



MONTGOMERY

YOUR POINT  
OF CONNECTION

180 Montgomery Street | San Francisco, CA



# CENTERED FOR SUCCESS

## DISCOVER THE EPICENTER OF CONVENIENCE AND PRODUCTIVITY

Located in the heart of San Francisco's Financial District, 180 Montgomery presents a remarkable opportunity to claim Class A space in one of the most iconic high-rises in the city.

180 Montgomery delivers easy access to BART/Muni transit and countless city dining, retail and hotel amenities, while offering a superior on-site experience that includes a flexible floor plan options, move-in ready spec suites, modern conferencing centers and much more.



## PROPERTY HIGHLIGHTS

- Centrally located within San Francisco's Financial District
- Walking distance to abundant dining, retail, hotels and entertainment
- One block from BART/Muni
- Move-in ready spec suites
- Conferencing center with two large conference rooms
- Wide range of floor plan options
- Bicycle storage
- Recently updated lobby and common areas
- Showers and day lockers
- Additional upgrades coming soon

## CERTIFICATIONS:



BANK OF THE WEST BUILDING

BANK OF THE WEST  
PROVIDING  
FINANCIAL SERVICES  
EVERYWHERE

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# NEARBY AMENITIES

## RESTAURANTS

1. Proper Food
2. Cafe Venue
3. Cafe Tiramisu
4. Credo
5. Sam's Grill & Seafood
6. Sushirrito
7. Wayfare Tavern
8. La Fusion
9. Per Diem
10. La Fromagerie
11. Plentea
12. Ayola
13. Yank Sing
14. The Vault
15. Super Duper Burger

16. Uno Dos Tacos
17. Garden Court
18. Paris Baguette
19. Bouche French Bistro
20. The Irish Bank
21. Mendocino Farms
22. Bun Mee

## BANKS

1. Chase
2. Wells Fargo Bank
3. Citi
4. First Republic
5. U.S. Bank

## HOTELS

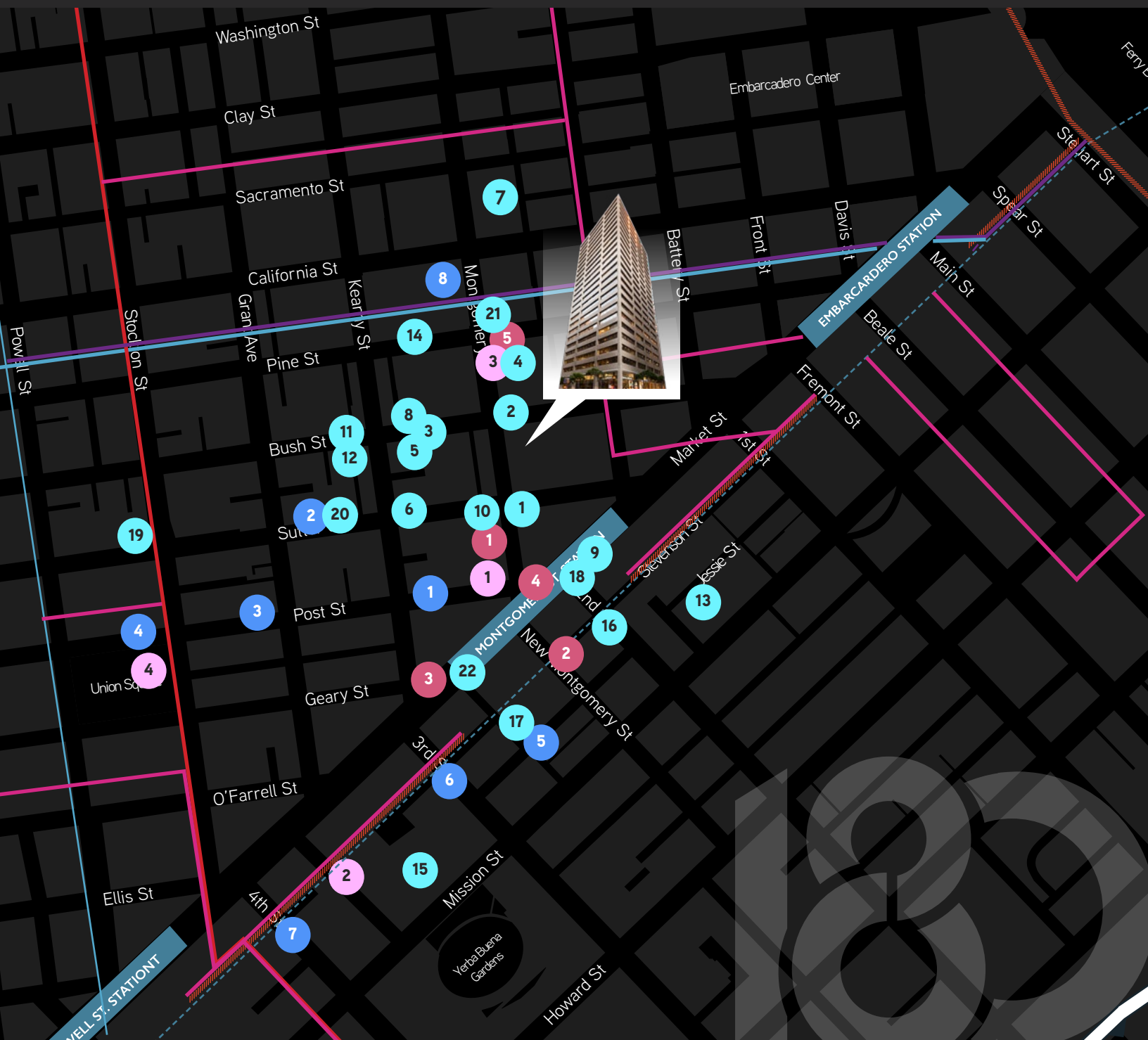
1. Galleria Park Hotel
2. Hotel Des Arts
3. The Park Hotel
4. Grand Hyatt
5. Palace Hotel
6. Four Seasons
7. Hotel Zelos
8. Omni San Francisco

## FITNESS & RETAIL

1. 24 Hour Fitness
2. Equinox
3. Walgreens
4. Apple Store

# TRANSPORTATION

- BART
- //// MUNI - Metro J K L M N T
- Cable Car
- F Line (Streetcar)
- MUNI Bus 1, 5, 6, 9, 21, 38, 30x, 71





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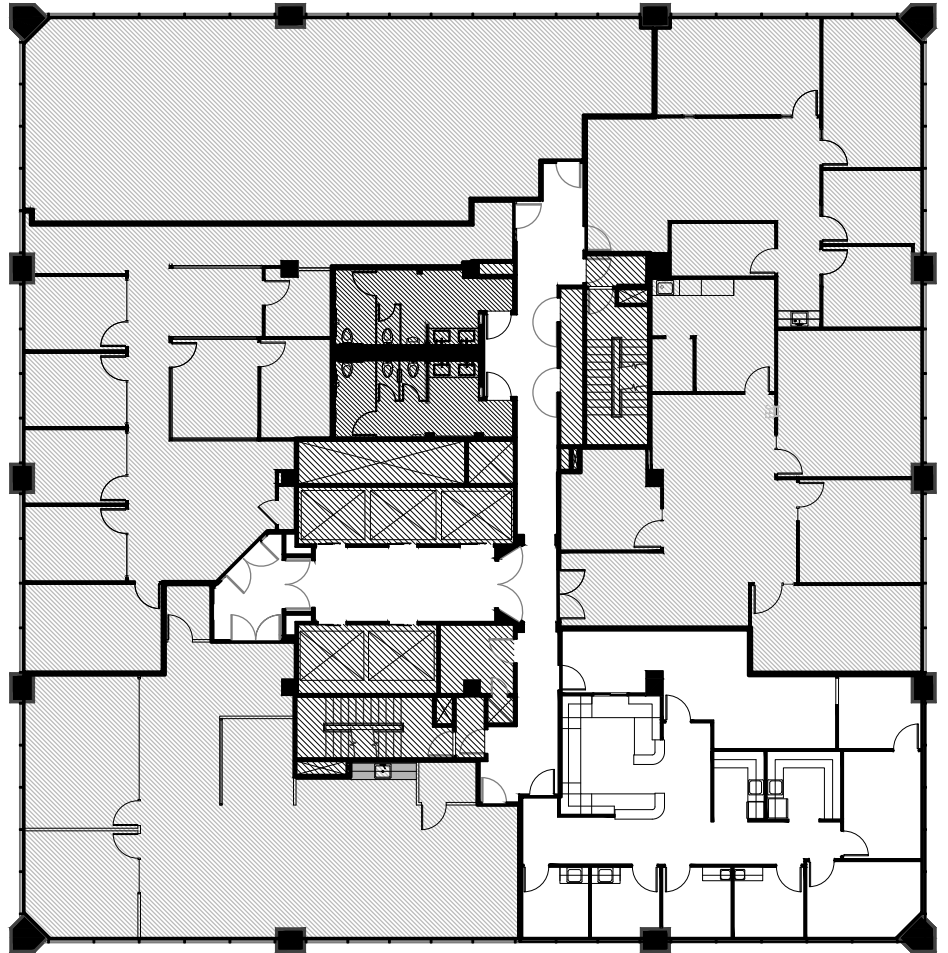
SUITE	RSF	DATE	AVAILABLE DESCRIPTION
2370	2,078	Now	Former medical office. TI package available.
2300	4,596	Now	New spec suite underway. Double door elevator ID, 1 large conference room, 10 private offices/meeting rooms (one large corner office), kitchen/break area, reception.
2180	2,856	Now	Recently improved corner suite with 2 offices, conference room, kitchen. Furnished.
2100	7,568	Now	Spec improvements underway. Creative open plan, excellent natural light, double door identity, 1 large conference room, 2 med conference rooms, 6 private offices/meeting rooms, phone room, wellness room, kitchen/break, open area.
2000	12,494	Now	Full-floor creative suite with partially exposed ceiling, primarily open layout. Furnished.
1860	4,241	Now	Reception area, 3 offices/meeting rooms, conference room, updated open kitchen.
1850	2,586	Now	Corner suite with double-door elevator ID, 1 office, 2 conference rooms. Furnished.
1800	5,162	Now	Recently improved suite with double-door elevator ID, 2 offices, conference room.
1750	5,443	Now	New spec suite with double-door ID, 2 offices, 2 conference rooms, open kitchen.
1675	4,180	Now	Corner suite with double-door elevator ID, 4 offices, 2 conference rooms, kitchen.
1550	2,705	Now	Recently improved suite with 2 offices, conference room, kitchen, storage. Spec improvements underway
1250	3,606	Now	New spec suite with double-door ID, 9 offices, conference room, open kitchen.
1100	12,234	Now	Efficient full floor with 28 offices, conference room, kitchen, nice city views.
1050	5,648	Now	Recently improved suite with 1 large conference, 8 phone rooms, open kitchen.
1000	6,106	Now	Recently improved suite with double-door elevator ID, 3 offices, conference room.
900	12,290	Now	Full-floor with 12 offices/meeting rooms, conference rooms, kitchen/break, open area.
800	12,291	Now	Full-floor with 19 offices/meeting rooms, conference rooms, kitchen/break, open area.
750	6,896	Now	Recently improved suite with double-door elevator ID, 5 offices, 2 conference. Furnished.
500	12,239	Now	Full-floor creative suite with partially exposed ceiling and primarily open layout.
400	11,727	Now	Efficient full floor with 21 offices/meeting rooms, kitchen, open area. Furnished.
300	12,331	Now	Efficient full floor with 19 offices/meeting rooms, kitchen, open area. Furnished.



# SUITE 2370 | ±2,078 RSF

BUSH STREET

MONTGOMERY STREET



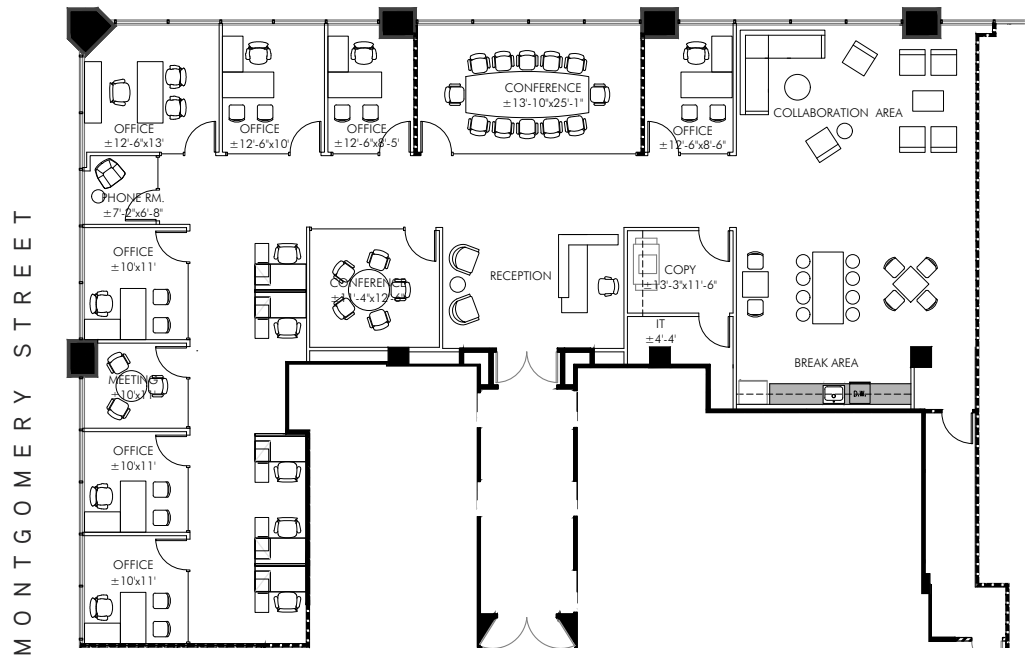
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## SPACE FEATURES

- + Former medical office
- + TI package available
- + Available now
- + Can be combined with Suite 2380 for a total of 4,235 RSF, and Suite 2300 for a total of 6,674 RSF



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## SPACE FEATURES

- + New spec suite underway
- + Double door elevator identity
- + 1 large conference room
- + 10 private offices/meeting rooms (one large corner office)
- + Kitchen/break area
- + Reception



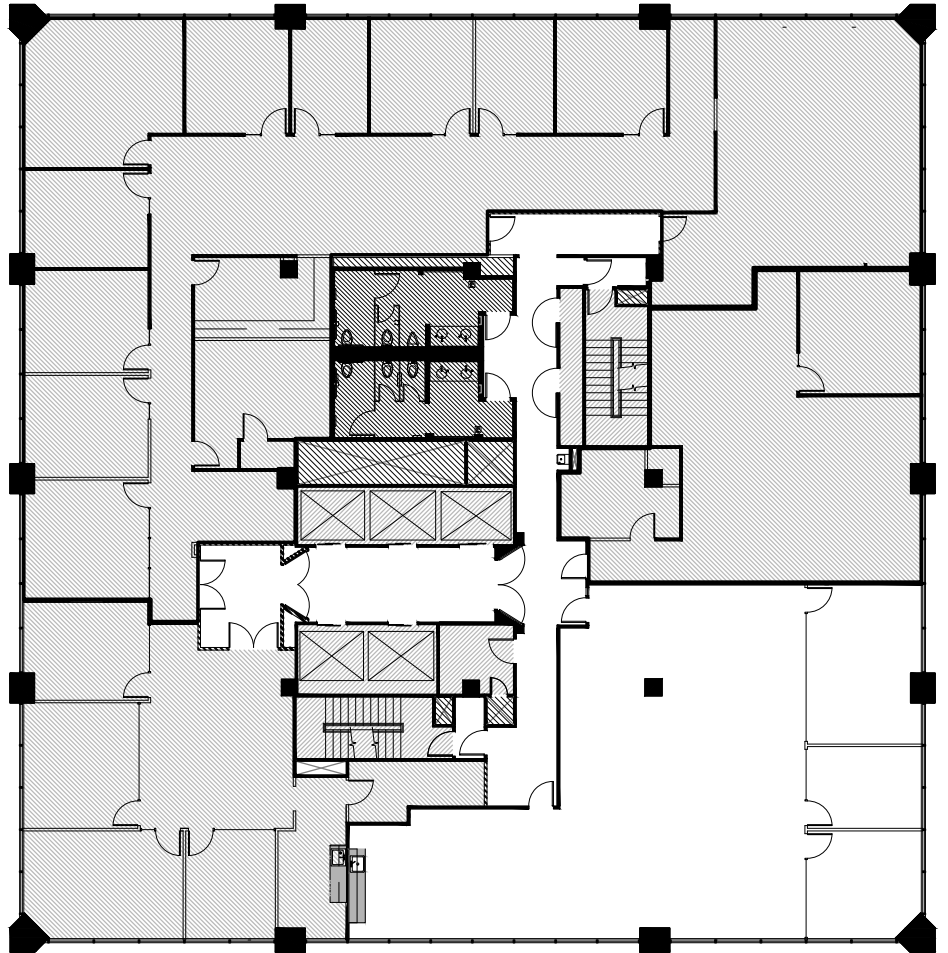


# SUITE 2180

±2,856 RSF

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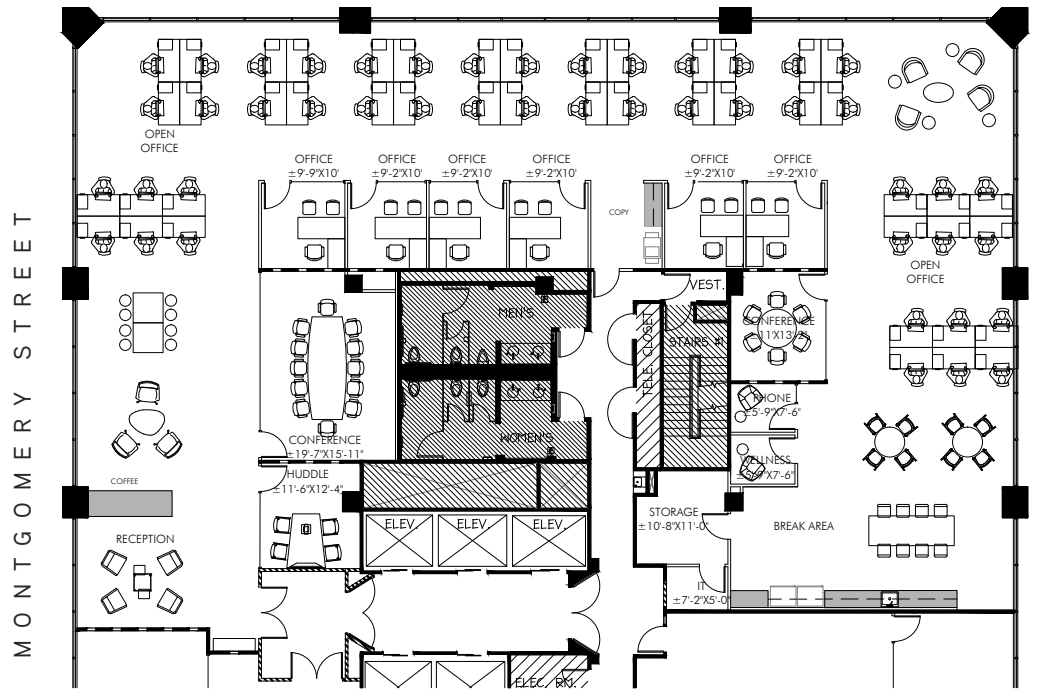
## SPACE FEATURES

- + Recently improved corner suite
- + Elevator identity
- + 2 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Open area with 16 workstations
- + Furnished
- + Available now





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## SPACE FEATURES

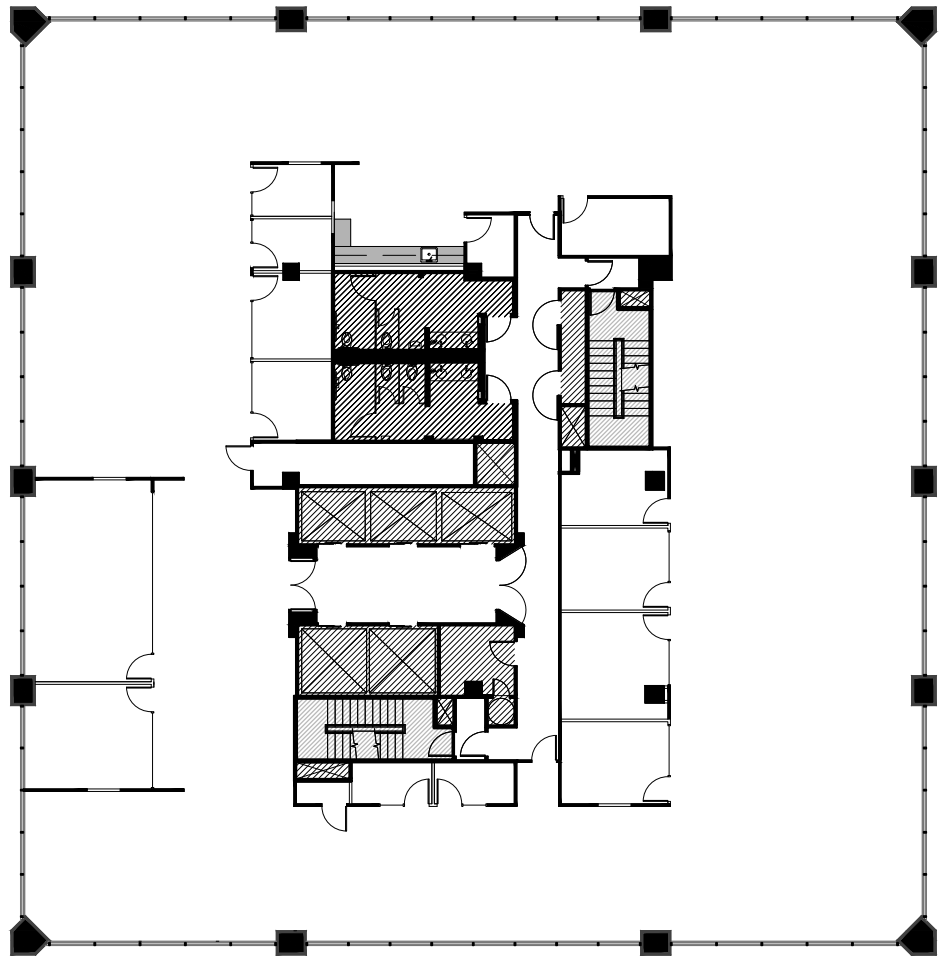
- + Spec improvements underway
- + Creative open plan
- + Excellent natural light
- + Double door identity
- + 1 large conference room
- + 2 medium conference rooms
- + 6 private offices/meeting rooms
- + Phone room
- + Wellness room
- + Kitchen/break
- + Open area

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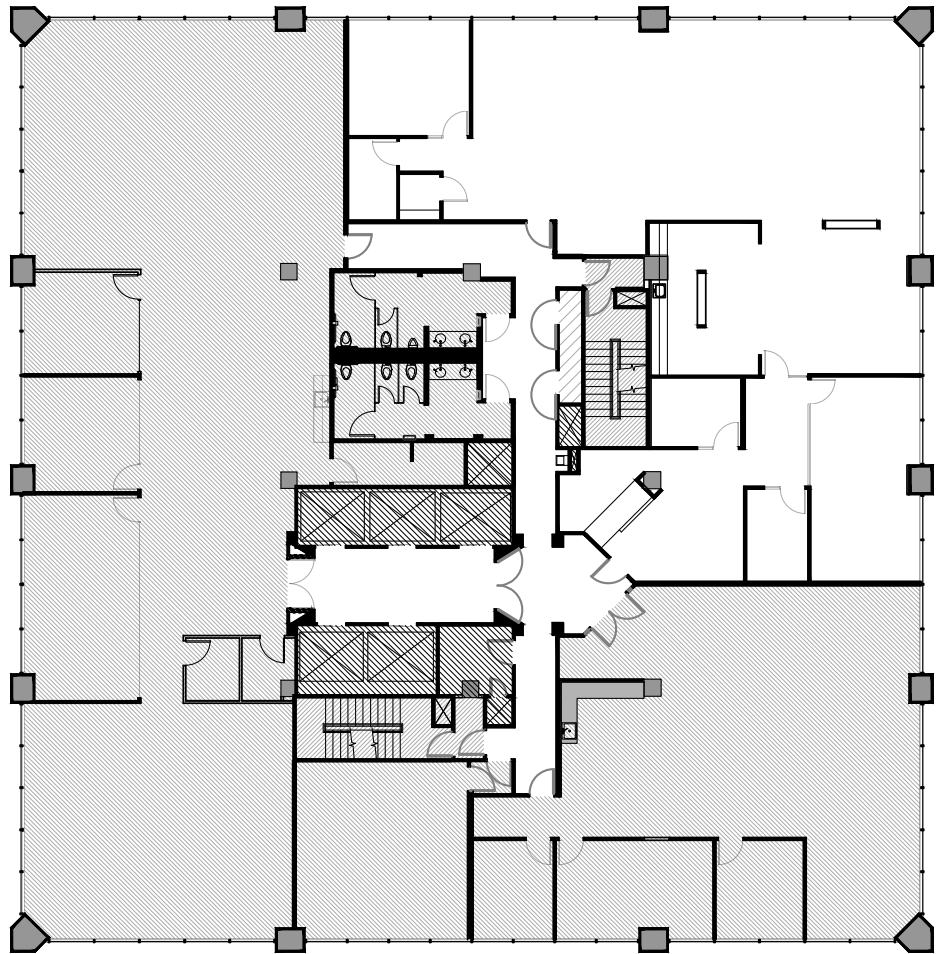
### SPACE FEATURES

- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + 4 offices/meeting rooms
- + 3 conference rooms
- + 5 phone rooms
- + Open kitchen/break area
- + Partially furnished
- + Available now

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### SPACE FEATURES

- + Reception area
- + 1 large conference room
- + 3 offices/meeting rooms
- + 1 phone room
- + Updated open kitchen with break area
- + IT room



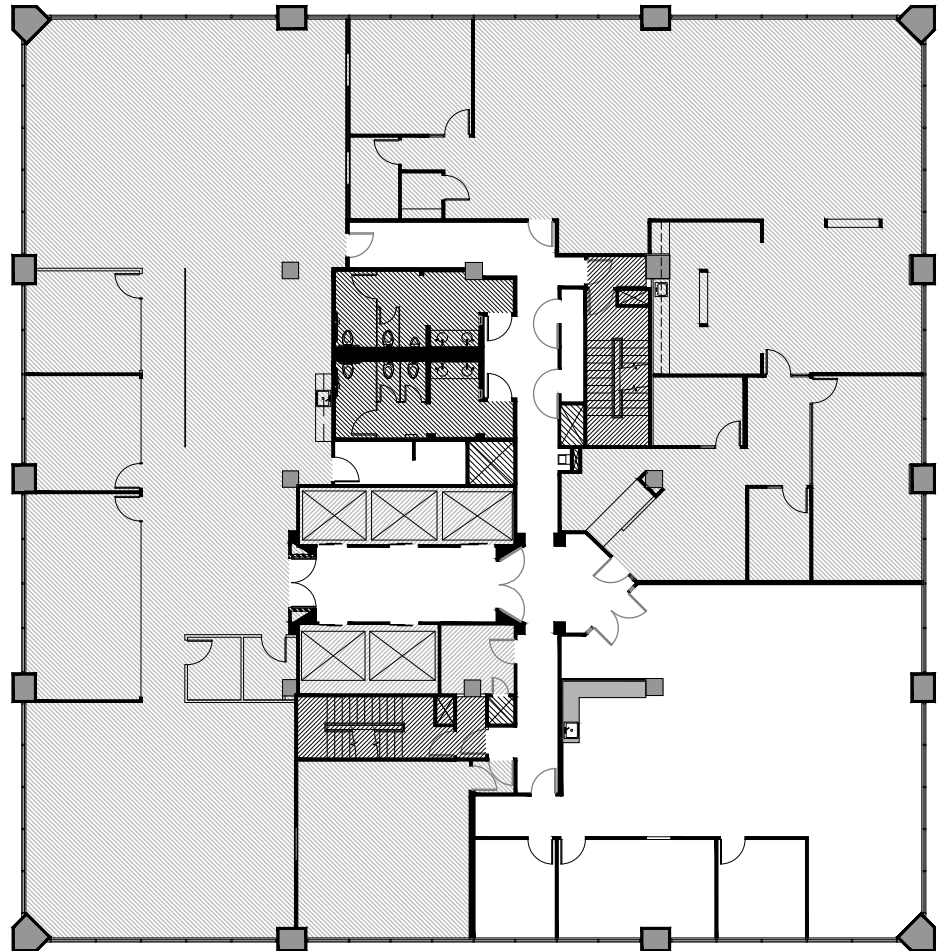
# SUITE 1850 | ±2,586 RSF

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## SPACE FEATURES

- + Recently improved corner suite
- + Double-door elevator identity
- + 1 office/meeting room
- + 2 conference rooms
- + Open kitchen, lounge
- + Open area with 19 workstations
- + Furnished
- + Available now



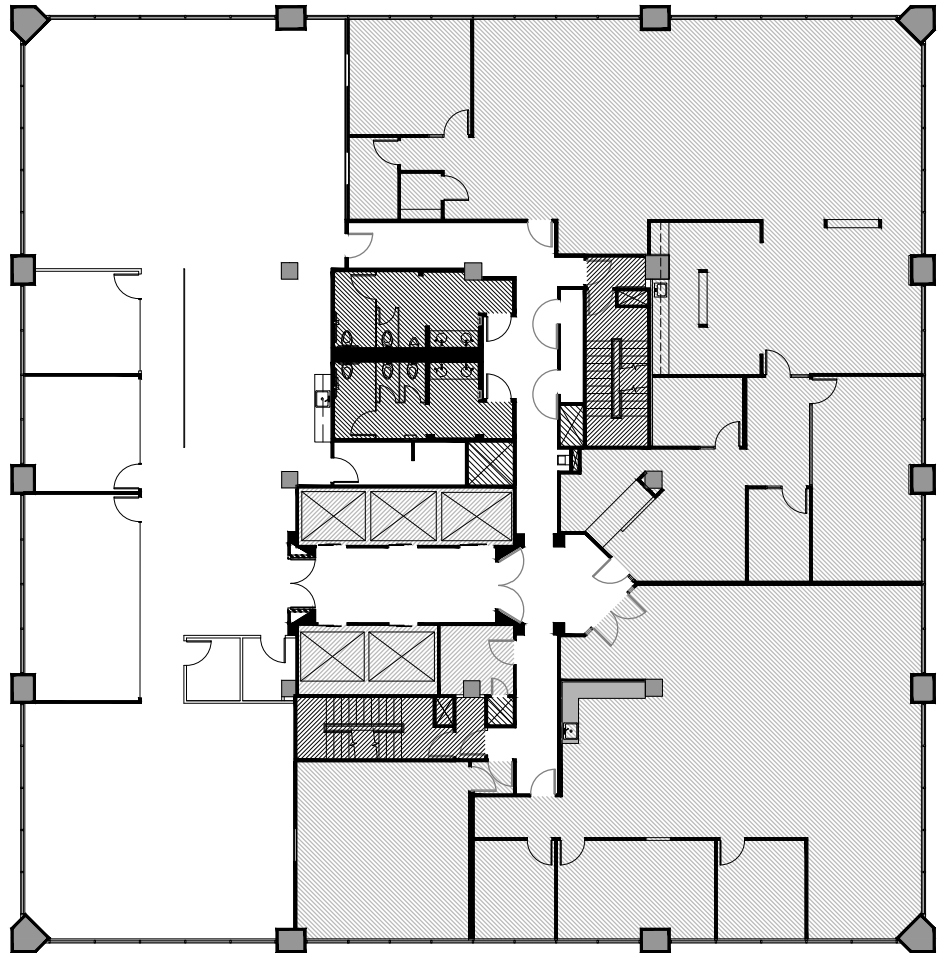
# SUITE 1800 | ±5,162 RSF

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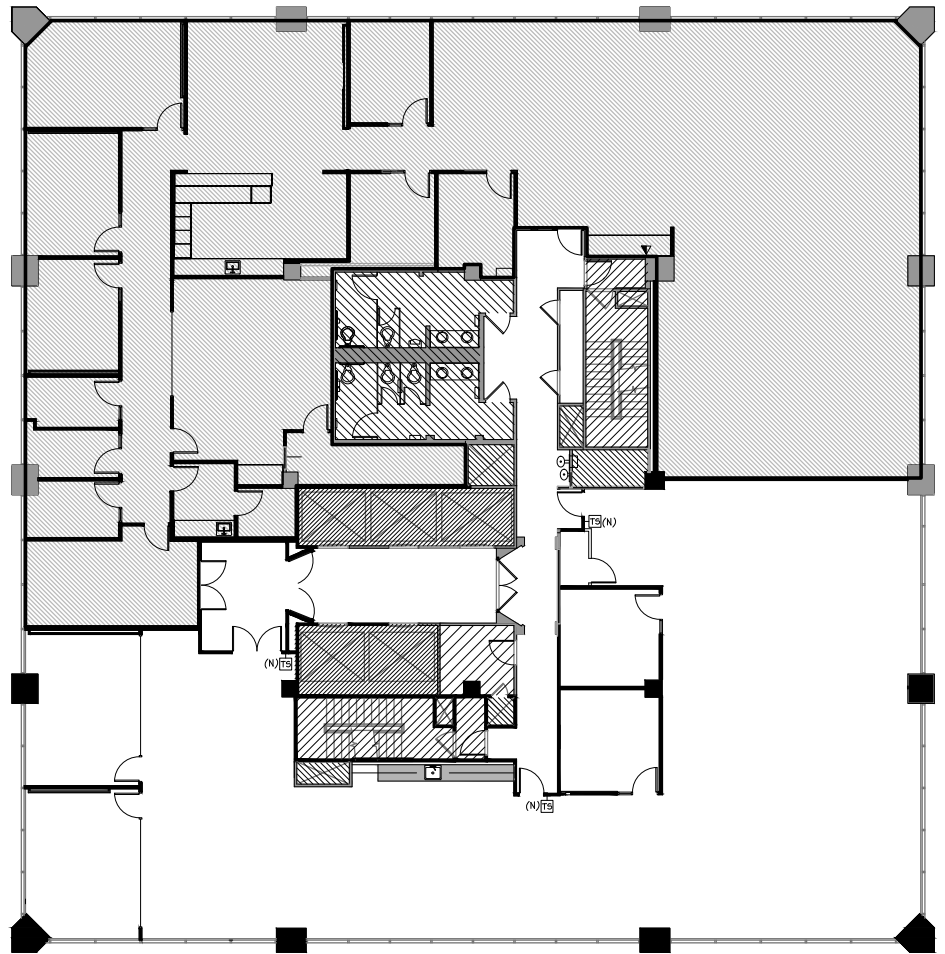
## SPACE FEATURES

- + Recently improved suite
- + Double-door elevator identity
- + 2 offices/meeting rooms
- + + Conference room
- + 2 phone rooms
- + Open kitchen
- + Nice city views
- + Available now

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### SPACE FEATURES

- + New spec suite
- + Double-door identity
- + 2 offices/meeting rooms
- + 2 conference rooms
- + Open kitchen
- + Open area for workstations
- + Nice city views
- + Available now

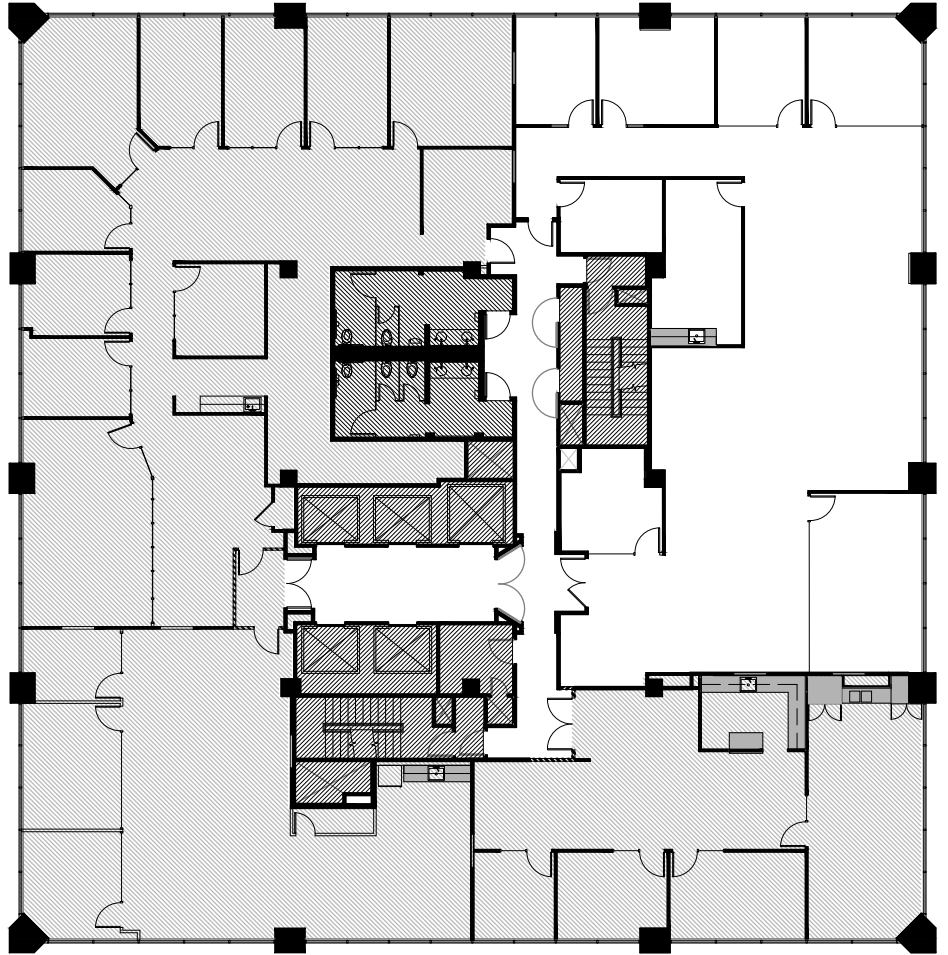


# SUITE 1675

±4,180 RSF

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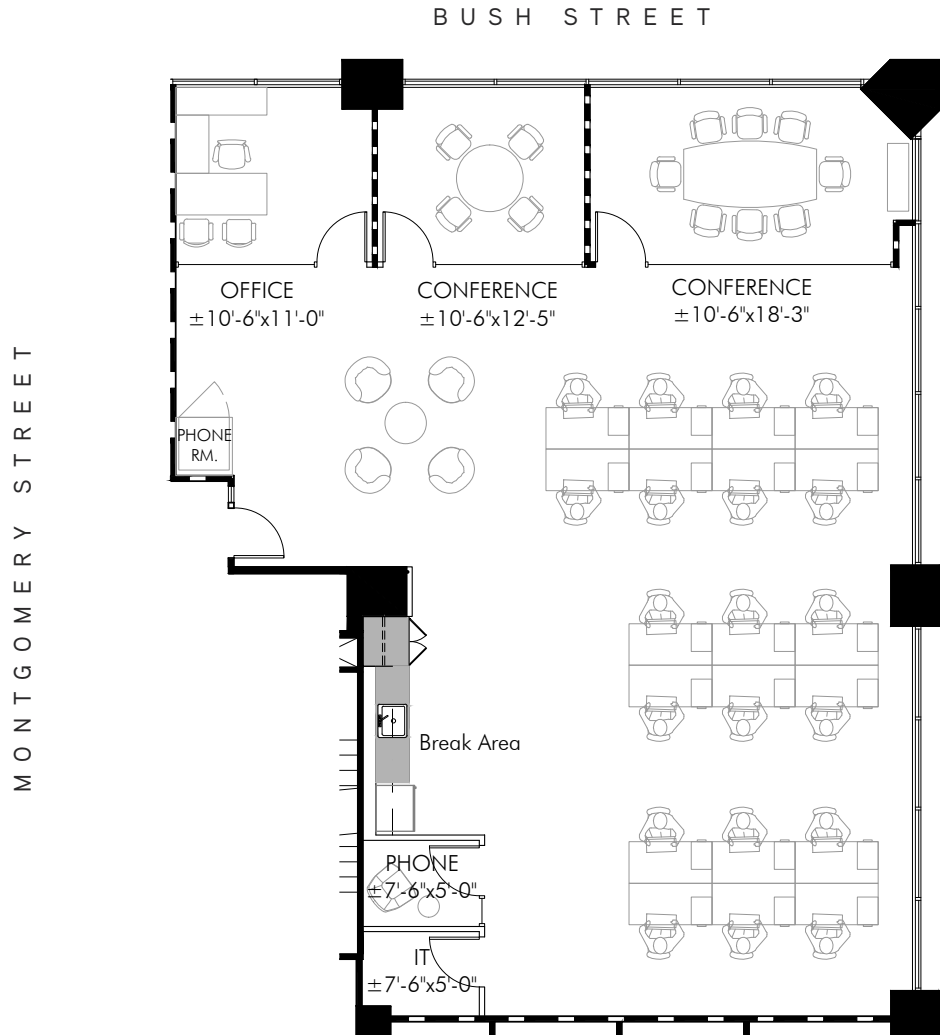
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## SPACE FEATURES

- + Northeast corner suite
- + Double-door elevator identity
- + 4 offices/meeting rooms
- + 2 conference rooms
- + Kitchen/break room
- + Storage/IT room
- + Nice city views
- + Available now



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**SPACE FEATURES**

- + Recently improved corner suite
- + 2 offices/meeting rooms
- + Conference room
- + Kitchen
- + Storage/IT room
- + Open area for workstations
- + Nice city views
- + Available now

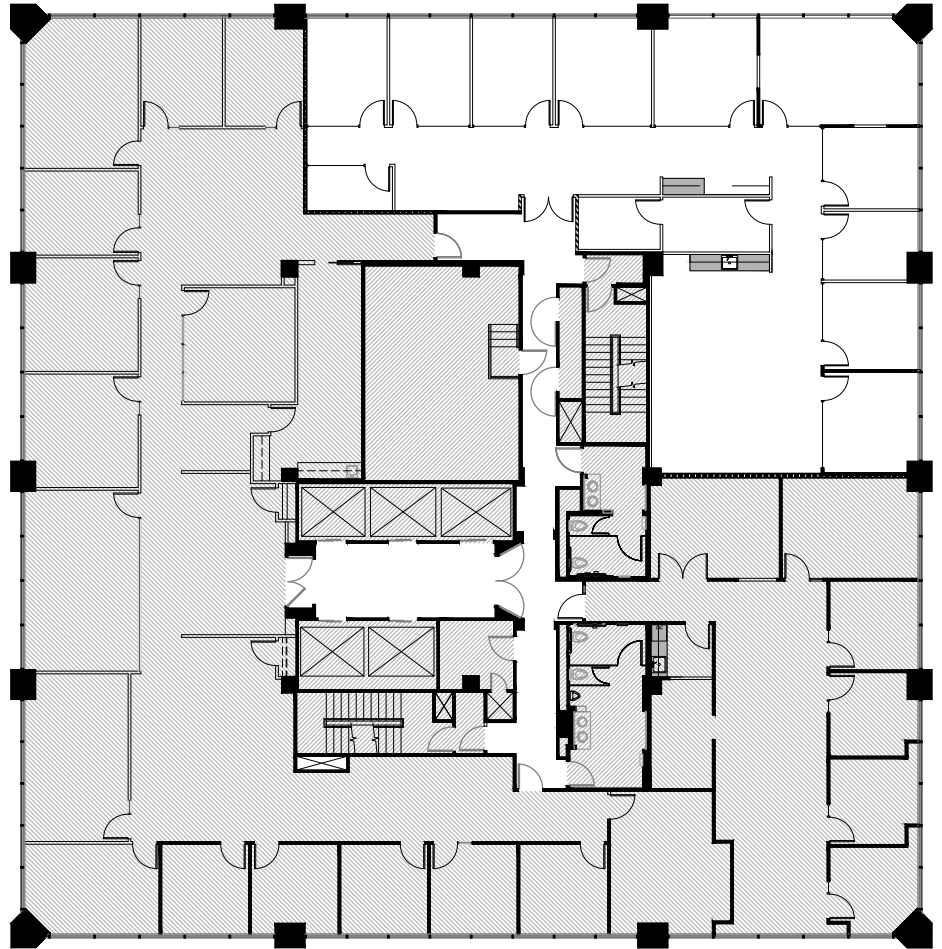




# SUITE 1250 | ±3,606 RSF

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## SPACE FEATURES

- + New spec suite
- + Double-door identity
- + 9 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Phone room
- + IT/storage room



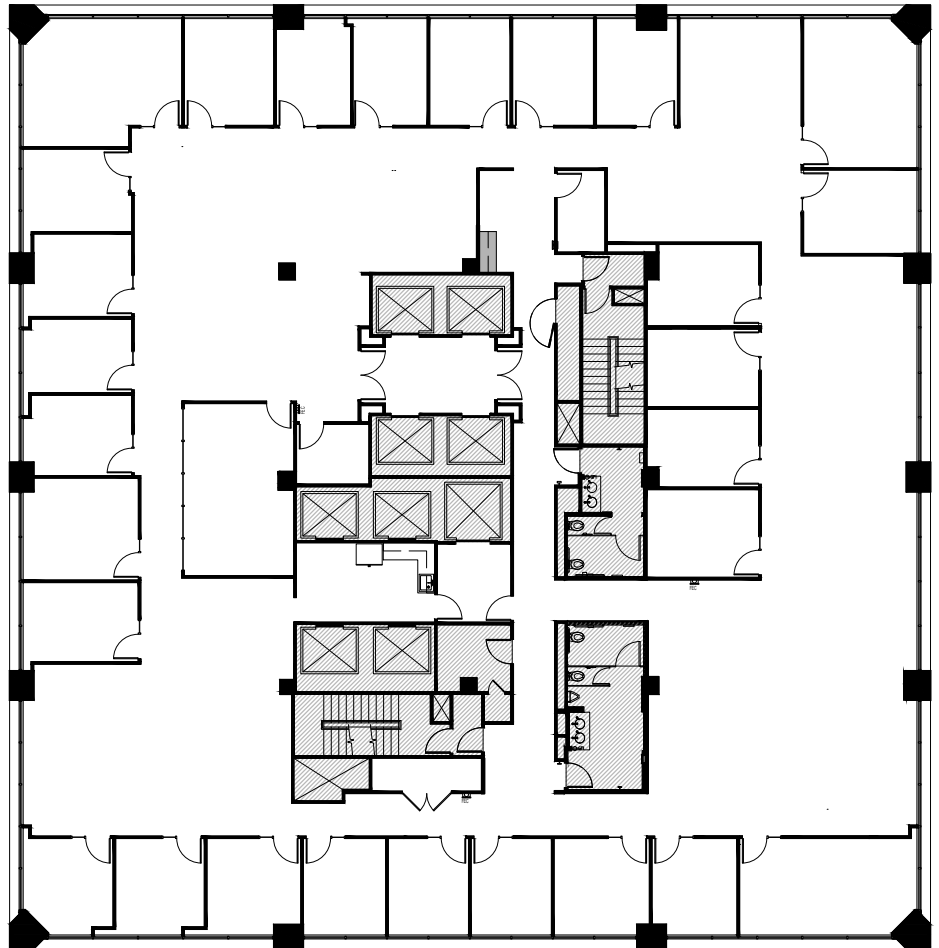


# SUITE 1100

±12,234 RSF

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## SPACE FEATURES

- + Full-floor identity
- + 28 offices/meeting rooms
- + Conference room
- + Kitchen/break room
- + Production area
- + Open area for workstations
- + Nice city views
- + Available now



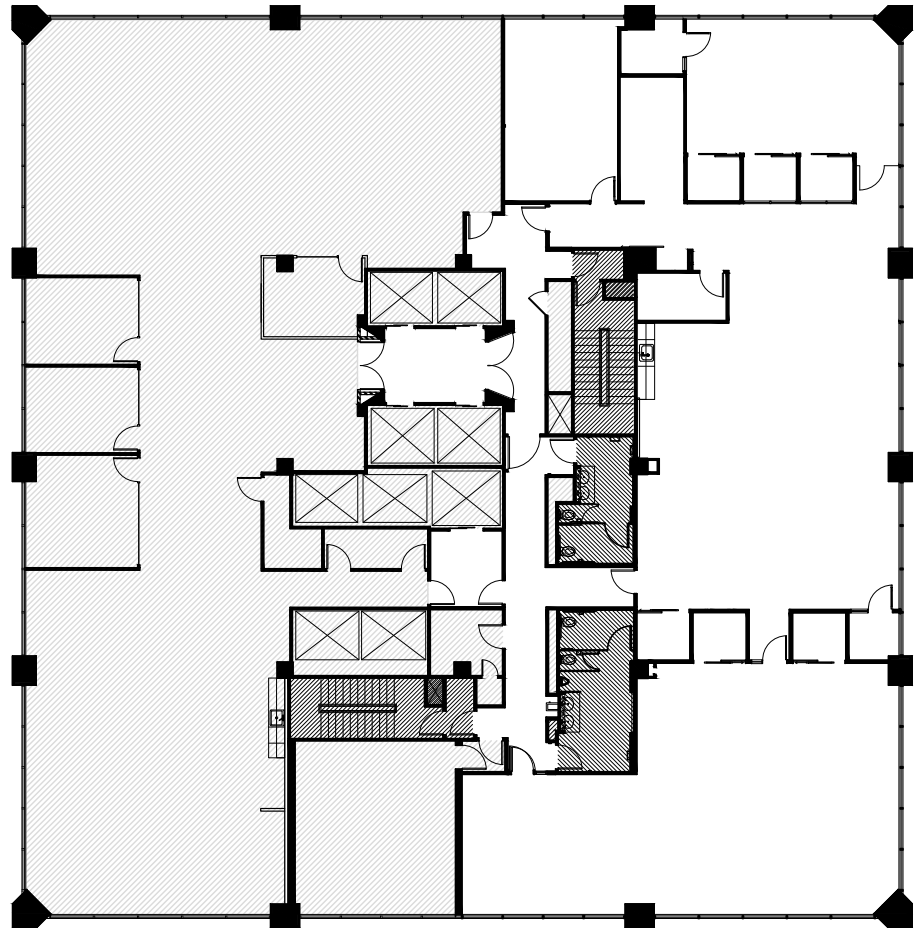
# SUITE 1050 | ±5,648 RSF

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## SPACE FEATURES

- + Recently improved suite
- + Large conference room
- + 8 phone/focus rooms
- + Open kitchen with exposed ceiling
- + Storage/IT room
- + Open area for workstations
- + Available now



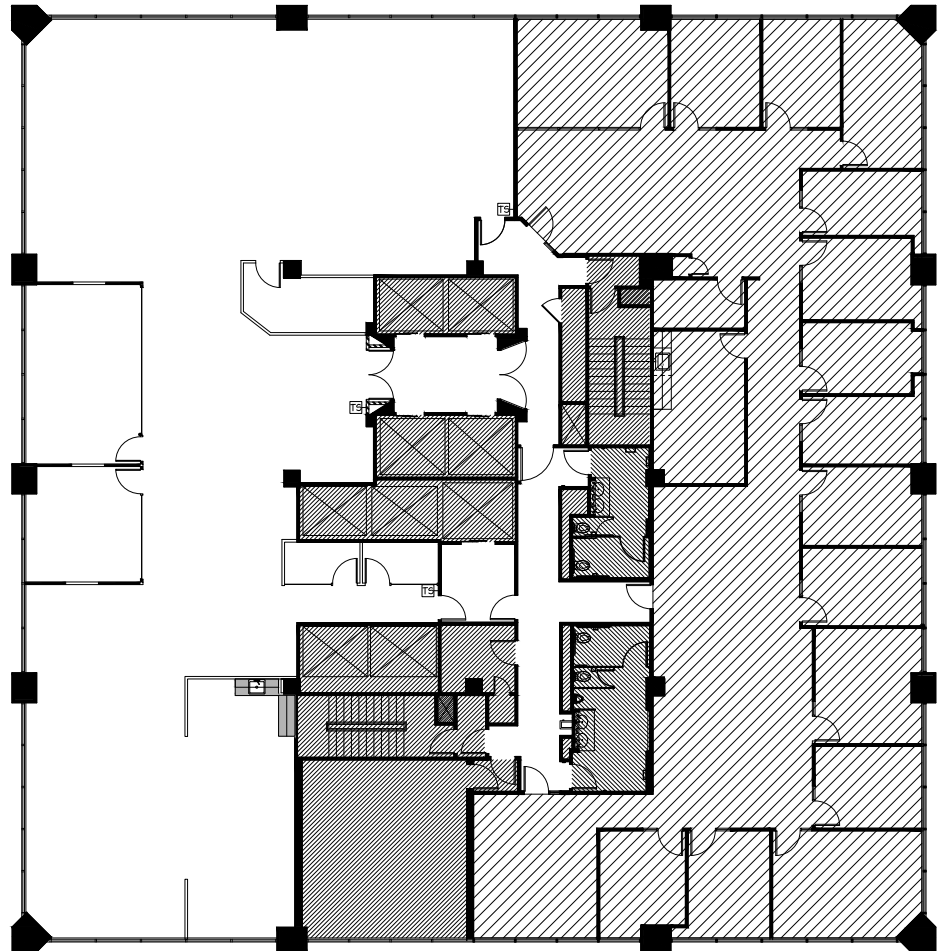
# SUITE 1000 | ±6,106 RSF

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## SPACE FEATURES

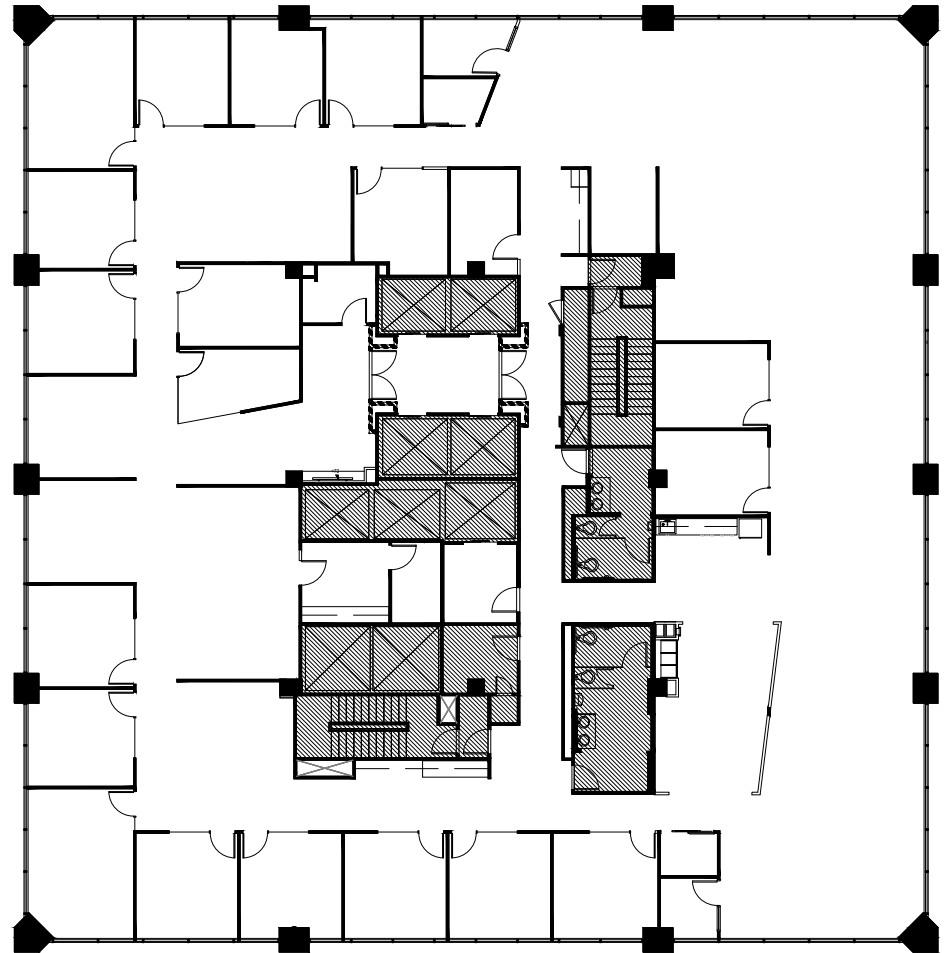
- + Recently improved suite
- + Double-door elevator identity
- + 3 offices/meeting rooms
- + Conference room
- + Open kitchen
- + Storage, IT room, reception
- + Open area for workstations
- + Available now



# SUITE 900 | ±12,290 RSF

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## SPACE FEATURES

- + Full floor identity
- + 2 large conference rooms
- + 12 offices/meeting rooms
- + 4 phone rooms
- + Secure storage room with separate IT room
- + Kitchen/break area
- + Storage lockers
- + Multiple copy/production areas
- + Open area for workstations

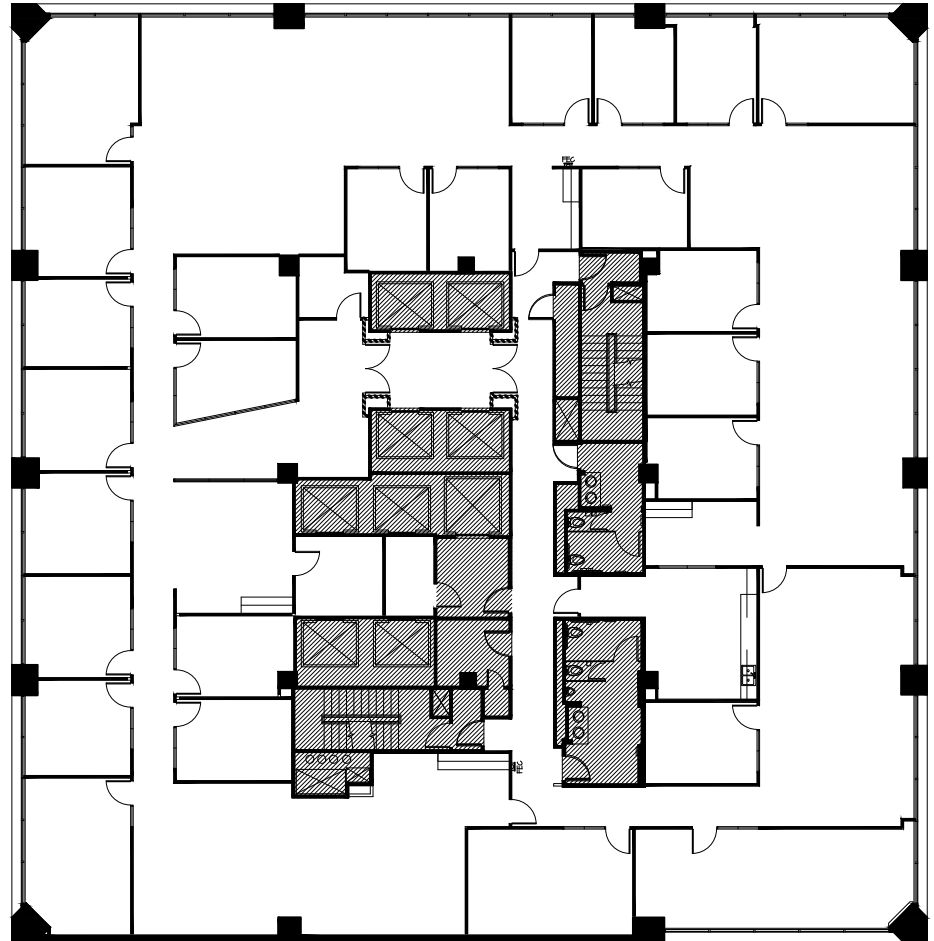




# SUITE 800 | ±12,291 RSF

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## SPACE FEATURES

- + Full-floor identity
- + 1 large boardroom
- + 3 conference rooms
- + 19 offices/meeting rooms
- + Copy/production room
- + Kitchen/break room
- + Open area for work stations

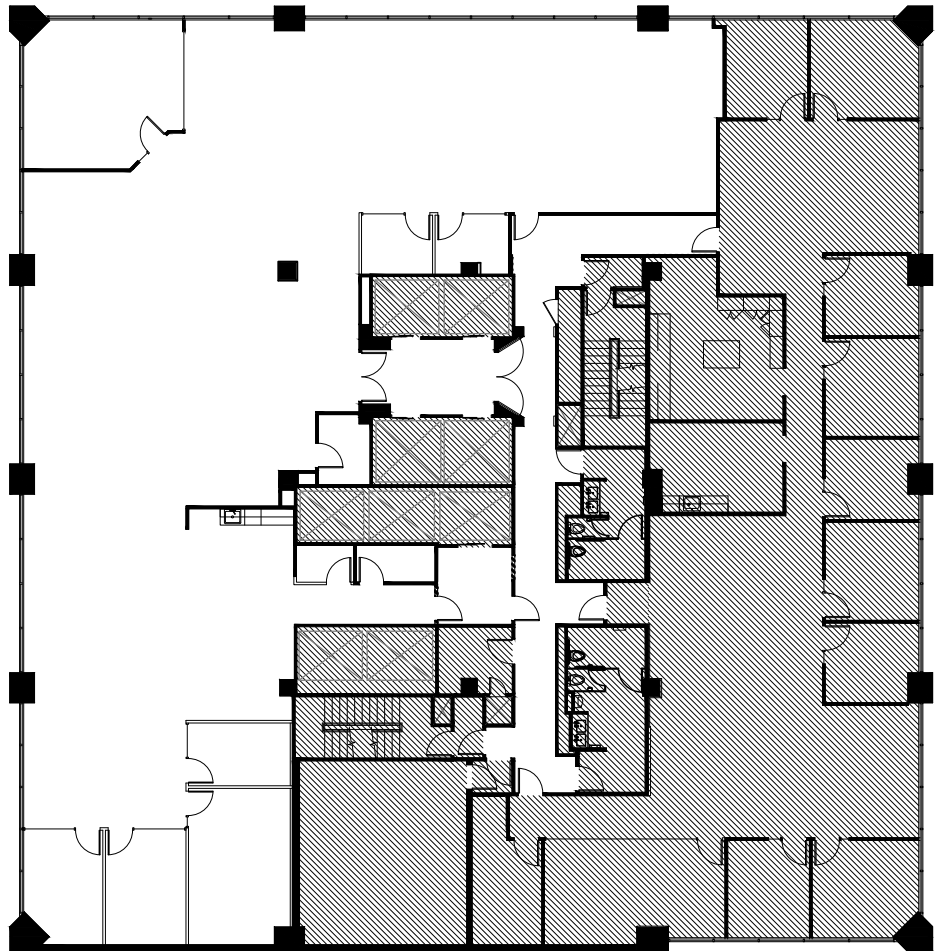




# SUITE 750 | ±6,896 RSF

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## SPACE FEATURES

- + Recently improved suite
- + Double-door elevator identity
- + 5 offices/meeting rooms
- + 2 conference rooms
- + Open kitchen, IT/storage room
- + Montgomery and Bush Street outlooks
- + Furnished
- + Available now

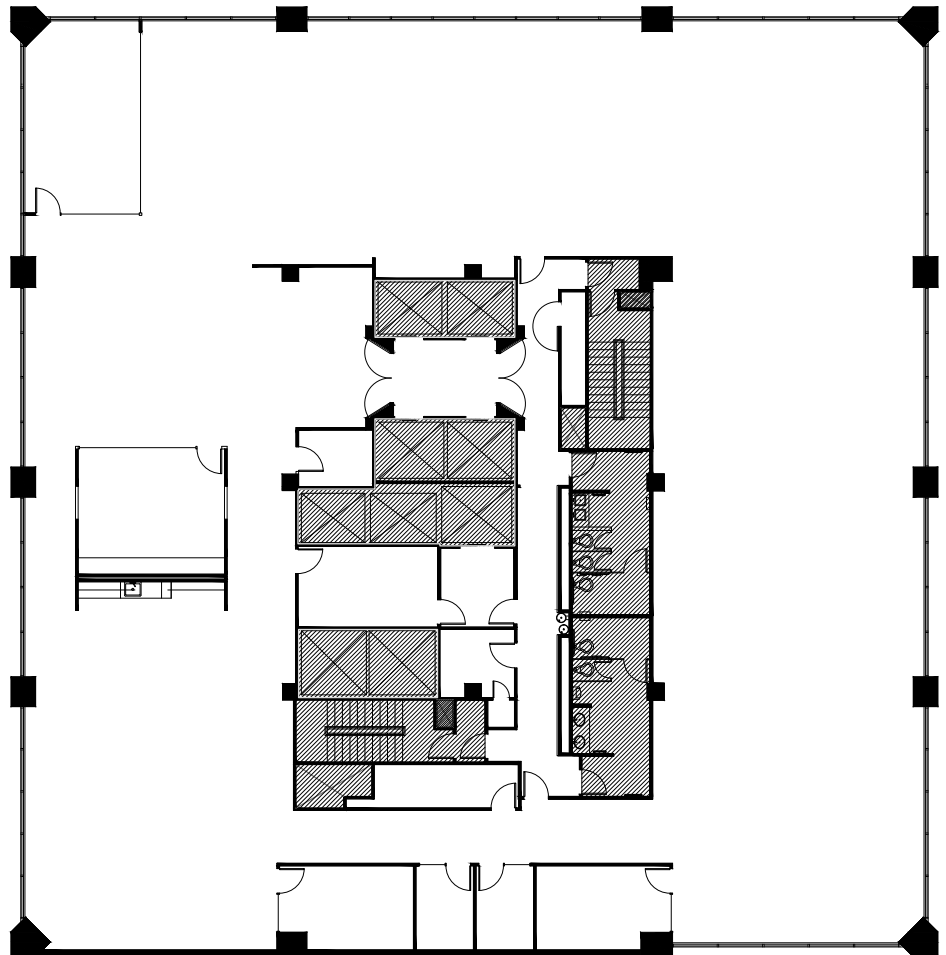


YOUR POINT  
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BUSH STREET

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### SPACE FEATURES

- + Full-floor creative suite
- + Partially exposed ceiling, concrete floors
- + Primarily open layout
- + 2 conference rooms
- + 4 meeting rooms
- + Open kitchen/break area
- + IT/storage room, mother's room
- + Available now

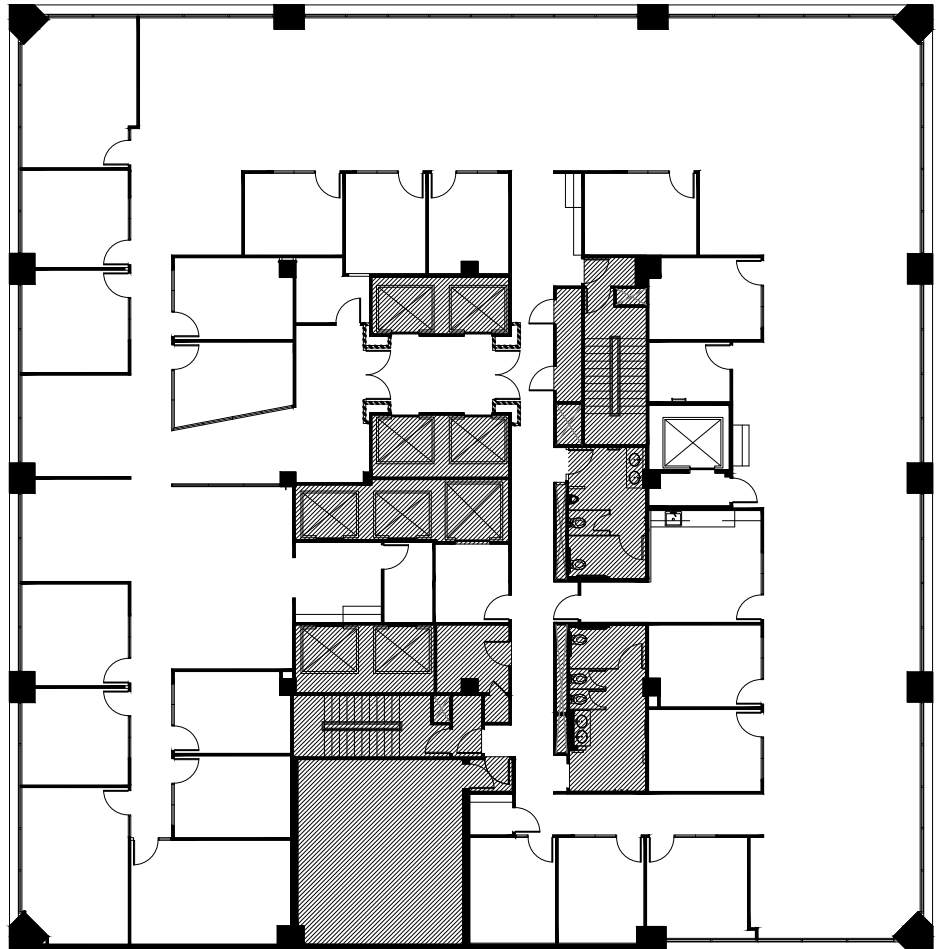




# SUITE 400 | ±11,727 RSF

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## SPACE FEATURES

- + Full-floor identity
- + 21 offices/meeting rooms (7 exterior)
- + Kitchen/break room
- + Phone room
- + 4 storage rooms
- + Open area with workstations in place
- + Furnished
- + Available now

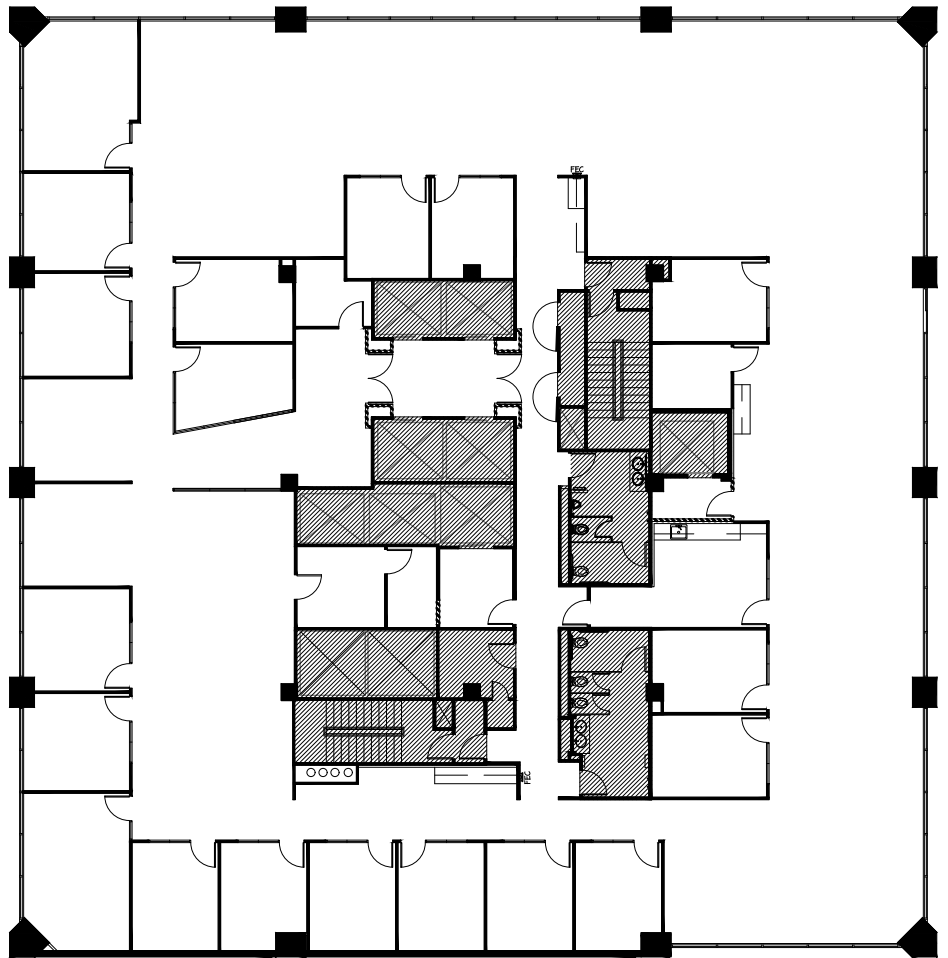




# SUITE 300 | ±12,331 RSF

BUSH STREET

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## SPACE FEATURES

- + Full-floor identity
- + 19 offices/meeting rooms (6 exterior)
- + Kitchen/break room
- + Phone room
- + 4 storage rooms
- + Open area with workstations in place
- + Furnished
- + Available now



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