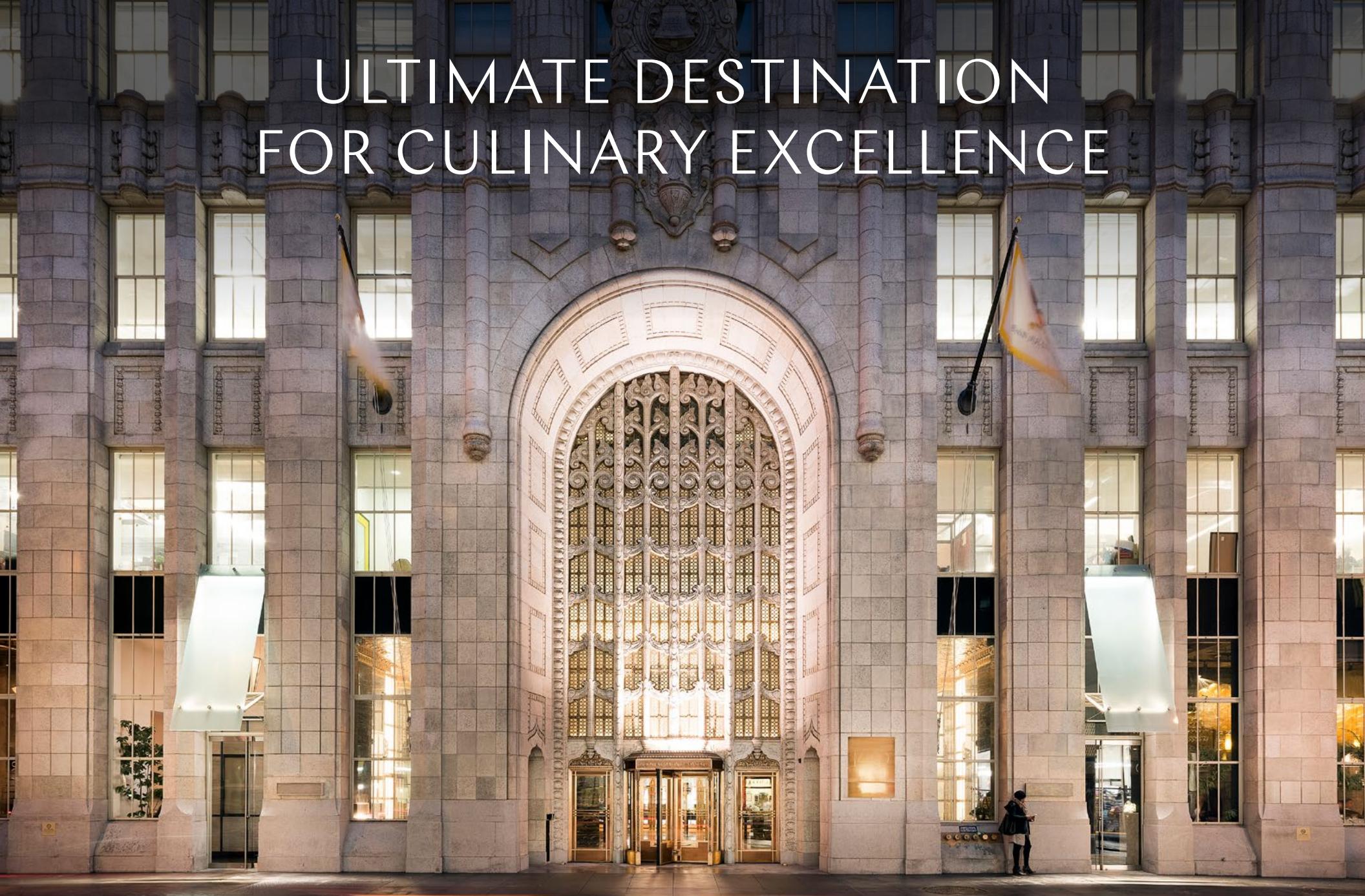


ULTIMATE DESTINATION FOR CULINARY EXCELLENCE



ONE FORTY
NEW MONTGOMERY

EXTRAORDINARY SAN FRANCISCO
RESTAURANT OPPORTUNITY

A PEMBROKE PROPERTY



ONE FORTY
NEW MONTGOMERY

PEERLESSLY DESIGNED,
INNOVATIVELY
RESTORED

Established in 1925, this iconic building
marks its centennial anniversary

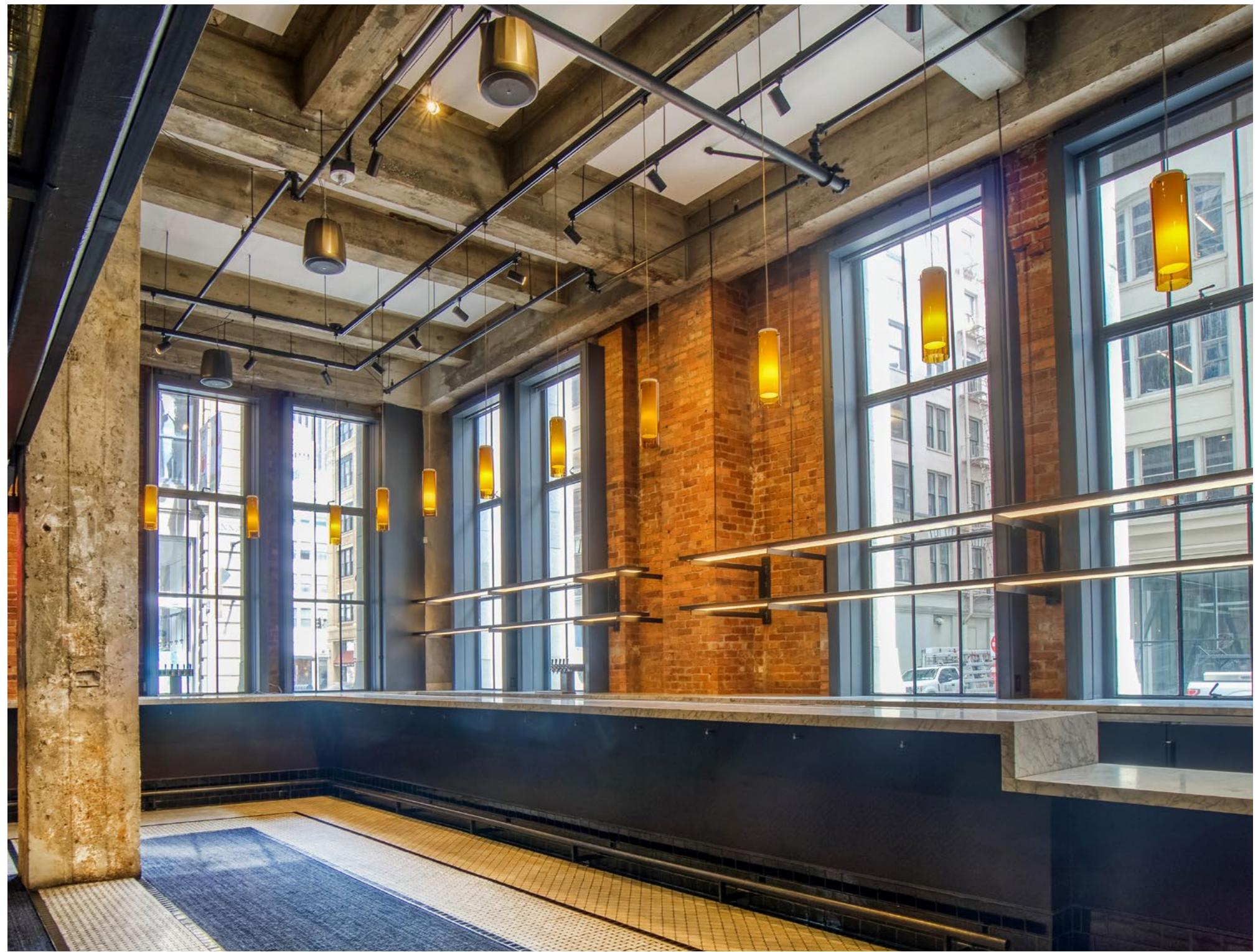
Designed by renowned San Francisco
Architect Timothy Plueger

Completely modernized in 2013



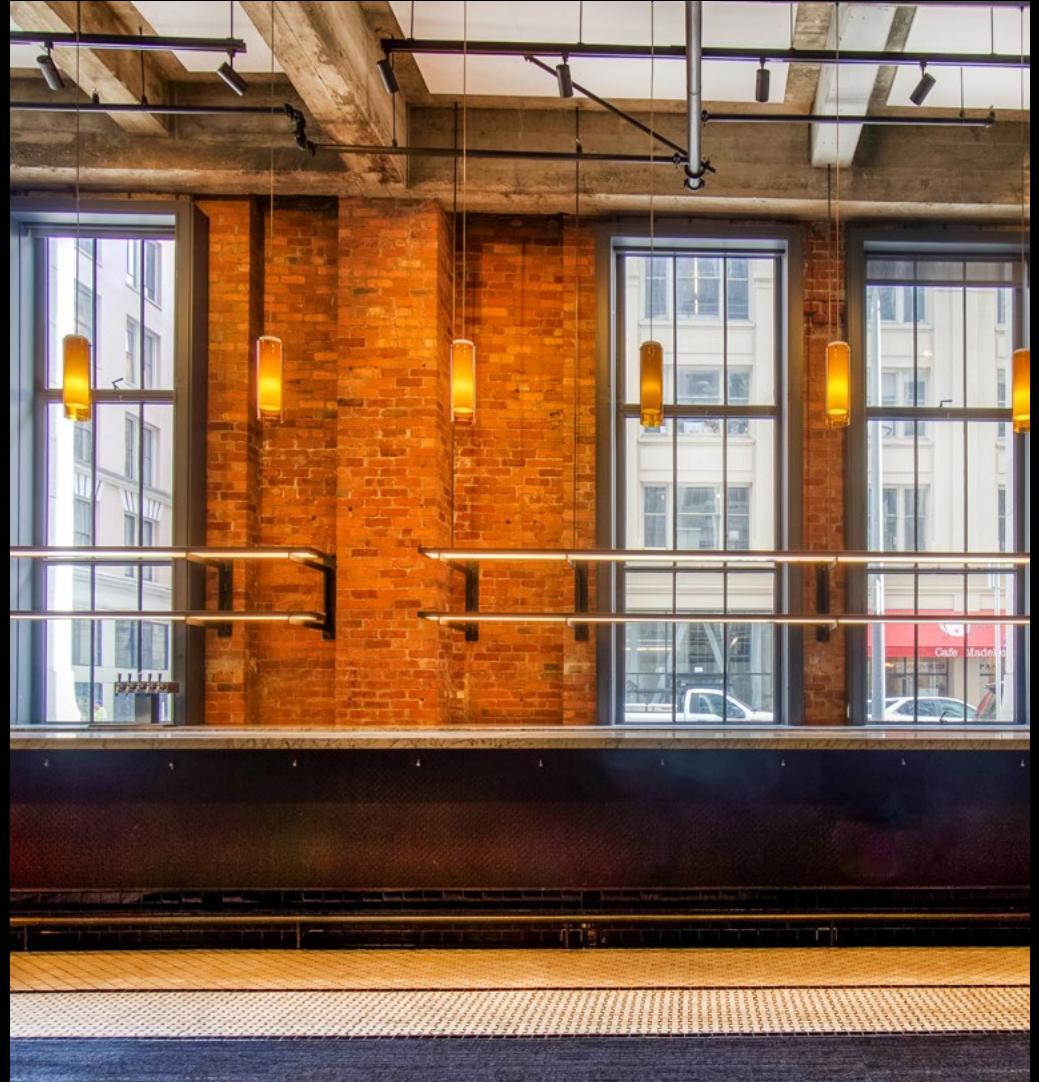
PROMINENT
STREET FACING
ACCESS





HIGHLIGHTS

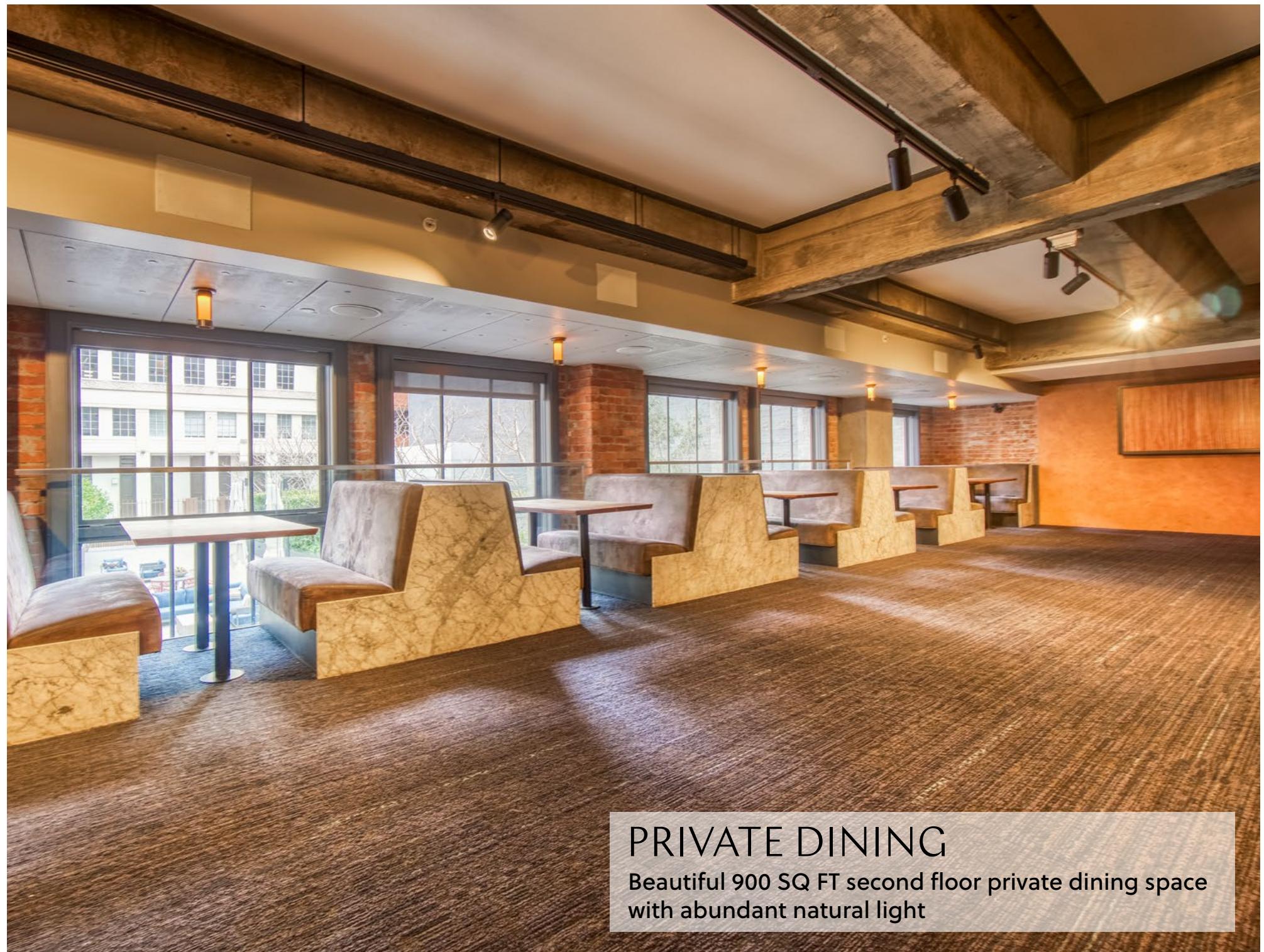
- 6,372 SQ FT 2nd generation restaurant space
- With an additional 990 SQ FT of private dinning (mezzanine)
- Additional 2nd-level space for office & wine storage
- Move in ready fully equipped kitchen built for the next best restaurant
- 765 SQ FT of exclusive patio space located in the building interior 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





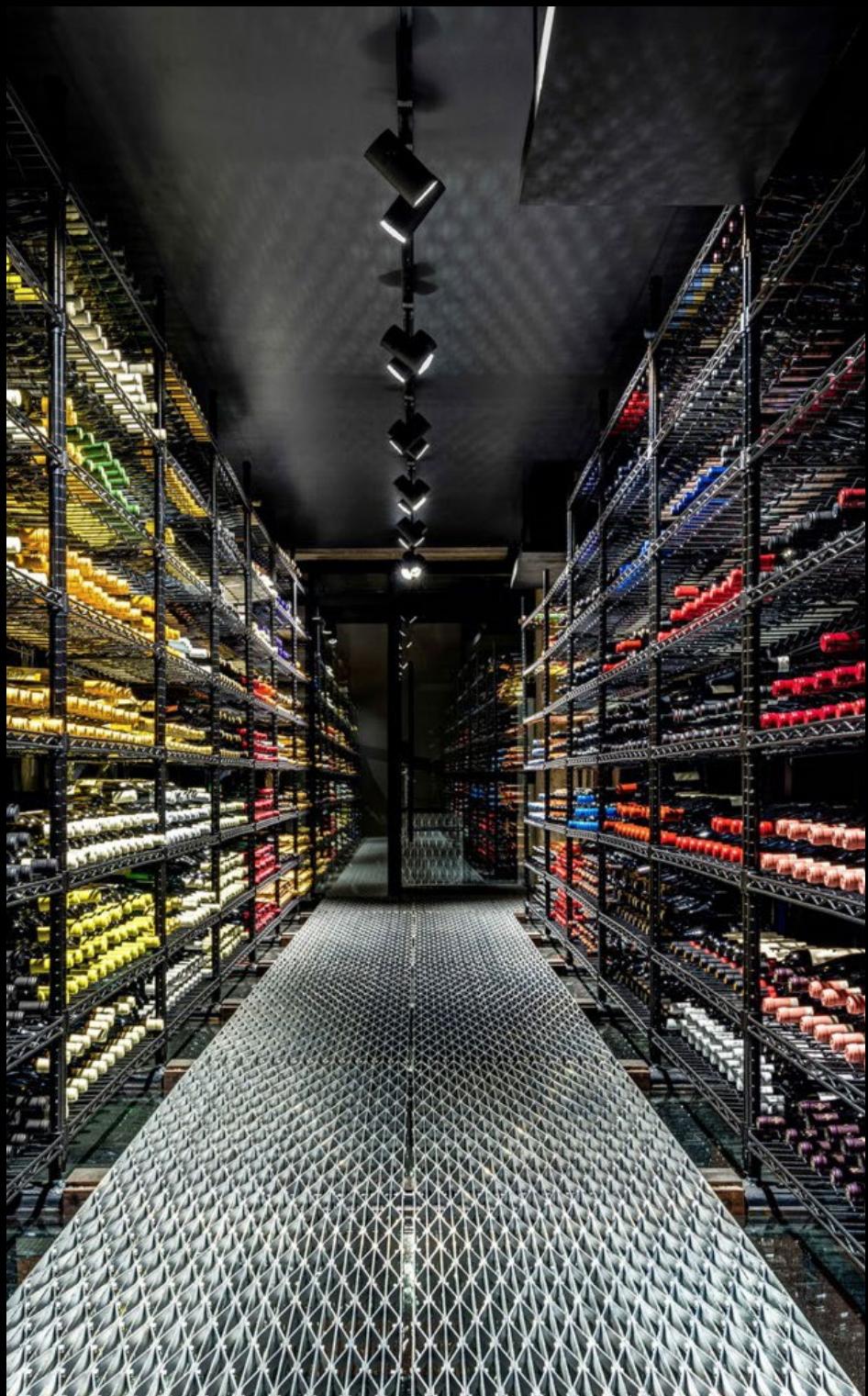
MAIN DINING SPACE WITH
TALL WINDOWS & NATURAL LIGHT





PRIVATE DINING

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



WINE STORAGE AND PRIVATE DINING ROOM





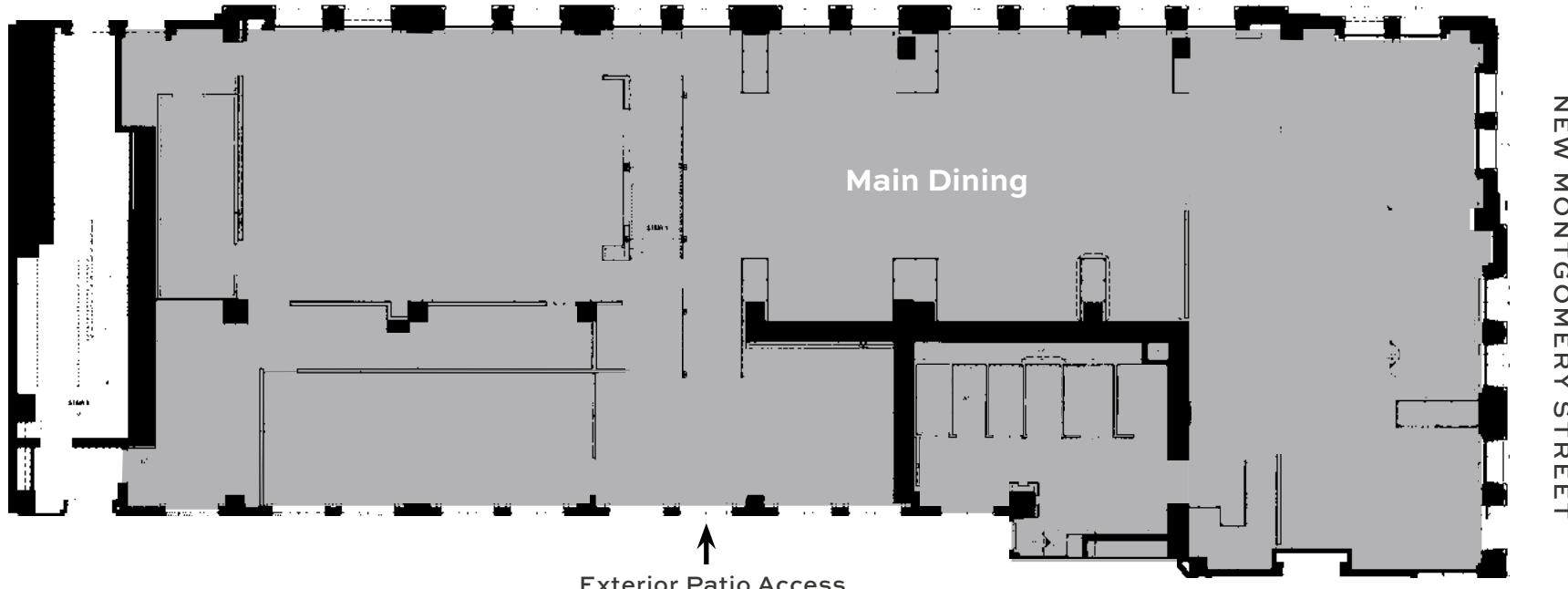
STATE OF THE ART KITCHEN
Chef's dream kitchen with all the amenities for a
Michelin star restaurant enterprise



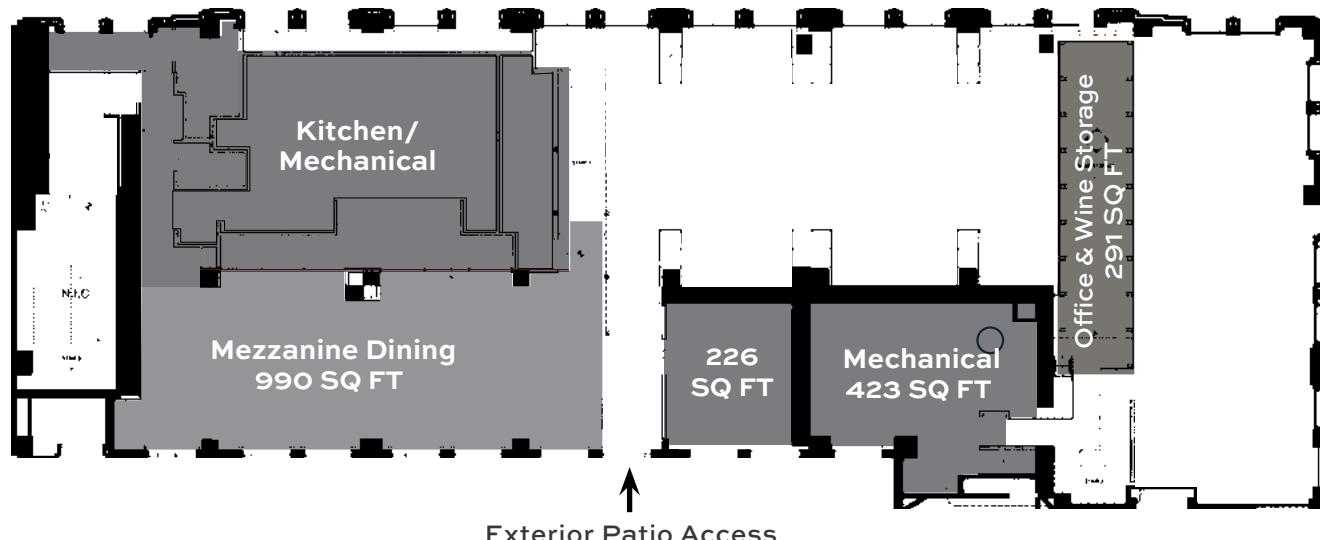
PRIVATE BACK PATIO
Exclusive interior courtyard patio space

FLOOR PLANS

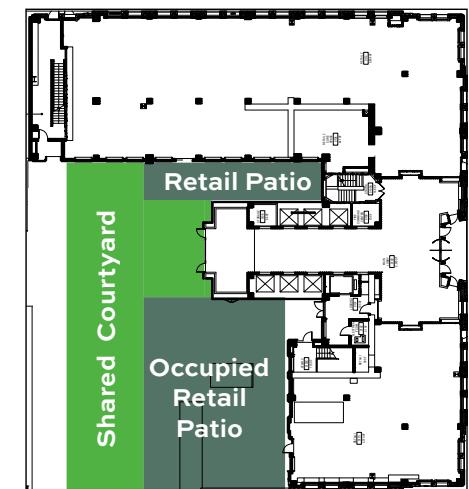
GROUND FLOOR | 6,372 SQ FT



MEZZANINE



EXTERIOR PATIO | 765 SQ FT





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



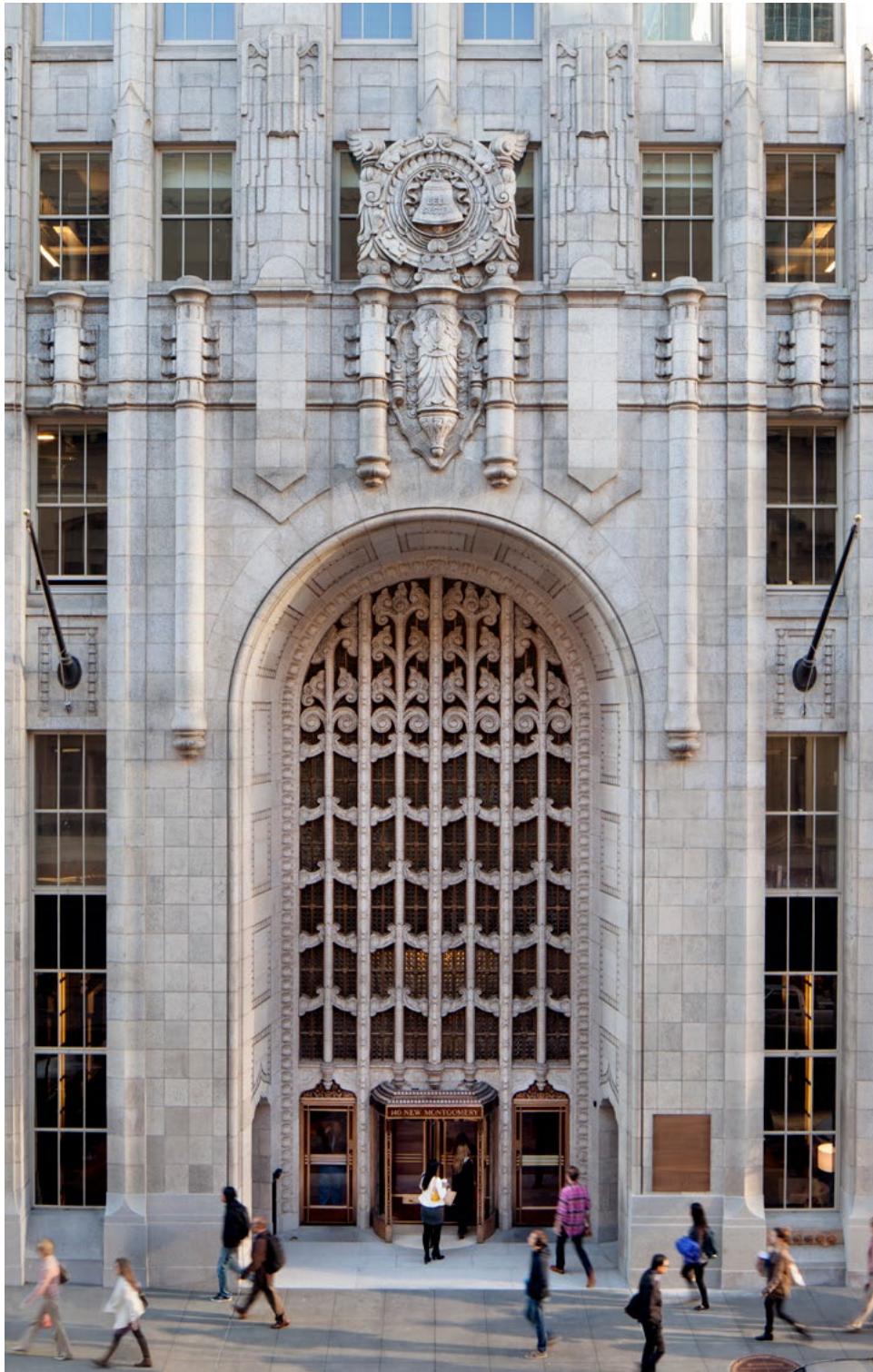
**Adjacent to the space,
Shoji a cafe, restaurant &
bar concept is offering
an intimate dining
experience with focus
on Japanese cuisine.**



**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

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