

# 111

## New Montgomery St.

San Francisco CA 94105

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# For Lease

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# BUILDING SUMMARY

Address:	111 New Montgomery Street
Property Type:	Creative Office
Available Floor:	2 <sup>nd</sup> Floor & 3 <sup>rd</sup> Floor
Term:	1 -5 Years

## Available Spaces

1	<b>3rd Floor</b> ±4,295 SF \$48.00 IG
2	<b>2nd Floor</b> ±4,281 SF low 30's IG



### Flexible Office Layout

Open and private mix



### Excellent Window Line

Abundant natural light



### Operable Windows

Fresh air access



### Full HVAC System

Climate controlled floors



### In-Suite Kitchenette

Convenient employee amenity



### Private Bathrooms

Restrooms on each floor



### Transit-Rich Location

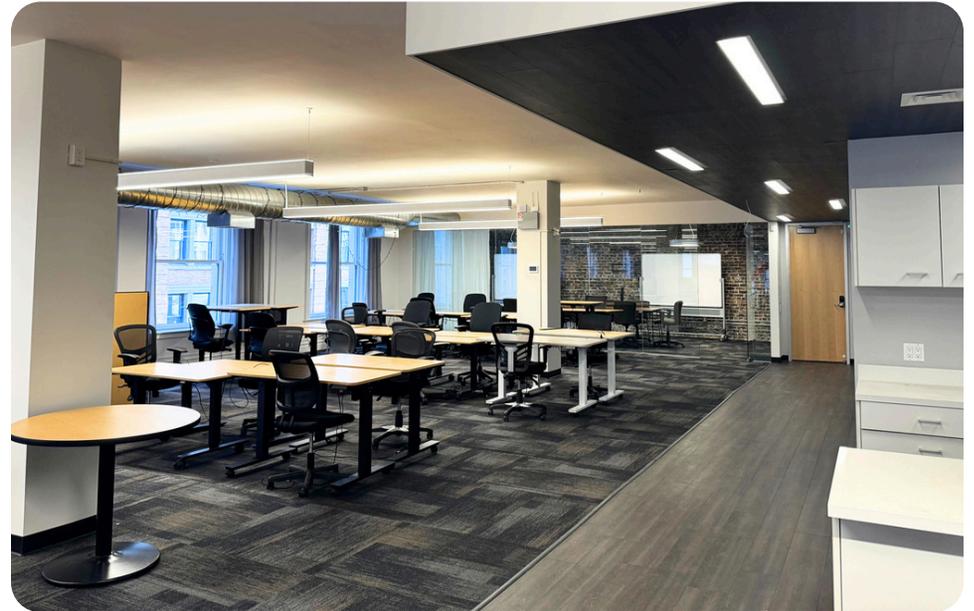
Steps from BART

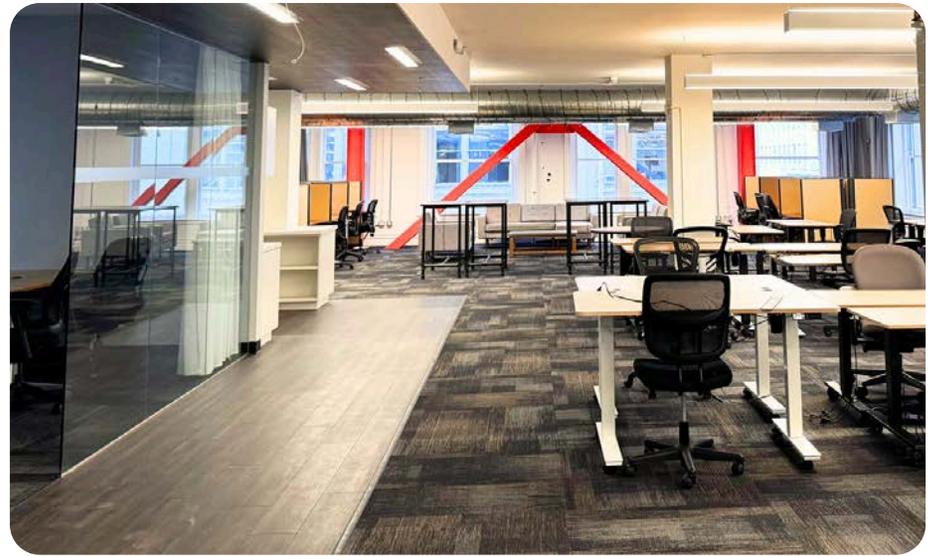
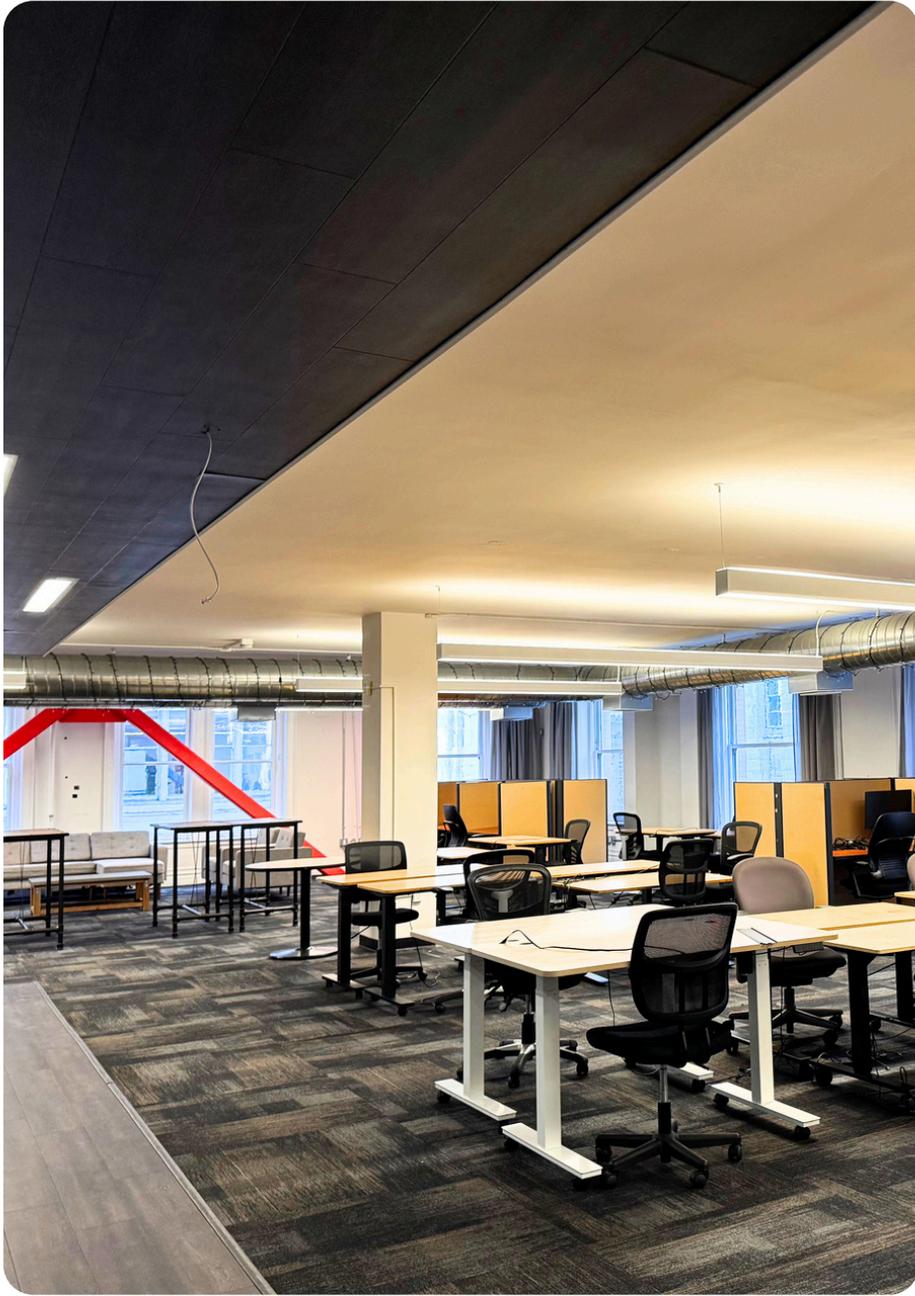
# 3rd Floor

- ± 4,281 SF
- Open layout
- One conference room
- Two private rooms
- Kitchenette
- Two Restrooms
- fully furnished

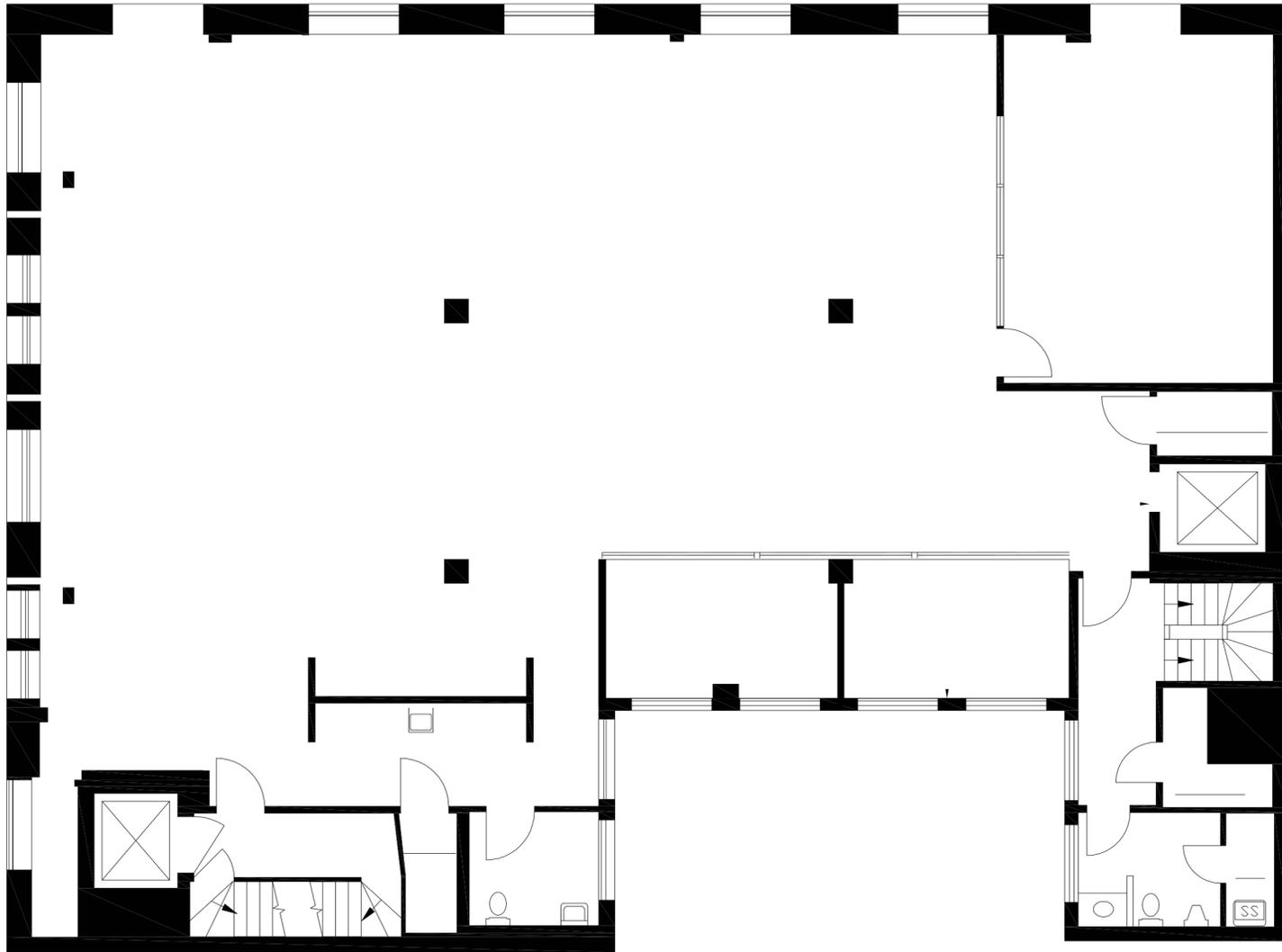
**Available on September 1<sup>st</sup>**

[View Matterport](#)





# 3rd Floor | Floorplan



# 2nd Floor

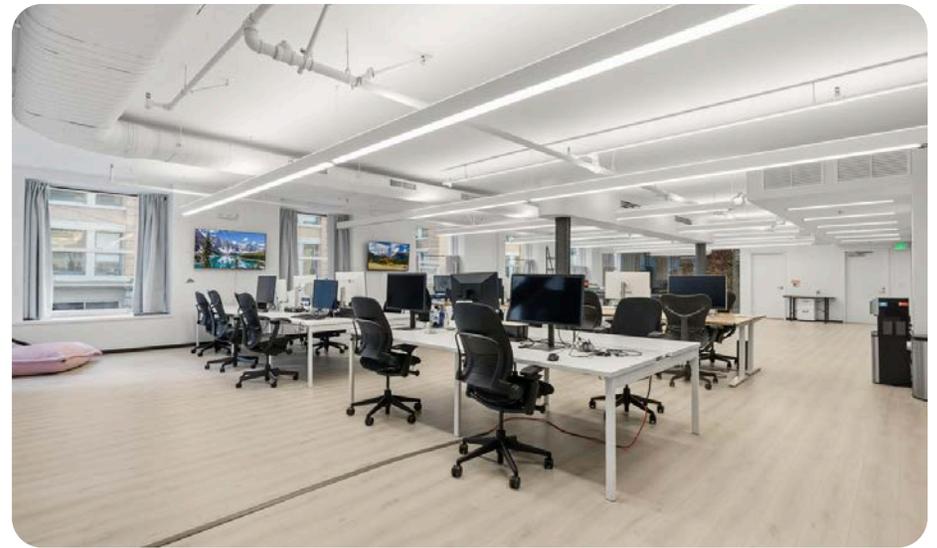
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- ±4,295 SF
- Recently renovated spec suite
- Open layout
- Three Restrooms
- One conference room
- Three private offices
- Kitchenette

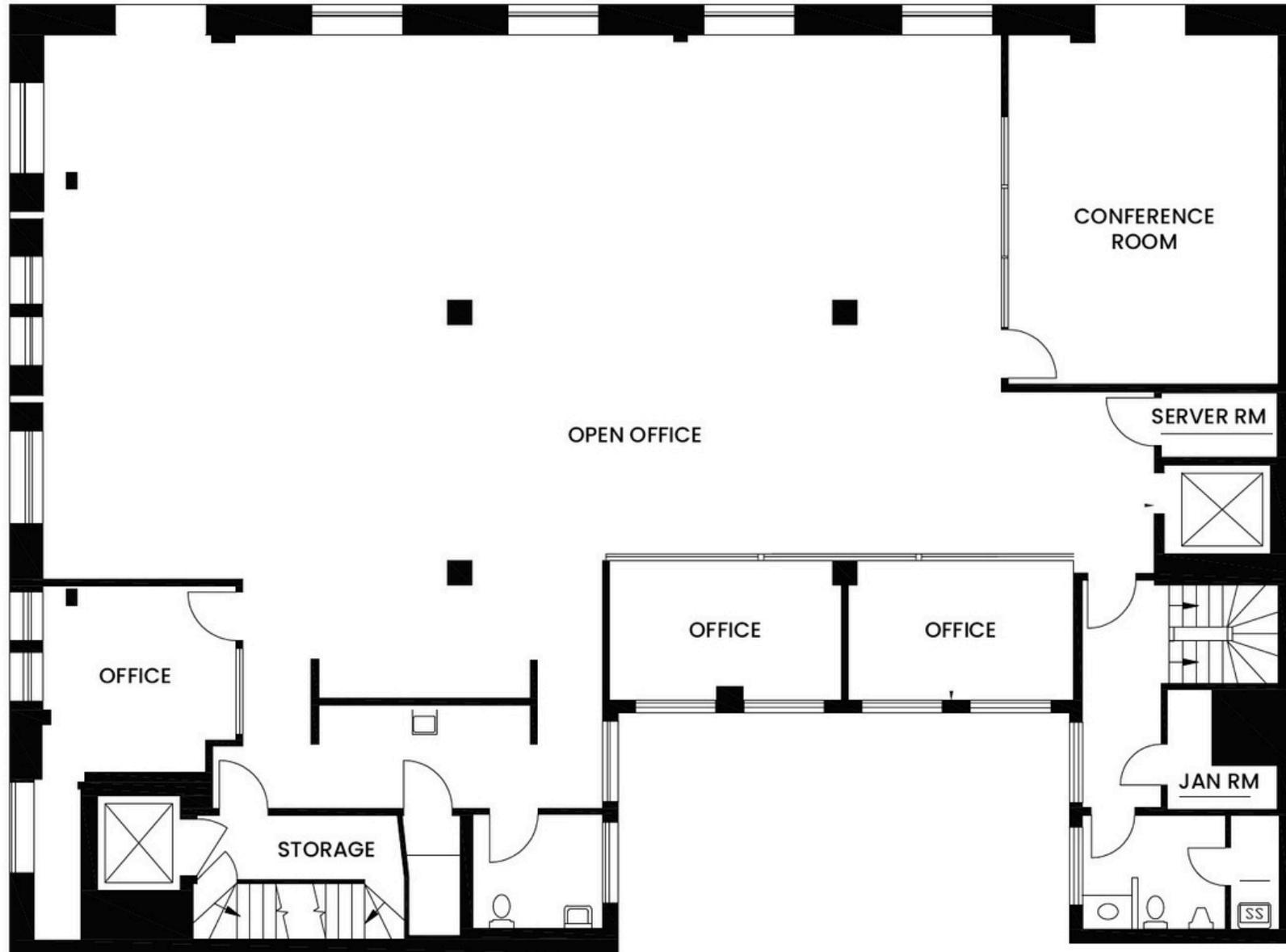




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# 2nd Floor | Floorplan



# Team

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**CA DRE# 01103056**