

WELCOME TO 44 MONTGOMERY



Connecting the City and the Skyline



HOME



OPPORTUNITY



RENDERINGS



LOCATION



FLOOR PLANS



ROOF DECK



CONFERENCE CENTER



FITNESS CENTER

SHIFT

AMENITY PROGRAM



BEST IN CLASS OPERATION



The Opportunity

We are pleased to announce 5 contiguous floors on 25 to 29 at 44 Montgomery Street for approximately 70,000 RSF. We can accommodate all different users.

44 Montgomery Street's premier, modern amenities and prime CBD location delivers a workplace solution that elevates productivity and wellness.

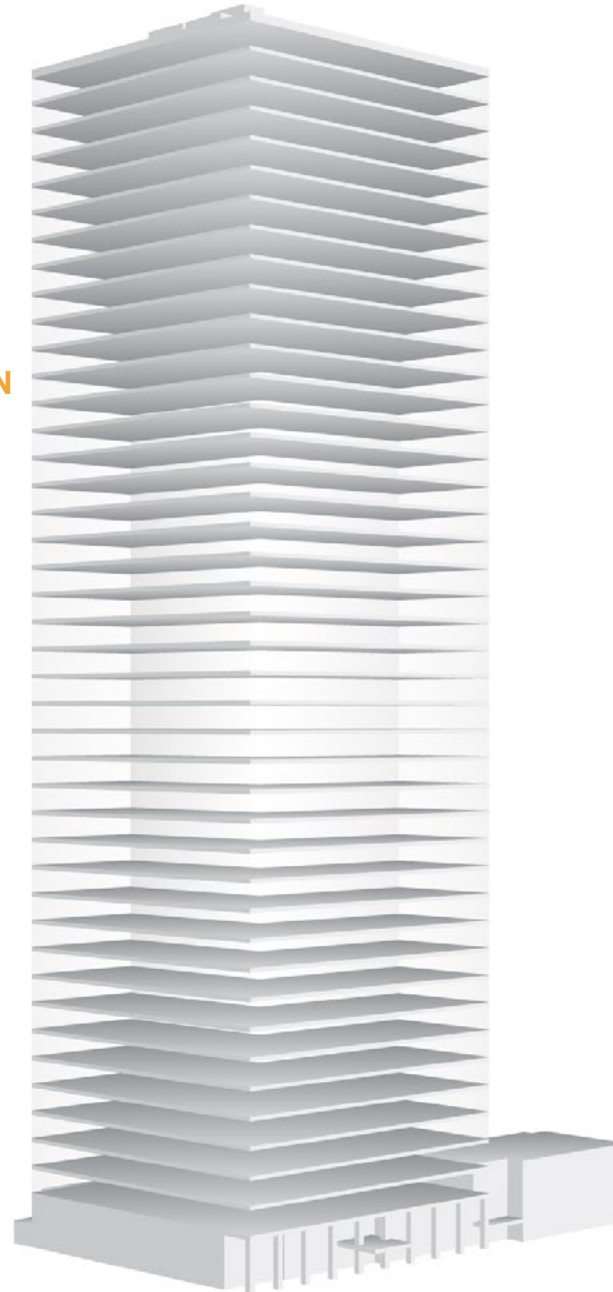
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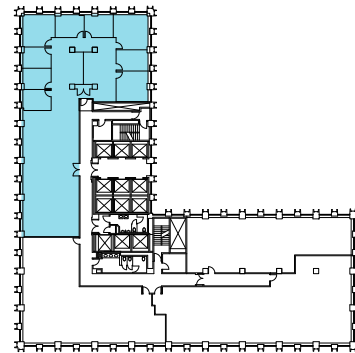
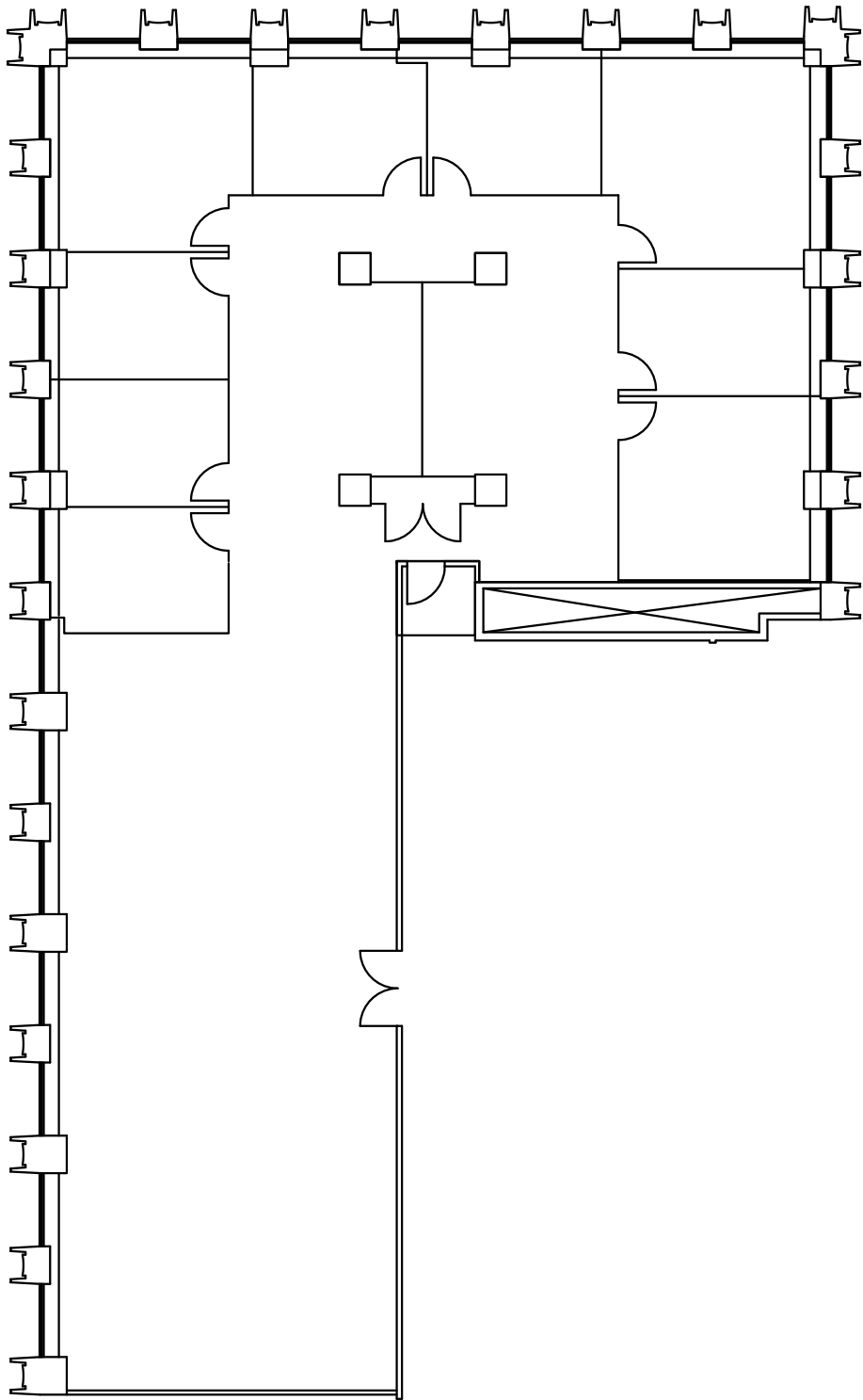
(Corresponding stacking plan highlighted in orange)

HYPOTHETICAL OPTIONS

SCENARIO	RSF	FLOORS
1	+15,000 RSF	25, 26, 27 or 28
2	+22,500 RSF	28 and 29
3	+32,000 RSF	25/26, 26/27 or 27/28
4	+40,000 RSF	27, 28, 29
5	+47,000 RSF	25, 26, 27
6	+55,500 RSF	26, 27, 28, 29
7	+64,000 RSF	25, 26, 27, 28
8	+70,000 RSF	25, 26, 27, 28, 29

[CLICK BELOW TO VIEW FLOOR PLAN](#)

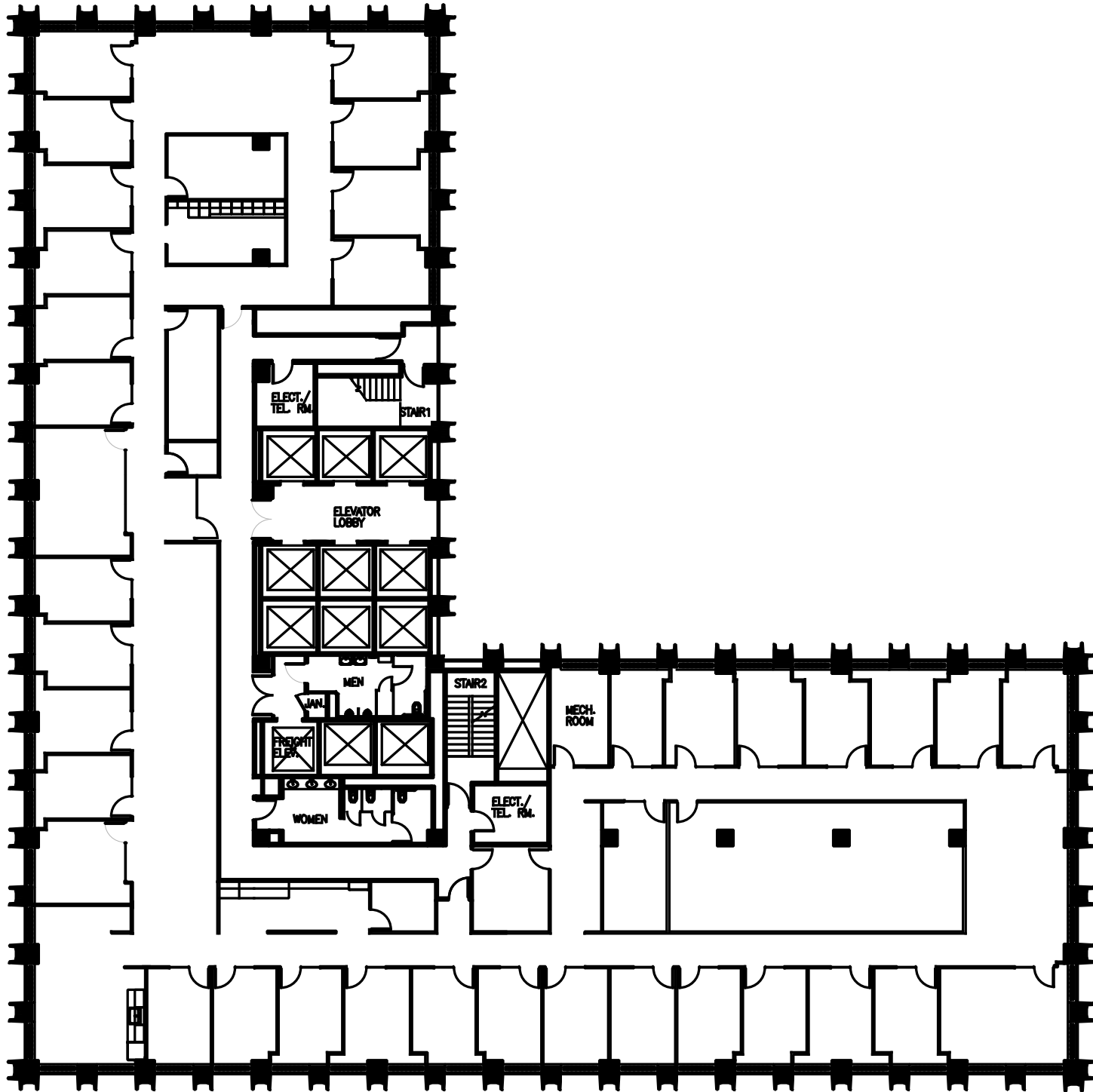




5,969 rsf
70,000 rsf on Floors 25-29
Available now

- **Mix of offices and open area**

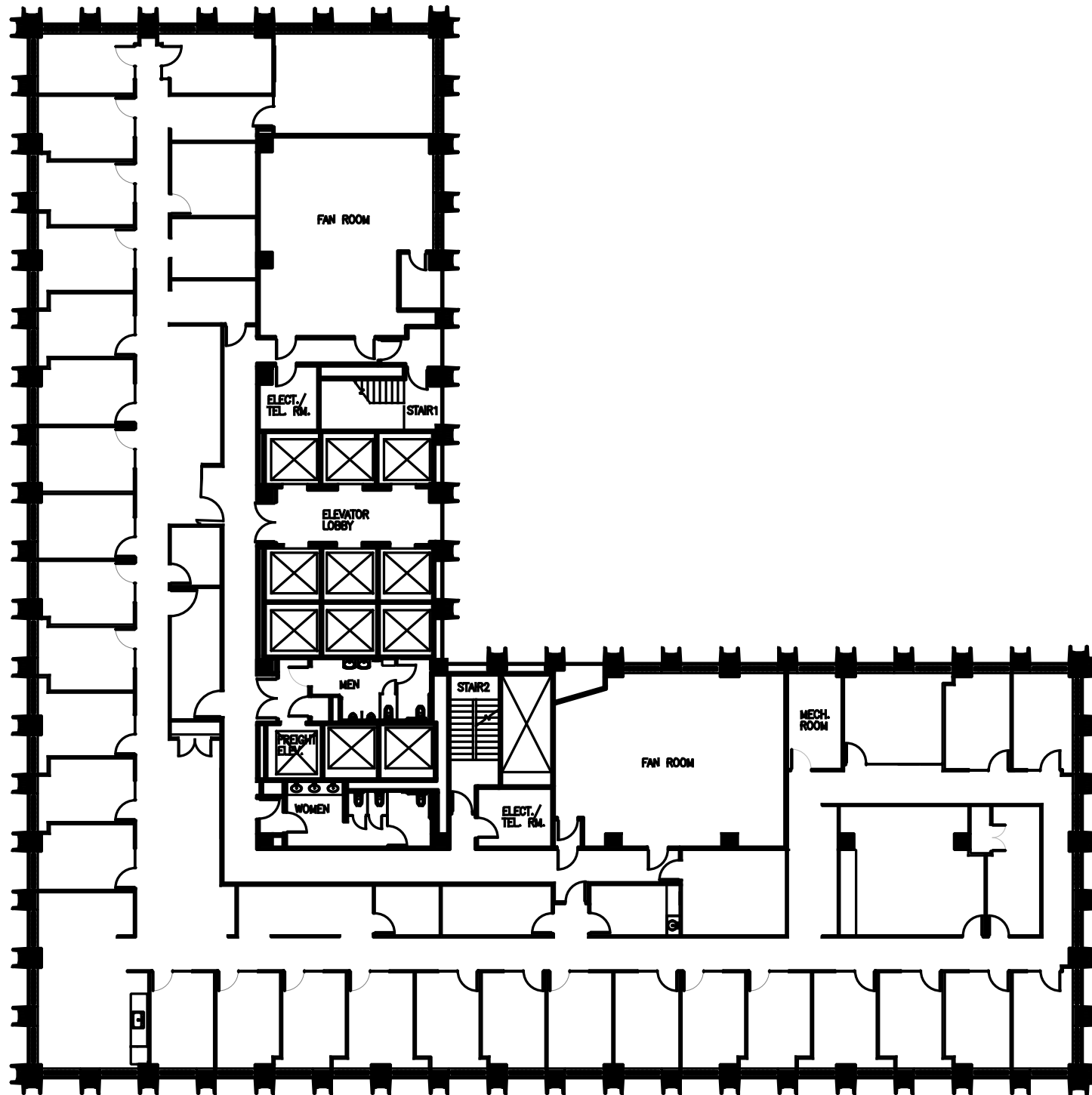




16,482 rsf
70,000 rsf on Floors 25-29
Available now

- 37 offices
- Kitchen
- Production and file rooms
- 2 small conference rooms





SUITE 2500

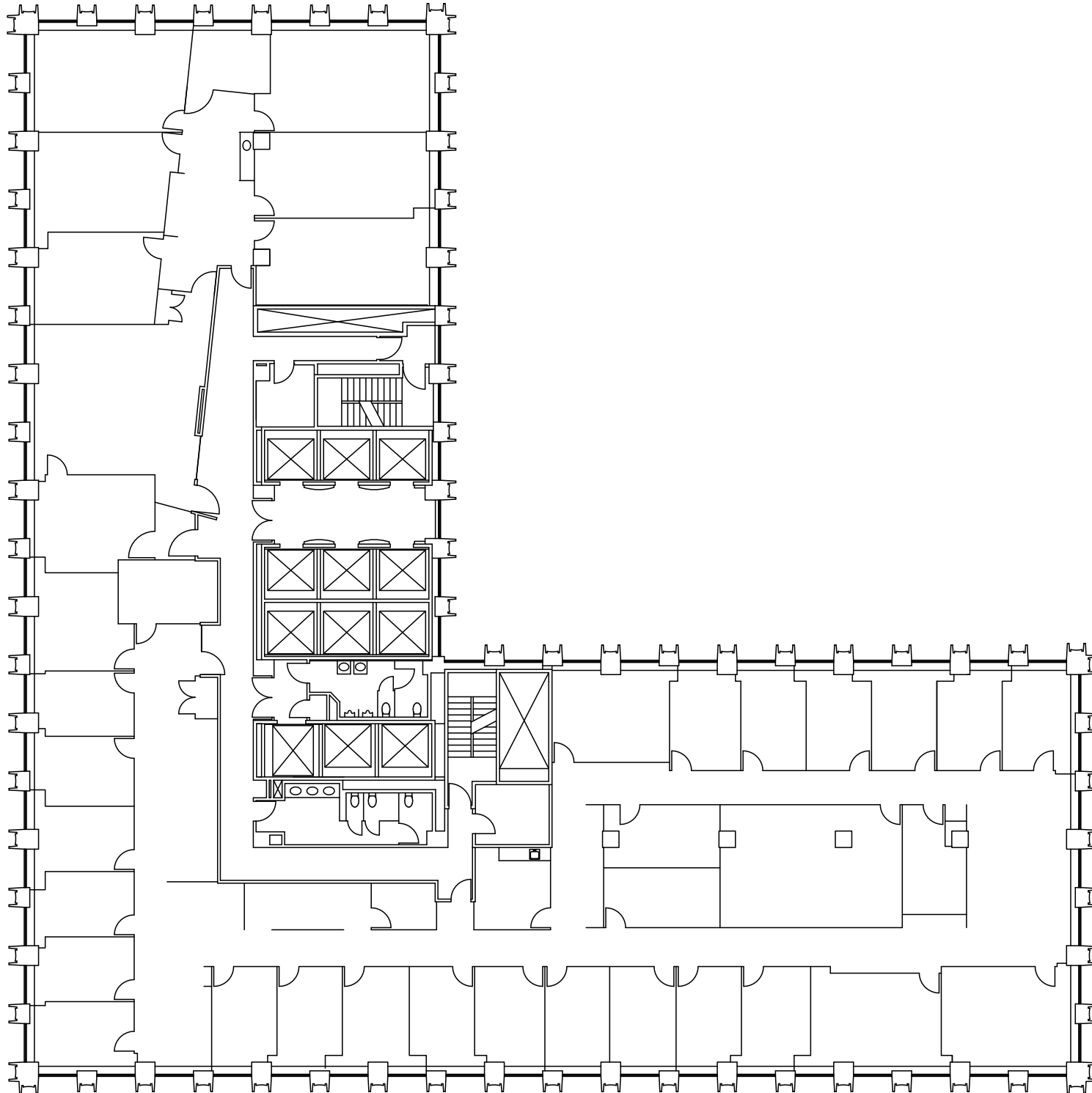
14,505 rsf

70,000 rsf on Floors 25-29

Available now

- 33 offices
- Large conference room
- Kitchen
- Production & file rooms
- IT room





SUITE 2800

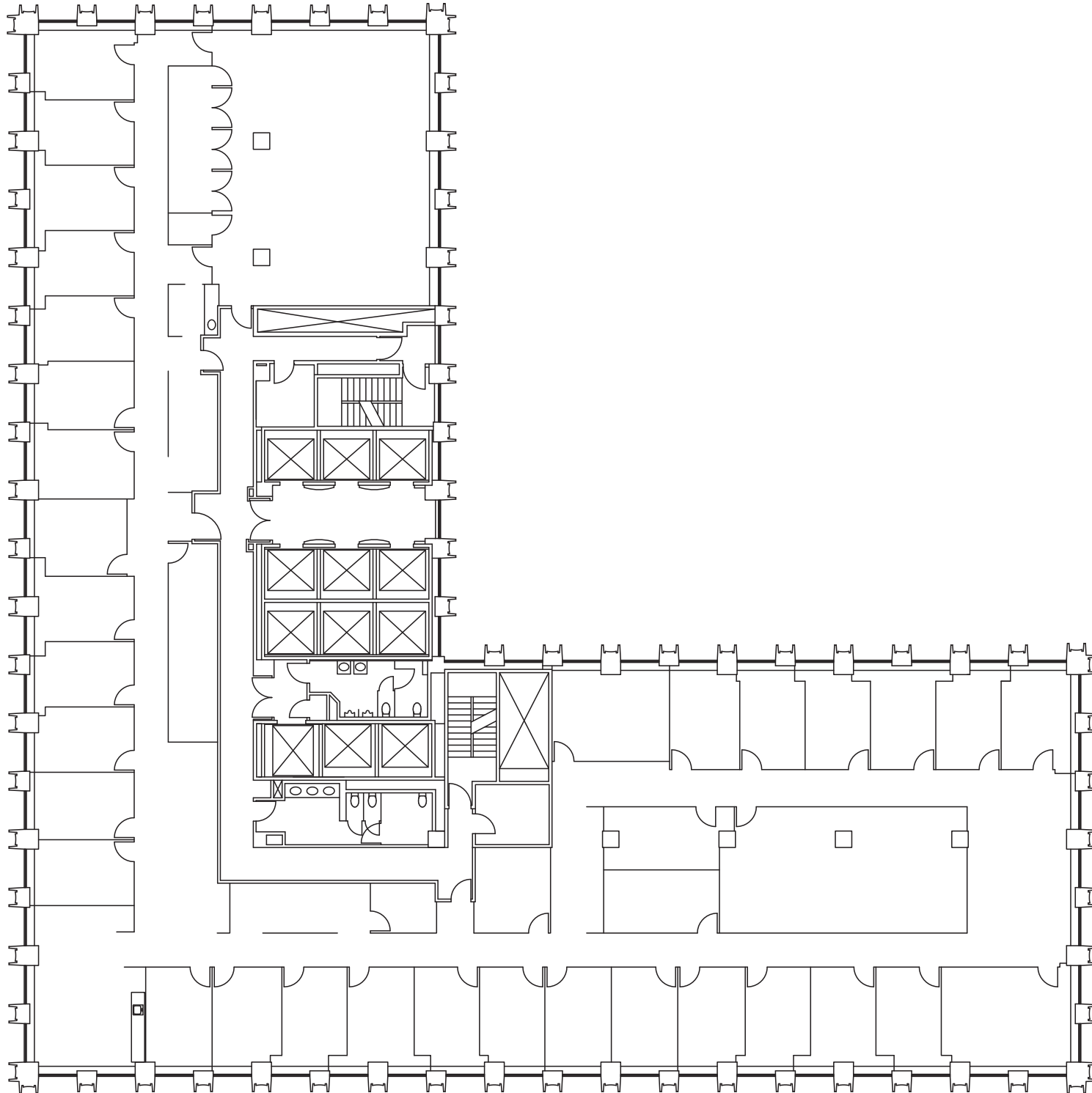
16,482 rsf

70,000 rsf on Floors 25-29

Available now

- 24 offices
- Kitchen
- Production and file rooms
- 9 conference rooms
- Coffee station





SUITE 2600

16,482 rsf

70,000 rsf on Floors 25-29

Available now

- 32 offices
- Large board room
- Kitchen
- Production and file rooms
- 2 small conference rooms





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Hypothetical build-out





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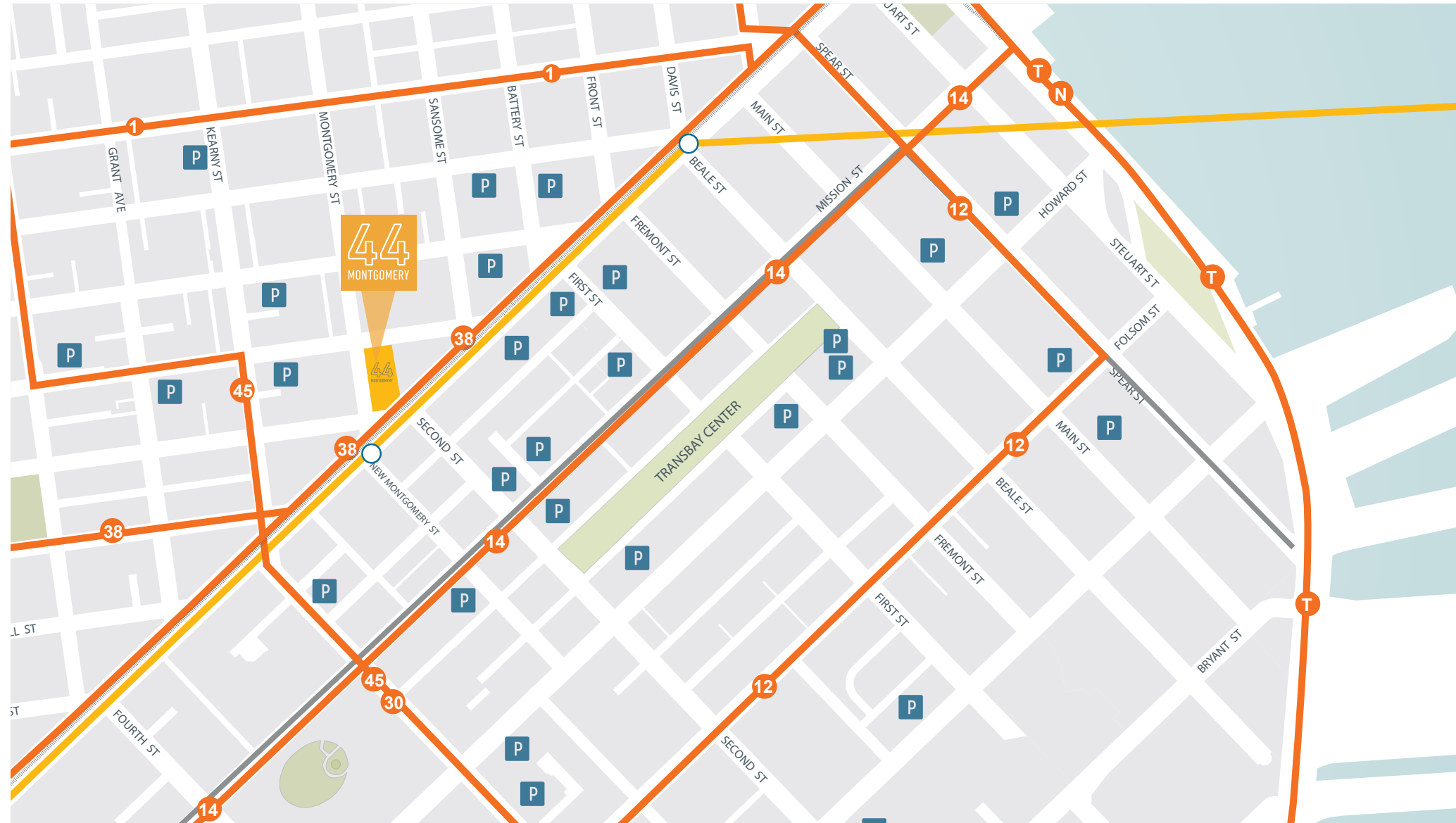
SHIFT AMENITY PROGRAM



BEST IN CLASS OPERATION



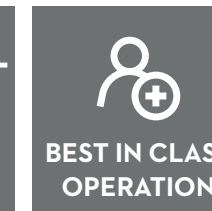
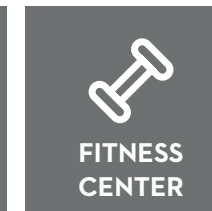
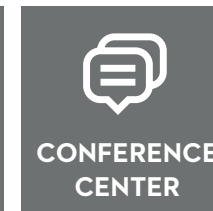
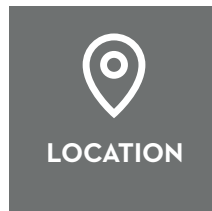
Direct access to transportation



- BART
- MUNI
- Local Bus 38, 45, Cable Car
- Light Rail J, K, L, M, N, T
- F STREETCAR & T LINE
- GOLDEN GATE TRANSIT
- INGRESS / EGRESS

BART	0 Minutes
Muni	2 Minutes
Ferry Building	11 Minutes
Golden Gate Transit	4 Minutes
Future Transbay	5 Minutes

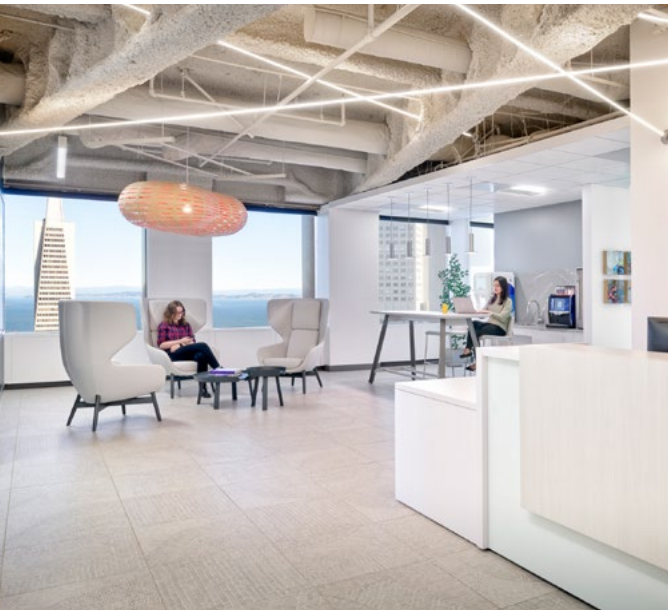




Hypothetical floor plan



● Offices	25	● Café and Lounge Areas	4
● Work Seats	18	● Reception	1
● Conference & Huddle Rooms	9	● Wellness	1





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Roof deck





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Conference center





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OPERATION



Full service fitness center

- Offering showers, towel service and lockers
- Adjacent wellness room



360°
↻

Click Here for
Video Tour



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SHIFT - Tenant amenity program

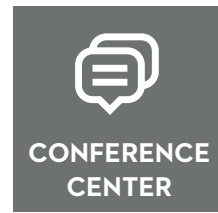
Our signature tenant amenity program curates unique opportunities for enhanced wellness, personal enrichment, social celebrations, and exclusive perks.

A day at the office is anything but routine with Shift!

Shift experiences are designed to drive tenant interest and engagement while building camaraderie. Shift can augment corporate retention and recruitment efforts through offerings such as:

- Midday meditation
- Weekly yoga and HIIT classes offered
- Craft beer tastings
- Small group nutrition coaching
- Botanical mixology classes
- Themed parties with food & beverages selections from popular local vendors





Designed for a smarter, more sustainable future

Beacon is committed to creating innovative workplaces that are better for people and the planet. We've earned industry recognition for our operations and continue to raise the bar for the environment we create inside and outside our building.

BEACON

BEACON CAPITAL

Beacon is a private real estate investment firm with over a 75-year legacy of successful real estate development, management, and transformation. We have a national footprint that covers 14 markets, with over \$14 billion of assets under management, and a portfolio spanning more than 29 million square feet. At Beacon, we have a singular mission: to create workplaces that inspire your best work.

Learn more and explore the portfolio at beaconcapital.com



LEED EB GOLD-CERTIFIED

Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED® certification at each property. To date, Beacon has obtained LEED® certification for over 60 million square feet of property.



SmartScore
PLATINUM

SMARTSCORE PLATINUM CERTIFIED

Wired Certification is the commercial real estate rating system that empowers landlords to understand, improve, and promote their buildings' digital infrastructure.



ENERGY STAR

Beacon's commitment to sustainability has been recognized by the EPA, who has awarded the ENERGY STAR® Partner of the Year award. Recognized for 11 consecutive years with an average ENERGY STAR score of 85 - within the top 25% of all office buildings.



FITWEL CERTIFIED

Fitwel is a nationwide building certification program to support healthier workplace environments and improve occupant health and well-being.

44 Montgomery professionally managed and leased by Avison Young



THANK YOU

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**AVISON
YOUNG**

BEACON
CAPITAL PARTNERS