

3RD FLOOR

2ND FLOOR

801 MONTGOMERY ST.

Jackson Square, San Francisco

2ND & 3RD FLOOR  
AVAILABLE

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PACIFIC WEST  
ADVISORY GROUP

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HATHAWAY**  
HOMESERVICES

Drysdale Properties  
COMMERCIAL GROUP





2ND FLOOR

FOR LEASE

ROKA

FOR LEASE

ROKA

ONE WAY

FOR LEASE

ROKA

ROKA BAR

19 85



# 801 MONTGOMERY STREET SAN FRANCISCO

## Second Floor

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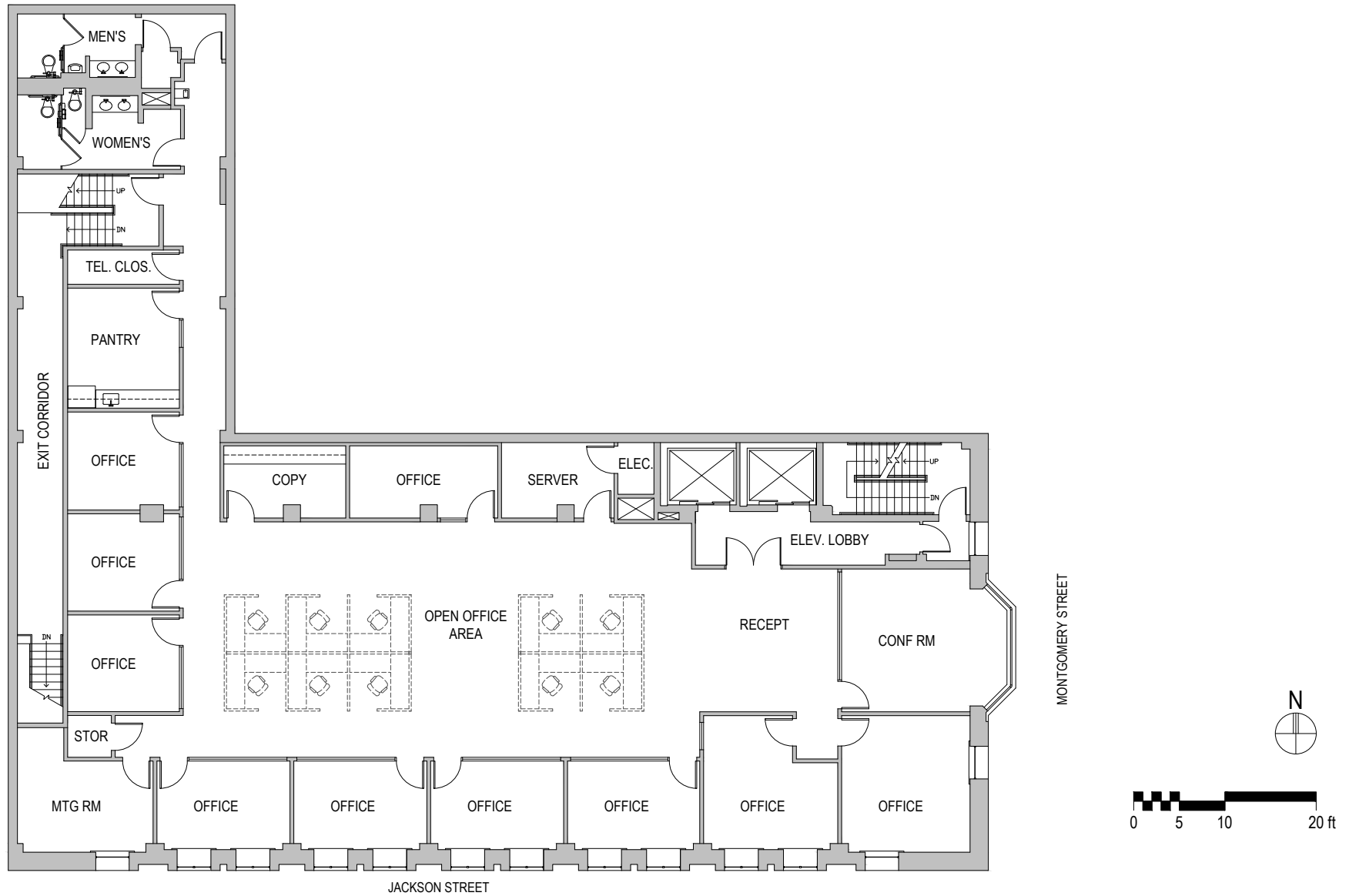
<b>Premises</b>	± 5,800 sqft, entire second floor
<b>Rental Rate</b>	\$60.00 as is, plug and play \$68.00 with TI's
<b>Term</b>	Flexible
<b>Available</b>	April 1st, Potentially earlier

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# FLOOR PLAN

Second Floor | ±5,800 SqFt







3RD FLOOR

FOR LEASE

ROKA

ROKA

FOR LEASE

ONE WAY

ROKA

ROKA BAR

19 85



# 801 MONTGOMERY STREET SAN FRANCISCO

## Third Floor

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### Buildout:

The building has had the exterior cleaned and windows painted black, inside and out. Lobby doors will be black and all brass finishes will be replaced. Improvements to lobby underway for a fresh updated look!

- Large conference room on window line with seating for at least 14
- Two private glass front offices
- Large glass front server room and equipment display room
- Fireplace with seating area on window line
- Full kitchen with subzero and high end appliances and seating counter
- Huge classroom that can hold 22 people around a table
- Two large ADA bathrooms

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<b>Premises</b>	± 6,000 sqft, entire third floor
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<b>Rental Rate</b>	\$68.00 Full Service
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<b>Term</b>	Flexible
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<b>Available</b>	Now
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<b>TI allowance available</b>	
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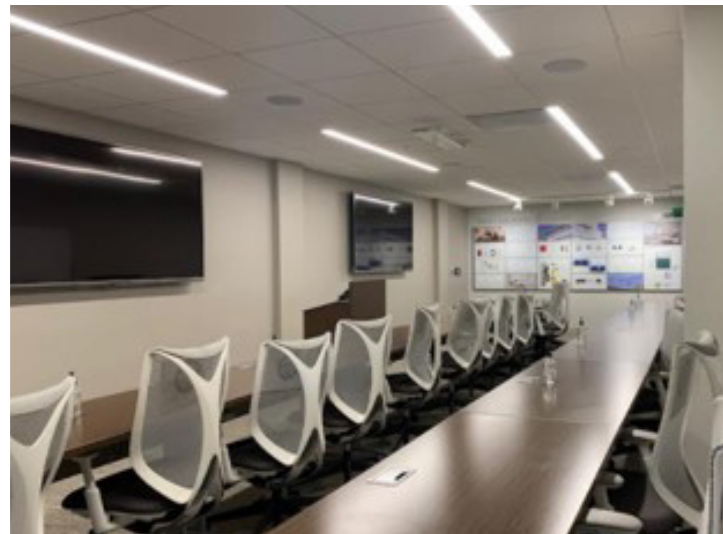
# 801 MONTGOMERY STREET SAN FRANCISCO

## Third Floor | ±6,000 SqFt

801 Montgomery Street is in an exciting location in the heart of Jackson Square. The iconic neighborhood is known for its historic commercial buildings that survived the 1906 earthquake. In recent years, it has seen a revival with boutiques, contemporary art galleries, and fantastic dining.

### Additional Property Features:

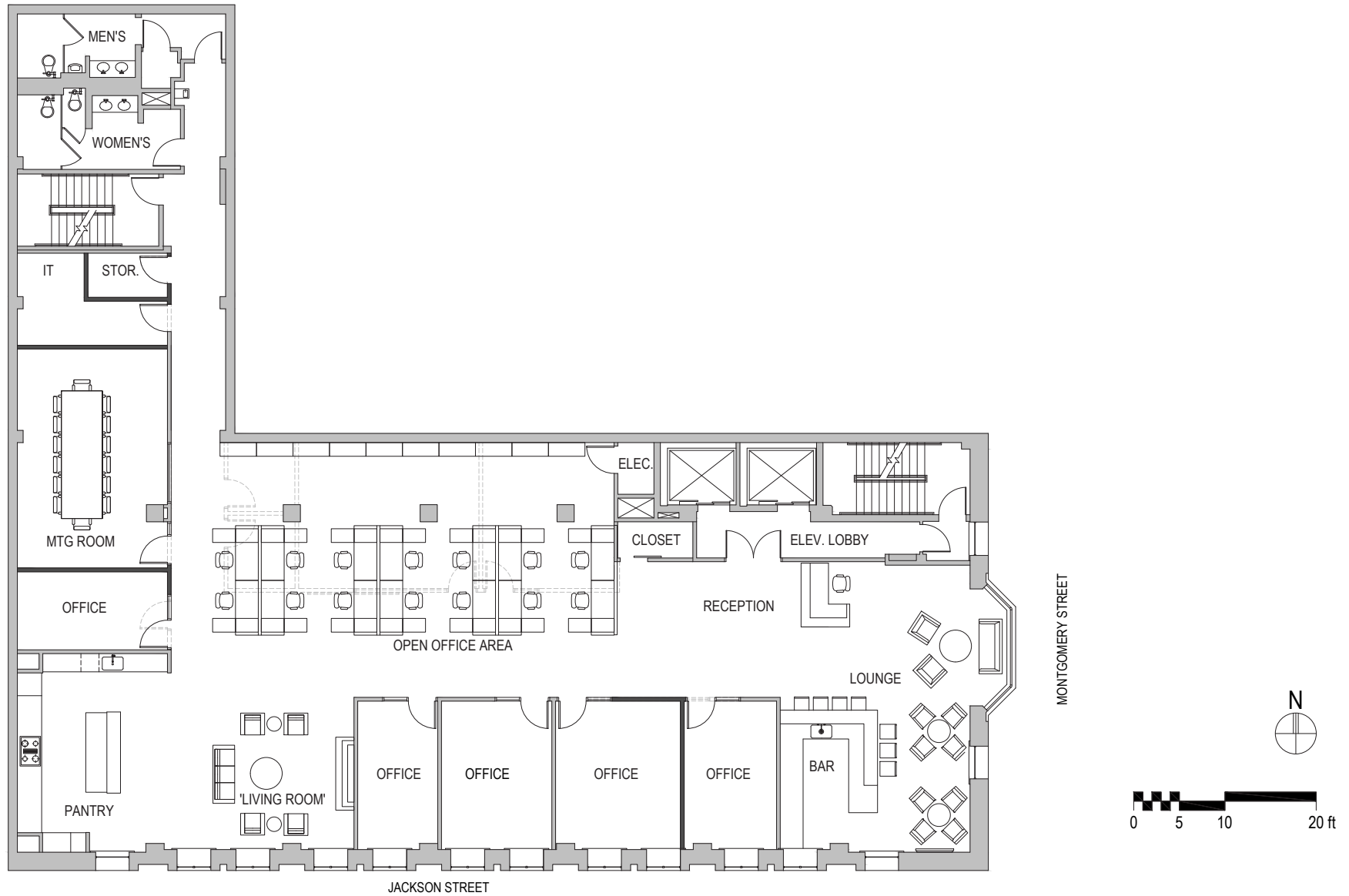
- Stable ownership and property management
- Operable windows and A/C
- Secure building with 24 hour access
- Roku Akor restaurant on ground floor
- Near Cotogna, Quince, Bix, Verjus and charming Hotaling Alley
- One block to the newly developed Pyramid Park
- Charming Jackson Square and Pyramid Views





# FLOOR PLAN

Third Floor | ±6,000 SqFt





## Amenities Map

- 1) Barbarossa Lounge
- 2) Hilton Hotel
- 3) Bix Fine Dining
- 4) USCIS Field Office
- 5) Kokkari Estiatorio
- 6) The Battery
- 7) Great Star Theater
- 8) Dignity Health
- 9) Sterne School
- 10) Brioche Bakery







Contact me with any questions about this property.



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**\$3 PSF Commission**



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