

Lease Availability Report

One Montgomery St - One Montgomery Tower
 San Francisco, CA 94104 - Financial District Submarket

SAMPLE



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1982; Renov 2019
RBA:	752,942 SF
Floors:	38
Typical Floor:	19,260 SF

AVAILABILITY

Min Divisible:	2,568 SF
Max Contig:	20,182 SF
Total Available:	141,962 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.71 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 4th	400	Office	Direct	19,537	19,537	19,537	Withheld	Vacant	Negotiable
Creative Spec Suite available now, one large conference room, one medium conference room, large kitchen/all hands room, three private offices, four phone rooms, open area for 150 desks.									
P 23rd	2350	Office	Direct	2,568 - 8,915	8,915	8,915	Withheld	Vacant	Negotiable
Available now, can be demised to 6,347 or 2,568 rsf, one large conference room, 16 private offices, kitchen, storage/server room									
P 26th	2600	Office	Direct	20,182	20,182	20,182	Withheld	Vacant	Negotiable
Available 4/1/2021, office intensive full floor opportunity, 31 perimeter private offices, five interior private offices, Northern Bay views, can be combined with Suite 2700 for 40,308 rsf.									
P 27th	2700	Office	Direct	20,126	20,126	20,126	Withheld	Vacant	Negotiable
Available 4/1/2021, office intensive full floor opportunity, 22 perimeter private offices, five interior private offices, two large conference rooms, Northern Bay views, can be combined with Suite 2600 for 40,308 rsf.									
P 32nd	3230	Office	Direct	4,221	4,221	4,221	Withheld	Vacant	Negotiable
Available now, one conference room, six perimeter offices, two interior private offices, kitchen, storage/production room, Northern Bay views.									
P 32nd	3250	Office	Direct	6,091	6,091	6,091	Withheld	Vacant	Negotiable
Available 3/1/2021, two large conference rooms, 7 perimeter private offices									
P 34th	3400	Office	Direct	12,681	12,681	12,681	Withheld	Vacant	Negotiable
Available 4/1/2021, two large conference rooms/training rooms, 11 private offices/small conference rooms.									
P 34th	3450	Office	Direct	3,216	3,216	3,216	Withheld	Vacant	Negotiable
Available 4/1/2021, 5 perimeter private offices, two interior private offices									

AMENITIES

24 Hour Access, Air Conditioning, Balcony, Conferencing Facility, Fitness Center, Food Court, Property Manager on Site



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TRANSPORTATION

Parking: Covered Spaces @ \$475.00/mo; Ratio of 0.25/1,000 SF

Transit/Subway: 3 minute walk to Market and 3rd/Kearny Transit Stop (F Market)

Commuter Rail: 4 minute drive to San Francisco 4th & King Commuter Rail (Caltrain)

Airport: 24 minute drive to San Francisco International Airport

Walk Score ®: Walker's Paradise (99)

Transit Score ®: Rider's Paradise (100)

KEY TENANTS

Stitch Fix	95,208 SF	Stifel, Nicolaus & Company, Inc.	88,430 SF
Checkr, Inc.	72,000 SF	Coblentz, Patch, Duffy & Bass LLP	68,771 SF
OpenTable	39,127 SF	Gladly	19,350 SF

BUILDING NOTES

One Montgomery Tower offers outstanding water views. Upper floors have panoramic views of San Francisco Bay views - Golden Gate Bridge and Candlestick Park. Central Financial District location. The building facade clad is polished sunset red granite, accented by solar gray glass windows and polished chrome finishes. The lobby is polished marble and travertine floor, white travertine walls and dramatic reflective ceiling. There is a distinguished roster of national and international corporate tenants. It has a strategic Financial District address adjacent to the renowned Union Square shopping district. It is within easy walking distance of San Francisco's finest hotels, restaurants and clubs. BART, Muni and major bus lines across the street. Ther is convenient access to Highways 80, 101 and 280. The building offers large column-free space and efficient central core maximizes planning flexibility. The underfloor duct system readily accommodates communication, power and telephone needs. There is a state-of-the-art life safety and security systems monitored onsite 24 hours per day. The sophisticated energy management system maximizes tenant comfort. Amenities include convenient valet parking in secured multi-level underground garage and 24-hour security. A location adjacent to elegant Crocker Galleria, featuring a glass dome and over 50 shops, restaurants and services. There are two rooftop gardens protect eastern and northern views. In 2010, this building achieved the BOMA 360 designation.

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