

44
MONTGOMERY

CORNER FLAGSHIP OPPORTUNITY

4,713 - 7,390 SF

44 MONTGOMERY STREET | FINANCIAL DISTRICT, SAN FRANCISCO

ALI MCEVOY ali@mavenproperties.com | KRystal CHANNICK krystal@mavenproperties.com | PAMELA MENDELSON pam@mavenproperties.com

maven
RETAIL

FEATURES

SIGNAGE

GALLERY

FLOOR PLANS

NEIGHBORHOOD

MAP

CONTACT

FEATURES

Located in the heart of San Francisco's Financial District, 44 Montgomery Street offers a great leasing opportunity in one of the city's most iconic and accessible office towers. This ground-floor commercial space features unparalleled frontage at the corner of Sutter and Montgomery. The space has potential for all types of retail or service uses seeking unmatched foot traffic plus visibility.



4,713 - 7,390 SF
Flexible floor plan



Located in a prestigious 43-story office tower with a strong daytime population



Great signage opportunity:
Sutter Street Frontage - 117'
Montgomery Street Frontage - 15'



Vast ceilings heights
Upper T-Bar Ceiling Height - 15'
Lower Ceiling Hard Lid Height - 10'



Direct street and lobby access with heavy pedestrian flow



Building amenities include a gym, yoga room, lockers with shower, bike storage and roof deck



Immediate access to Montgomery BART/Muni Station (directly beneath the building)



State of the art lobby with onsite building management and security

INCREDIBLE SIGNAGE OPPORTUNITY

 Lollipop on Montgomery Street

 Retail Banner along Sutter and Montgomery Streets



[FEATURES](#)

[SIGNAGE](#)

[GALLERY](#)

[FLOOR PLANS](#)

[NEIGHBORHOOD](#)

[MAP](#)

[CONTACT](#)



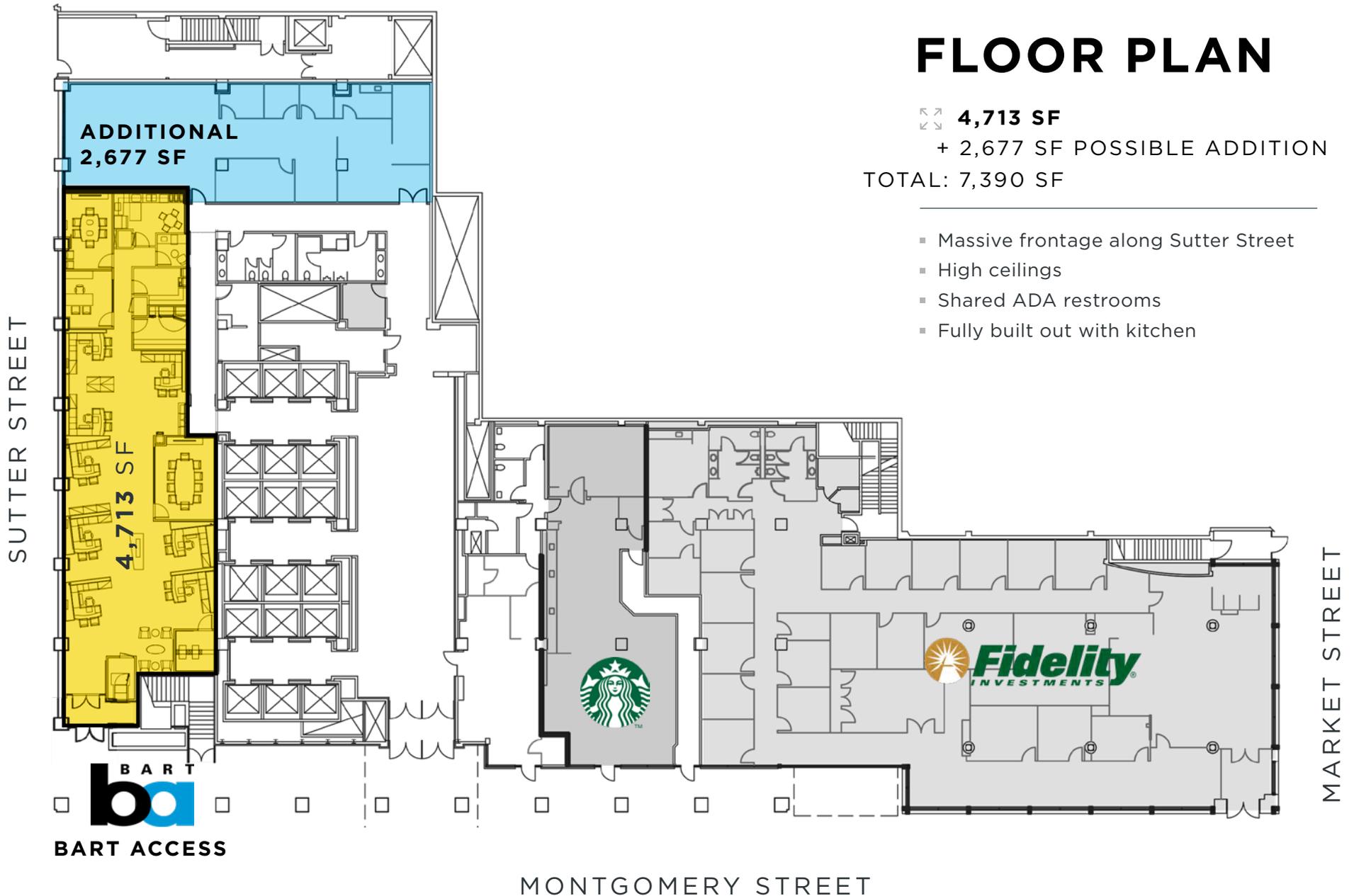
FLOOR PLAN

4,713 SF

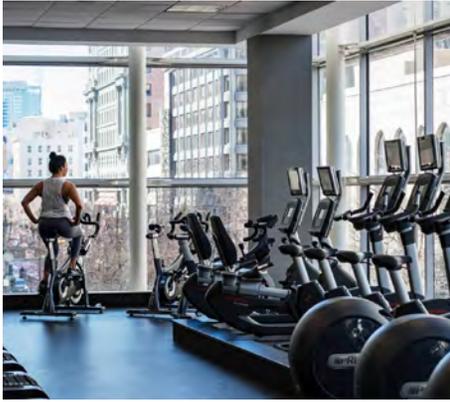
+ 2,677 SF POSSIBLE ADDITION

TOTAL: 7,390 SF

- Massive frontage along Sutter Street
- High ceilings
- Shared ADA restrooms
- Fully built out with kitchen



BART
ba
BART ACCESS



EQUINOX



BLUE BOTTLE COFFEE



PER DIEM



WAYFARE TAVERN



MENDOCINO FARMS



THE SHOTA



THE TREASURY



BAR METHOD



44 MONTGOMERY is situated in the epicenter of San Francisco's Financial District. It is surrounded by corporate offices, financial institutions, law firms, and tech companies. This space is walking distance to Union Square, the Embarcadero, Salesforce Tower, and Ferry Building, as well as numerous dining, retail, and service options. The property has unrivaled public transit connectivity and high foot traffic from office workers, residents, and tourists.



100
WALK SCORE

85
BIKE SCORE

100
TRANSIT SCORE

9
MONTGOMERY BART EXITS

243,846
DAYTIME POPULATION - 1 MILE

2, 5, 8, 15, 38
BUS LINE

[FEATURES](#)

[SIGNAGE](#)

[GALLERY](#)

[FLOOR PLANS](#)

[NEIGHBORHOOD](#)

[MAP](#)

[CONTACT](#)

44

MONTGOMERY

CONTACT

ALI MCEVOY

office 415.312.5191
ali@mavenproperties.com
DRE #01930635

KRYSTAL CHANNICK

office 415.462.5940
krystal@mavenproperties.com
DRE #01969079

PAM MENDELSON

office 415.404.6650
pam@mavenproperties.com
DRE #00953050

maven
RETAIL

BEACON

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

466 Green Street Suite #203 | San Francisco, CA 94133 | 415-781-7700 | www.mavenproperties.com

FEATURES

SIGNAGE

GALLERY

FLOOR PLANS

NEIGHBORHOOD

MAP

CONTACT