

The image shows the grand, historic facade of the One Forty New Montgomery building in San Francisco at night. The building is constructed of light-colored stone with a series of tall, narrow windows. The central entrance is framed by a large, ornate archway with intricate metalwork. Two flags are visible on poles flanking the entrance. The interior lights are on, and a few people can be seen near the entrance.

# ULTIMATE DESTINATION FOR CULINARY EXCELLENCE

ONE FORTY  
NEW MONTGOMERY

EXTRAORDINARY SAN FRANCISCO  
RESTAURANT OPPORTUNITY

A PEMBROKE PROPERTY





ONE FORTY  
NEW MONTGOMERY

# PEERLESSLY DESIGNED, INNOVATIVELY RESTORED

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Established in 1925, this iconic building  
marks its centennial anniversary

Designed by renowned San Francisco  
Architect Timothy Plueger

Completely modernized in 2013

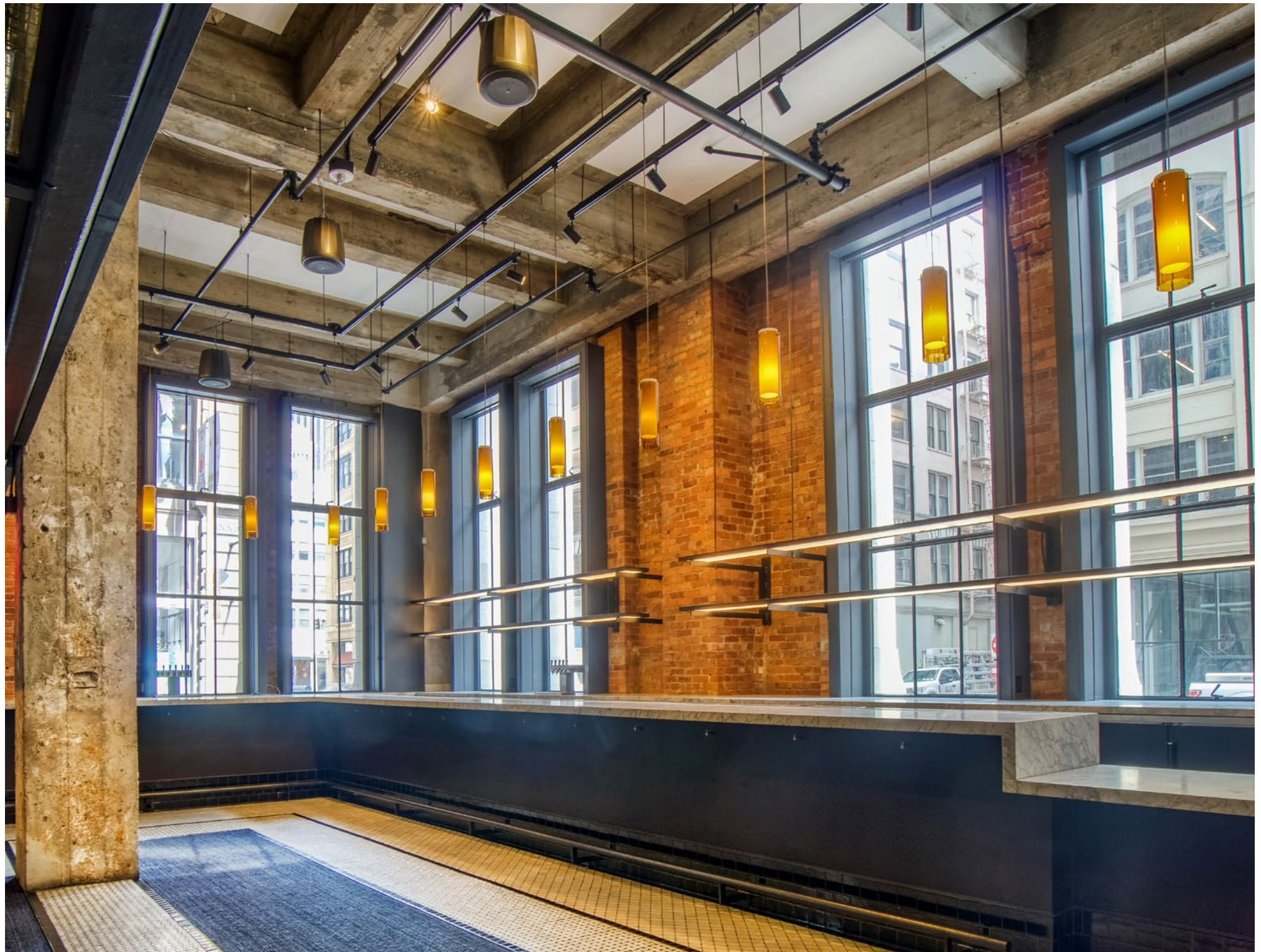




# PROMINENT STREET FACING ACCESS





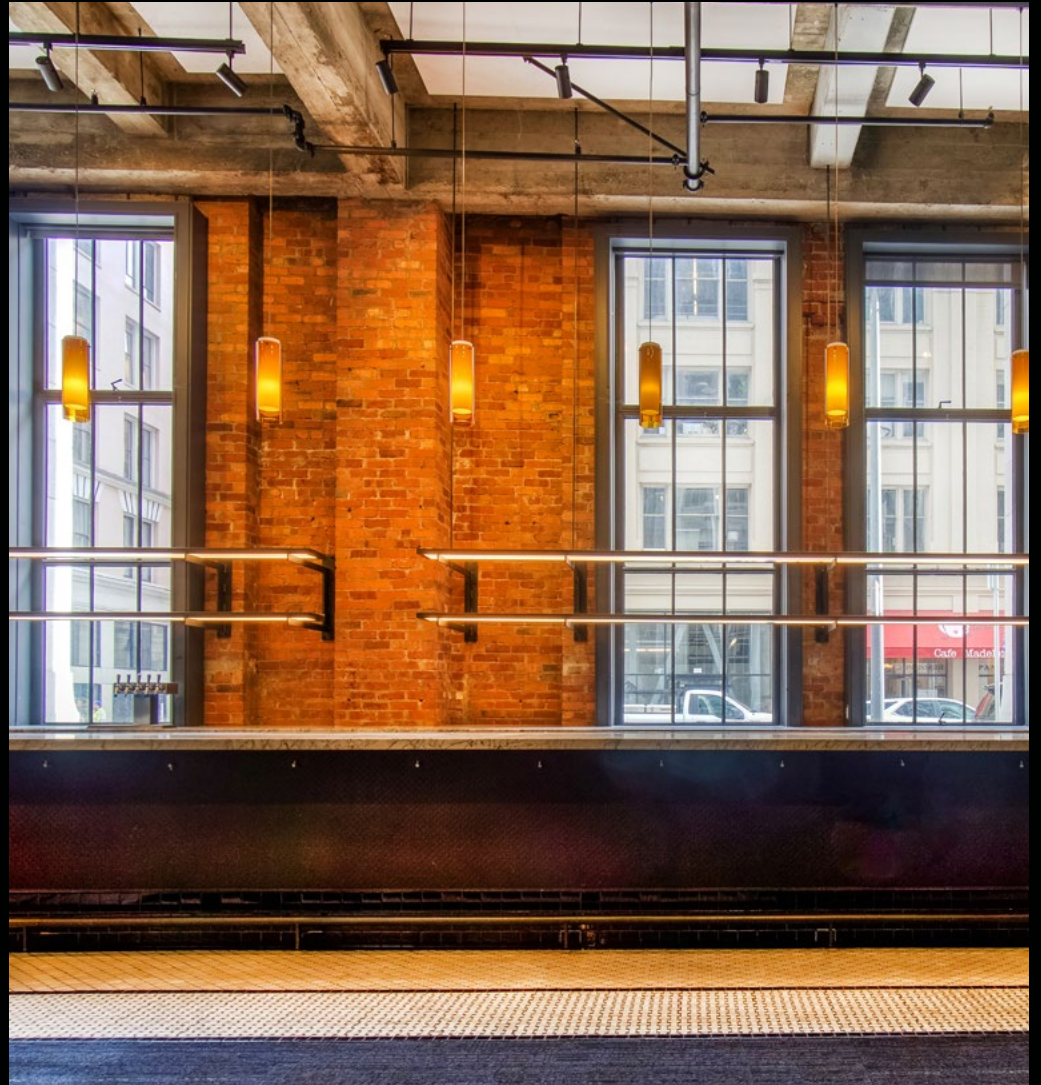




# HIGHLIGHTS

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- 6,372 SQ FT 2nd generation restaurant space
- With an additional 990 SQ FT of private dining (mezzanine)
- Additional 2nd-level space for office & wine storage
- Move in ready fully equipped kitchen built for the next best restaurant
- 765 SQ FT of exclusive patio space located in the building interior courtyard
- Soaring ceilings & dramatic features
- Tall windows and abundant natural lights
- Adjacent to new cafe, restaurant and bar concept, Shoji by the team behind Michelin-starred The Shota





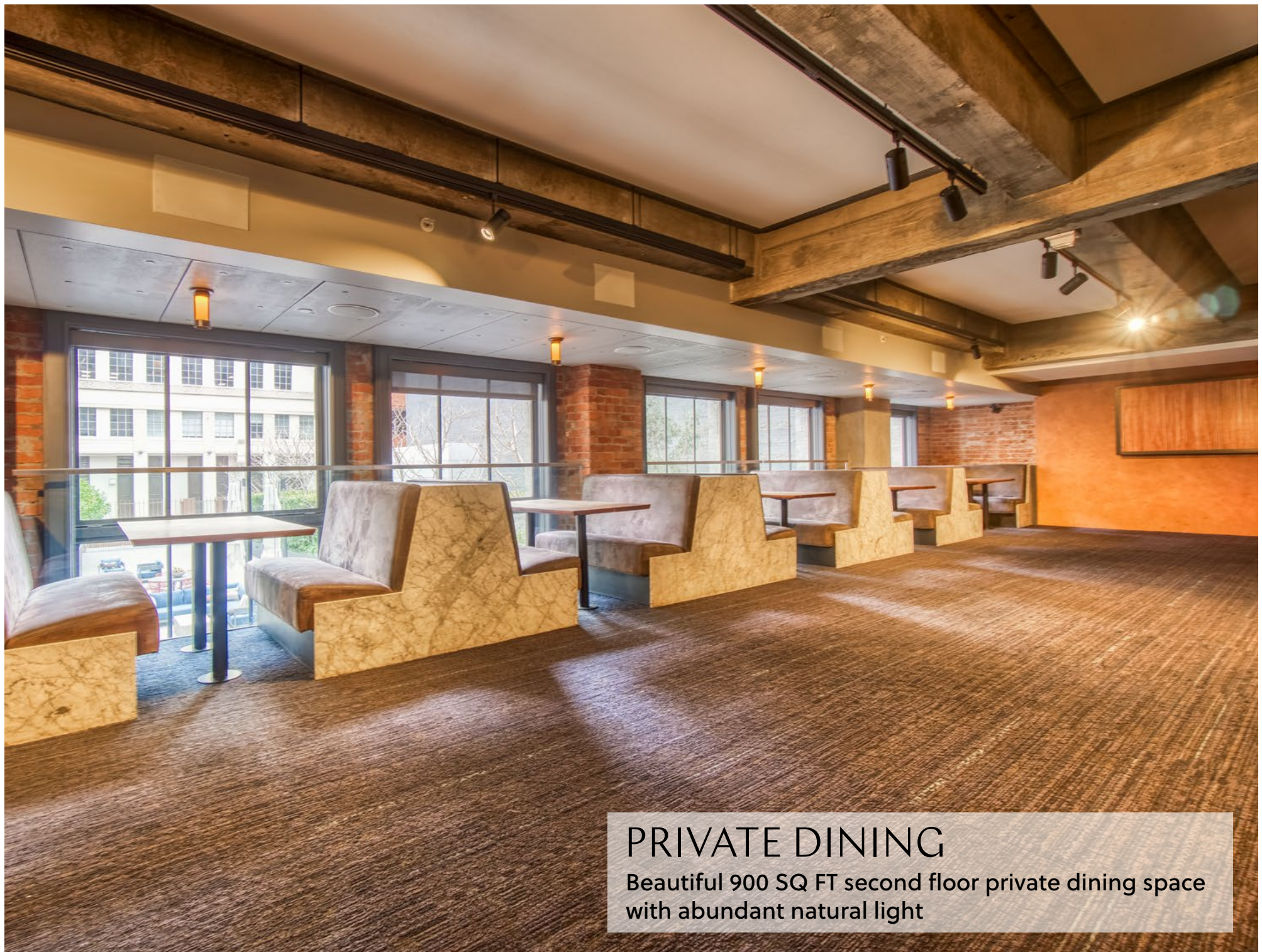




# MAIN DINING SPACE WITH TALL WINDOWS & NATURAL LIGHT



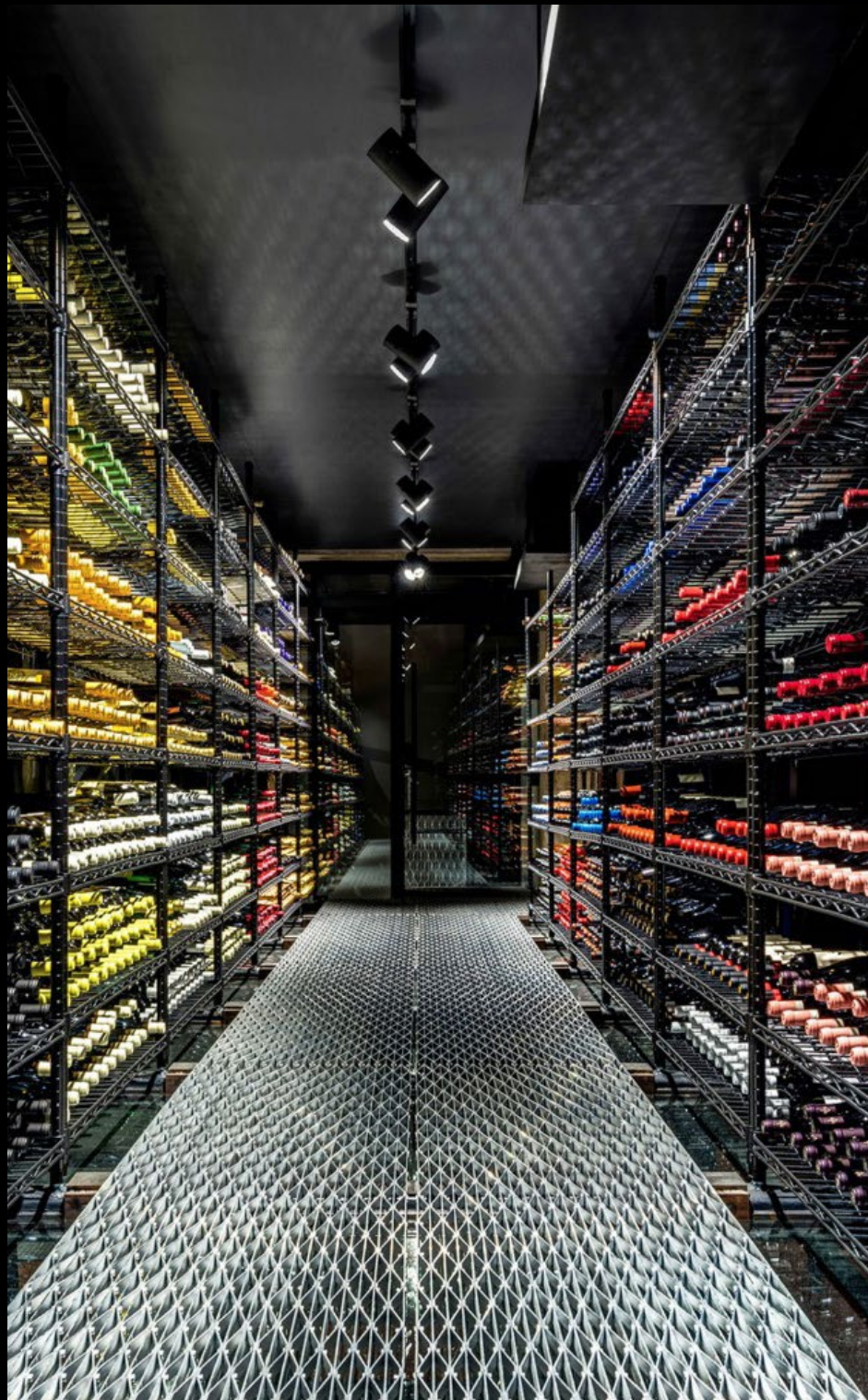




## PRIVATE DINING

Beautiful 900 SQ FT second floor private dining space with abundant natural light





# WINE STORAGE AND PRIVATE DINING ROOM









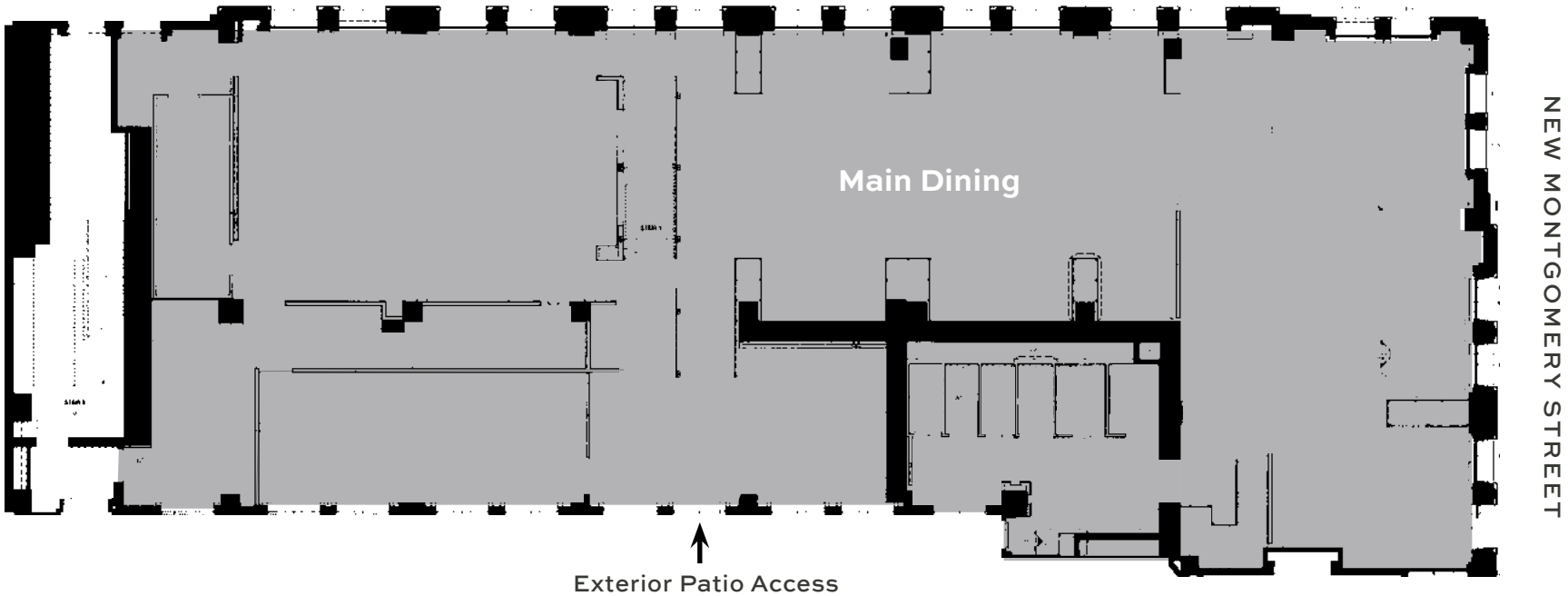


PRIVATE BACK PATIO  
Exclusive interior courtyard patio space

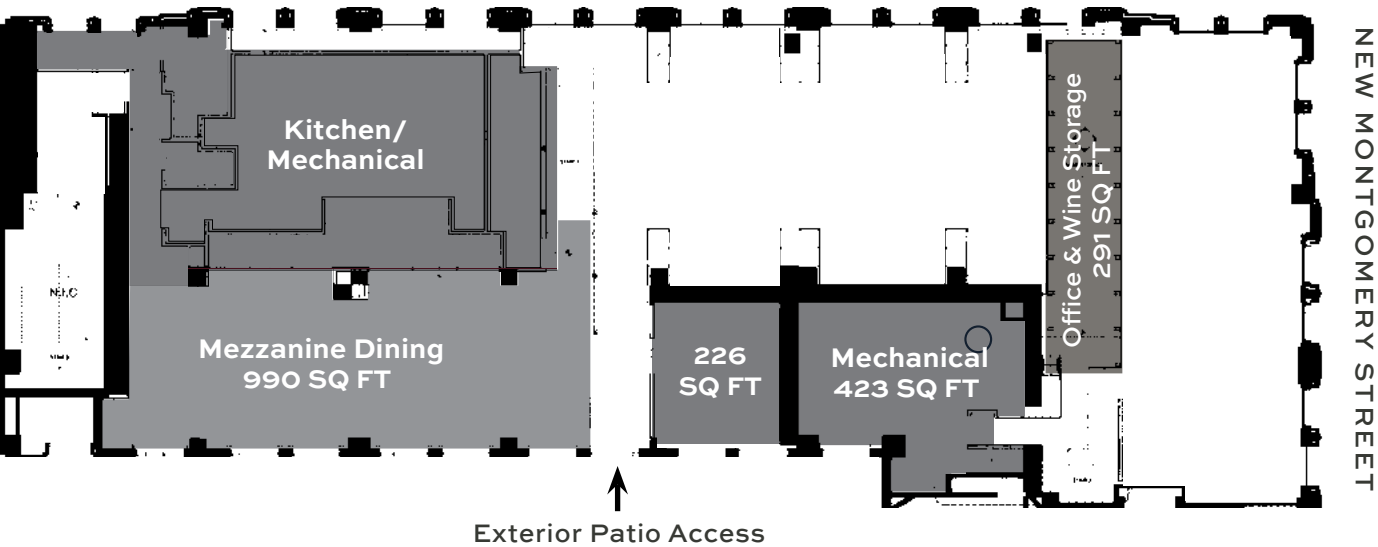


# FLOOR PLANS

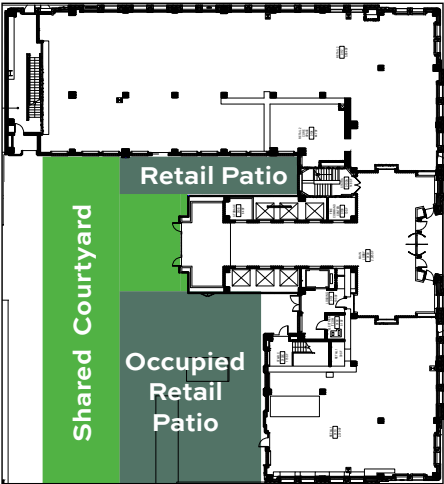
GROUND FLOOR | 6,372 SQ FT



MEZZANINE



EXTERIOR PATIO | 765 SQ FT









6,372 SQ FT  
modern ground  
floor restaurant  
in a 26 story,  
landmark building.



Adjacent to the space,  
Shoji a cafe, restaurant &  
bar concept is offering  
an intimate dining  
experience with focus  
on Japanese cuisine.



Noteworthy neighbors: SFMOMA,  
Museum of African Diaspora,  
The Contemporary Jewish Museum.  
World class hotels including: The  
Four Seasons, St. Regis, The W Hotel  
and the historic Palace Hotel.



Conveniently located in  
a core Financial District  
location, close to the  
Yerba Buena Gardens,  
AMC Metreon Theater,  
BART, MUNI, CalTrans,  
and all freeways.



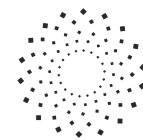




# Thoughtful property. Global retail.

Known for our office environments, Pembroke understands how vital retail is to the people who work, live, shop, and play in our urban environments. We know our assets and the neighborhoods they sit within—and take care to ensure retail works together holistically with the existing local offer.

At 140 New Montgomery, we believe the right retail partner can contribute to an inspiring experience for our tenants, local professionals—and a food attraction for tourists.



PEMBROKE





A PEMBROKE PROPERTY

# SCHEDULE A TOUR TODAY

[WWW.140NM.COM](http://WWW.140NM.COM)

FOR MORE INFORMATION CONTACT

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