

100
MONTGOMERY



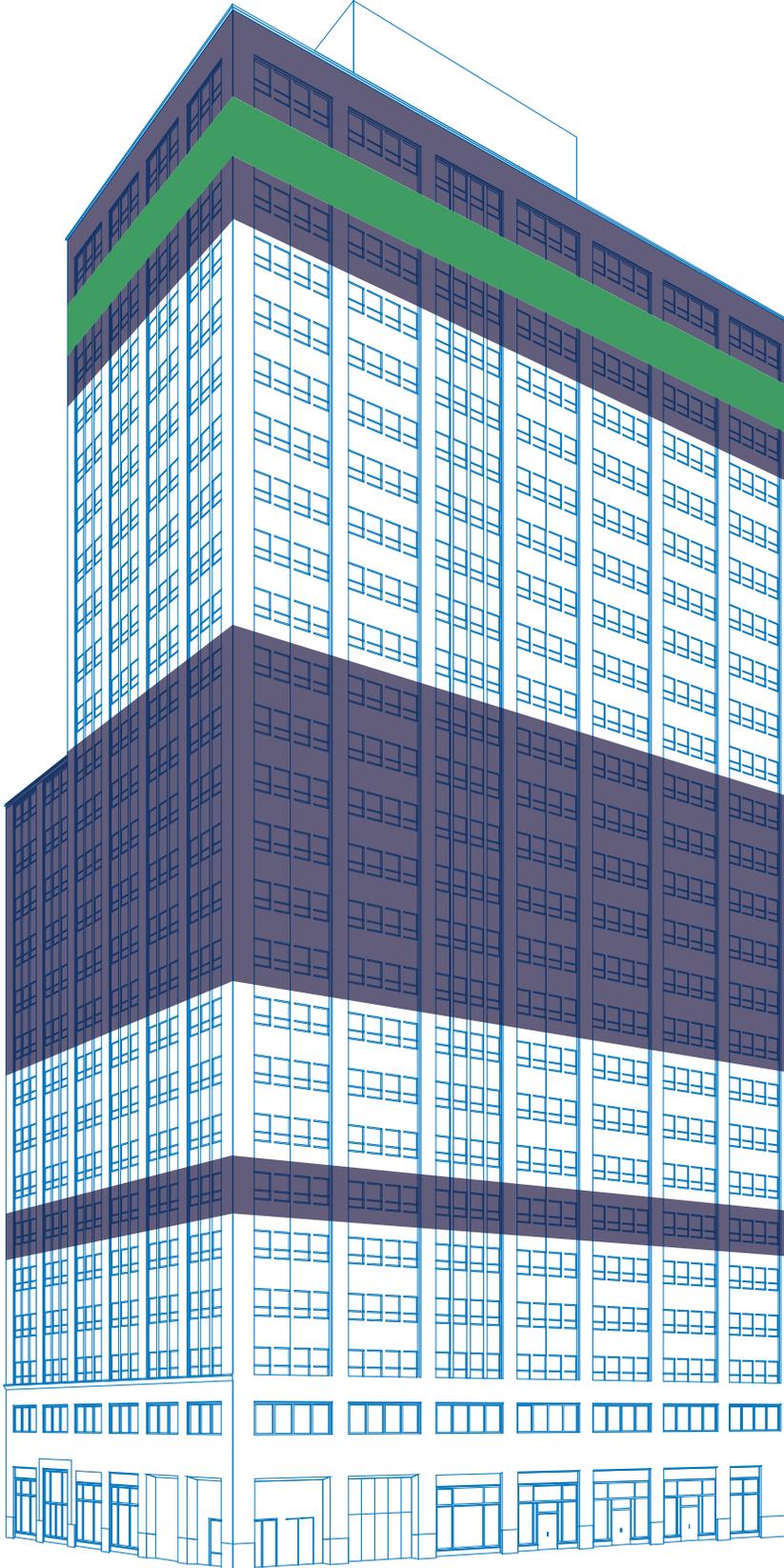
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Available Space



	Virtual Tour	Suite	RSF	Available	Rent					
25		2500	12,234	Now	\$64 PSF					
24	Leased			Otter.ai						
23		2300	12,241	Now	\$64 PSF					
22	HIGH-RISE LARGE BLOCK FLOORS 23&25: TOTAL 24,475 RSF									
21										
20										
19										
18										
17										
16										
15		1500	21,274	Now	\$59 PSF					
14		1430	10,709	Now	\$59 PSF					
13		1300	20,427	Now	\$59 PSF					
12		1200	20,824	Now	\$59 PSF					
11		1100	20,826	Now	\$59 PSF					
10		1000	20,828	Now	\$59 PSF					
9	MID-RISE LARGE BLOCK FLOORS 10-15: TOTAL 114,888 RSF									
8										
7										
6							600	15,630	Now	\$59 PSF
5										
4										
3										
2										
1										



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Building Highlights

- Creative and traditional build-outs
- Immediate access to Montgomery BART/Muni Station
- On-site gym with showers & lockers
- Secure bike storage
- 16th floor roof deck
- Conference Center
- Great natural light
- Operable windows & HVAC
- Prime corner location

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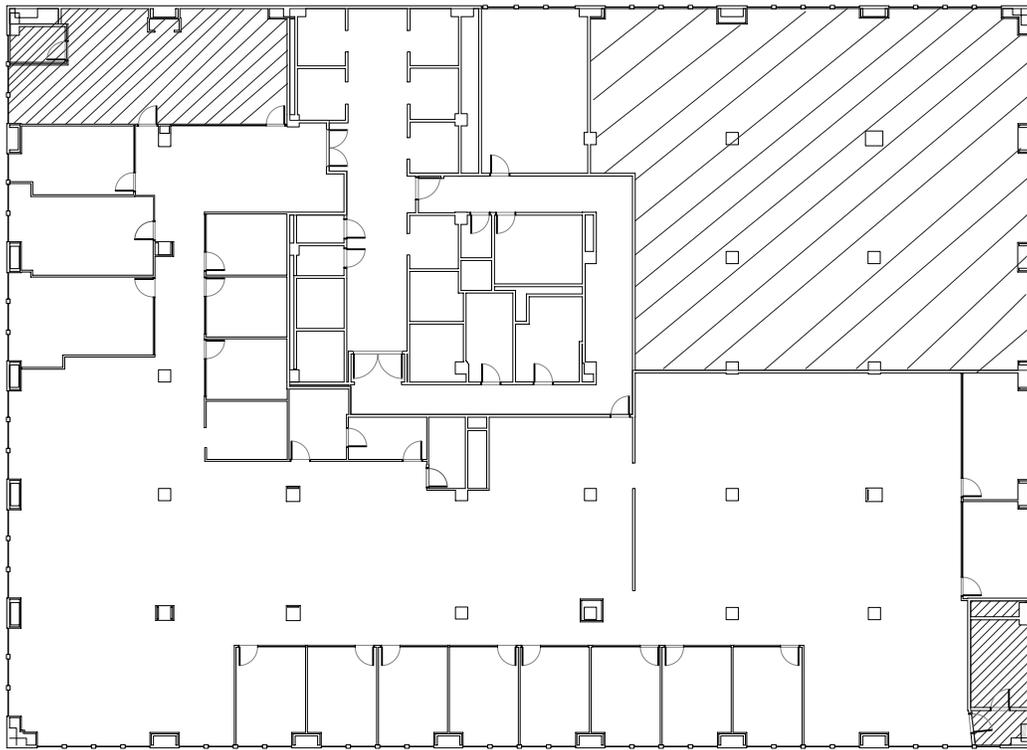
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Available Space Floor Plans

► SUITE 600



- 15,630 RSF
- Available Now
- 12 Private Offices/Meeting Rooms
- Large Conference Room/Training Room
- 5 Conference Rooms
- Kitchen/Break Area
- Large Open Area
- HVAC and Operable Windows
- Double Door Elevator Identity

► VIRTUAL TOUR

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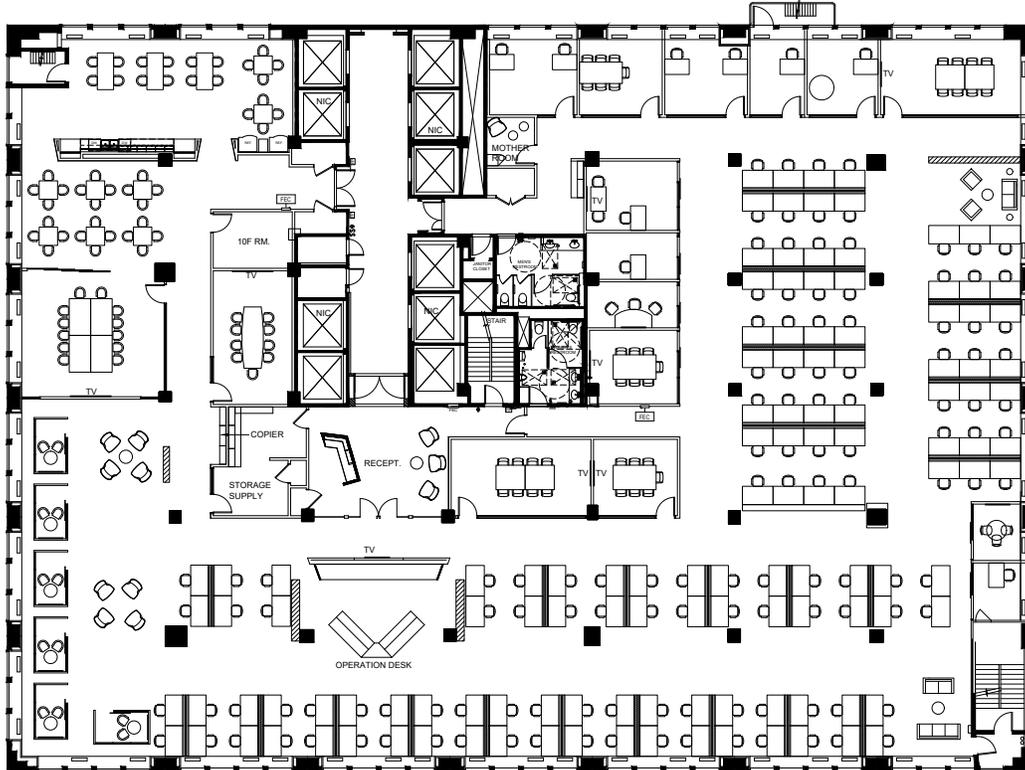
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Available Space Floor Plans

► SUITE 1000



- **Plug & Play Creative Suite**
- 20,828 RSF
- Available Now
- Part of Mid-Rise Large Block of 114,489 RSF
- Full Floor Identity
- 15 Private Offices/Meeting Rooms
- Large Conference Room
- Kitchen/Break Area
- Open Area with ± 125 Desks
- HVAC and Operable Windows

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Available Space Floor Plans

► SUITE 1100



- **Creative Suite**
- 20,826 RSF
- Available Now
- Part of Mid-Rise Large Block of 114,489 RSF
- Full Floor Identity
- 10 Private Offices/Meeting Rooms
- 1 Large Conference Room
- 8 Phone Rooms
- Kitchen
- Open Area
- HVAC and Operable Windows

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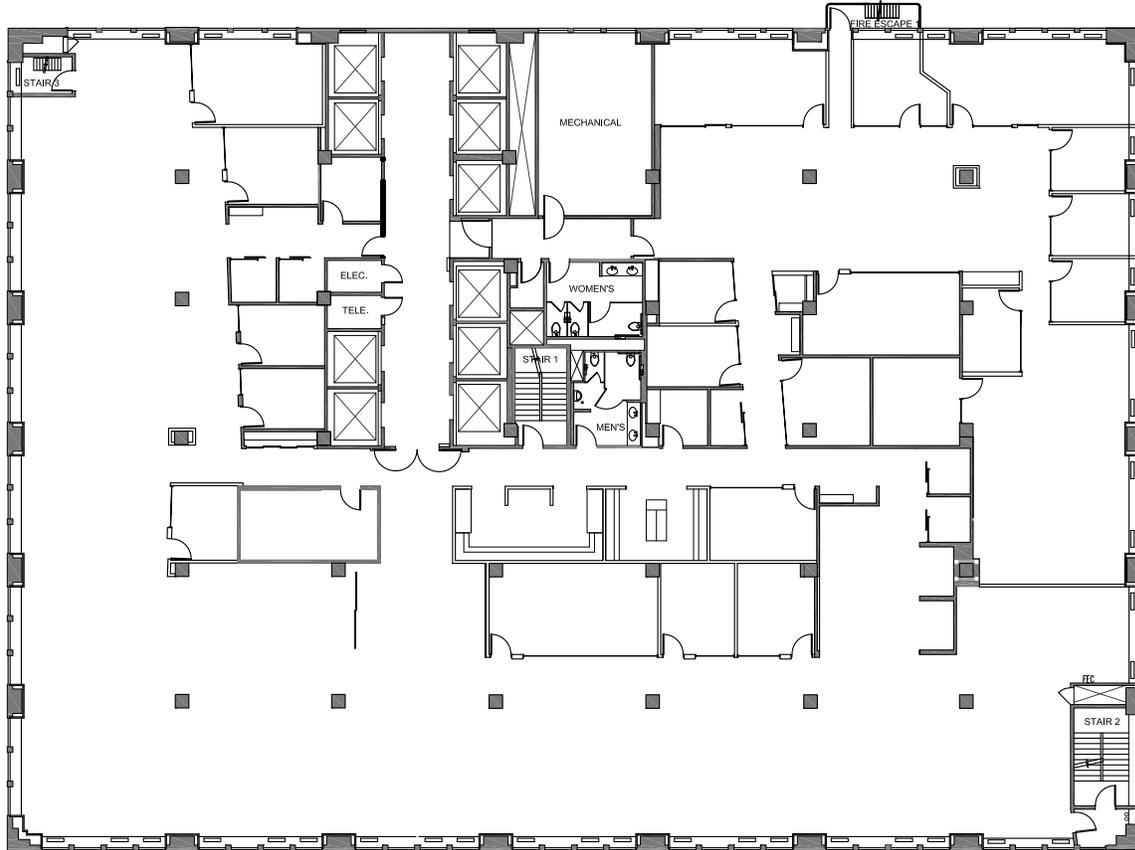
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Available Space Floor Plans

► SUITE 1200



- 20,824 RSF
- Available Now
- Part of Mid-Rise Large Block of 114,489 RSF
- Full Floor Identity
- 15 Private Offices
- 5 Conference Rooms
- Kitchen
- Open Area
- HVAC and Operable Windows

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Available Space Floor Plans

► SUITE 1300



- **Creative Spec Suite**
- 20,427 RSF
- Available Now
- Part of Mid-Rise Large Block of 114,489 RSF
- 7 Private Offices
- 8 Conference Rooms
- 3 Phone Rooms
- Kitchen
- Open Area
- HVAC and Operable Windows

▶ VIRTUAL TOUR

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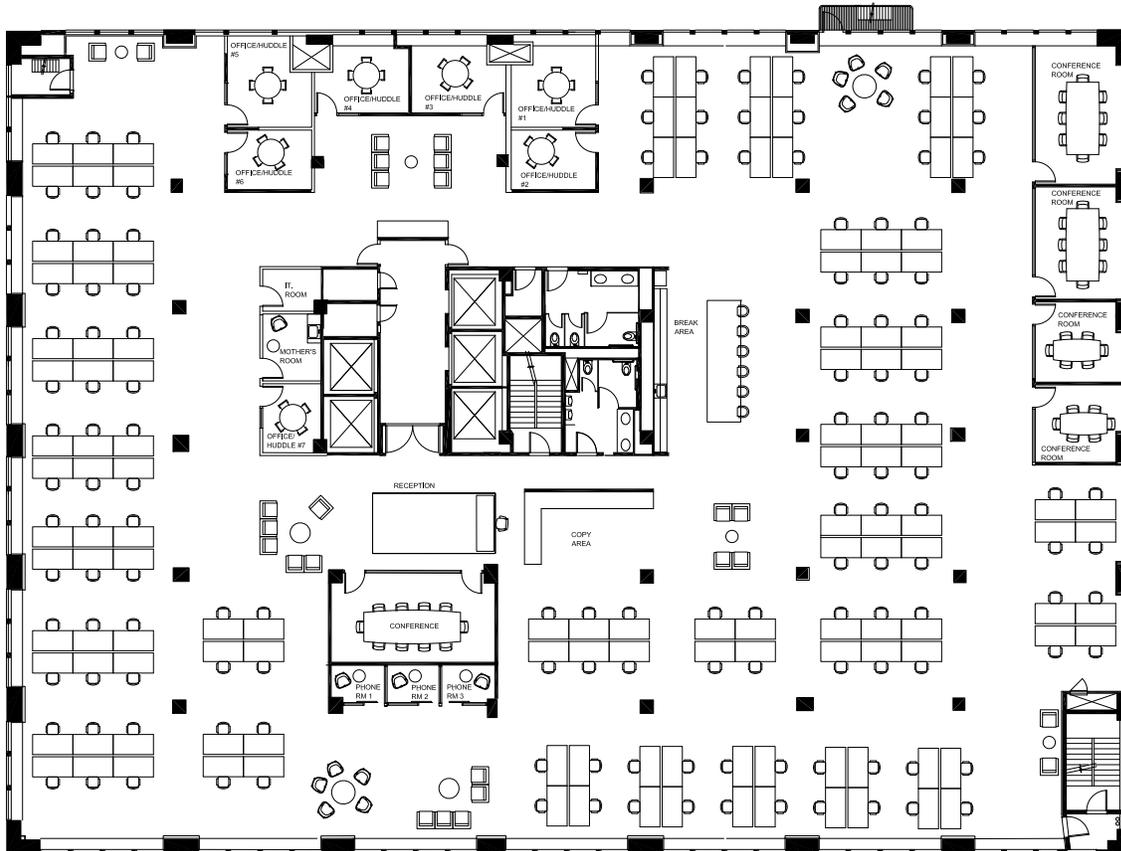
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Available Space Floor Plans

► SUITE 1500



- **Creative Spec Suite**
- 21,274 RSF
- Available Now
- Full Floor Identity
- Part of Mid-Rise Large Block of 114,489 RSF
- 7 Offices
- 5 Conference Rooms
- 3 Phone Rooms
- Open Kitchen/Break Area
- IT Room
- Open Area
- Polished Concrete Floors
- HVAC and Operable Windows

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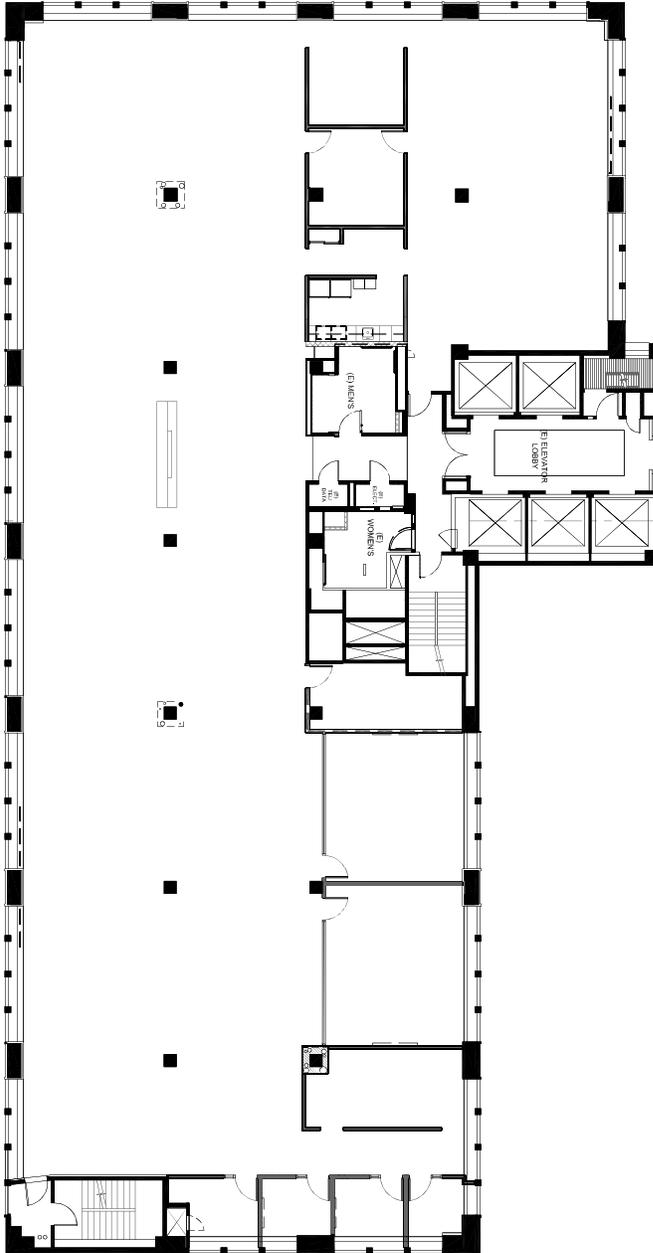
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Available Space Floor Plans

► SUITE 2300



- **Creative Suite**
- 12,046 RSF
- Available Now
- Part of High-Rise Large Block of 36,130 RSF
- Full Floor Identity
- 4 Private Offices
- 3 Conference Rooms
- Kitchen/Break Area
- Copy/Production Room
- IT Room
- Large Open Area
- Operable Windows and Full HVAC

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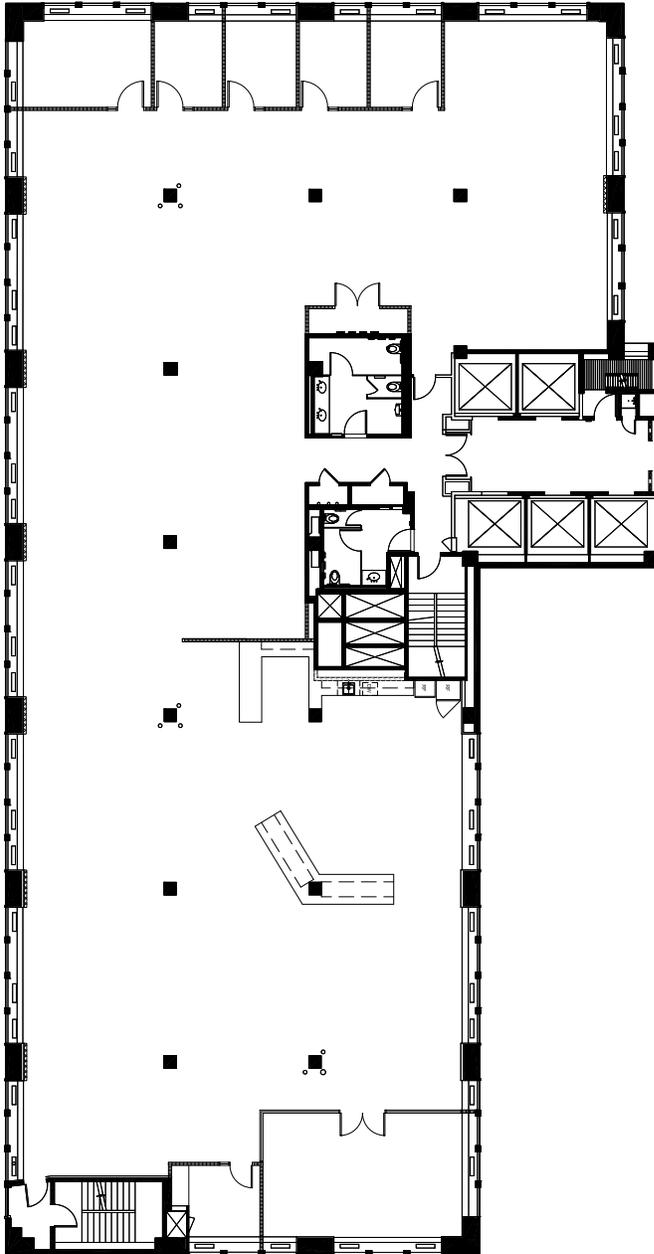
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Available Space Floor Plans

► SUITE 2500



- **Plug & Play Creative Suite**
- 12,038 RSF
- Available Now
- Full Floor Identity
- Part of High-Rise Large Block of 36,130 RSF
- 5 Private Offices
- 2 Conference Rooms
- Open Kitchen/Break Area
- Open Area
- Polished Concrete Floors
- 18' Ceilings
- HVAC and Operable Windows

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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

FITNESS

- 1 — 24 Hour Fitness
- 2 — Equinox

- BART
- MUNI - Metro
- Cable Car
- F Line (Streetcar)
- MUNI Bus 1, 5, 6, 9, 21, 38, 30x, 71

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

BANKS

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

STORES

- 1 — Walgreens
- 2 — Apple Store





FOR LEASING INFORMATION

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