,373	NOW	Available now and ready for improvements, double door identity, warm shell condition, landlord to provide a turnkey allowance deal.
4 TH FLOOR SUITE 450	10,280	NOW	5 offices/meeting rooms, 2 conference rooms, kitchen, large open area.
5 TH FLOOR SUITE 520	4,551	NOW	Creative suite with exposed ceiling, double door identity, 3 perimeter offices/meeting rooms, open kitchen, large open area.
6 TH FLOOR SUITE 600	13,522	NOW	Full floor, private office intensive, formal reception area, kitchen.
7 TH FLOOR SUITE 750	5,653	NOW	Creative suite with exposed ceilings throughout, 3 perimeter offices/meeting rooms, kitchen, open area.
8 TH FLOOR SUITE 800	3,240	12/2025	6 offices/meeting rooms, large conference room, large open area.
8 TH FLOOR SUITE 850	7,276	NOW	6 offices/meeting rooms, 3 conference rooms, kitchen, large open area.
10 TH FLOOR SUITE 1000	8,143	NOW	Creative suite with 6 offices/meeting rooms, large conference room, open kitchen, large open area.
11 TH FLOOR SUITE 1100	9,078	NOW	Creative suite with 2 offices/meeting rooms, 1 large conference room, 2 medium conference room, 1 small conference room, open kitchen/break area, large open area with 45 workstations.
15 TH FLOOR SUITE 1550	5,023	12/2025	Creative suite with bay views, double door entry, 4 offices/meeting rooms, 2 large conference rooms, large open area with 20 desks. Furniture may be available.
18 TH FLOOR 1810+1840	5,984	NOW	Currently two suites. 7 offices/meeting rooms, conference room, kitchen, open area.

BUILDING HIGHLIGHTS



Efficient and flexible floorplates

Able to accommodate 3,722-13,522 RSF users



Conference center, tenant lounge, bike room and fitness center



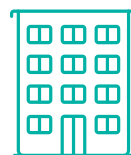
Central Market Street location with, easy walking distance to shopping, banking and dining amenities



Immediately adjacent to Montgomery Station BART & MUNI



Nearby fitness center options include: 24-Hour Fitness, Crunch and Equinox



Close proximity to hotels including: Palace Hotel, W Hotel, St. Regis, Four Seasons and Westin

PUTTING HEALTH & WELLBEING FIRST



LEED Platinum, ensures electricity cost savings, lower carbon emissions and healthier environments.



Certification of the policies and practices put into place to mitigate the spread of contagious diseases within buildings.



Fitwel 1 Star Rating
33 New Montgomery is committed to building health for all.



State-of-the-Art Needlepoint Bipolar Ionization HVAC purification system



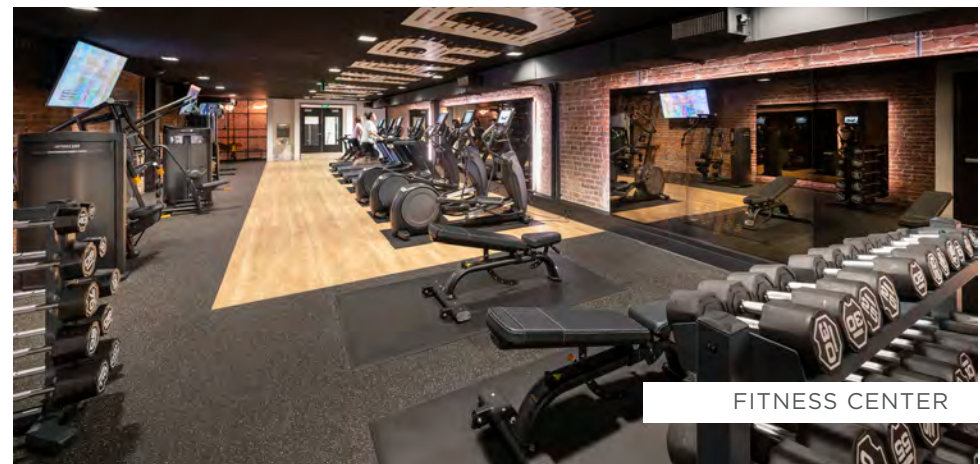
AT&T, CenturyLink, Zayo, Monkeybrains, and Webpass. 33 New Montgomery offers Dark Fiber services via Zayo, AT&T Small Business and Centurylink.



TENANT LOUNGE



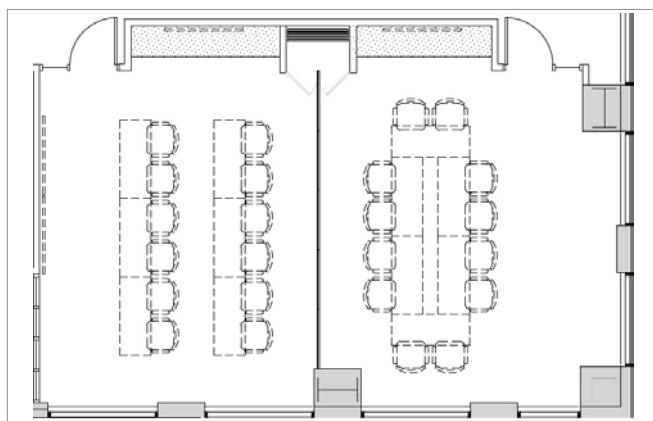
SHOWERS & LOCKERS



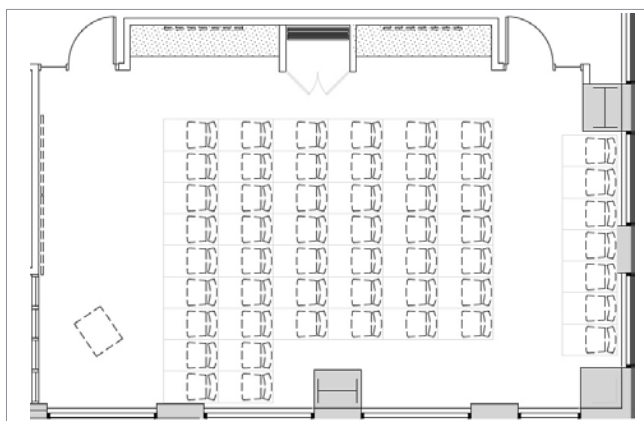
FITNESS CENTER



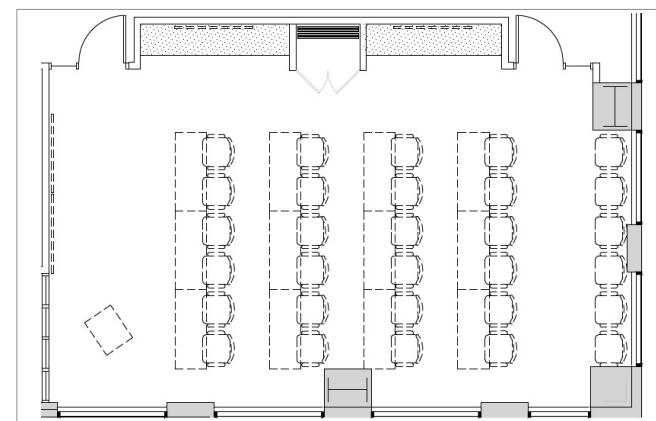
CONFERENCE ROOM



LAYOUT | DIVIDED

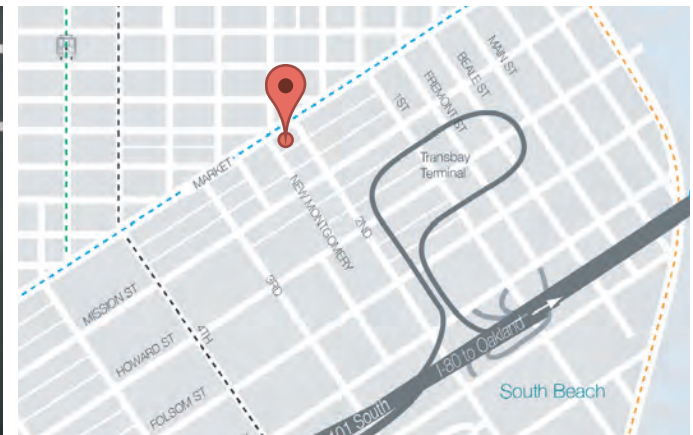


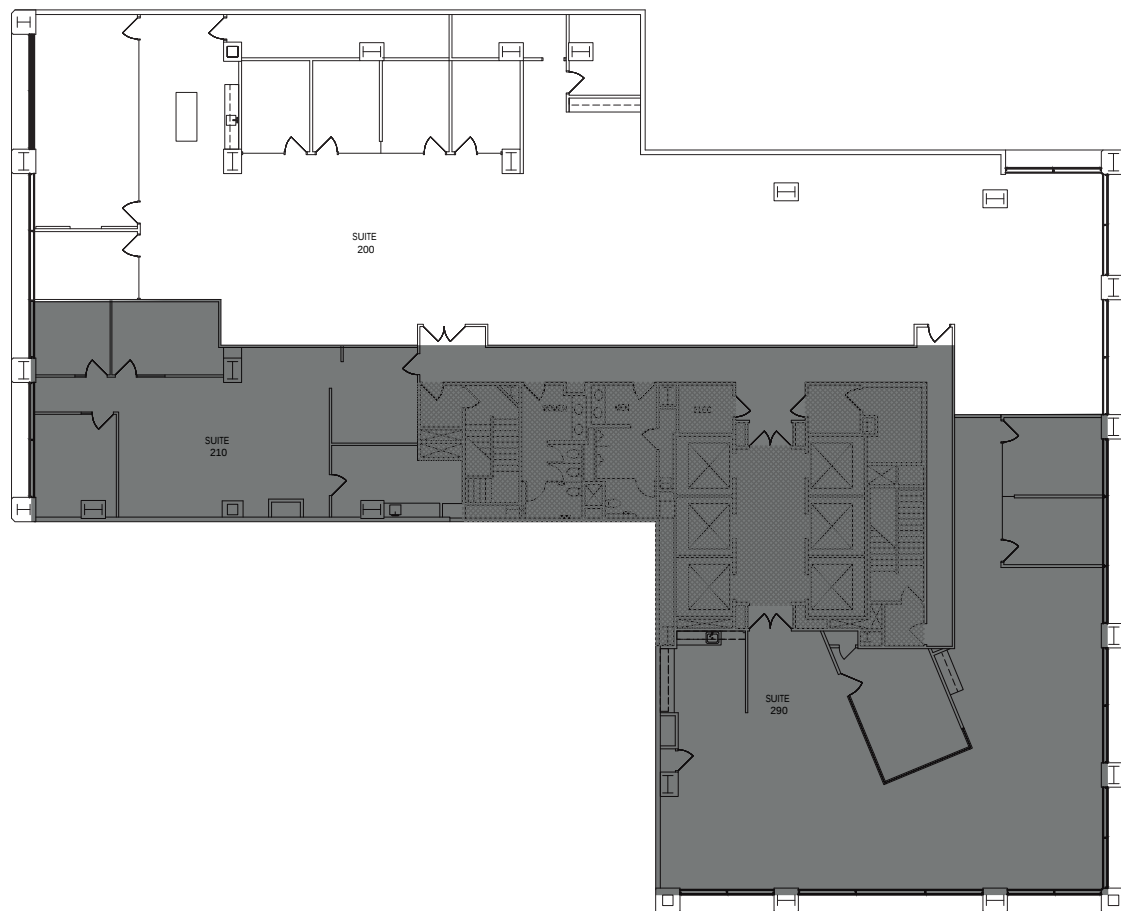
LAYOUT | CLASSROOM



LAYOUT | CLASSROOM WITH TABLES







PARTIAL 2ND FLOOR

Suite 200 | 7,704 RSF

DESCRIPTION

- Available now
- Creative suite
- 6 offices / meeting rooms
- 1 conference room
- Kitchen
- Large open area with 30 desks

FOR LEASING INFORMATION

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MARK MCGRANAHAN

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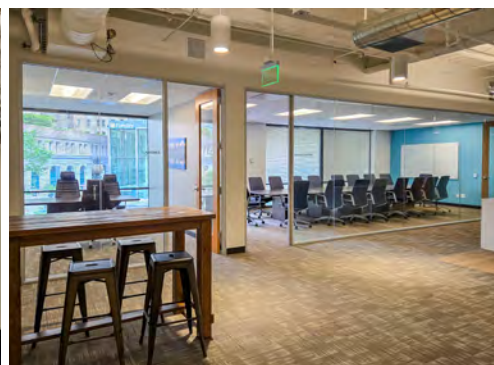
mark.mcgranahan@avisonyoung.com

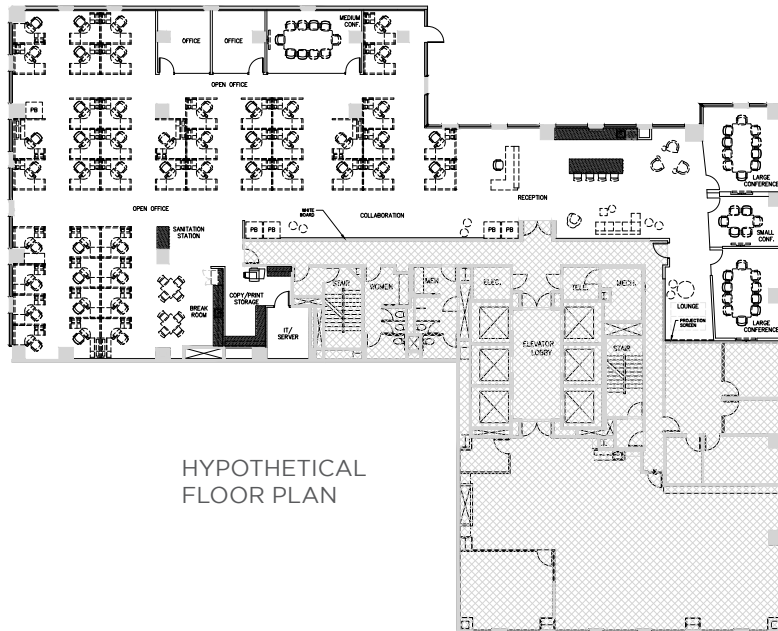
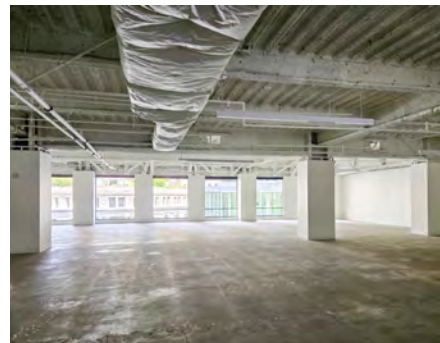
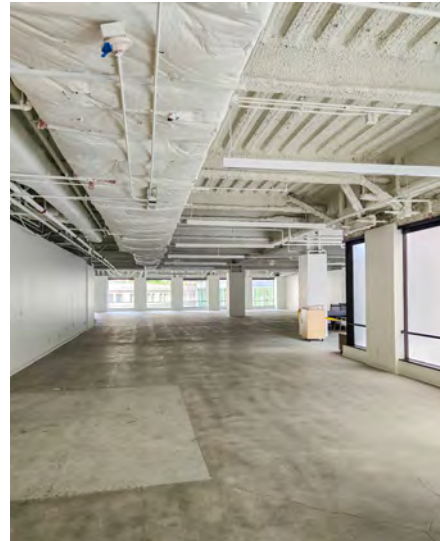
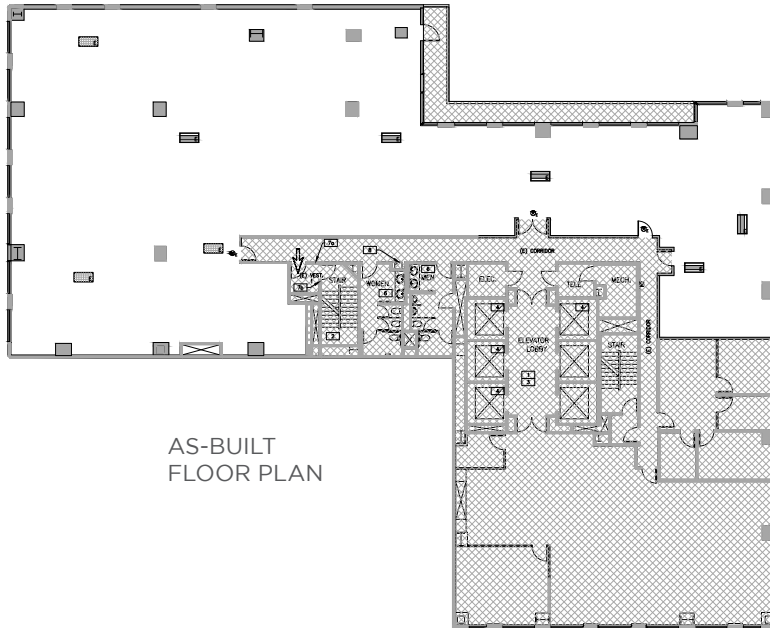
MARK ANDERSON

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PARTIAL 3RD FLOOR

Suite 300 | 10,373 RSF

DESCRIPTION

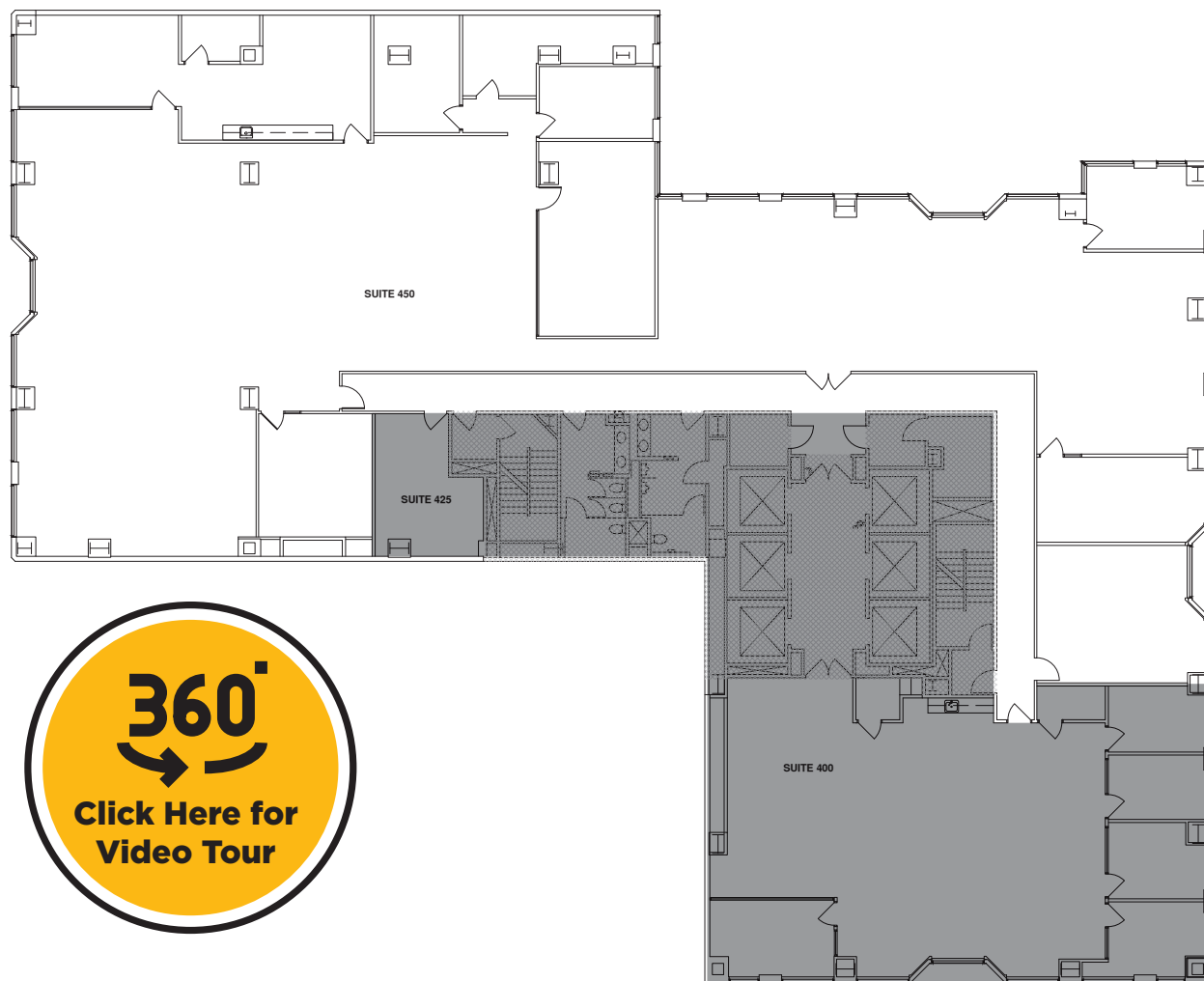
- Available now & ready for improvements
- Double door identity
- Warm shell condition
- Landlord to provide a turnkey allowance deal

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PARTIAL 4TH FLOOR

Suite 450 | 10,280 RSF

DESCRIPTION

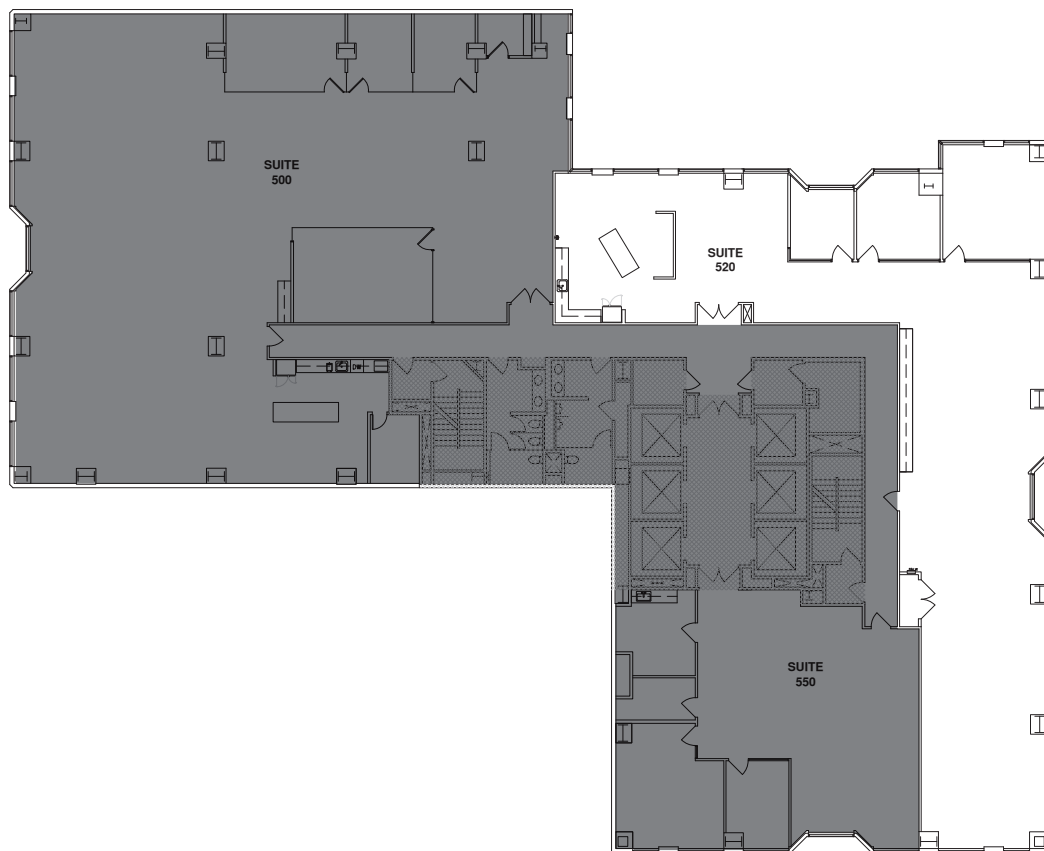
- Available now
- 5 offices/meeting rooms
- 2 conference rooms
- Kitchen
- Large open area

FOR LEASING INFORMATION

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PARTIAL 5TH FLOOR

Suite 520 | 4,551 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceiling
- Double door identity
- 3 perimeter offices / meeting rooms
- Open kitchen
- Large open area

FOR LEASING INFORMATION

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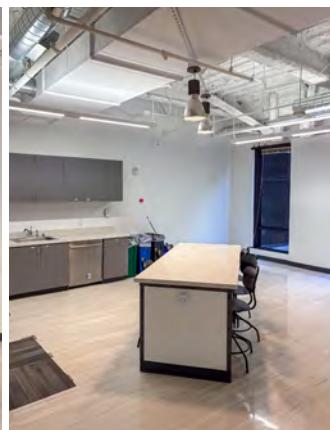
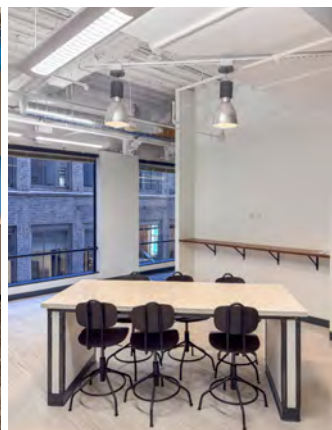
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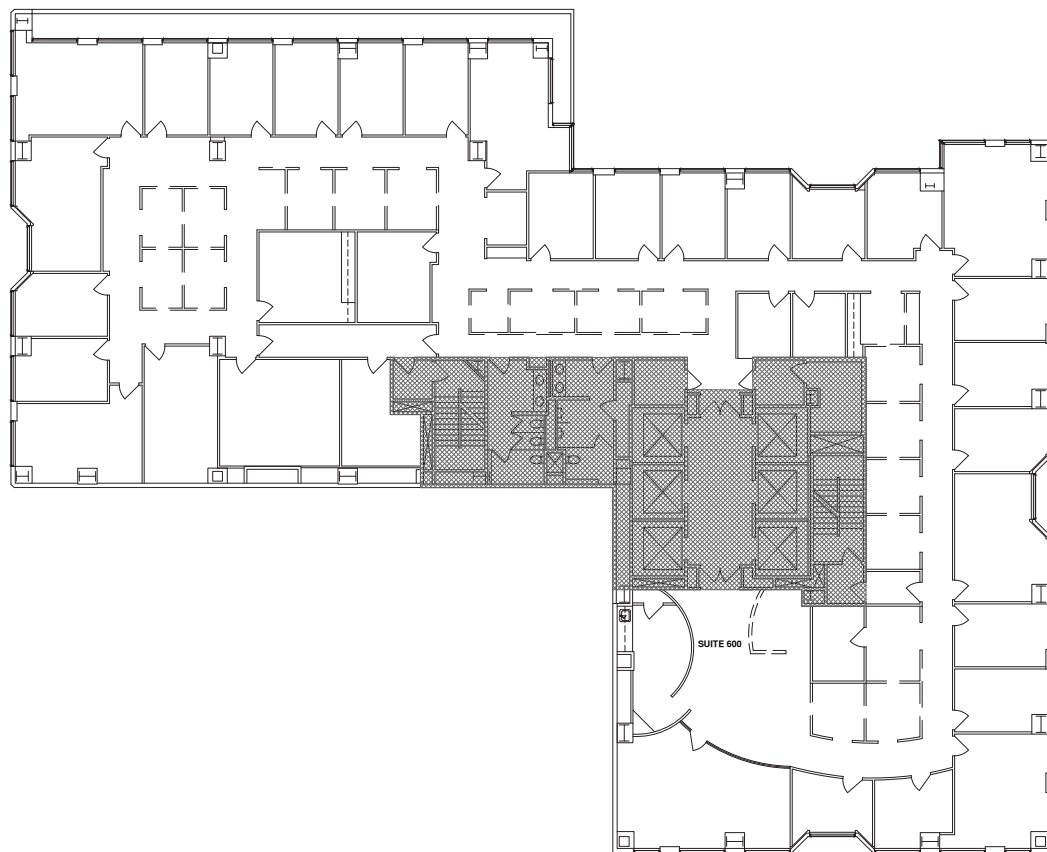
MARK ANDERSON

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ENTIRE 6TH FLOOR

Suite 600 | 13,522 RSF

DESCRIPTION

- Available now
- Full floor
- Private office intensive
- Formal reception area
- Kitchen

FOR LEASING INFORMATION

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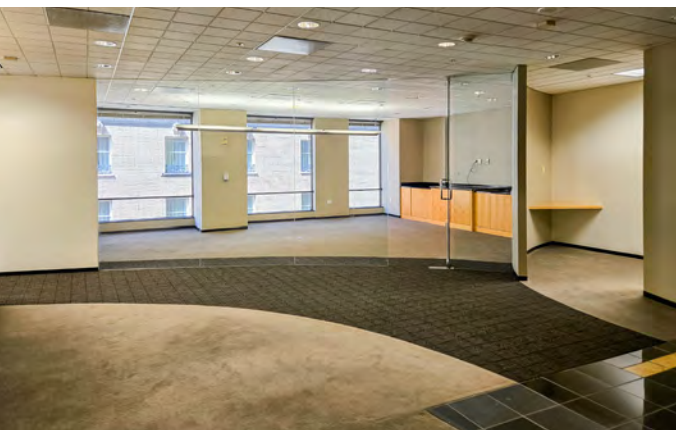
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PARTIAL 7TH FLOOR

Suite 750 | 5,653 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceilings throughout
- 3 perimeter offices / meeting rooms
- Kitchen
- Open area

FOR LEASING INFORMATION

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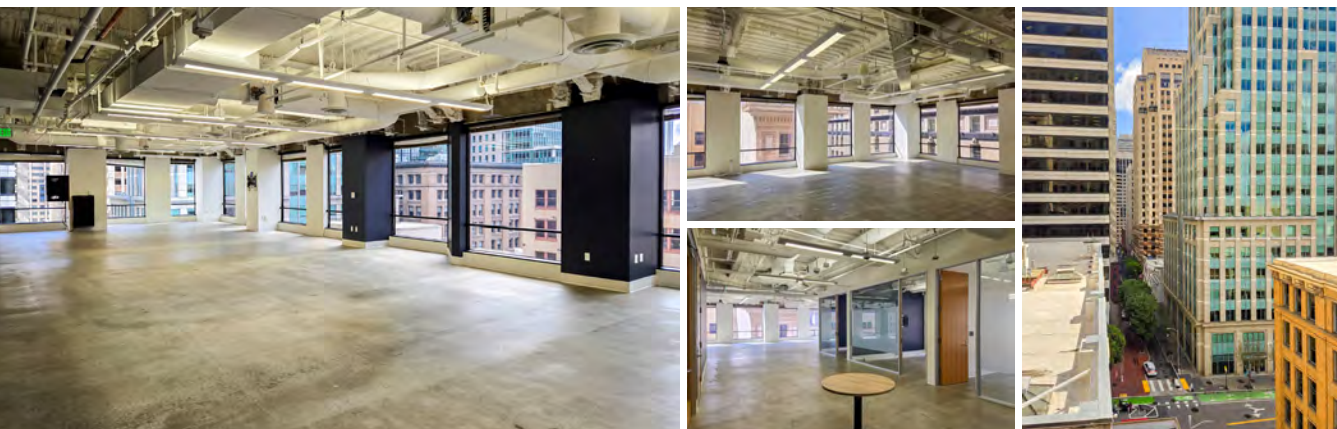
mark.mcgranahan@avisonyoung.com

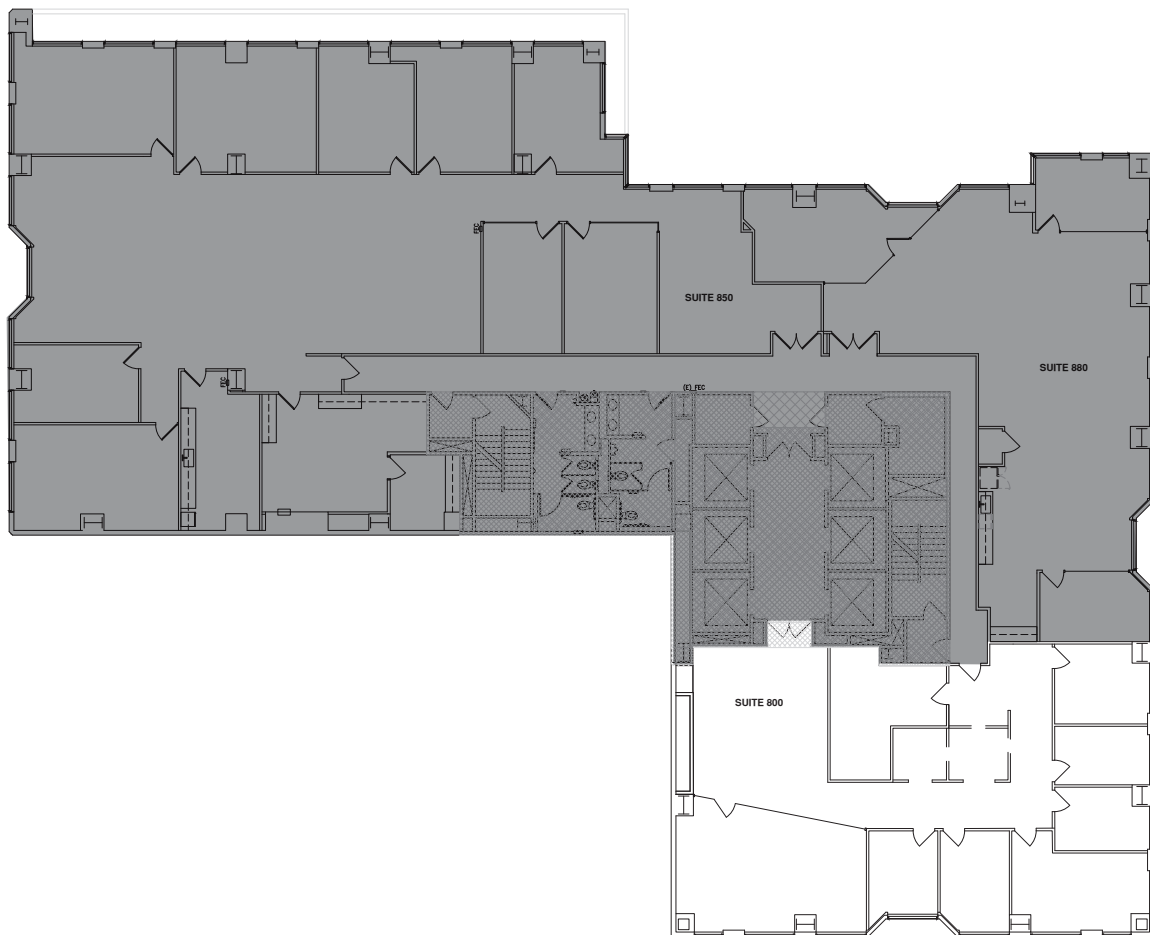
MARK ANDERSON

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PARTIAL 8TH FLOOR

Suite 800 | 3,420 RSF

DESCRIPTION

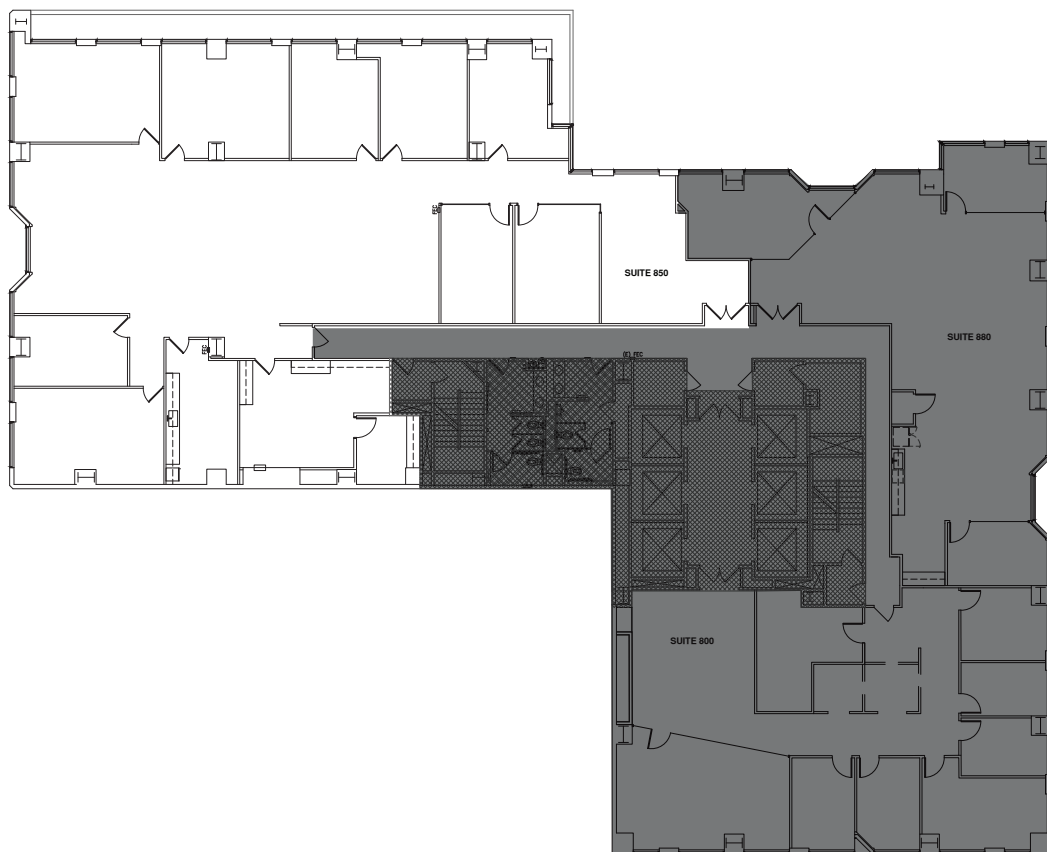
- Available December 2025
- 6 offices / meeting rooms
- Large conference room
- Large open area

FOR LEASING INFORMATION

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PARTIAL 8TH FLOOR

Suite 850 | 7,276 RSF

DESCRIPTION

- Available now
- 6 offices / meeting rooms
- 3 conference rooms
- Kitchen
- Large open area

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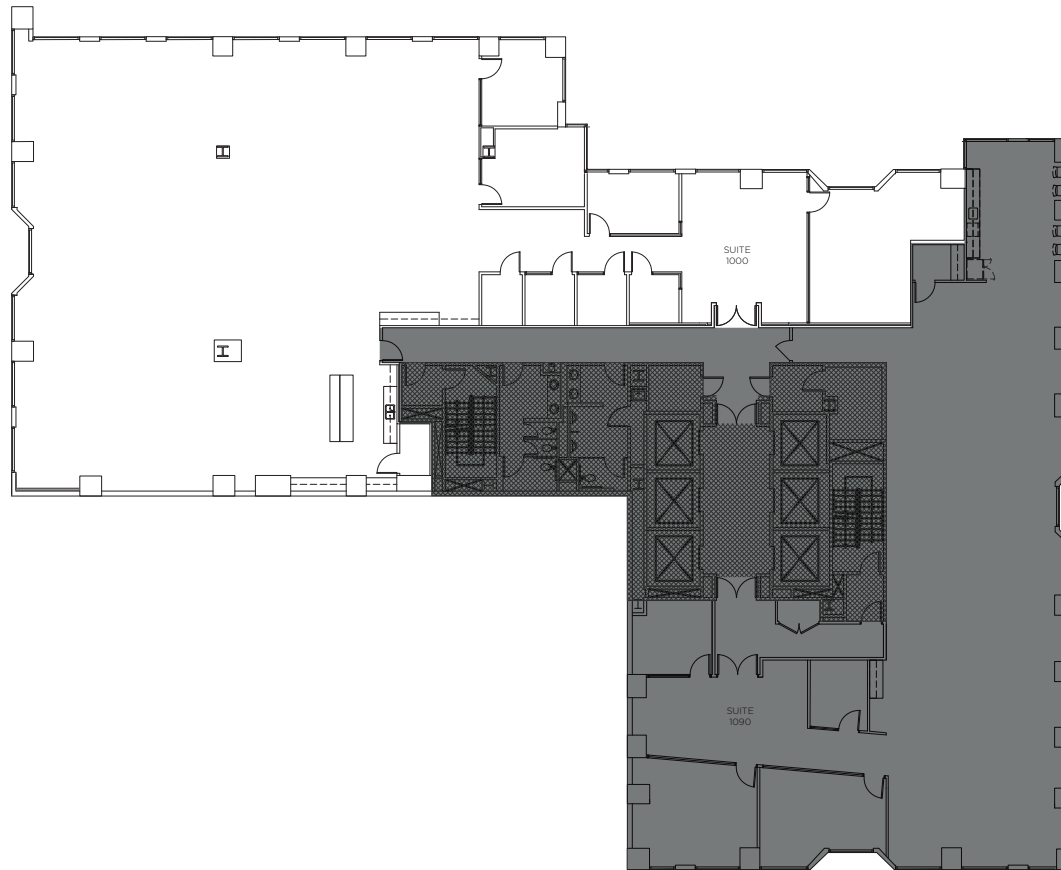
MARK ANDERSON

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PARTIAL 10TH FLOOR

Suite 1000 | 8,143 RSF

DESCRIPTION

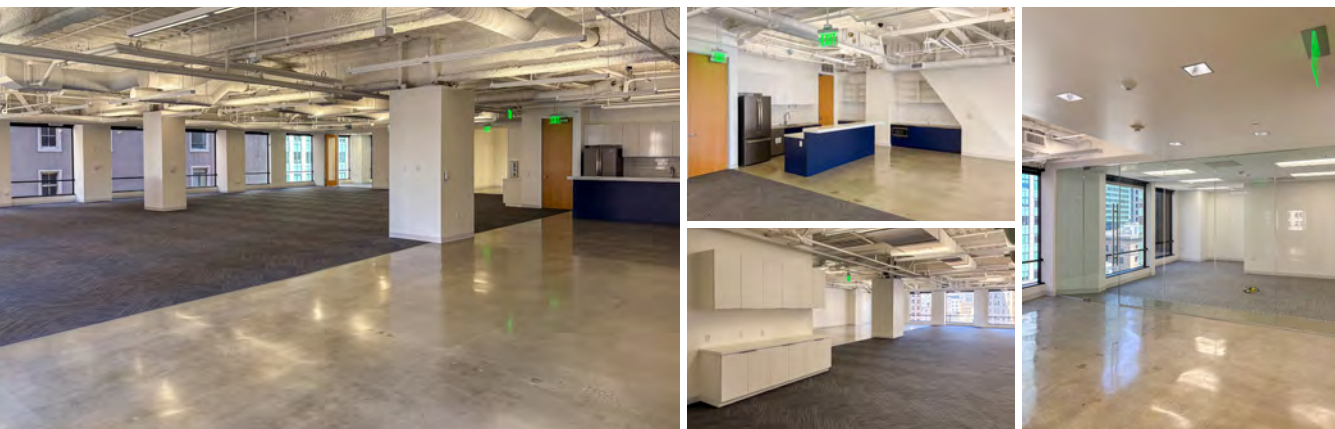
- Available now
- Creative suite
- 6 offices / meeting rooms
- Large conference room
- Open kitchen
- Large open area

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PARTIAL 11TH FLOOR

Suite 1100 | 9,078 RSF

DESCRIPTION

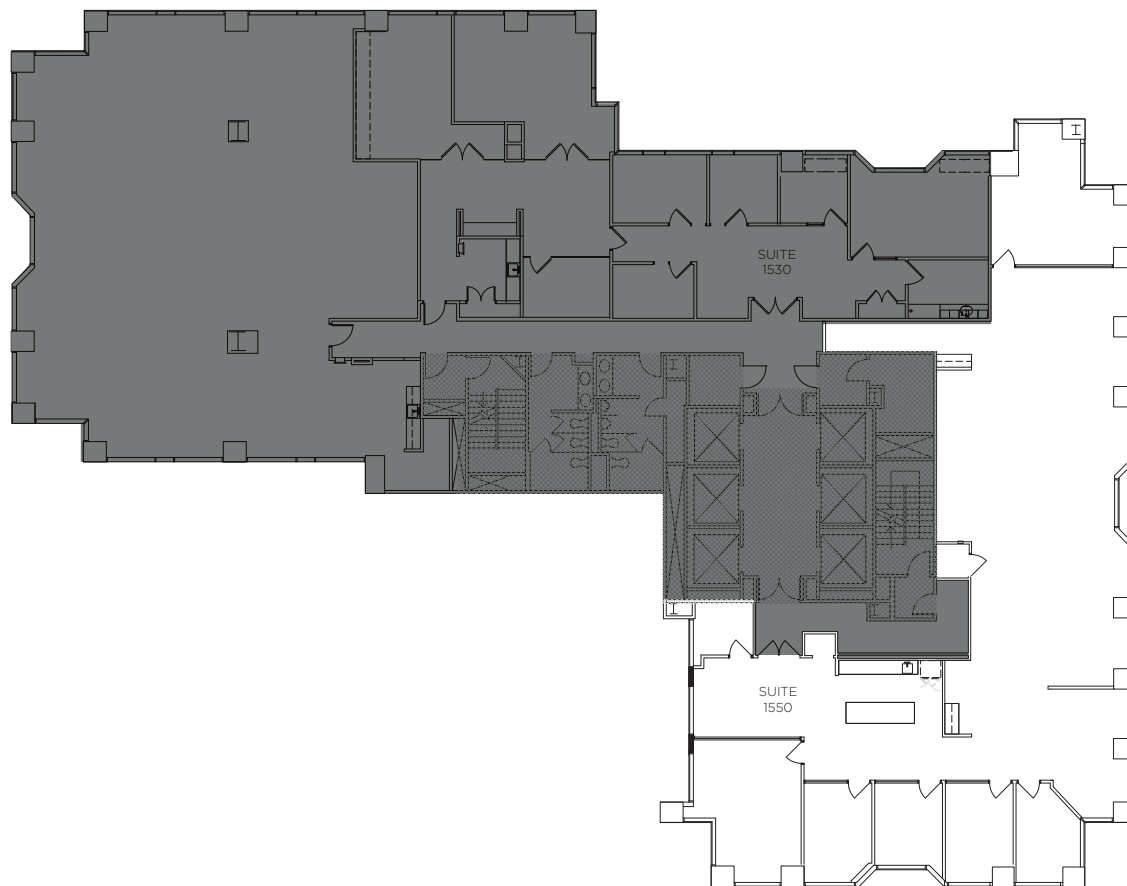
- Available now
- Creative suite
- 2 Offices / meeting rooms
- 1 Large/ 2 medium / 1 small conference rooms
- Open kitchen / break area
- Large open area with 45 workstations

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PARTIAL 15TH FLOOR

Suite 1550 | 5,023 RSF

DESCRIPTION

- Available December 2025
- Creative suite with bay views
- Double-door entry
- 4 offices / meeting rooms
- 2 large conference rooms
- Large open area for 20 desks
- Furniture may be available

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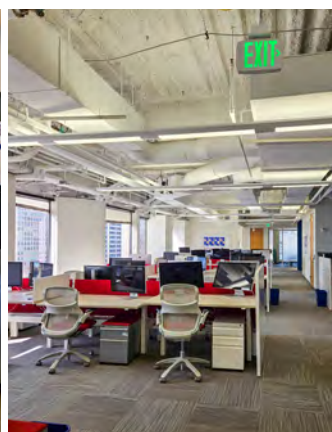
mark.mcgranahan@avisonyoung.com

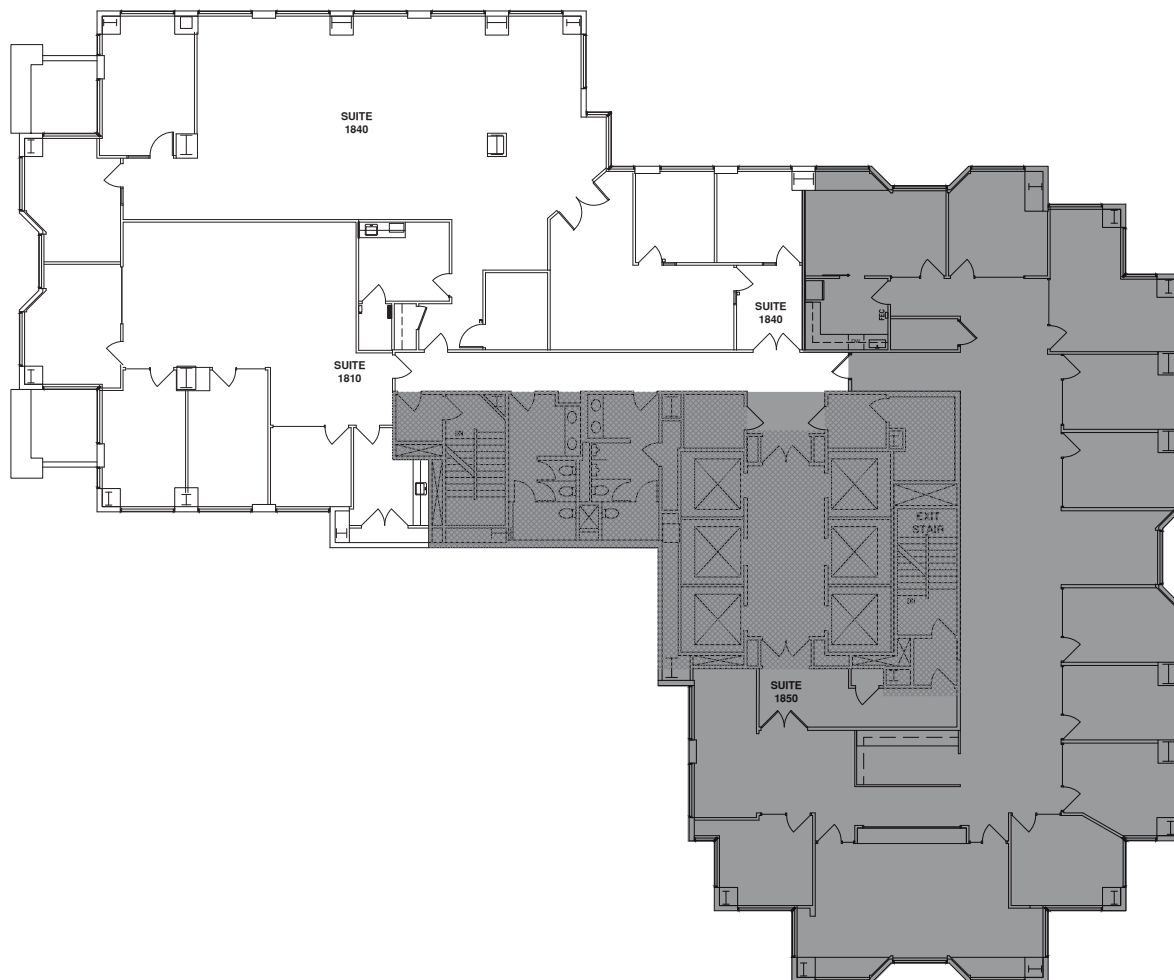
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PARTIAL 18TH FLOOR

Suites 1810+ 1840 | 5,984 RSF

DESCRIPTION

- Available now
- Currently two suites
- 7 offices/meeting rooms
- Conference room
- Kitchen
- Open area

FOR LEASING INFORMATION

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33 NEW MONTGOMERY

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YOUNG**

 **CUSHMAN &
WAKEFIELD**