

456

montgomery

**\$4.56 PSF
COMMISSIONS
AT
456 MONTGOMERY!**
*FOR THE FIRST TWO YEARS
FOR ANY DEAL COMMENCING
IN 2025*

COME SEE OUR NEW
TENANT LOUNGE WITH

- PRIVATE CONFERENCE ROOM
- ESPRESSO BAR
- 100" TV

An unbeatable location and superior flexibility define the offices at 456 Montgomery Plaza. Located in San Francisco's Financial District, the building offers the open, light-filled spaces that modern tenants are looking for, coupled with easy access via multiple modes of transportation.

178,014 SF side core design

efficient and open floor plans

26-stories of column free floor plates

offer maximum flexibility

Retail Services

Haircuts By Leo

San Francisco Golf Performance Center

Ross Lai DDS

Additional New Retail Coming Soon

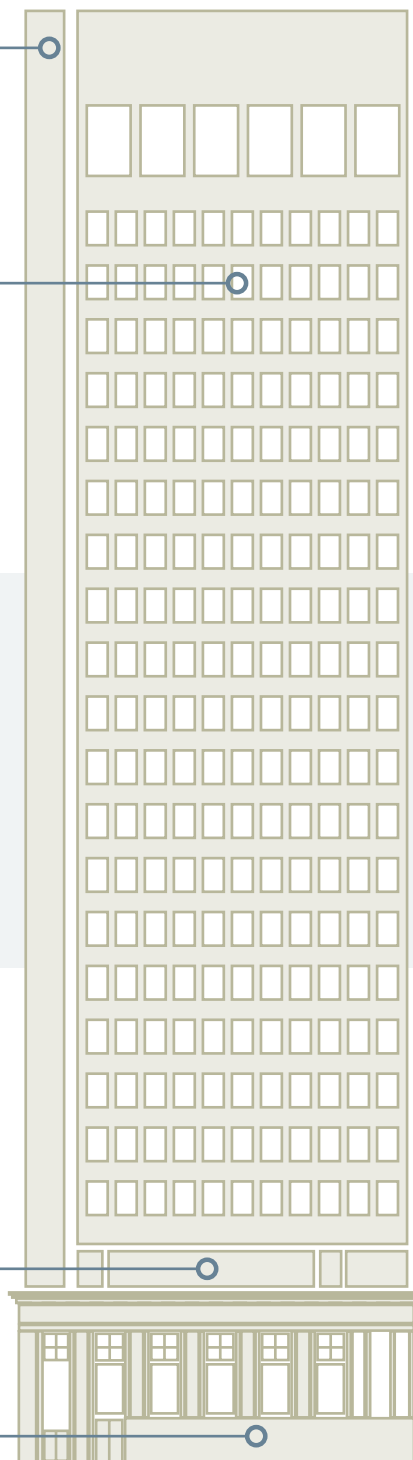
Excellent view corridors and setbacks from historic low-rise neighborhoods

Modernist design

on top of a classic facade at street level

Elegant lobby

with 24/7 security, new elevator cabs, state-of-the-art elevator security system, and new state-of-the-art escalators



BUILDING FEATURES



REACH BEYOND

Suite 200

Available Now

7,606 RSF

Suite 488

Available Now

2,231 RSF

Suite 600

Available Now

7,134 RSF

Suite 700

Available Now

3,595 RSF

Suite 750

New Tenant Lounge

3,418 RSF

Suite 800

Available Now

7,133 RSF

Suite 900

Available Now

4,593 RSF

Suite 1050

Available Now

4,775 RSF

Suite 1200

Available Now

4,602 RSF

Suite 1410

Available Now

2,982 RSF

Suite 1450

Available Now

1,609 RSF

Suite 1800

Available Now

7,256 RSF

Suite 1900

Available Now

7,262 RSF

Suite 2000

Available Now

7,262 RSF

AVAILABLE SPACE

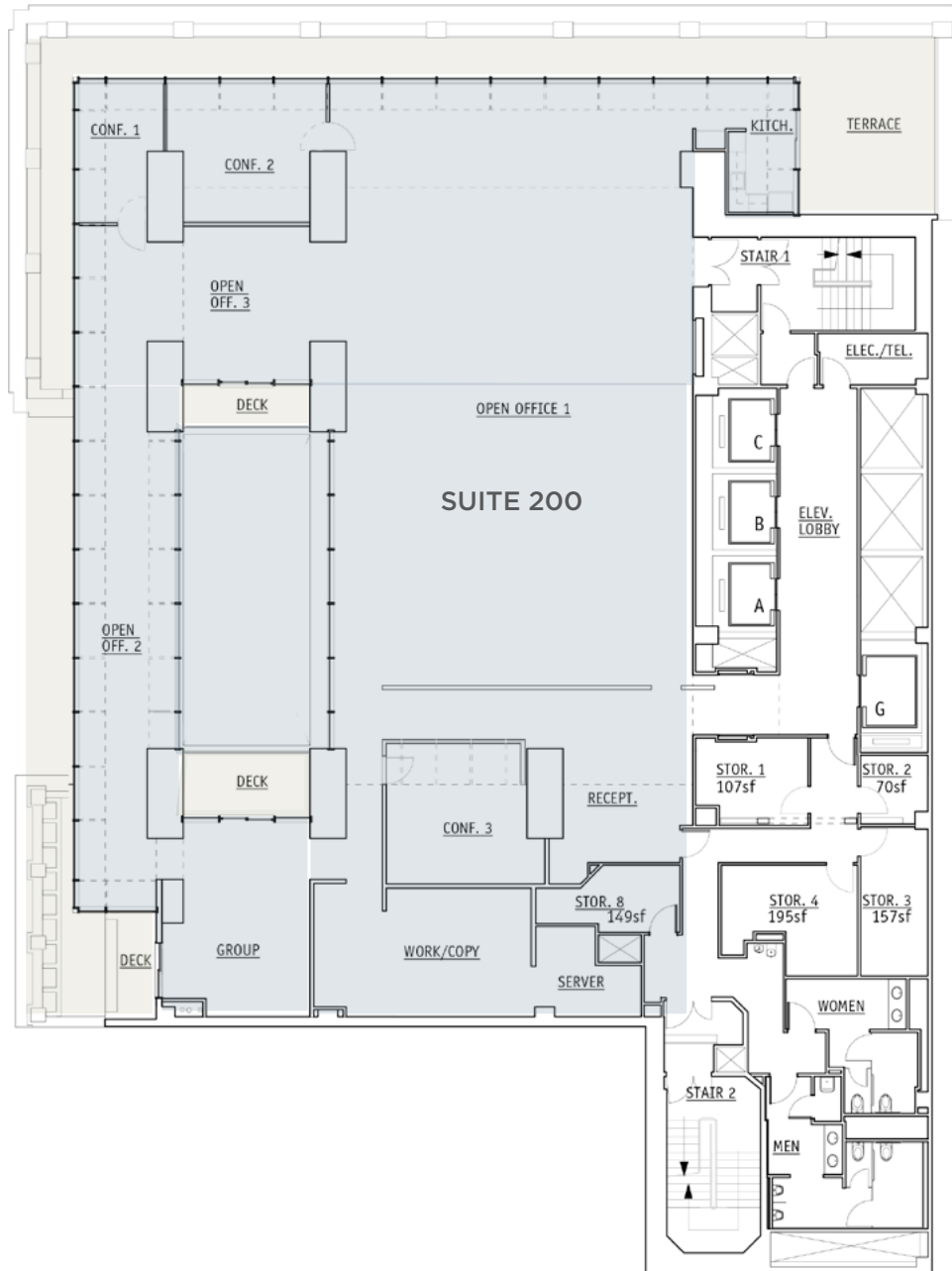
456
MONTGOMERY



Available Now

Full floor elevator identity

- Exceptionally high ceilings
- Private outdoor terraces
- Unique identity space
- 2 conference rooms
- Extensive window-line
- Kitchen and open space

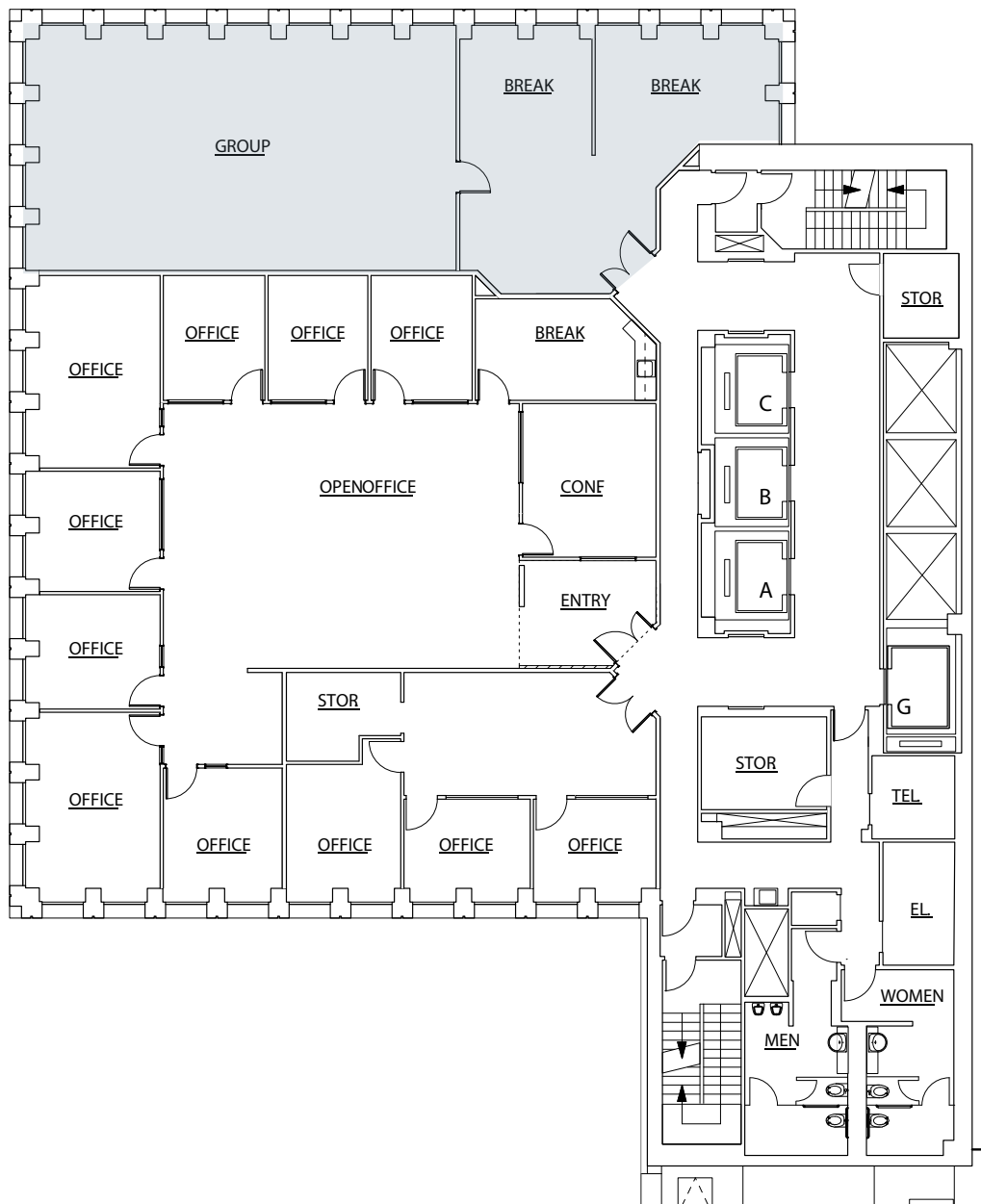


SUITE 200 | 7,606 RSF

Available Now Partial floor

Built-out 24x40ft classroom / training space with
reception and lounge area

Extensive window-line corner suite.



SUITE 488 | 2,231 RSF

Available Now

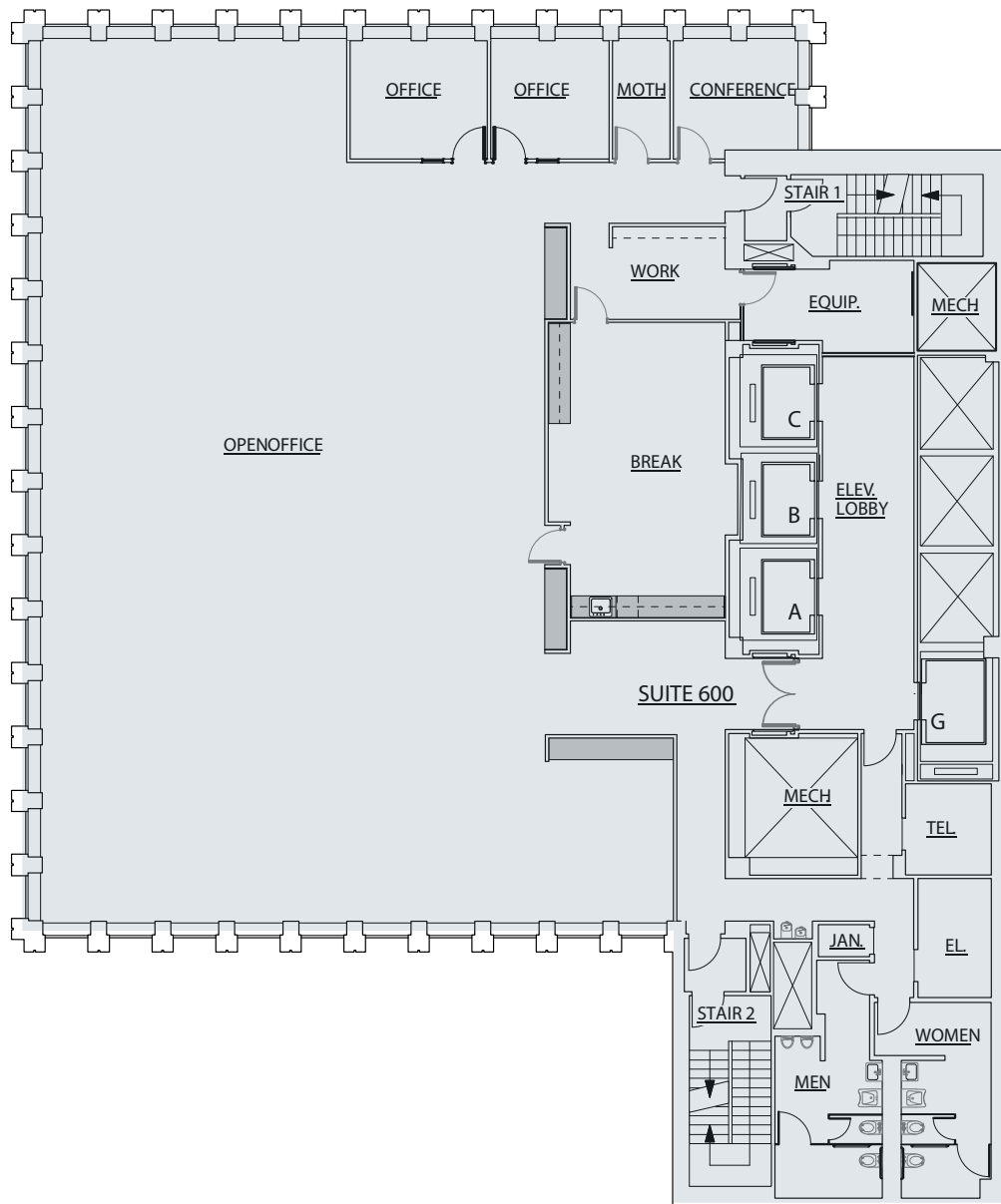
Full floor

Full floor open plan space with
elevator identity

3 private office / conference
rooms

Large kitchen & break area

Extensive column free open area



SUITE 600 | 7,134 RSF

Available Now

Partial floor

2nd gen law firm buildout with
TI's available

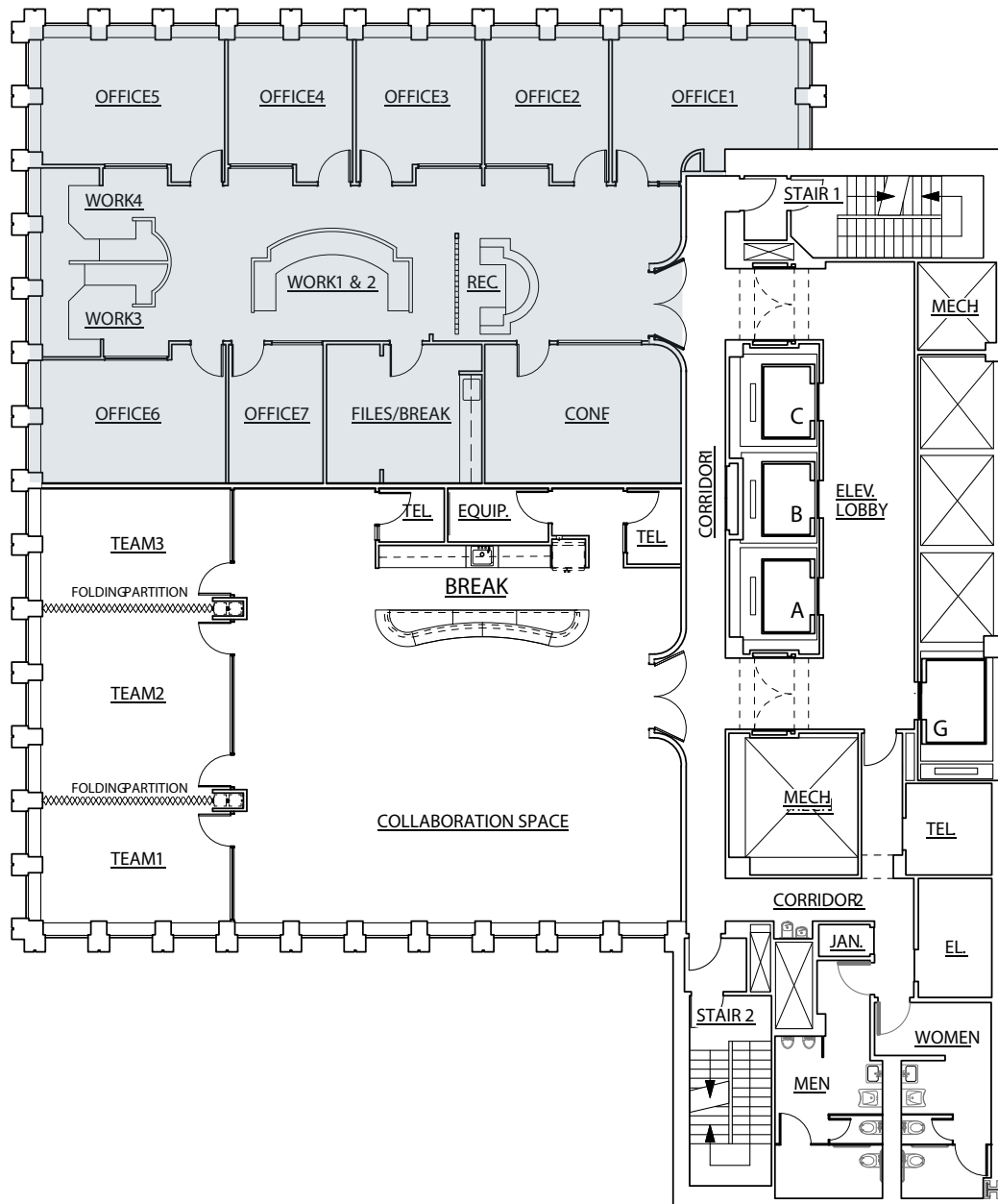
Northern city views

6 private offices

2 conference rooms

Kitchen / Break area

Central open area





New Tenant Lounge!

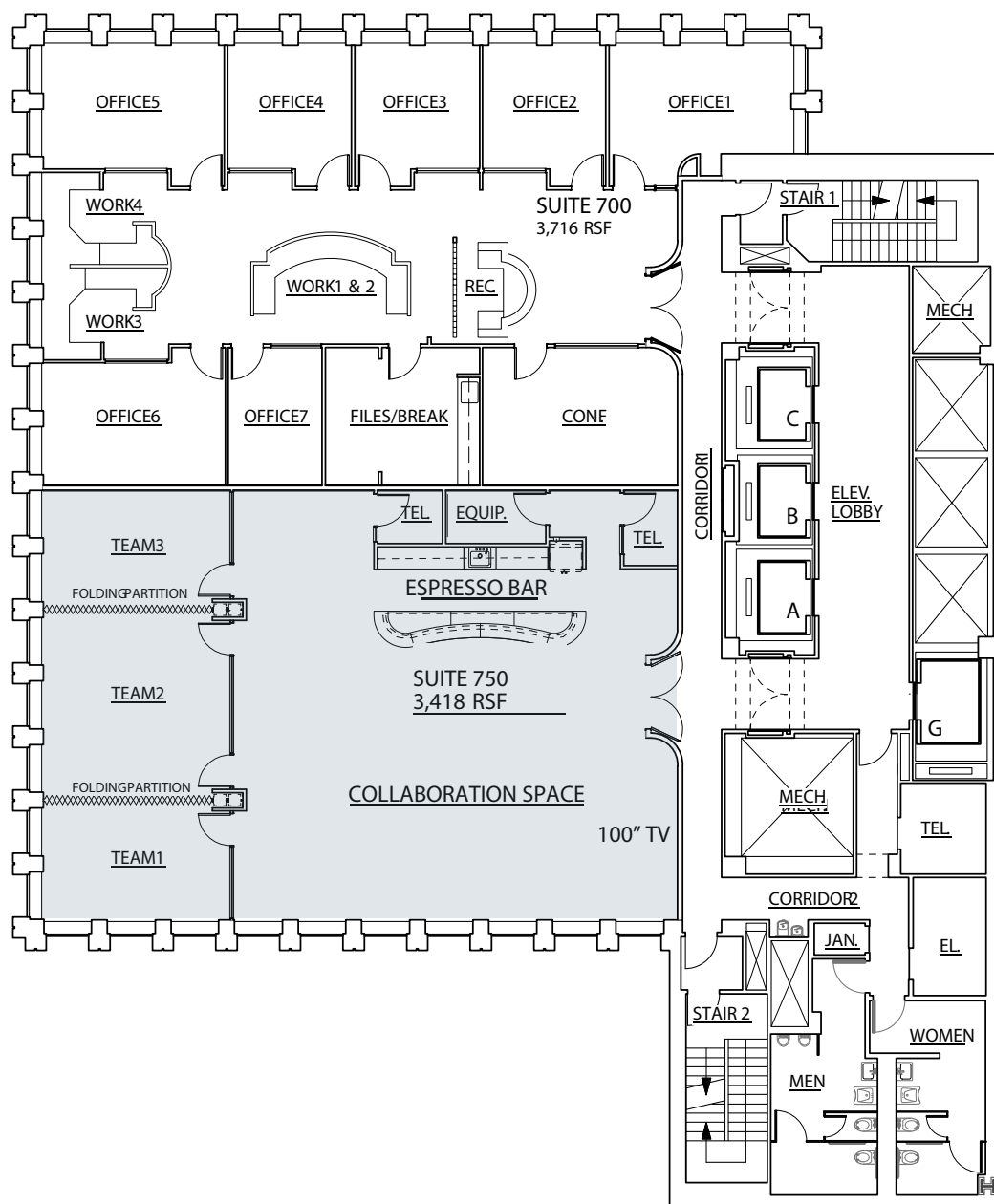
100" TV

Espresso Bar

Collaboration /
Entertainment Space

Large conference room
with full-scale AV system

Rentable space for
corporate company events



SUITE 750 | 3,418 RSF

Available Now

Full floor

Column free full floor

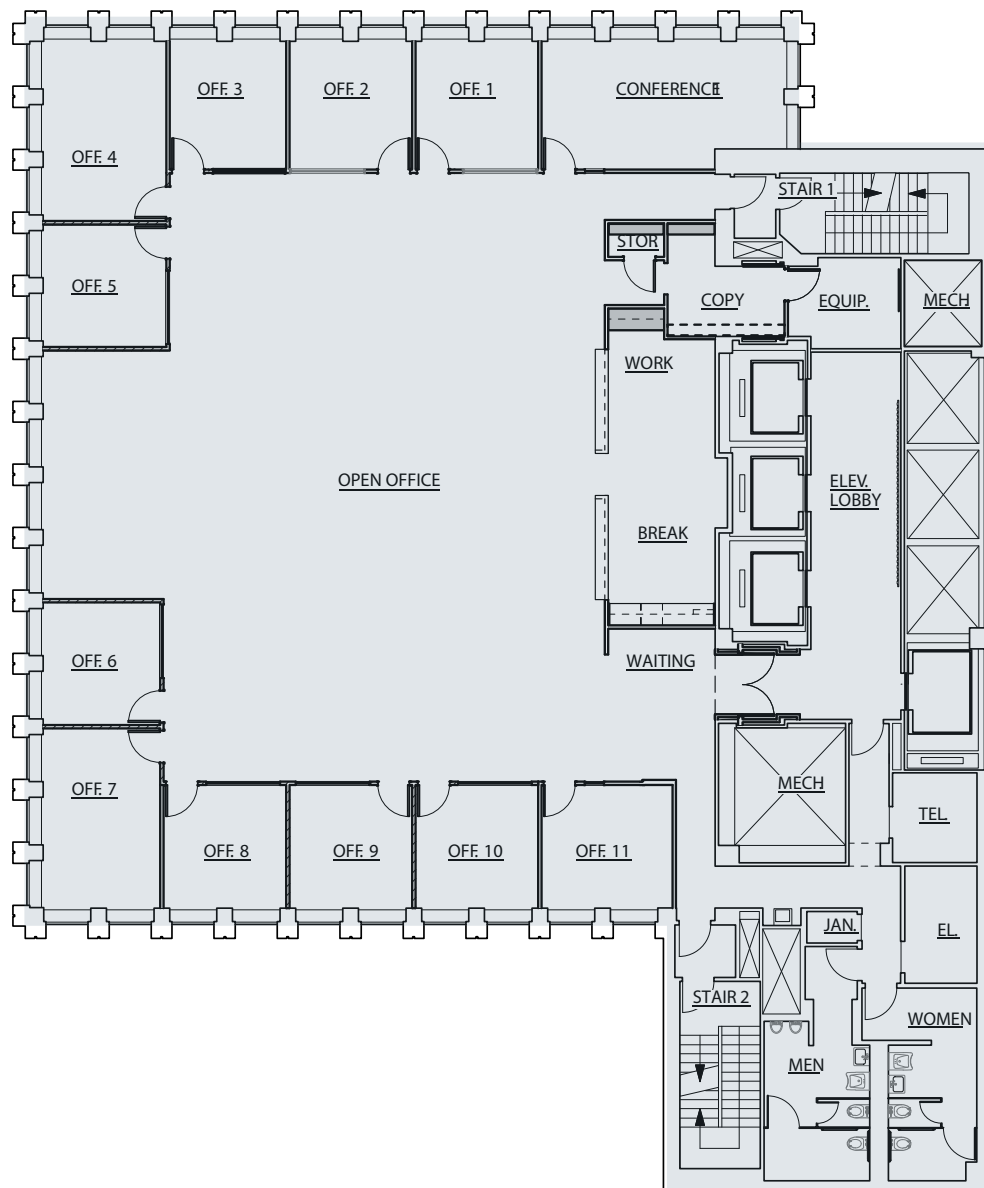
Large open layout

11 private offices
(2 large/9 standard)

Large conference room

City views

Great natural light



SUITE 800 | 7,133 RSF

Available Now

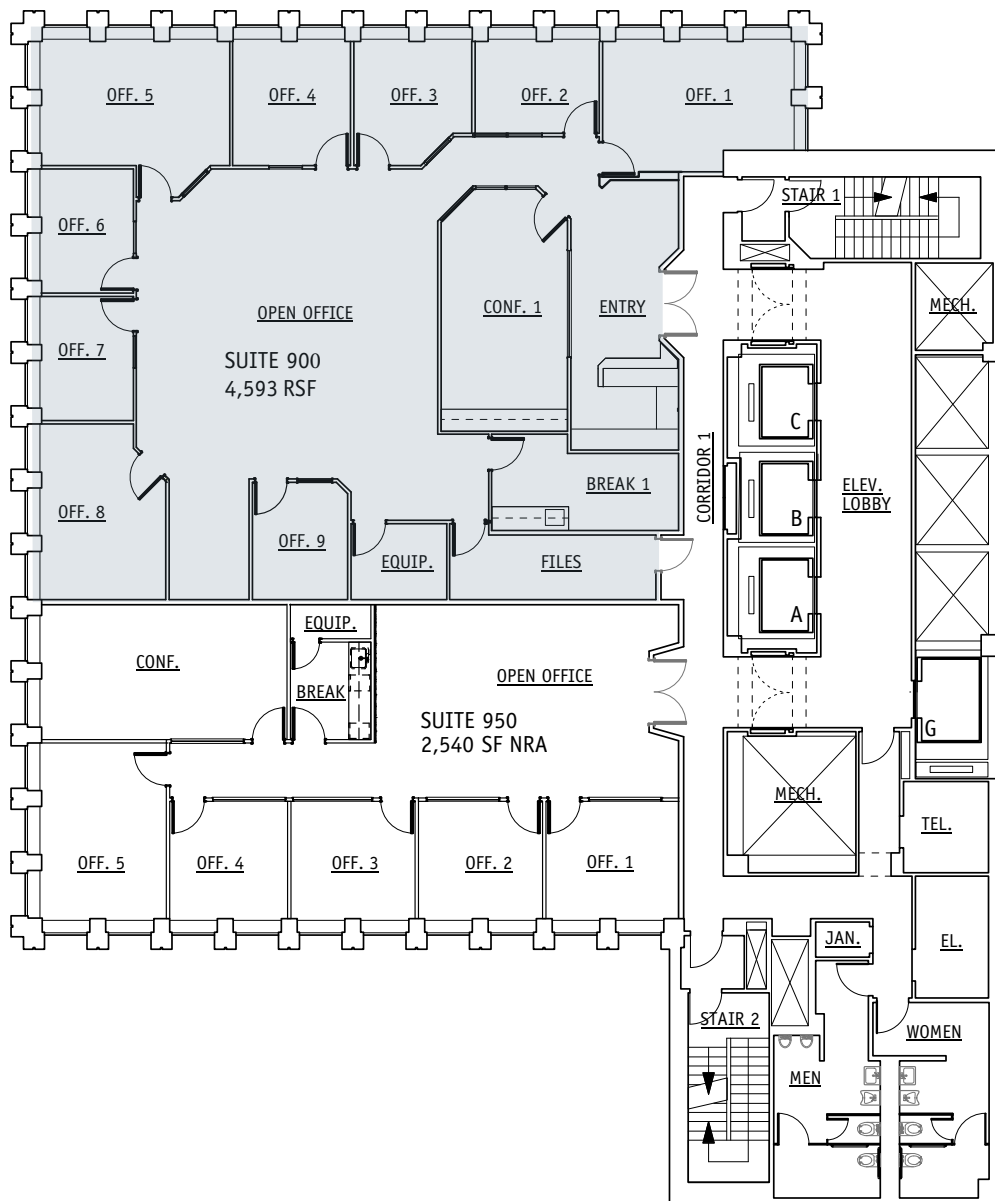
Full floor

Professional Services layout

8 windowline offices

2 interior conference rooms

Double door elevator
lobby identity



SUITE 900 | 4,593 RSF



Available Now Partial floor

Efficient professional service space

12 POs (9 exterior, 3 interior)

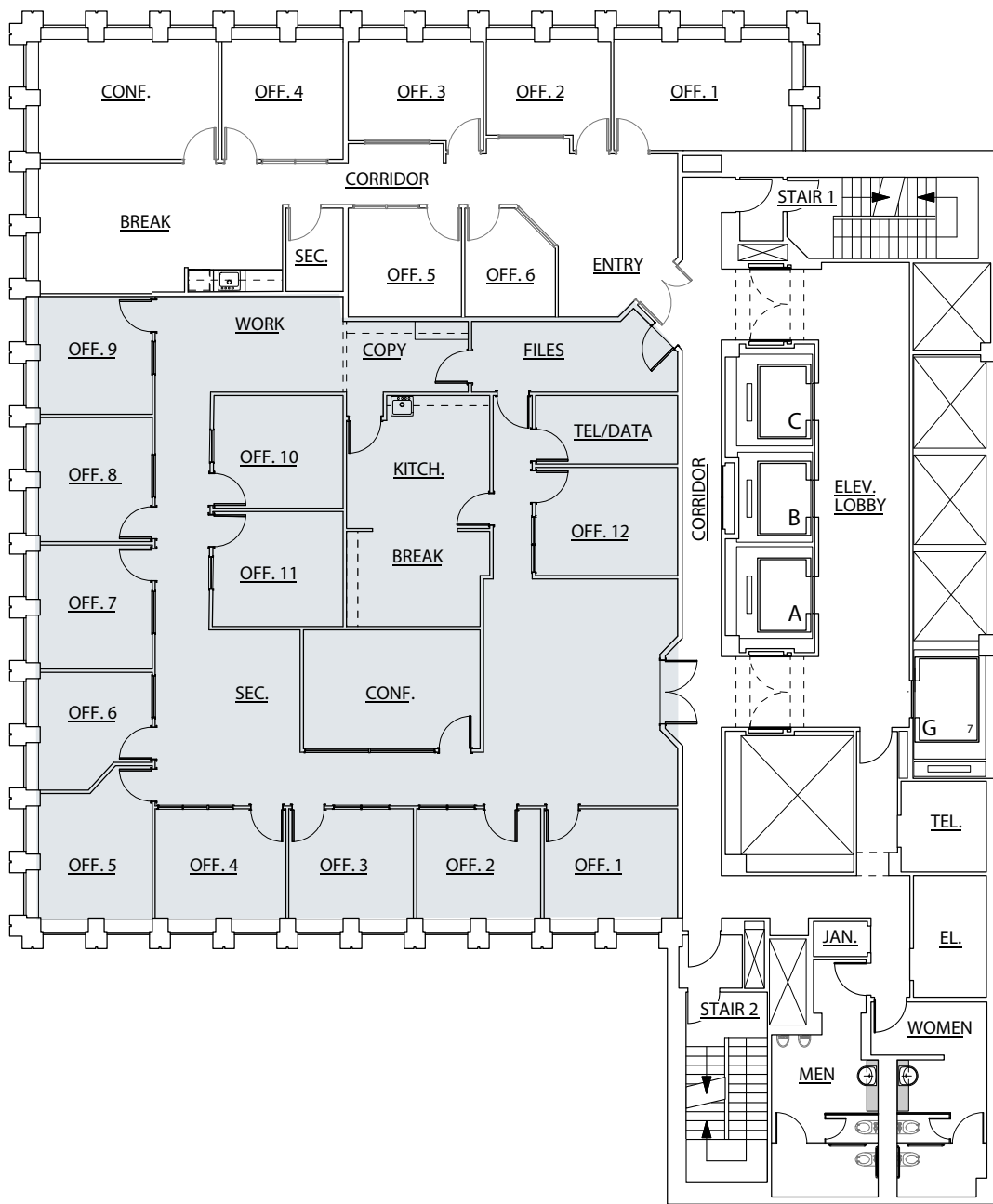
Conference room

Kitchen

File room

Open work area

Furniture available



SUITE 1050 | 4,775 RSF

456
MONTGOMERY

REACH BEYOND



Available Now Partial floor

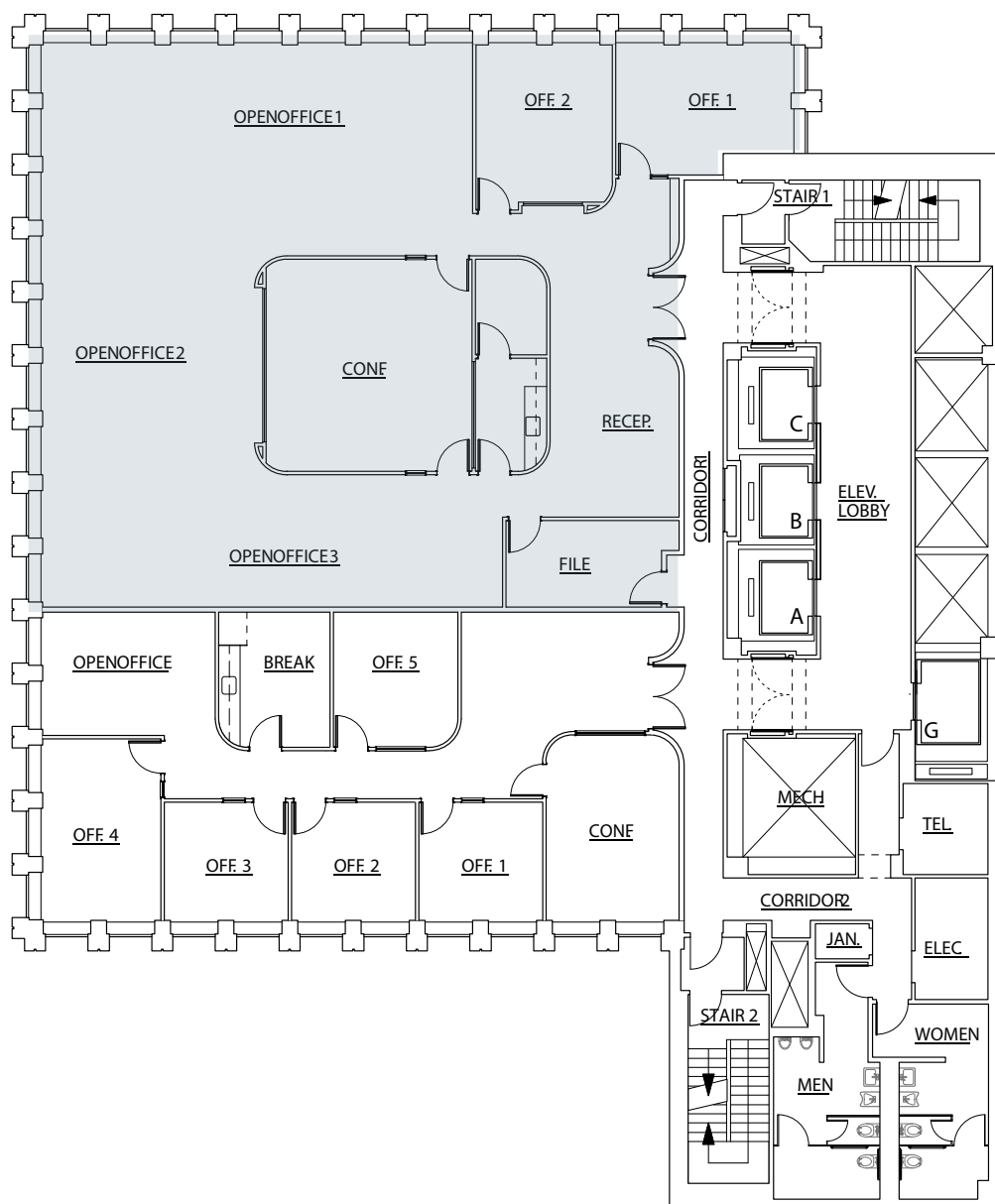
1 Large conference room

Kitchenette

2 window-line private offices

Large, column free corner space for workstations

Production



REACH BEYOND

SUITE 1200 | 4,602 RSF

456
MONTGOMERY

Available Now

Partial floor

2 Large conference rooms

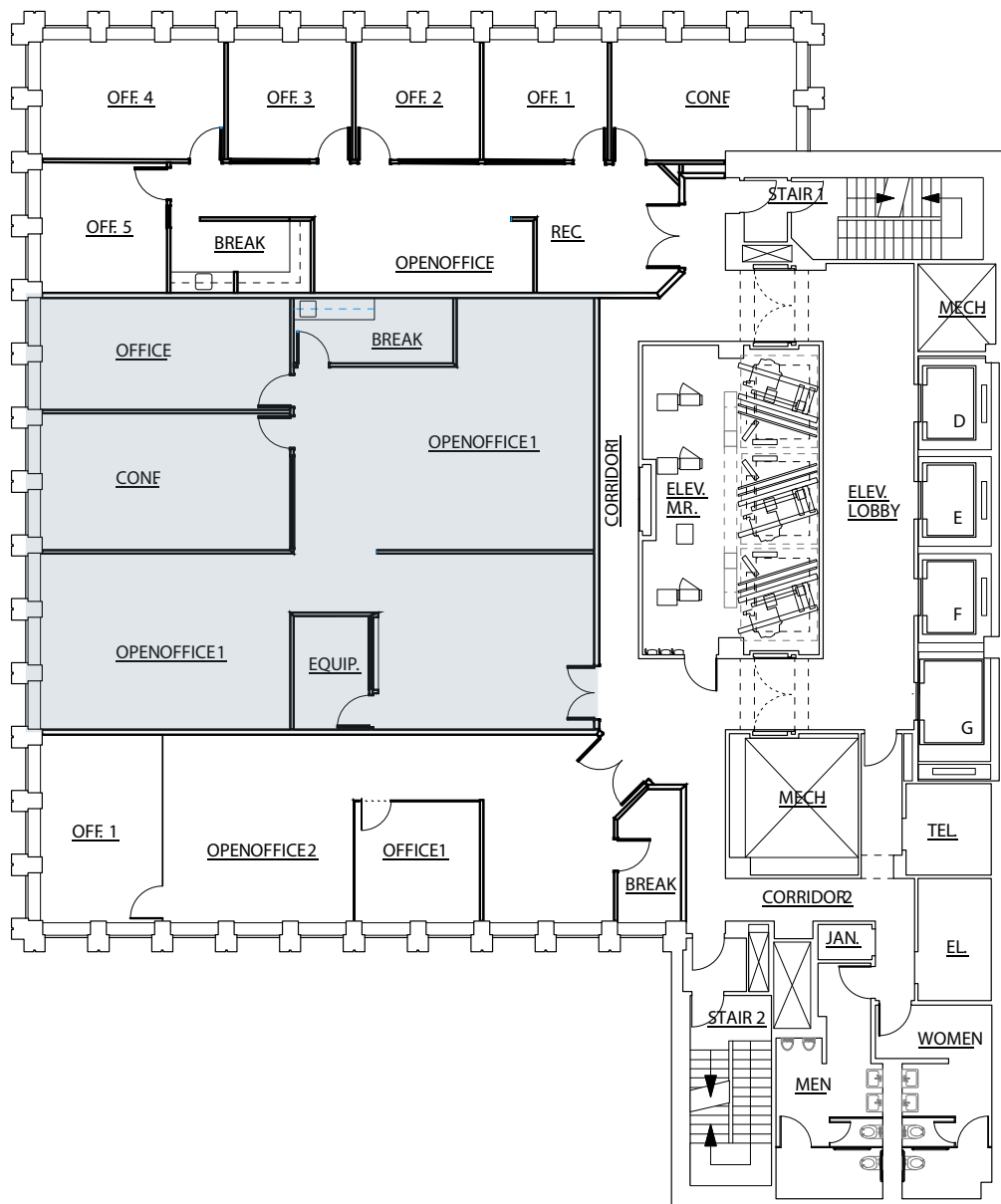
1 phone both

Kitchenette

Reception

Open areas for workstations

Western outlooks



SUITE 1410 | 2,982 RSF

Available Now Partial floor

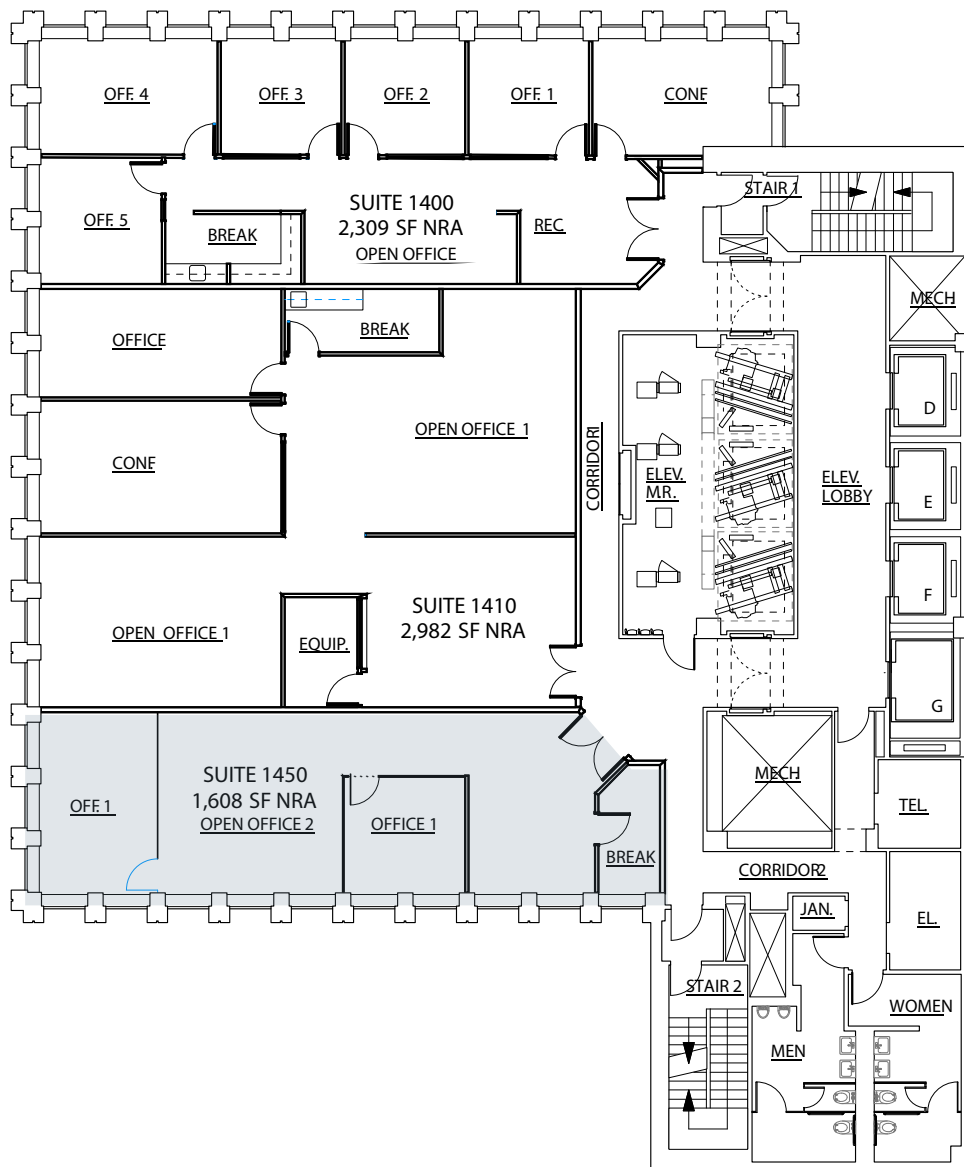
Extensive southern
window-line

One conference room

One PO

Open work area

Kitchenette



SUITE 1450 | 1,609 RSF

Available Now

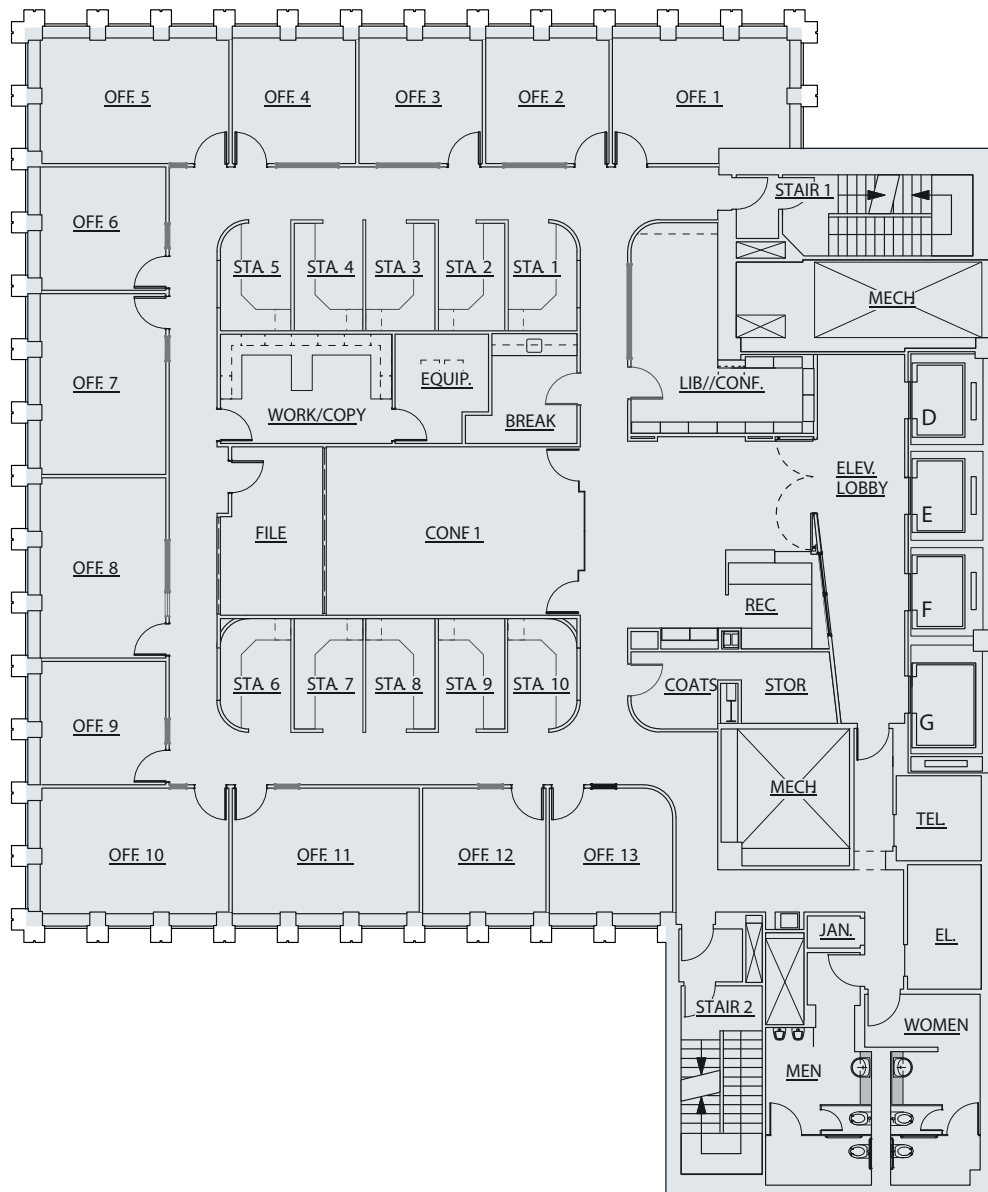
Full floor

Full floor elevator identity

Sweeping city and north bay views

13 perimeter private offices

Large conference and support areas



SUITE 1800 | 7,256 RSF

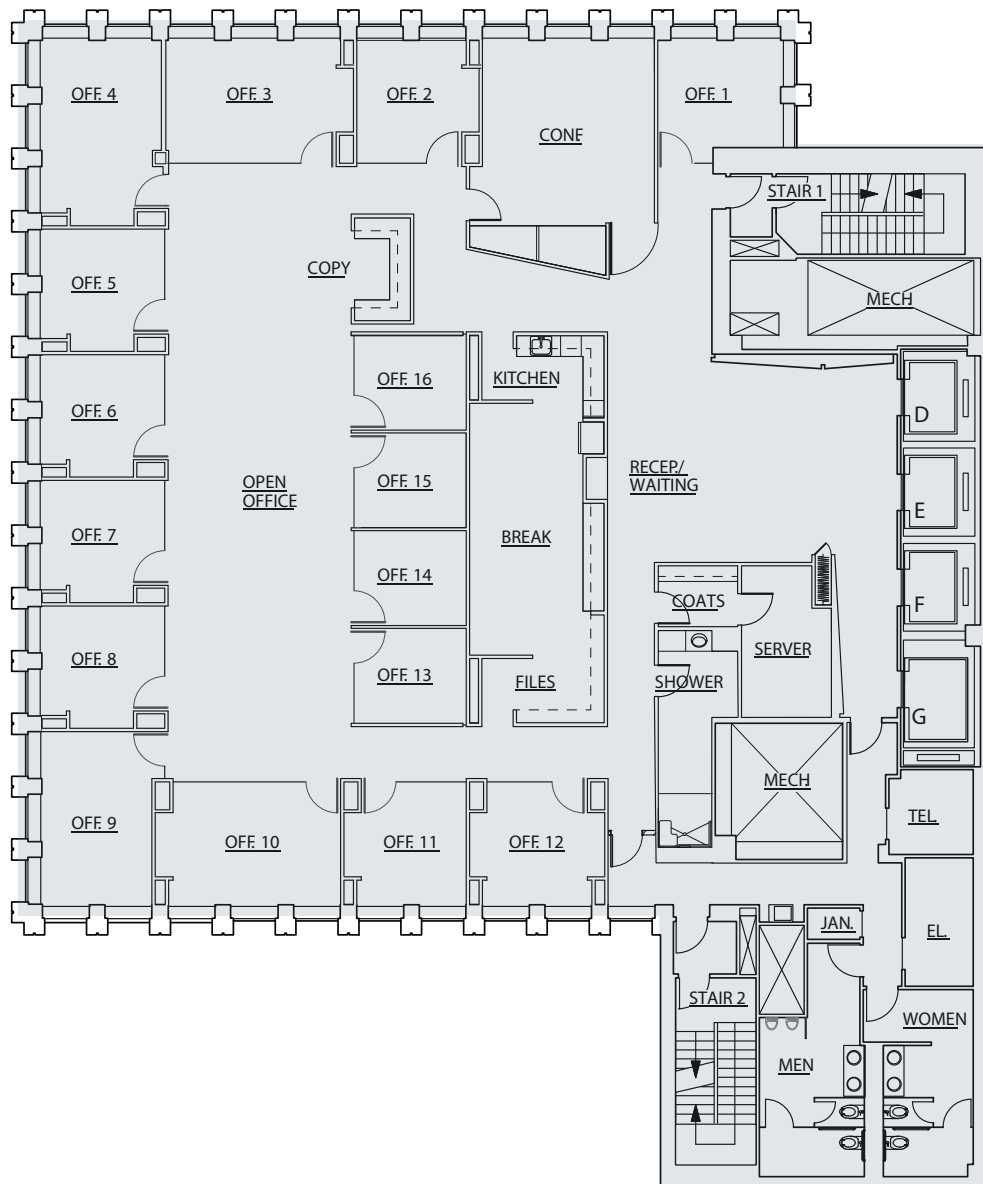
Available Now

Full floor

High end law firm view space

Full floor identity

16 Private offices and large conference room



SUITE 1900 | 7,262 RSF

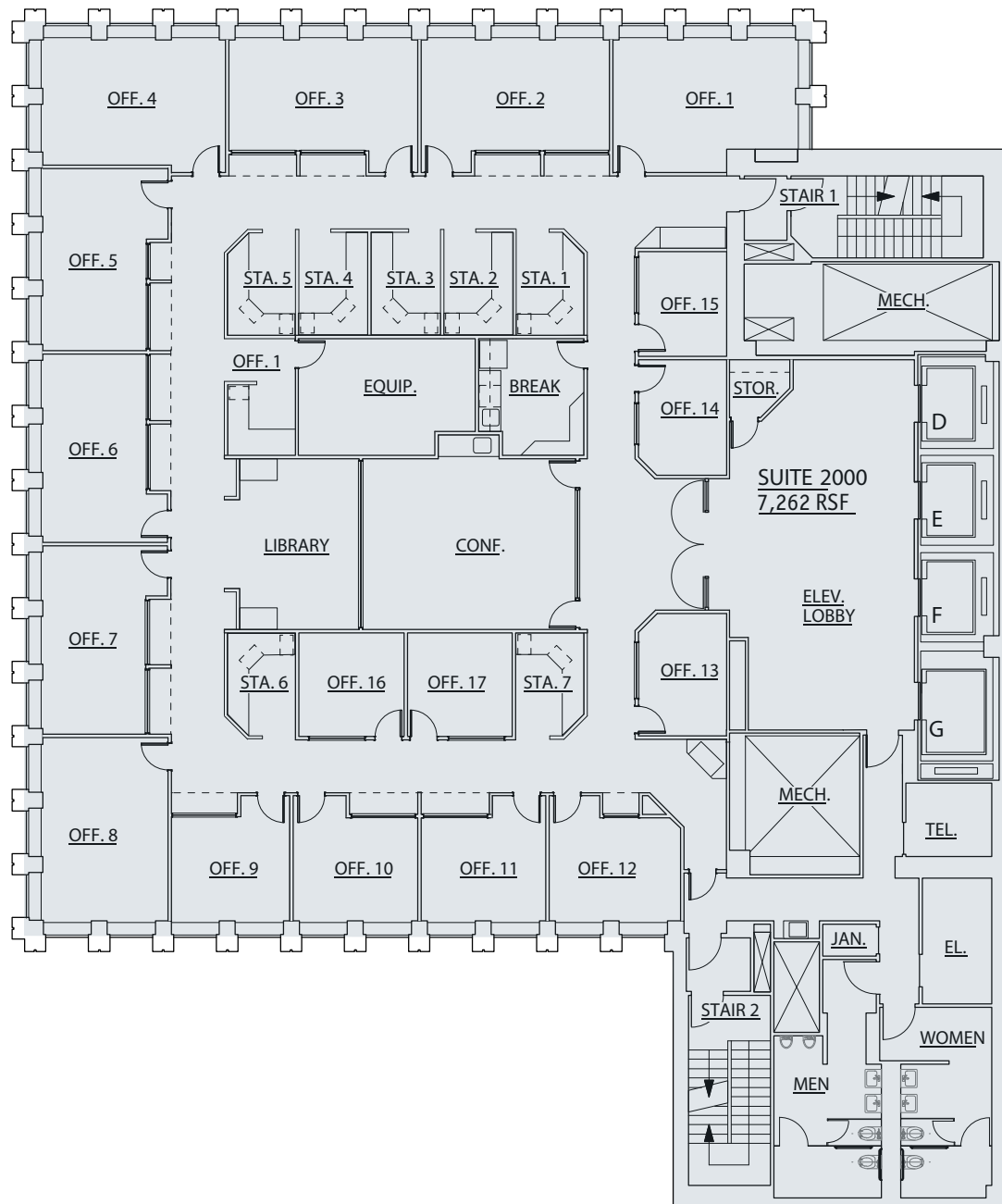
Available Now

Full floor

Full floor law firm view space 9 associate offices

8 large window-line partner offices Improvement allowance available

Elevator identity, excellent outlooks



SUITE 2000 | 7,262 RSF

The Financial District has been the heart of San Francisco since its inception. Today it remains the premier destination for companies and visitors looking for an abundance of service and entertainment amenities.



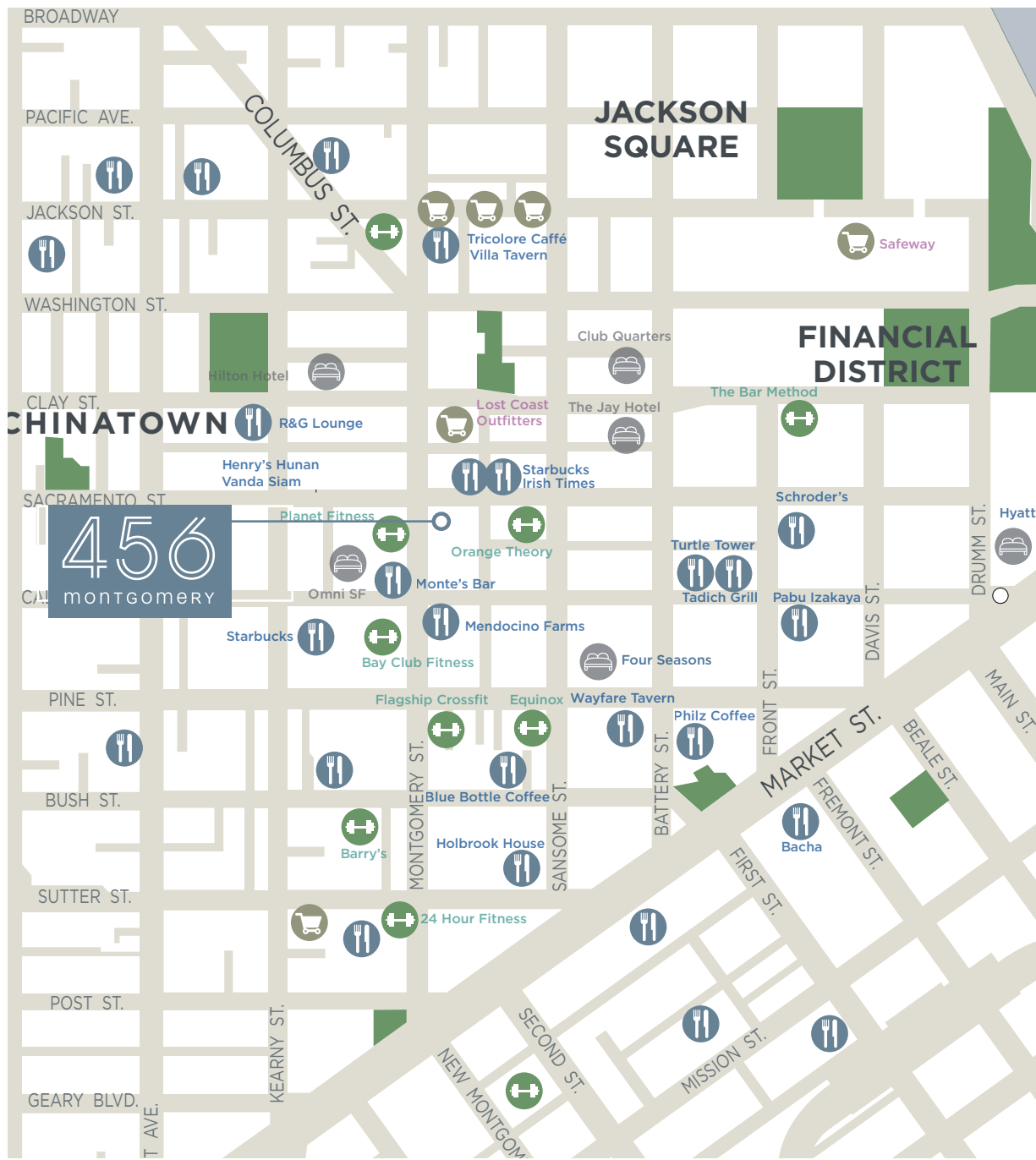
10
minute walk
to the Ferry
Terminal



13
minute walk to
the Salesforce
Transit Center



8
minute
walk to BART



LOCATION AMENITIES

456

MONTGOMERY

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