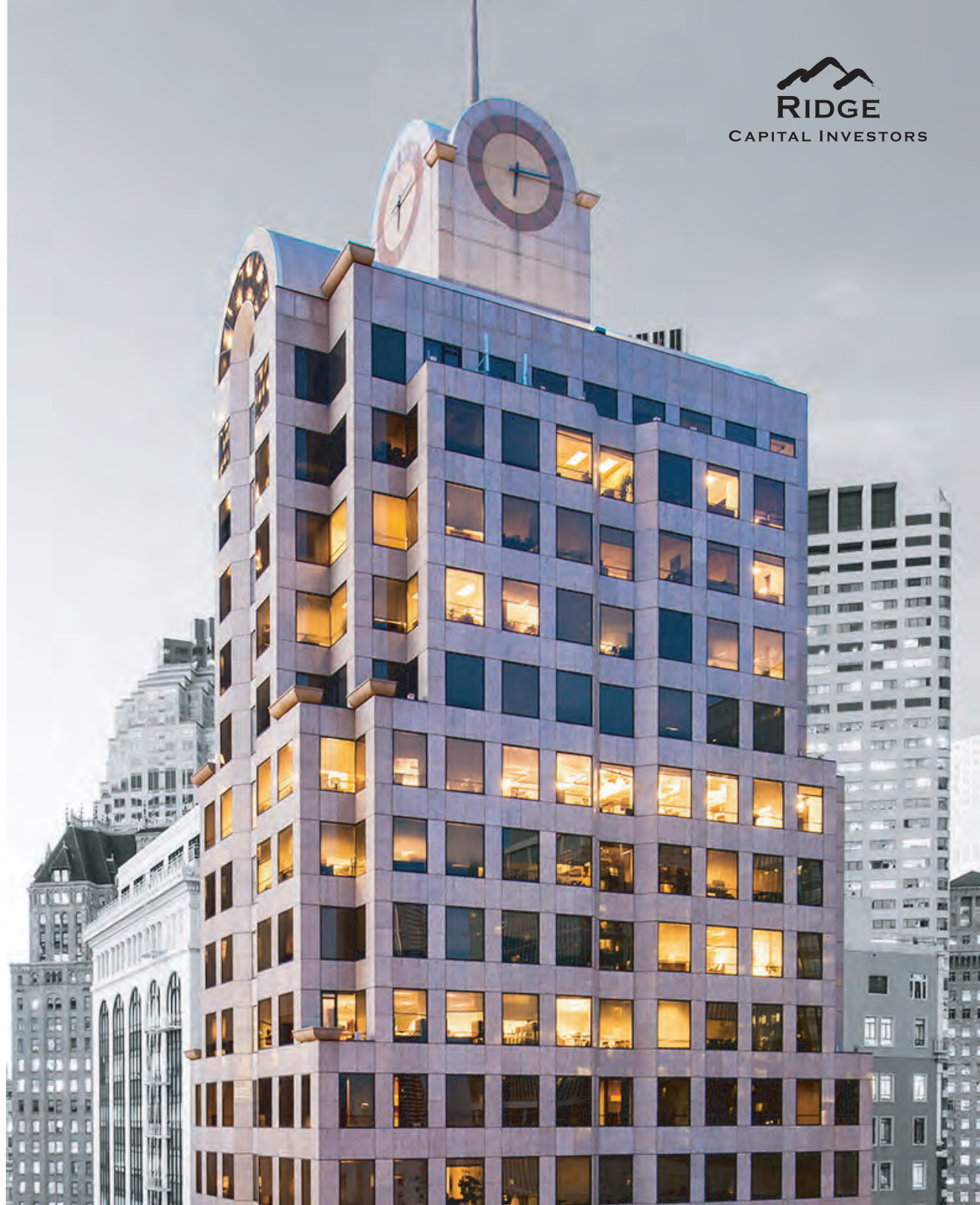


33 NEW MONTGOMERY



Fitwel®
Viral Response
Certified



WiredScore
GOLD



FLOOR / SUITE	RSF	AVAILABLE	NOTES
2 ND FLOOR SUITE 200	7,704	NOW	6 offices/meeting rooms, 1 conference room, kitchen, large open area.
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, 5 perimeter offices/meeting rooms, open kitchen, storage room, 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 850	7,276	NOW	6 offices/meeting rooms, 3 conference rooms, kitchen, large open area.
9 TH FLOOR SUITE 950	9,800	NOW	Creative suite, 9 offices/meeting rooms, large conference room, open kitchen, large open area.
9 TH FLOOR SUITE 990	3,722	NOW	5 offices/meeting rooms, large conference room, kitchen, large open area.
10 TH FLOOR SUITE 1000	8,143	NOW	7 offices/meeting rooms, large conference room, open kitchen, large open area.
11 TH FLOOR SUITE 1100	8,871	NOW	5 offices/meeting rooms, large conference room, open kitchen, large open area.
11 TH FLOOR SUITE 1150	4,434	NOW	4 offices/meeting rooms, kitchen, large open area.
15 TH FLOOR SUITE 1550	5,023	12/1/25	Creative with bay views, double door entry, 4 offices/meeting rooms, 2 large conference rooms, large open area for 30 desks.
18 TH FLOOR SUITE 1840	3,941	NOW	4 offices/meeting rooms, large open area, kitchen.

BUILDING HIGHLIGHTS



Efficient and flexible floorplates
Able to accommodate 3,722-13,522 RSF users



Conference center, tenant lounge, bike room and fitness center



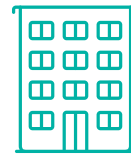
Central Market Street location with, easy walking distance to shopping, banking and dining amenities



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.



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.



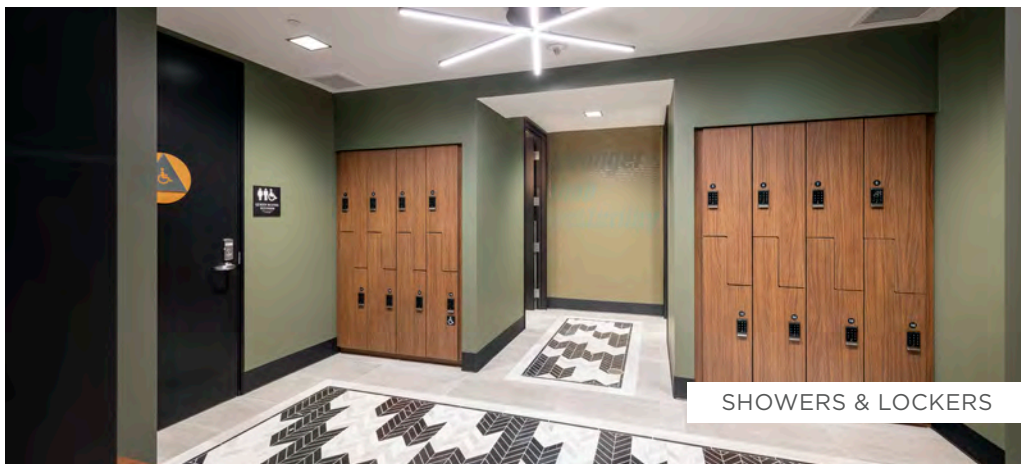
State-of-the-Art Needlepoint Bipolar Ionization HVAC purification system



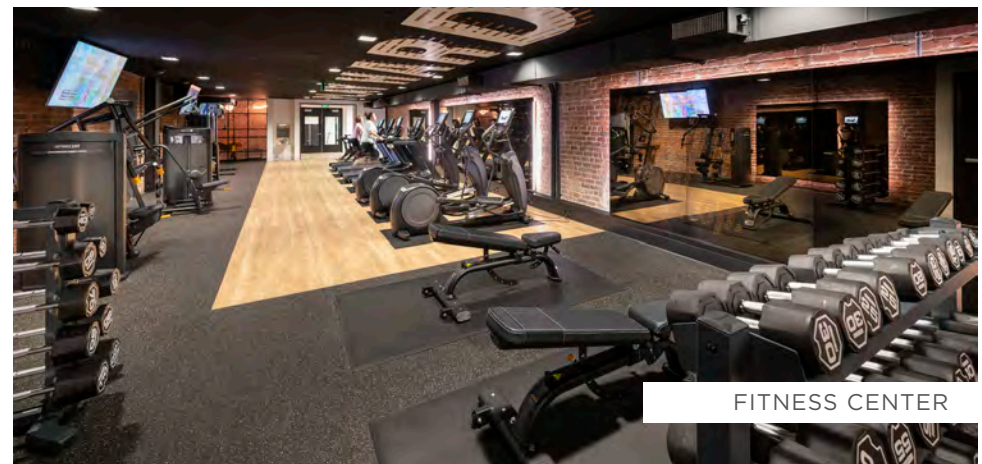
AT&T, CenturyLink, Zayo, Monkeybrains, and Webpass. 33 New Montgomery offers Dark Fiber services via Zayo, AT&T Small Business and Centurylink.



TENANT LOUNGE



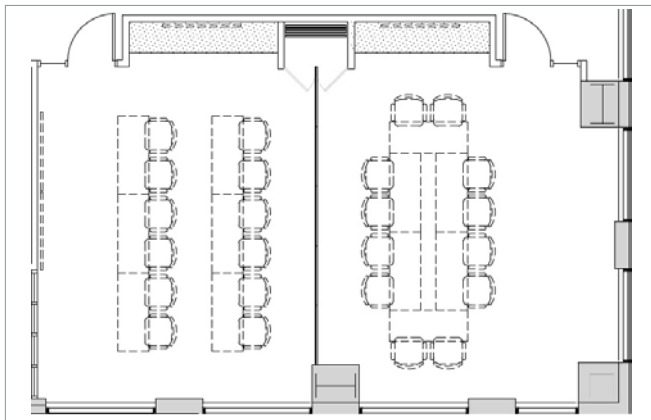
SHOWERS & LOCKERS



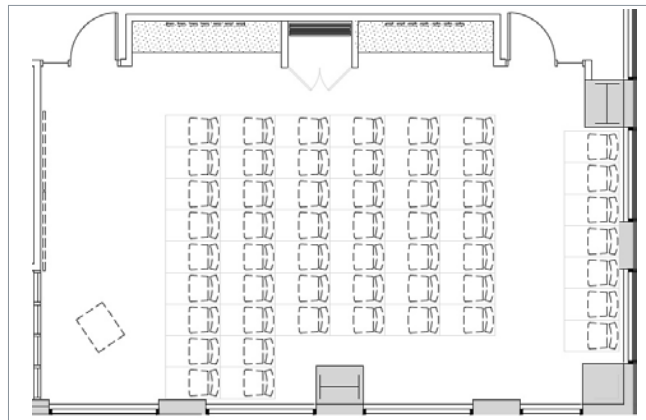
FITNESS CENTER



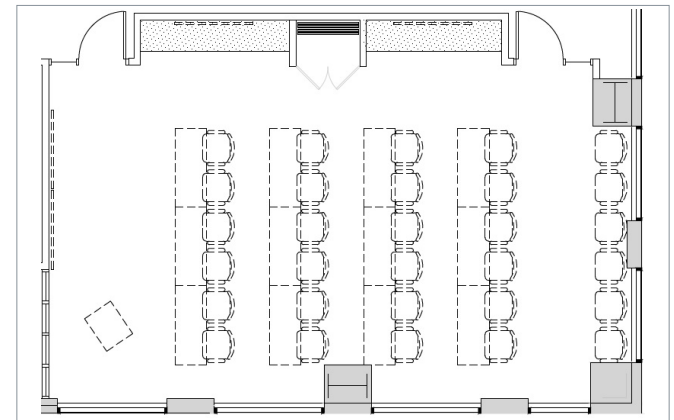
CONFERENCE ROOM



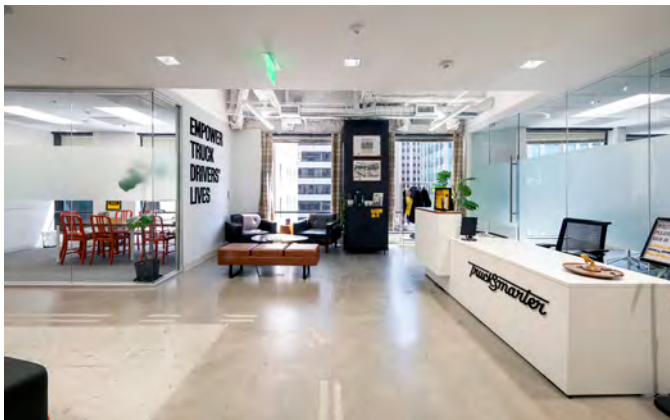
LAYOUT | DIVIDED

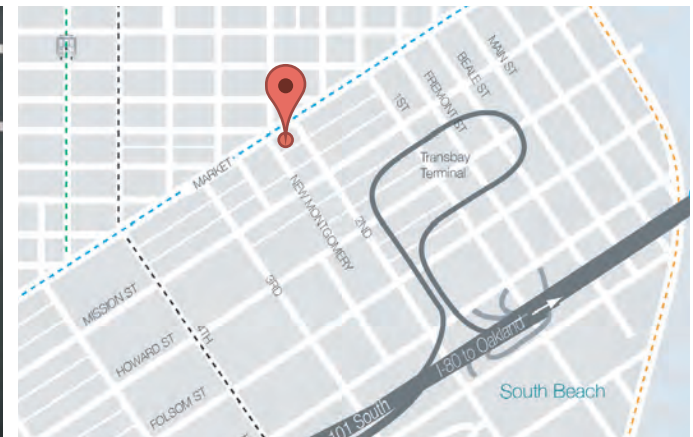


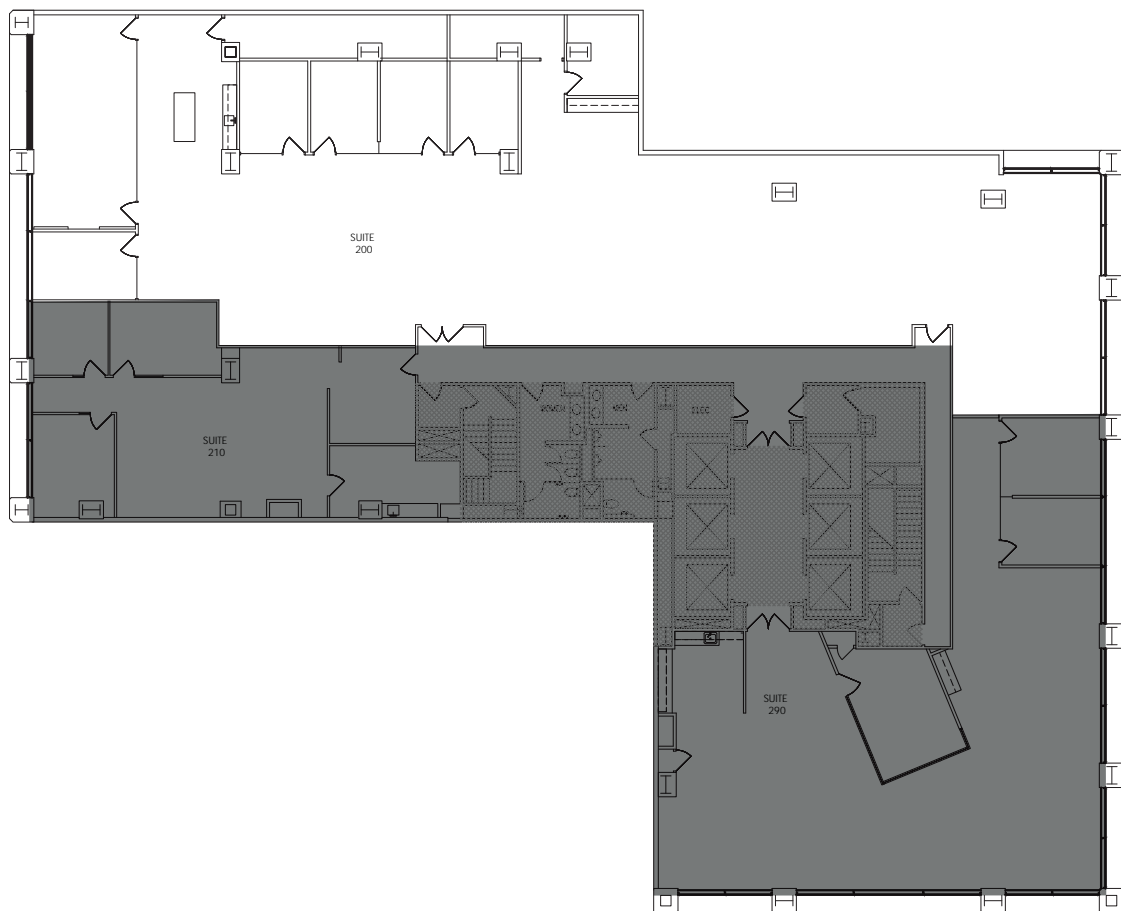
LAYOUT | CLASSROOM



LAYOUT | CLASSROOM WITH TABLES







PARTIAL 2ND FLOOR

Suite 200 | 7,704 RSF

DESCRIPTION

- Available Now
- 6 Offices / Meeting Rooms
- 1 Conference Room
- Kitchen
- Large Open Area

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

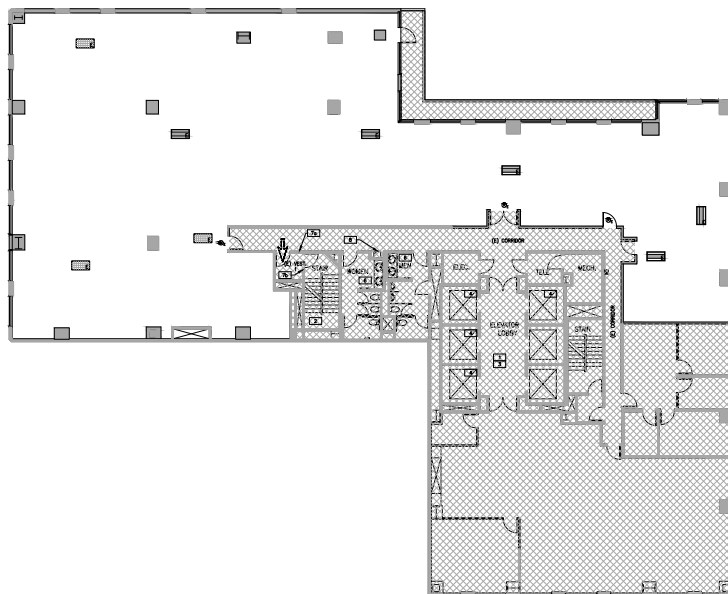
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

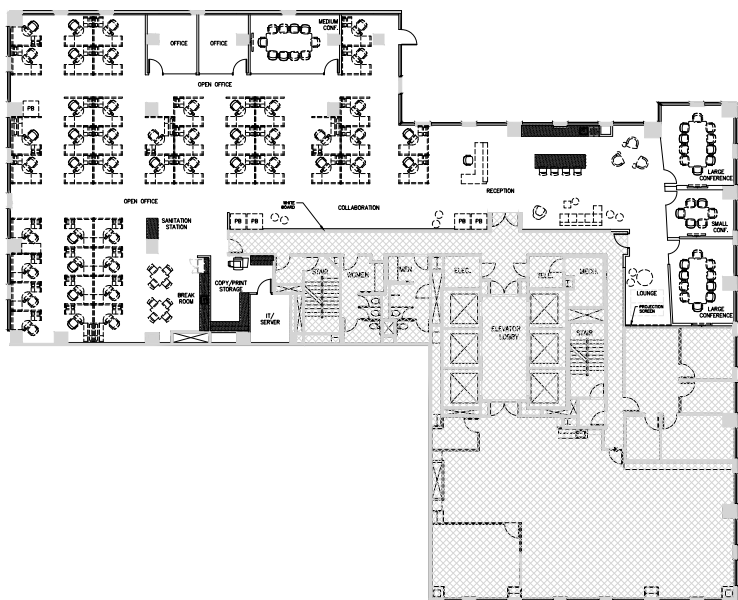
Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



AS-BUILT FLOOR PLAN



HYPOTHETICAL FLOOR PLAN

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

Principal | Lic. #01176912

ph | 415.301.3167

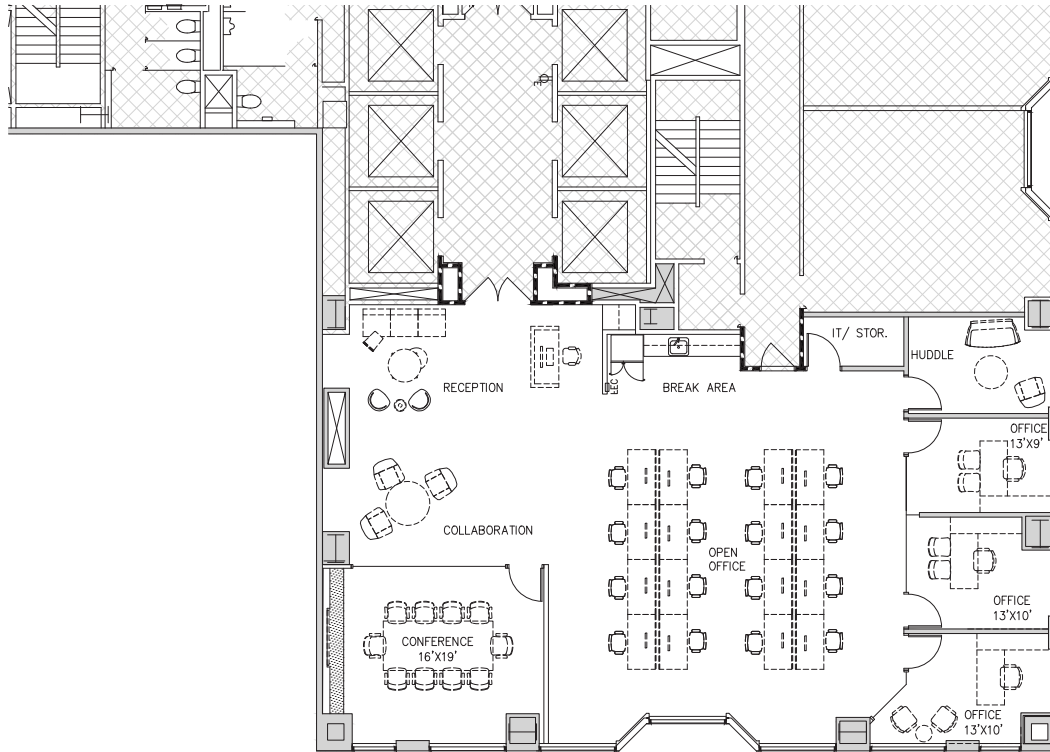
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



PARTIAL 4TH FLOOR

Suite 400 | 3,367 RSF

DESCRIPTION

- Available Now
- Creative Suite with Exposed Ceiling
- Double Door Identity
- 5 Perimeter Offices / Meeting Rooms
- Storage Room
- Open Kitchen
- Open Area

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

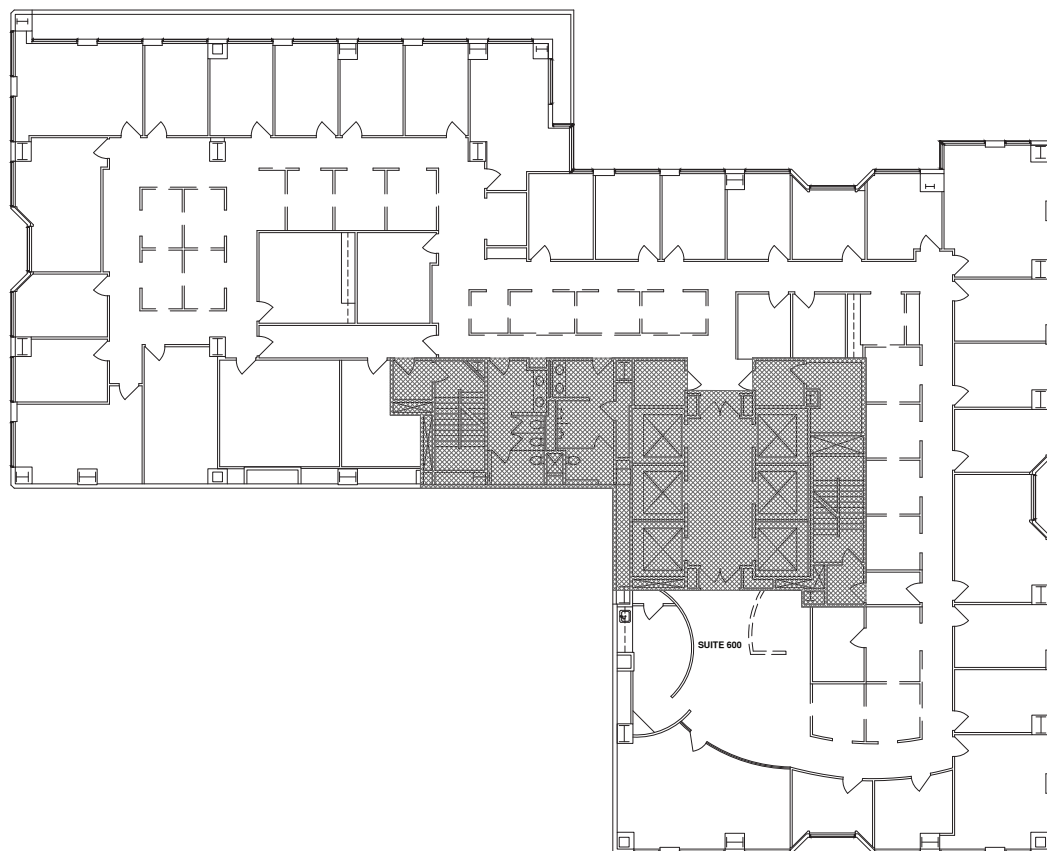
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



ENTIRE 6TH FLOOR

Suite 600 | 13,522 RSF

DESCRIPTION

- Available Now
- Full Floor
- Private Office Intensive
- Formal Reception Area
- Kitchen

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



AVAILABLE FOR LEASE

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

ROSS ROBINSON

Principal | Lic. #01414104

ph | 415.301.3184

ross.robinson@avisonyoung.com

MARK MCGRANAHAN

Principal | Lic. #01176912

ph | 415.301.3167

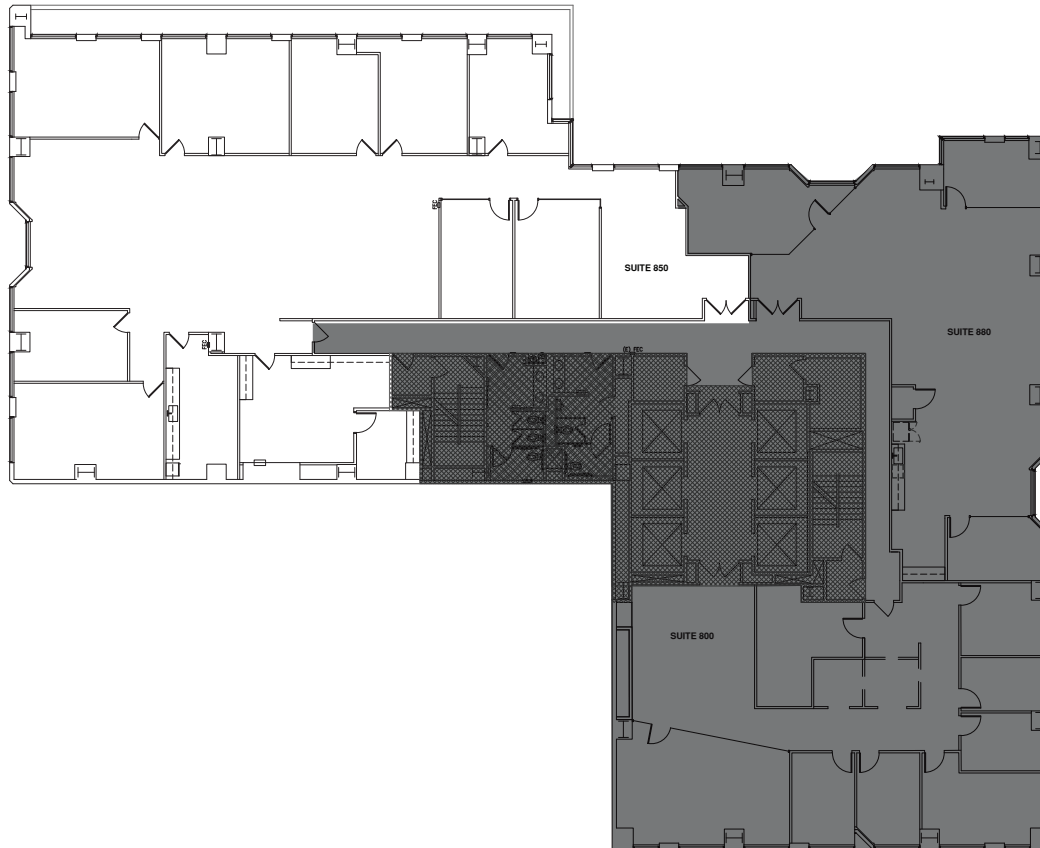
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



PARTIAL 8TH FLOOR

Suite 850 | 7,276 RSF

DESCRIPTION

- Available Now
- 6 Offices / Meeting Rooms
- 3 Conference Rooms
- Kitchen
- Large Open Area

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

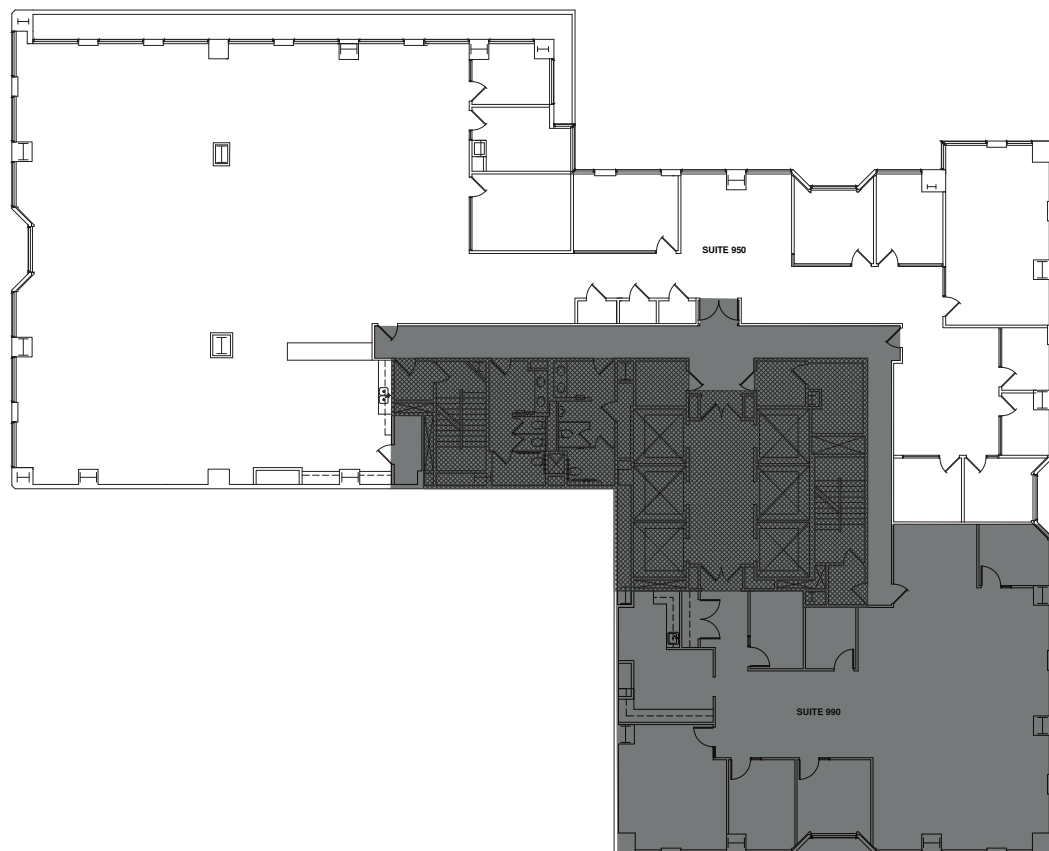
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



AVAILABLE FOR LEASE

PARTIAL 9TH FLOOR

Suite 950 | 9,800 RSF

DESCRIPTION

- Available Now
- Creative Suite
- 9 Offices / Meeting Rooms
- Large Conference Room
- Open Kitchen
- Large Open Area

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 9TH FLOOR

Suite 990 | 3,722 RSF

DESCRIPTION

- Available Now
- 5 Offices / Meeting Rooms
- Large Conference Room
- Kitchen
- Large Open Area

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

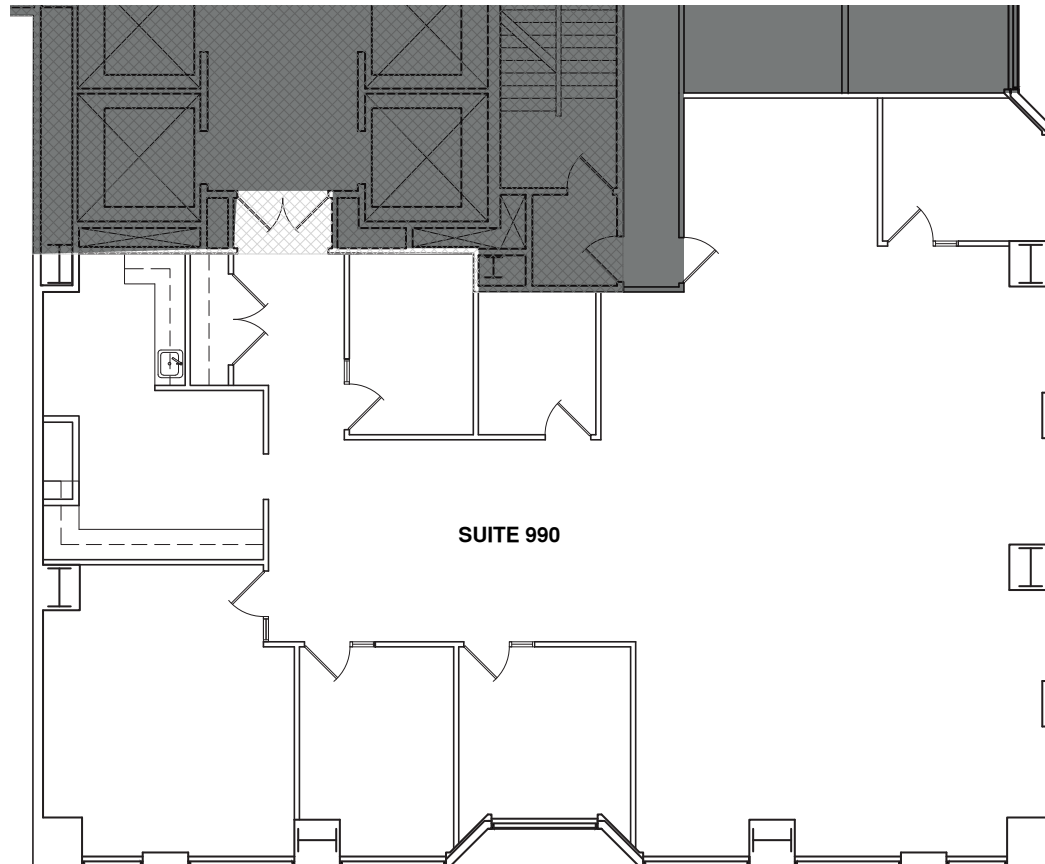
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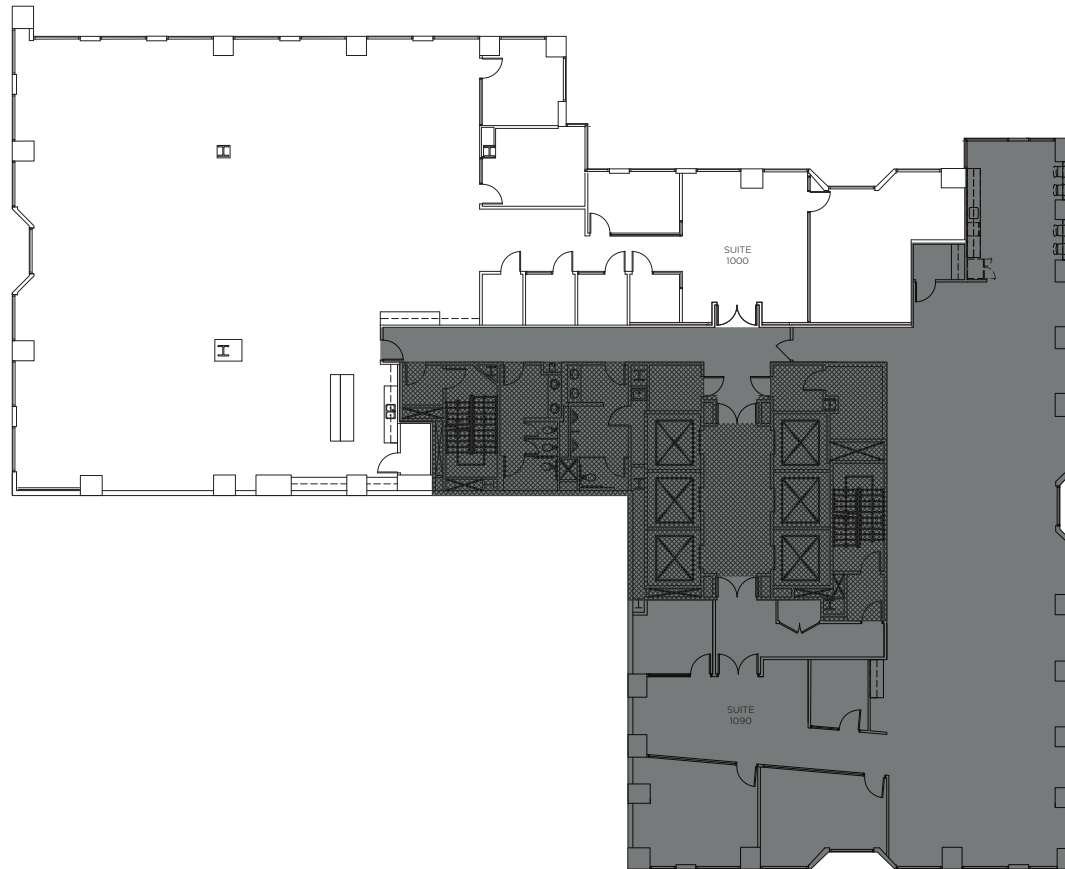
MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com





PARTIAL 10TH FLOOR

Suite 1000 | 8,143 RSF

DESCRIPTION

- Available Now
- 7 Offices / Meeting Rooms
- Large Conference Room
- Open Kitchen
- Large Open Area

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

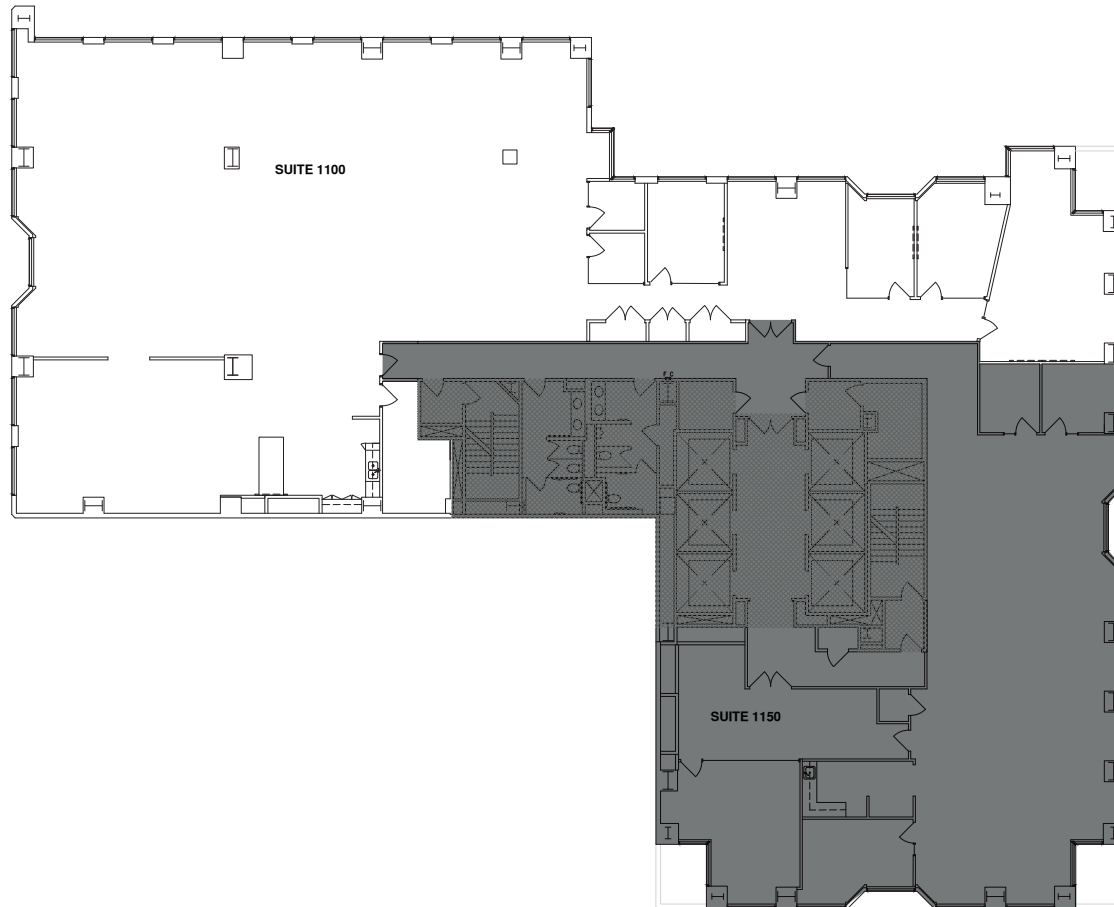
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



PARTIAL 11TH FLOOR

Suite 1100 | 8,871 RSF

DESCRIPTION

- Available Now
- 5 Offices / Meeting Rooms
- Large Conference Room
- Open Kitchen
- Large Open Area

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

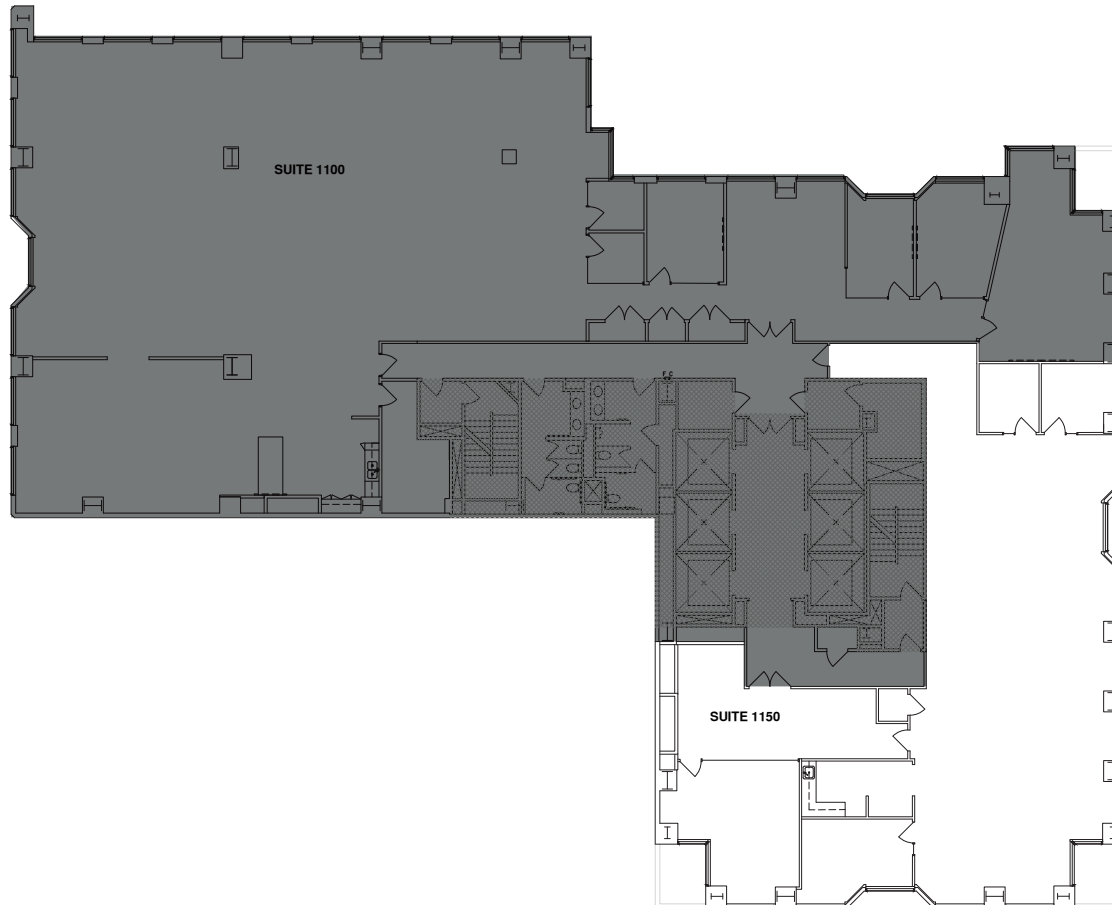
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



PARTIAL 11TH FLOOR

Suite 1150 | 4,434 RSF

DESCRIPTION

- Available Now
- 4 Offices / Meeting Rooms
- Kitchen
- Large Open Area

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 15TH FLOOR

Suite 1550 | 5,023 RSF

DESCRIPTION

- Available 12/1/25
- Creative with Bay Views
- Double-door Entry
- 4 Offices / Meeting Rooms
- 2 Large Conference Rooms
- Large Open Area for 30 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

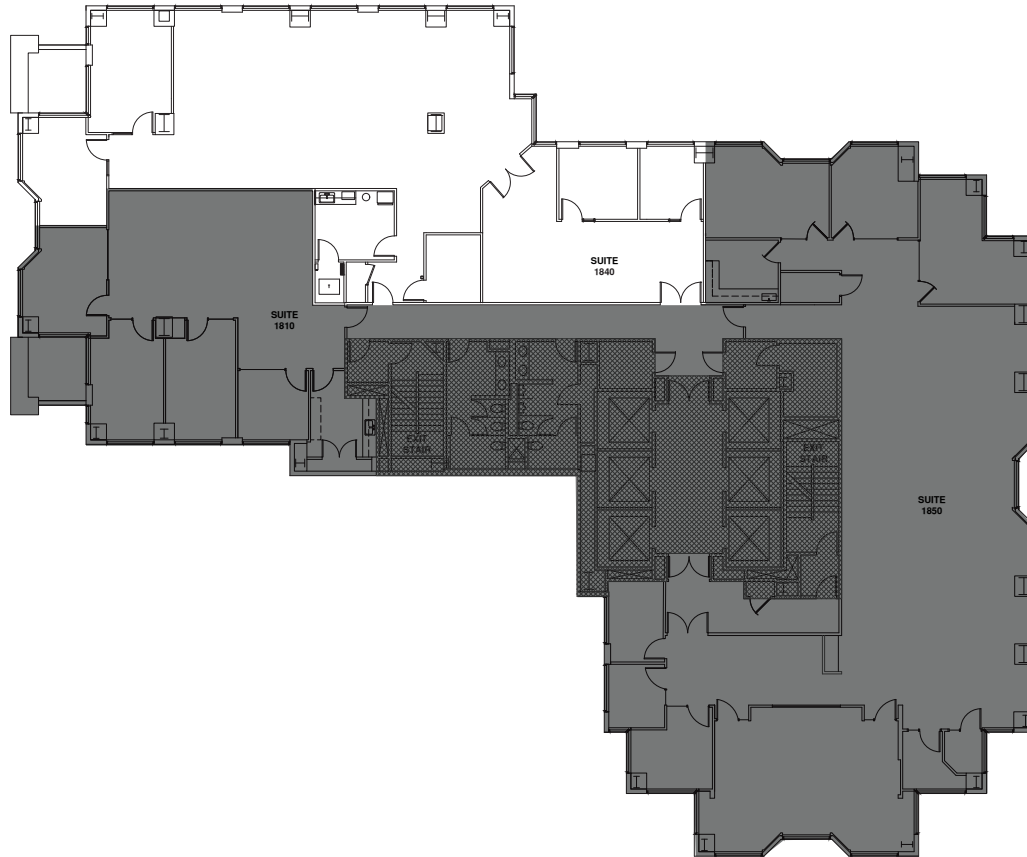
mark.mcgranahan@avisonyoung.com

MARK ANDERSON

Vice Chairman | Lic. #01325399

ph | 415.713.1014

mark.anderson@cushwake.com



PARTIAL 18TH FLOOR

Suite 1840 | 3,941 RSF

DESCRIPTION

- Available Now
- 4 Offices / Meeting Rooms
- Large Open Area
- Kitchen

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



33 NEW MONTGOMERY

FOR LEASING INFORMATION

ROSS ROBINSON

Principal | Lic. #01414104

ph | 415.301.3184

ross.robinson@avisonyoung.com

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Principal | Lic. #01176912

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mark.mcgranahan@avisonyoung.com

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Vice Chairman | Lic. #01325399

ph | 415.713.1014

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**AVISON
YOUNG**

**CUSHMAN &
WAKEFIELD**