

601

| montgomery

Wide Range of Available Suites

1,000 - 50,000 RSF

Flexible Terms

AVISON
YOUNG

USL
GROUP

Rooted in San Francisco. Designed for modern work.

601

601 Montgomery Street offers efficient, virtually column-free floor plates designed for flexible, open configurations and office-intensive use. A complimentary, on-site conference center supports collaboration without compromising dedicated workspace.

Located in the core of San Francisco's Financial District, the building provides exceptional transit access and immediate proximity to Jackson Square, North Beach, and Chinatown.

Building features and amenities



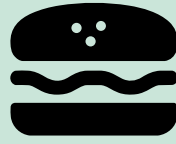
Building
Conference center



On-site Property
Management



24 hour lobby
attendant



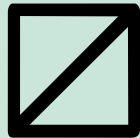
On-site
deli



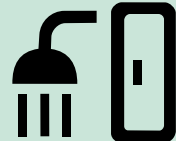
On-site
parking



Secure bike
parking



Efficient
suites



Showers and
lockers



Rooftop
lounge



Public transportation
access



Montgomery
BART access



Long term
ownership



Current availabilities

Suite	RSF available	Date Available	Space comments
400	5,556	Now	Ideal for law firm. 14 offices, conference room, kitchen
425	2,887	Now	Currently in shell condition, will require construction (5 year term)
460	3,731	August	4 team rooms, conference room, open kitchen. Corner suite views of Pyramid
518	2,198	Now	6 private offices and conference room
535	1,430	Now	3 private offices and open area
650	5,594	Now	6 team rooms, 1 conference room, large open area, kitchen. Double door identity
655	2,028	Now	Corner suite. 7 enclosed rooms
665	1,618	Now	Facing Montgomery St. 4 large rooms, kitchen, small open area
675	3,295	Now	2 conference rooms, 1 huddle room, open area for approx. 24 workstations, kitchen. Corner suite
750	3,128	PENDING	10 offices, conference room, kitchen. Facing Montgomery Street
810	1,532	Now	3 offices, small conference room, production/storage room. Bright corner suite
888	1,868	Now	4 private offices, open area. Double door identity off elevator
900	14,178	Now	Full floor with 38 offices, kitchen and open areas for support
1088	2,106	Now	5 offices, open area and enclosed kitchen
1200	4,956	Now	8 private offices, conference room, kitchen and open area.
1475	4,211	Now	7 enclosed room, kitchen, training / board room. Modern finishes
1500	14,291	Now	Full floor. 11 offices, 3 conference rooms, kitchen/lounge, bonus restroom. Water views
1600	14,349	Now	Full floor. 13 offices, 2 conference rooms, kitchen, 2 phone rooms, bonus restroom. Water views
1700	14,324	Now	Full floor. 6 offices, 3 conference rooms, kitchen. Water views
1800	2,053	December	3 private offices, small conference room, kitchen, production/IT room. Montgomery Street outlooks
1830	2,659	Now	2 conference rooms, open area and open kitchen
1850	7,824	Now	5 offices, board room, conference room, 2 kitchens. North waterfront and city views
1900	10,164	Now	17 private offices, board room, kitchen. City/Bay views

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Central to neighborhood perks

Notable Restaurants & Bars

BIX	Cotogna
City View Dim Sum	Kokkari Estiatorio
Tadich Grill	Sisterita
Cigar Bar	Old Ship Saloon
The Barrel Room	Wayfare Tavern
Kusakabe	Palio
R&G Lounge	Trestle
Heartwood SF	Verjus
Roka Akor	

Hustle Fuels & Sweets

CHAPEL COFFEE	Starbucks
Delah Coffee	Maison Nico
Little Sweet	Postscript Coffee

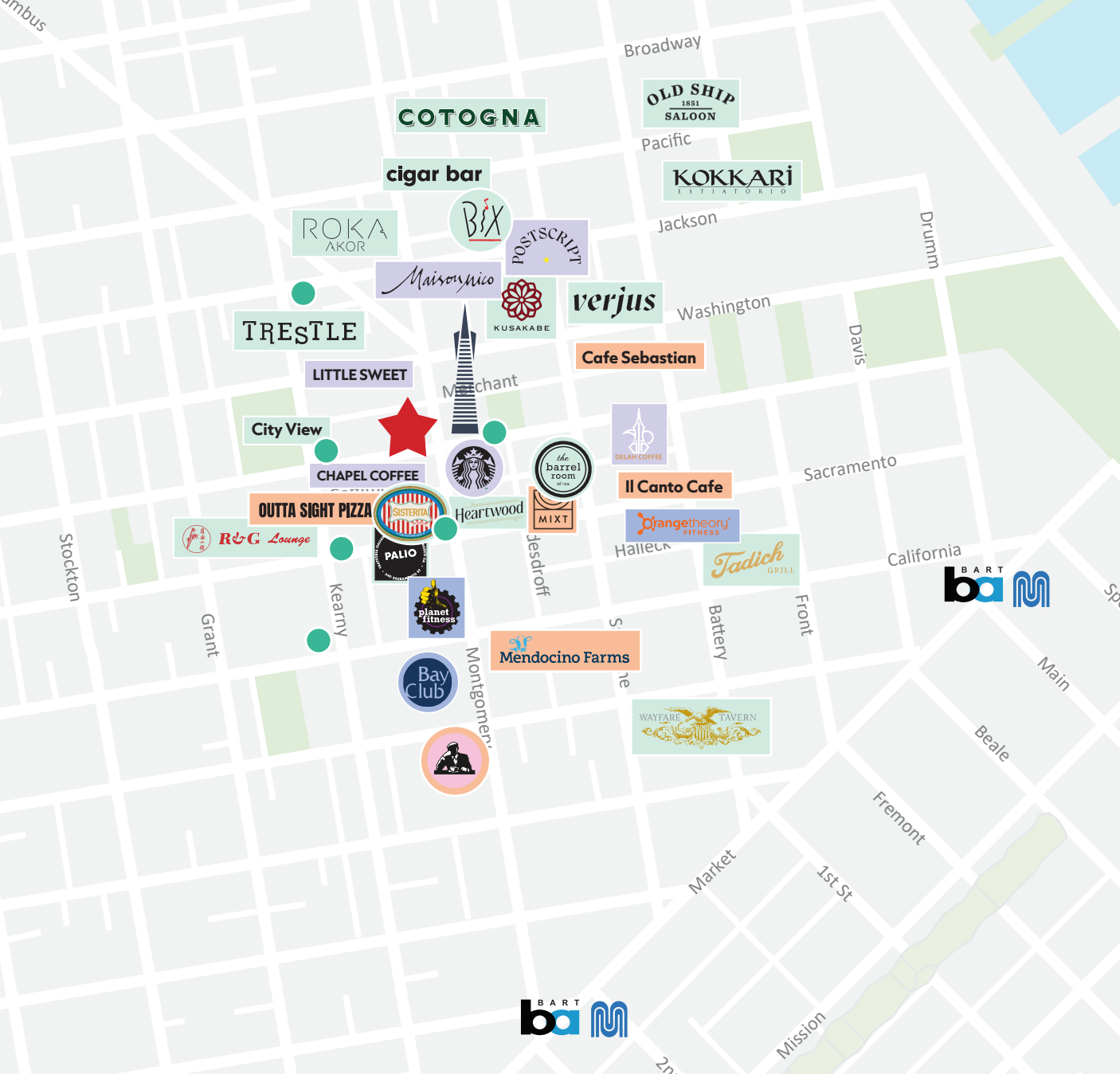
Grab & Go

Otta Sight Pizza	Mendocino Farms
Il Canto Cafe	Joe the Juice
MIXT Salads	

Fitness / Gyms

Planet Fitness
Orangetheory
Bay Club

Bus Stops



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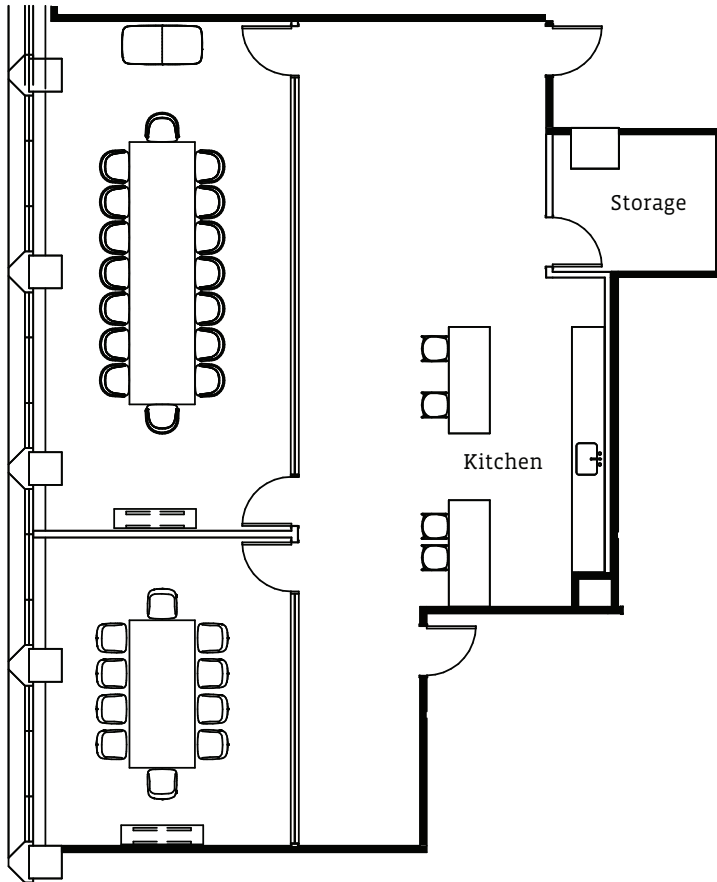
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4th Floor Conference Center

Complimentary conference center with Audio Visual capability and kitchen

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