

505 MONTGOMERY

SAN FRANCISCO, CA

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505 MONTGOMERY
SAN FRANCISCO, CA

BUILDING HIGHLIGHTS



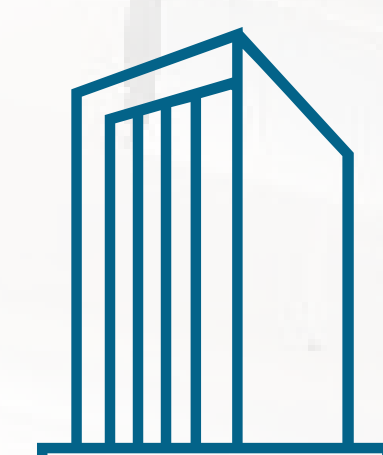
INSTITUTIONAL-QUALITY CLASS
A OFFICE TOWER LOCATED IN THE
NORTH FINANCIAL DISTRICT



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



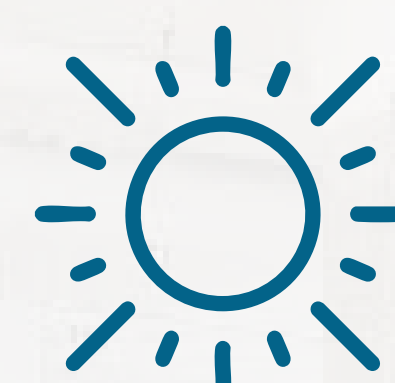
STRONG \$76M CASH FLOW, 6.4-
YEAR WALT, SOLID YIELDS &
LEASE-UP UPSIDE



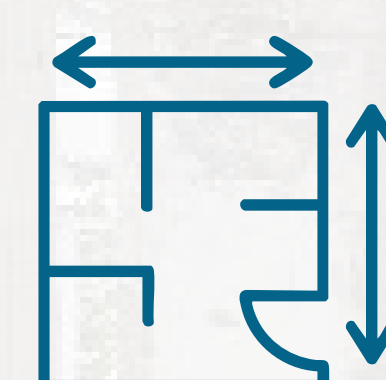
DISTINCTIVE ARCHITECTURE:
TOP SIX FLOORS, PANORAMIC
WINDOWS & SUPERIOR VIEWS



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



AMPLE SETBACKS,
EXPANSIVE WINDOWS:
ABUNDANT NATURAL LIGHT



CENTER CORE DESIGN WITH
FLEXIBLE COLUMN-FREE
FLOOR PLANS



CONVENIENT FINANCIAL DISTRICT
LOCATION: AMENITIES AND
TRANSIT ACCESS



COMPELLING BASIS: SIGNIFICANT
DISCOUNT TO HISTORICAL
PRICING AND REPLACEMENT COST



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 **PENINSULA**
land & capital

STACKING PLAN

505 MONTGOMERY
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FLOORS
CURRENTLY
COMBINED

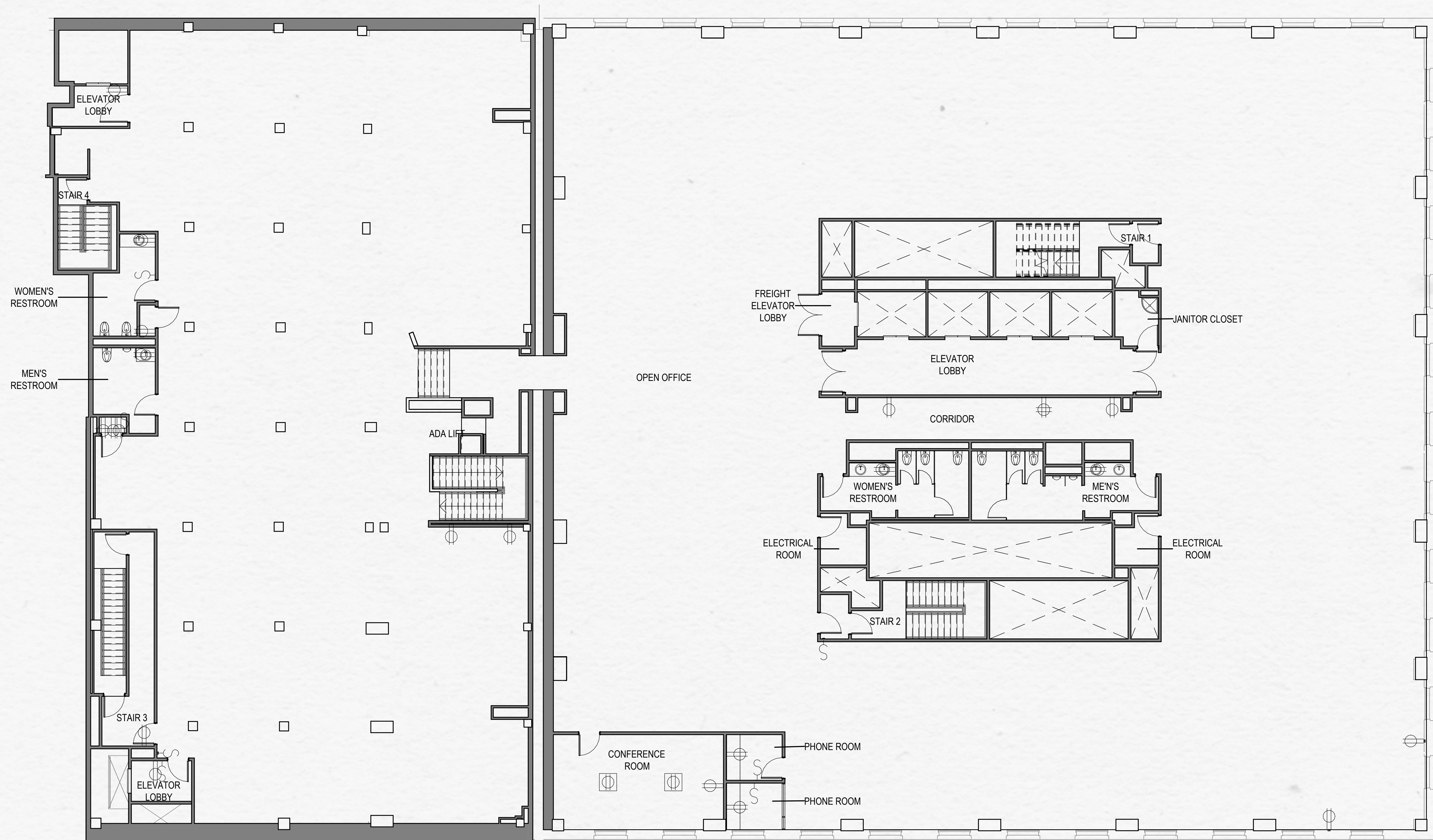
- 24
- 23
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- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1



FLOOR PLAN

SUITE 300 | 24,117 SF

505 MONTGOMERY
SAN FRANCISCO, CA



AS BUILT

3RD FLOOR

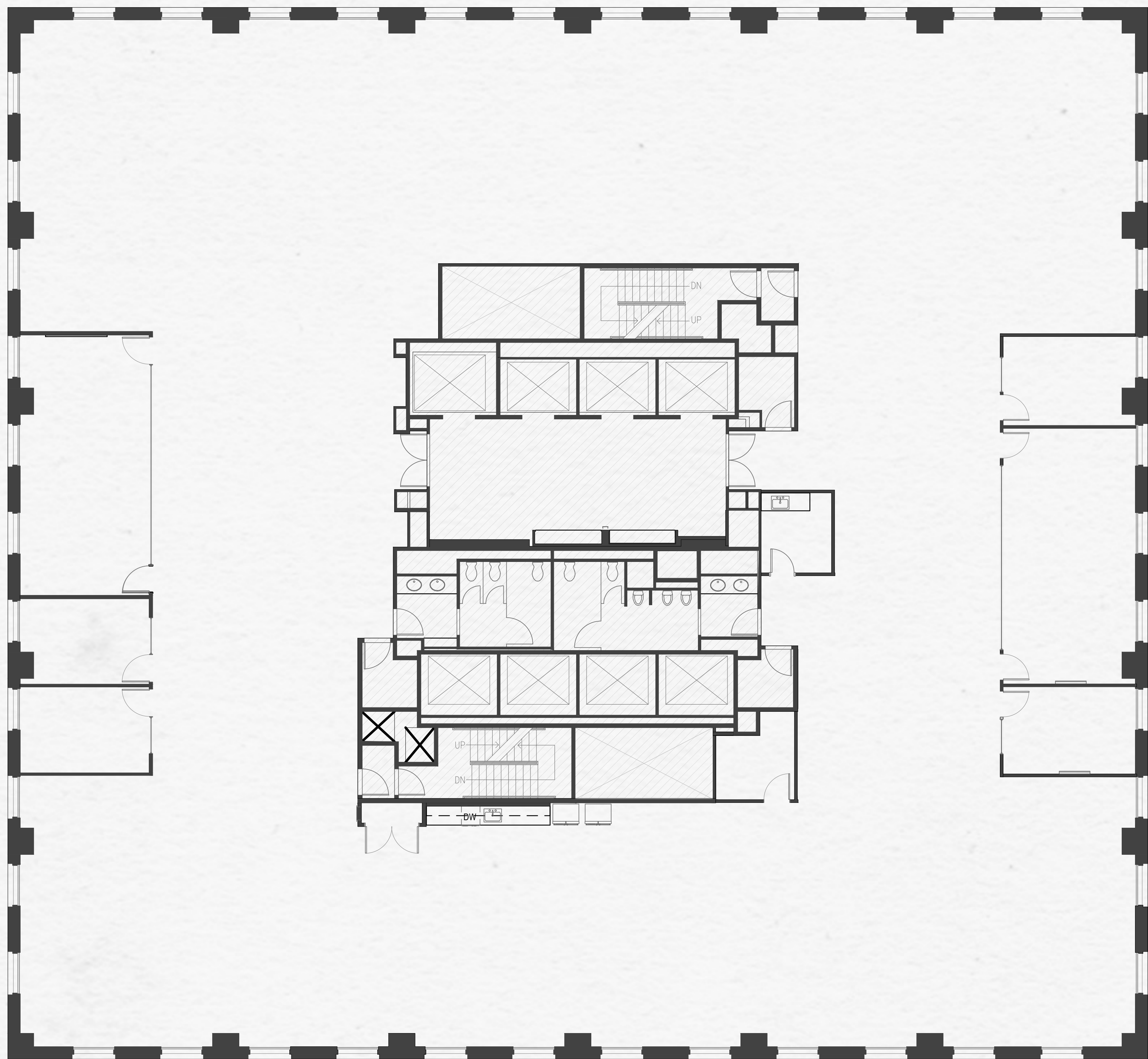
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



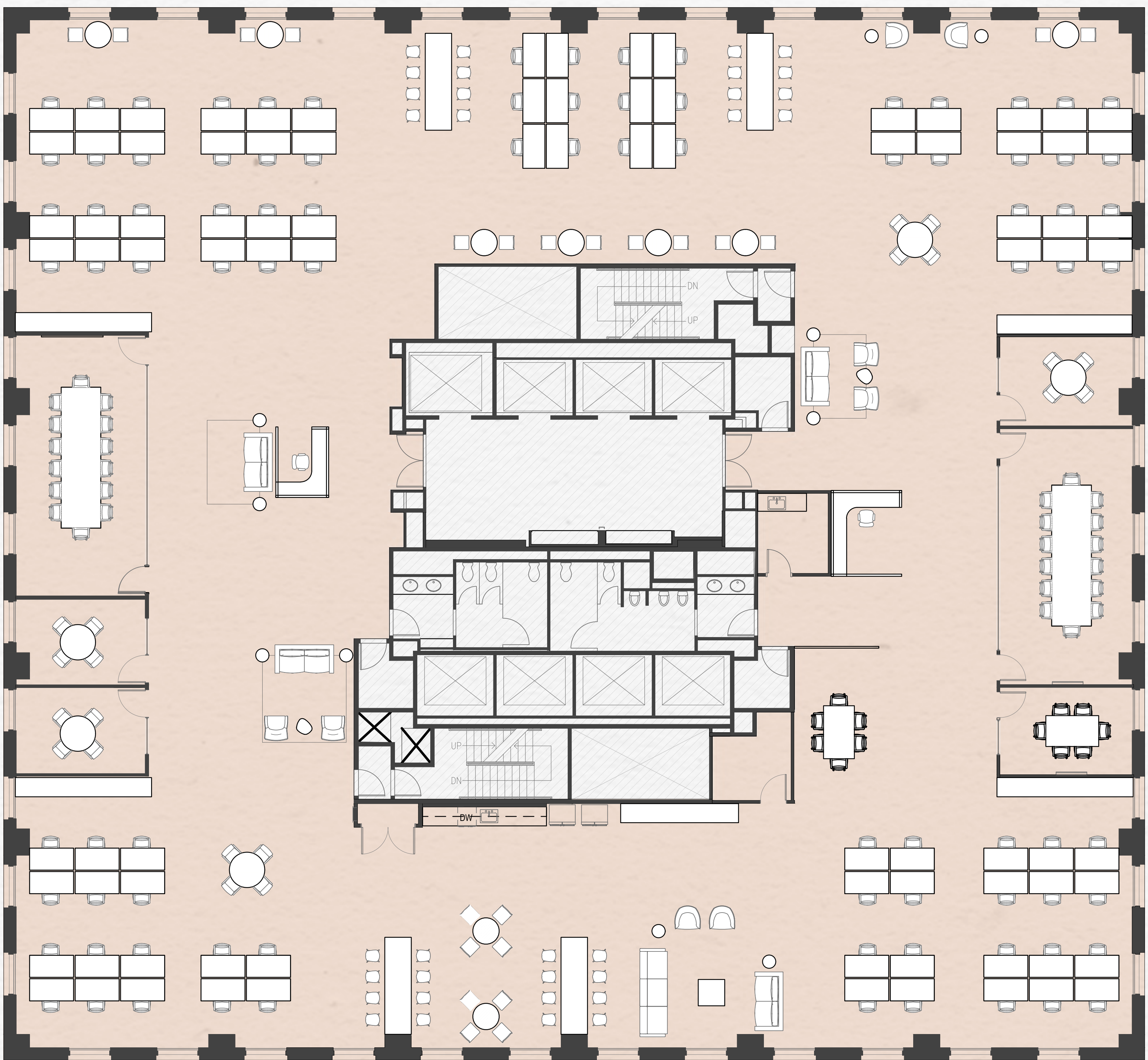
FLOOR PLAN

SUITE 500 | 14,996 SF

505 MONTGOMERY
SAN FRANCISCO, CA



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*CONCEPTUAL LAYOUT

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

5TH FLOOR

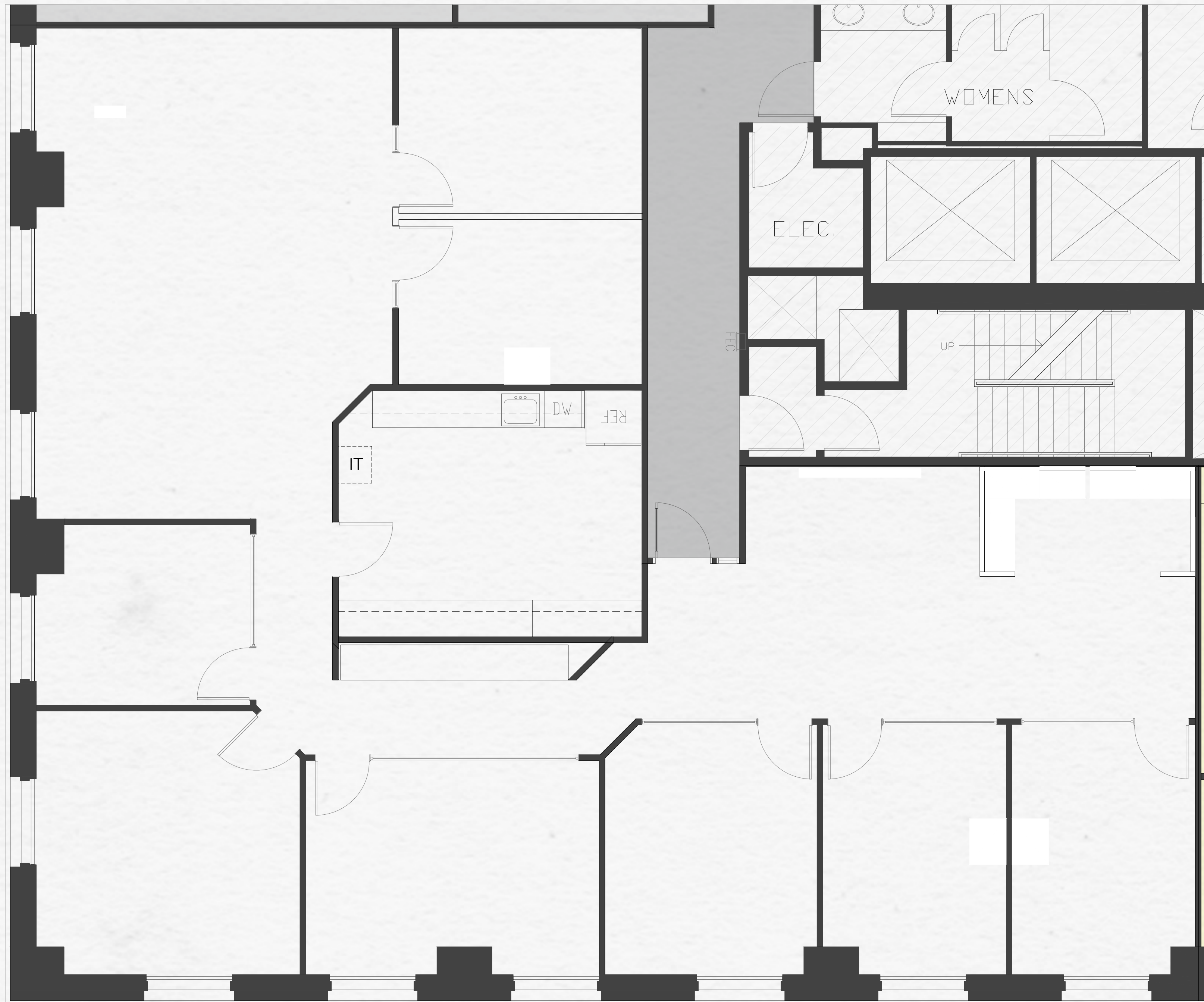
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



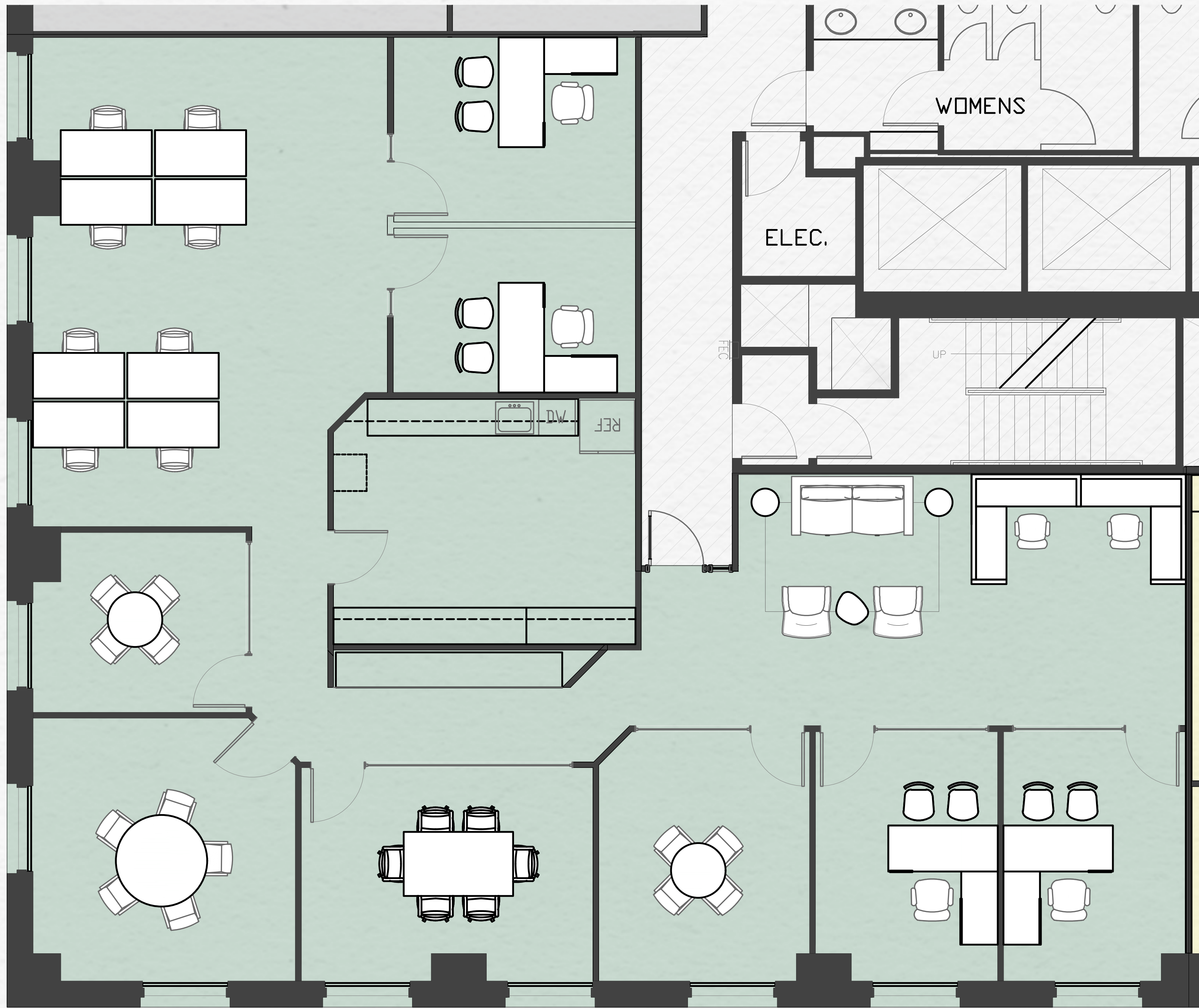
FLOOR PLAN

SUITE 600 | 3,319 SF

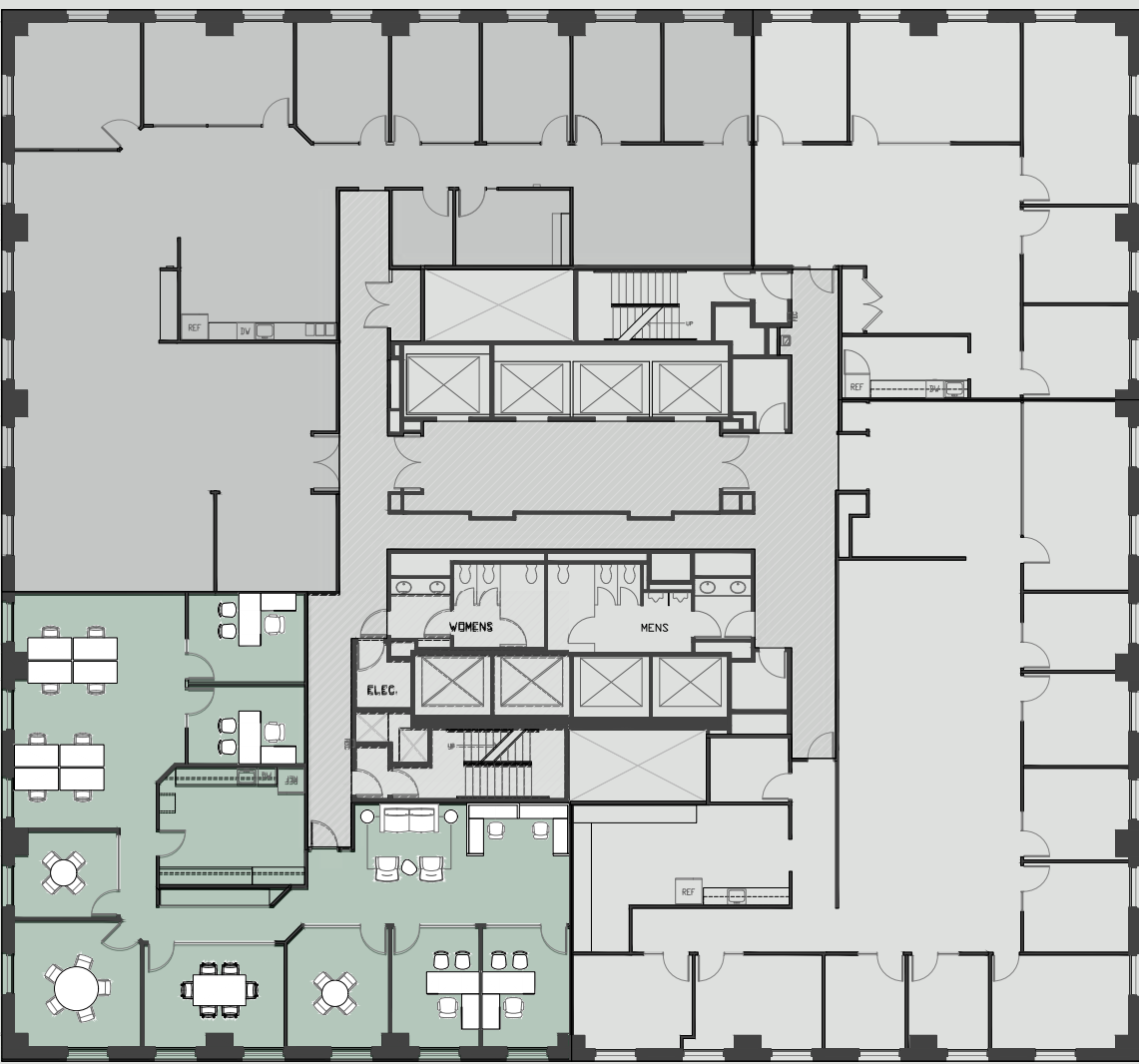
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AS BUILT



*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



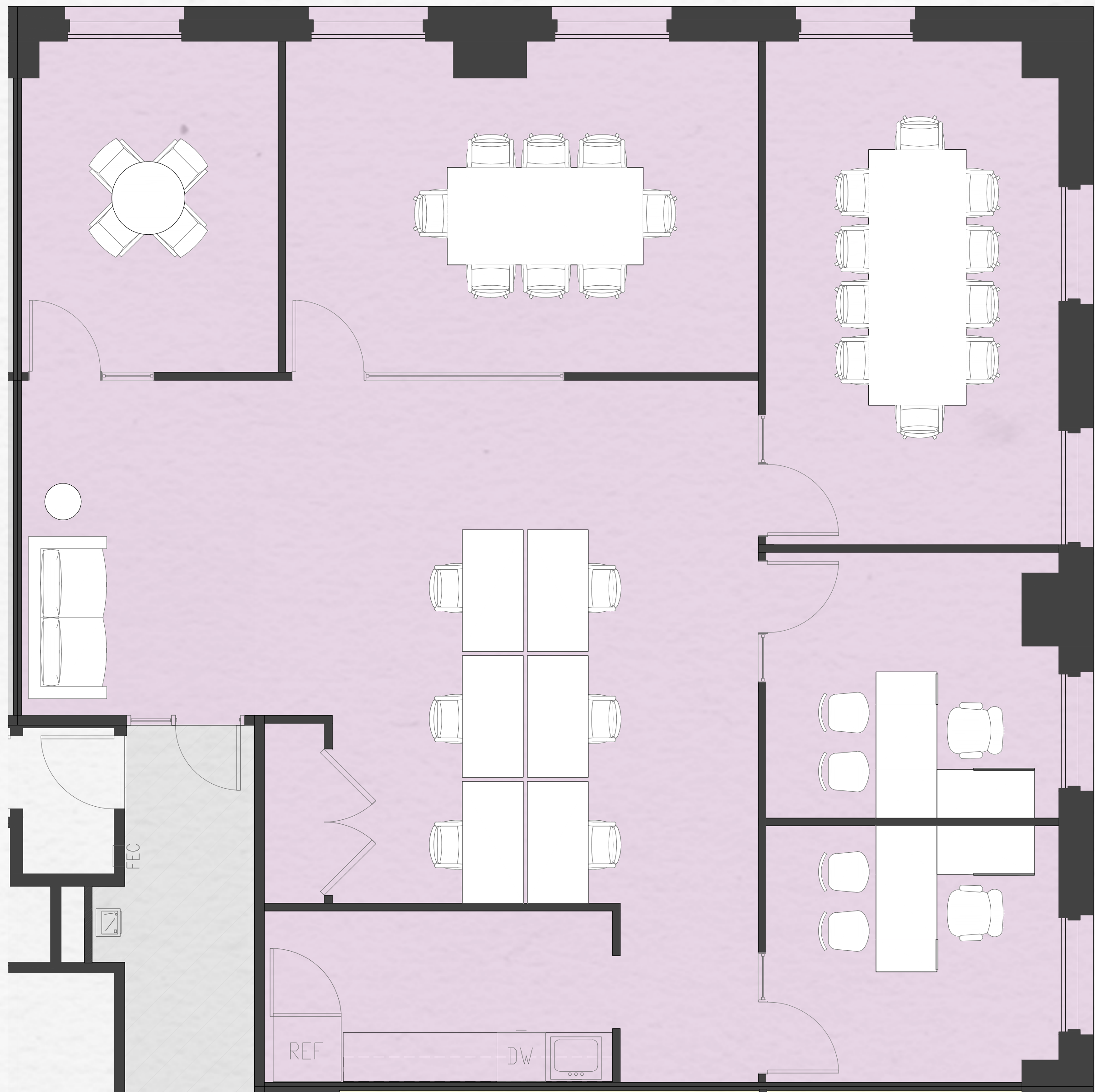
FLOOR PLAN

SUITE 610 | 2,183 SF

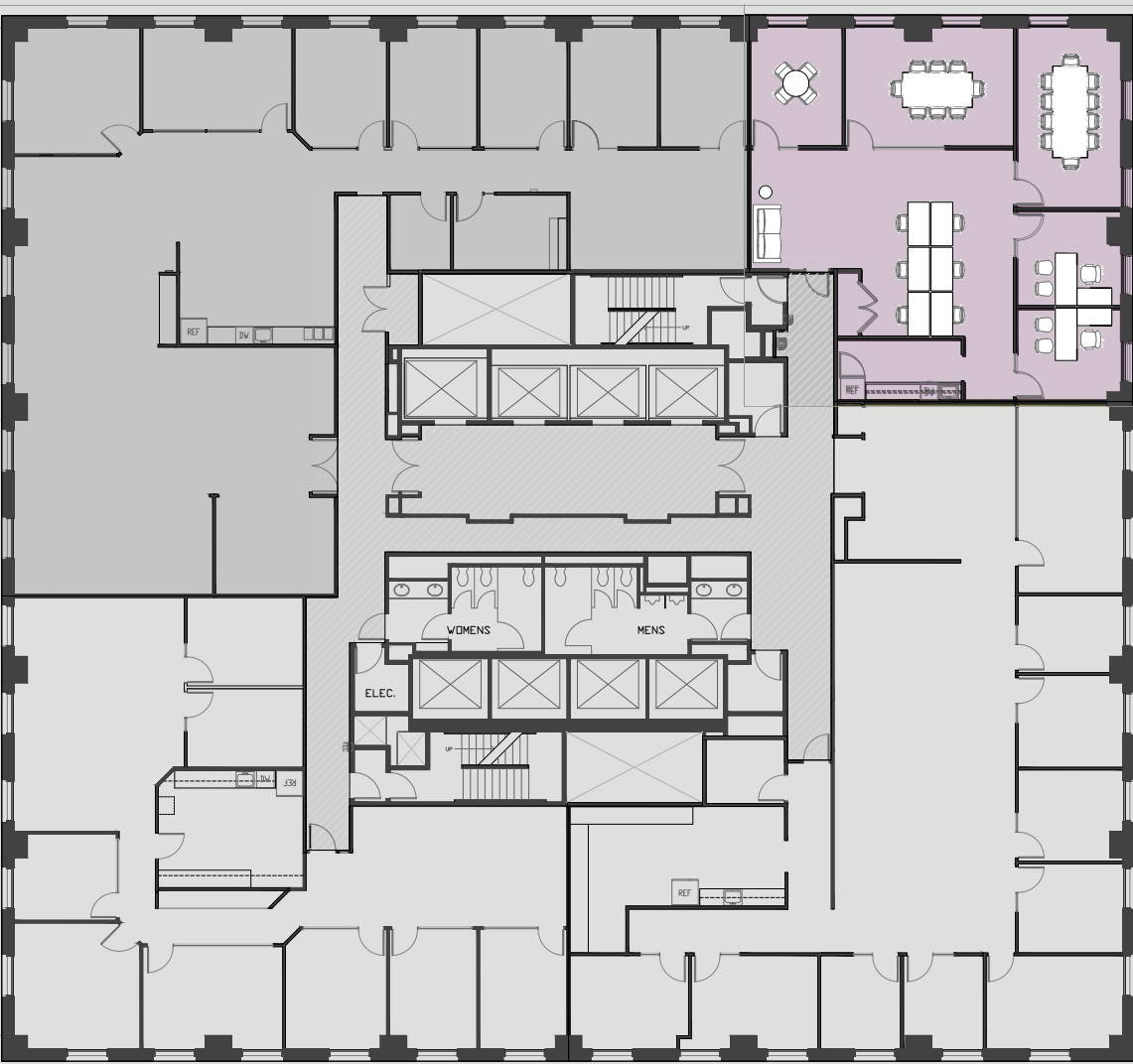
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AS BUILT



*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

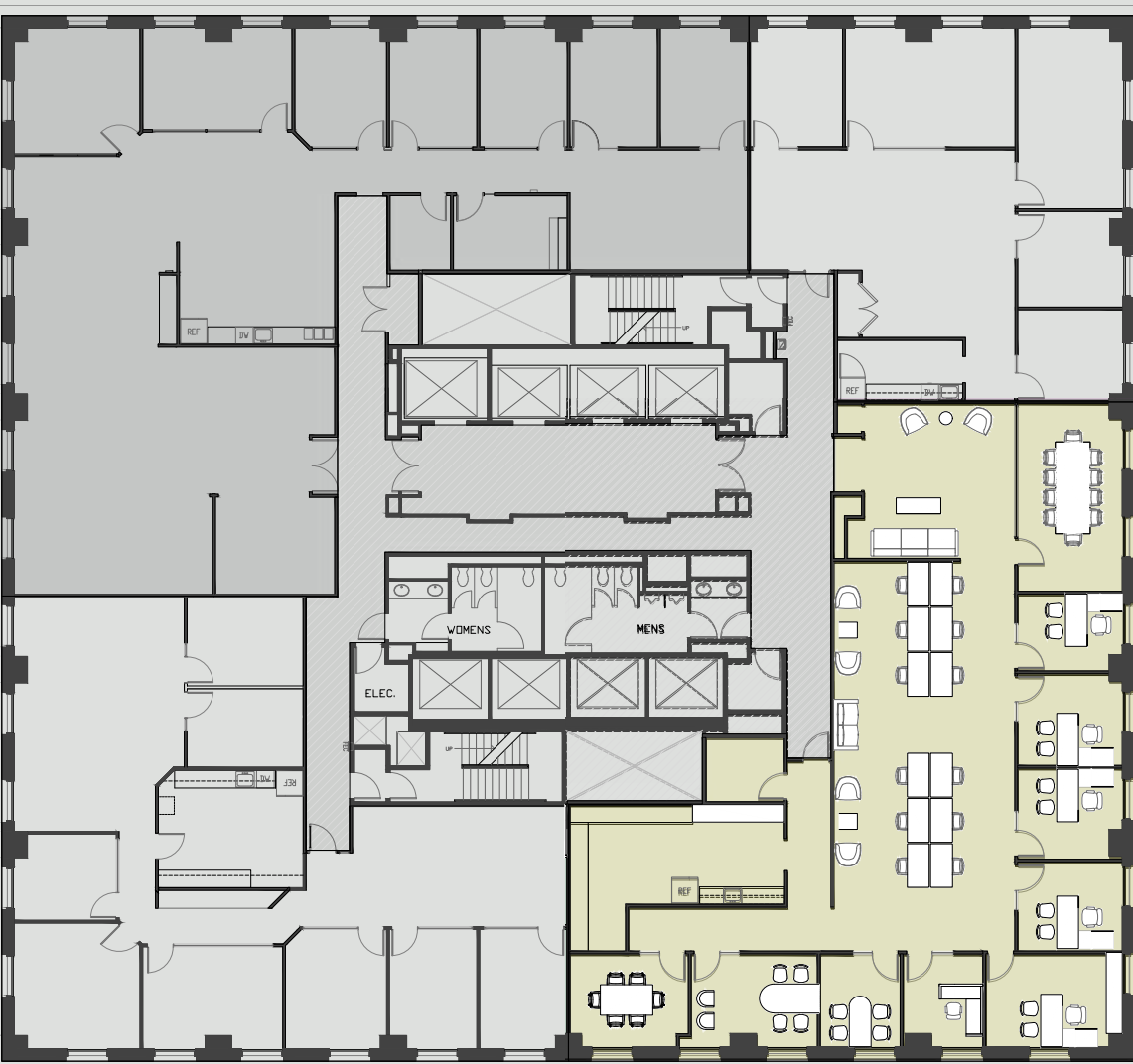
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AS BUILT



*CONCEPTUAL LAYOUT



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

6TH FLOOR

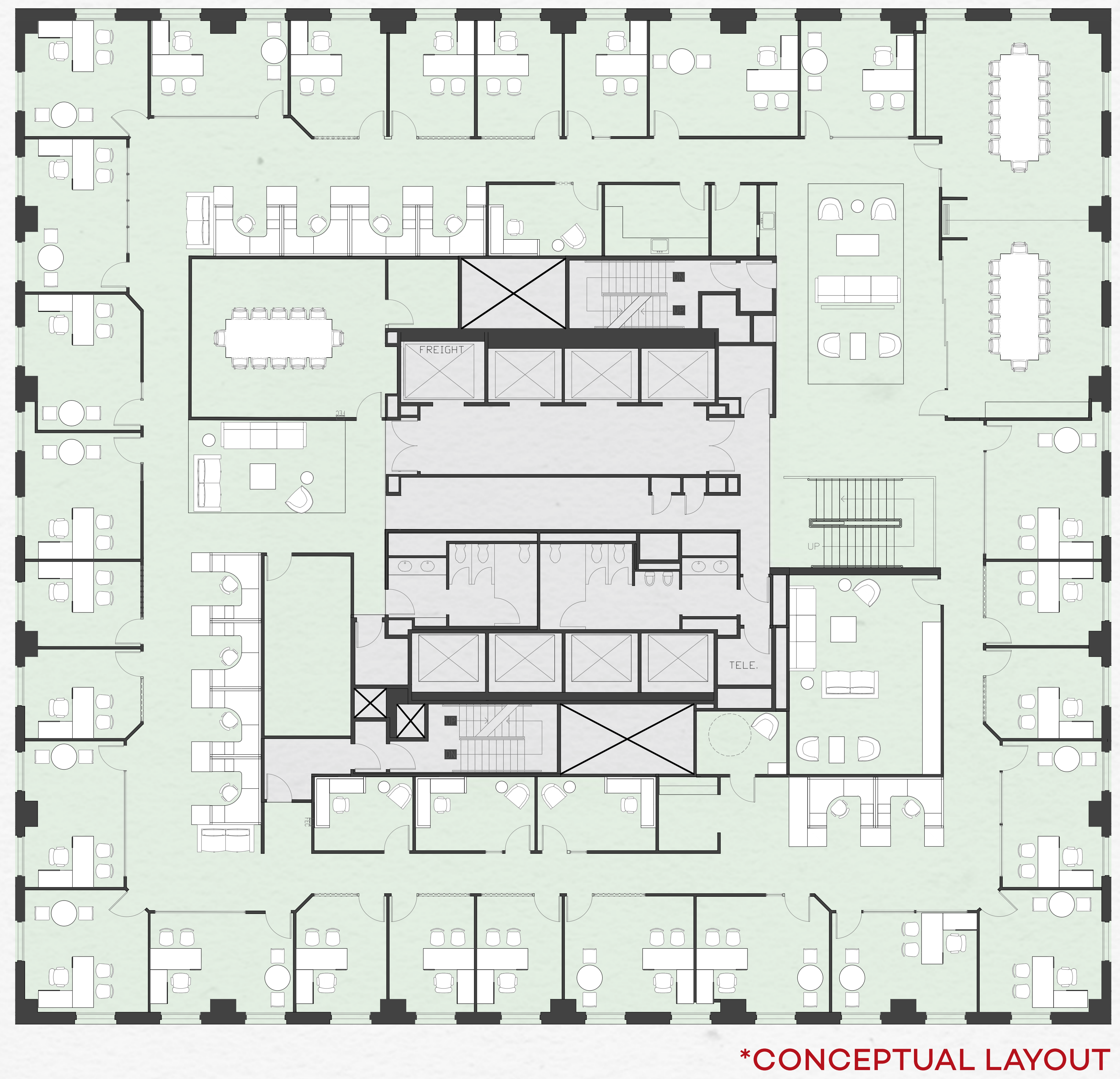
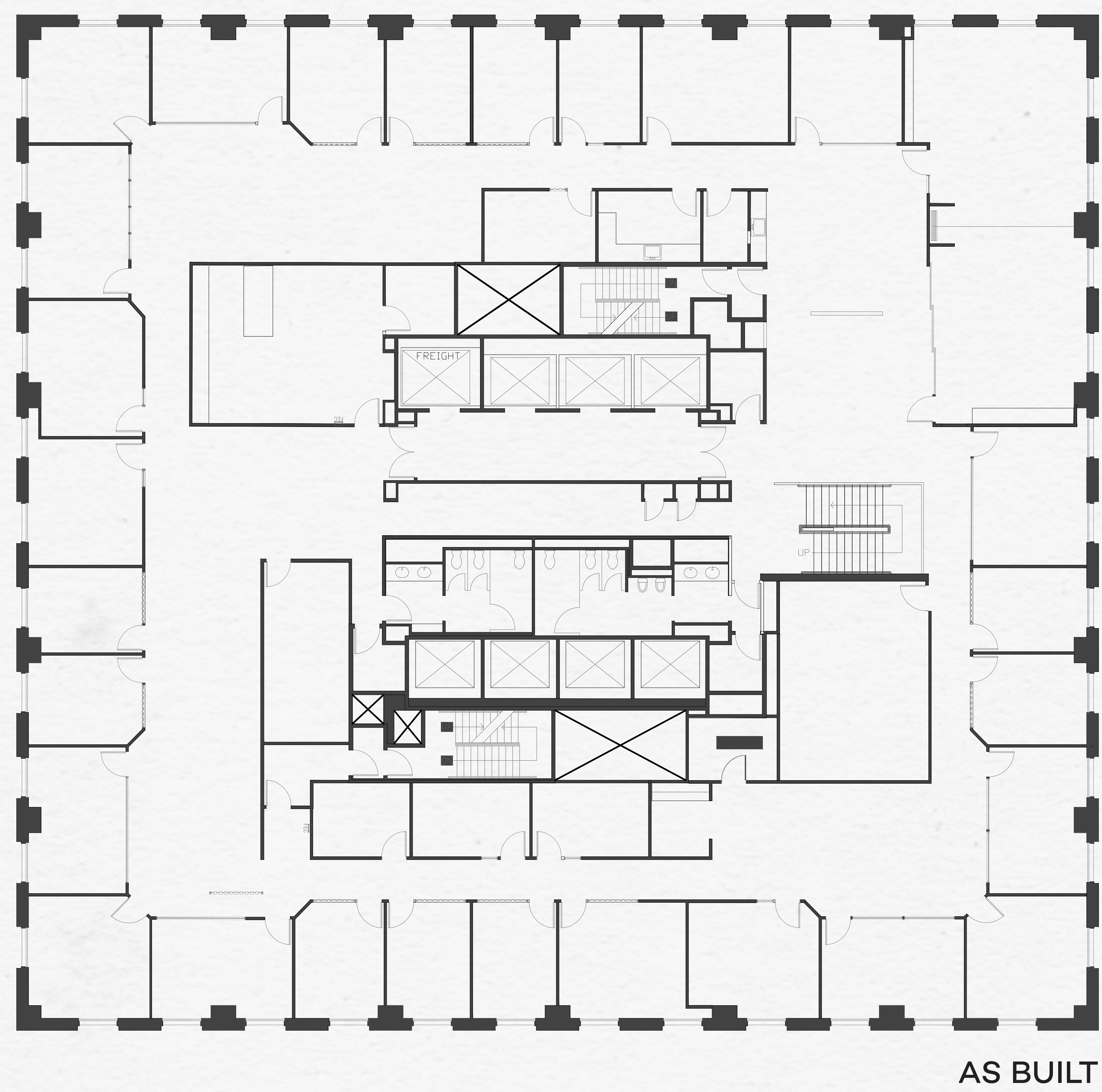
CONCEPTUAL FLOOR PLAN
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FLOOR PLAN

SUITE 800 | 15,060 SF

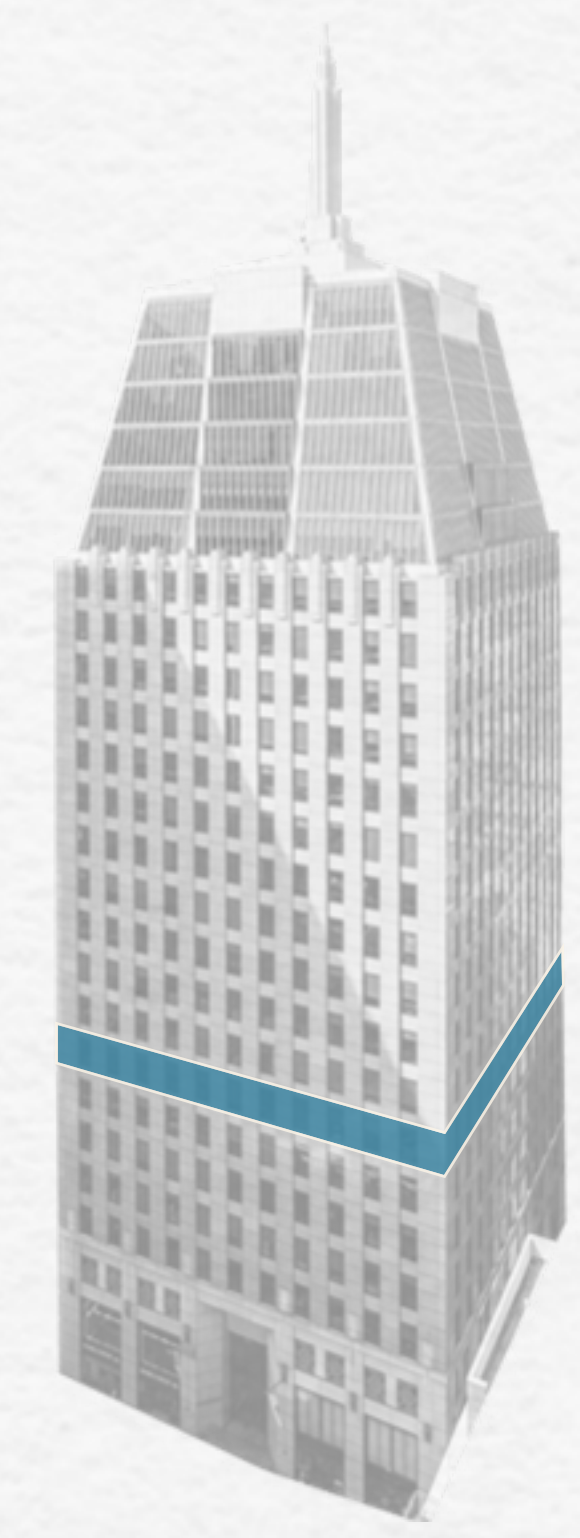
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- 10 DESKS
- 31 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 3 LOUNGE AREAS
- BREAK AREA

8TH FLOOR

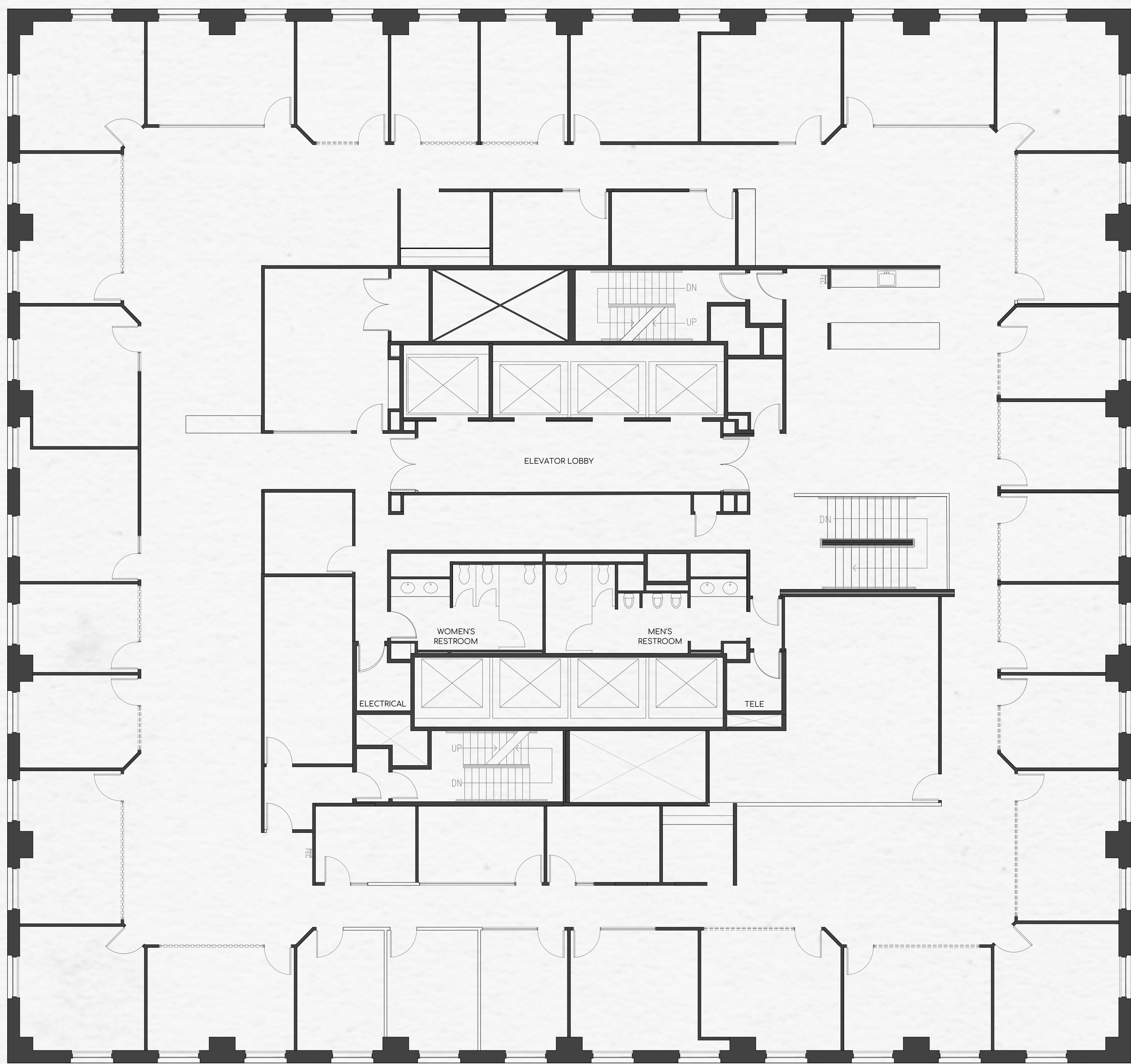
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



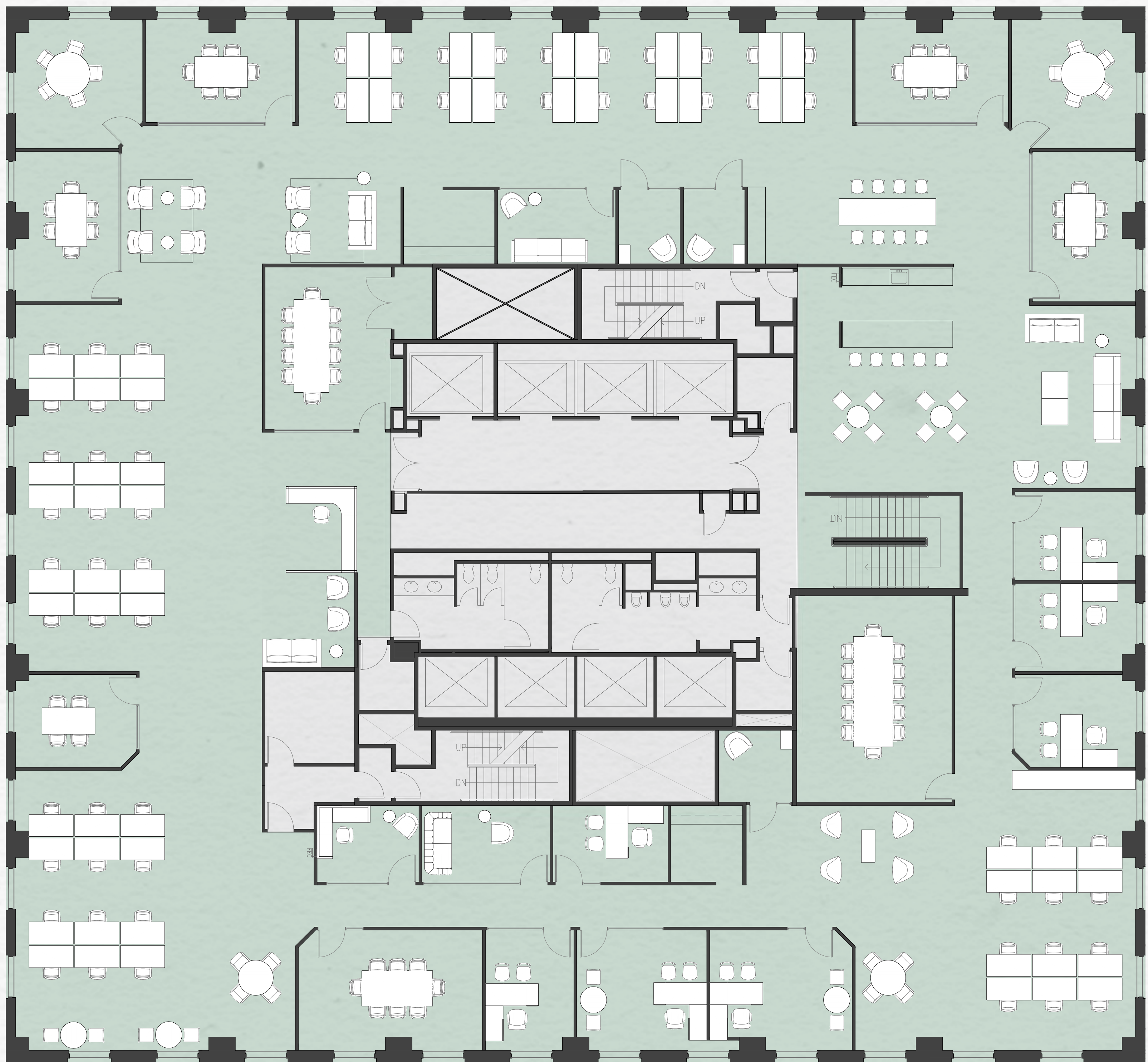
FLOOR PLAN

SUITE 900 | 15,060 SF

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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

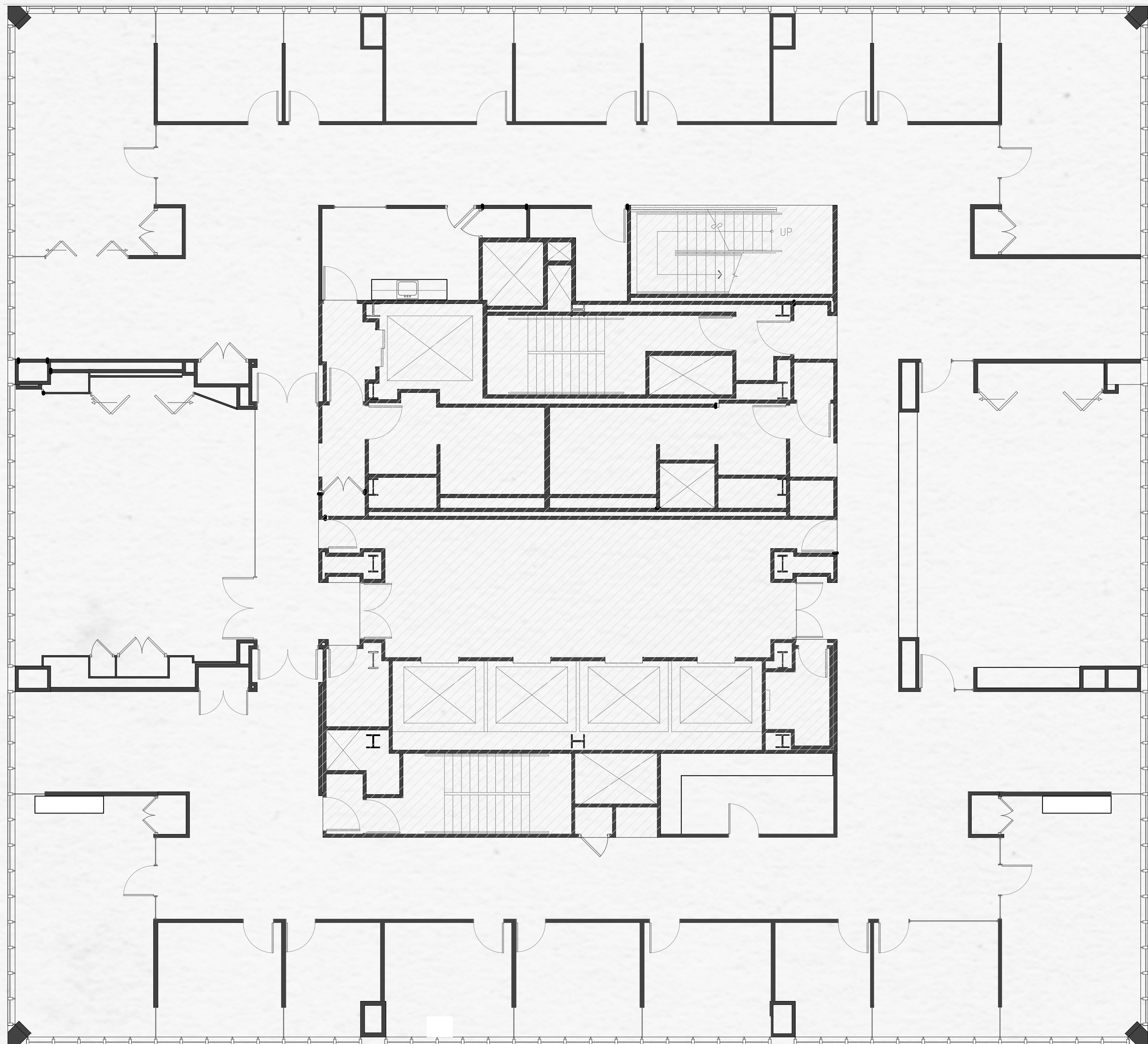
CONCEPTUAL FLOOR PLAN
*FURNITURE IS NOT PROVIDED BY LANDLORD



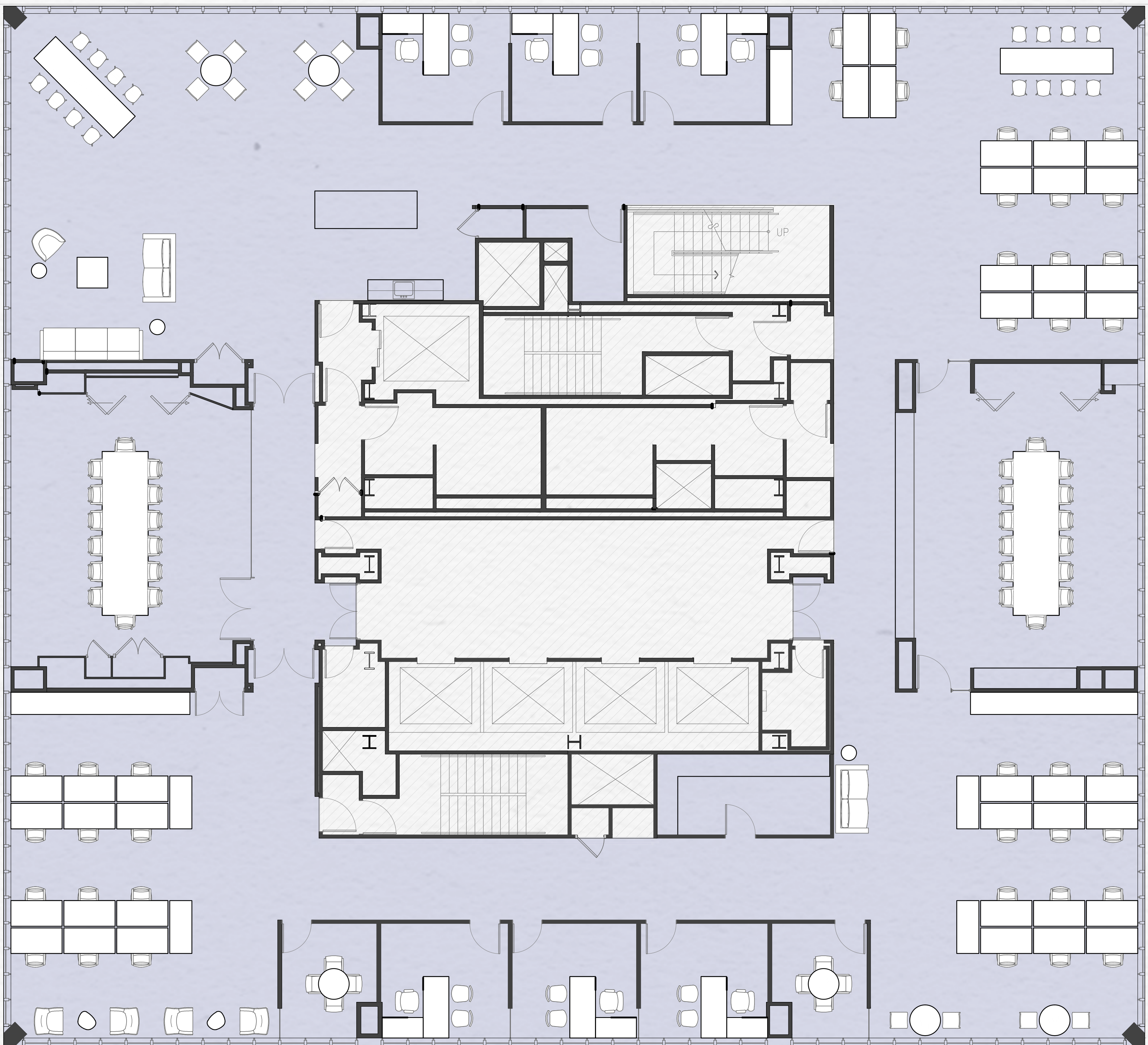
FLOOR PLAN

SUITE 2100 | 11,101 SF

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*CONCEPTUAL LAYOUT

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

21TH FLOOR

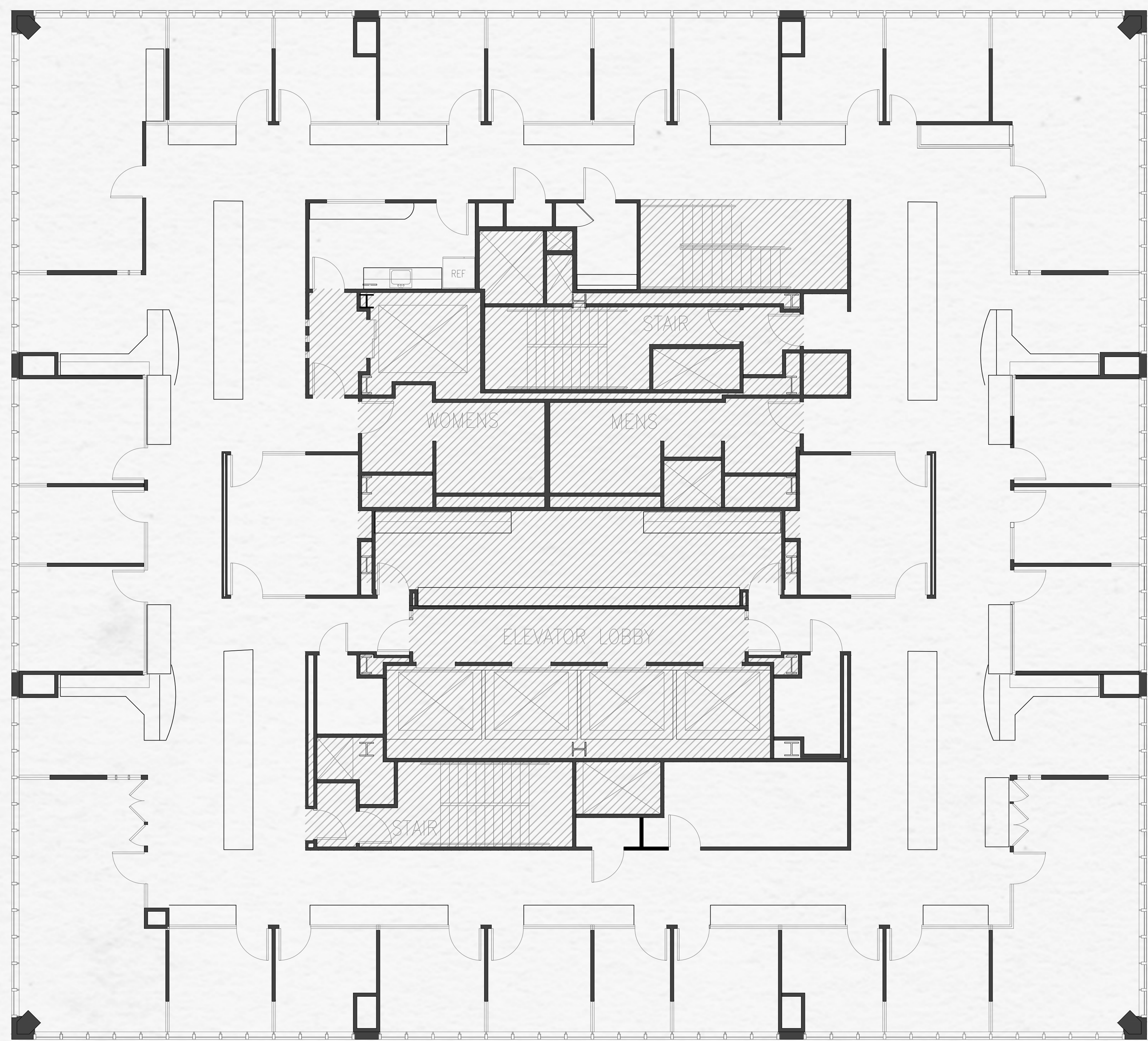
CONCEPTUAL FLOOR PLAN
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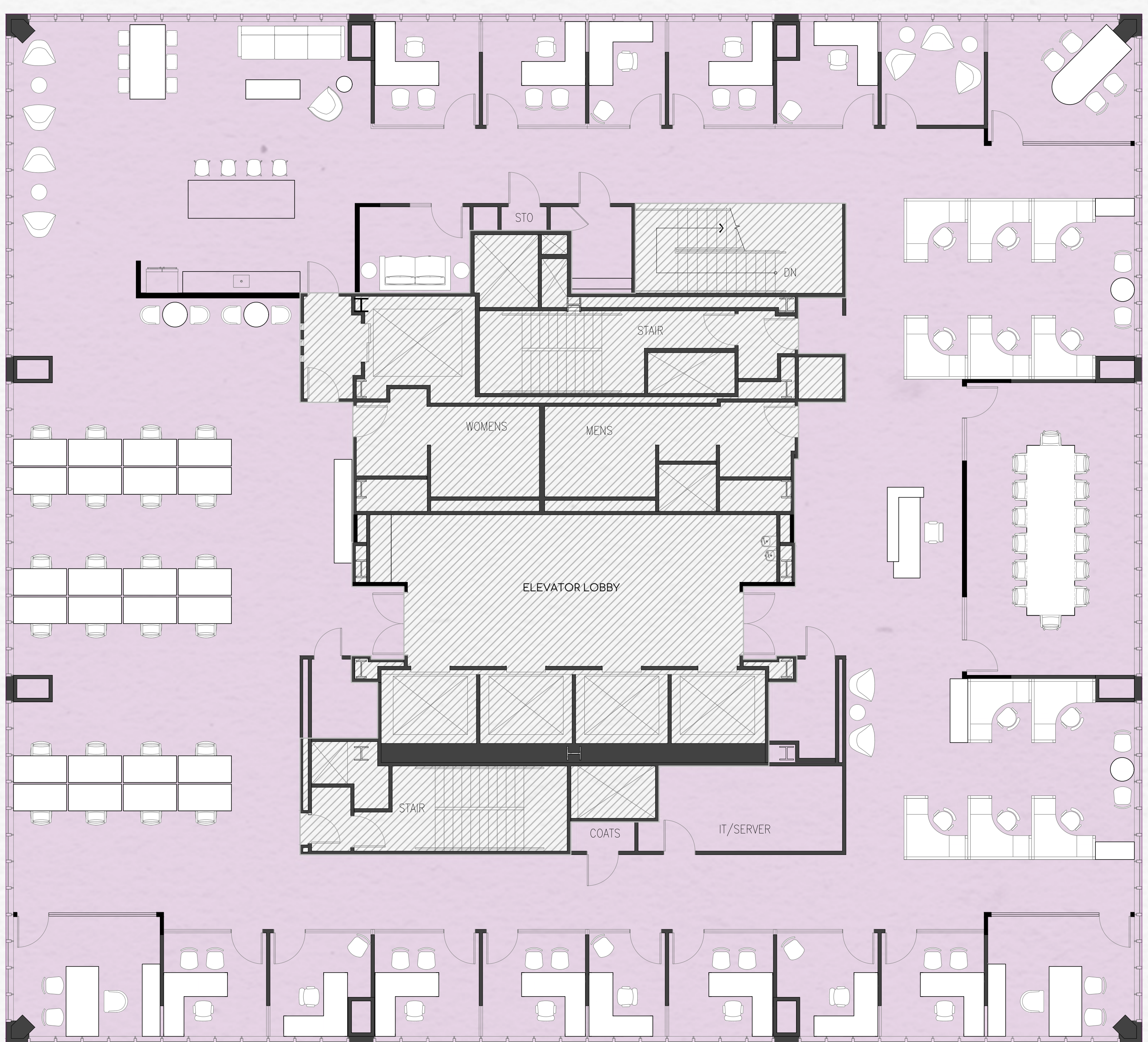
FLOOR PLAN

SUITE 2200 | 10,036 SF

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*CONCEPTUAL LAYOUT

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

22TH FLOOR

CONCEPTUAL FLOOR PLAN
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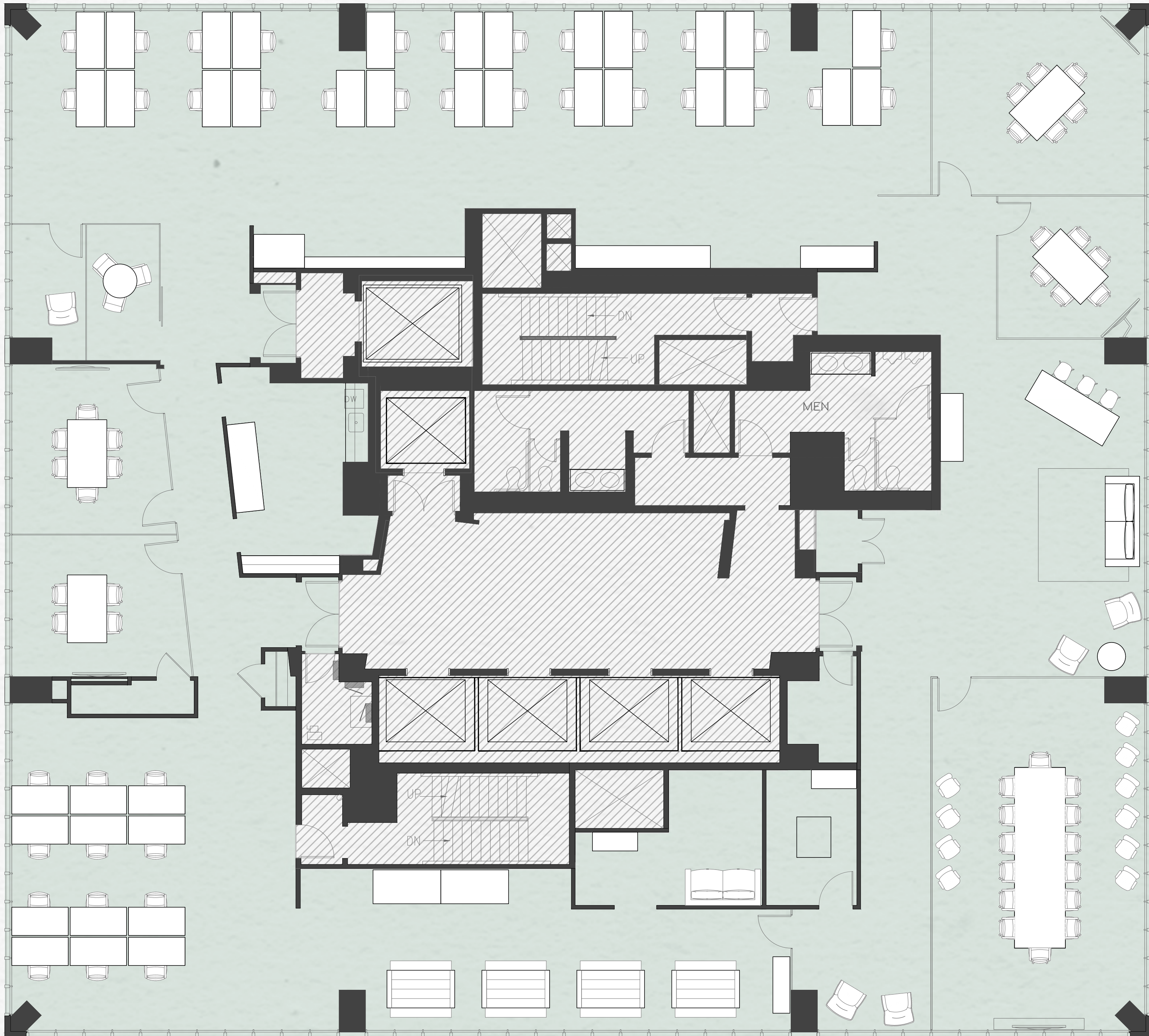
FLOOR PLAN

SUITE 2300 | 8,609 SF

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AS BUILT



EXISTING FURNITURE

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

23TH FLOOR

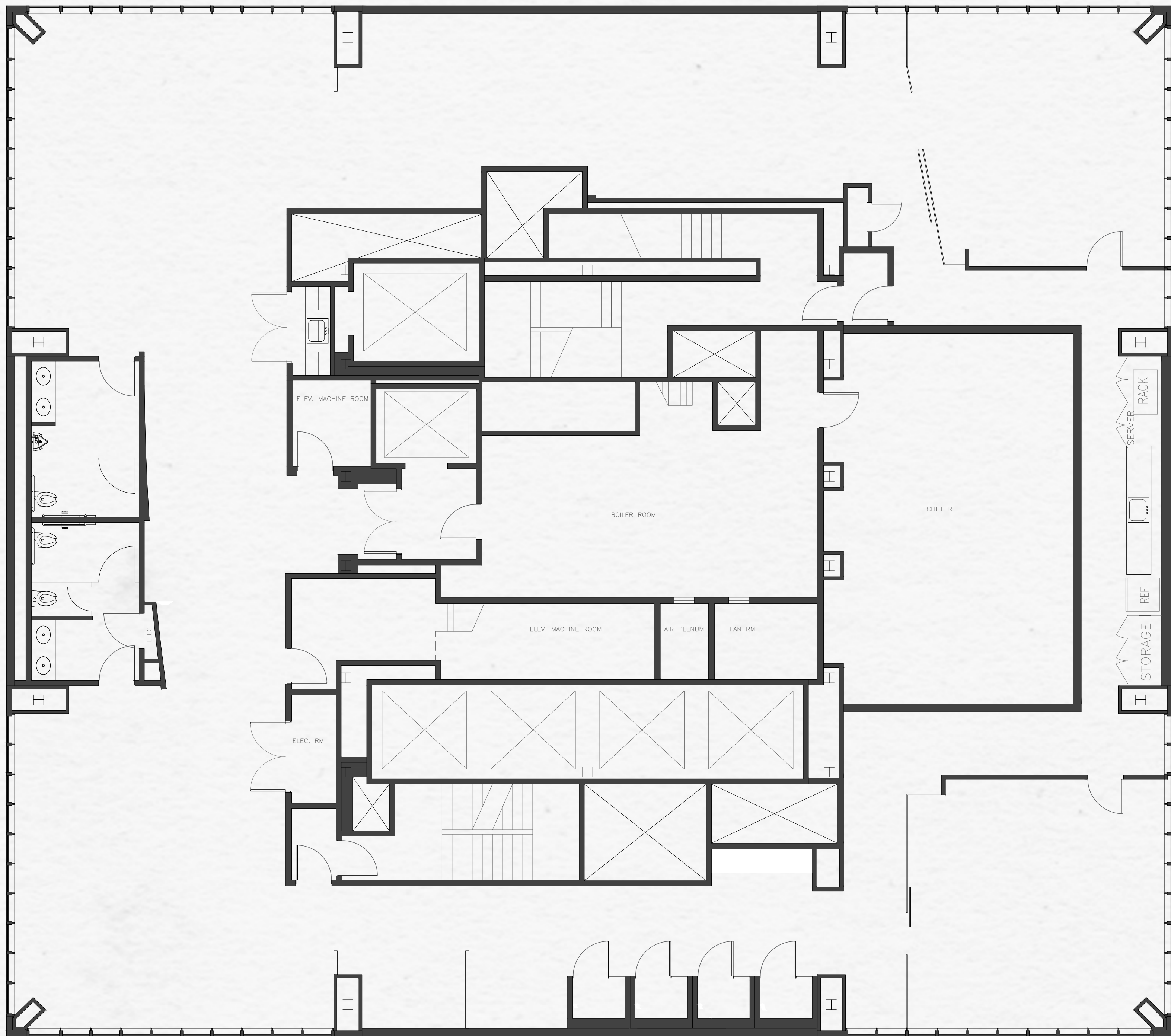
CONCEPTUAL FLOOR PLAN
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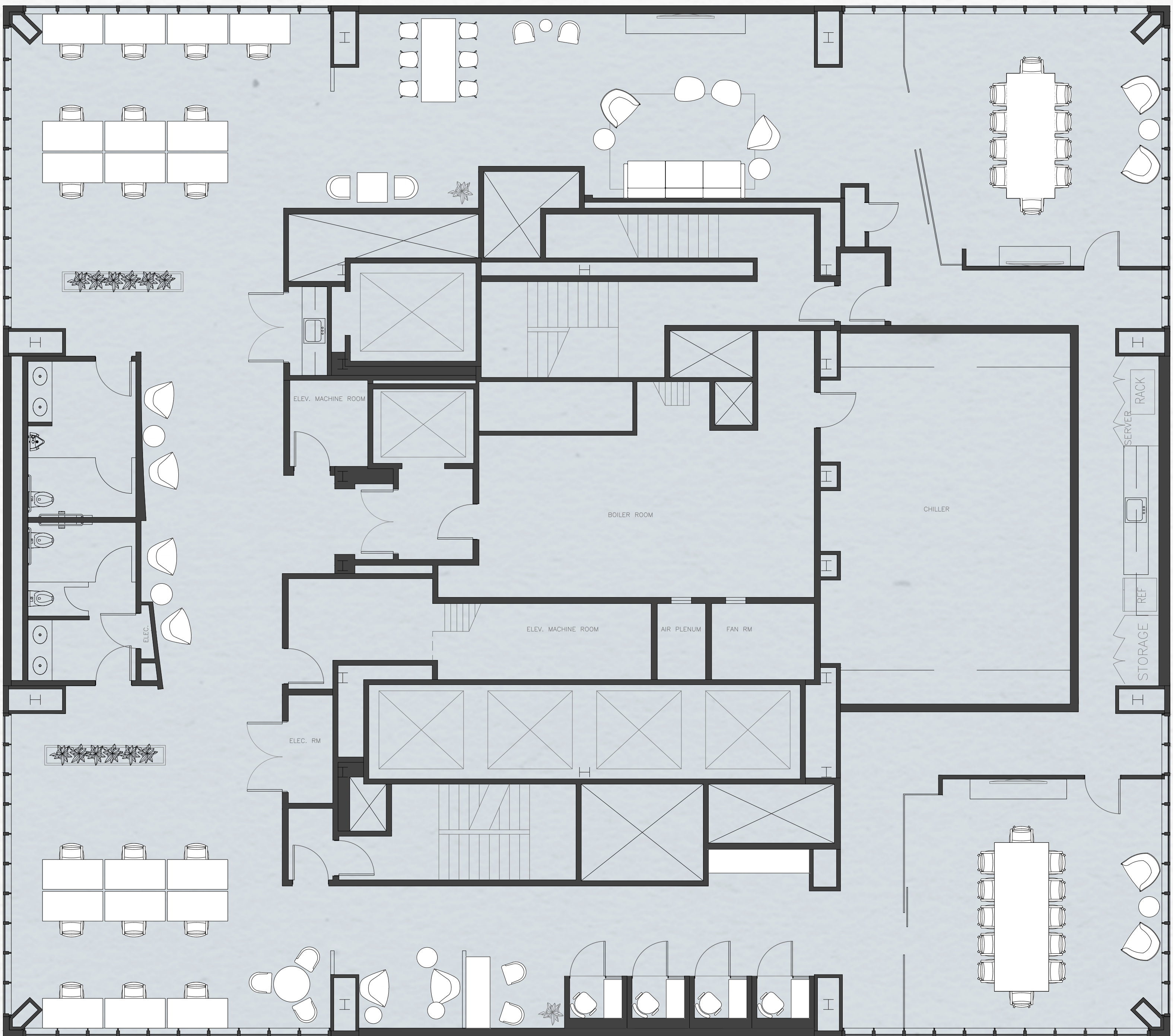
FLOOR PLAN

SUITE 2400 | 6,218 SF

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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,
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