


47,124 rsf NEW LARGE BLOCK OPPORTUNITY

44
MONTGOMERY



 **CONFERENCE CENTER**
Includes a large training room located adjacent to the fourth floor roof deck

 **FITNESS CENTER**
Group exercise room, with locker rooms and showers

 **ROOF DECK**
Reimagined Fourth Floor Roof Deck overlooks Market Street and is accessible to all tenants

 **DIRECT, INTERNAL CONNECTION**
To BART/Muni Stations



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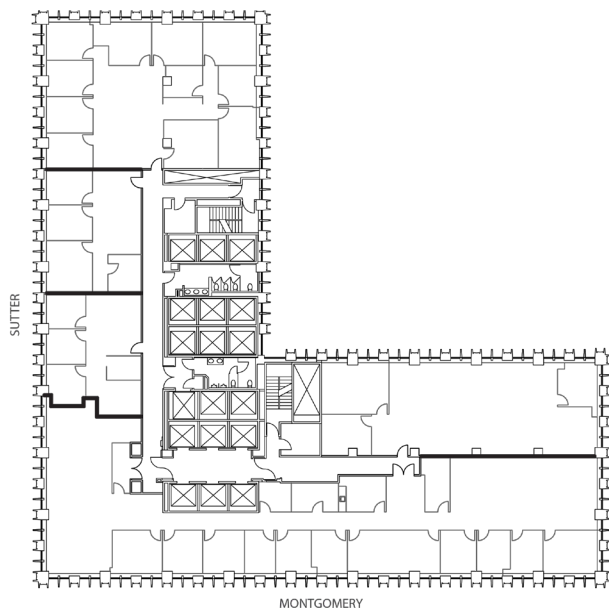
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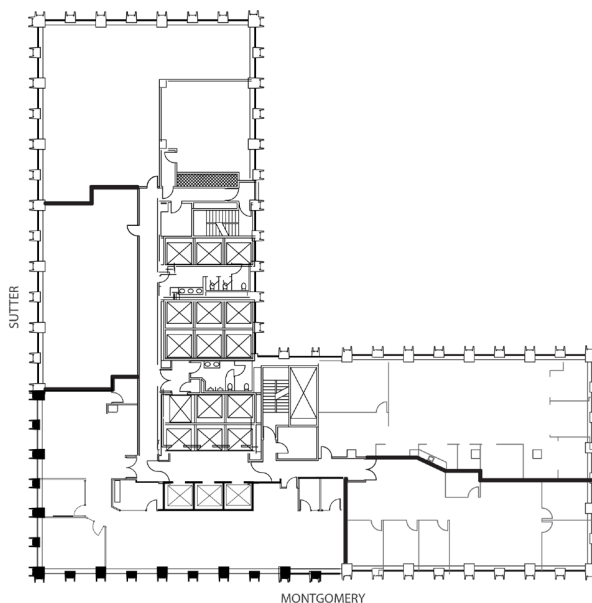
AVISON
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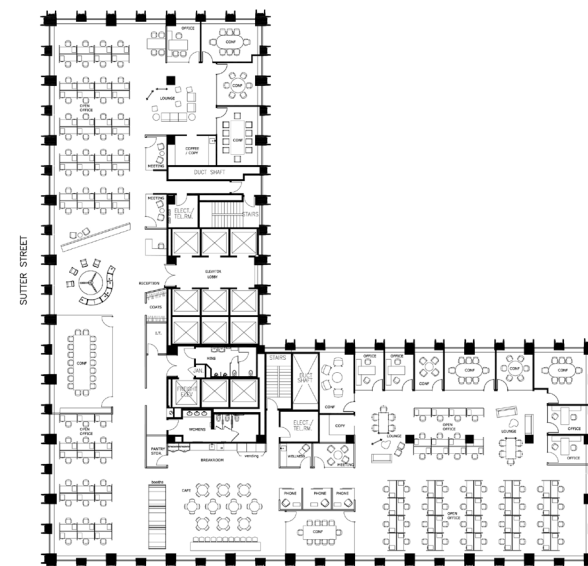
Floor	Timing	RSF
7 th , & 8 th	2/1/2020	34,781
20 th	NOW	16,343
TOTAL		47,124



7th floor
15,803 rsf



8th floor
14,978 rsf



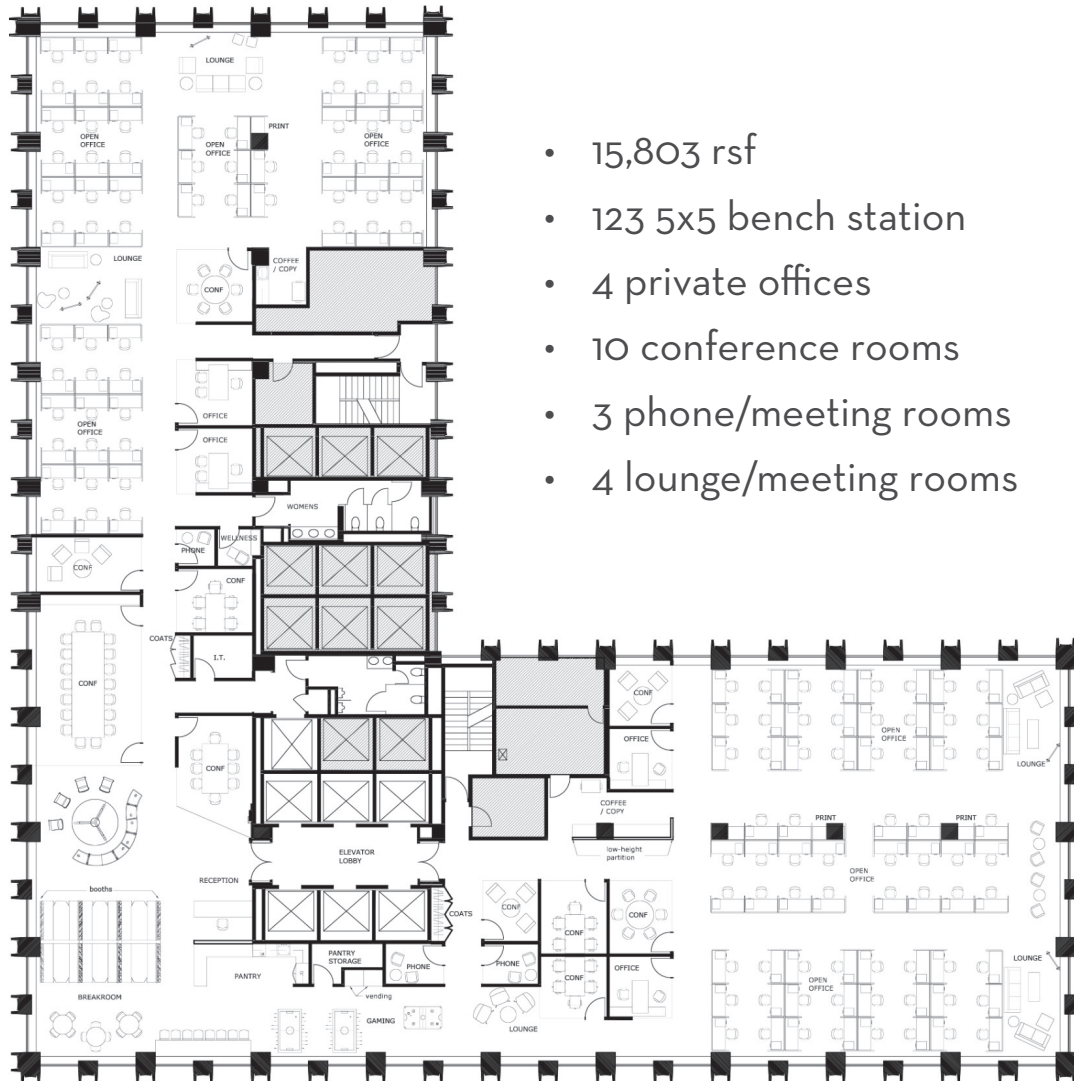
20th floor
16,343 rsf

HYPOTHETICAL FLOORPLAN

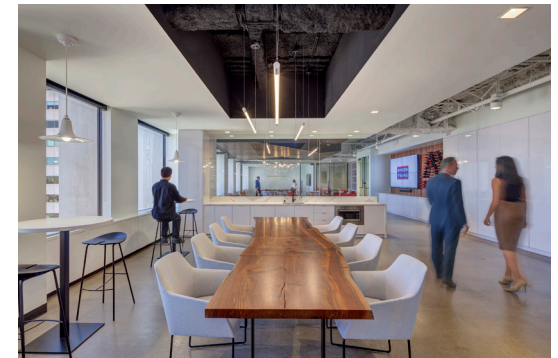


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Hypothetical Tenant Improvements



- 15,803 rsf
- 123 5x5 bench station
- 4 private offices
- 10 conference rooms
- 3 phone/meeting rooms
- 4 lounge/meeting rooms



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