

44
MONTGOMERY

SPACE A

SPACE B

44 MONTGOMERY STREET, FINANCIAL DISTRICT, SAN FRANCISCO

RETAIL/CAFE OPPORTUNITY

SPACE A - 1,055 SF ON GROUND LEVEL; **SPACE B** - 2,746 SF ON GROUND LEVEL

SPACE C - 1,127 SF EXISTING PREP KITCHEN ON THE LOWER LEVEL

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Located in the heart of San Francisco's Financial District, 44 Montgomery Street offers a great leasing opportunity in one of the city's most iconic and accessible office towers



Located in a prestigious 43-story office tower with a strong daytime population



Building amenities include a gym, yoga room, lockers with shower, bike storage and roof deck



Space A has direct street and lobby access with heavy pedestrian flow



Immediate access to Montgomery BART/Muni Station (directly beneath the building)



State of the art lobby with onsite building management and security

FLOOR PLAN

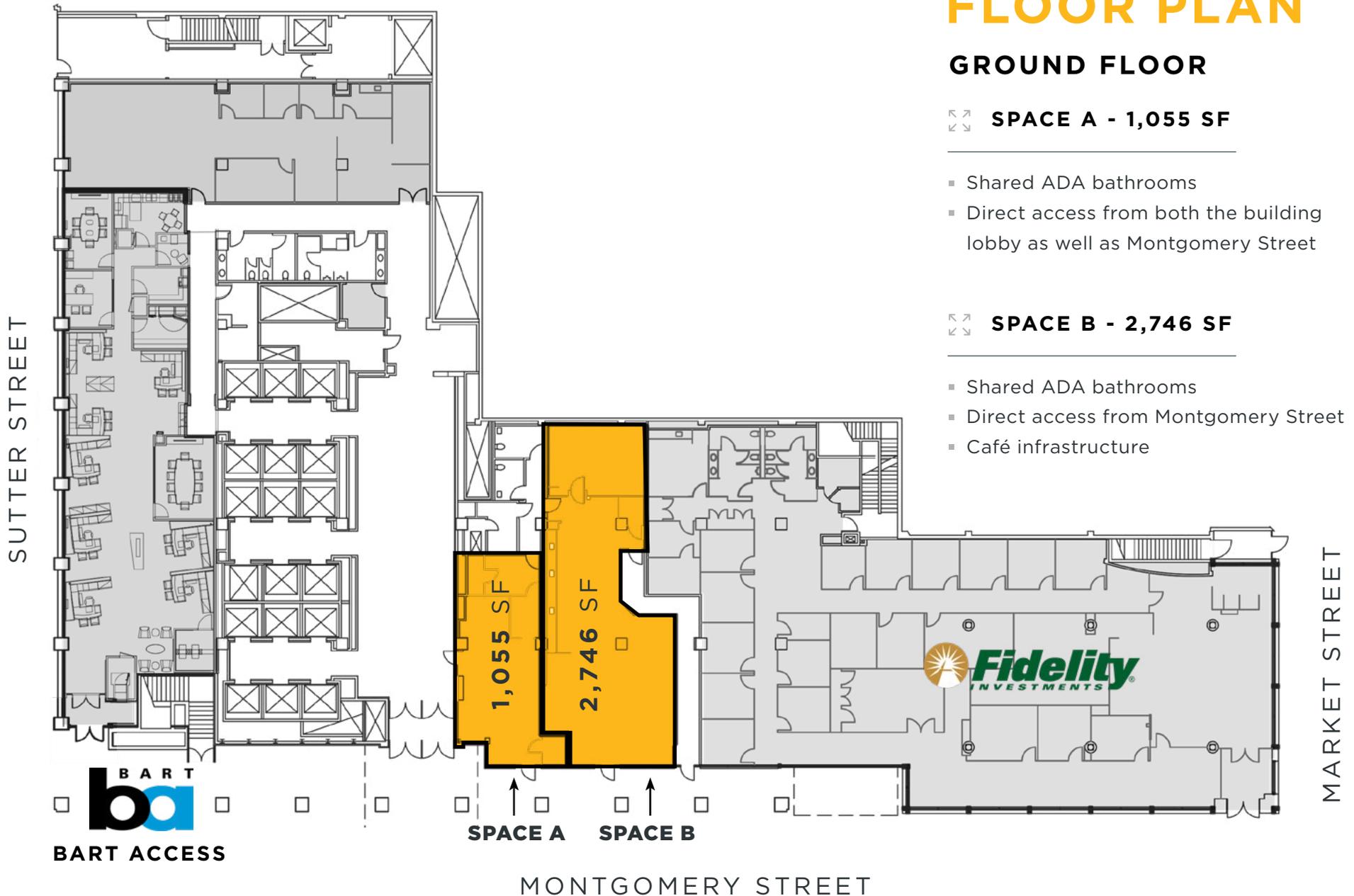
GROUND FLOOR

SPACE A - 1,055 SF

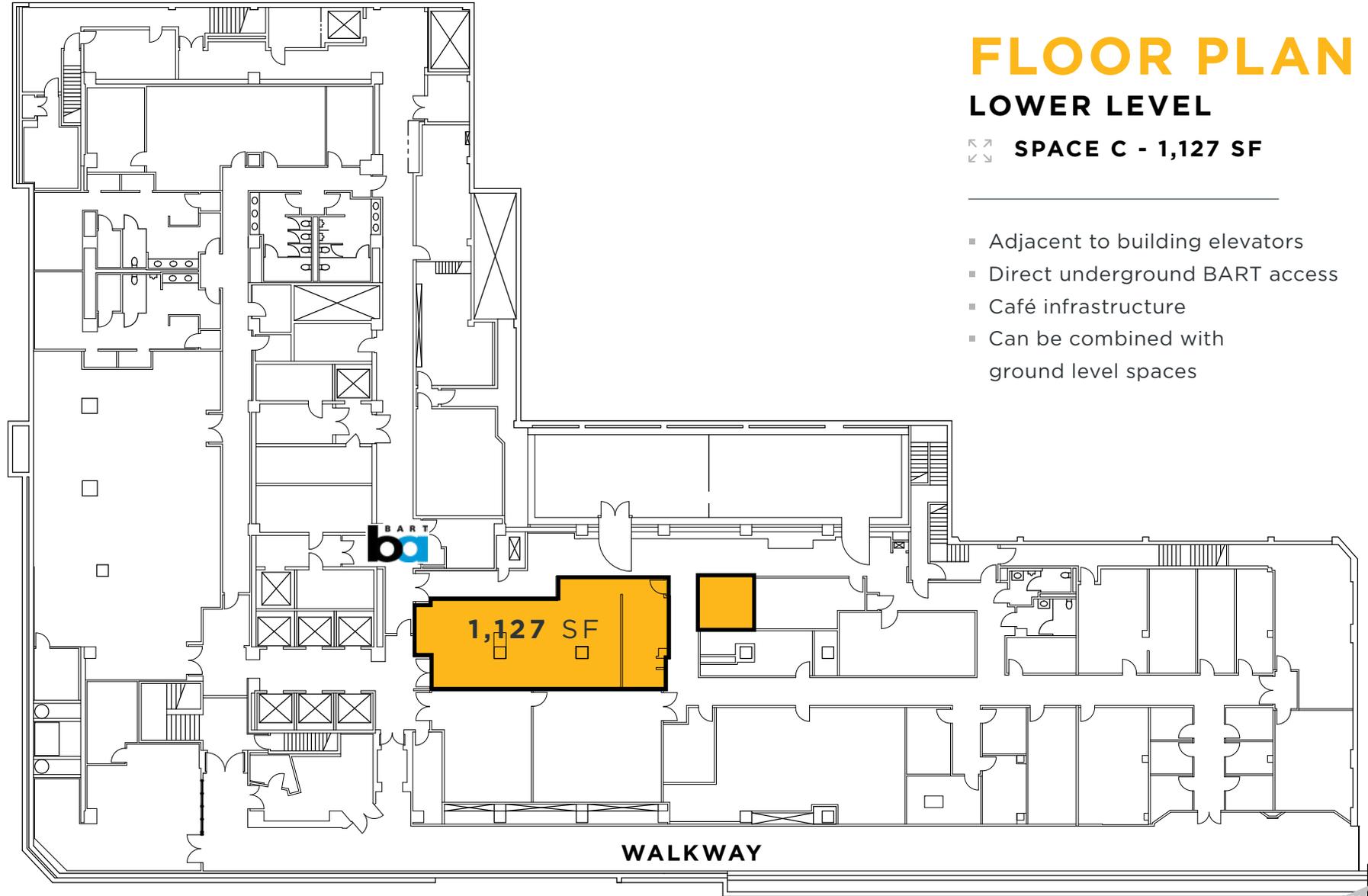
- Shared ADA bathrooms
- Direct access from both the building lobby as well as Montgomery Street

SPACE B - 2,746 SF

- Shared ADA bathrooms
- Direct access from Montgomery Street
- Café infrastructure



SUTTER STREET



FLOOR PLAN

LOWER LEVEL

↔ ↔ **SPACE C - 1,127 SF**

- Adjacent to building elevators
- Direct underground BART access
- Café infrastructure
- Can be combined with ground level spaces

MARKET STREET

MONTGOMERY STREET

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EQUINOX



BLUE BOTTLE COFFEE



PER DIEM



WAYFARE TAVERN



MENDOCINO FARMS



THE SHOTA



THE TREASURY



BAR METHOD



44 MONTGOMERY is situated in the epicenter of San Francisco's Financial District. It is surrounded by corporate offices, financial institutions, law firms, and tech companies. This building is walking distance to Union Square, the Embarcadero, Salesforce Tower, and Ferry Building, as well as numerous dining, retail, and service options. The property has unrivaled public transit connectivity and high foot traffic from office workers, residents, and tourists.



100
WALK SCORE

85
BIKE SCORE

100
TRANSIT SCORE

9
MONTGOMERY BART EXITS

243,846
DAYTIME POPULATION - 1 MILE

2, 5, 8, 15, 38
BUS LINE

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