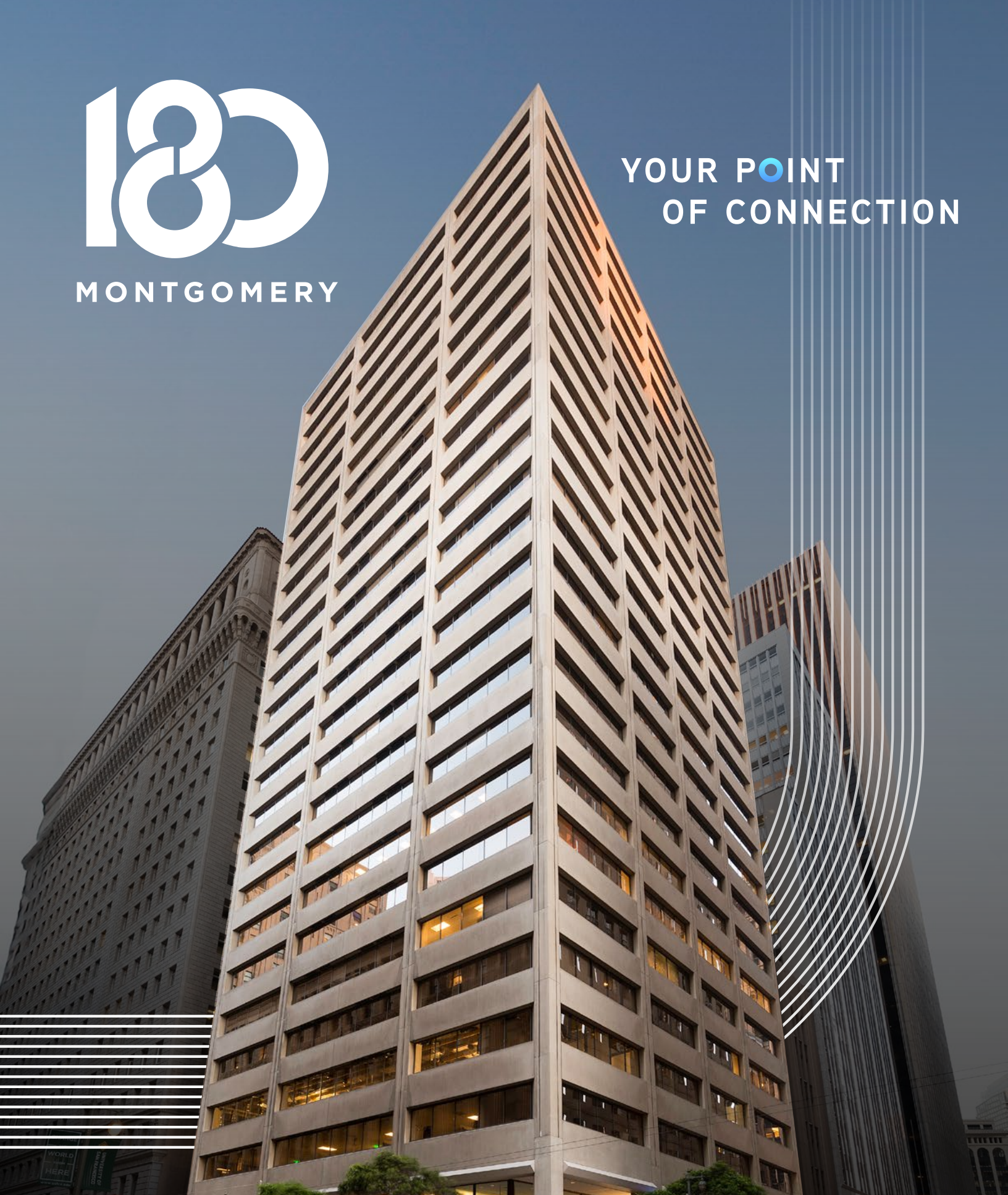




MONTGOMERY

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

- Centrally located within San Francisco's Financial District
- One block from BART/Muni
- Conferencing center with two large conference rooms
- Bicycle storage
- Showers and day lockers
- Walking distance to abundant dining, retail, hotels and entertainment
- Move-in ready spec suites
- Wide range of floor plan options
- Recently updated lobby and common areas
- Additional upgrades coming soon

CERTIFICATIONS:



BANK OF THE WEST BUILDING

BANK OF THE WEST
PROVIDES
FINANCIAL SERVICES
EVERYWHERE

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

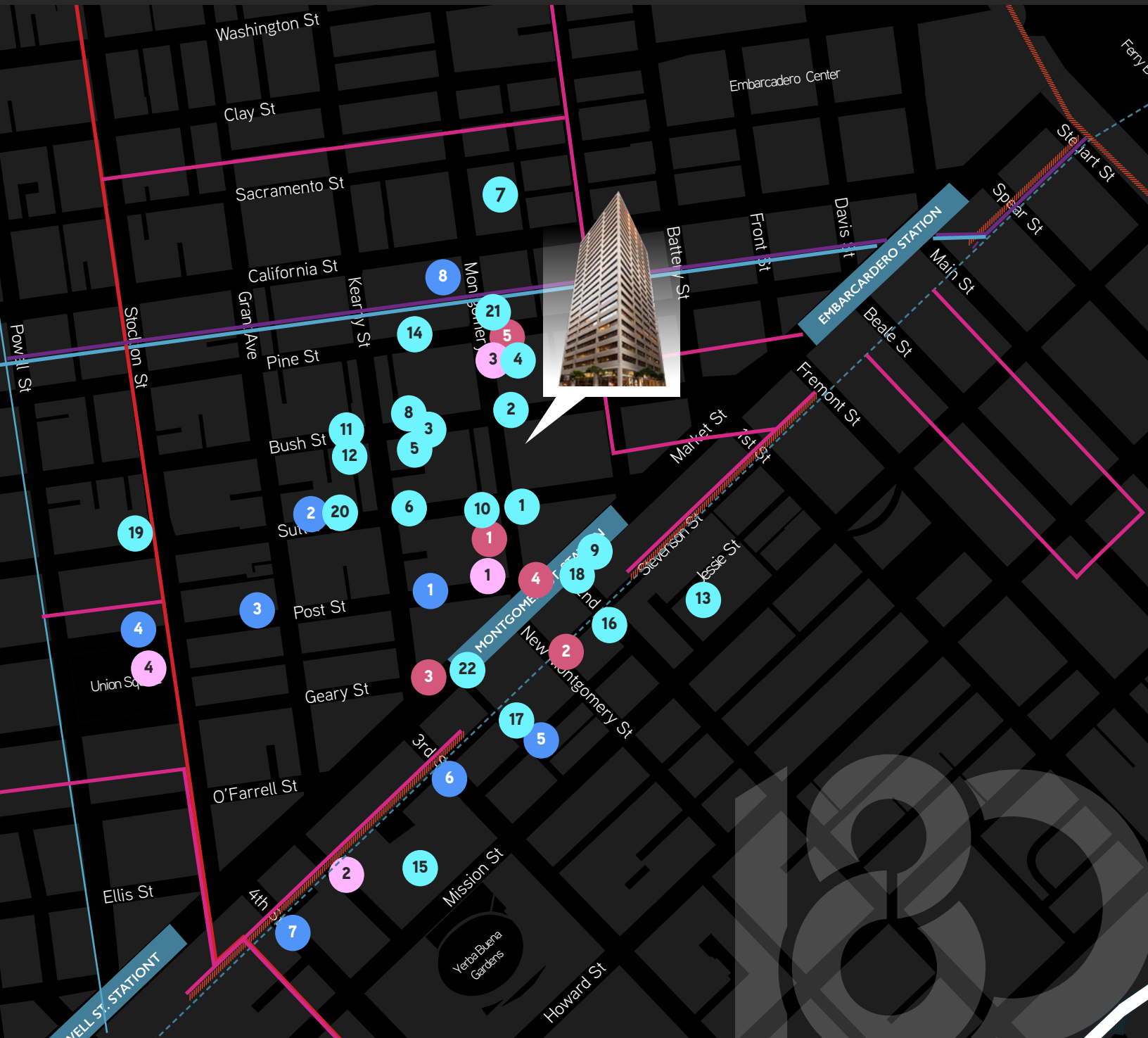
1. Galleria Park Hotel
2. Hotel Des Arts
3. The Park Hotel
4. Grand Hyatt
5. Palace Hotel
6. Four Seasons
7. Hotel Zelos
8. Omni San Francisco

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

4,235 RSF

9,227 RSF

11,754 RSF

36,297 RSF

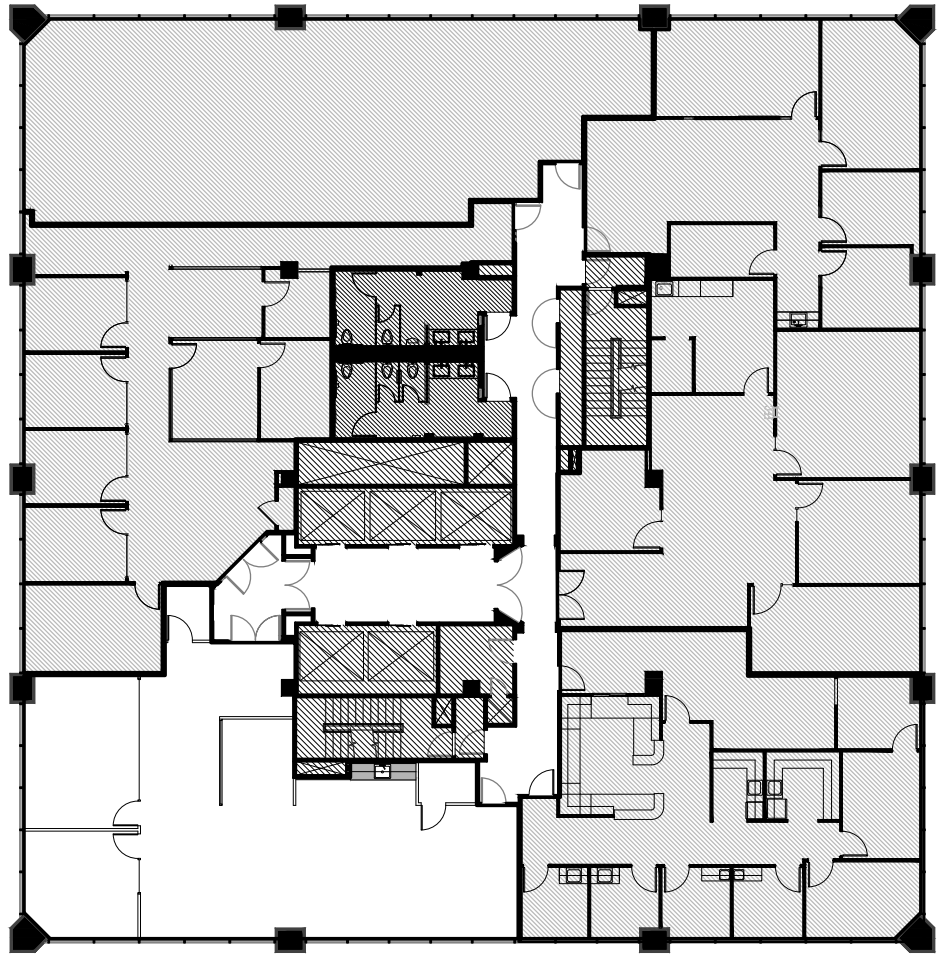
| SUITE | RSF | DATE | AVAILABLE DESCRIPTION |
|-------------|--------|------|---|
| 2380 | 2,157 | Now | Corner suite with double-door ID, 1 office, conference room, open kitchen. Furnished. |
| 2370 | 2,078 | Now | Former medical office. T1 package available. |
| 2180 | 2,864 | Now | Recently improved corner suite with 2 offices, conference room, kitchen. Furnished. |
| 2150 | 1,669 | Now | Primarily open layout with 1 office/meeting room, storage/copy room, elevator ID. |
| 2100 | 4,794 | Now | Double-door elevator ID, 9 offices, conference room, partial north bay views. |
| 2000 | 12,494 | Now | Full-floor creative suite with partially exposed ceiling, primarily open layout. Furnished. |
| 1950 | 5,111 | Now | New spec suite with double-door elevator ID, 11 offices, 3 conference rooms, kitchen. |
| 1850 | 2,586 | Now | Corner suite with double-door elevator ID, 1 office, 2 conference rooms. Furnished. |
| 1800 | 5,162 | Now | Recently improved suite with double-door elevator ID, 2 offices, conference room. |
| 1750 | 5,443 | Now | New 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. |
| 1550 | 2,705 | Now | Recently improved suite with 2 offices, conference room, kitchen, storage. |
| 1250 | 3,606 | Now | New spec suite with double-door ID, 9 offices, conference room, open 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. |
| 750 | 6,896 | Now | Recently improved suite with double-door elevator ID, 5 offices, 2 conference. Furnished. |
| 500 | 12,239 | Now | 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. |



SUITE 2380 | ±2,157 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Recently improved corner suite
- + Double-door identity
- + 1 office/meeting room
- + Conference room
- + Open kitchen, IT room
- + Open area with workstations
- + Furnished
- + Available now

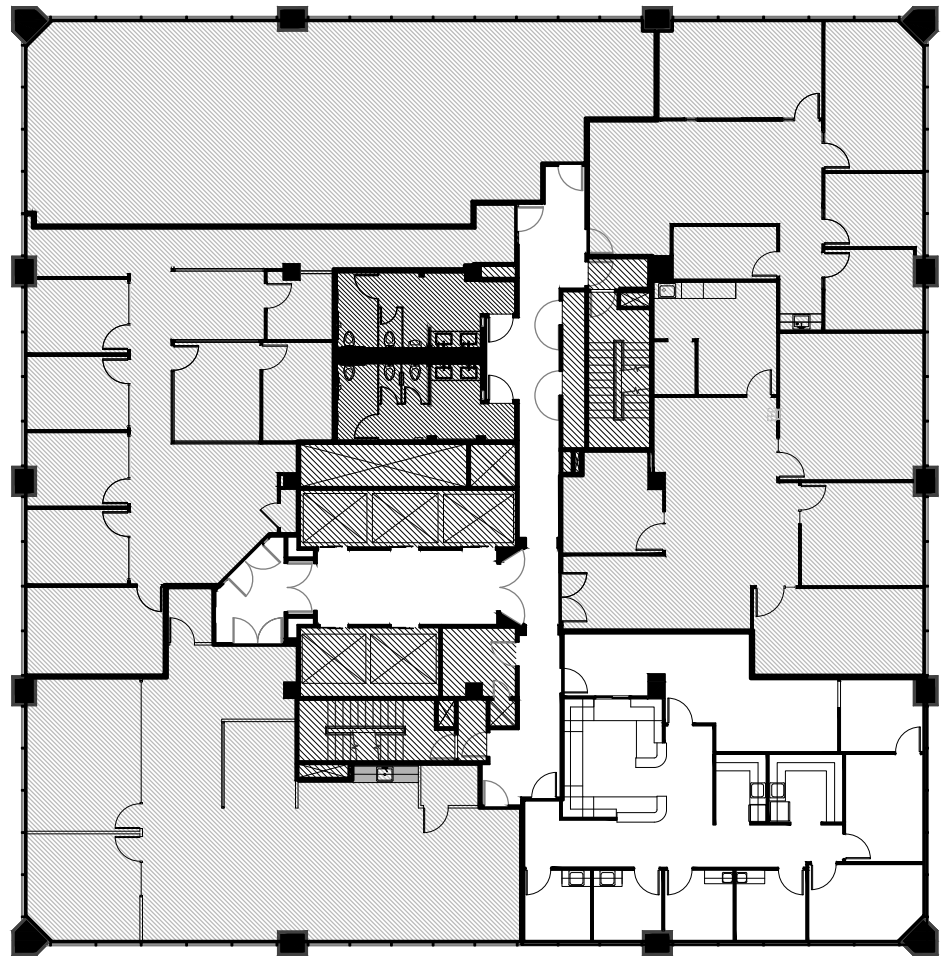




SUITE 2370 | ±2,078 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

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

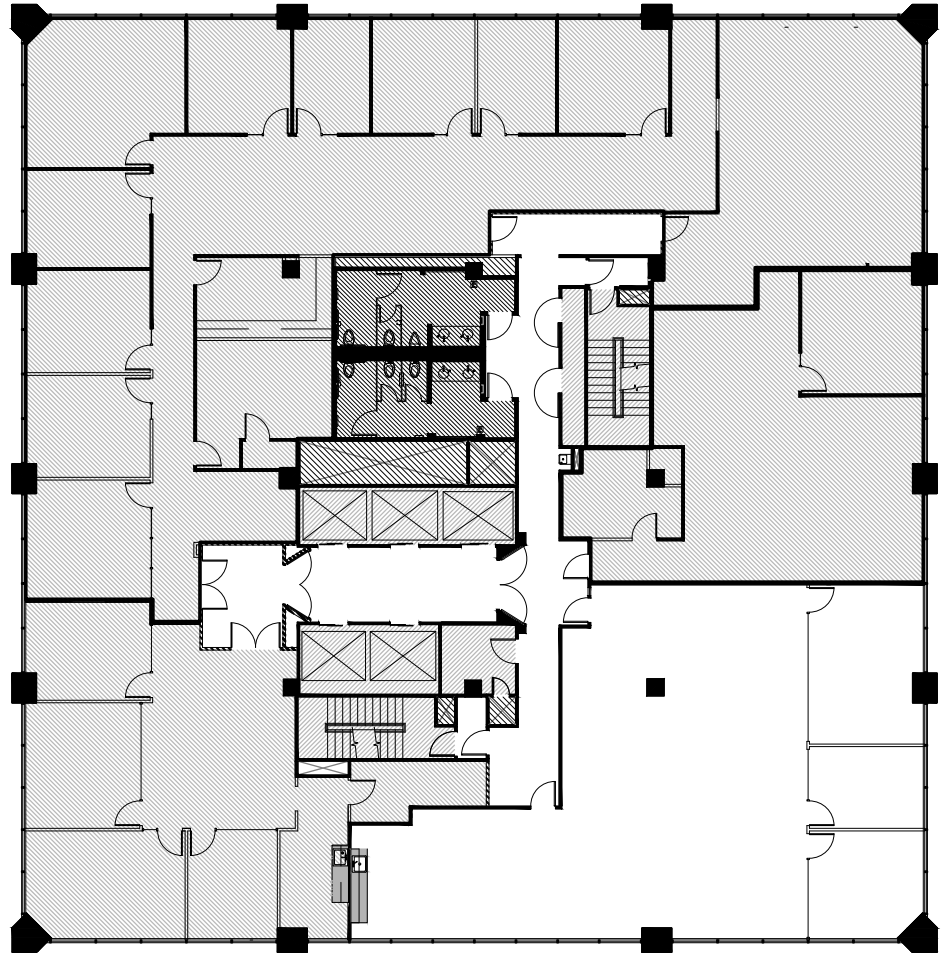


SUITE 2180

±2,864 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

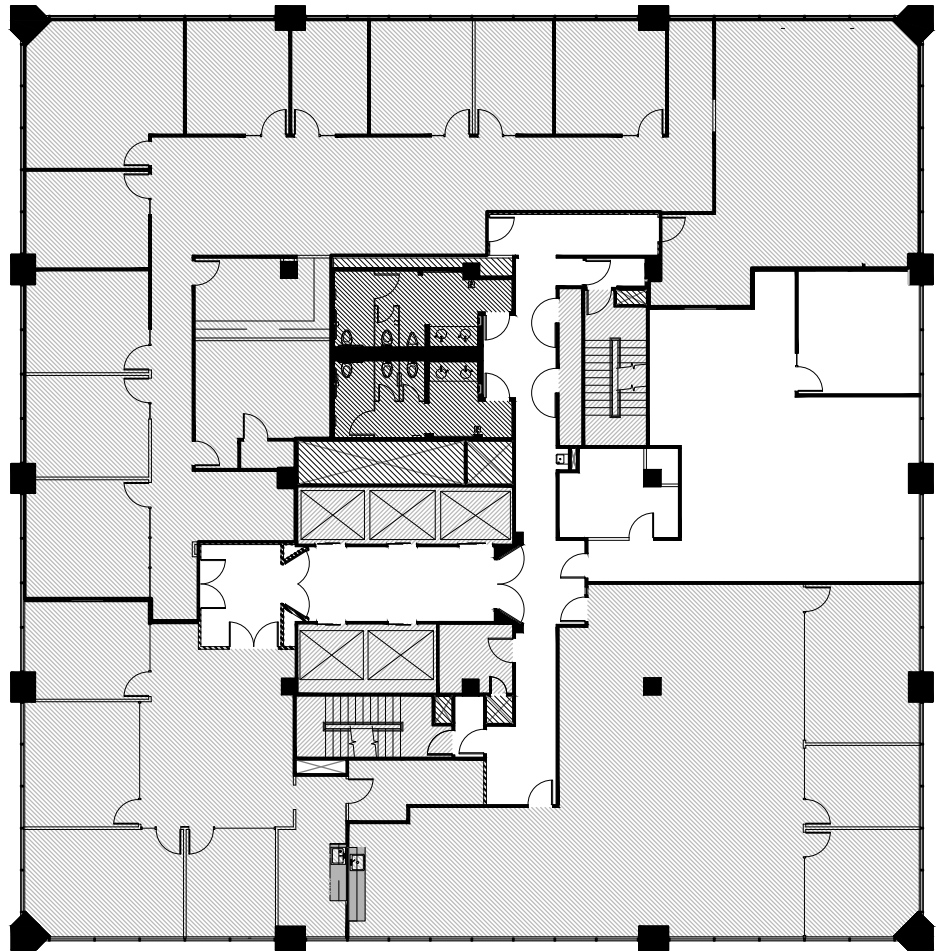


SUITE 2150

±1,669 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Primarily open layout
- + 1 office/meeting room
- + Storage/copy room
- + Ample natural light
- + Elevator identity
- + Available now

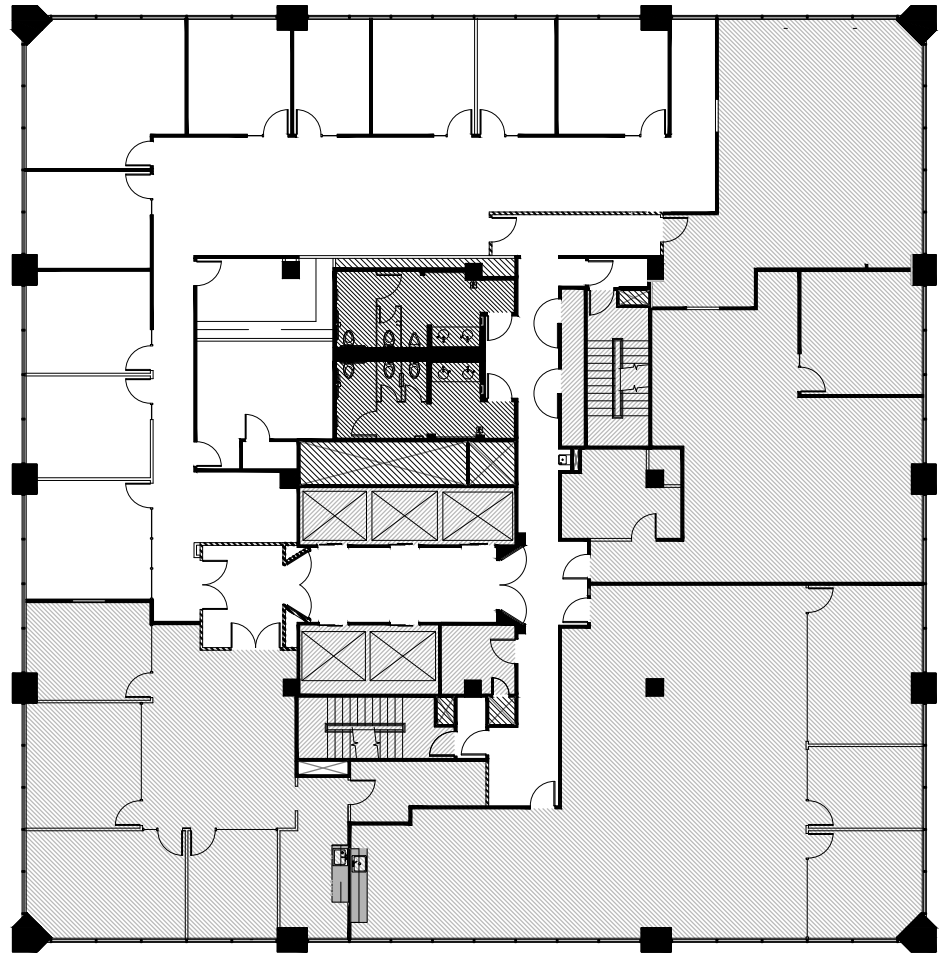




SUITE 2100 | ±4,794 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Double-door elevator identity
- + Partial north bay views
- + 9 offices/meeting rooms
- + Conference room
- + Storage/copy room
- + Available now

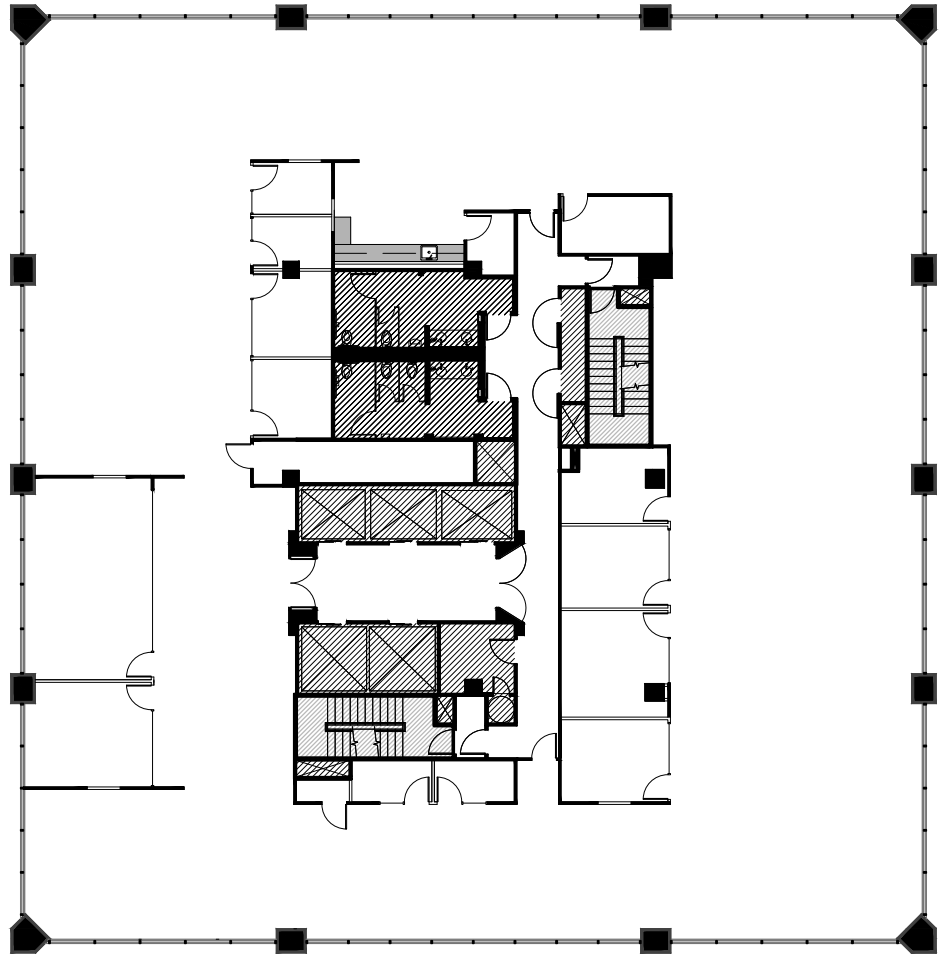




SUITE 2000 | ±12,494 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

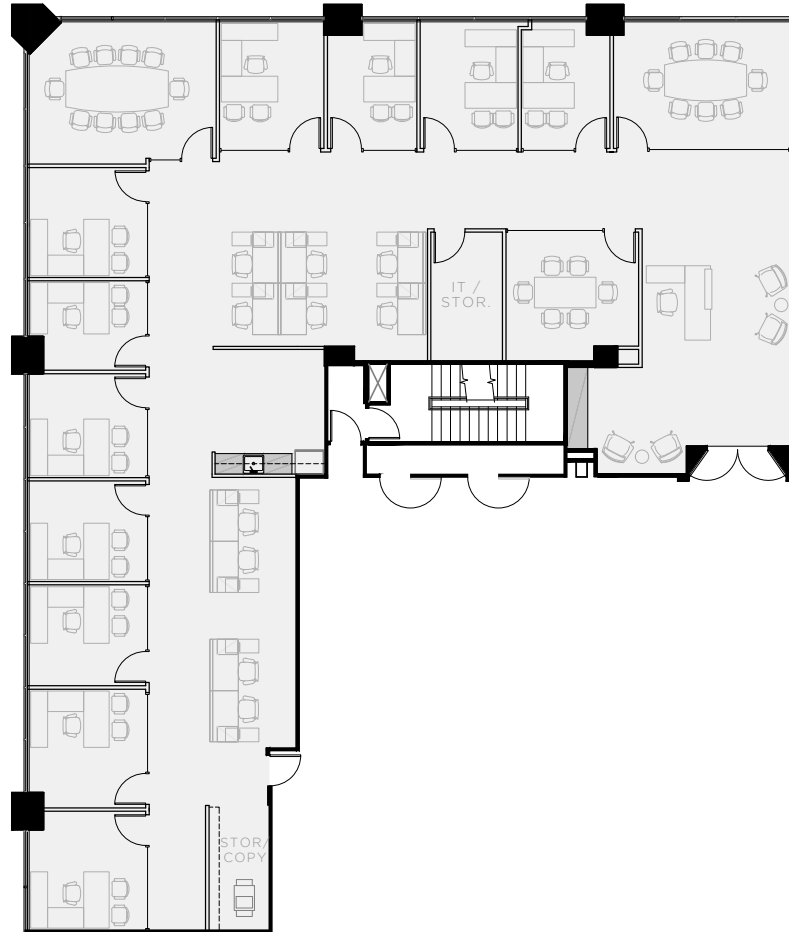
- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + 4 offices/meeting rooms
- + 3 conference rooms
- + 5 phone rooms
- + Open kitchen/break area
- + Partially furnished
- + Available now





SUITE 1950

±5,111 RSF



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + New spec suite
- + Double-door elevator identity
- + 11 offices/meeting rooms
- + 3 conference rooms
- + Open kitchen, IT room
- + Open area for workstations
- + Nice city views
- + Available now

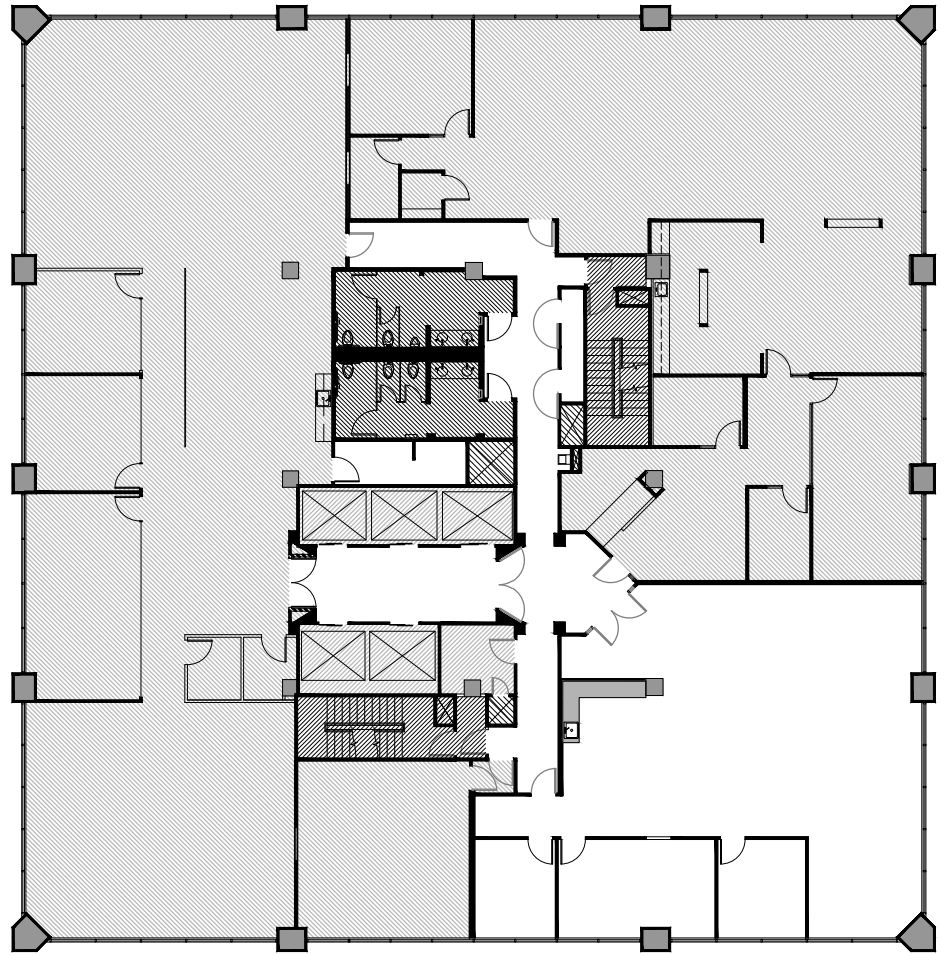


SUITE 1850

±2,586 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Recently improved corner suite
- + Double-door elevator identity
- + 1 office/meeting room
- + 2 conference rooms
- + Open kitchen, lounge
- + Open area with 19 workstations
- + Furnished
- + Available now

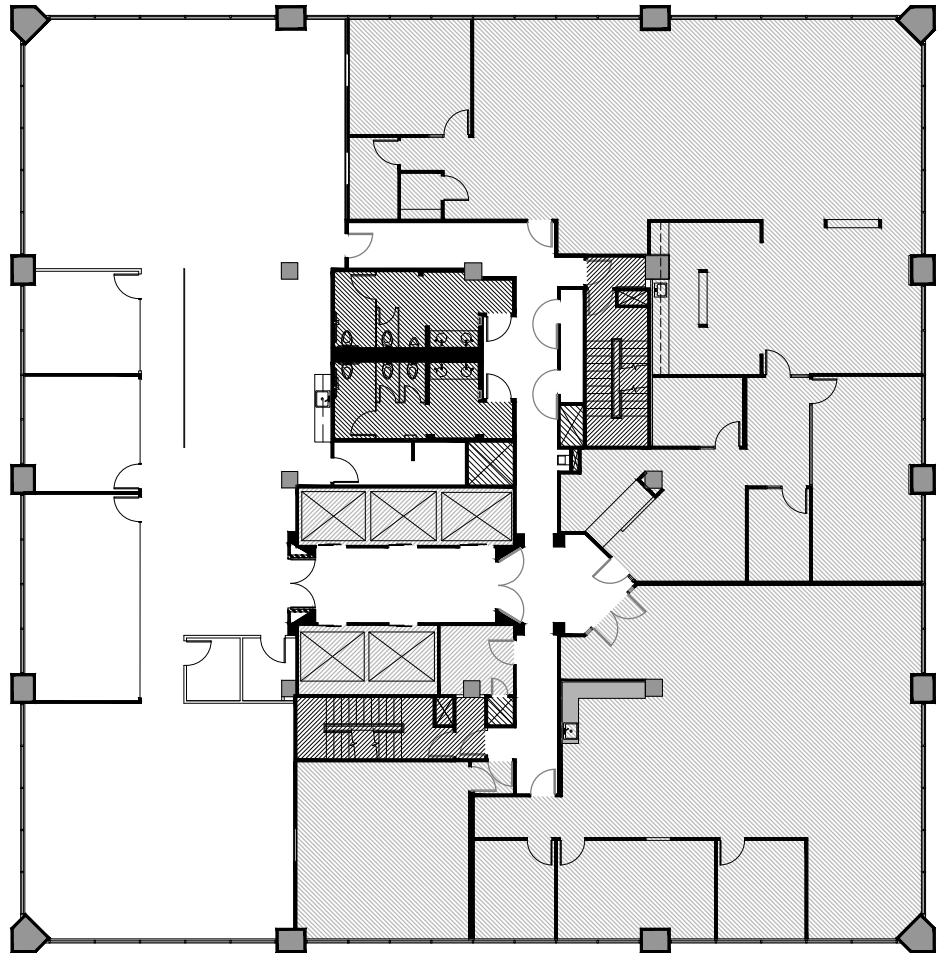




SUITE 1800 | ±5,162 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Recently improved suite
- + Double-door elevator identity
- + 2 offices/meeting rooms
- + + Conference room
- + 2 phone rooms
- + Open kitchen
- + Nice city views
- + Available now



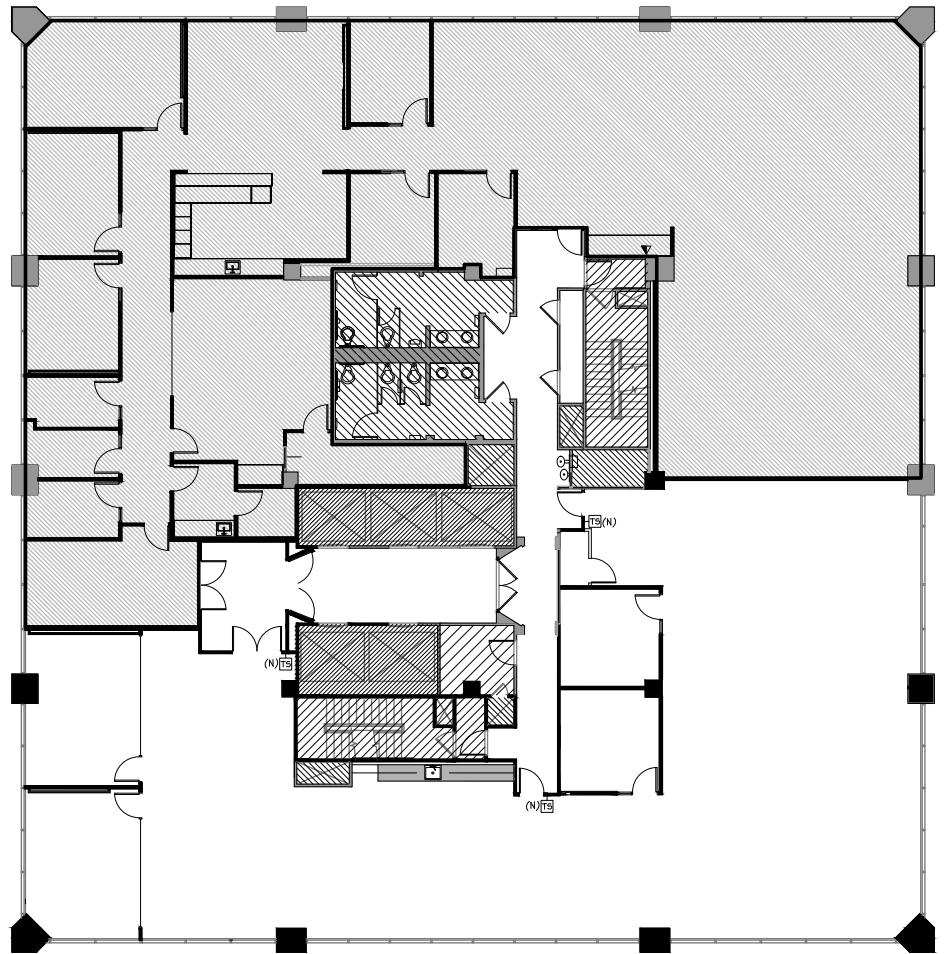


SUITE 1750

±5,443 RSF

BUSH STREET

MONTGOMERY STREET



SPACE FEATURES

- + New 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



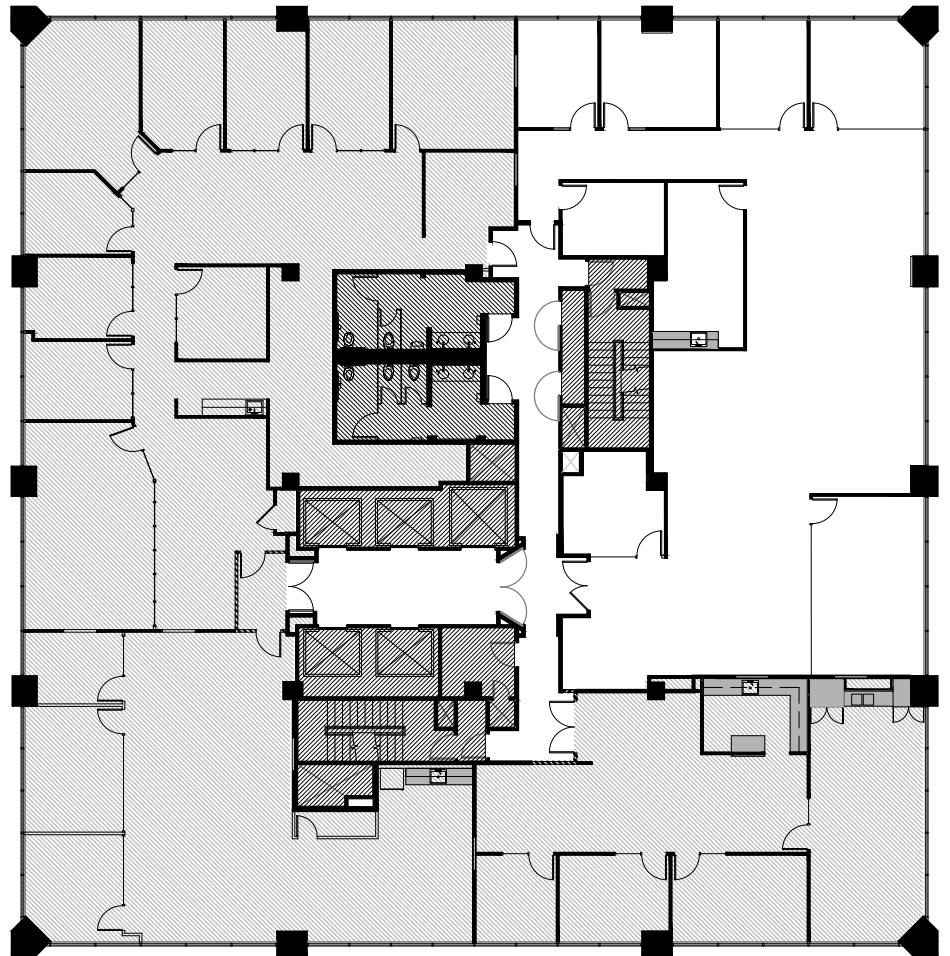


SUITE 1675

±4,180 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

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

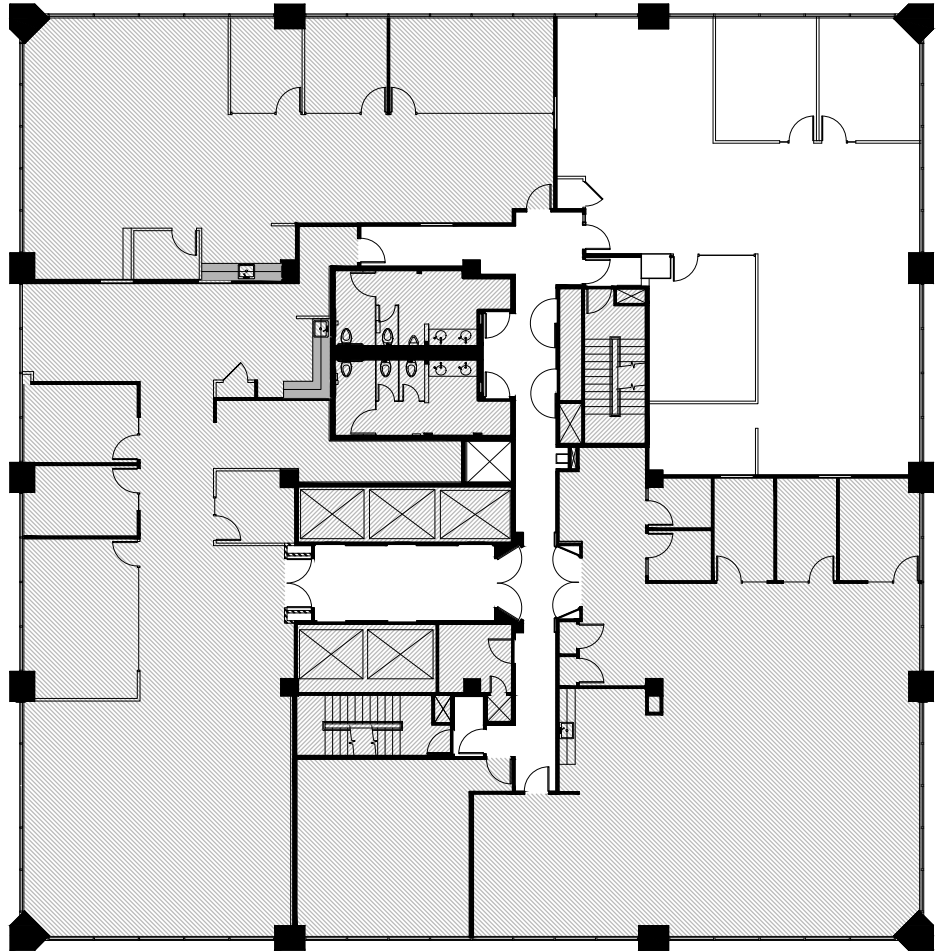




SUITE 1550 | ±2,705 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + Recently improved corner suite
- + 2 offices/meeting rooms
- + Conference room
- + Kitchen
- + Storage/IT room
- + Open area for workstations
- + Nice city views
- + Available now



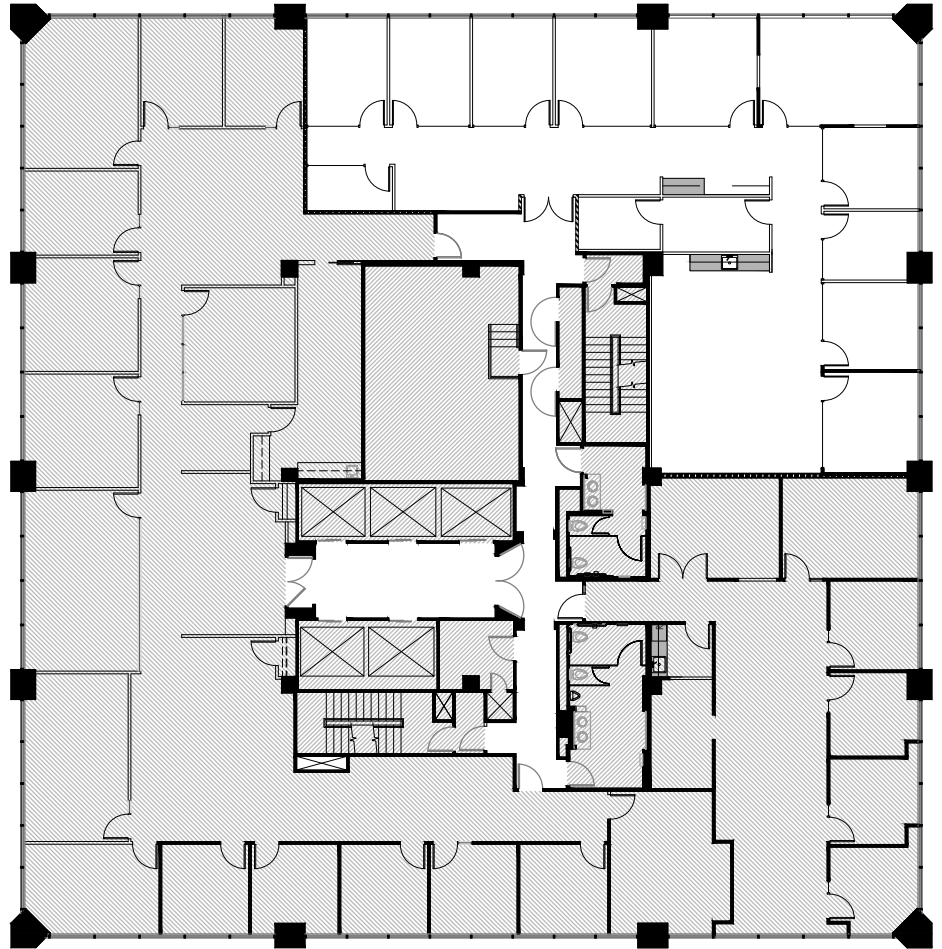


SUITE 1250

±3,606 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

- + New spec suite
- + Double-door identity
- + 9 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Phone room
- + IT/storage room



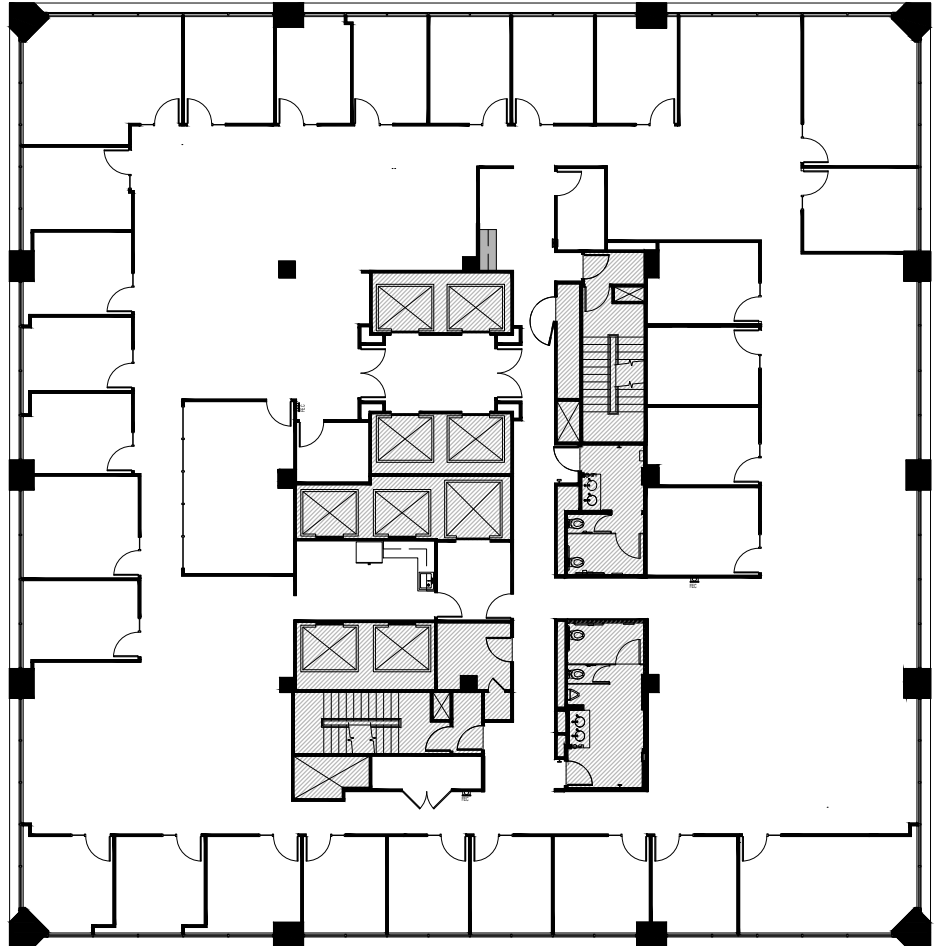


SUITE 1100

±12,234 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

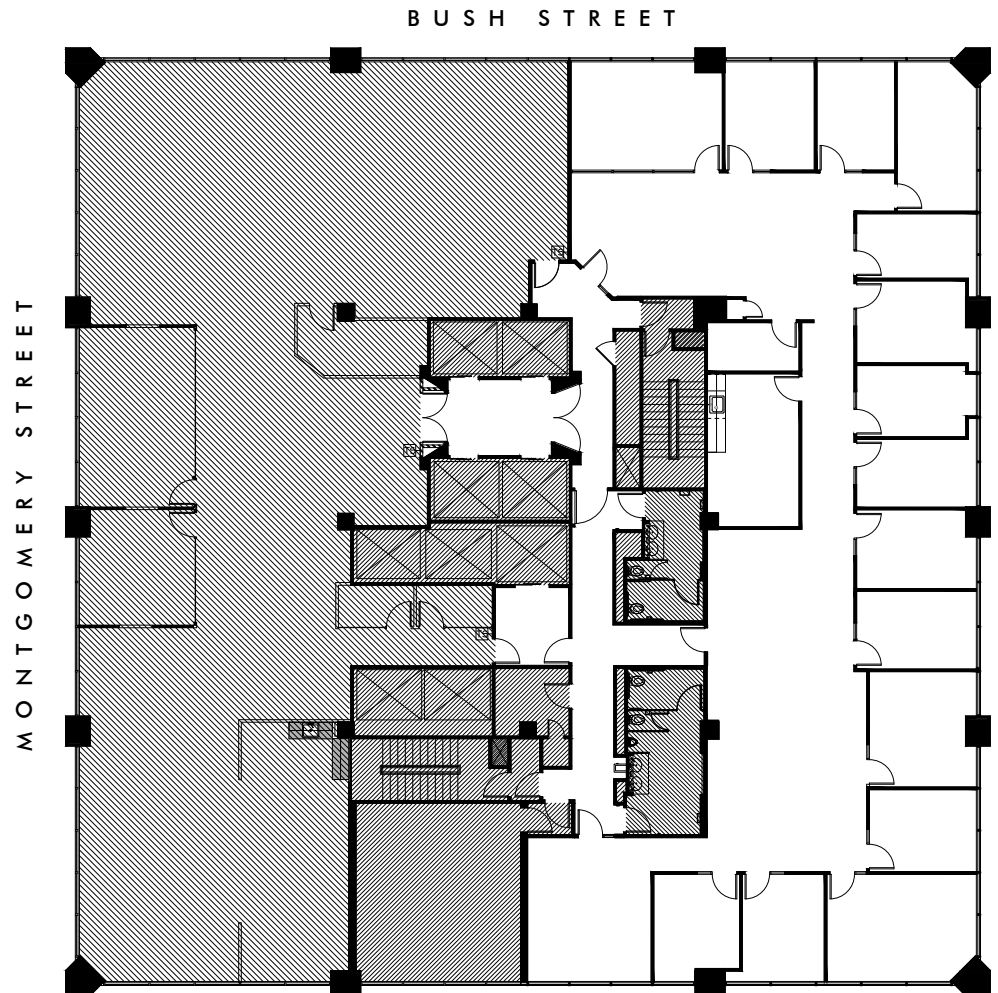
SPACE FEATURES

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



SUITE 1050 | ±5,648 RSF

YOUR POINT
OF
CONNECTION

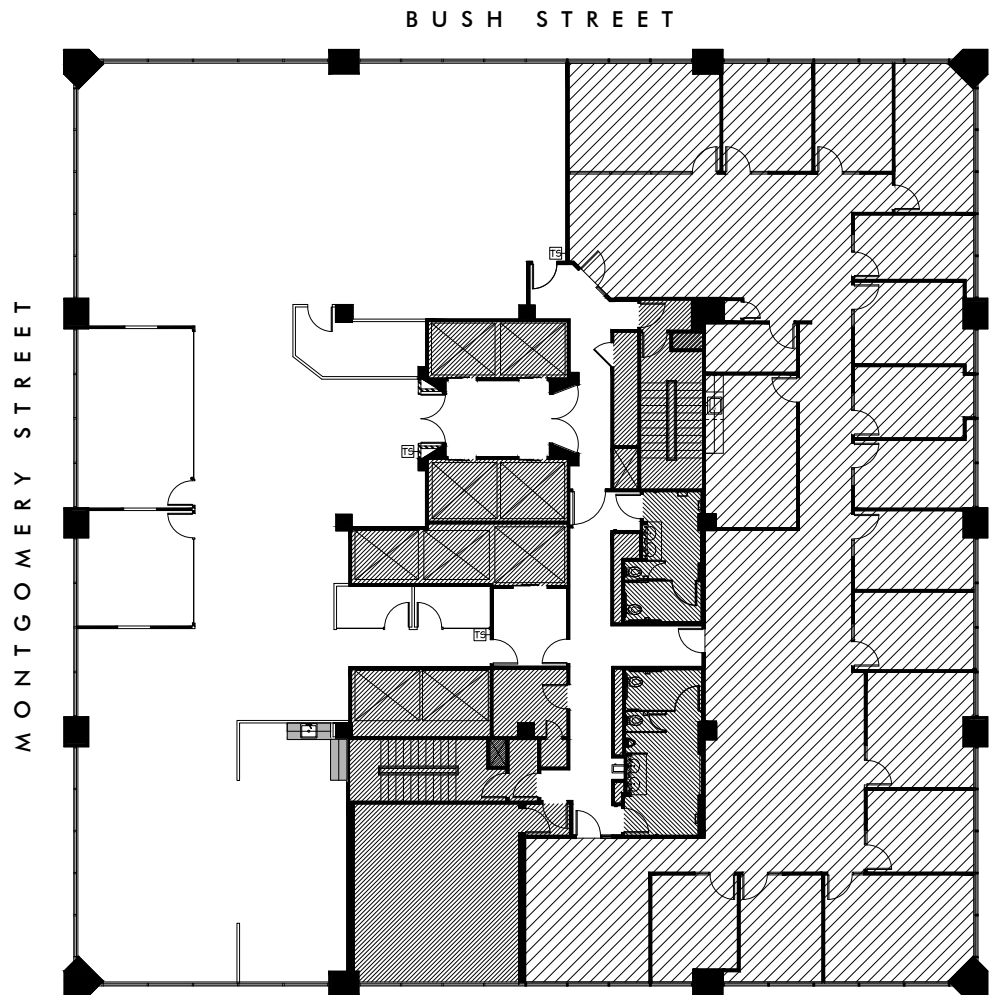


SPACE FEATURES

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



SUITE 1000 | ±6,106 RSF



YOUR POINT
OF
CONNECTION

SPACE FEATURES

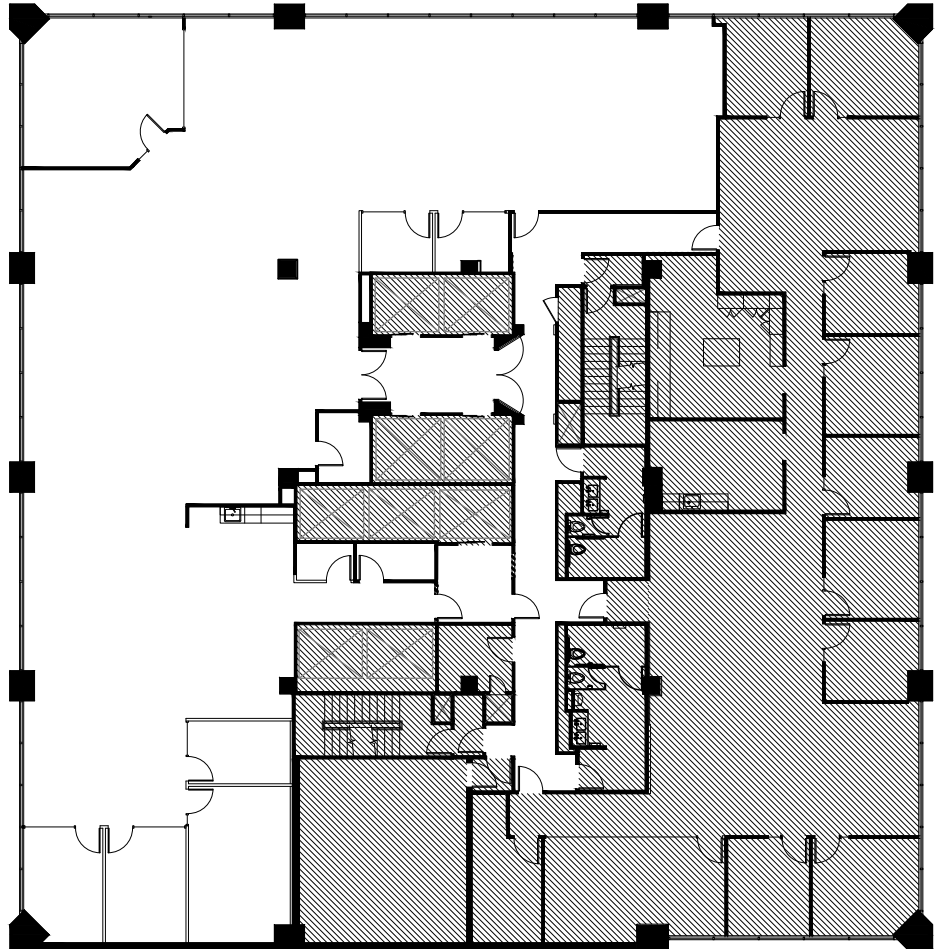
- + Recently improved suite
- + Double-door elevator identity
- + 3 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Storage, IT room, reception
- + Open area for workstations
- + Available now



SUITE 750 | ±5,443 RSF

BUSH STREET

MONTGOMERY STREET



YOUR POINT
OF
CONNECTION

SPACE FEATURES

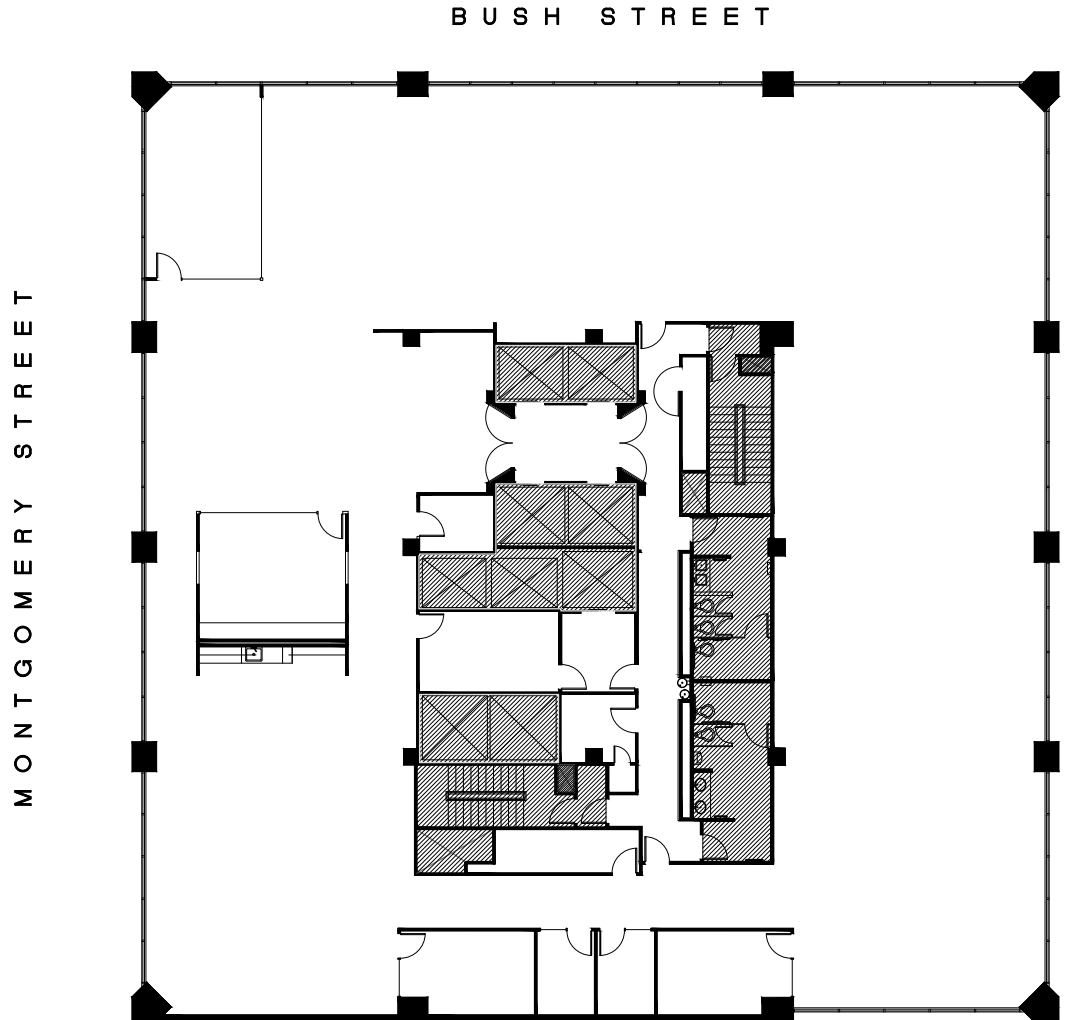
- + Recently improved suite
- + Double-door elevator identity
- + 5 offices/meeting rooms
- + 2 conference rooms
- + Open kitchen, IT/storage room
- + Montgomery and Bush Street outlooks
- + Furnished
- + Available now





SUITE 500 | ±12,239 RSF

YOUR POINT
OF
CONNECTION



SPACE FEATURES

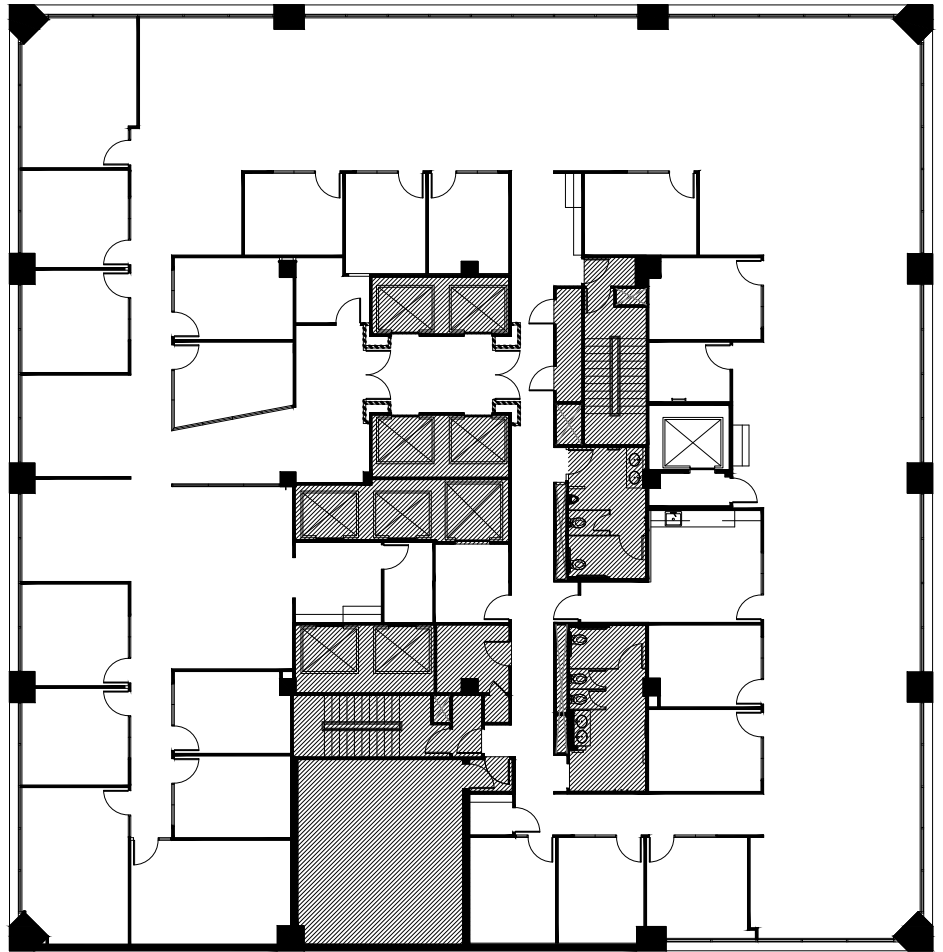
- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + Primarily open layout
- + 2 conference rooms
- + 4 meeting rooms
- + Open kitchen/break area
- + IT/storage room, mother's room
- + Available now



SUITE 400 | ±11,727 RSF

B U S H S T R E E T

M O N T G O M E R Y S T R E E T



YOUR POINT
OF
CONNECTION

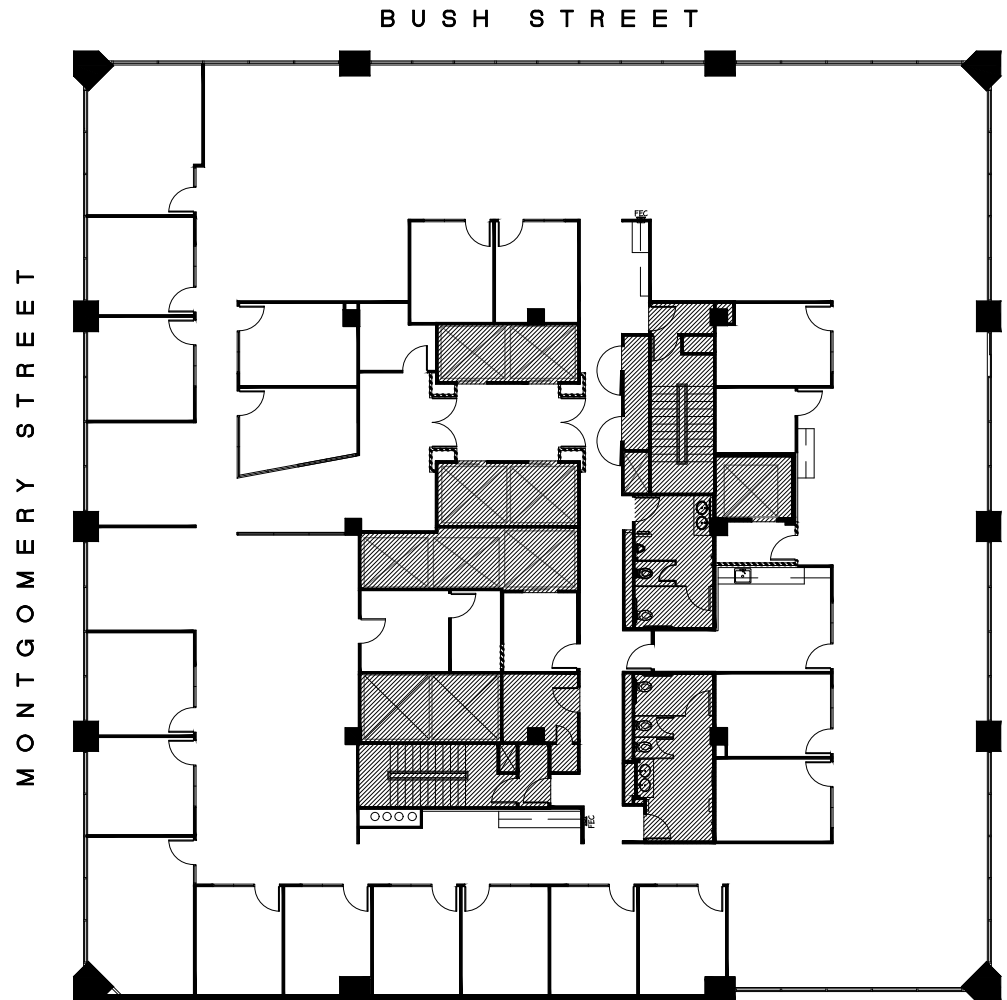
SPACE FEATURES

- + 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

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



MONTGOMERY

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