

33 NEW MONTGOMERY





FLOOR / SUITE	RSF	AVAILABLE	NOTES
2 ND FLOOR SUITE 200	7,704	NOW	Creative suite with exposed ceiling, 6 offices/meeting rooms, 1 conference room, kitchen, large open area for 45 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 400	3,367	NOW	Creative suite with exposed ceiling, double door identity, 4 perimeter offices/meeting rooms, large conference room, open kitchen, storage room, open area with 16 desks in place.
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 for up to 30 desks.
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 exposed ceiling, double door identity, 6 offices/meeting rooms, large conference room, open kitchen, large open area for 50+ desks.
11 TH FLOOR SUITE 1100	9,078	NOW	Creative suite with exposed ceiling, double door identity, 2 offices/meeting rooms, 1 large/2 medium/1 small conference rooms, open kitchen/break area, large open area with 45 workstations.
15 TH FLOOR SUITE 1550	5,023	12/2025	Plug & play creative suite with bay views, double door entry, 4 offices/meeting rooms, 2 large conference rooms, open kitchen, large open area with 32 desks in place.
18 TH FLOOR SUITE 1800	5,984	NOW	Future spec suite, double door identity, 3 offices/meeting rooms, 1 large/2 medium conference rooms, open kitchen/break area, large open area for 24 desks.

BUILDING HIGHLIGHTS



Efficient and flexible floorplates

Able to accommodate 3,240-13,522 RSF users



Conference center, tenant lounge, bike room and fitness center



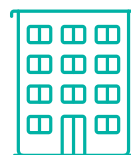
Central Market Street location with, easy walking distance to shopping, banking and dining amenities



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.



Fitwel[®]
Viral Response
Certified

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



WiredScore
GOLD

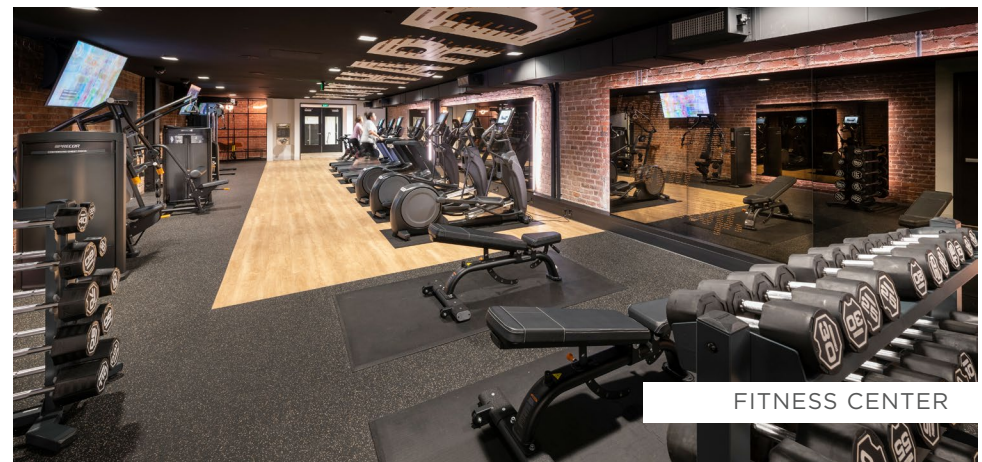
AT&T, CenturyLink, Zayo, Monkeybrains, and Webpass. 33 New Montgomery offers Dark Fiber services via Zayo, AT&T Small Business and Centurylink.



TENANT LOUNGE



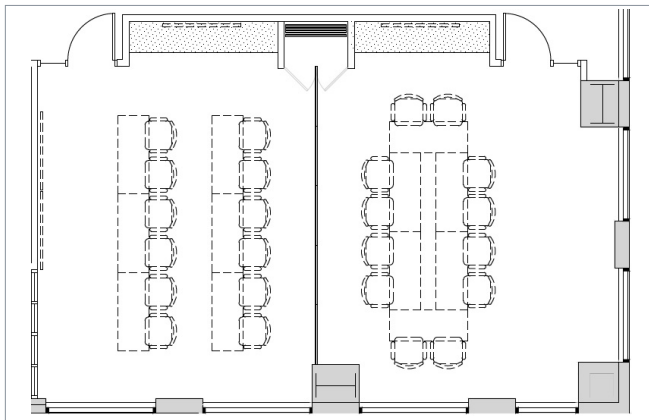
SHOWERS & LOCKERS



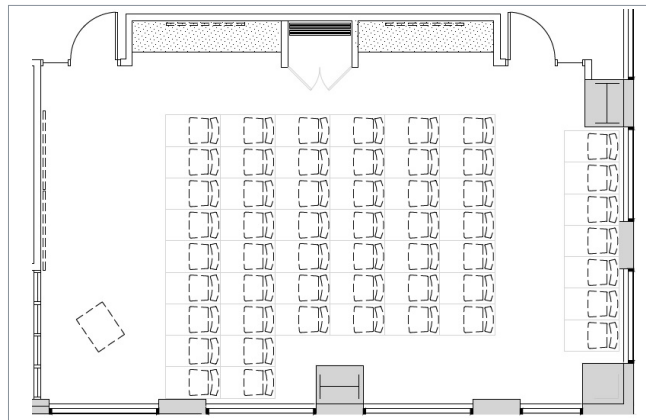
FITNESS CENTER



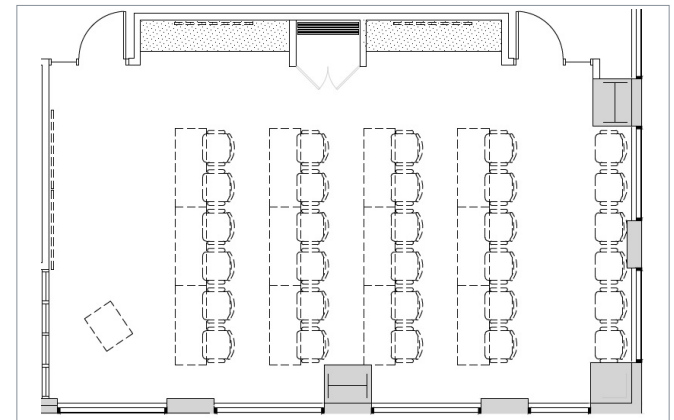
CONFERENCE ROOM



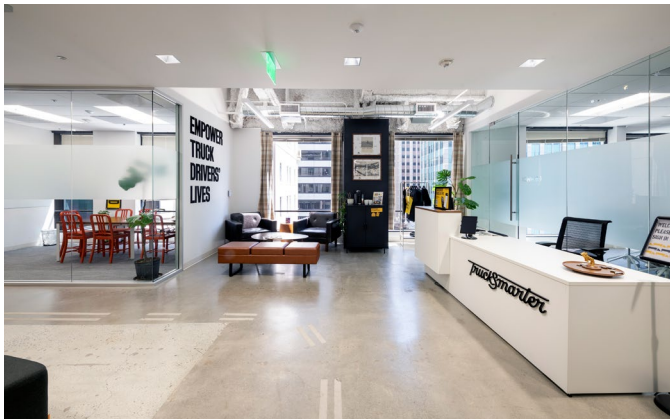
LAYOUT | DIVIDED

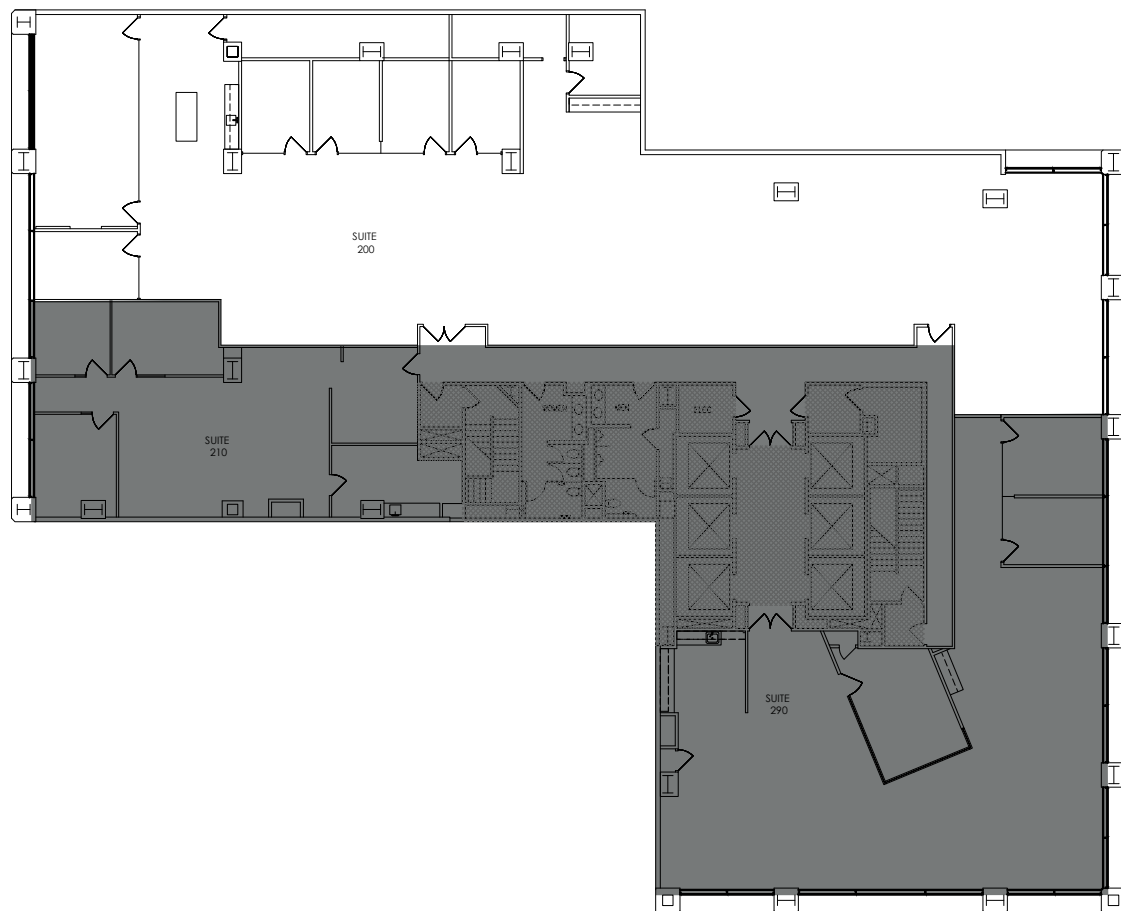


LAYOUT | CLASSROOM



LAYOUT | CLASSROOM WITH TABLES





PARTIAL 2ND FLOOR

Suite 200 | 7,704 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceiling
- 6 offices/meeting rooms
- 1 conference room
- Kitchen
- Large open area for 45 desks

FOR LEASING INFORMATION

ROSS ROBINSON

Principal | Lic. #01414104

ph | 415.301.3184

ross.robinson@avisonyoung.com

MARK MCGRANAHAN

Principal | Lic. #01176912

ph | 415.301.3167

mark.mcgranahan@avisonyoung.com

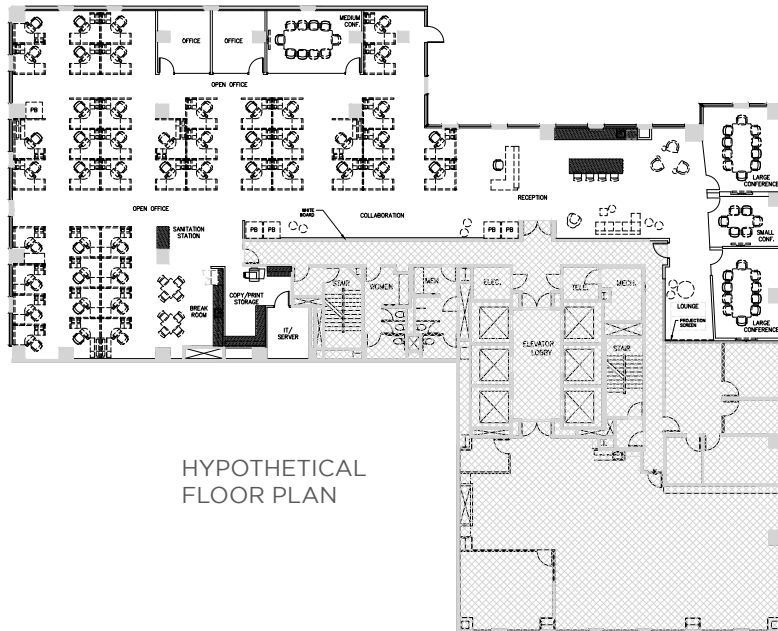
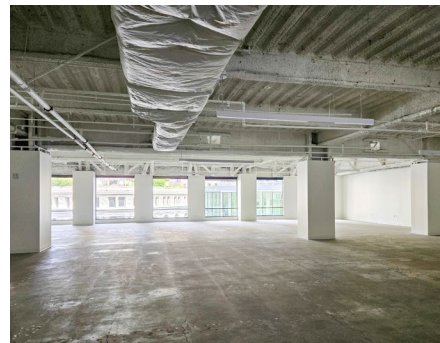
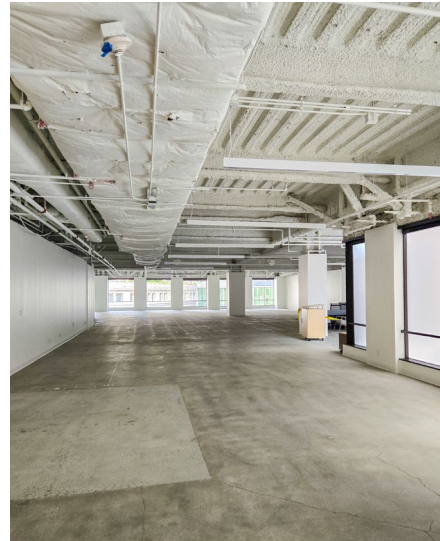
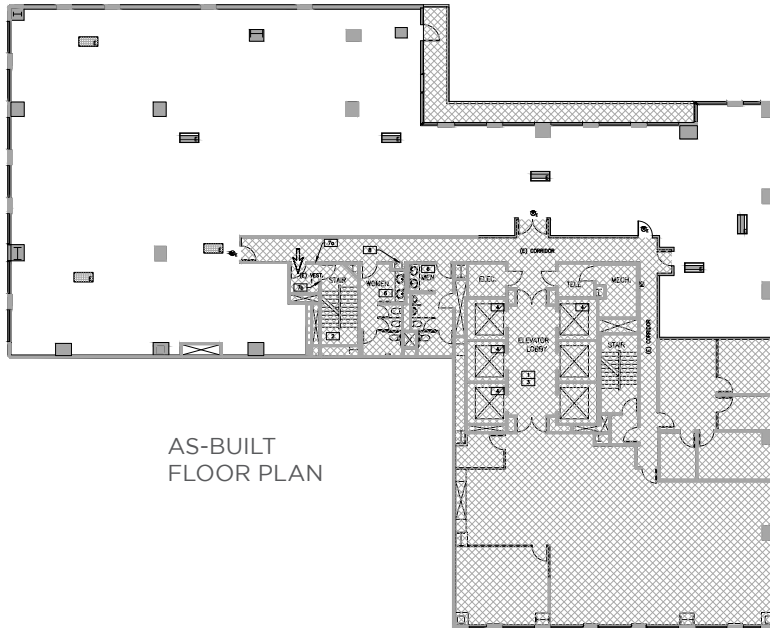
MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com





PARTIAL 3RD FLOOR

Suite 300 | 10,373 RSF

DESCRIPTION

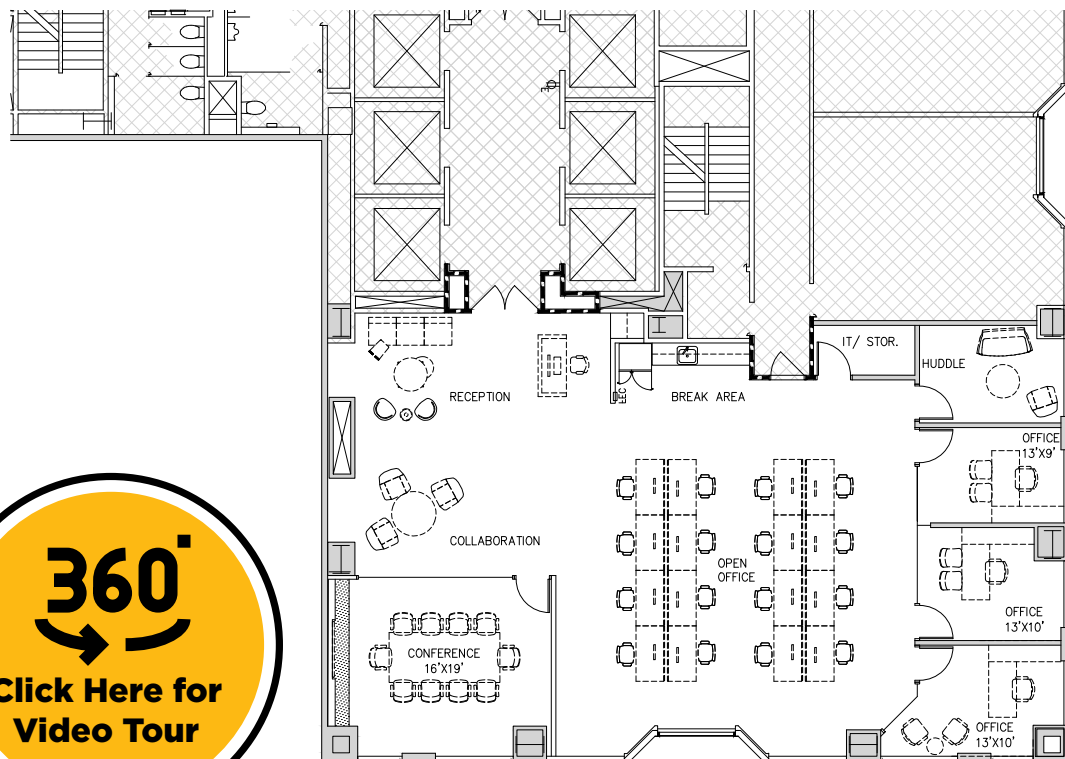
- Available now & ready for improvements
- Double door identity
- Warm shell condition
- Landlord to provide a turnkey allowance deal

FOR LEASING INFORMATION

ROSS ROBINSON
Principal | Lic. #01414104
ph | 415.301.3184
ross.robinson@avisonyoung.com

MARK MCGRANAHAN
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MARK ANDERSON
Vice Chairman | Lic. #01325399
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PARTIAL 4TH FLOOR

Suite 400 | 3,367 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceiling
- Double door identity
- 4 perimeter offices/meeting rooms
- 1 Large conference room
- Storage room
- Open kitchen
- Open area with 16 desks in place

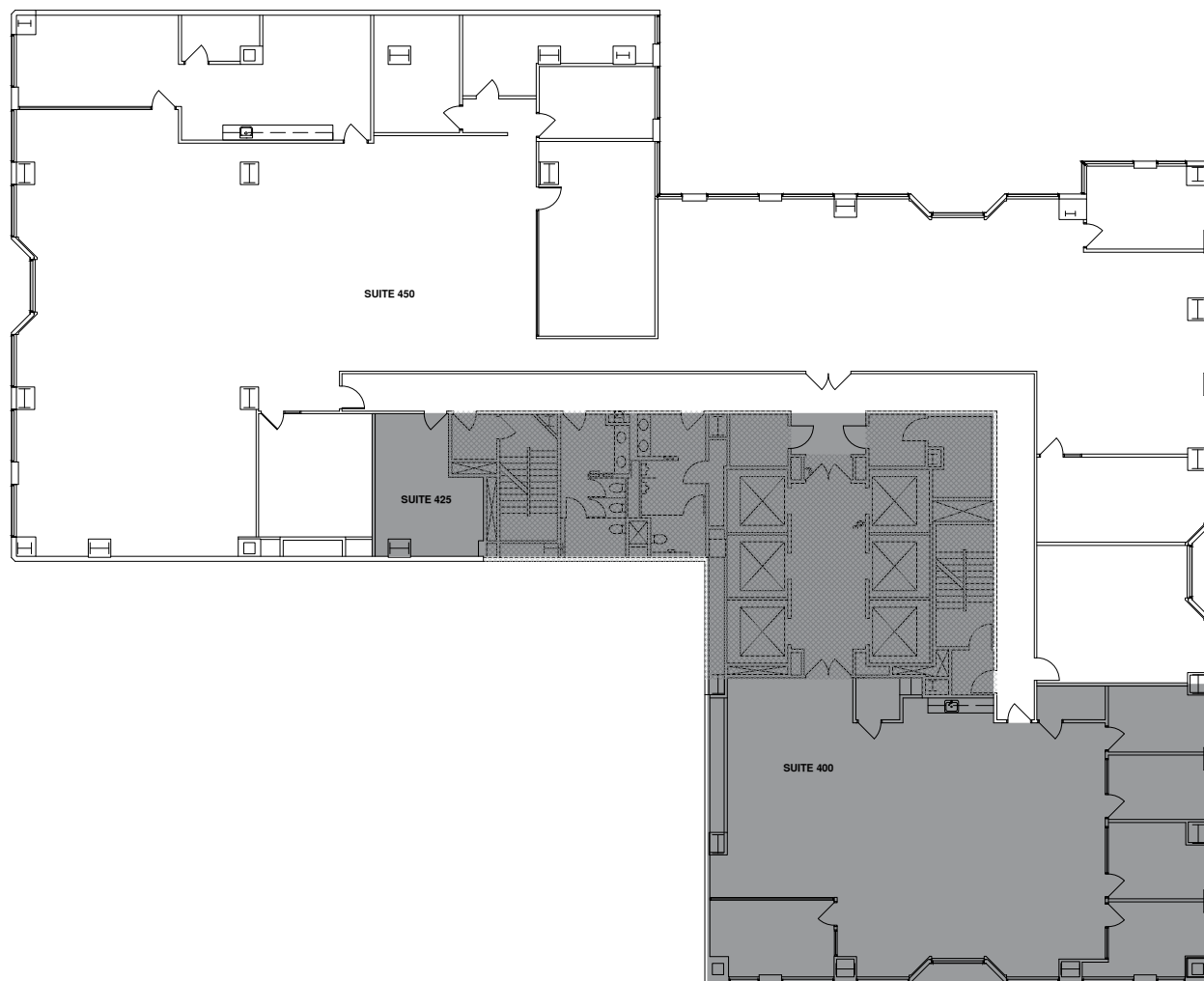
FOR LEASING INFORMATION

ROSS ROBINSON
Principal | Lic. #01414104
ph | 415.301.3184
ross.robinson@avisonyoung.com

MARK MCGRANAHAN
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PARTIAL 4TH FLOOR

Suite 450 | 10,280 RSF

DESCRIPTION

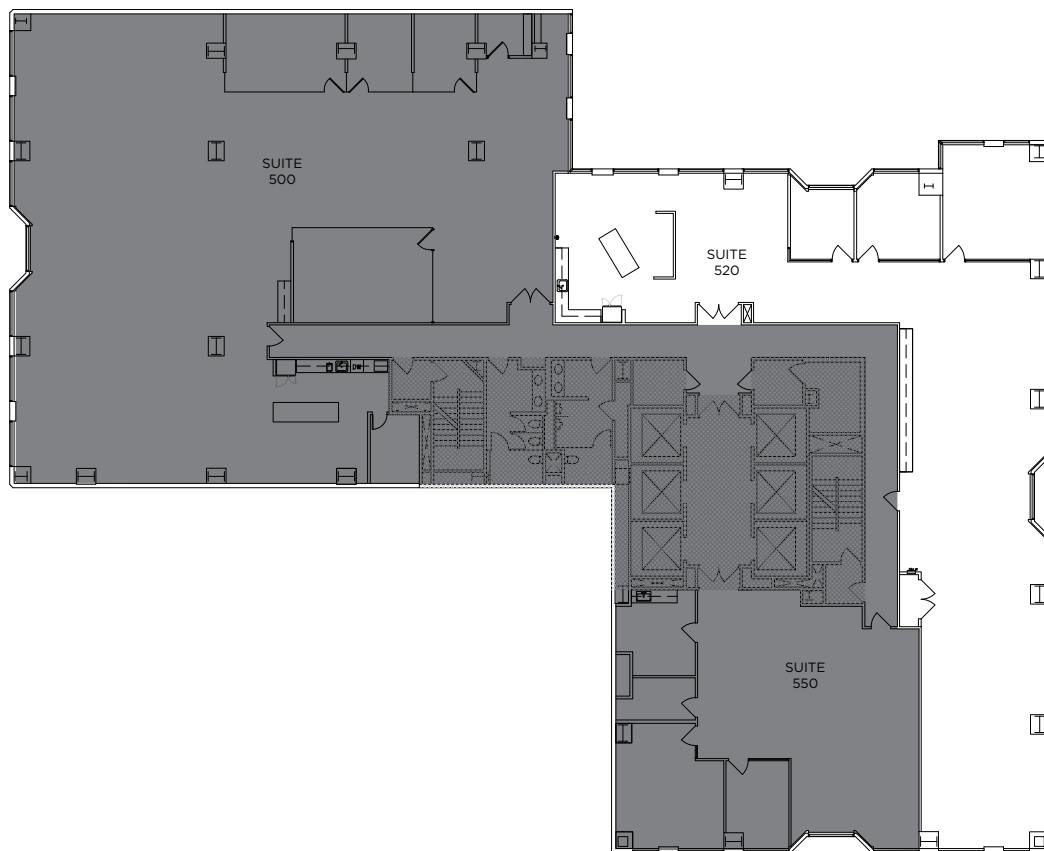
- Available now
- 5 offices/meeting rooms
- 2 conference rooms
- Kitchen
- Large open area

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PARTIAL 5TH FLOOR

Suite 520 | 4,551 RSF

DESCRIPTION

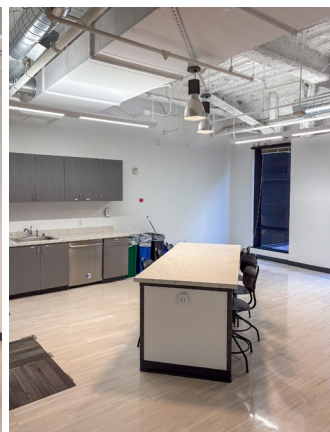
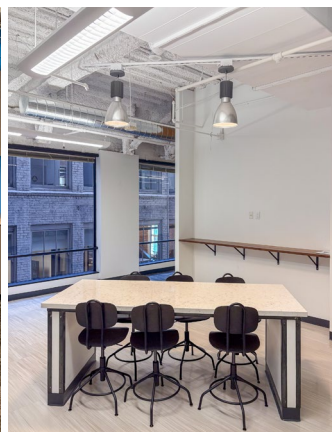
- Available now
- Creative suite with exposed ceiling
- Double door identity
- 3 perimeter offices/meeting rooms
- Open kitchen
- Large open area for up to 30 desks

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ENTIRE 6TH FLOOR

Suite 600 | 13,522 RSF

DESCRIPTION

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

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Principal | Lic. #01414104
ph | 415.301.3184
ross.robinson@avisonyoung.com

MARK MCGRANAHAN
Principal | Lic. #01176912
ph | 415.301.3167
mark.mcgranahan@avisonyoung.com

MARK ANDERSON
Vice Chairman | Lic. #01325399
ph | 415.713.1014
mark.anderson@cushwake.com





PARTIAL 7TH FLOOR

Suite 750 | 5,653 RSF

DESCRIPTION

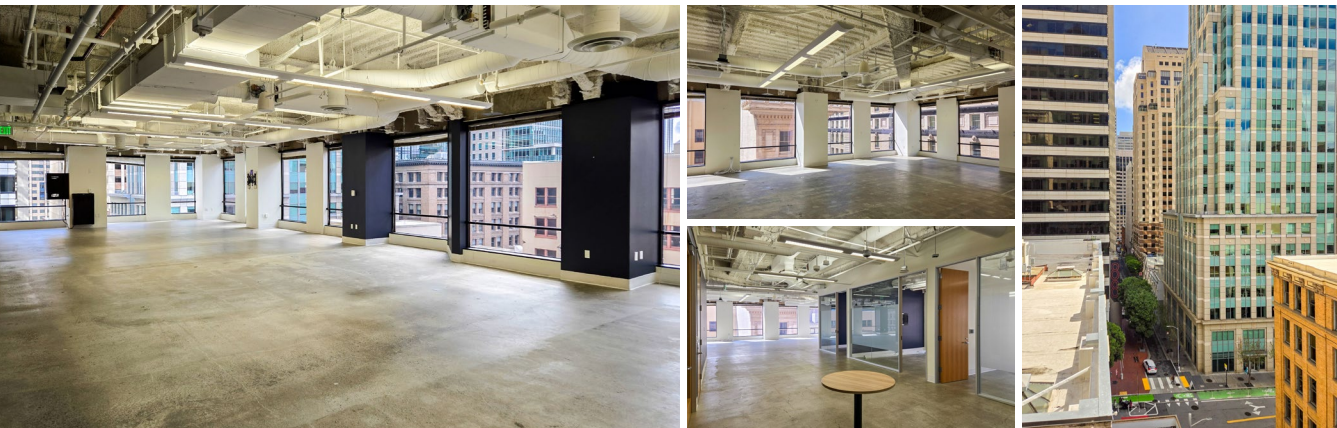
- Available now
- Creative suite with exposed ceilings throughout
- 3 perimeter offices/meeting rooms
- Kitchen
- Open area

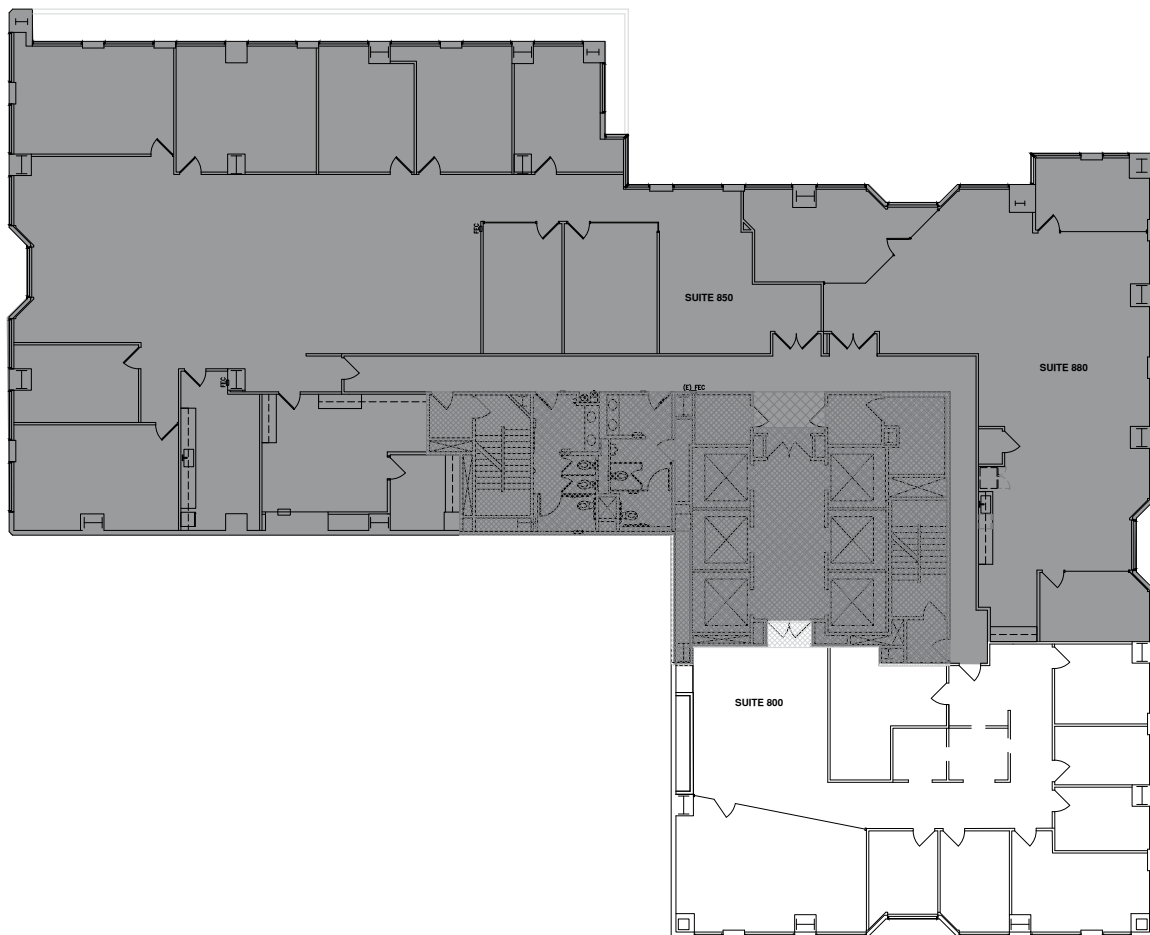
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PARTIAL 8TH FLOOR

Suite 800 | 3,420 RSF

DESCRIPTION

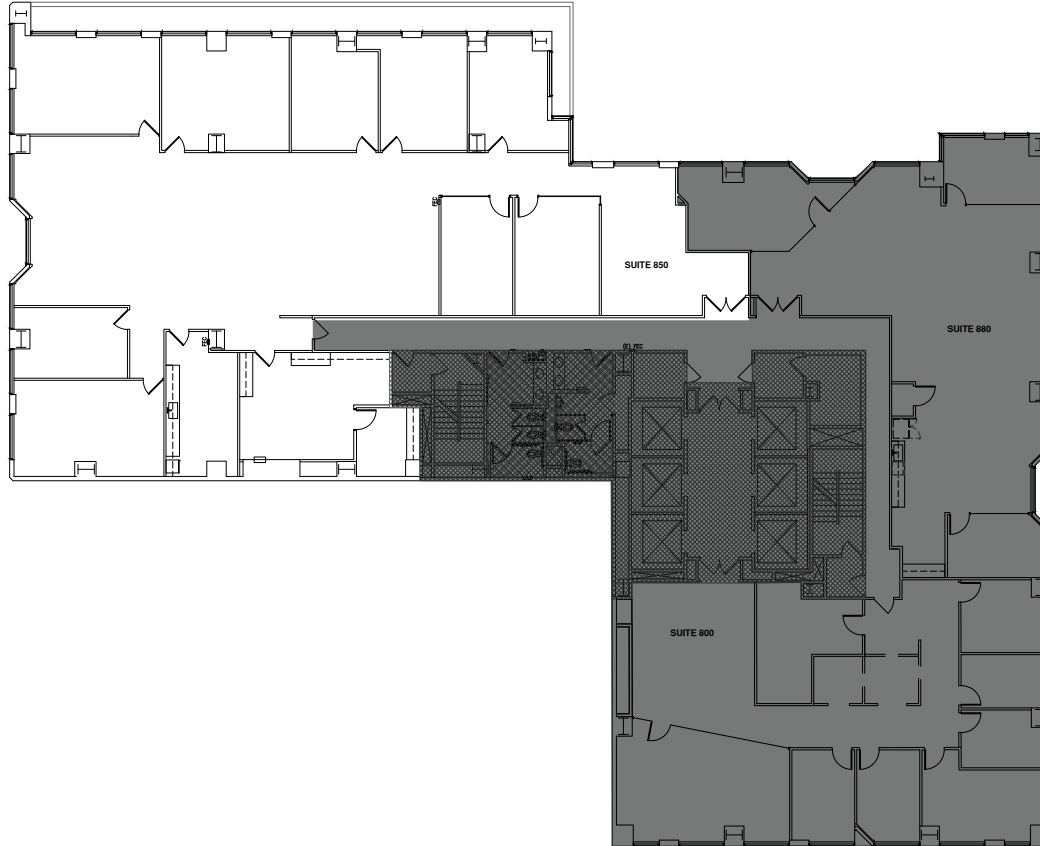
- Available December 2025
- 6 offices/meeting rooms
- Large conference room
- Large open area

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ph | 415.301.3184
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mark.mcgranahan@avisonyoung.com

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Vice Chairman | Lic. #01325399
ph | 415.713.1014
mark.anderson@cushwake.com



PARTIAL 8TH FLOOR

Suite 850 | 7,276 RSF

DESCRIPTION

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

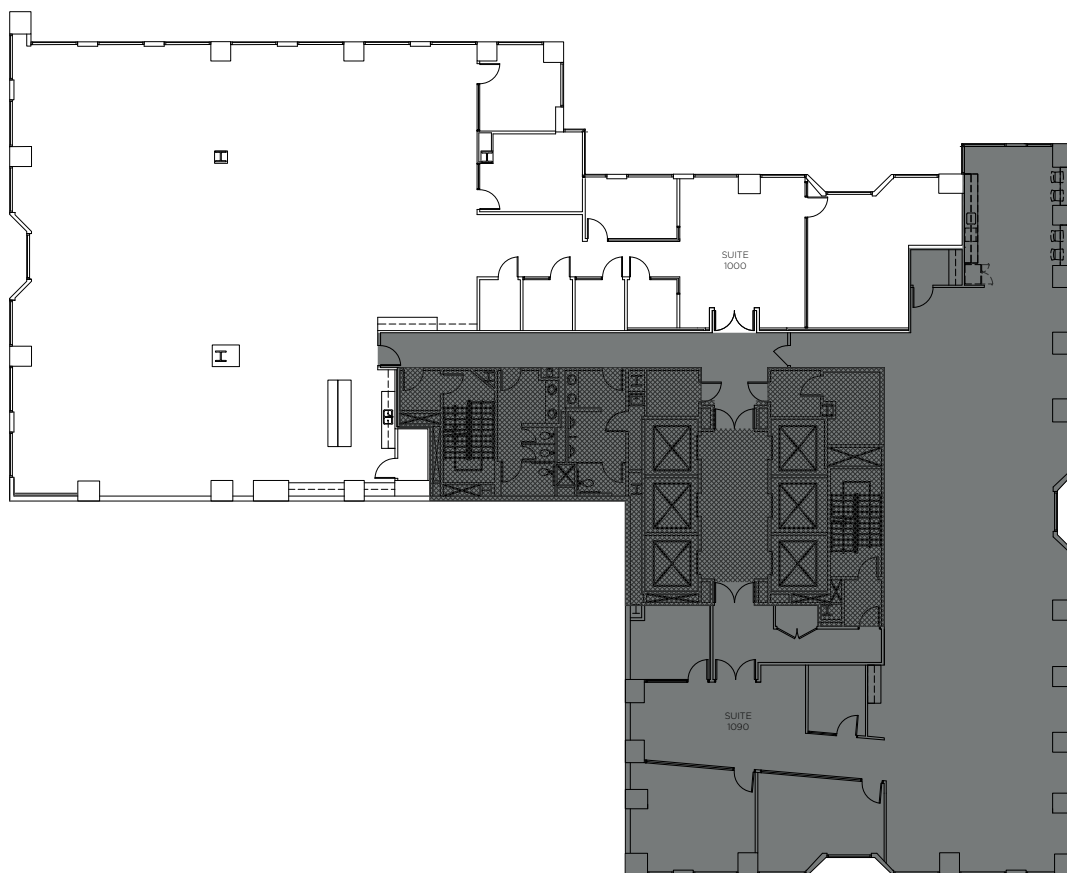
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PARTIAL 10TH FLOOR

Suite 1000 | 8,143 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceiling
- Double door identity
- 6 offices/meeting rooms
- Large conference room
- Open kitchen
- Large open area for 50+ desks

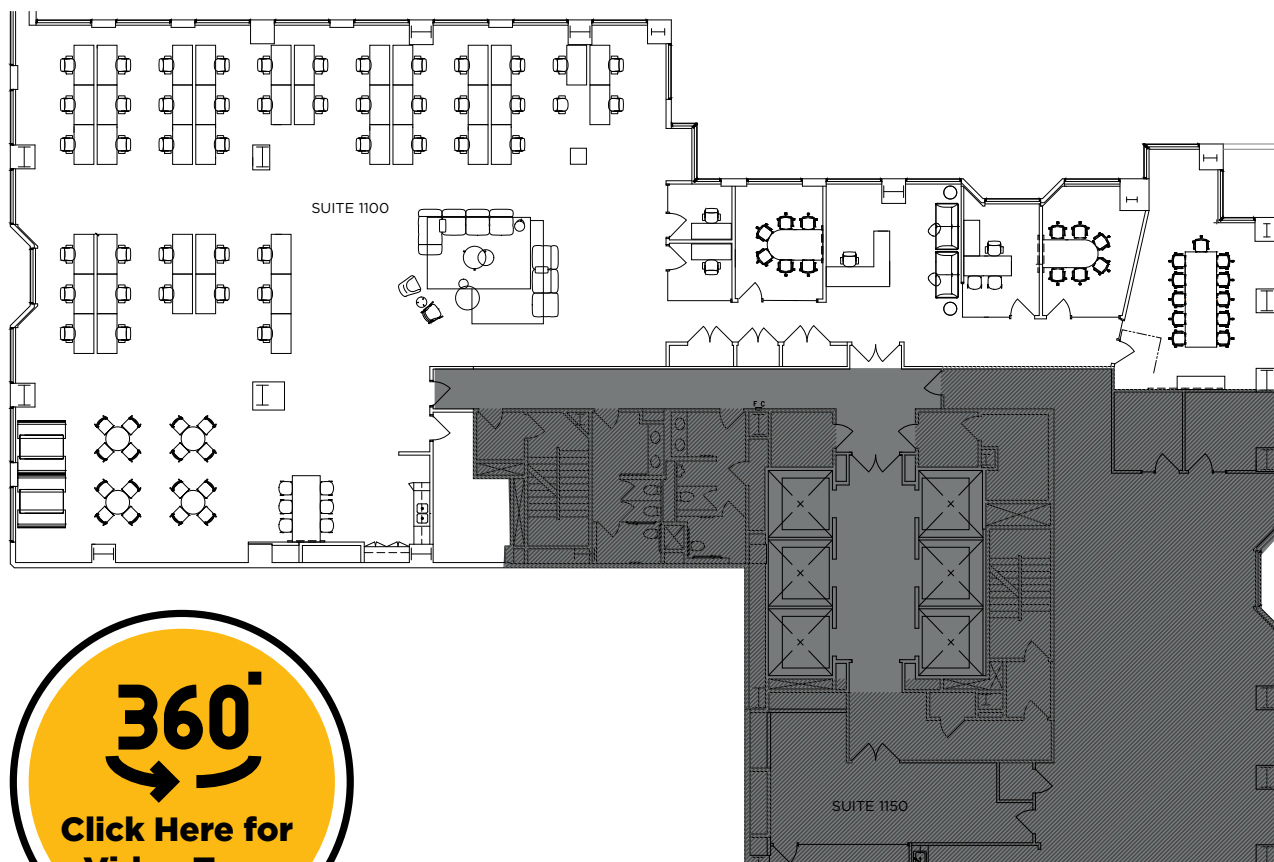
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PARTIAL 11TH FLOOR

Suite 1100 | 9,078 RSF

DESCRIPTION

- Available now
- Creative suite with exposed ceiling
- Double door identity
- 2 offices/meeting rooms
- 1 large / 2 medium / 1 small conference rooms
- Open kitchen/break area
- Large open area with 45 workstations

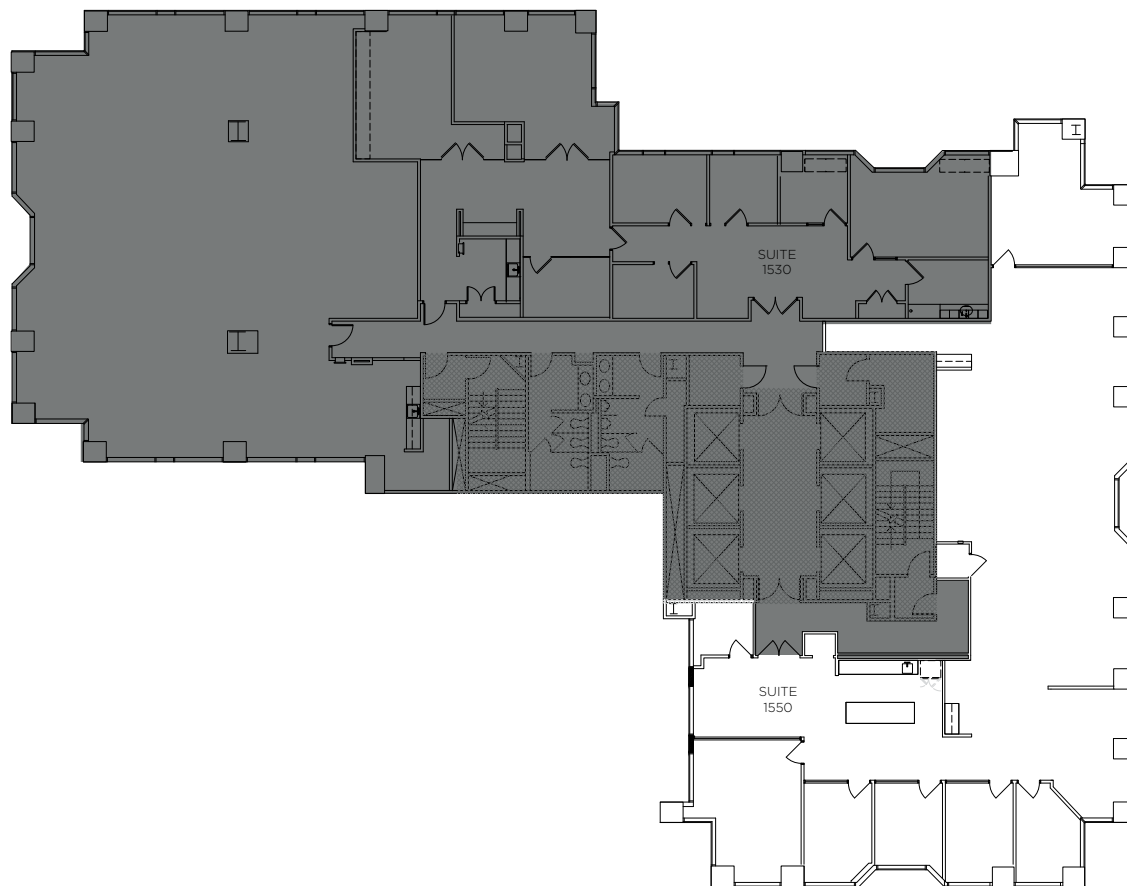
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Principal | Lic. #01414104
ph | 415.301.3184
ross.robinson@avisonyoung.com

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ph | 415.713.1014
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PARTIAL 15TH FLOOR

Suite 1550 | 5,023 RSF

DESCRIPTION

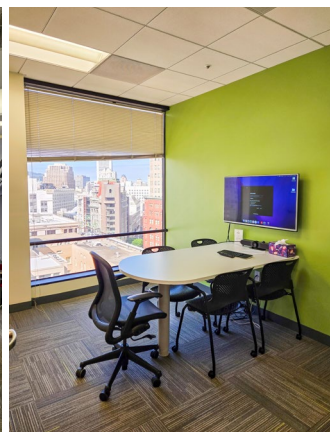
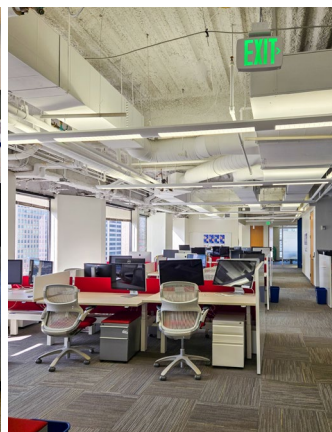
- Available December 2025
- Plug and play creative suite with bay views
- Double door identity
- 4 offices/meeting rooms
- 2 large conference rooms
- Open kitchen
- Large open area with 32 desks in place

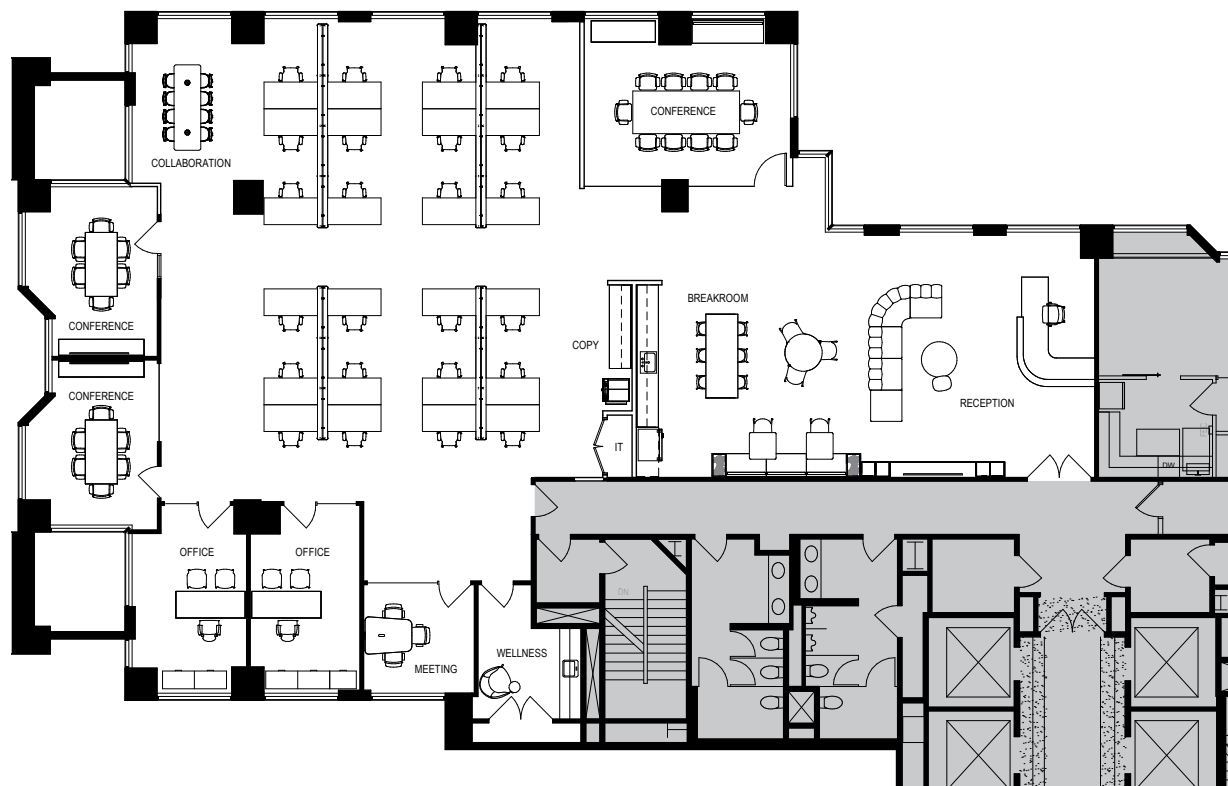
FOR LEASING INFORMATION

ROSS ROBINSON
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ph | 415.301.3184
ross.robinson@avisonyoung.com

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mark.mcgranahan@avisonyoung.com

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PARTIAL 18TH FLOOR

Suites 1800 | 5,984 RSF

DESCRIPTION

- Available now
- Future spec suite
- Double door identity
- 3 offices/meeting rooms
- 1 large / 2 medium conference rooms
- Open kitchen/break area
- Large open area for 24 desks

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**AVISON
YOUNG**

 **CUSHMAN &
WAKEFIELD**