

# 456

montgomery

REACH  
BEYOND

An unbeatable location and superior flexibility define the offices at 456 Montgomery Plaza. Located in San Francisco's Financial District, the building offers the open, light-filled spaces that modern tenants are looking for, coupled with easy access via multiple modes of transportation.

### 178,014 SF side core design

efficient and open floor plans

### 26-stories of column free floor plates

offer maximum flexibility

### Retail Services

Haircuts By Leo

San Francisco Golf Performance Center

Ross Lai DDS

Additional New Retail Coming Soon

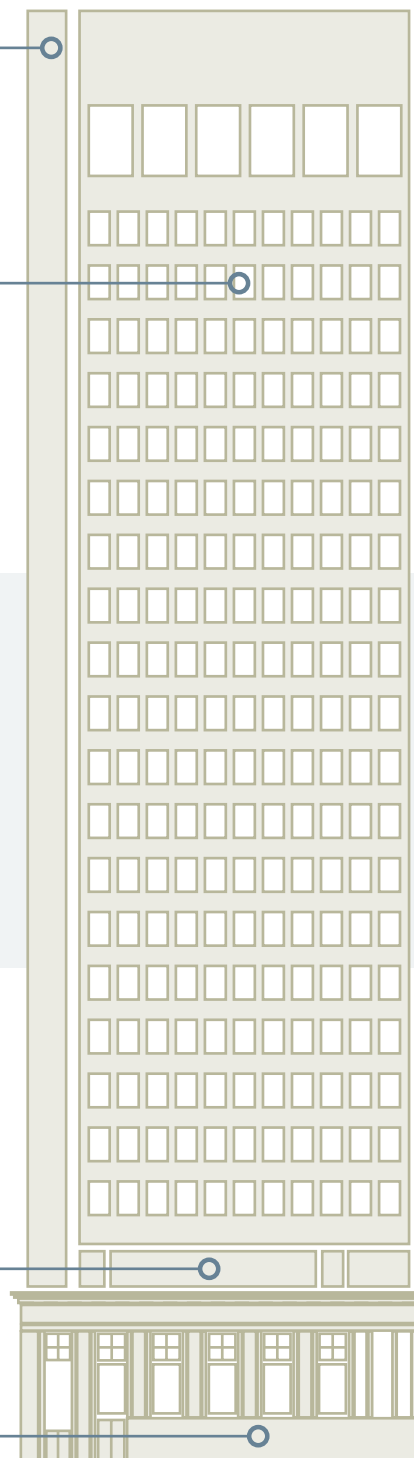
Excellent view corridors and setbacks from historic low-rise neighborhoods

### Modernist design

on top of a classic facade at street level

### Elegant lobby

with 24/7 security, new elevator cabs, state-of-the-art elevator security system, and new state-of-the-art escalators coming spring 2023



# BUILDING FEATURES





REACH BEYOND

**Suite 200**  
Available Now

7,983 RSF

**Suite 488**  
Available Now

2,231 RSF

**Suite 600**  
Available Now

7,133 RSF

**Suite 700**  
Available Now

3,716 RSF

**Suite 750**  
Available Now

3,418 RSF

**Suite 800**  
Available Now

7,133 RSF

**Suite 900**  
Available Now

4,593 RSF

**Suite 1050**  
Available Now

4,775 RSF

**Suite 1200**  
Available Now

4,602 RSF

**Suite 1410**  
Available Now

2,982 RSF

**Suite 1450**  
Available Now

1,609 RSF

**Suite 1500**  
Available Now

7,262 RSF

**Suite 1800**  
Available Now

7,256 RSF

**Suite 1900**  
Available Now

7,262 RSF

**Suite 2000**  
Available Now

7,229 RSF

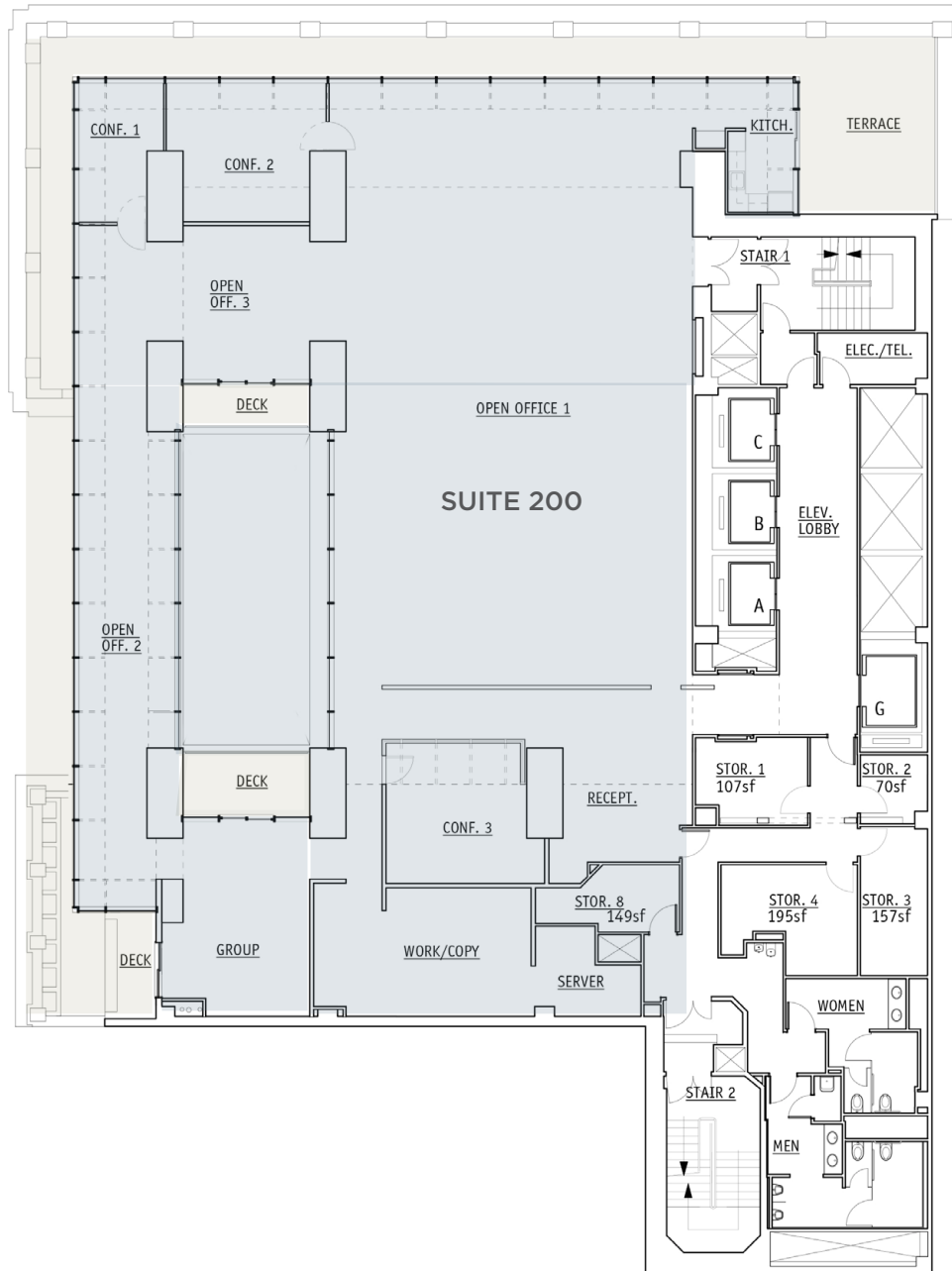
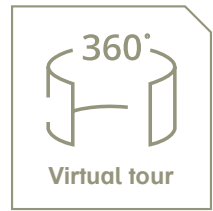
AVAILABLE SPACE

456  
MONTGOMERY



## Available Now Full floor elevator identity

- Exceptionally high ceilings
- Private outdoor terraces
- Unique identity space
- 2 conference rooms
- Extensive window-line
- Kitchen and open space



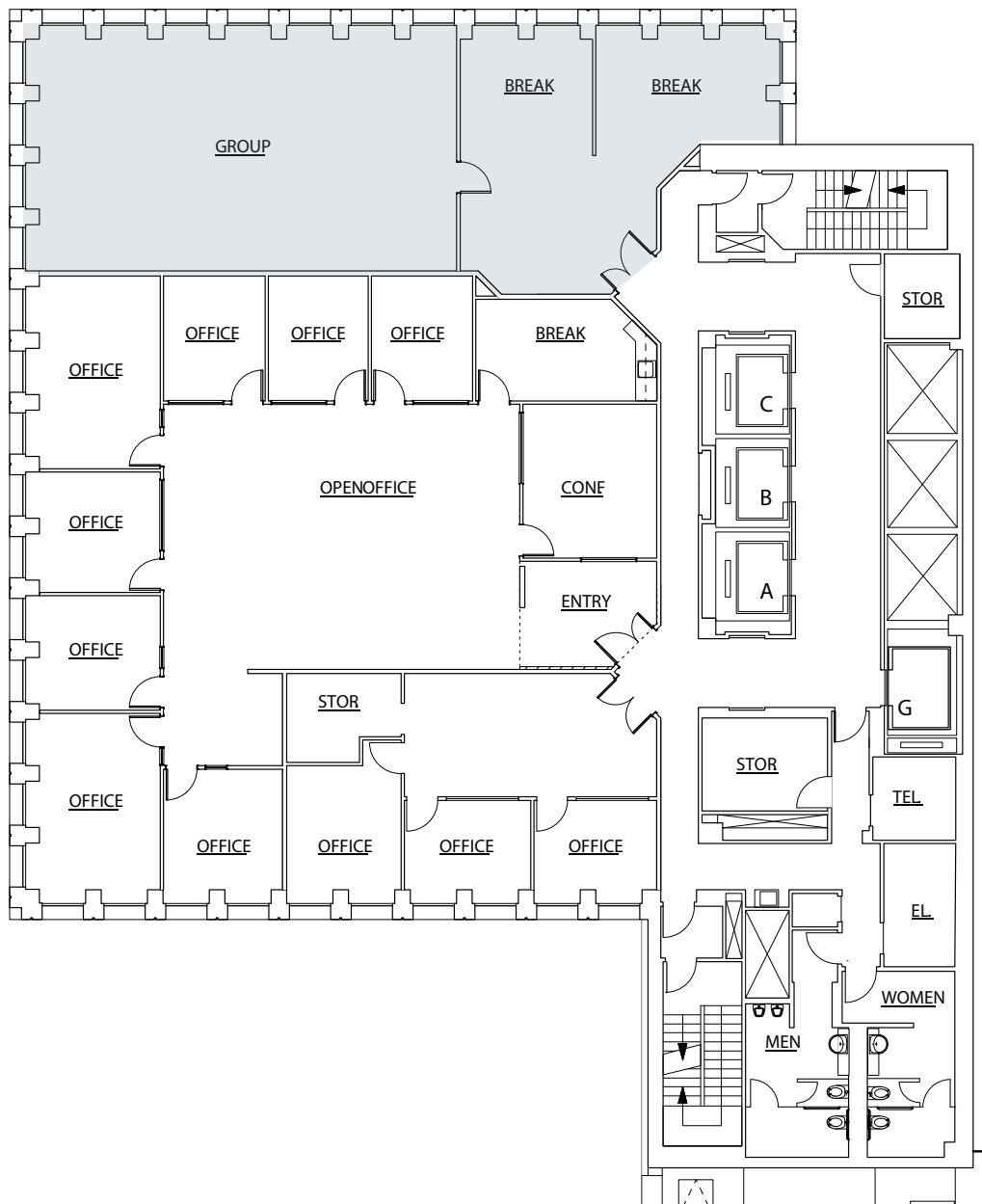
SUITE 200 | 7,983 RSF



## Available Now Partial floor

Built-out 24x40ft classroom / training space with  
reception and lounge area

Extensive window-line corner suite.



# SUITE 488 | 2,231 RSF

## Available Now

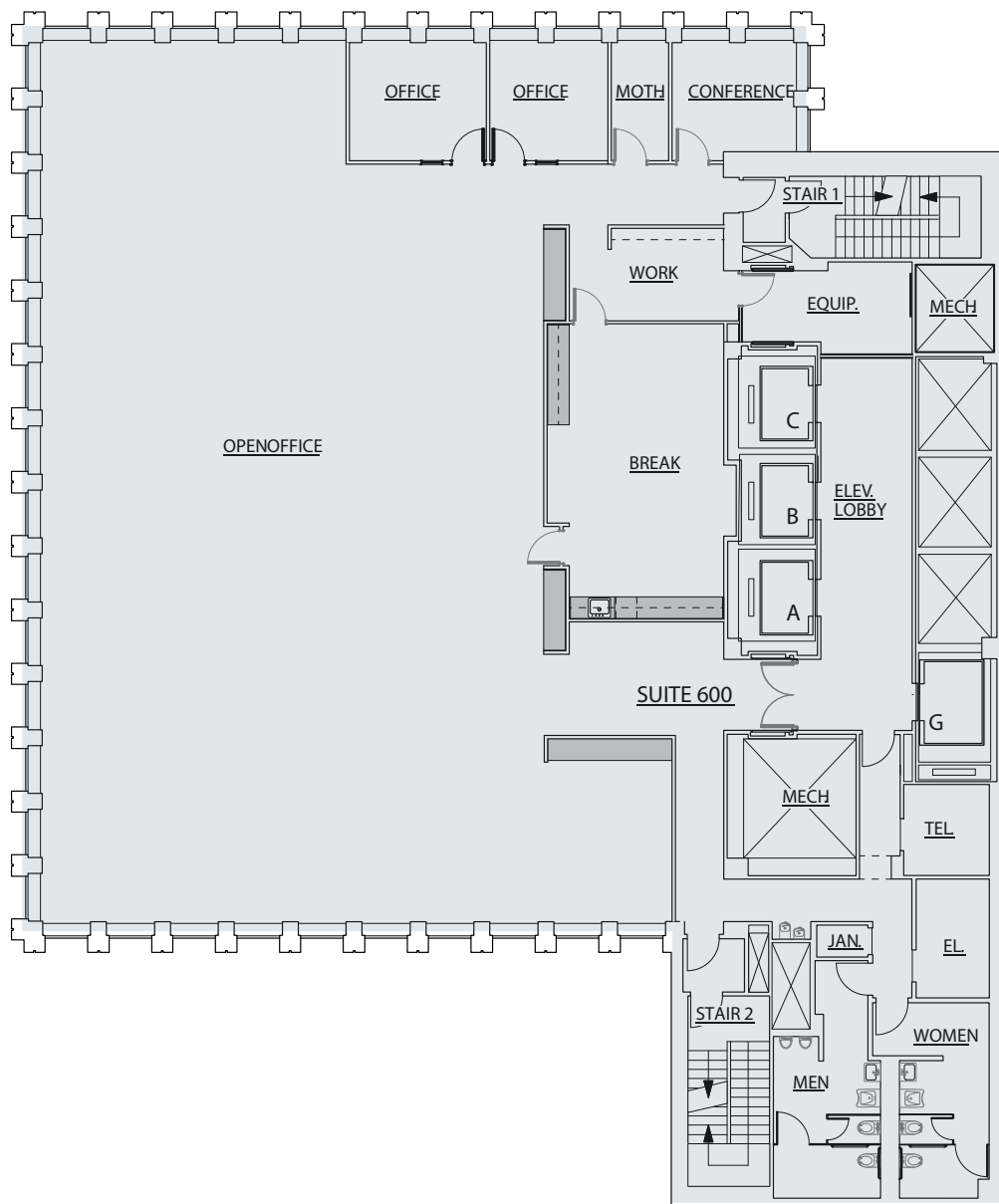
### Full floor

Full floor open plan space with  
elevator identity

3 private office / conference  
rooms

Large kitchen & break area

Extensive column free open area



# SUITE 600 | 7,133 RSF

## Available Now

### Partial floor

2nd gen law firm buildout with  
TI's available

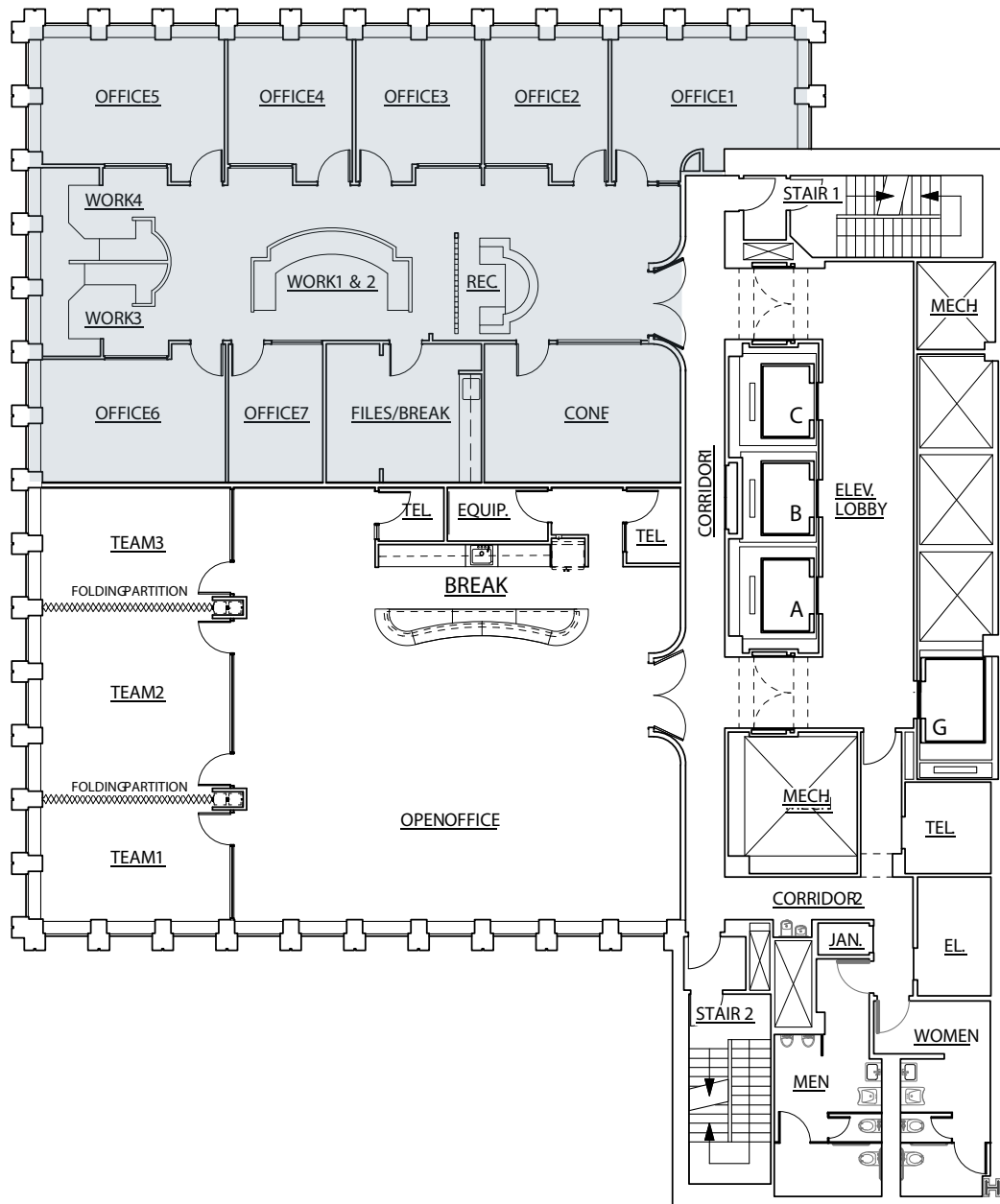
Northern city views

6 private offices

2 conference rooms

Kitchen / Break area

Central open area





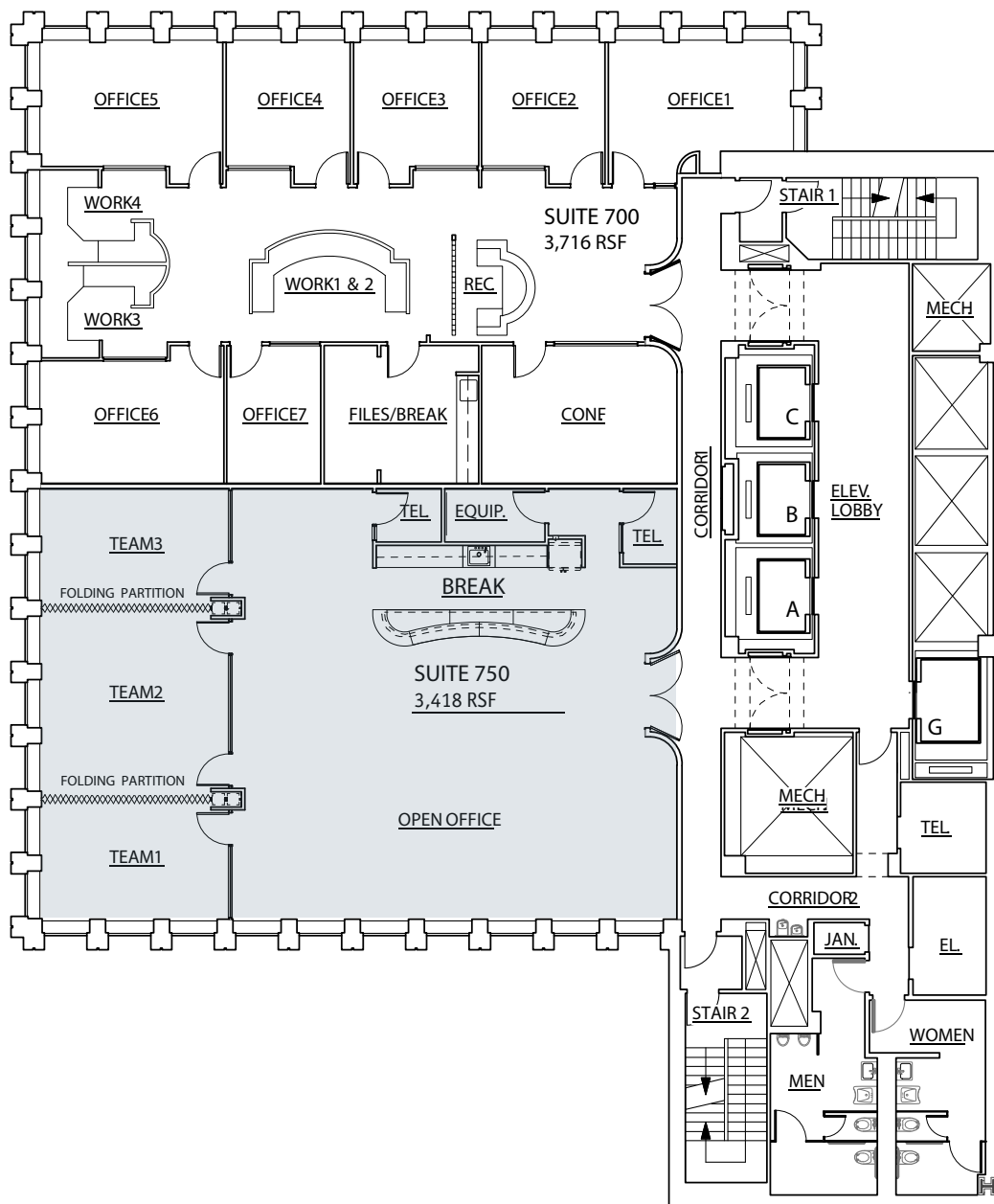
## Available Now Partial floor

3 large conference rooms

2 phone booths

Custom open kitchen /  
collaboration area

Double door entry



# SUITE 750 | 3,418 RSF



## Available Now

### Full floor

Column free full floor

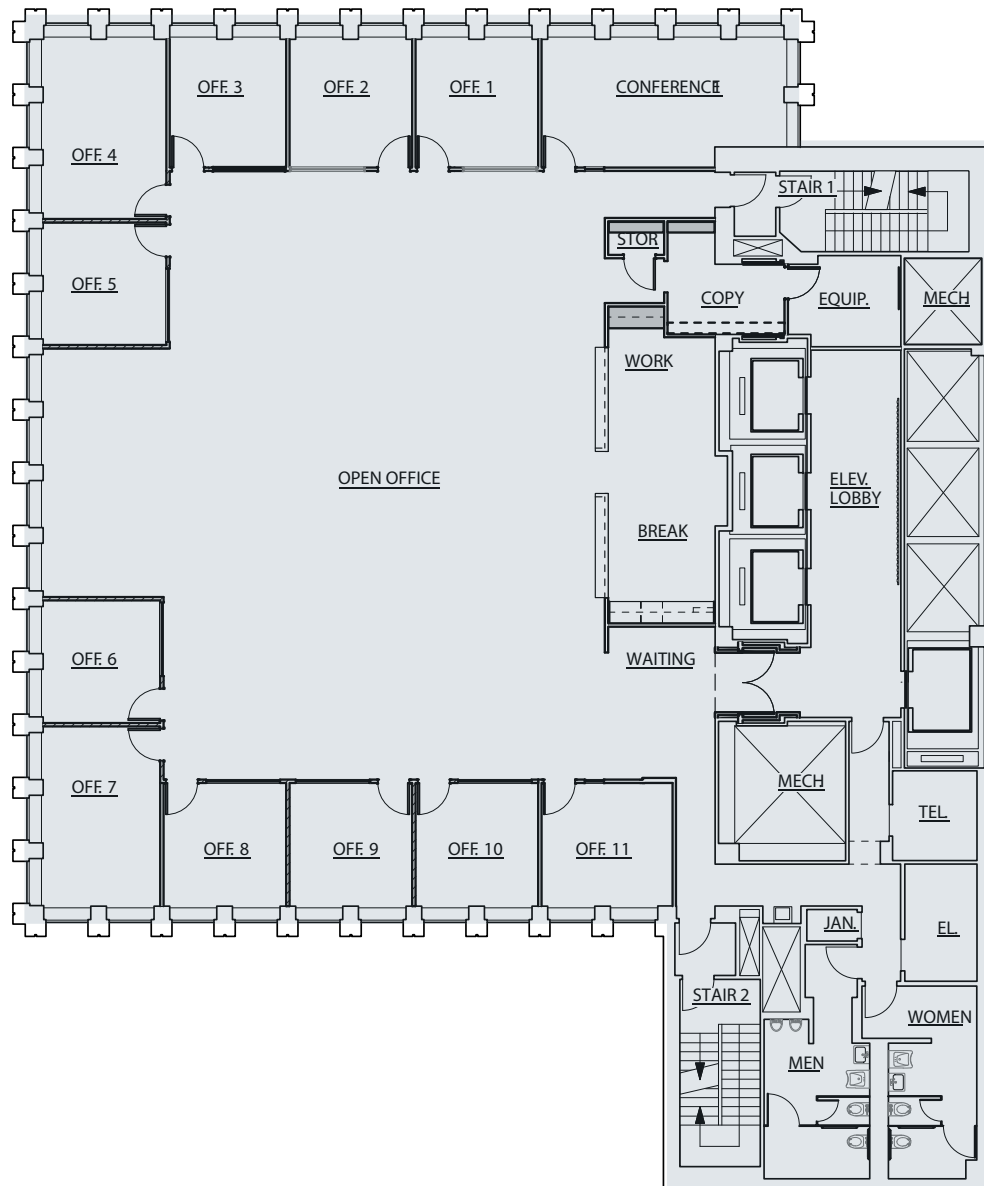
Large open layout

11 private offices  
(2 large/9 standard)

Large conference room

City views

Great natural light



# SUITE 800 | 7,133 RSF

## Available Now

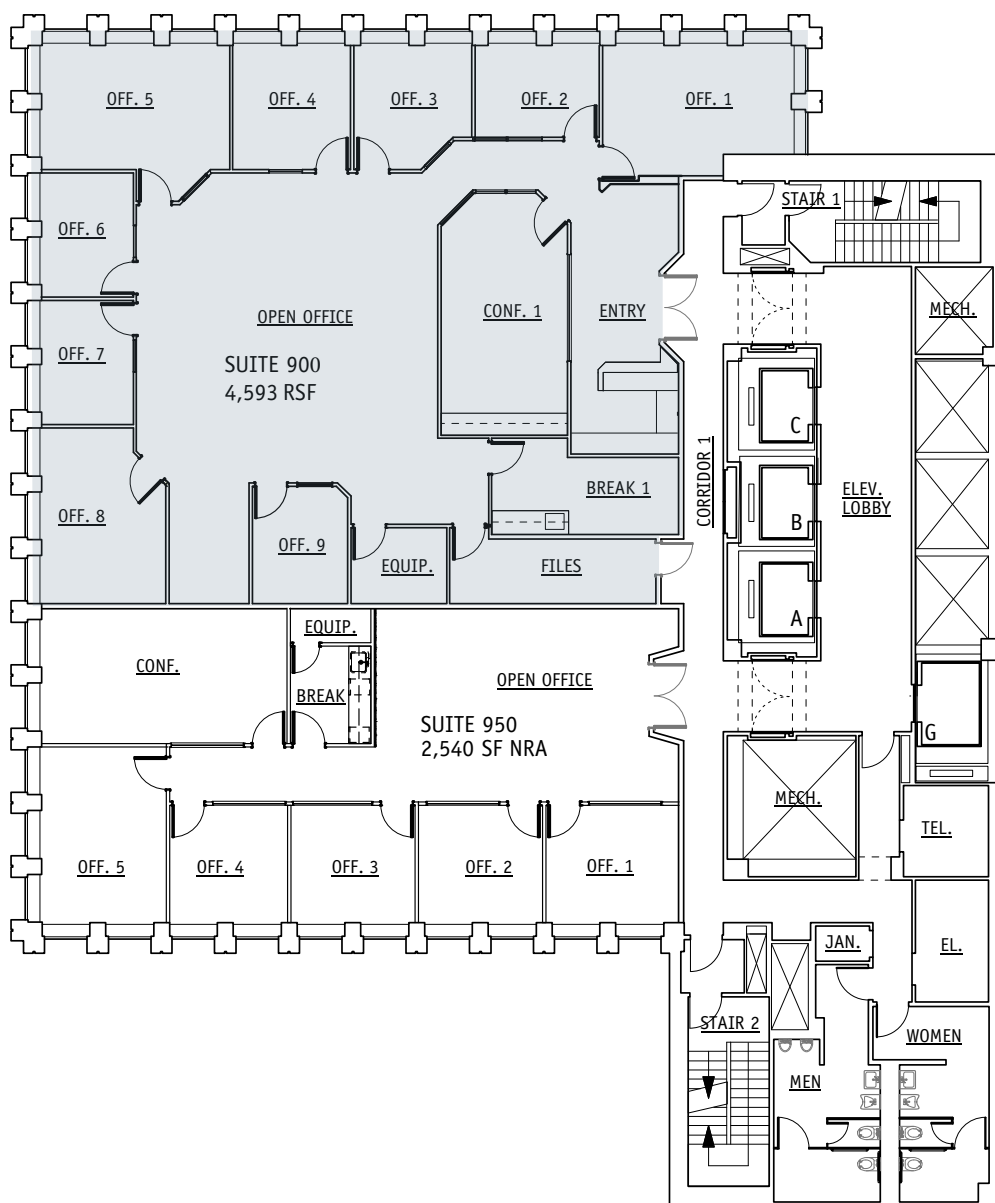
### Full floor

Professional Services layout

8 windowline offices

2 interior conference rooms

Double door elevator  
lobby identity



# SUITE 900 | 4,593 RSF



## Available Now Partial floor

Efficient professional service space

12 POs (9 exterior, 3 interior)

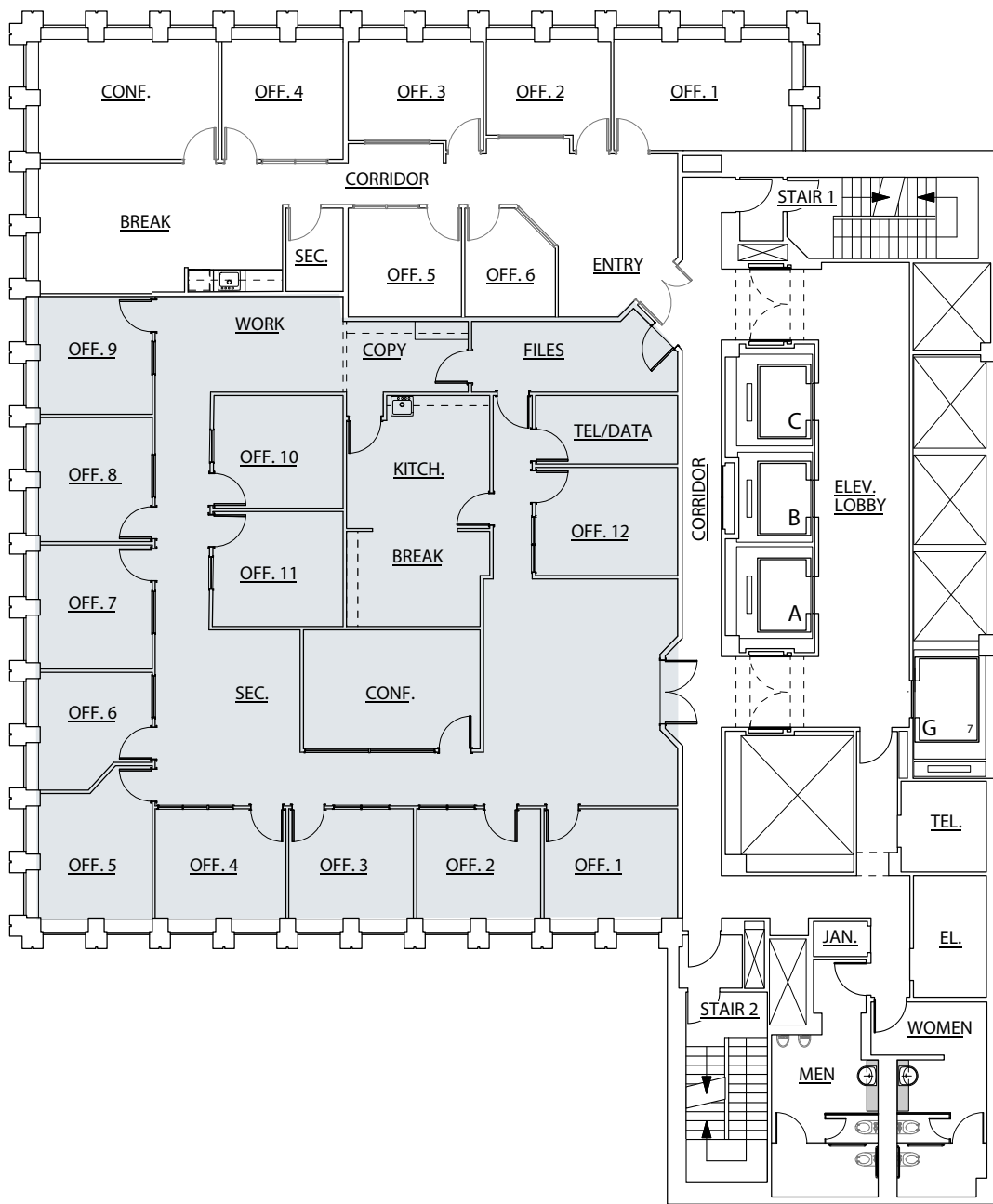
Conference room

Kitchen

File room

Open work area

Furniture available



SUITE 1050 | 4,775 RSF

456  
MONTGOMERY

REACH BEYOND





## Available Now Partial floor

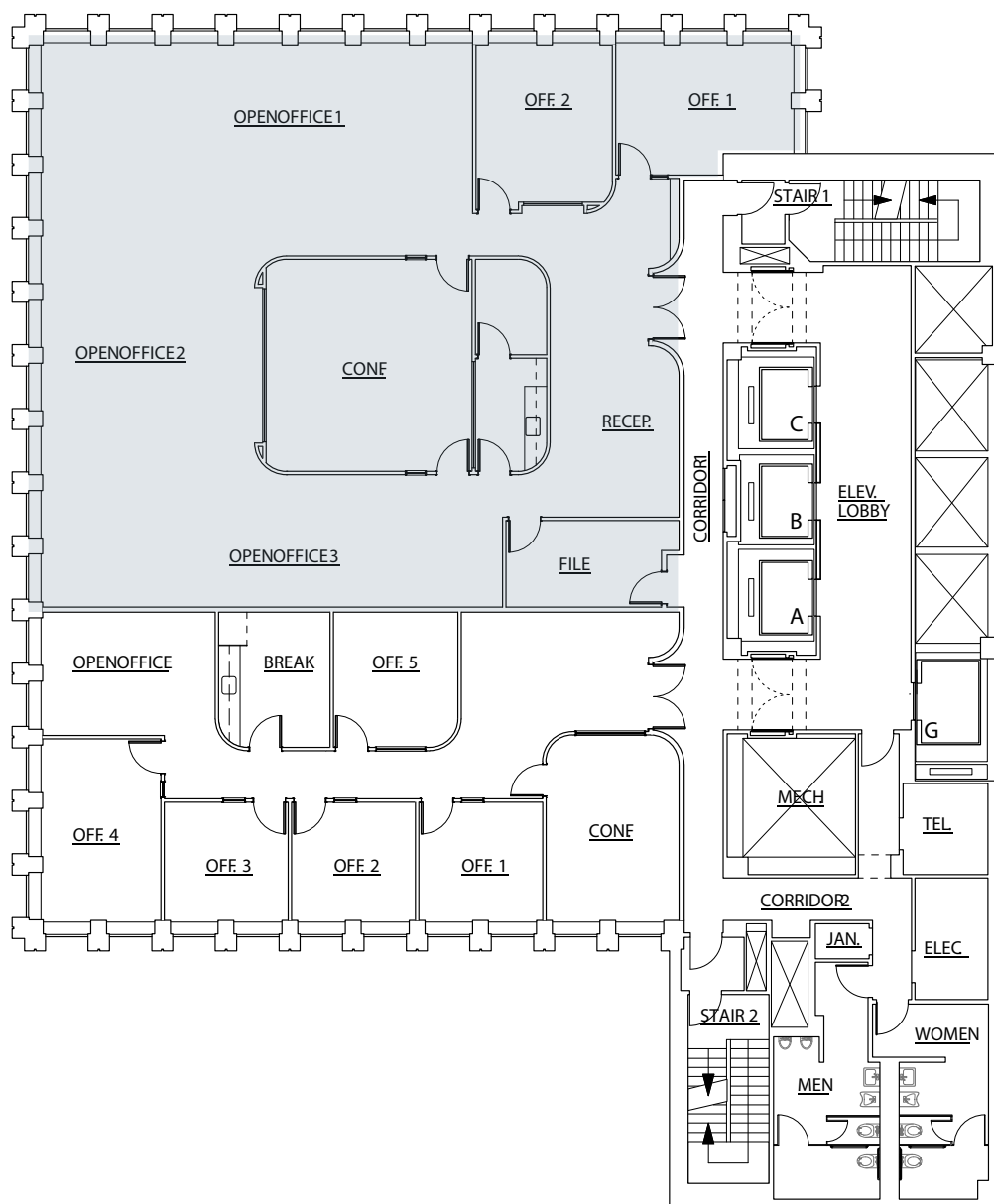
1 Large conference room

Kitchenette

2 window-line private offices

Large, column free corner  
space for workstations

Production



SUITE 1200 | 4,602 RSF

## Available Now Partial floor

2 Large conference rooms

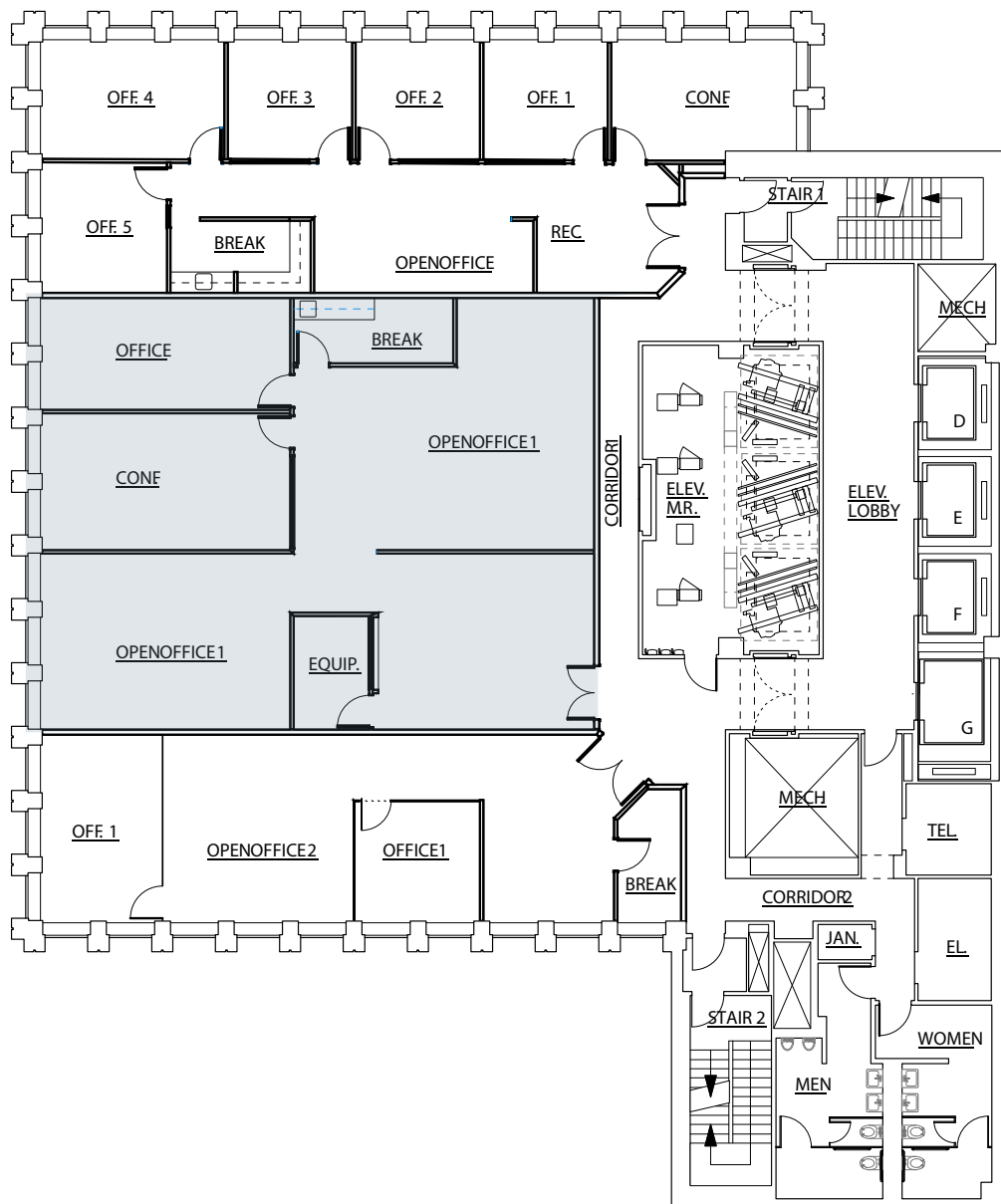
1 phone both

Kitchenette

Reception

Open areas for workstations

Western outlooks

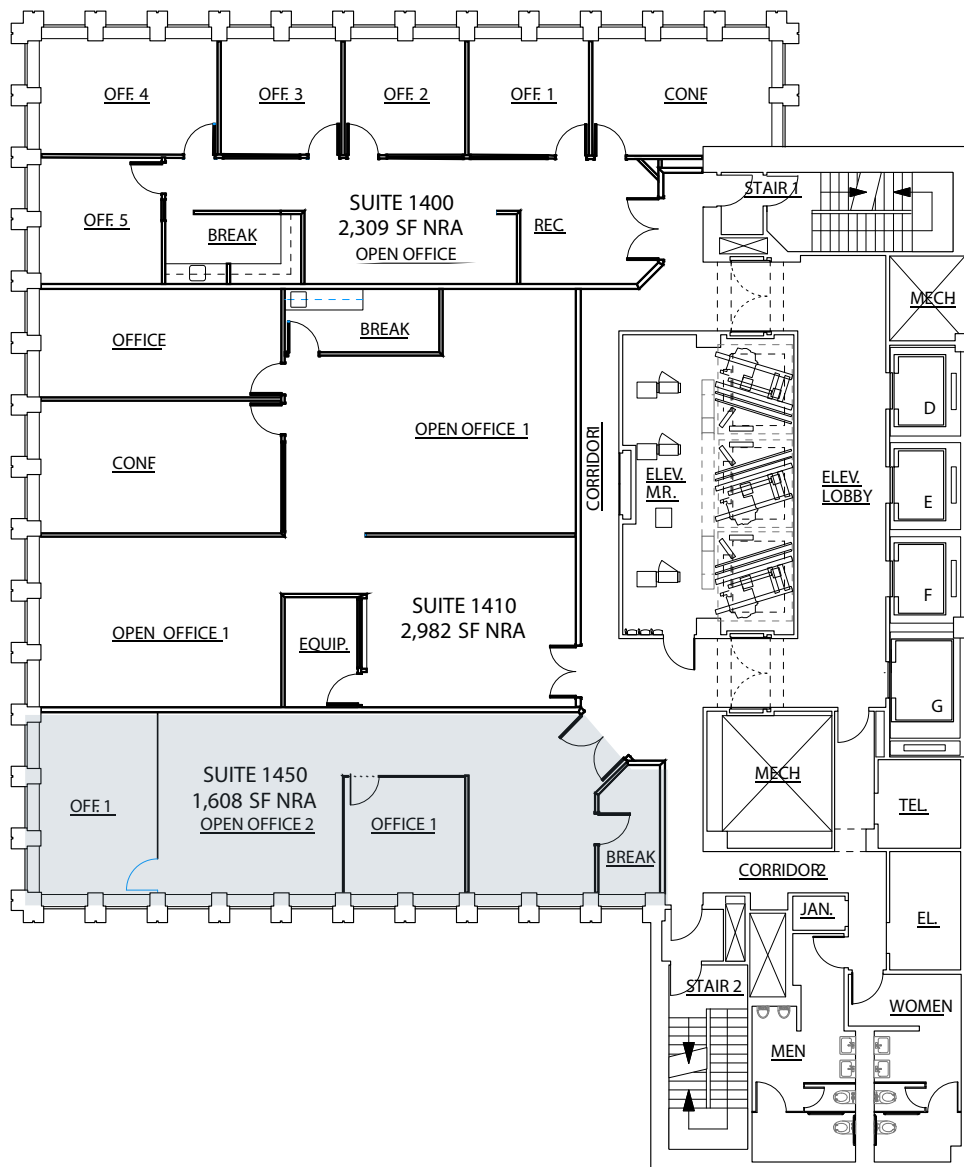


# SUITE 1410 | 2,982 RSF

## Available Now Partial floor

Extensive southern  
window-line  
  
One conference room  
  
One PO

Open work area  
  
Kitchenette



# SUITE 1450 | 1,609 RSF



## Available Now

### Full floor

- Column free floor
- Outstanding water views
- Fully furnished
- One large board room
- One conference room
- Three private offices
- Open kitchen with two sides of windows
- Large open work area with 40 workstations
- Modern finishes



SUITE 1500 | 7,262 RSF

## Available Now

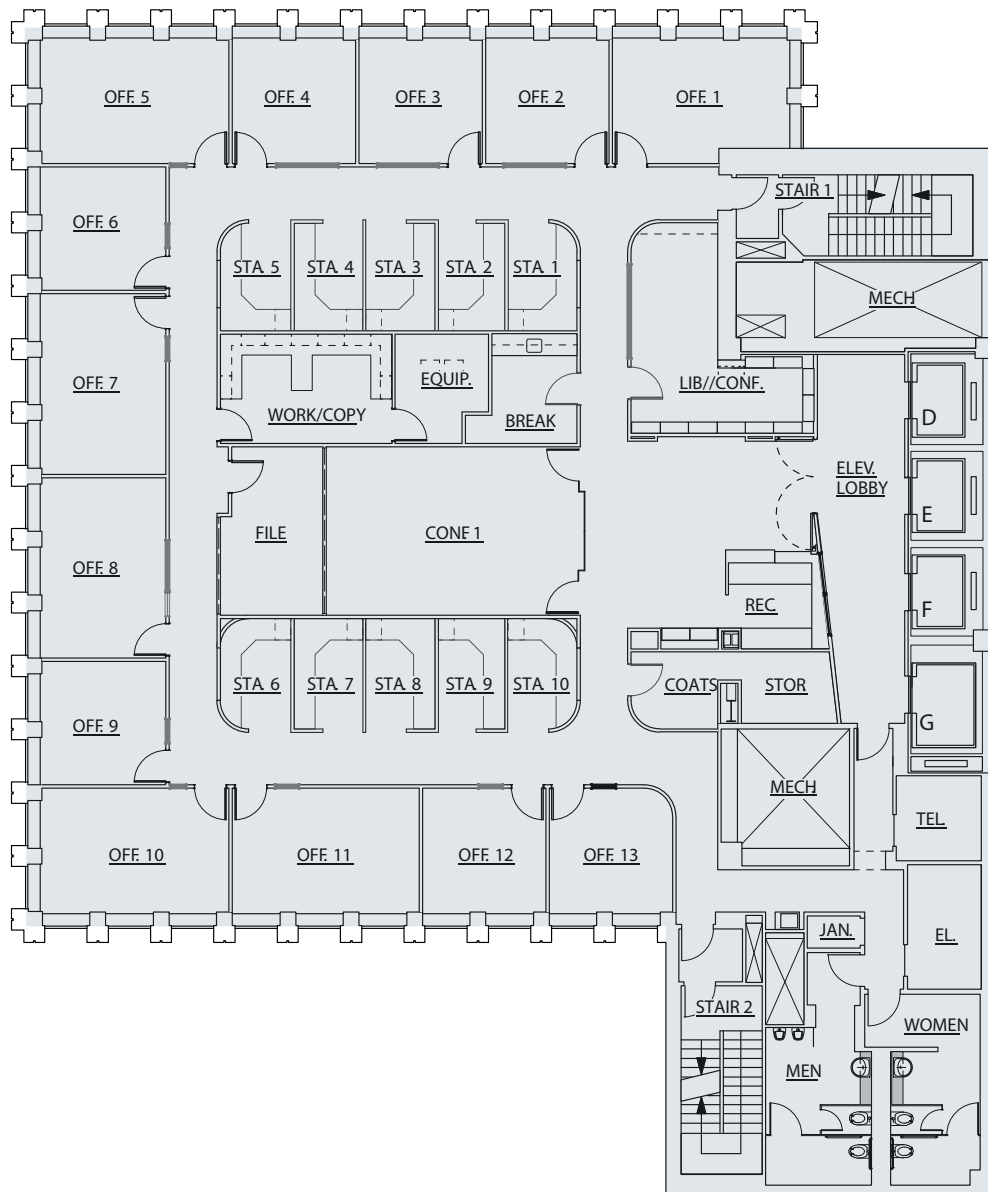
### Full floor

Full floor elevator identity

Sweeping city and north bay views

13 perimeter private offices

Large conference and support areas



# SUITE 1800 | 7,256 RSF

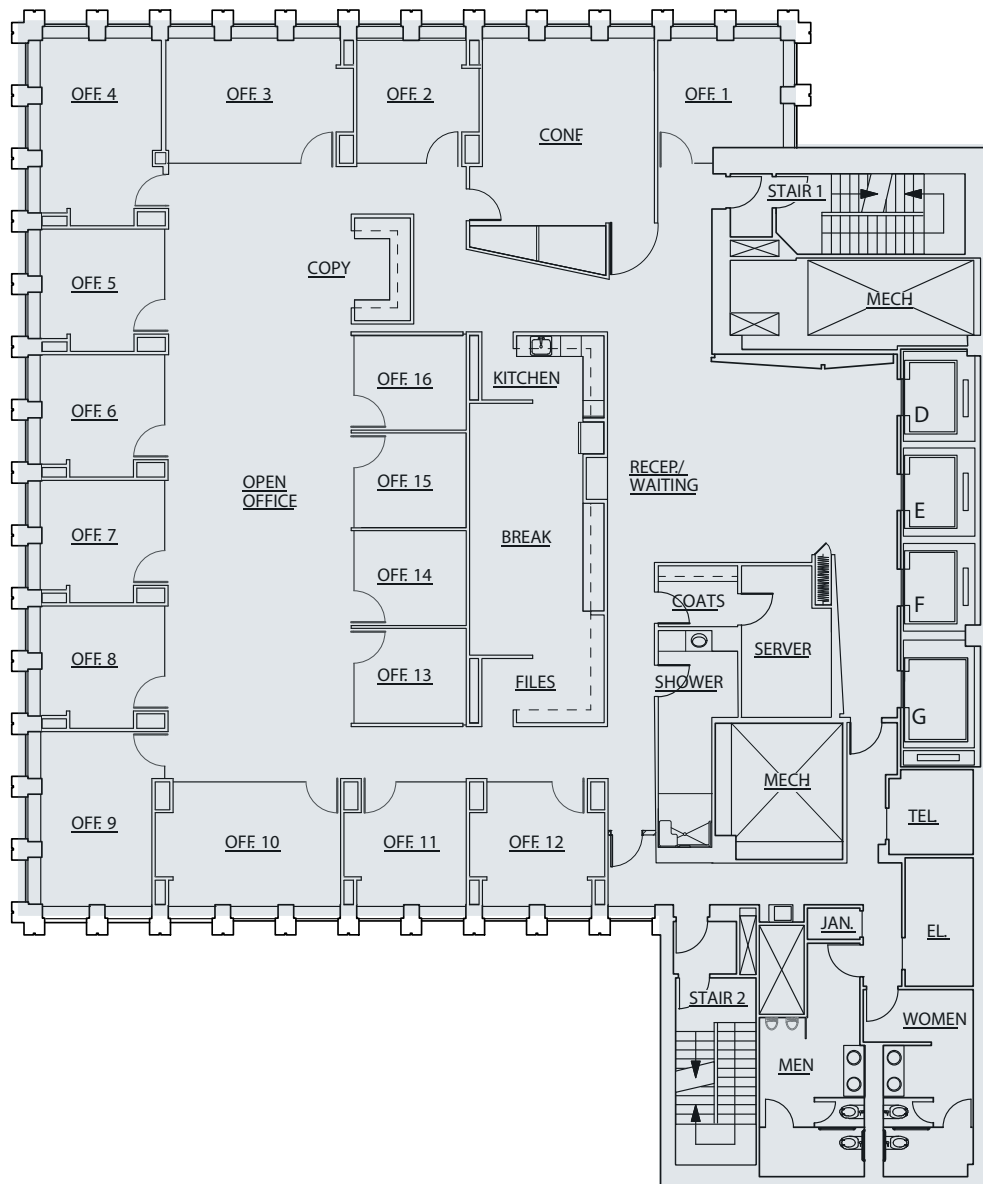
## Available Now

### Full floor

High end law firm view space

Full floor identity

16 Private offices and large conference room



# SUITE 1900 | 7,262 RSF



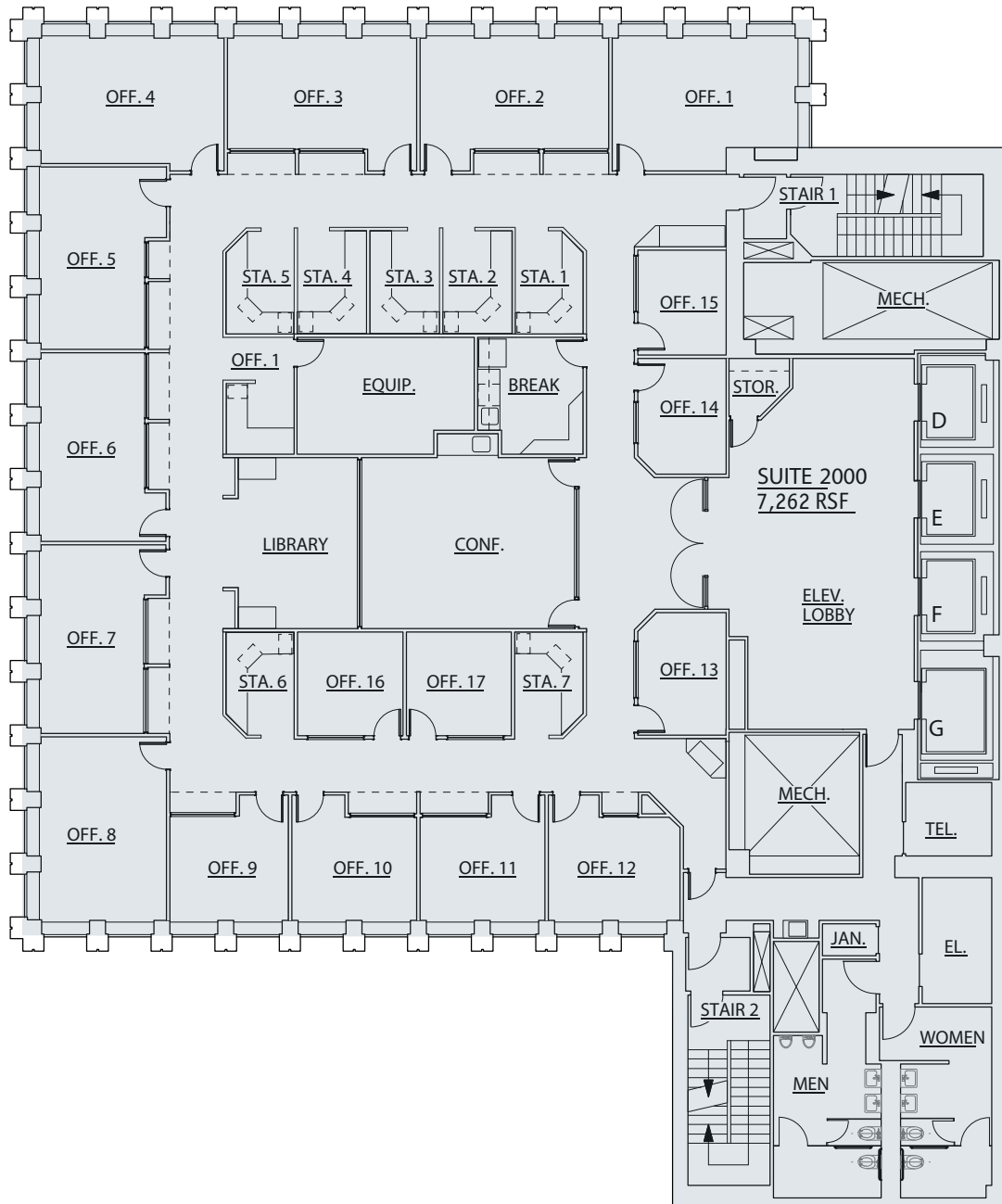
## Available Now

### Full floor

Full floor law firm view space      9 associate offices

8 large window-line partner offices      Improvement allowance available

Elevator identity, excellent outlooks



# SUITE 2000 | 7,229 RSF

The Financial District has been the heart of San Francisco since its inception. Today it remains the premier destination for companies and visitors looking for an abundance of service and entertainment amenities.



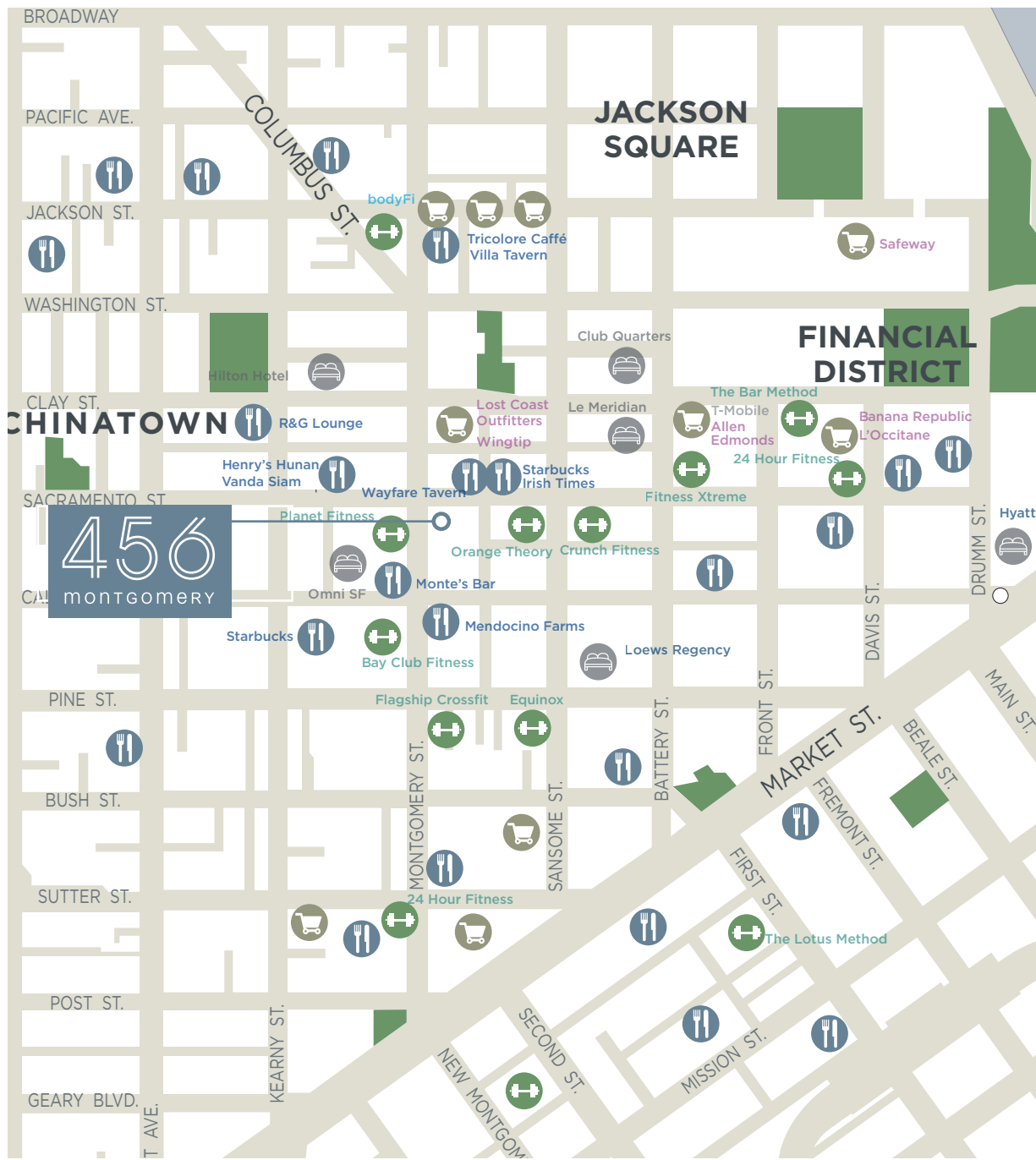
10  
minute walk  
to the Ferry  
Terminal



13  
minute walk to  
the Salesforce  
Transit Center



8  
minute  
walk to BART



# LOCATION AMENITIES

# 456

## MONTGOMERY

For more information, contact:

**JIM SOBEL**

[jim.sobel@cushwake.com](mailto:jim.sobel@cushwake.com)

+1 415 568 3437

LIC #00965752

**BRENDON KANE**

[brendon.kane@cushwake.com](mailto:brendon.kane@cushwake.com)

+1 415 677 0466

LIC #01884552

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