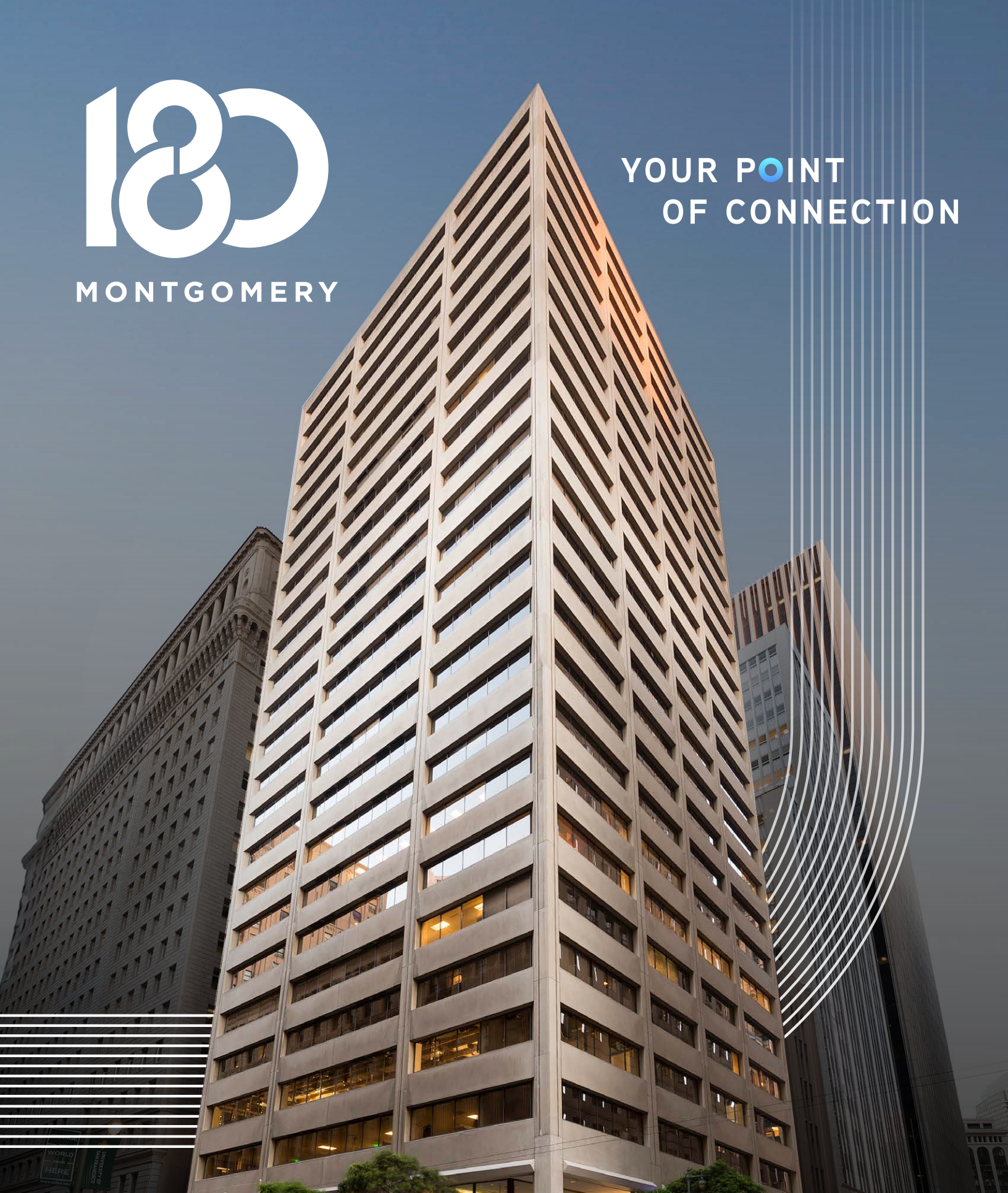




MONTGOMERY

YOUR POINT
OF CONNECTION



180 Montgomery Street | San Francisco, CA



CENTERED FOR SUCCESS

DISCOVER THE EPICENTER OF CONVENIENCE AND PRODUCTIVITY

Located in the heart of San Francisco's Financial District, 180 Montgomery presents a remarkable opportunity to claim Class A space in one of the most iconic high-rises in the city.

180 Montgomery delivers easy access to BART/Muni transit and countless city dining, retail and hotel amenities, while offering a superior on-site experience that includes a flexible floor plan options, move-in ready spec suites, modern conferencing centers and much more.



PROPERTY HIGHLIGHTS

- Tenant lounge featuring casual meeting areas and event space (Q1 2026)
- Fully equipped conference center with multiple rooms accommodating meetings of 60+ attendees (Q1 2026)
- Centrally located within San Francisco's Financial District
- One block from BART/Muni
- Bicycle storage
- Move-in ready spec suites
- Showers and day lockers
- Wide range of floor plan options
- Walking distance to abundant dining, retail, hotels and entertainment
- Recently updated lobby and common areas

CERTIFICATIONS:

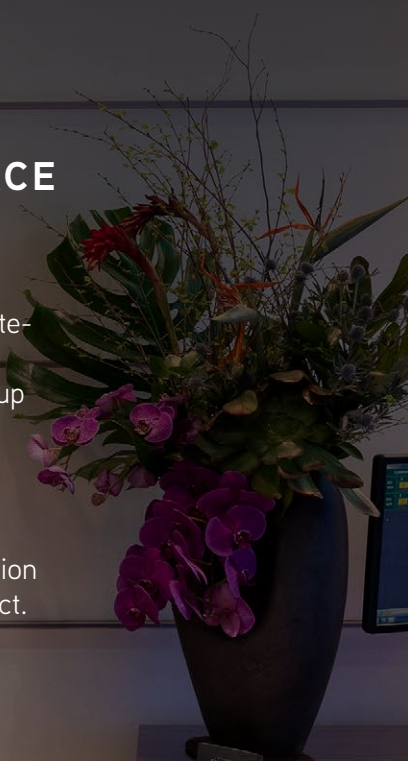


DESIGNED FOR COLLABORATION

FULL FLOOR TENANT AMENITY SPACE OPENING Q1 2026

The reimagined second floor brings tenants together with a state-of-the-art conferencing center—equipped with advanced AV, adaptable furniture layouts, and flexible rooms for meetings of up to 60+ attendees.

Beyond work, tenants can unwind in a welcoming lounge, gather in a versatile event space, or recharge in the game area. Construction is underway, delivering a modern hub for connection and productivity in the heart of San Francisco's Financial District.

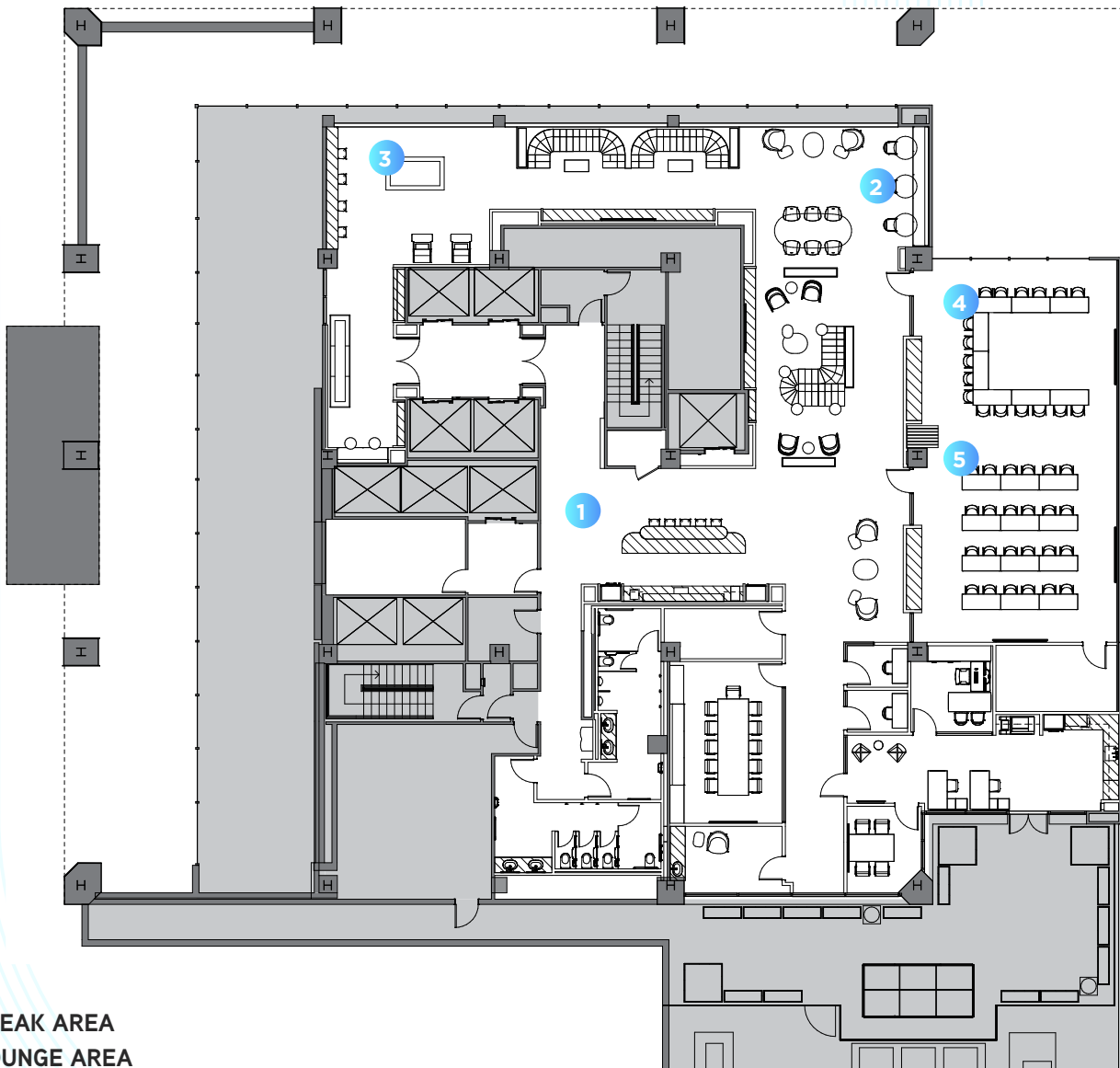




MONTGOMERY

YOUR POINT
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CONFERENCING CENTER AND TENANT LOUNGE SECOND FLOOR PLAN



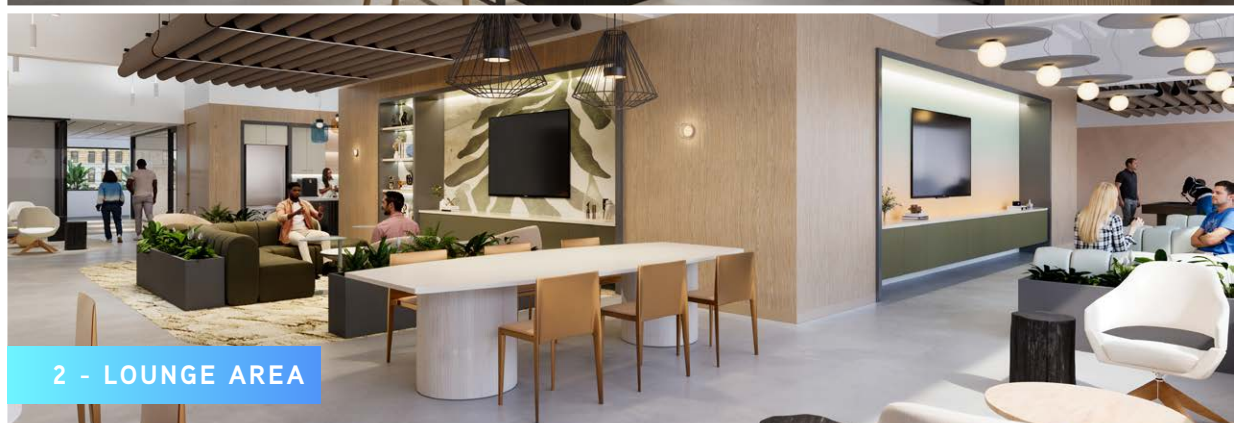
- 1: BREAK AREA
- 2: LOUNGE AREA
- 3: GAME AREA
- 4: MULTI PURPOSE - TRAINING
- 5: MULTI PURPOSE - CLASSROOM



YOUR POINT
OF
CONNECTION



1 - BREAK AREA



2 - LOUNGE AREA



3 - GAME AREA



4 - MULTI PURPOSE TRAINING



5 - MULTI PURPOSE CLASSROOM

NEARBY AMENITIES

RESTAURANTS

1. Proper Food
2. Cafe Venue
3. Cafe Tiramisu
4. Credo
5. Sam's Grill & Seafood
6. Sushirrito
7. Wayfare Tavern
8. La Fusion
9. Per Diem
10. La Fromagerie
11. Plentea
12. Ayola
13. Yank Sing
14. The Vault
15. Super Duper Burger

16. Uno Dos Tacos
17. Garden Court
18. Paris Baguette
19. Bouche French Bistro
20. The Irish Bank
21. Mendocino Farms
22. Bun Mee

BANKS

1. Chase
2. Wells Fargo Bank
3. Citi
4. First Republic
5. U.S. Bank

HOTELS

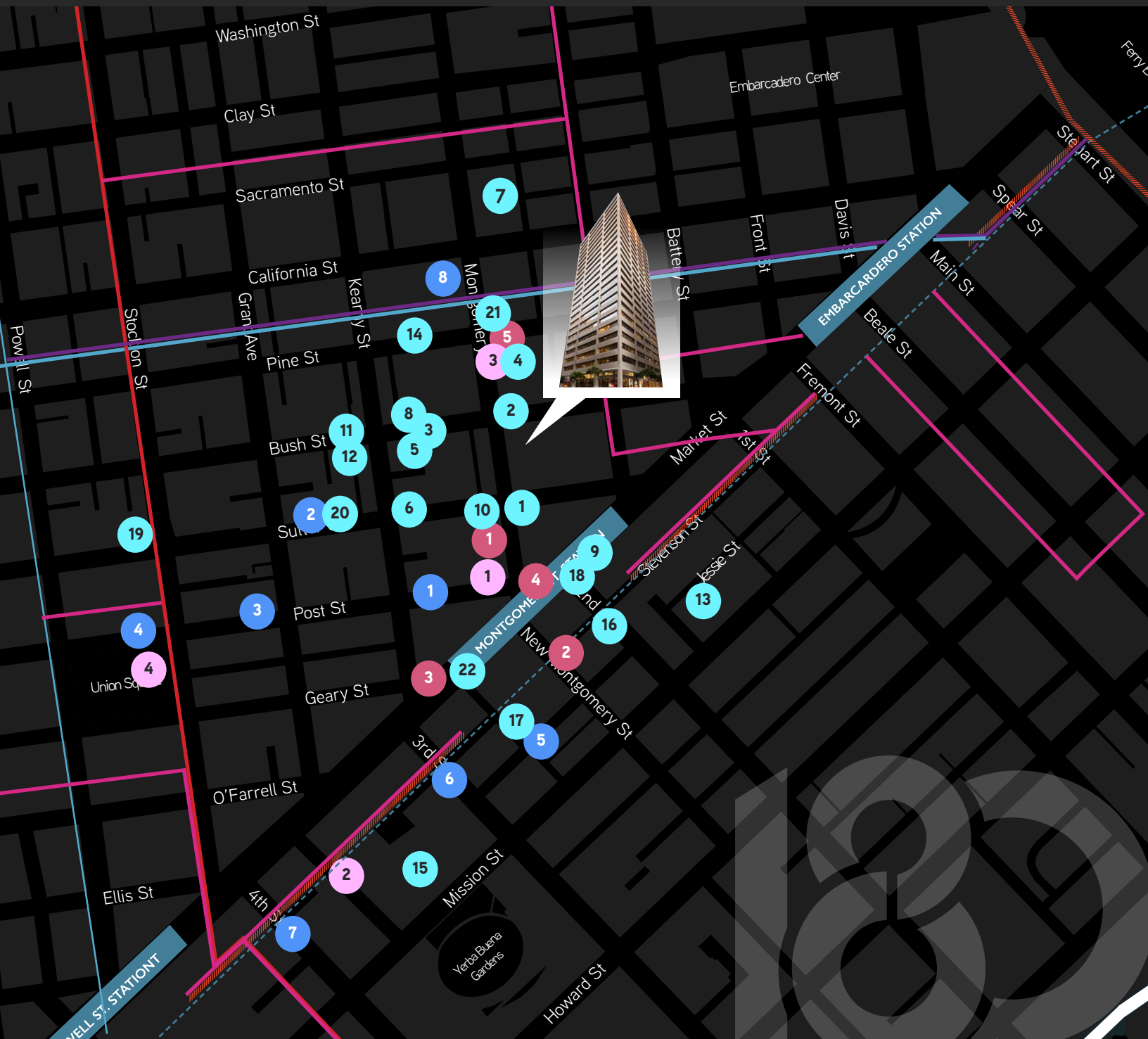
1. Galleria Park Hotel
2. Hotel Des Arts
3. The Park Hotel
4. Grand Hyatt
5. Palace Hotel
6. Four Seasons
7. Hotel Zelos
8. Omni San Francisco

FITNESS & RETAIL

1. 24 Hour Fitness
2. Equinox
3. Walgreens
4. Apple Store

TRANSPORTATION

- BART
- //// MUNI - Metro J K L M N T
- Cable Car
- F Line (Streetcar)
- MUNI Bus 1, 5, 6, 9, 21, 38, 30x, 71





MONTGOMERY

YOUR POINT
OF CONNECTION

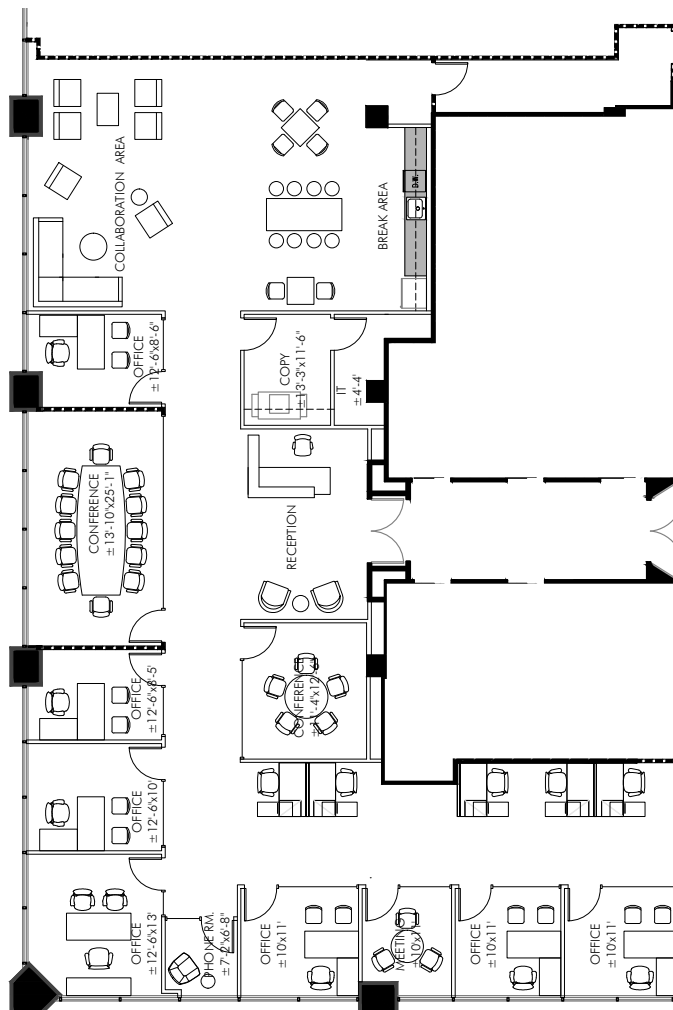
SUITE	RSF	DATE	AVAILABLE DESCRIPTION
2300	4,596	Now	New spec suite. Double door elevator ID, 9 private offices/meeting rooms, (one large corner office), phone room, kitchen/break area, reception, IT/Copy room, open space for 10+ workstations.
2370	2,078	Now	Former medical office. TI package available.
2180	2,856	Now	Recently improved corner suite with 2 offices, conference room, kitchen. Furnished.
2150	3,511	12/1/26	Spec improvements underway. 1 large conference room, 3 private offices/meeting rooms, 1 phone room, IT room, kitchen, space for ±25 work stations.
2000	12,494	Now	Full-floor creative suite with partially exposed ceiling, primarily open layout. Furnished.
1860	4,241	Now	Reception area, 3 offices/meeting rooms, conference room, updated open kitchen.
1800	5,162	Now	Recently improved suite with double-door elevator ID, 2 offices, conference room.
1750	5,443	Now	Spec suite with double-door ID, 2 offices, 2 conference rooms, open kitchen.
1675	4,180	Now	Corner suite with double-door elevator ID, 4 offices, 2 conference rooms, kitchen.
1100	12,234	Now	Efficient full floor with 28 offices, conference room, kitchen, nice city views.
1050	5,648	Now	Recently improved suite with 1 large conference, 8 phone rooms, open kitchen.
1000	6,106	Now	Recently improved suite with double-door elevator ID, 3 offices, conference room.
900	12,290	Now	Full-floor with 12 offices/meeting rooms, conference rooms, kitchen/break, open area.
800	12,291	Now	Full-floor with 19 offices/meeting rooms, conference rooms, kitchen/break, open area.
750	6,896	Now	Recently improved suite with double-door elevator ID, 5 offices, 2 conference. Furnished.
500	12,239	Now	New spec improvements complete. Full-floor creative suite with partially exposed ceiling and primarily open layout.
400	11,727	Now	Efficient full floor with 21 offices/meeting rooms, kitchen, open area. Furnished.
300	12,331	Now	Efficient full floor with 19 offices/meeting rooms, kitchen, open area. Furnished.



YOUR POINT
OF
CONNECTION

MONTGOMERY STREET

BUSH STREET



SPACE FEATURES

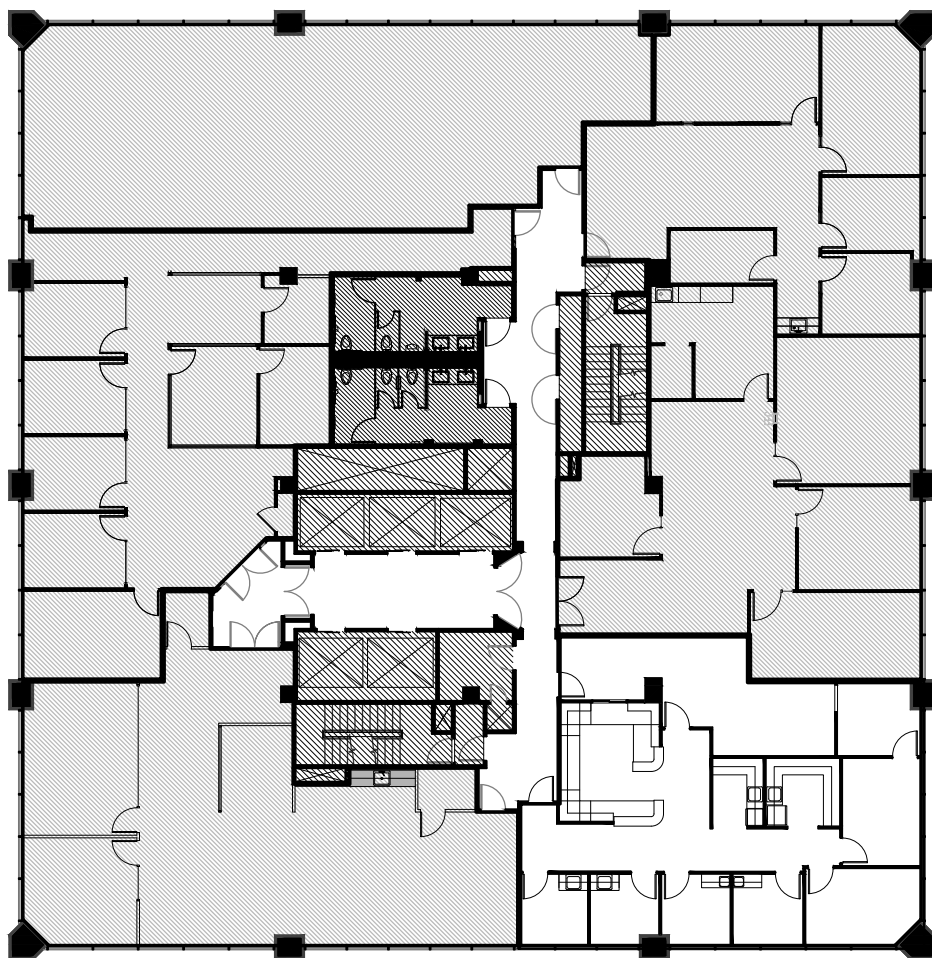
- + New spec suite
- + Double door elevator ID
- + 9 private offices/meeting rooms
- + (One large corner office), phone room
- + Kitchen/break area
- + Reception
- + IT/Copy room
- + Open space for 10+ workstations
- + Available Now



SUITE 2370 | ±2,078 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Former medical office
- + TI package available
- + Available now

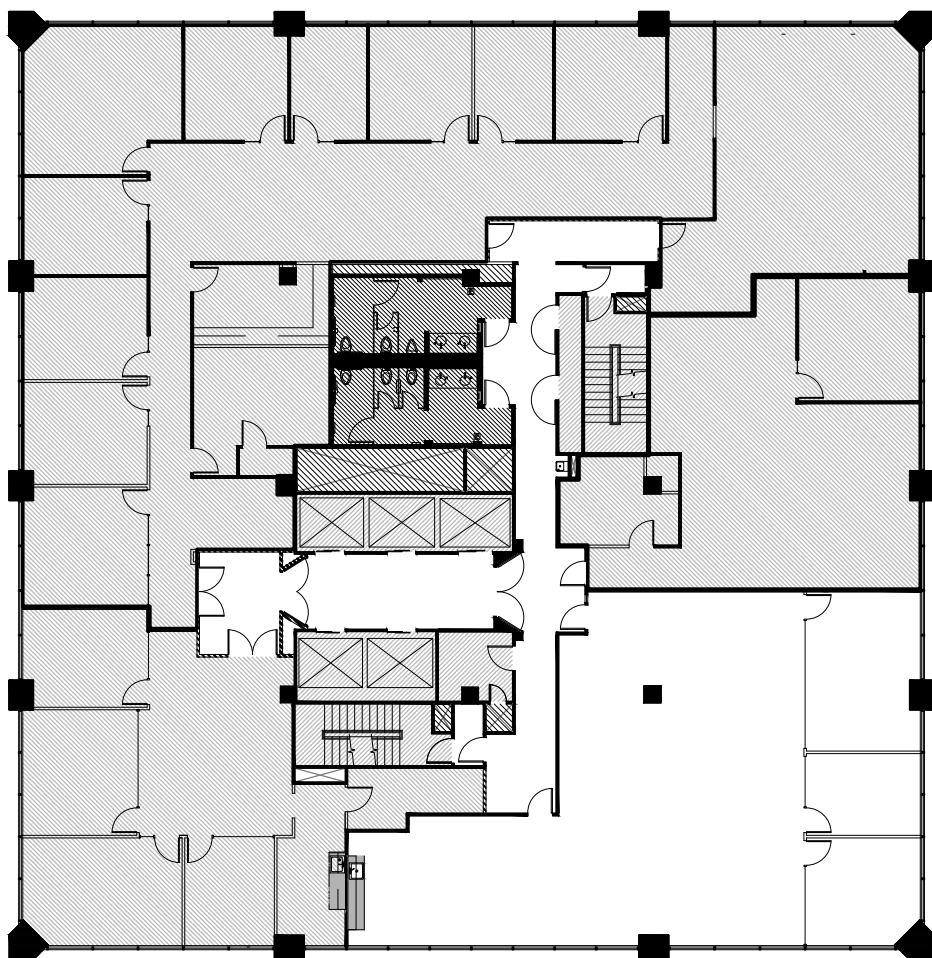


SUITE 2180

±2,856 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

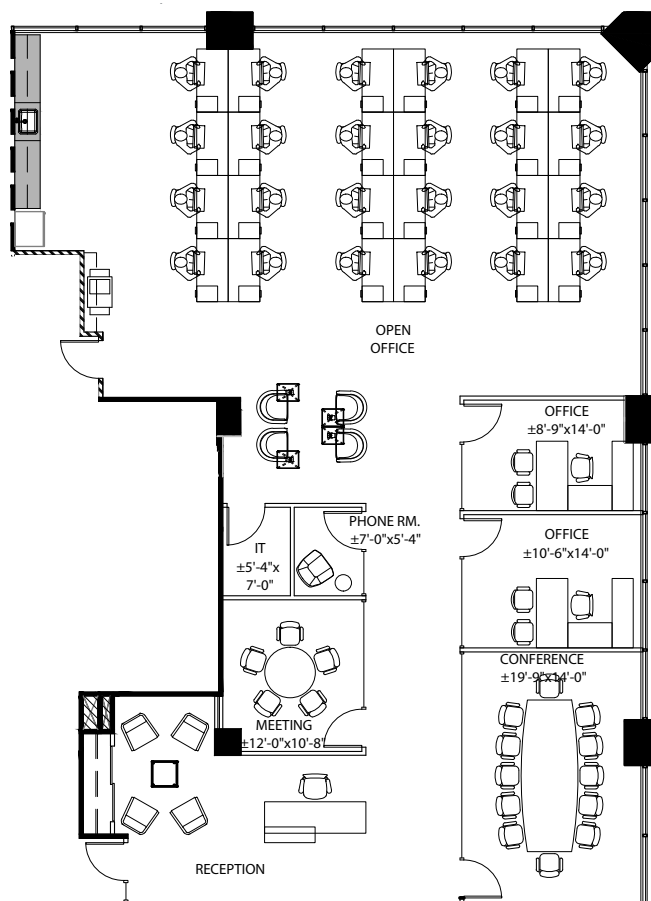
SPACE FEATURES

- + Recently improved corner suite
- + Elevator identity
- + 2 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Open area with 16 workstations
- + Furnished
- + Available now

YOUR POINT
OF
CONNECTION

MONTGOMERY STREET

BUSH STREET



SPACE FEATURES

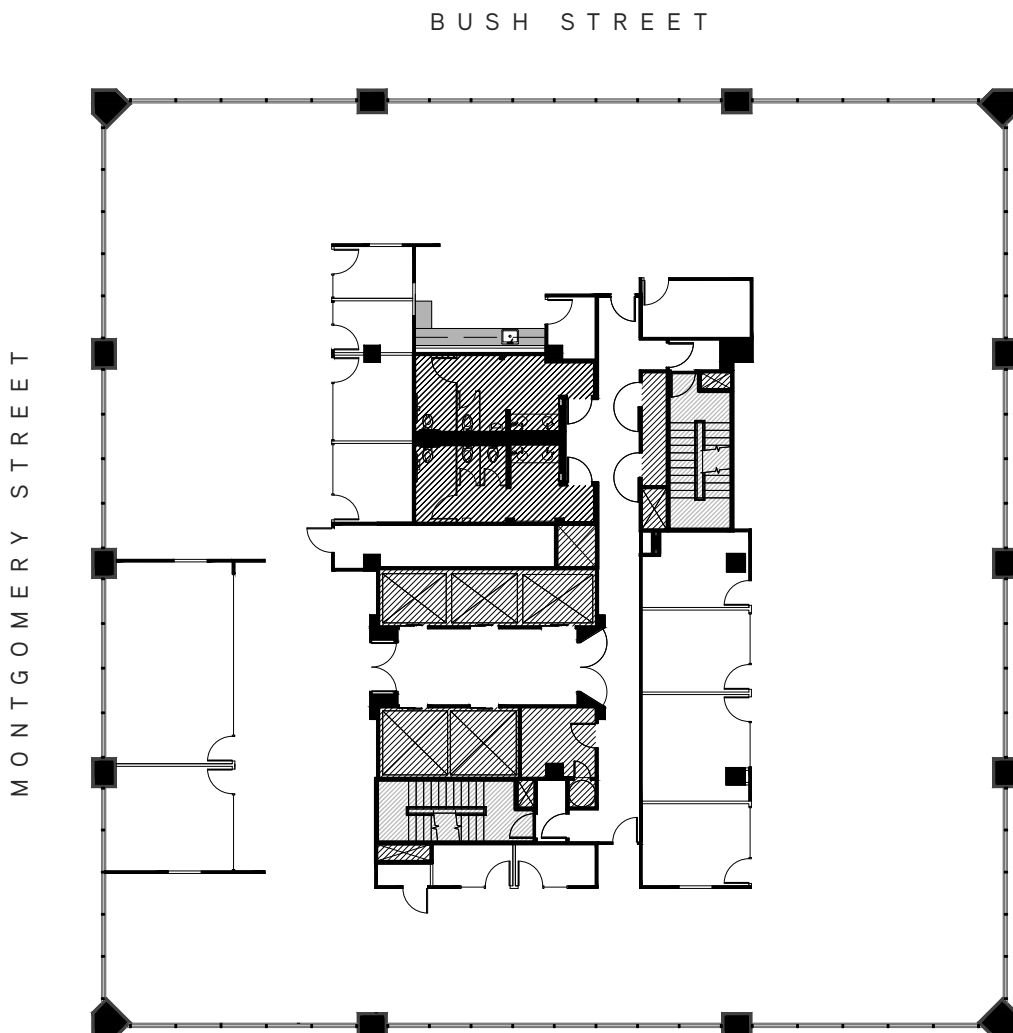
- + Spec improvements underway
- + 1 large conference room
- + 3 private offices/meeting rooms
- + 1 phone room
- + IT room
- + Kitchen
- + Space for ±25 work stations
- + Available 12/1/2026



SUITE 2000 | ±12,494 RSF



YOUR POINT
OF
CONNECTION



SPACE FEATURES

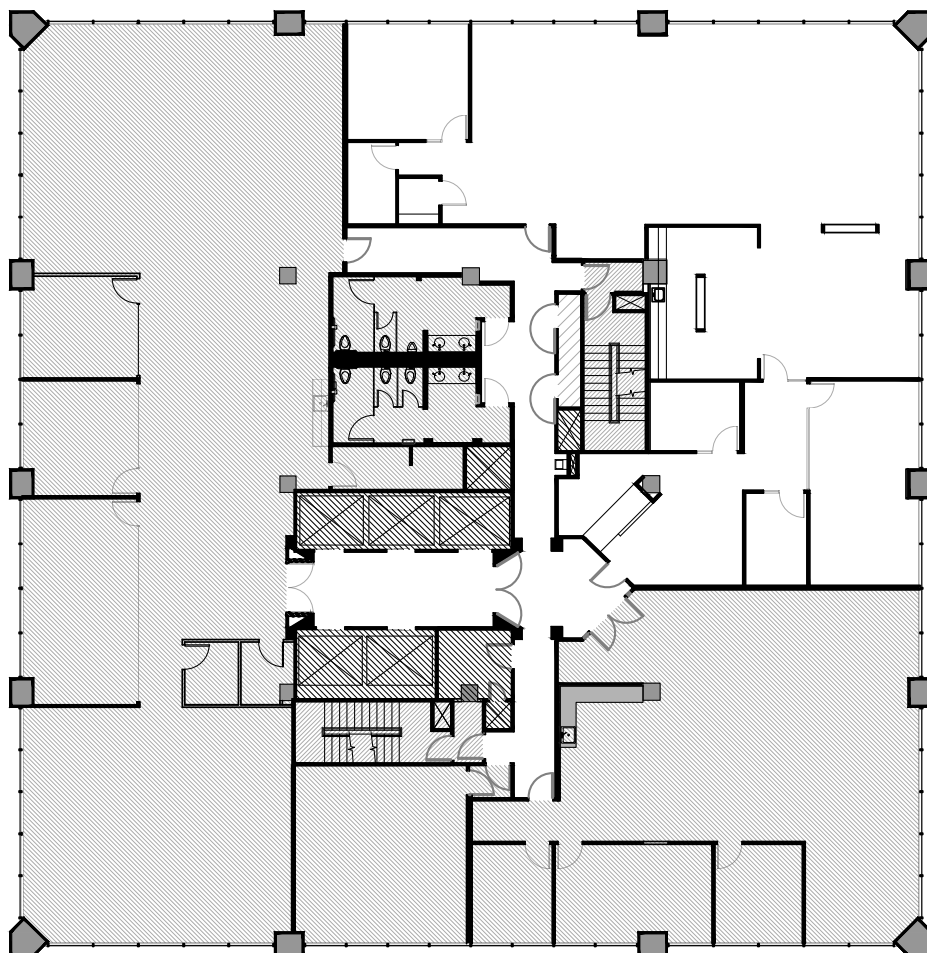
- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + 4 offices/meeting rooms
- + 3 conference rooms
- + 5 phone rooms
- + Open kitchen/break area
- + Partially furnished
- + Available now

SUITE 1860 | ±4,241 RSF

YOUR POINT
OF
CONNECTION

BUSH STREET

MONTGOMERY STREET



SPACE FEATURES

- + Reception area
- + 1 large conference room
- + 3 offices/meeting rooms
- + 1 phone room
- + Updated open kitchen with break area
- + IT room

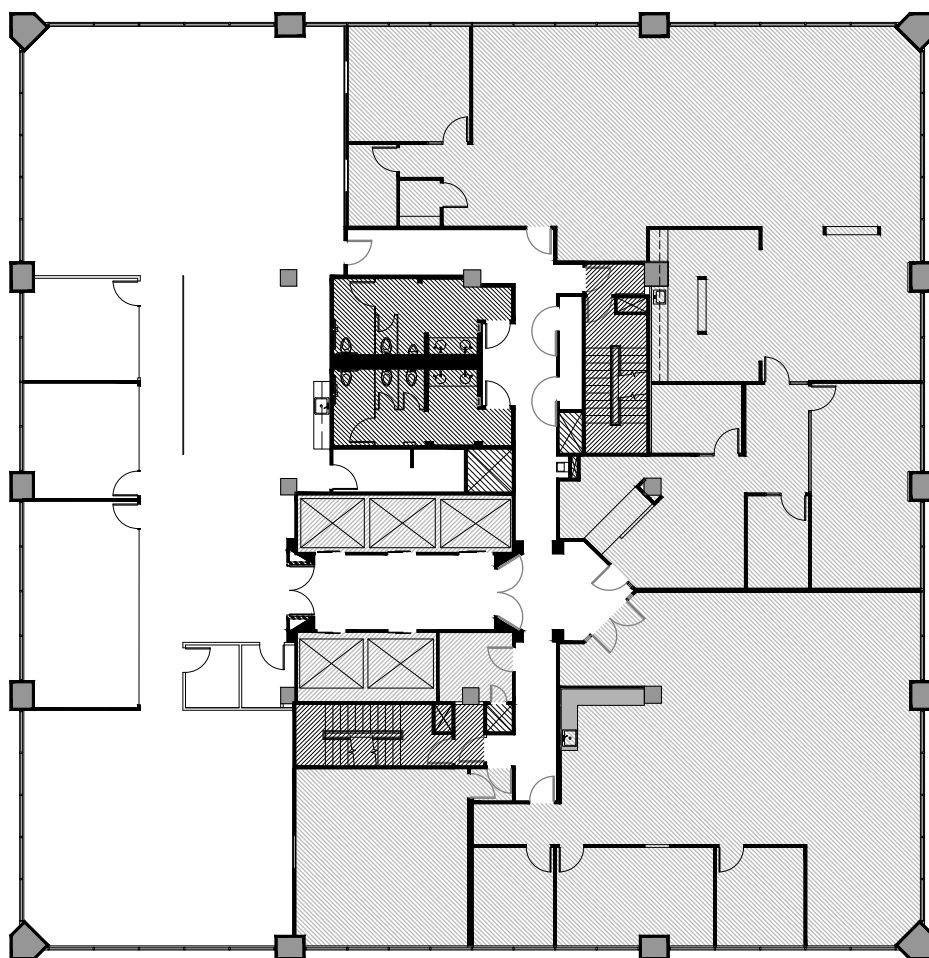


YOUR **POINT**
OF
CONNECTION



BUSH STREET

MONTGOMERY STREET

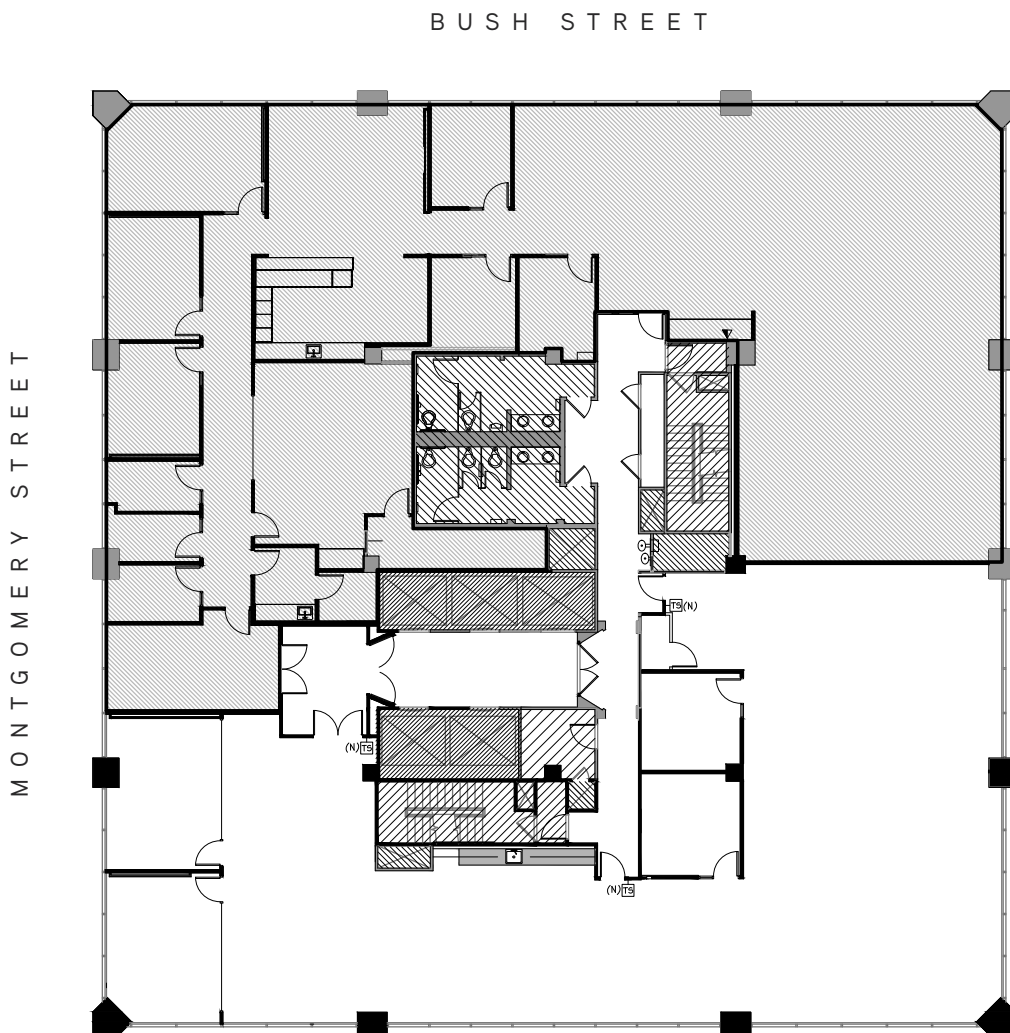


SPACE FEATURES

- + New spec improvements complete
- + Double-door elevator identity
- + 2 offices/meeting rooms
- + + Conference room
- + 2 phone rooms
- + Open kitchen
- + Nice city views
- + Available now



YOUR POINT
OF
CONNECTION



SPACE FEATURES

- + Spec suite
- + Double-door identity
- + 2 offices/meeting rooms
- + 2 conference rooms
- + Open kitchen
- + Open area for workstations
- + Nice city views
- + Available now

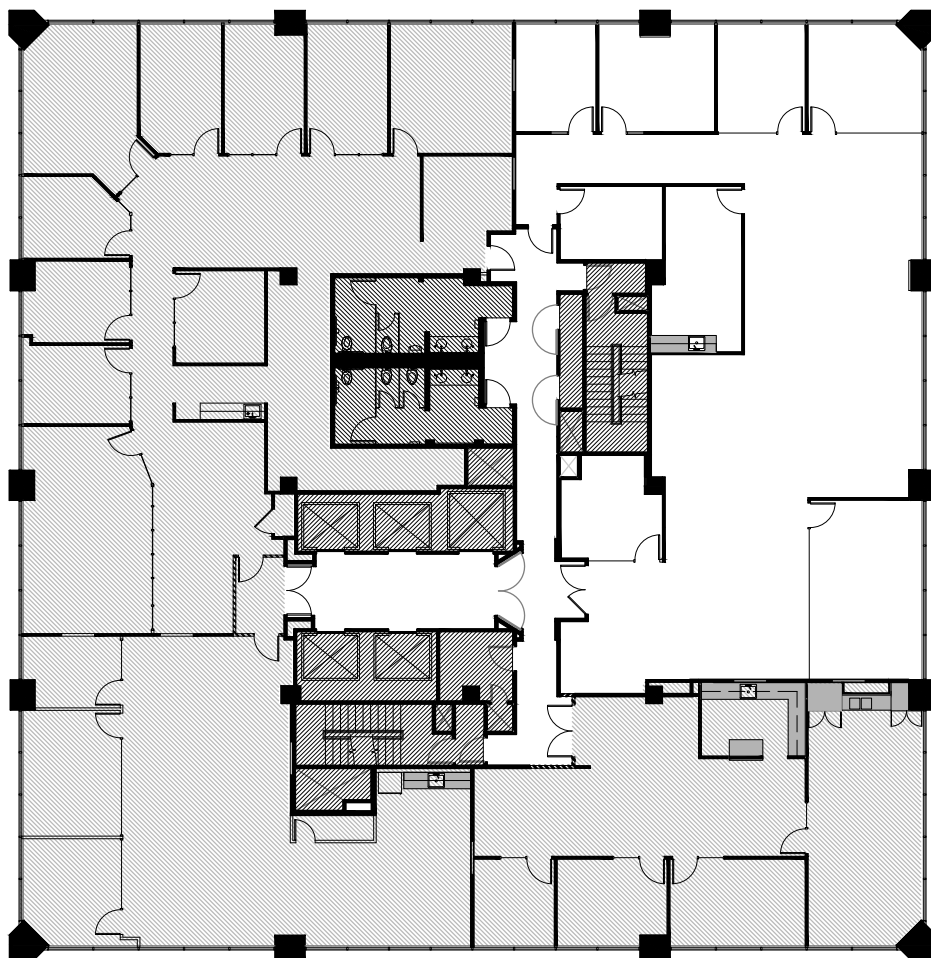


YOUR POINT
OF
CONNECTION



BUSH STREET

MONTGOMERY STREET



SPACE FEATURES

- + Northeast corner suite
- + Double-door elevator identity
- + 4 offices/meeting rooms
- + 2 conference rooms
- + Kitchen/break room
- + Storage/IT room
- + Nice city views
- + Available now

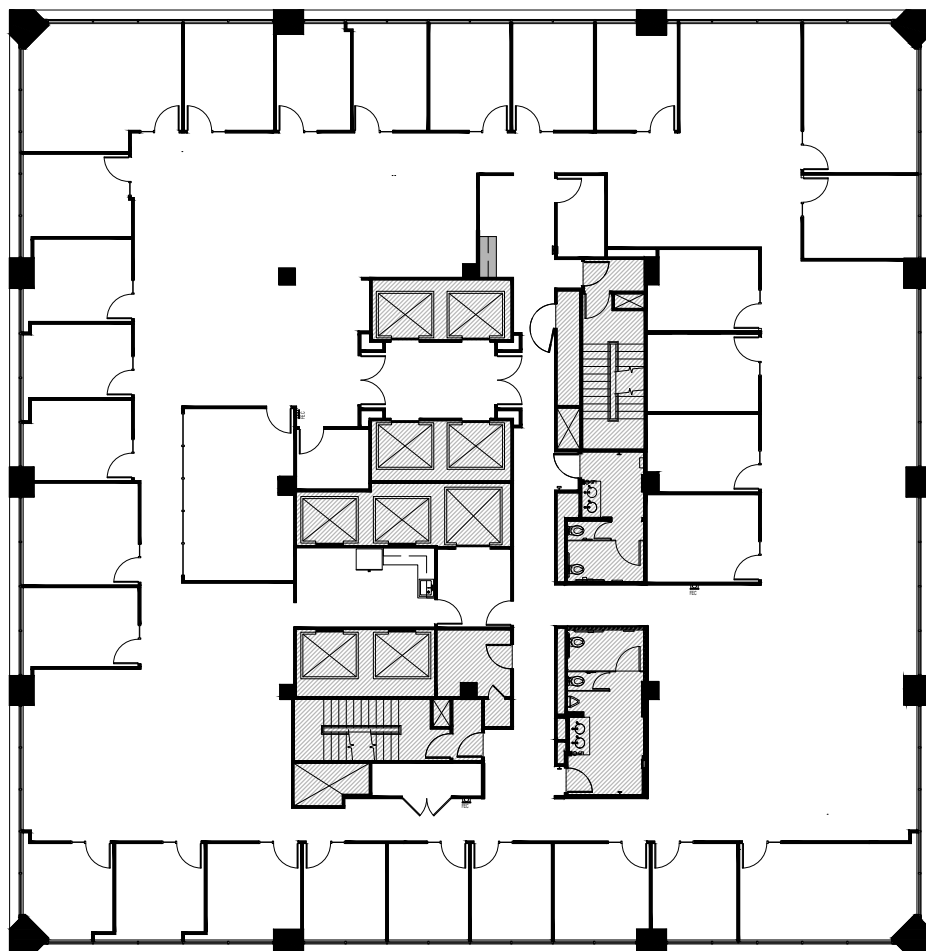


YOUR POINT
OF
CONNECTION



BUSH STREET

MONTGOMERY STREET



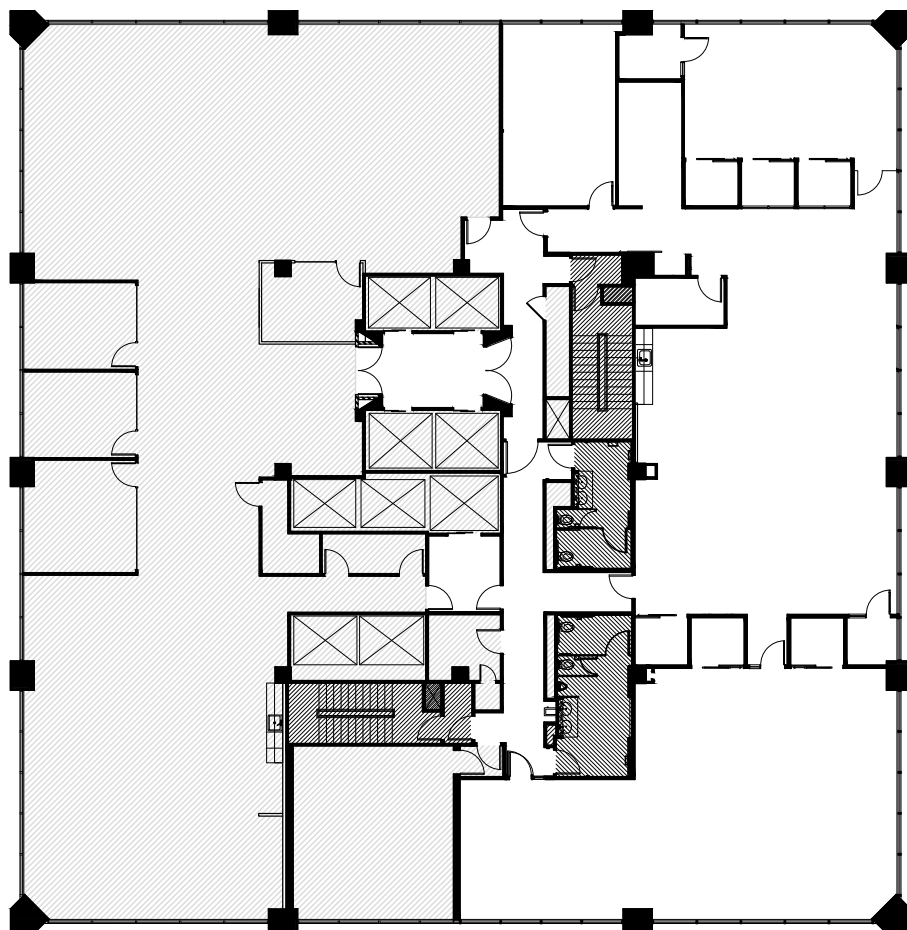
SPACE FEATURES

- + Full-floor identity
- + 28 offices/meeting rooms
- + Conference room
- + Kitchen/break room
- + Production area
- + Open area for workstations
- + Nice city views
- + Available now

YOUR POINT
OF
CONNECTION

BUSH STREET

MONTGOMERY STREET



SPACE FEATURES

- + Recently improved suite
- + Large conference room
- + 8 phone/focus rooms
- + Open kitchen with exposed ceiling
- + Storage/IT room
- + Open area for workstations
- + Available now

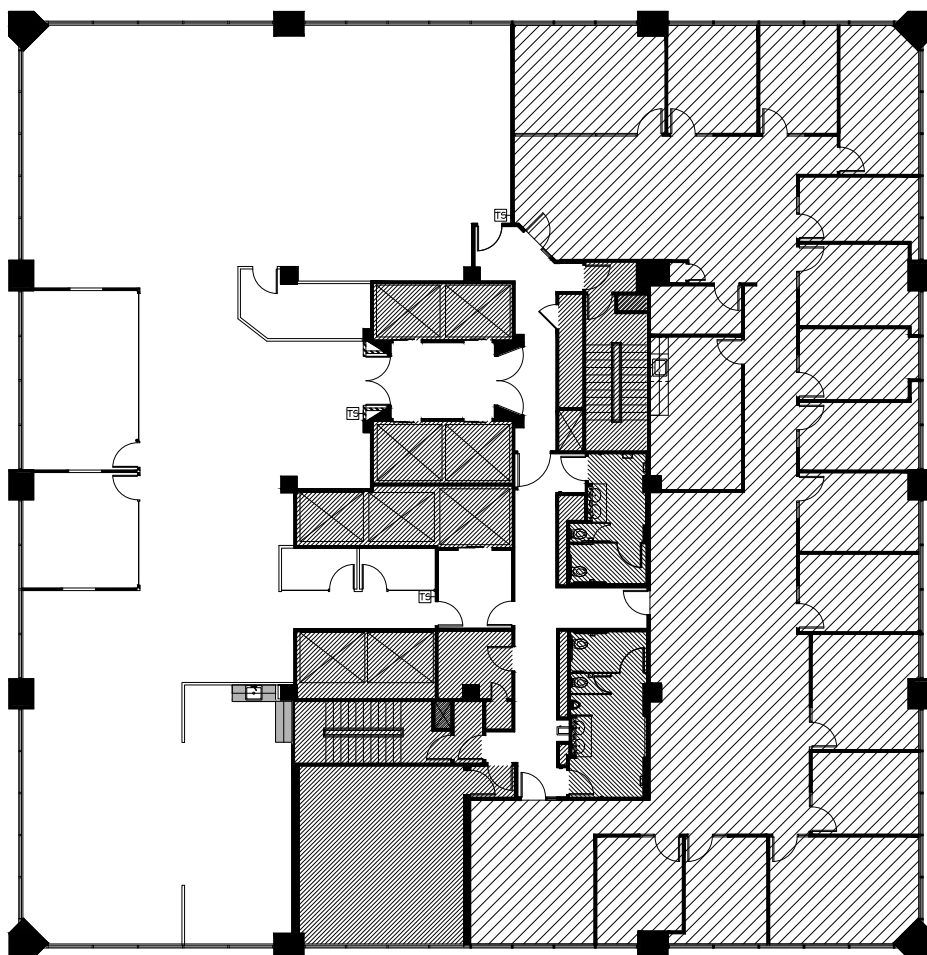


YOUR POINT
OF
CONNECTION



MONTGOMERY STREET

BUSH STREET



SPACE FEATURES

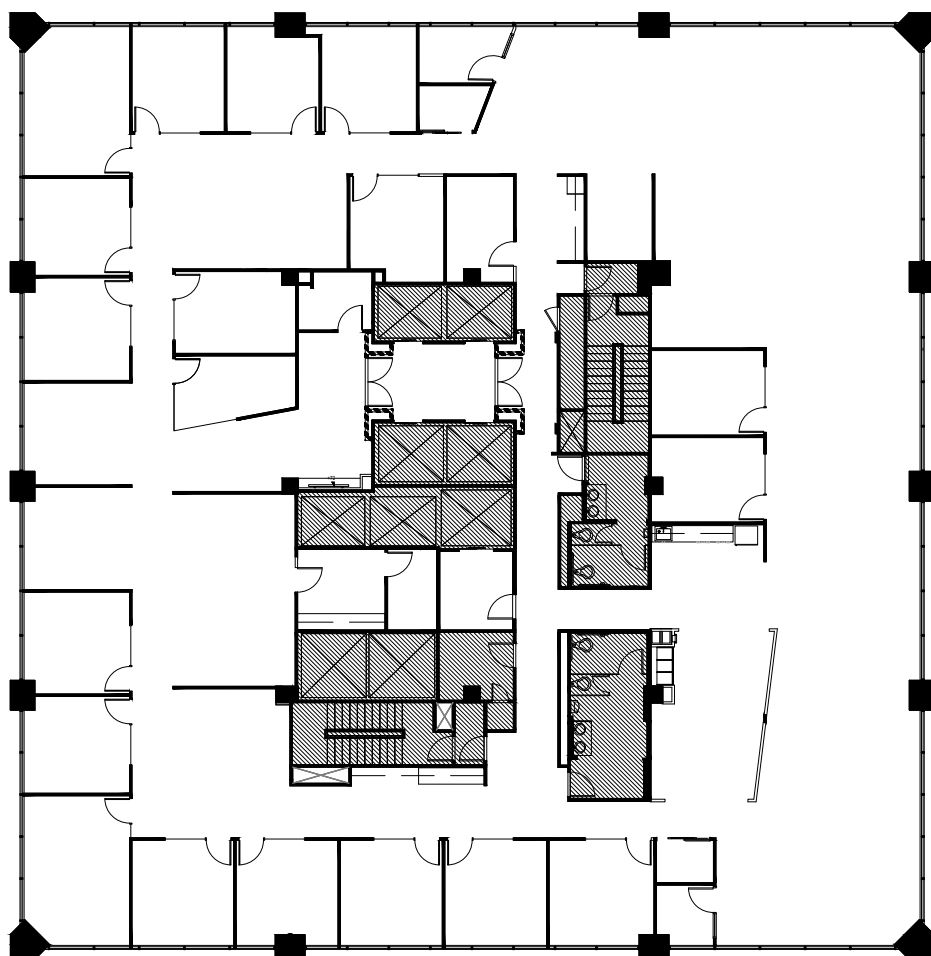
- + Recently improved suite
- + Double-door elevator identity
- + 3 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Storage, IT room, reception
- + Open area for workstations
- + Available now

YOUR POINT
OF
CONNECTION



BUSH STREET

MONTGOMERY STREET



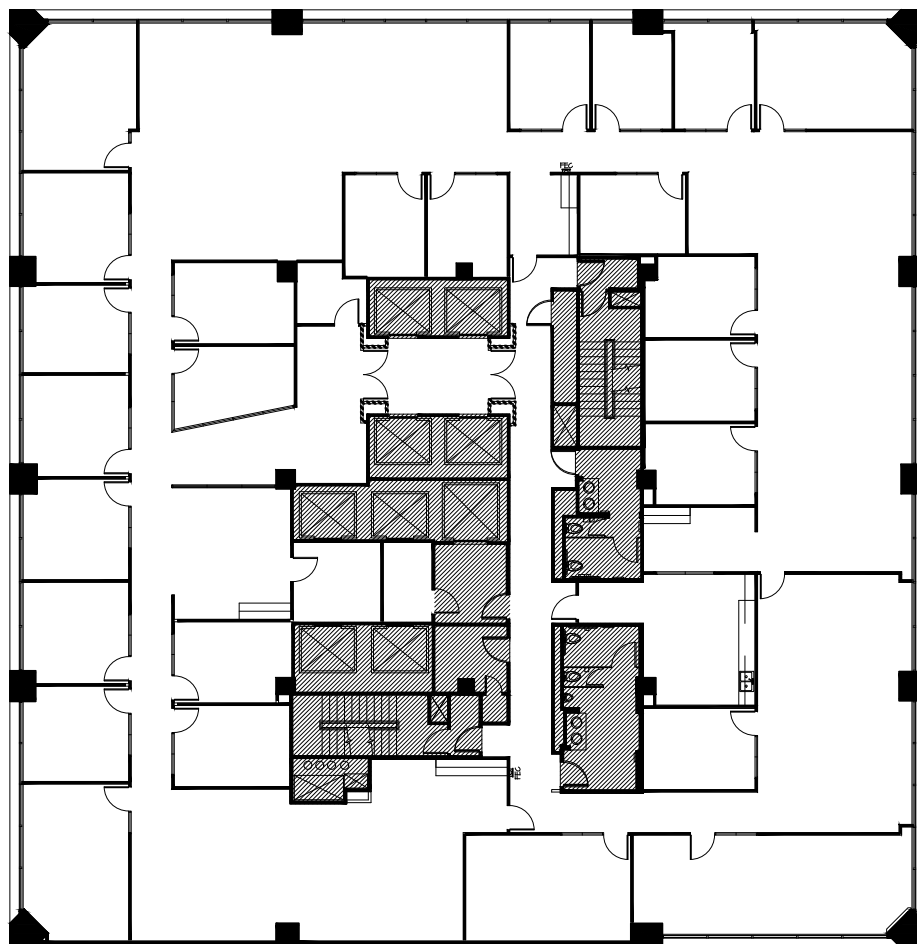
SPACE FEATURES

- + Full floor identity
- + 2 large conference rooms
- + 12 offices/meeting rooms
- + 4 phone rooms
- + Secure storage room with separate IT room
- + Kitchen/break area
- + Storage lockers
- + Multiple copy/production areas
- + Open area for workstations

SUITE 800 | ±12,291 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

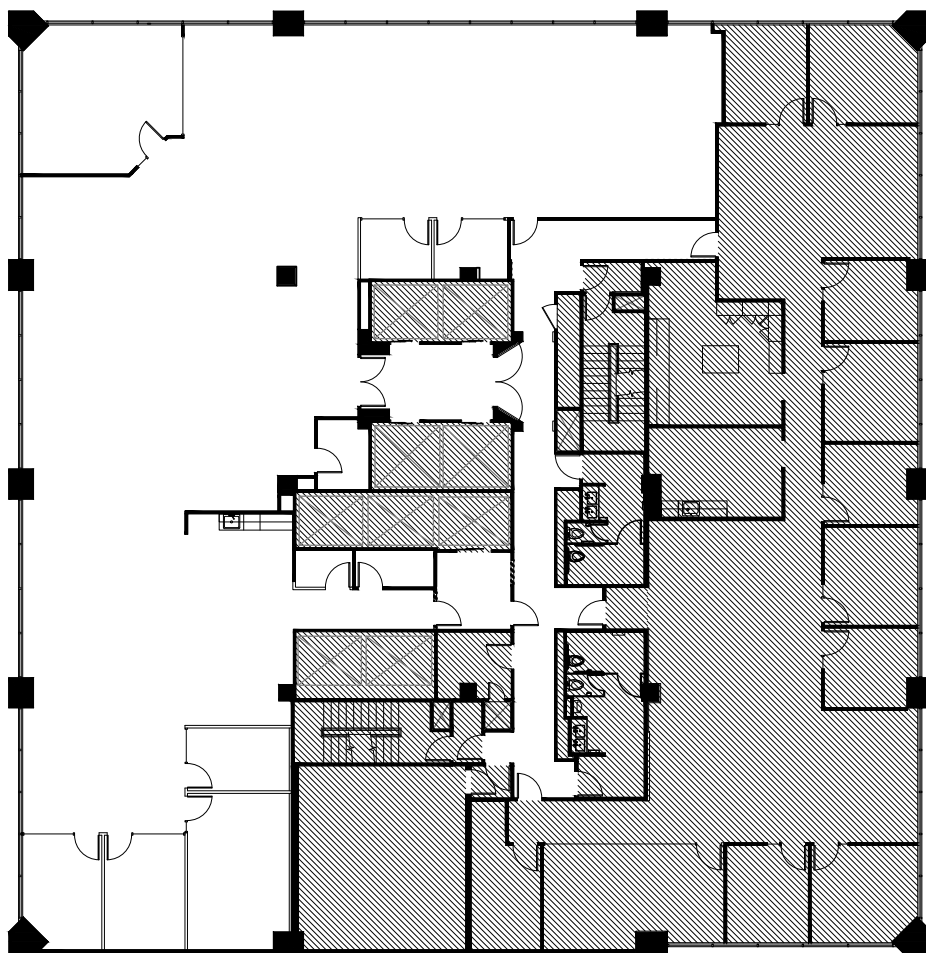
- + Full-floor identity
- + 1 large boardroom
- + 3 conference rooms
- + 19 offices/meeting rooms
- + Copy/production room
- + Kitchen/break room
- + Open area for work stations



SUITE 750 | ±6,896 RSF

BUSH STREET

MONTGOMERY STREET



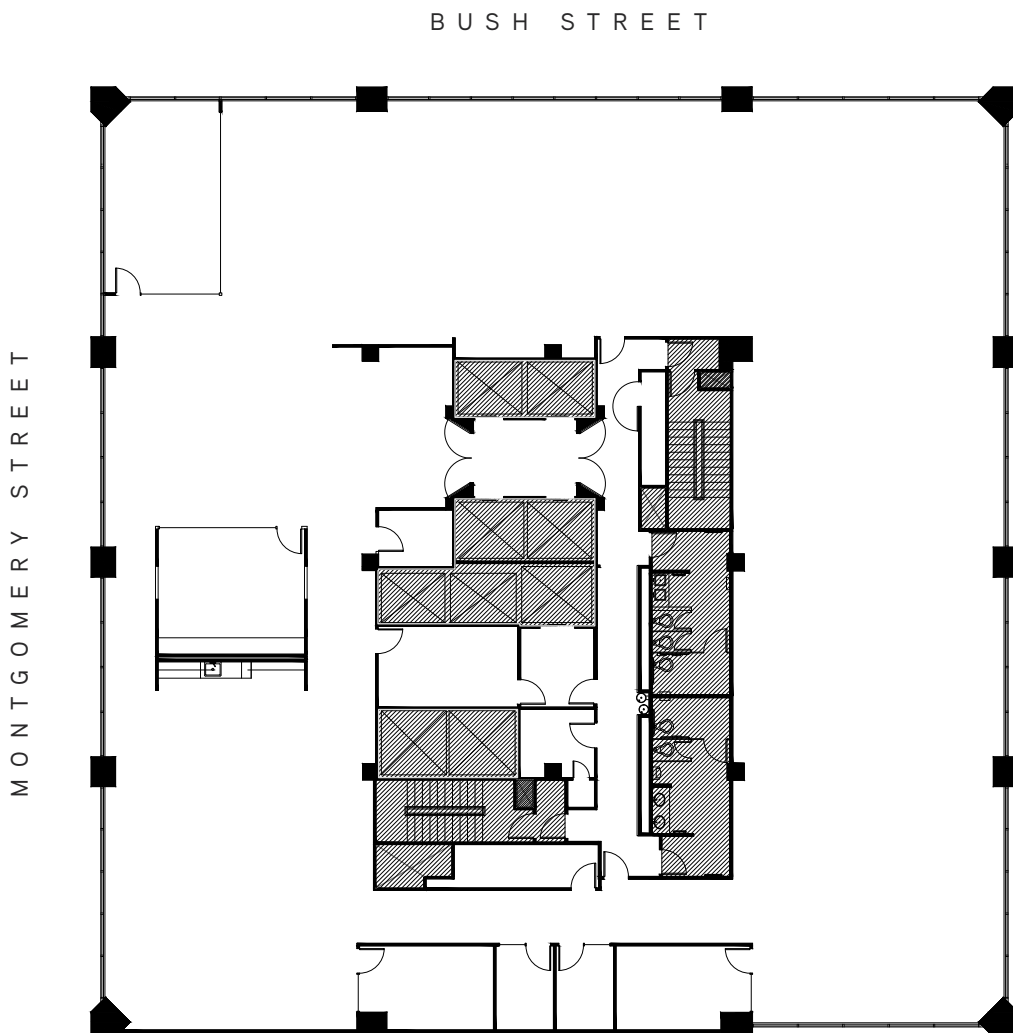
YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Recently improved suite
- + Double-door elevator identity
- + 5 offices/meeting rooms
- + 2 conference rooms
- + Open kitchen, IT/storage room
- + Montgomery and Bush Street outlooks
- + Furnished
- + Available now



YOUR POINT
OF
CONNECTION



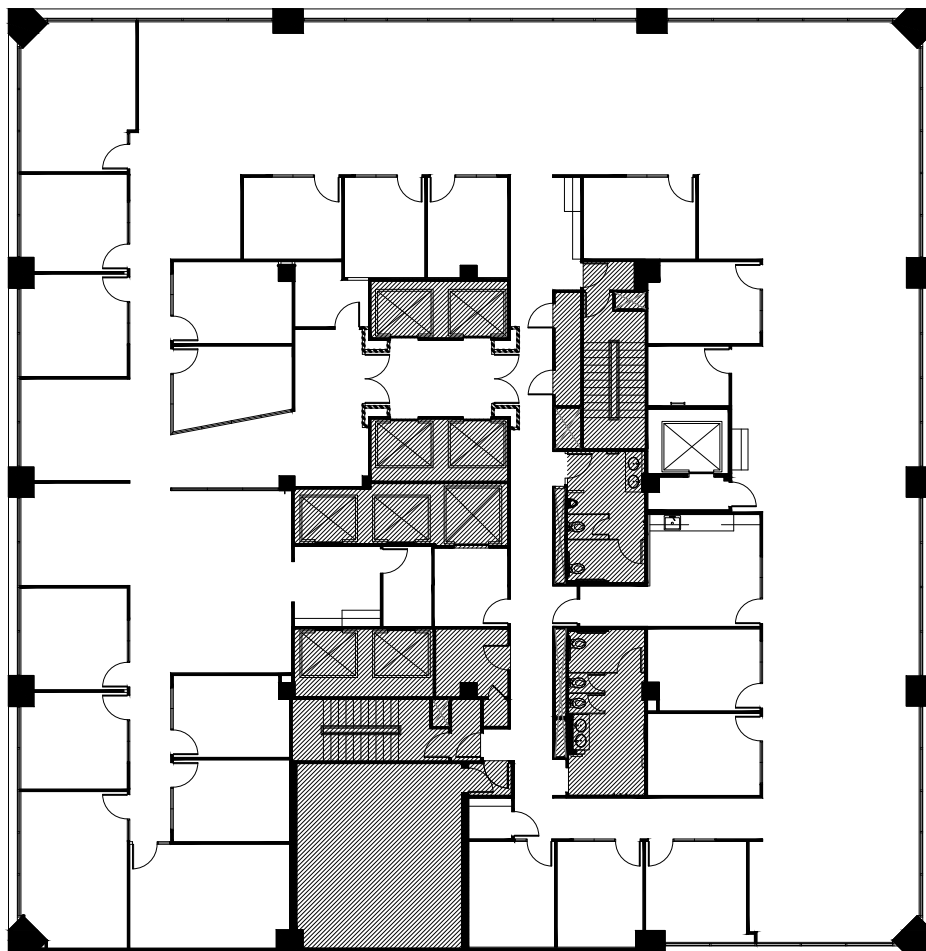
SPACE FEATURES

- + New spec improvements complete
- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + Primarily open layout
- + 2 conference rooms
- + 4 meeting rooms
- + Open kitchen/break area
- + IT/storage room, mother's room
- + Available now

SUITE 400 | ±11,727 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

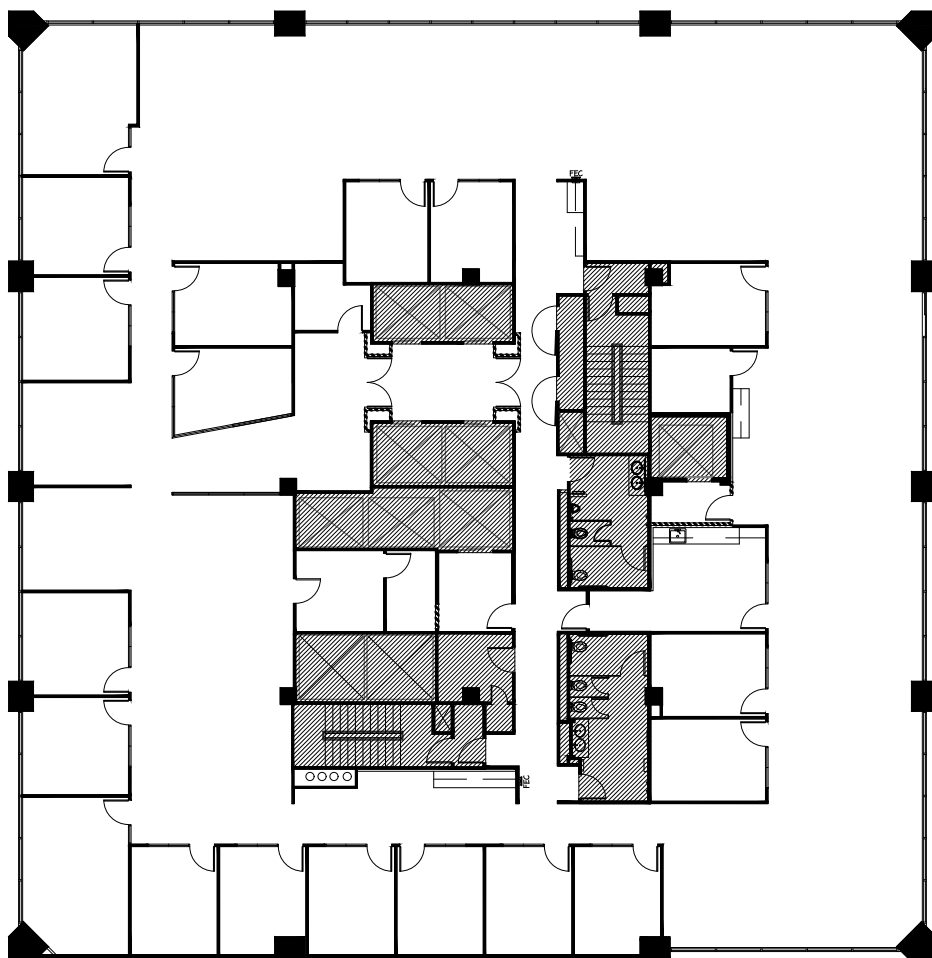
- + Full-floor identity
- + 21 offices/meeting rooms (7 exterior)
- + Kitchen/break room
- + Phone room
- + 4 storage rooms
- + Open area with workstations in place
- + Furnished
- + Available now

SUITE 300 | ±12,331 RSF

YOUR POINT
OF
CONNECTION

BUSH STREET

MONTGOMERY STREET



SPACE FEATURES

- + Full-floor identity
- + 19 offices/meeting rooms (6 exterior)
- + Kitchen/break room
- + Phone room
- + 4 storage rooms
- + Open area with workstations in place
- + Furnished
- + Available now

YOUR POINT OF CONNECTION

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