

505 MONTGOMERY



SAN FRANCISCO, CA

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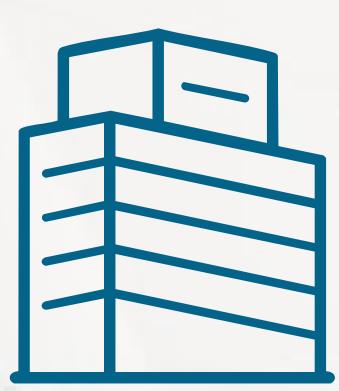
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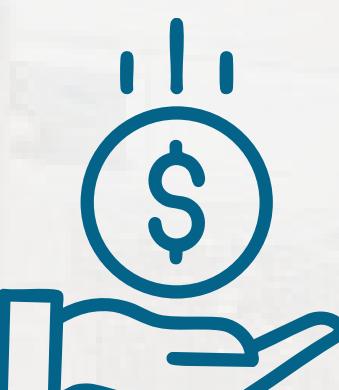
BUILDING HIGHLIGHTS



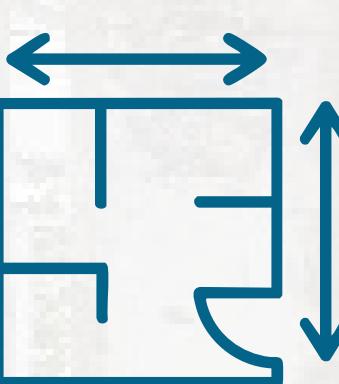
INSTITUTIONAL-QUALITY CLASS A OFFICE TOWER LOCATED IN THE NORTH FINANCIAL DISTRICT



STRONG \$76M CASH FLOW, 6.4- YEAR WALT, SOLID YIELDS & LEASE-UP UPSIDE



OVER \$38.4M (\$112 PSF) INVESTED SINCE 2015 IN CAPITAL PROJECTS AND TENANT IMPROVEMENTS



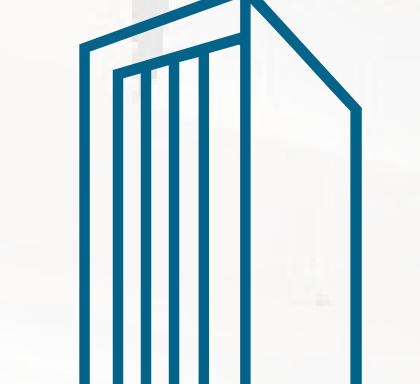
CENTER CORE DESIGN WITH FLEXIBLE COLUMN-FREE FLOOR PLANS



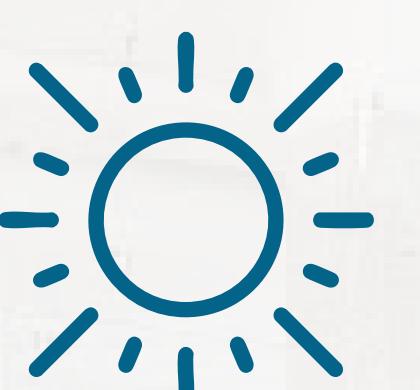
COMPELLING BASIS: SIGNIFICANT DISCOUNT TO HISTORICAL PRICING AND REPLACEMENT COST



A LONG-TERM COMMITMENT WITH LATHAM & WATKINS ANCHORS, OCCUPIES 35%,



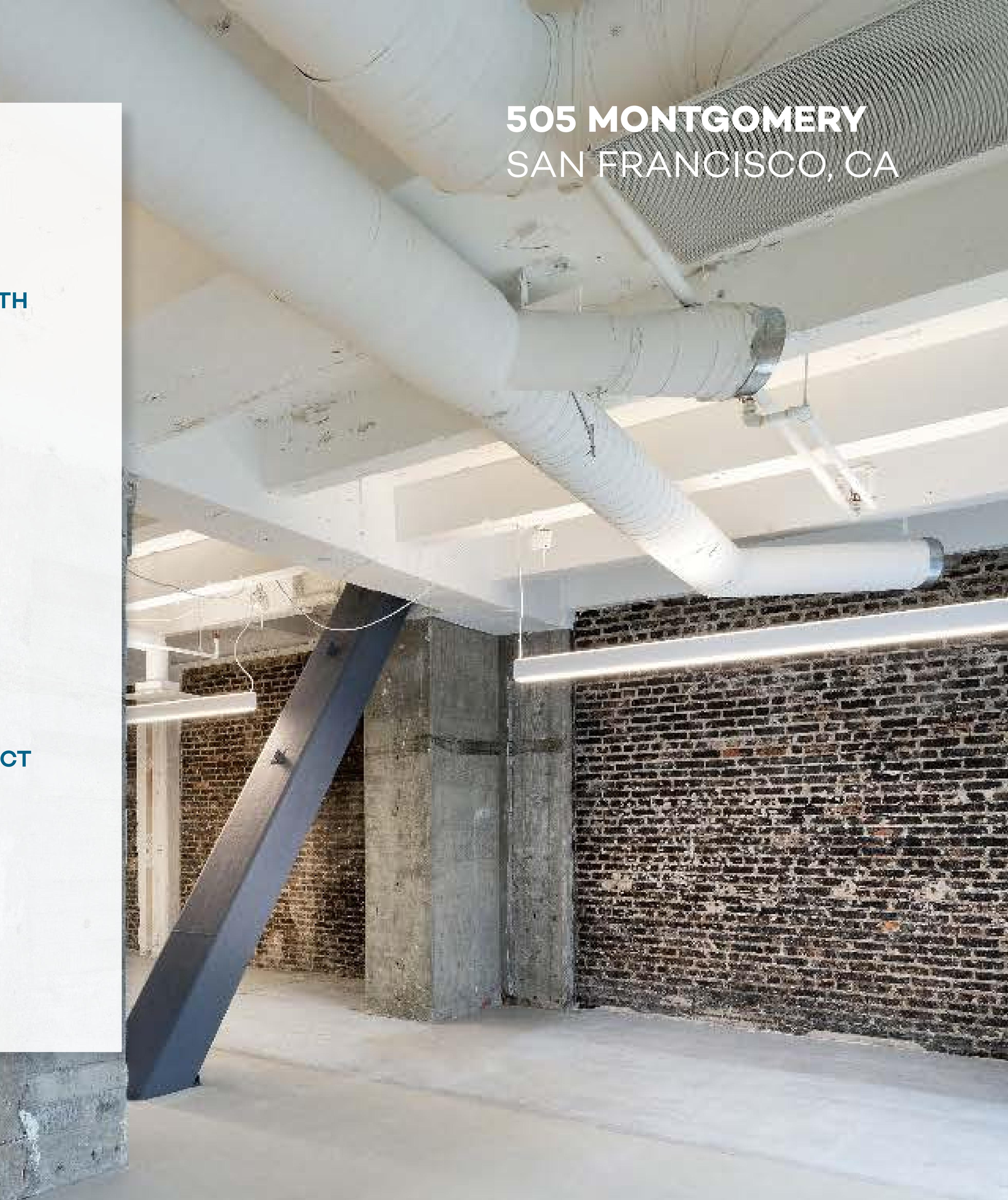
DISTINCTIVE ARCHITECTURE: TOP SIX FLOORS, PANORAMIC WINDOWS & SUPERIOR VIEWS



AMPLE SETBACKS, EXPANSIVE WINDOWS: ABUNDANT NATURAL LIGHT



CONVENIENT FINANCIAL DISTRICT LOCATION: AMENITIES AND TRANSIT ACCESS

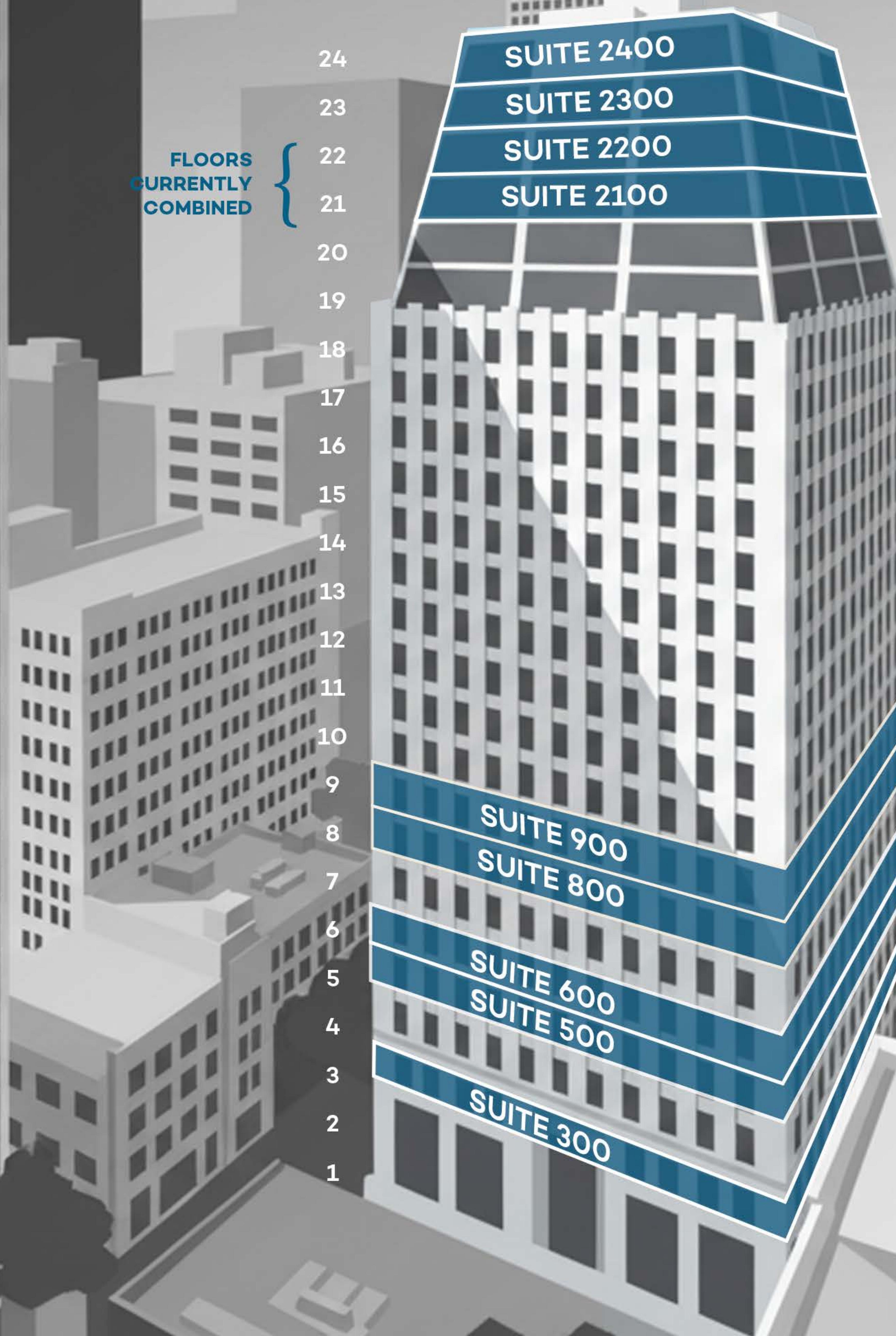




505 MONTGOMERY
SAN FRANCISCO, CA

STACKING PLAN

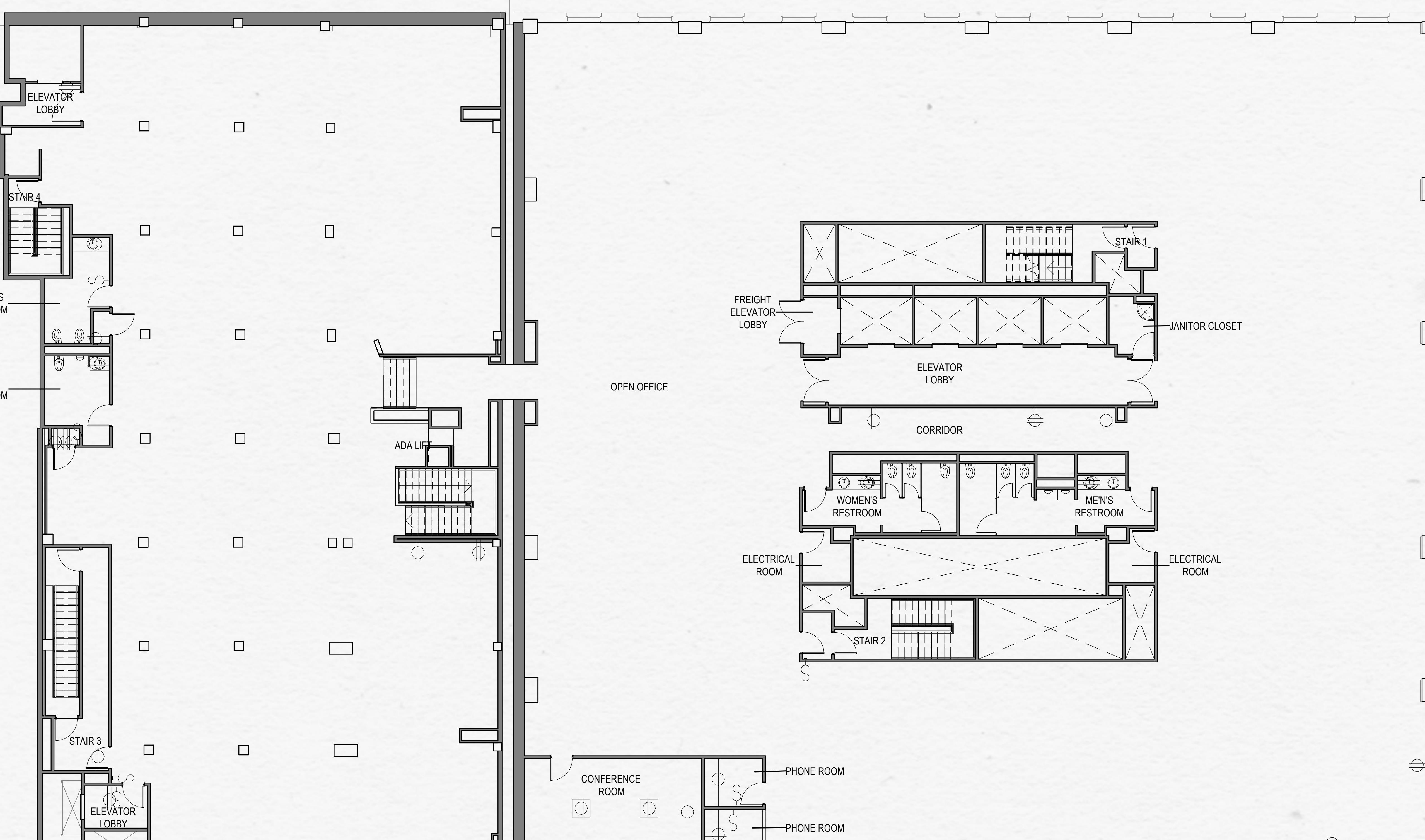
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FLOOR PLAN

SUITE 300 | 24,117 SF

505 MONTGOMERY
SAN FRANCISCO, CA



3RD FLOOR

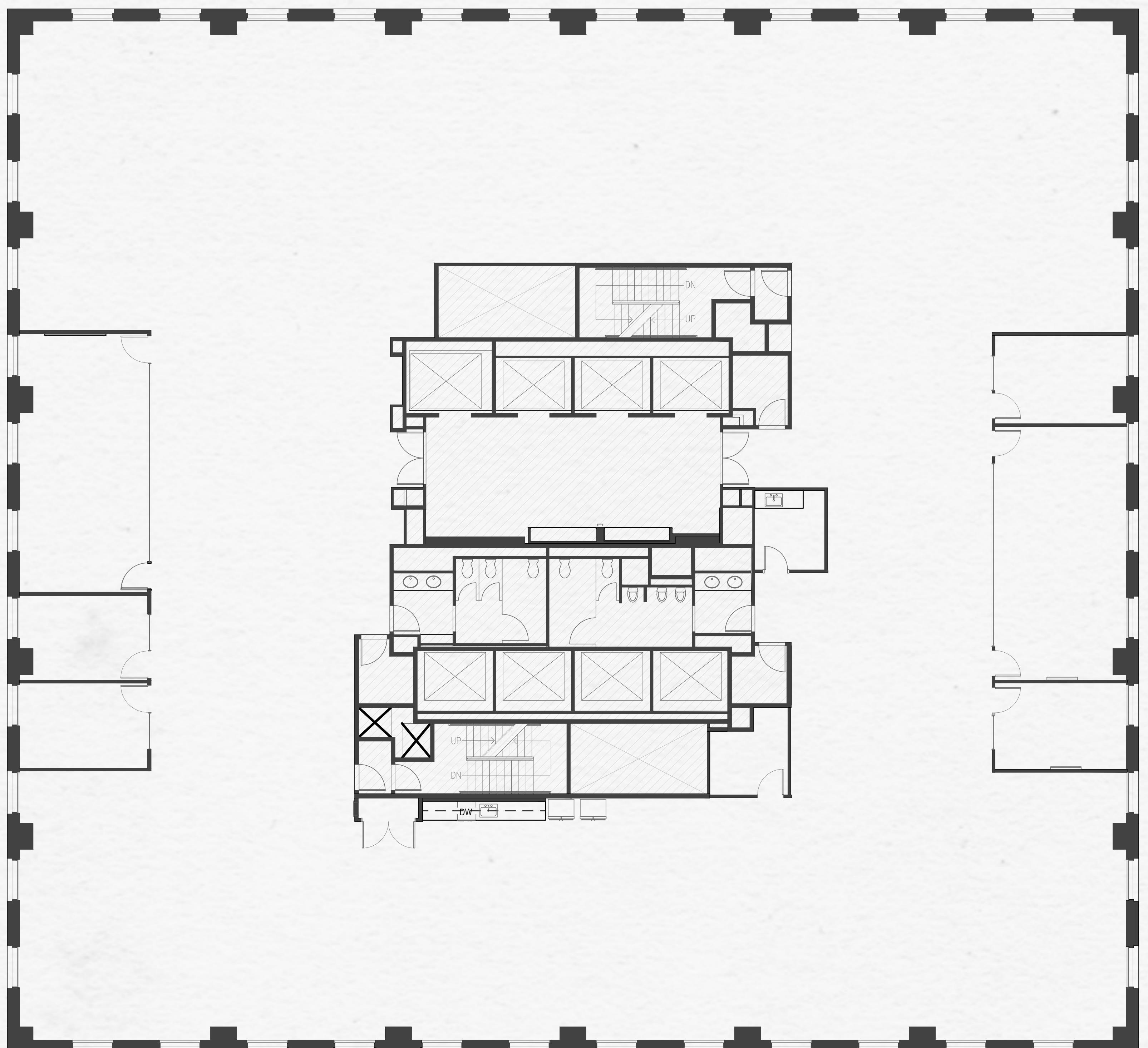
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



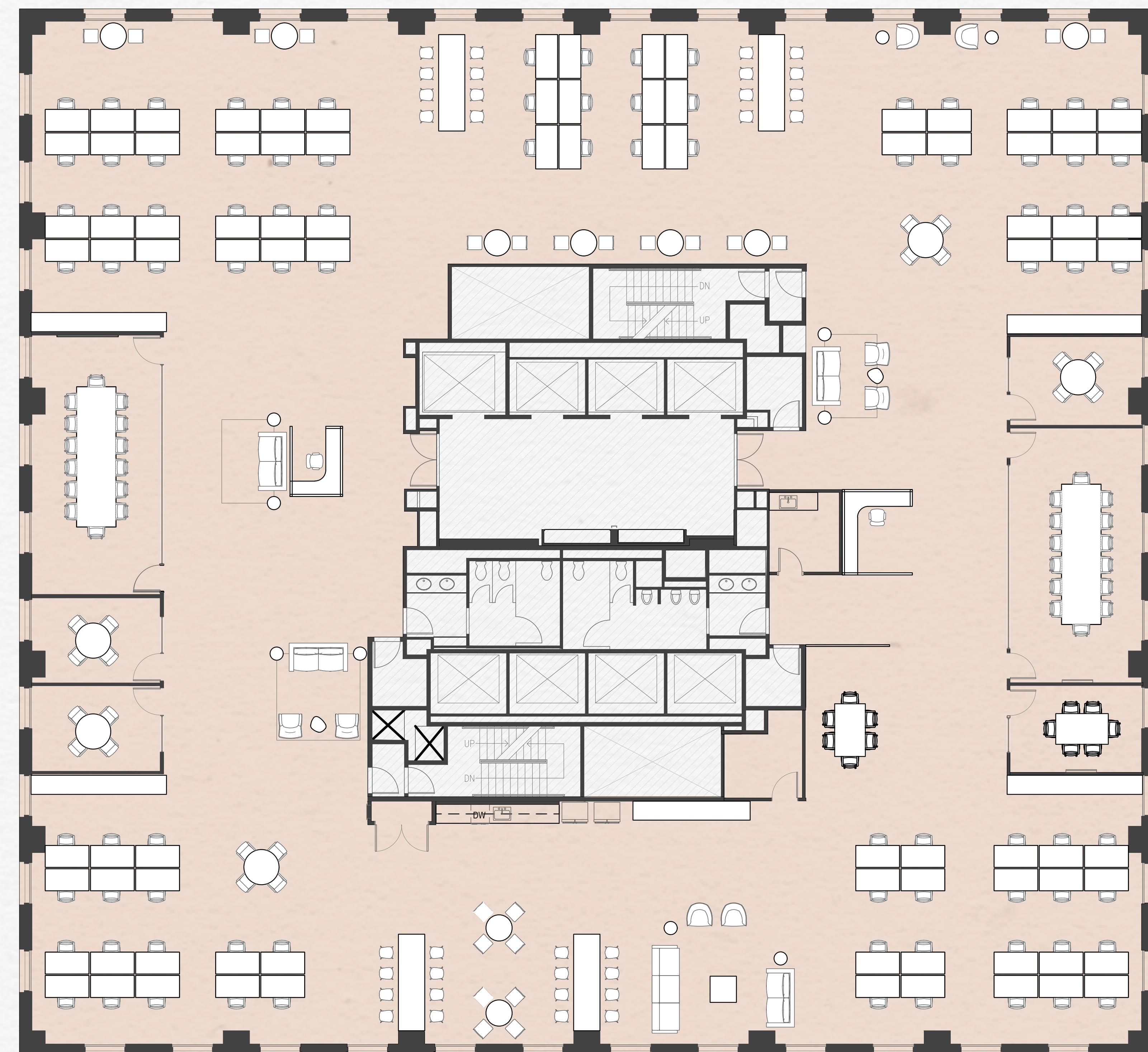
FLOOR PLAN

SUITE 500 | 14,996 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



*CONCEPTUAL LAYOUT

- 68 WORKSTATIONS
- 6 MEETING ROOMS
- MOTHER'S ROOM
- RECEPTION
- BREAK ROOM
- STORAGE
- IT ROOM

5TH FLOOR

CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



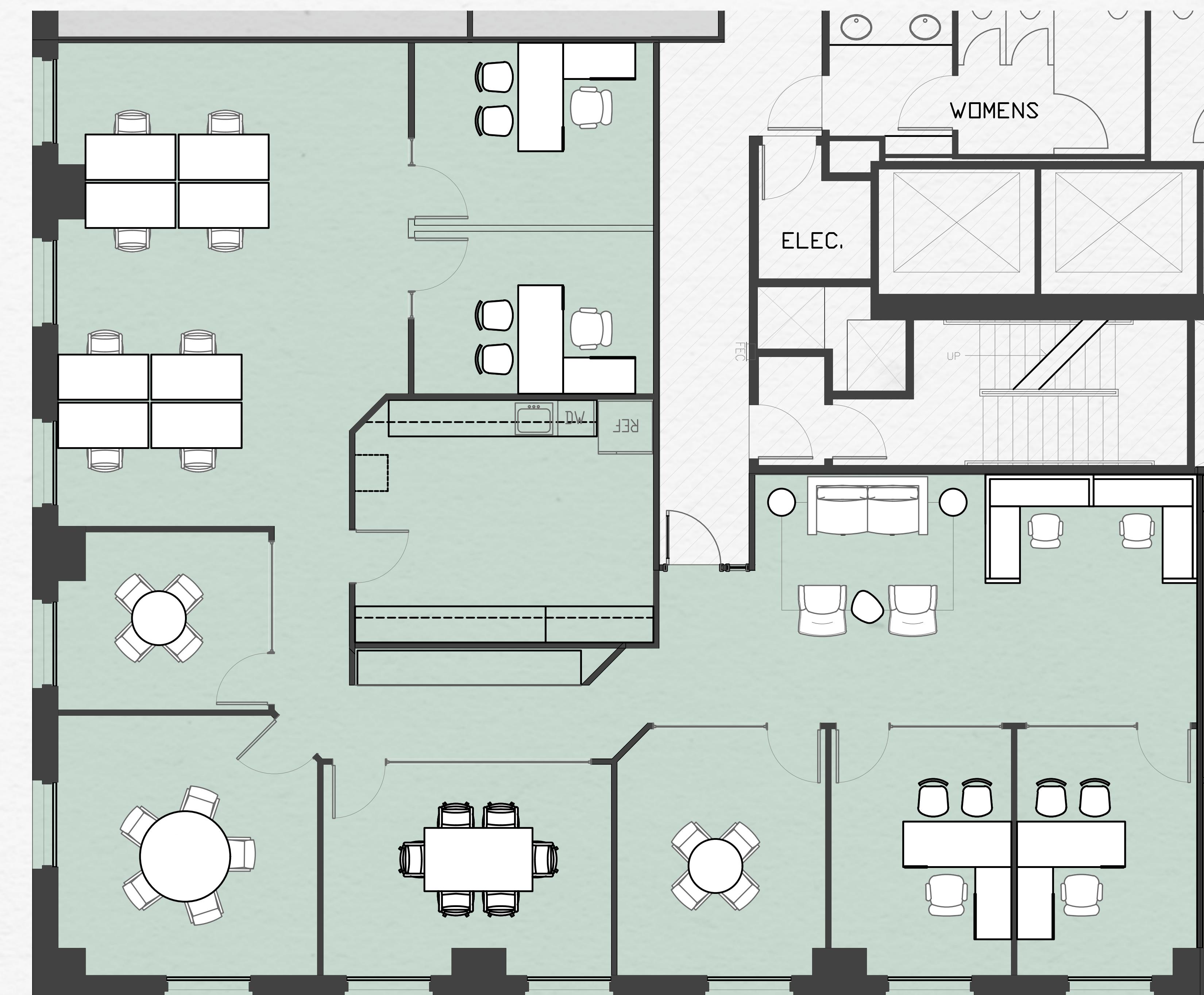
FLOOR PLAN

SUITE 600 | 3,319 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



*CONCEPTUAL LAYOUT



- 11 DESKS
- 2 PRIVATE OFFICES
- 3 MEETING ROOMS
- 3 HUDDLE ROOMS
- BREAK ROOM
- LOUNGE AREA
- IT ROOM

6TH FLOOR

CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



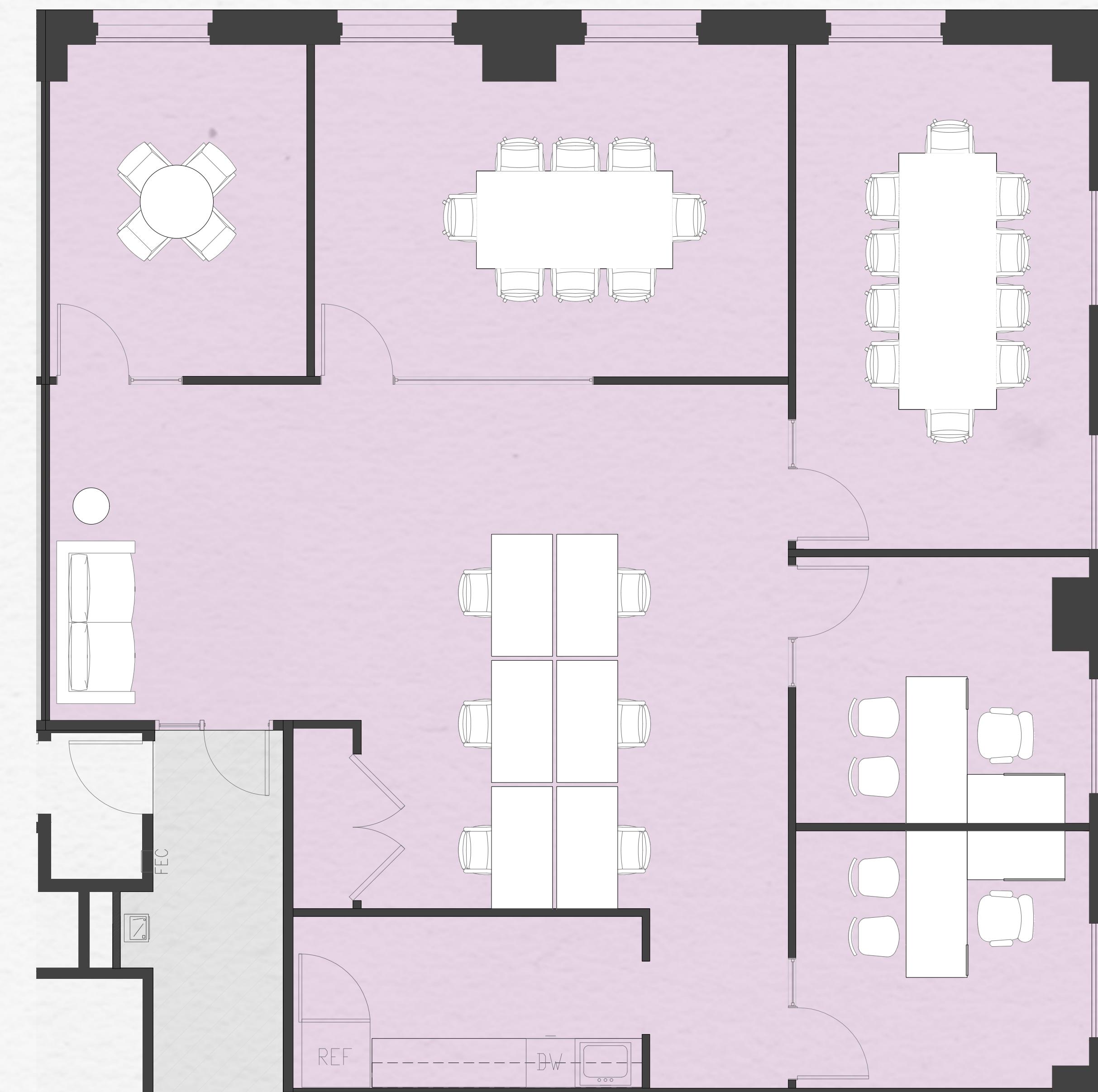
FLOOR PLAN

SUITE 610 | 2,183 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



*CONCEPTUAL LAYOUT



- 6 DESKS
- 2 MEETING ROOMS
- 3 HUDDLE ROOMS
- ENTRANCE LOUNGE
- BREAK ROOM
- IT CLOSET

6TH FLOOR

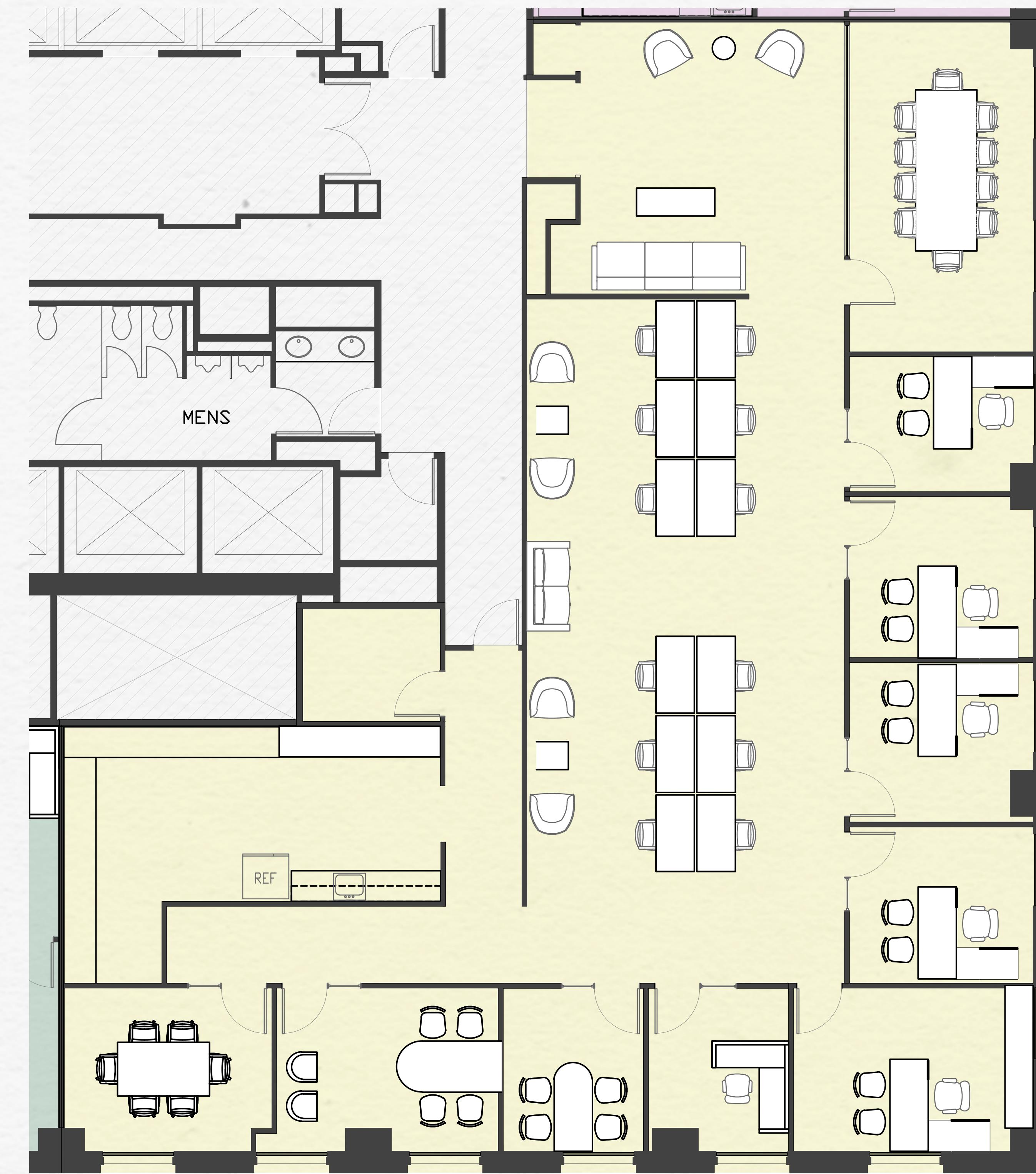
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



FLOOR PLAN

SUITE 620 | 4,490 SF

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*CONCEPTUAL LAYOUT



- 12 DESKS
- 5 PRIVATE OFFICES
- 3 MEETING ROOMS
- 2 HUDDLE ROOMS
- RECEPTION LOUNGE
- BREAK ROOM
- 2 PRINTBAYS

6TH FLOOR

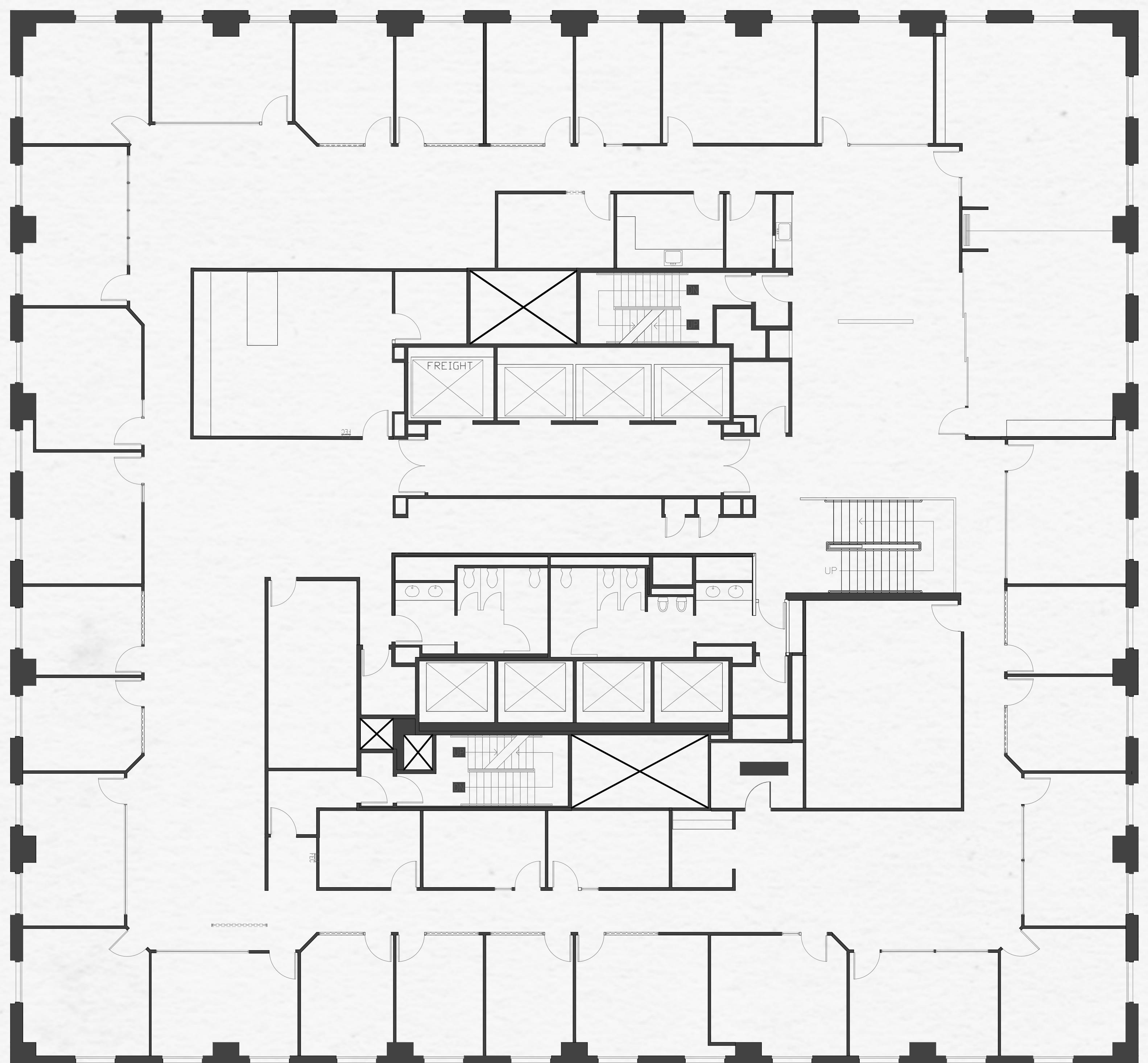
CONCEPTUAL FLOOR PLAN
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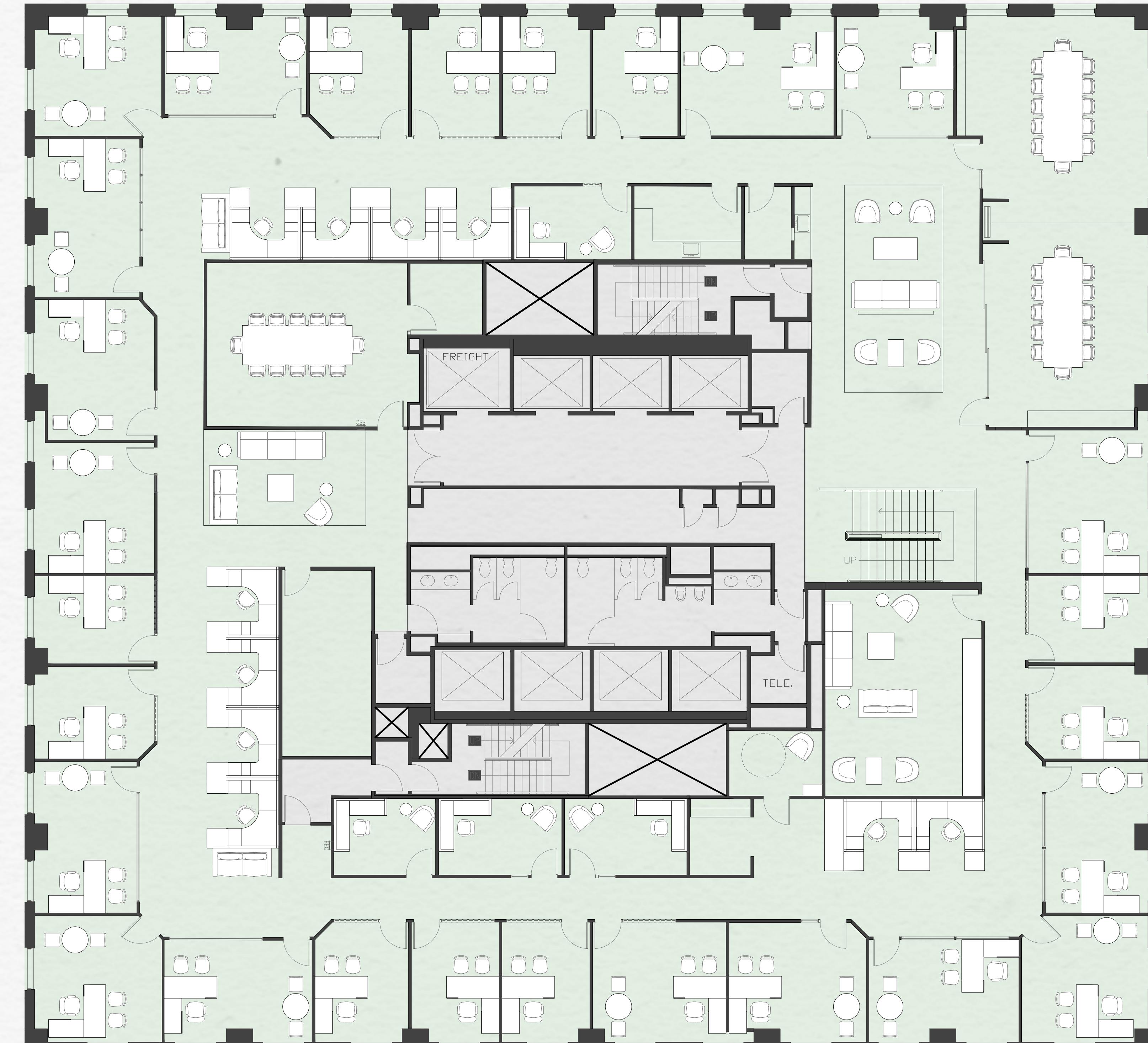
FLOOR PLAN

SUITE 800 | 15,060 SF

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AS BUILT



*CONCEPTUAL LAYOUT

- 10 DESKS
- 31 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 3 LOUNGE AREAS
- BREAK AREA

8TH FLOOR

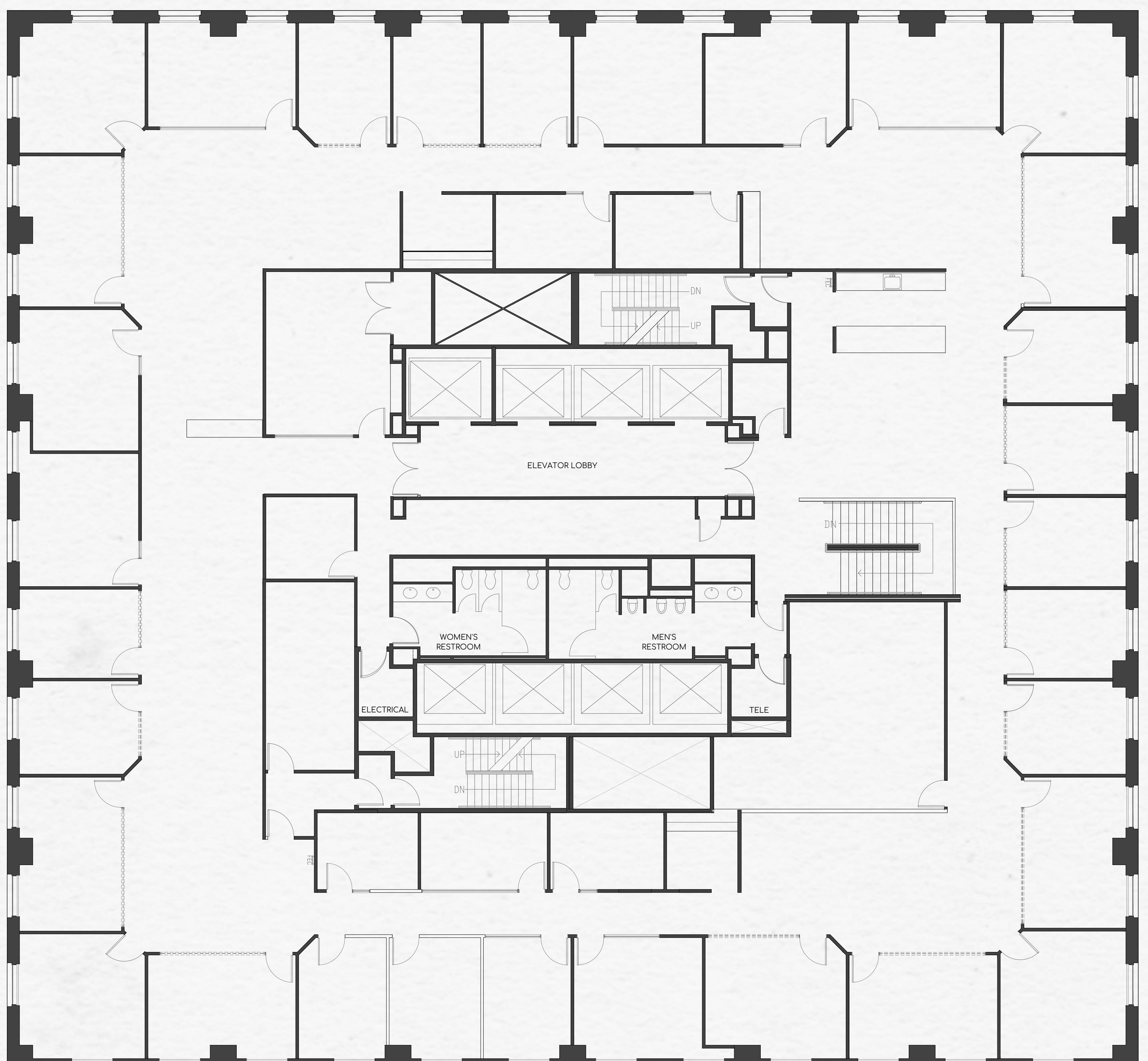
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



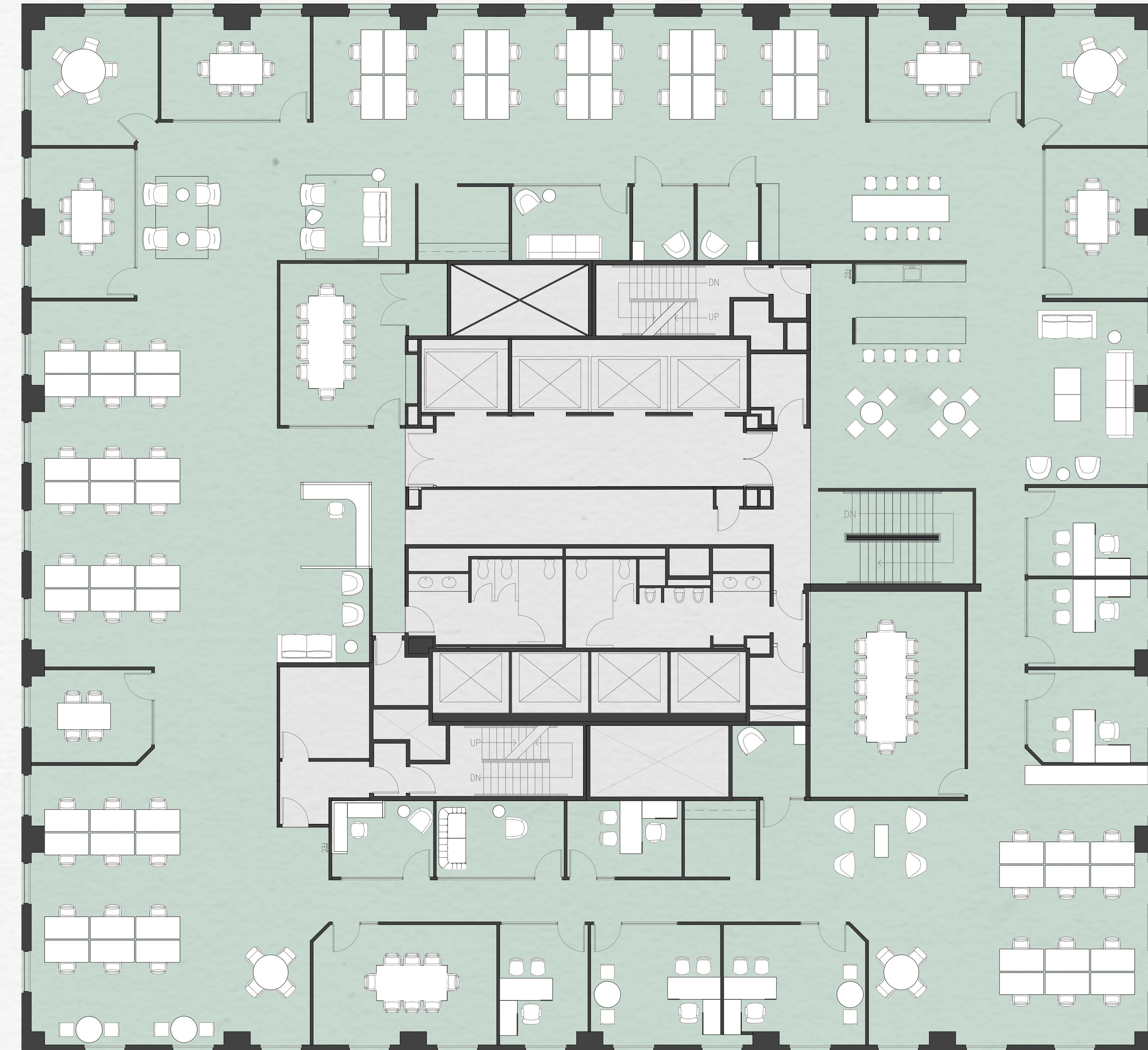
FLOOR PLAN

SUITE 900 | 15,060 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



*CONCEPTUAL LAYOUT

- 62 DESKS
- 2 LARGE CONFERENCE ROOMS
- 5 MEDIUM CONFERENCE ROOMS
- 2 SMALL CONFERENCE ROOMS
- HUDDLE ROOM
- COLLAB SPACE
- BREAK ROOM

9TH FLOOR

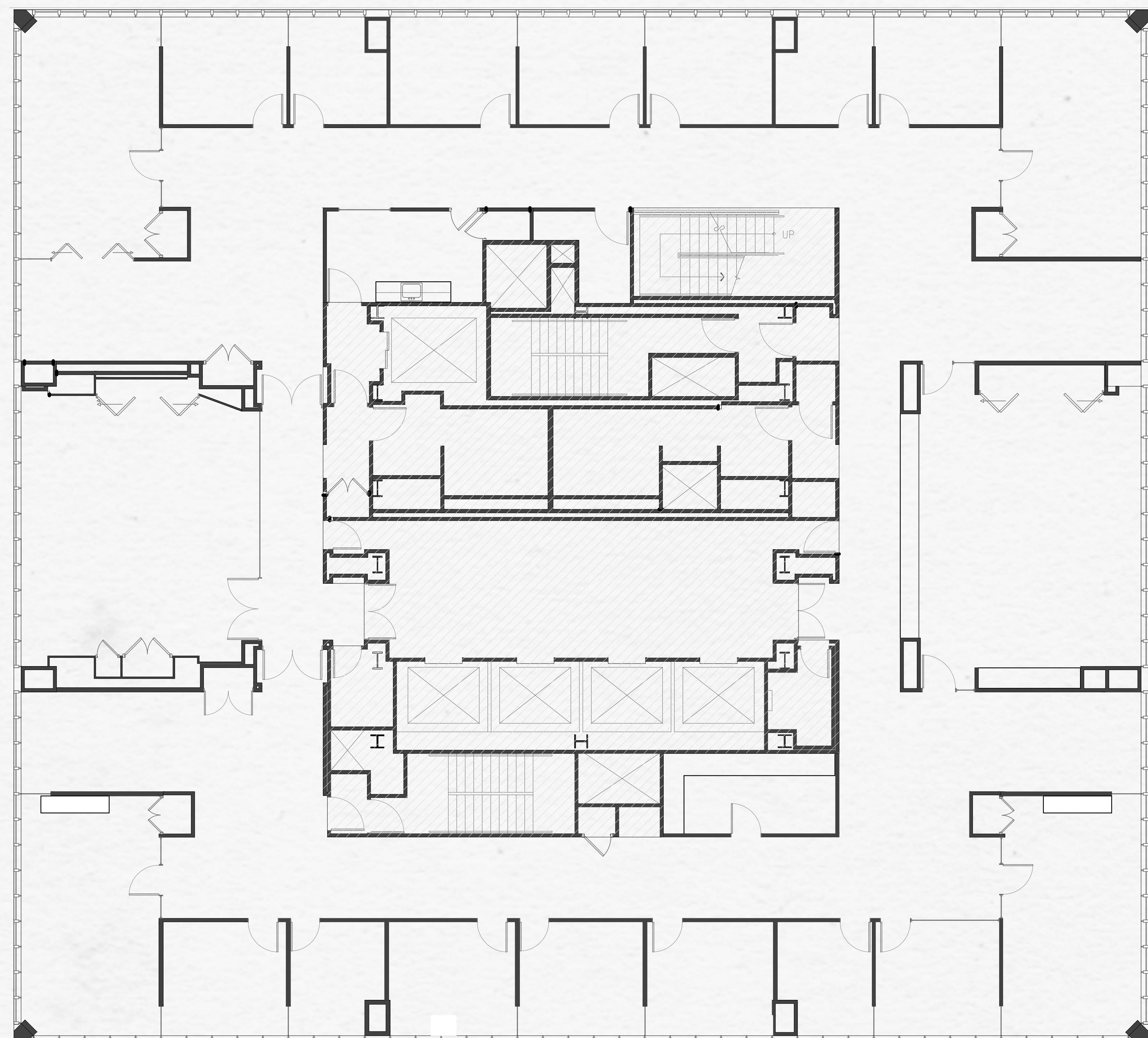
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



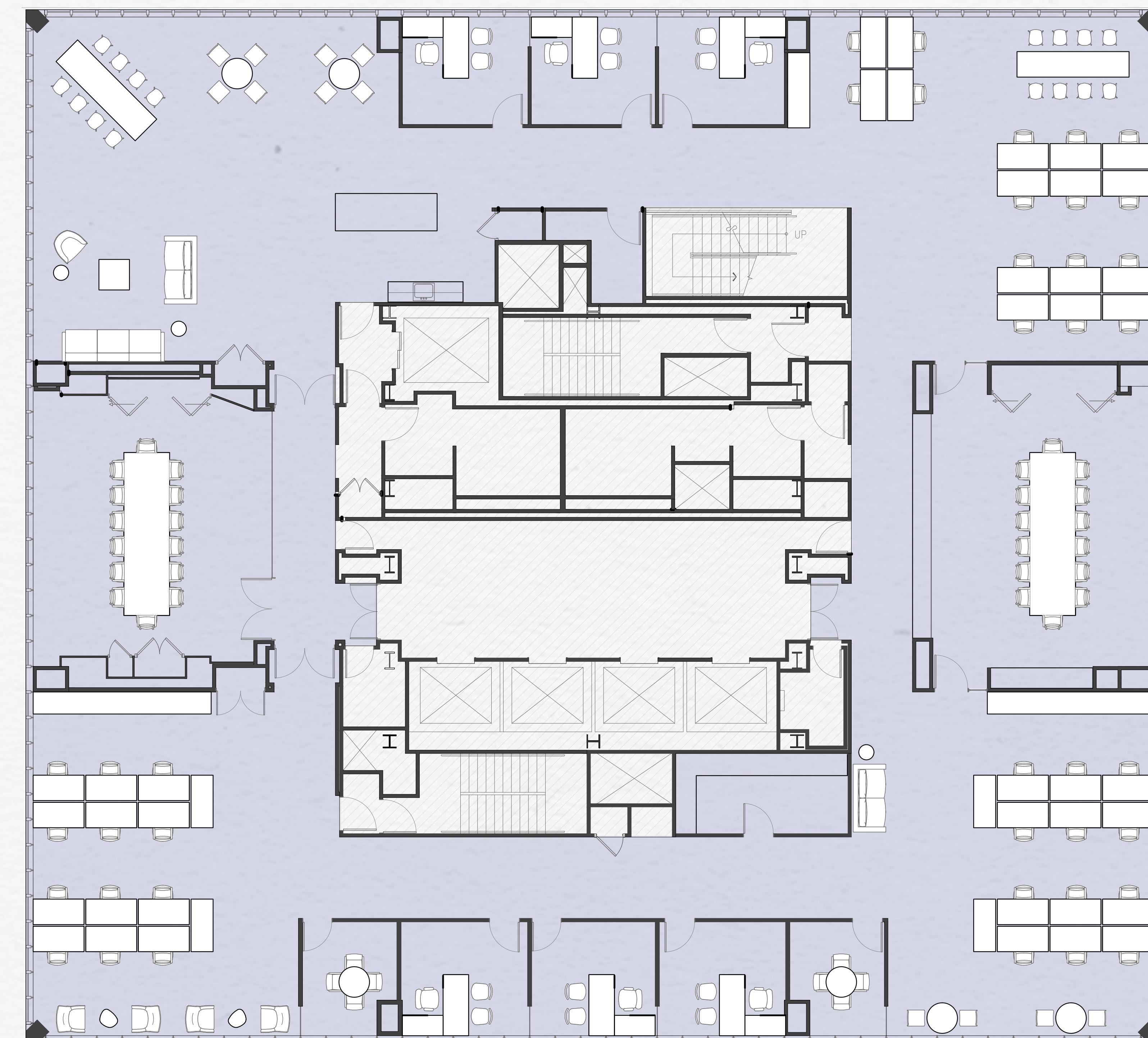
FLOOR PLAN

SUITE 2100 | 11,101 SF

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SAN FRANCISCO, CA



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*CONCEPTUAL LAYOUT

- 48 DESKS
- 4 MEETING ROOMS
- 6 HUDDLE ROOMS
- LOUNGE AREA
- PRINT ROOM
- BREAK ROOM
- COLLAB SPACE

21TH FLOOR

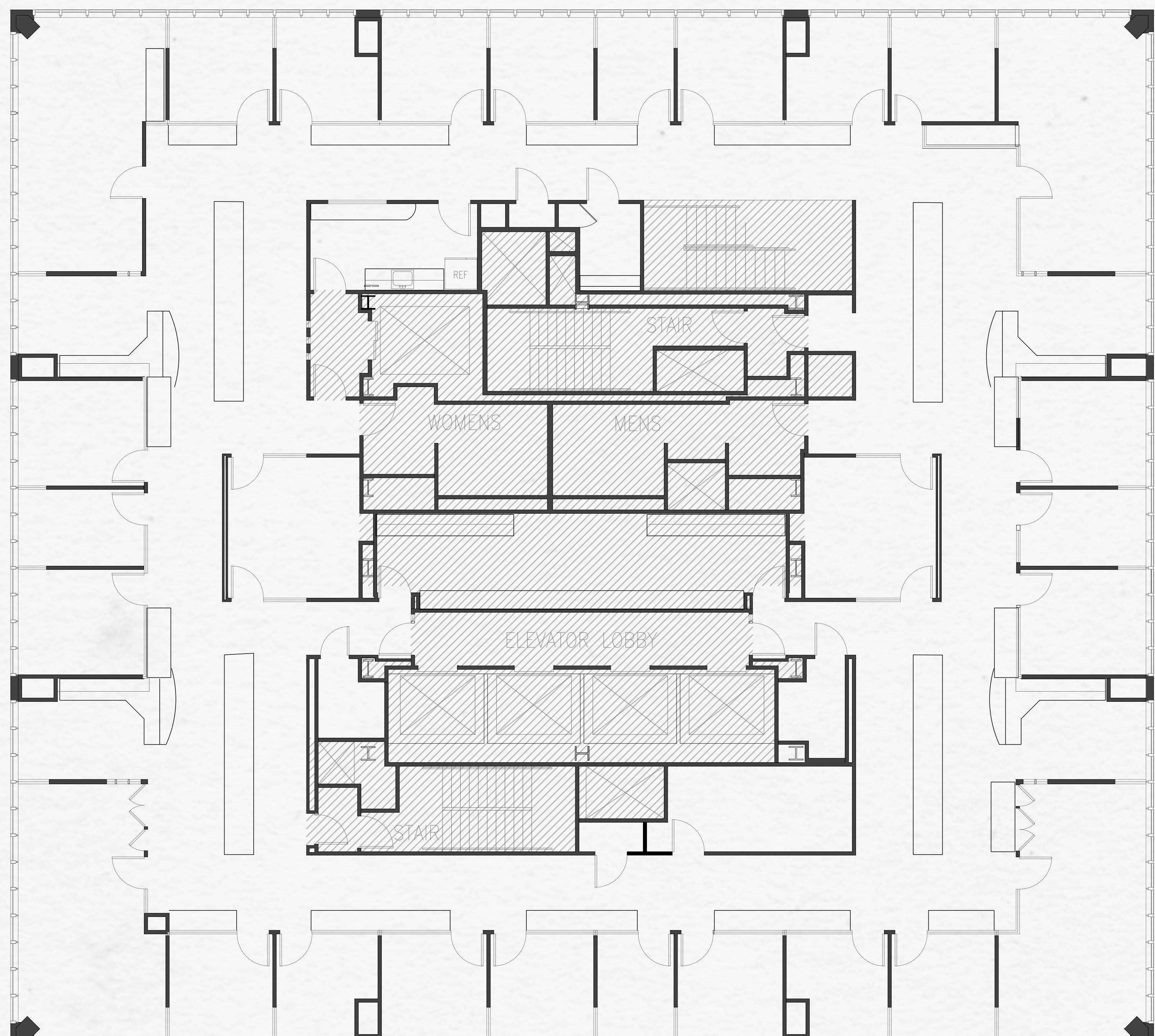
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



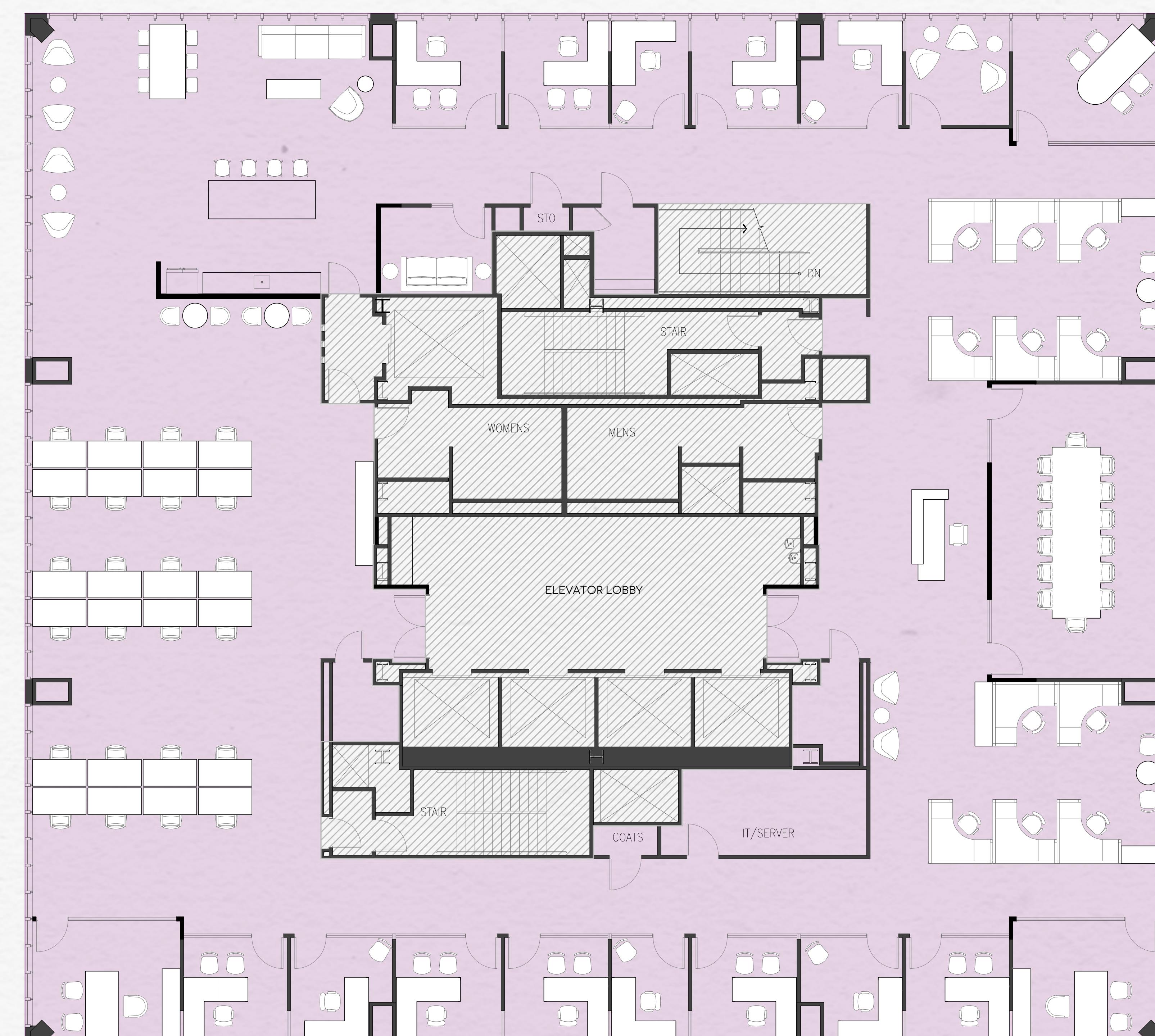
FLOOR PLAN

SUITE 2200 | 10,036 SF

505 MONTGOMERY
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AS BUILT



*CONCEPTUAL LAYOUT

- 36 DESKS
- 14 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- HUDDLE ROOM
- MOTHER'S ROOM
- WELLNESS ROOM
- BREAK ROOM

22TH FLOOR

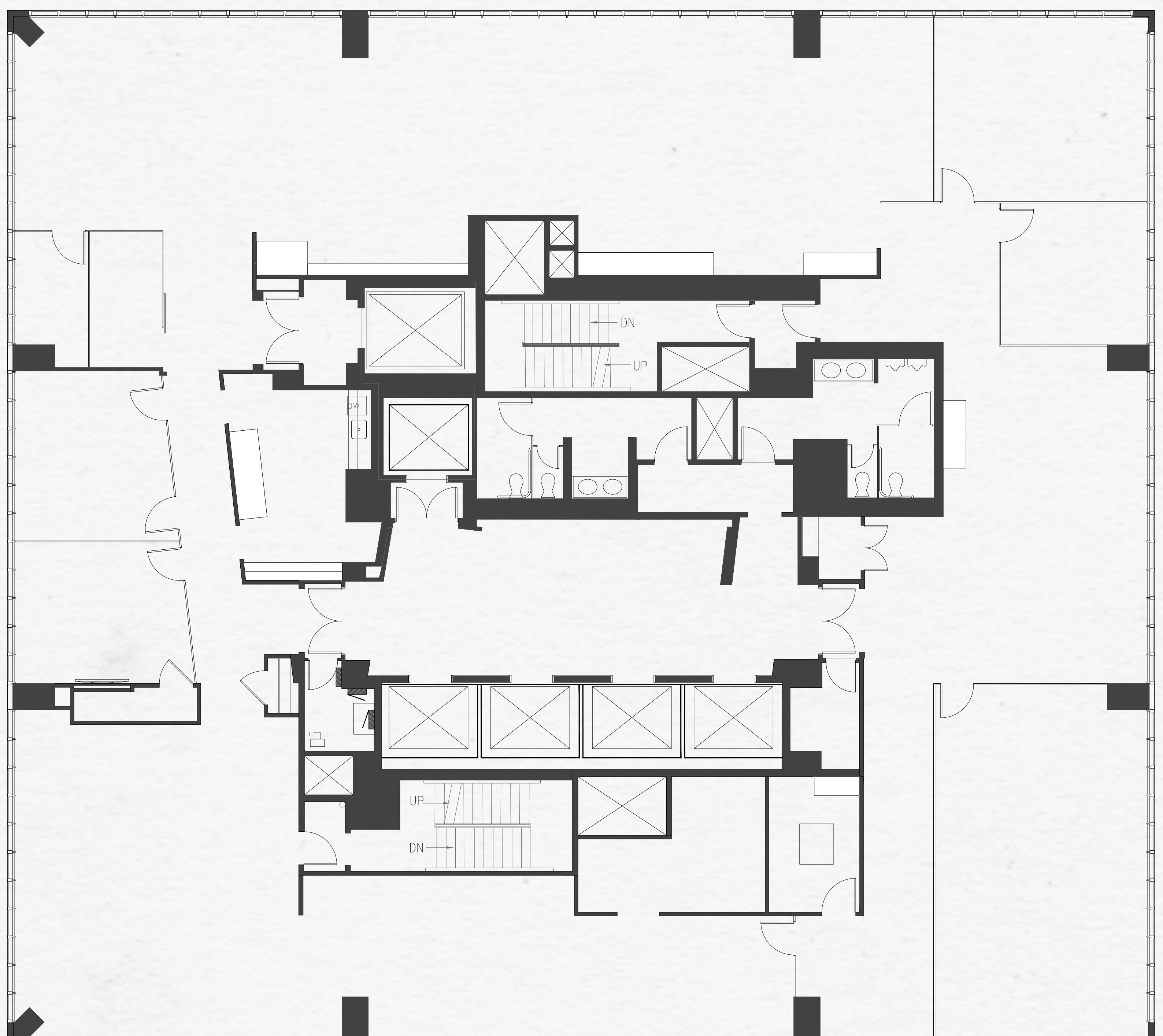
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



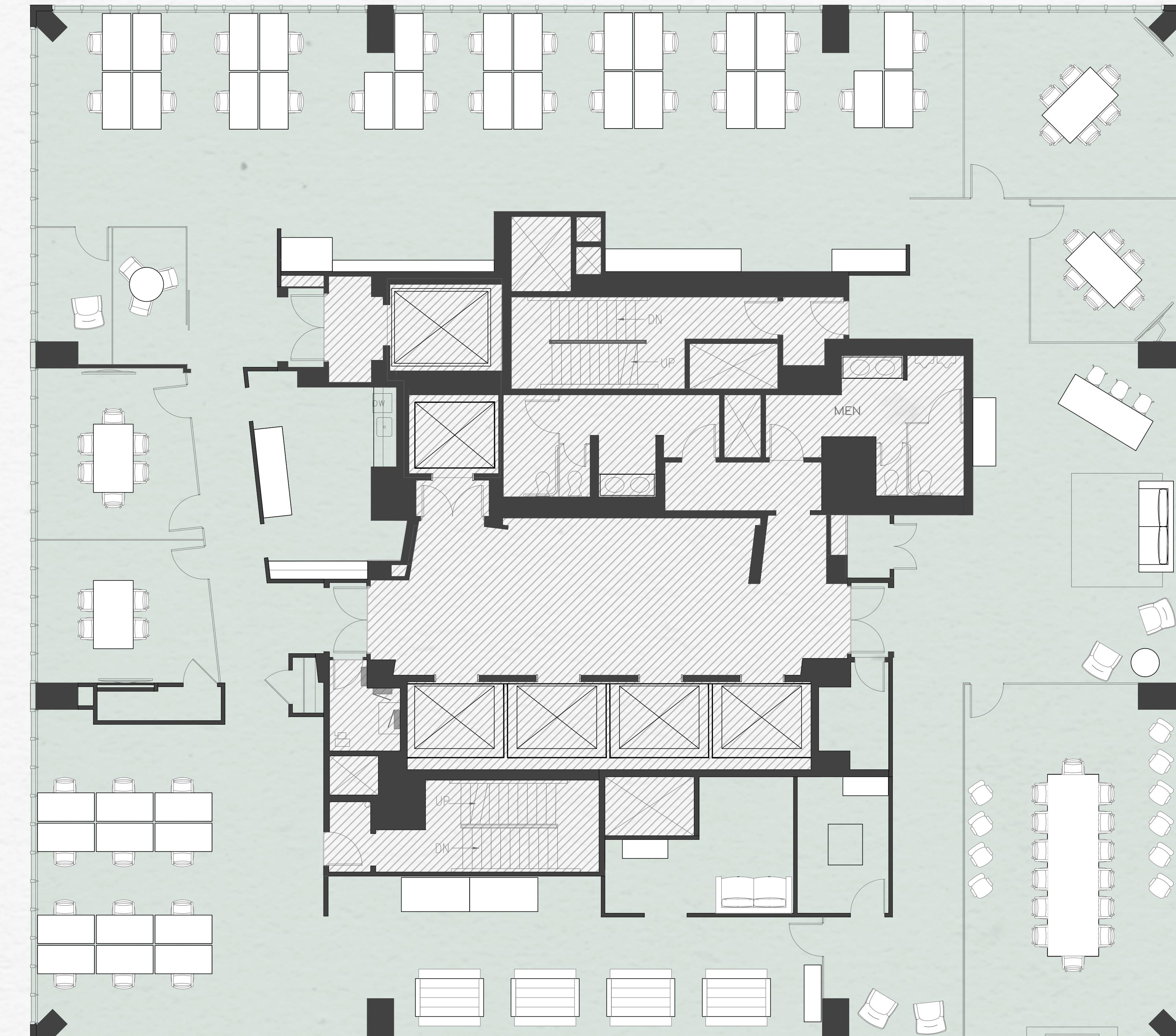
FLOOR PLAN

SUITE 2300 | 8,609 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



EXISTING FURNITURE

- 46 DESKS
- 4 CONFERENCE ROOMS
- BOARD ROOM
- HUDDLE ROOM
- PHONE ROOM
- WELLNESS ROOM
- BREAK ROOM
- COLLAB SPACE

23TH FLOOR

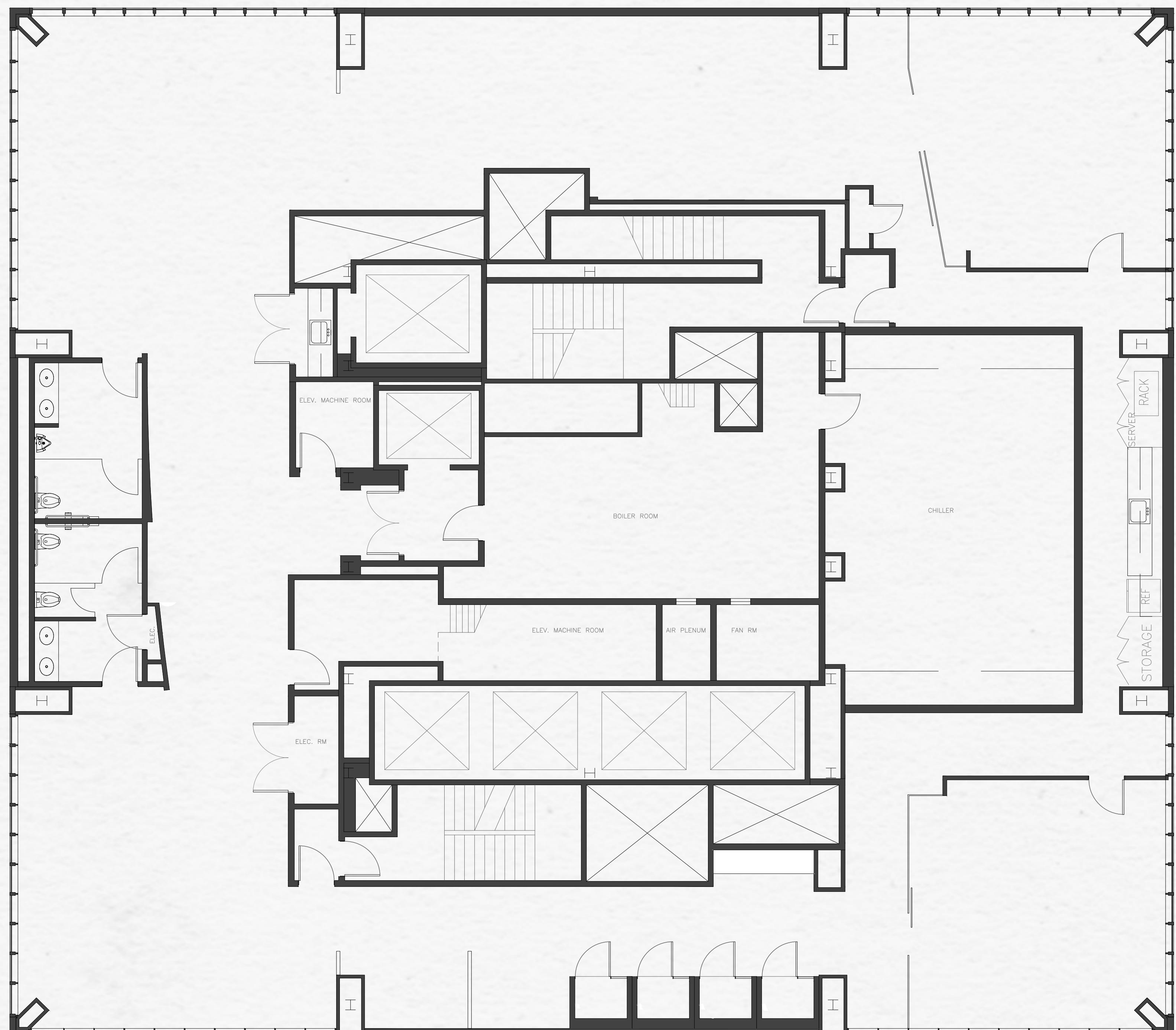
CONCEPTUAL FLOOR PLAN
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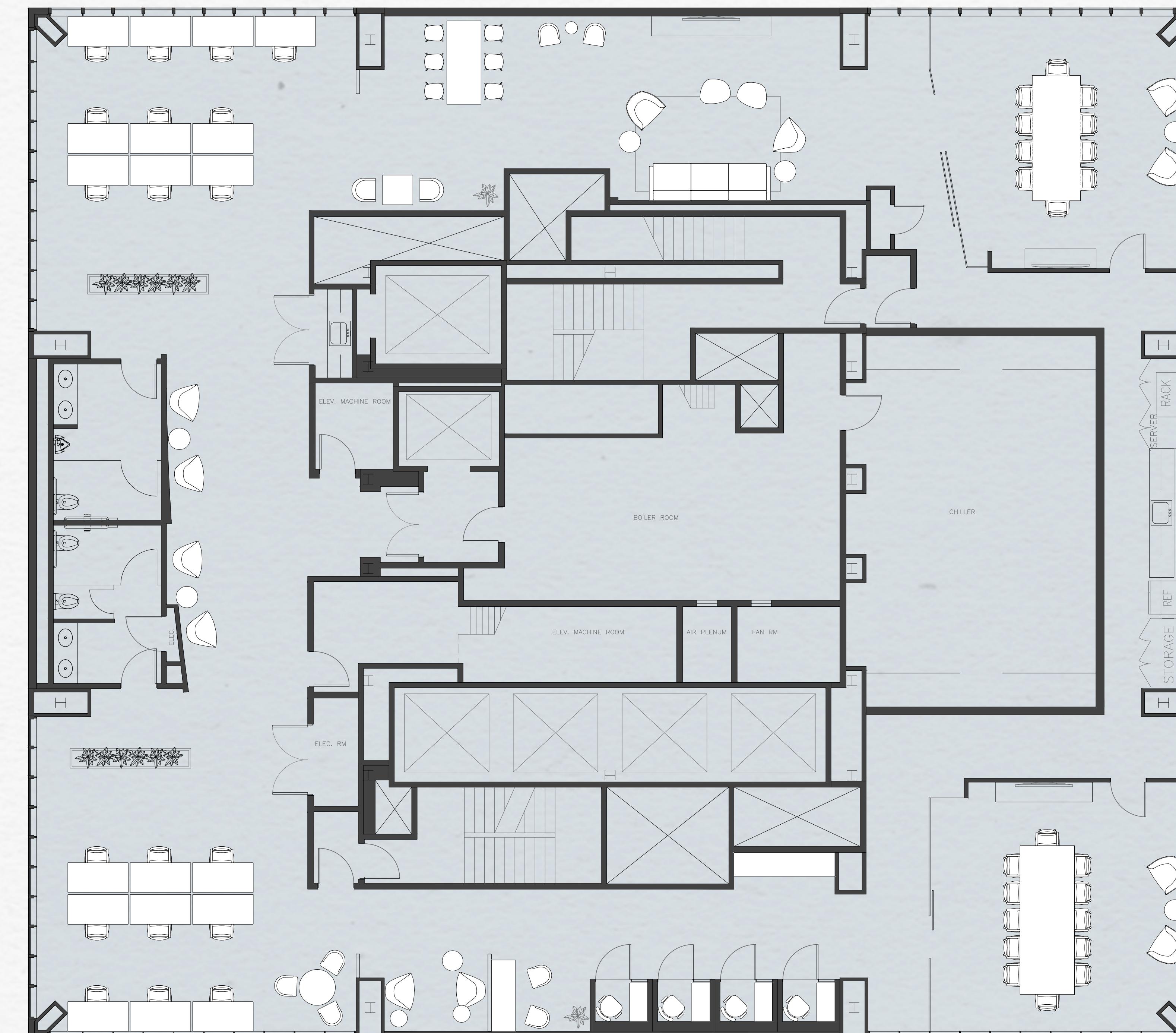
FLOOR PLAN

SUITE 2400 | 6,218 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT



*CONCEPTUAL LAYOUT

- 19 DESKS
- 2 CONFERENCE ROOMS
- 6 CALL BOOTHS
- 2 COLLAB SPACES

24TH FLOOR

CONCEPTUAL FLOOR PLAN
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**FOR MORE INFORMATION,
PLEASE CONTACT THE
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