

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

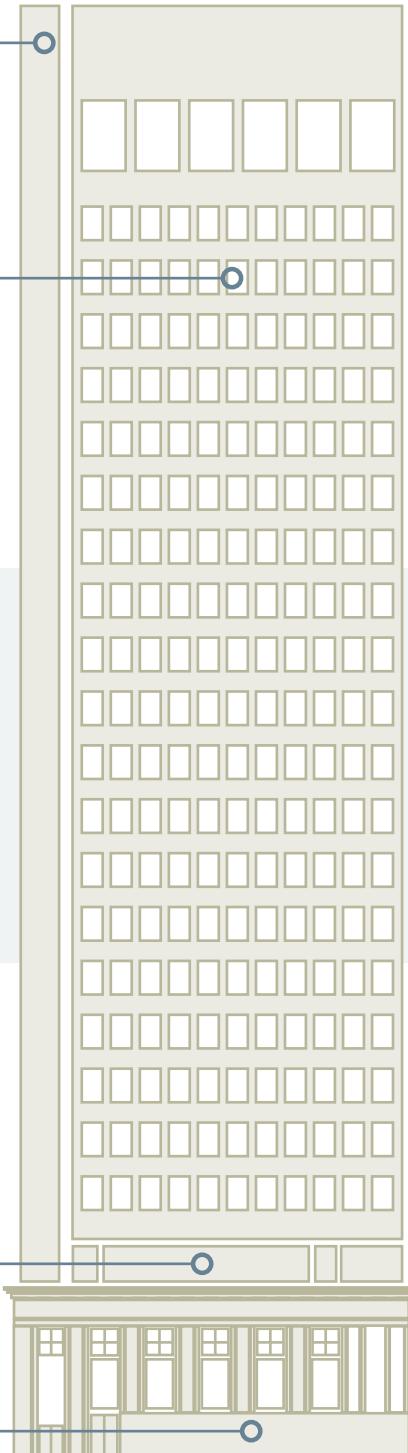
Excellent view corridors and setbacks from historic low-rise neighborhoods

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

456
MONTGOMERY



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

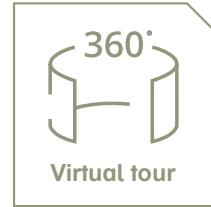
456
MONTGOMERY



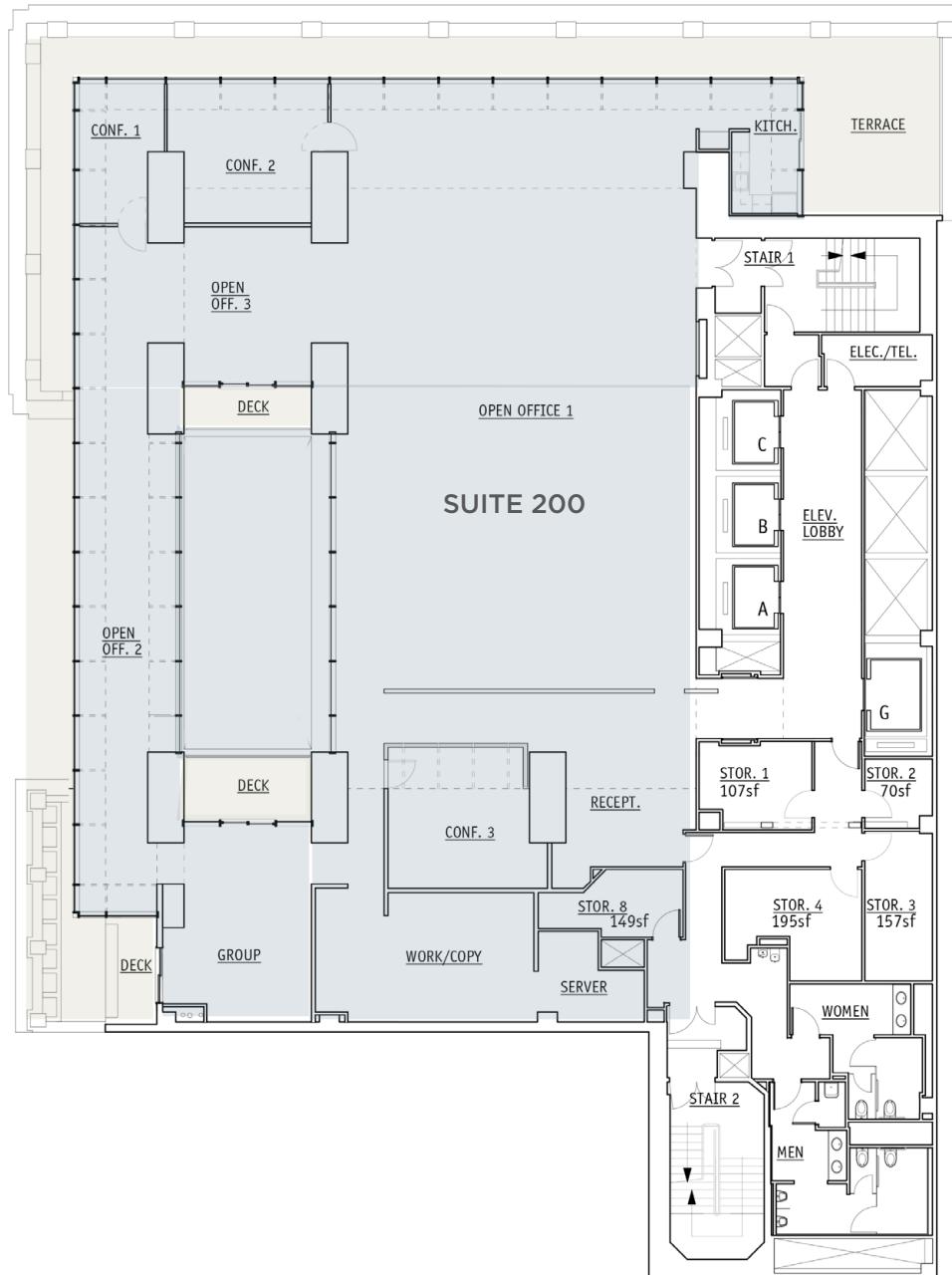
Available Now

Full floor elevator identity

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



REACH BEYOND



SUITE 200 | 7,983 RSF

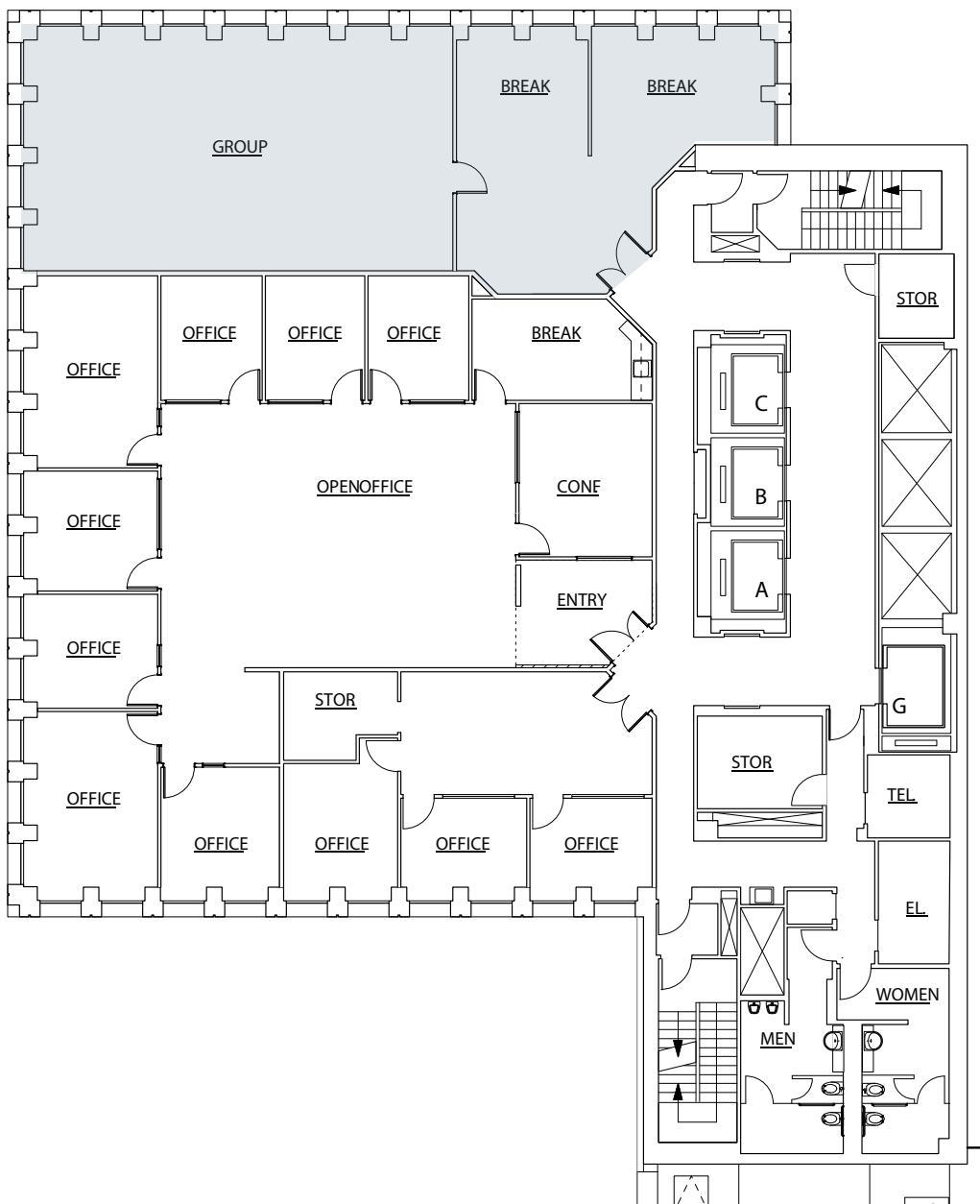
456
MONTGOMERY

Available Now
Partial floor

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

Extensive window-line corner suite.

REACH BEYOND



SUITE 488 | 2,231 RSF

456
MONTGOMERY

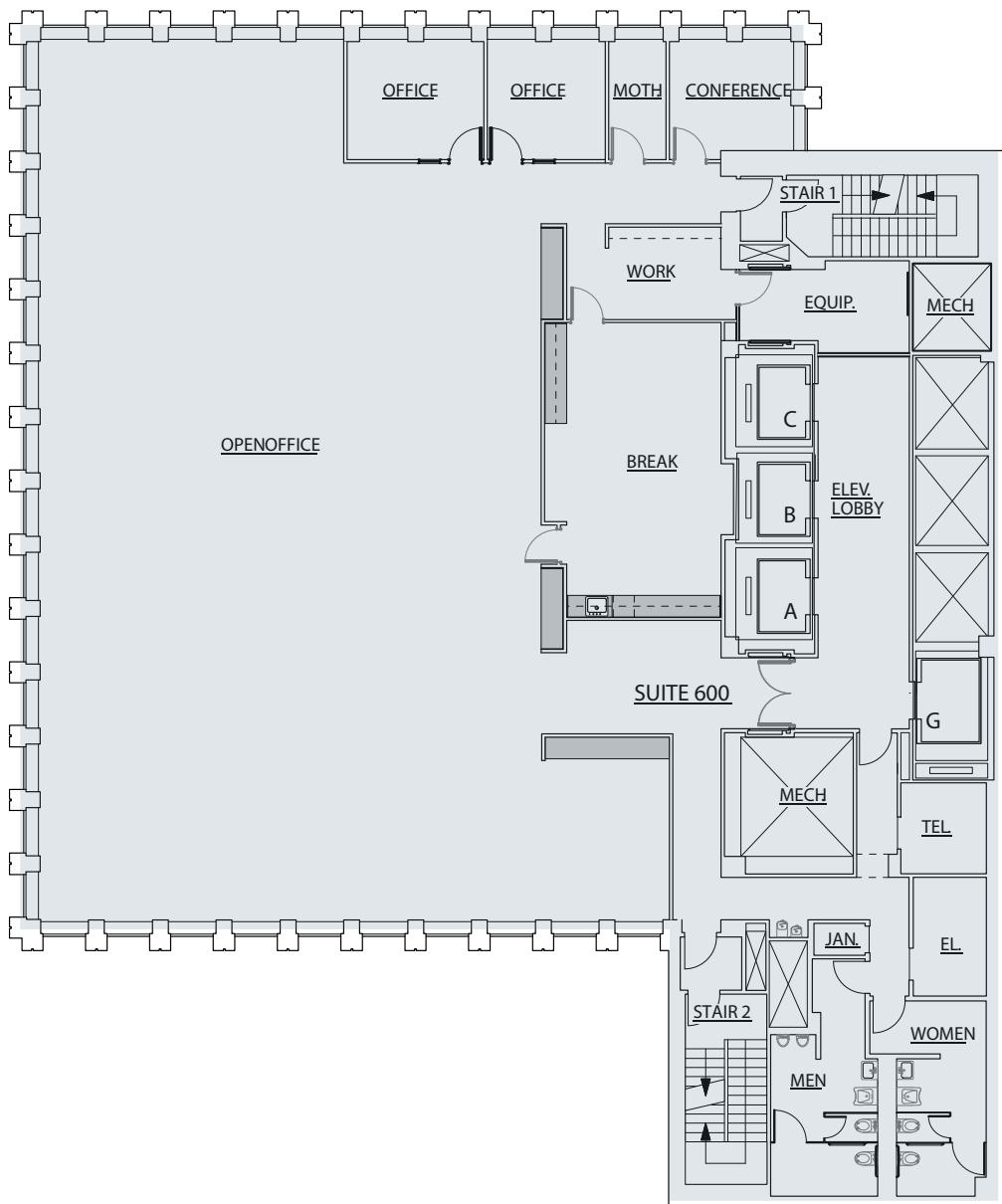
Available Now
Full floor

Full floor open plan space with
elevator identity

3 private office / conference
rooms

Large kitchen & break area
Extensive column free open area

REACH BEYOND



SUITE 600 | 7,133 RSF

456
MONTGOMERY

Available Now
Partial floor

2nd gen law firm buildout with
T1's available

Northern city views

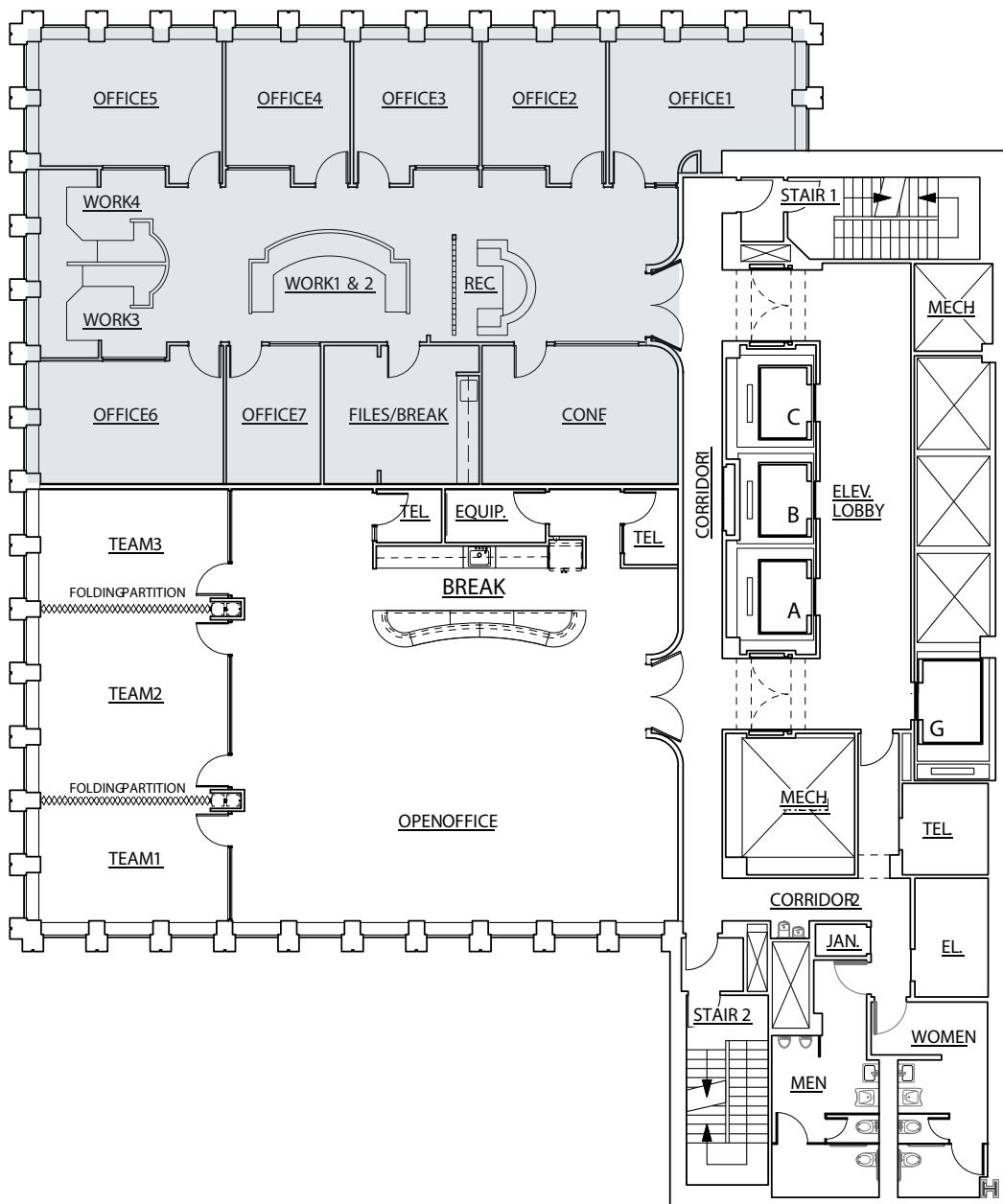
6 private offices

2 conference rooms

Kitchen / Break area

Central open area

REACH BEYOND



SUITE 700 | 3,716 RSF

456
MONTGOMERY



Available Now

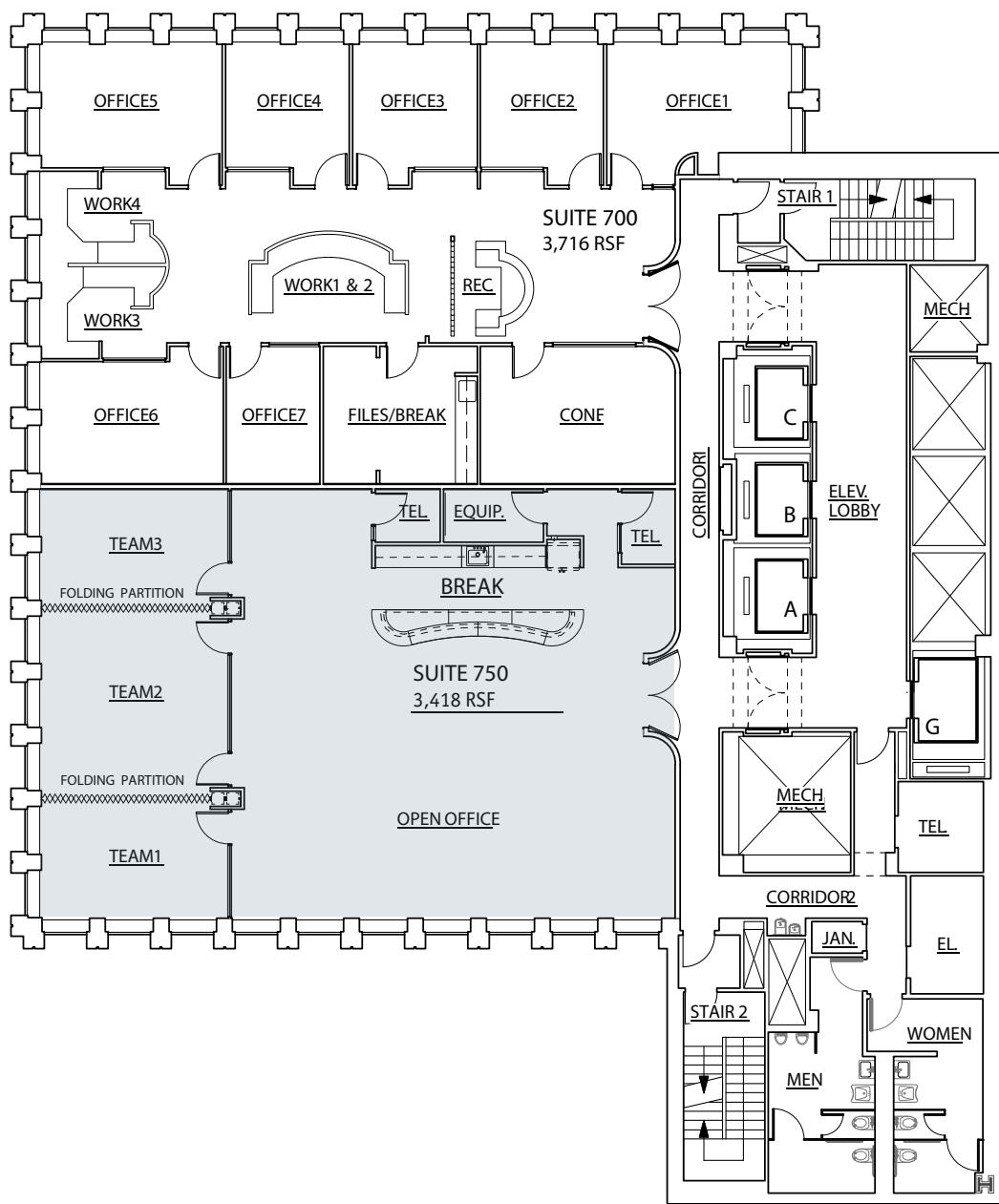
Partial floor

3 large conference rooms

2 phone booths

Custom open kitchen /
collaboration area

Double door entry



SUITE 750 | 3,418 RSF

456
MONTGOMERY

Available Now

Full floor

Column free full floor

Large conference room

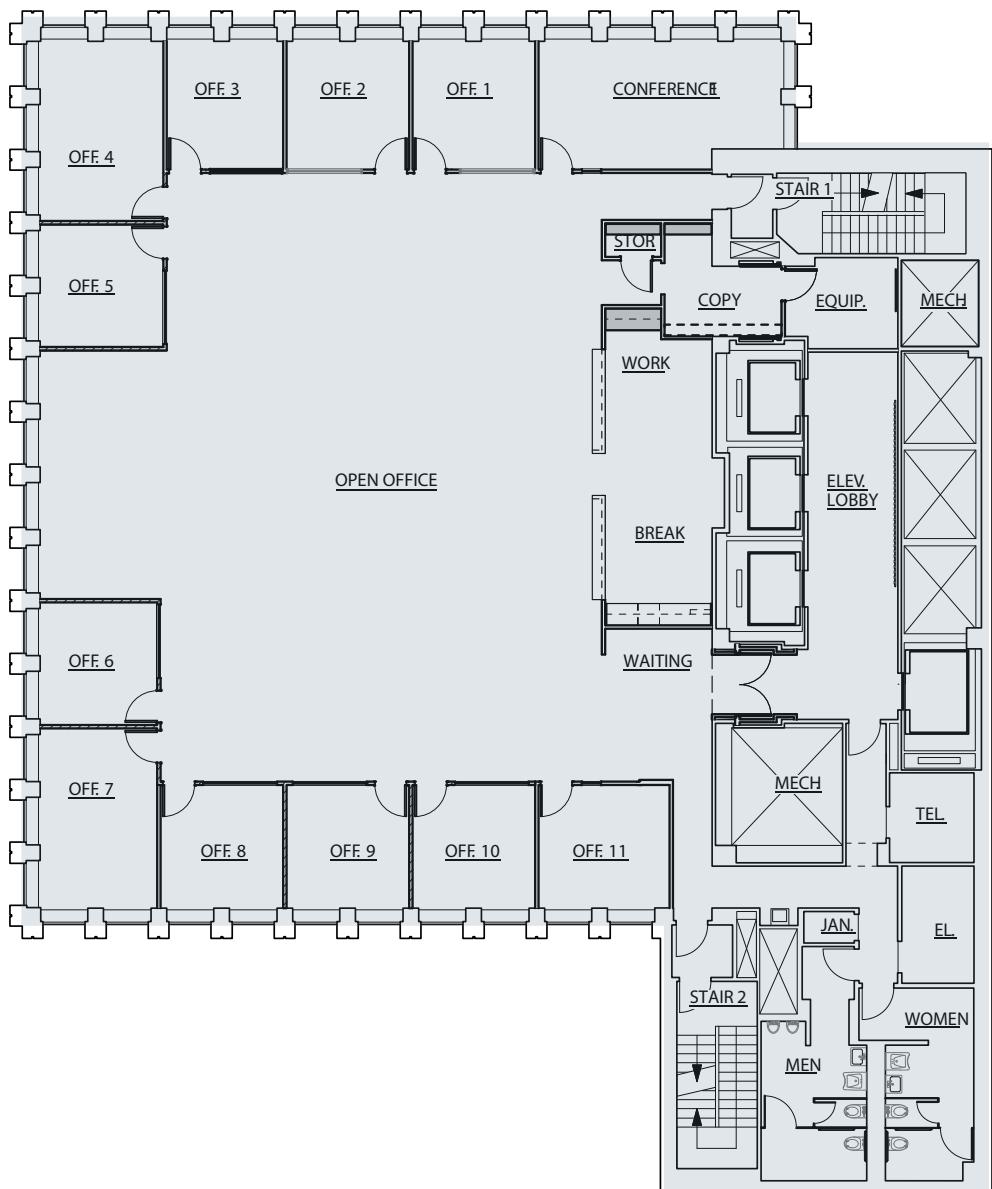
Large open layout

City views

11 private offices
(2 large/9 standard)

Great natural light

REACH BEYOND



SUITE 800 | 7,133 RSF

456
MONTGOMERY

Available Now
Full floor

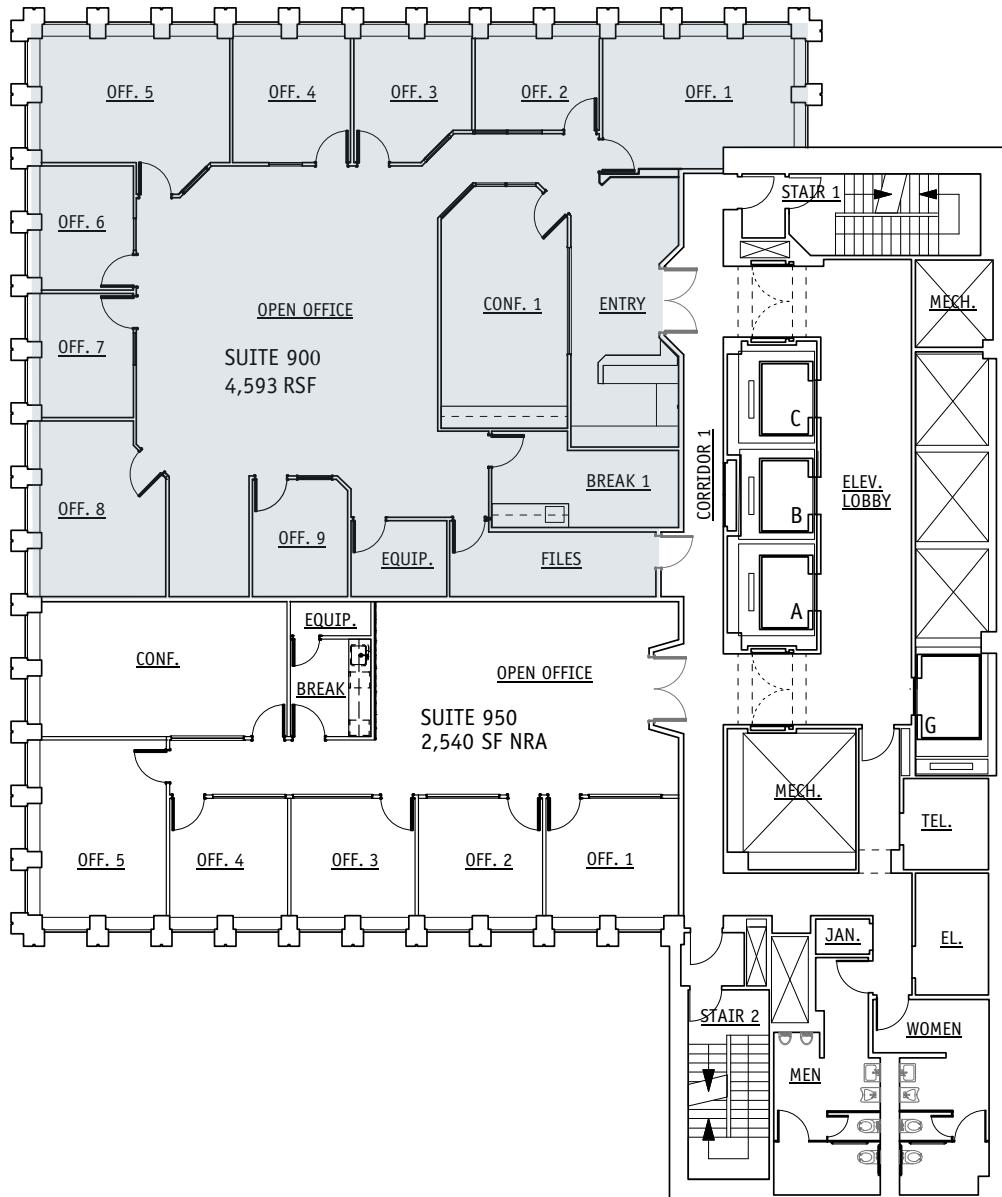
Professional Services layout

2 interior conference rooms

8 windowline offices

Double door elevator
lobby identity

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SUITE 900 | 4,593 RSF

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MONTGOMERY



Available Now

Partial floor

Efficient professional service space

12 POs (9 exterior, 3 interior)

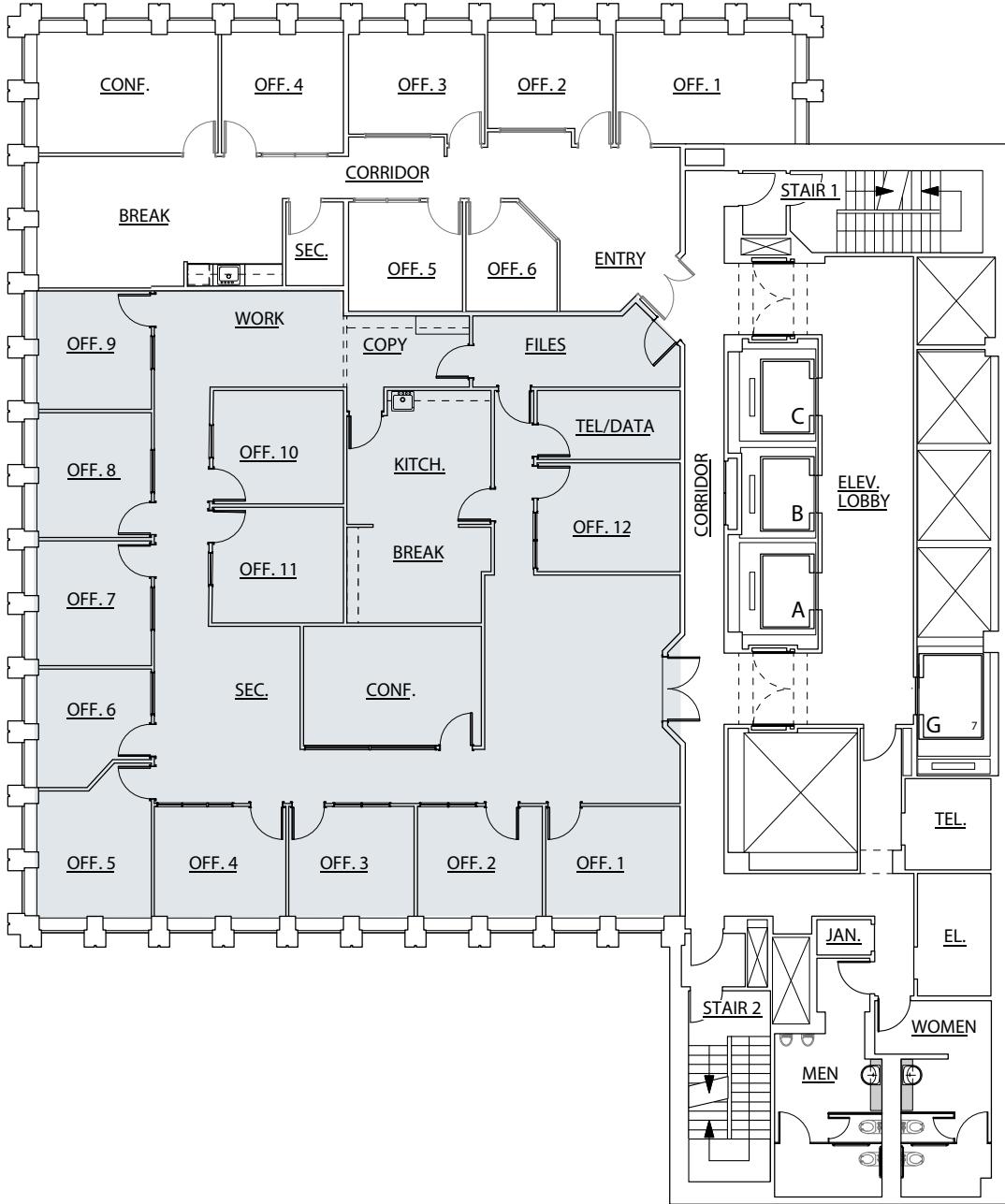
Conference room

Kitchen

File room

Open work area

Furniture available



SUITE 1050 | 4,775 RSF

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MONTGOMERY



Available Now

Partial floor

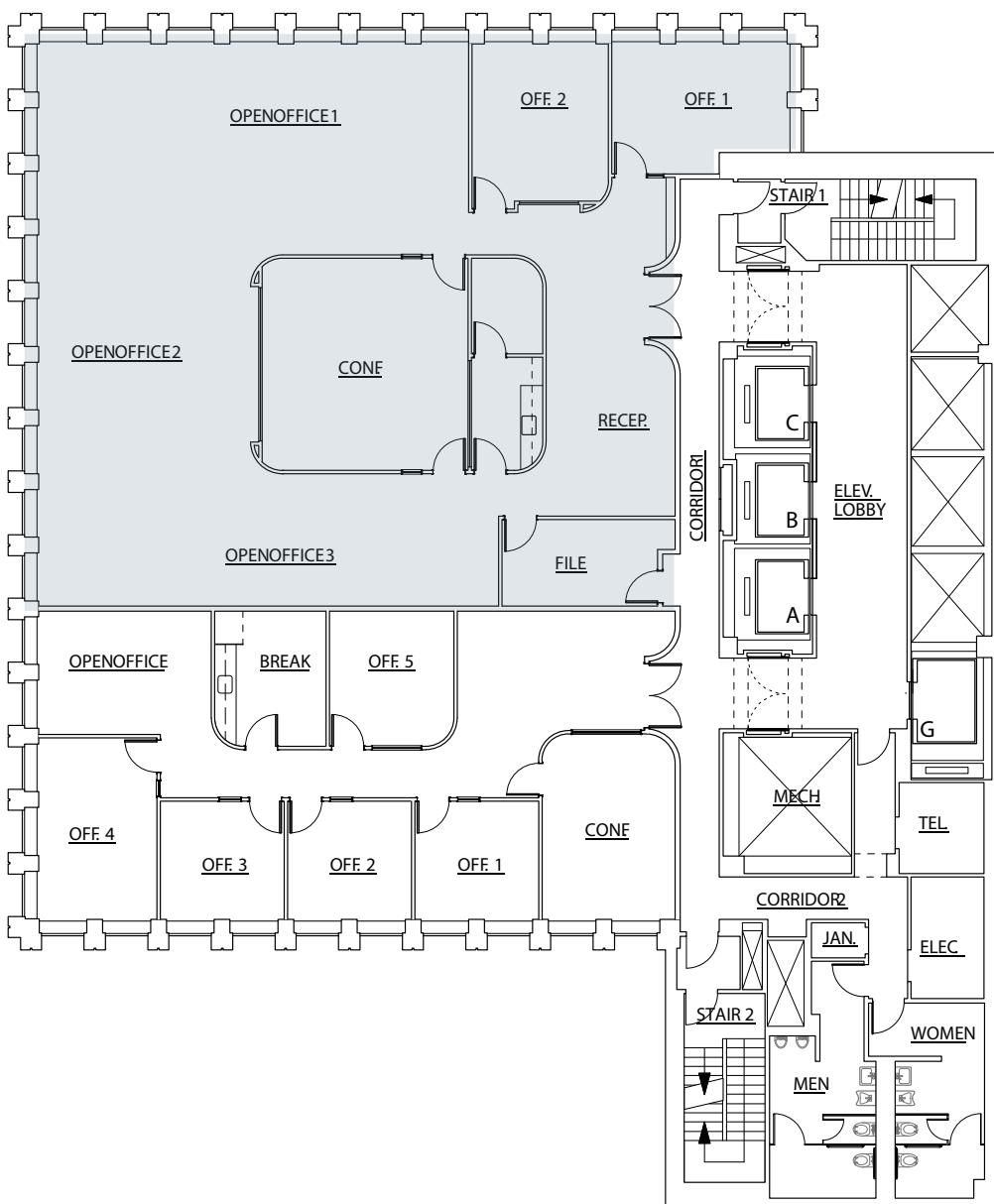
1 Large conference room

2 window-line private offices

Production

Kitchenette

Large, column free corner space for workstations



SUITE 1200 | 4,602 RSF

456
MONTGOMERY

Available Now
Partial floor

2 Large conference rooms

Reception

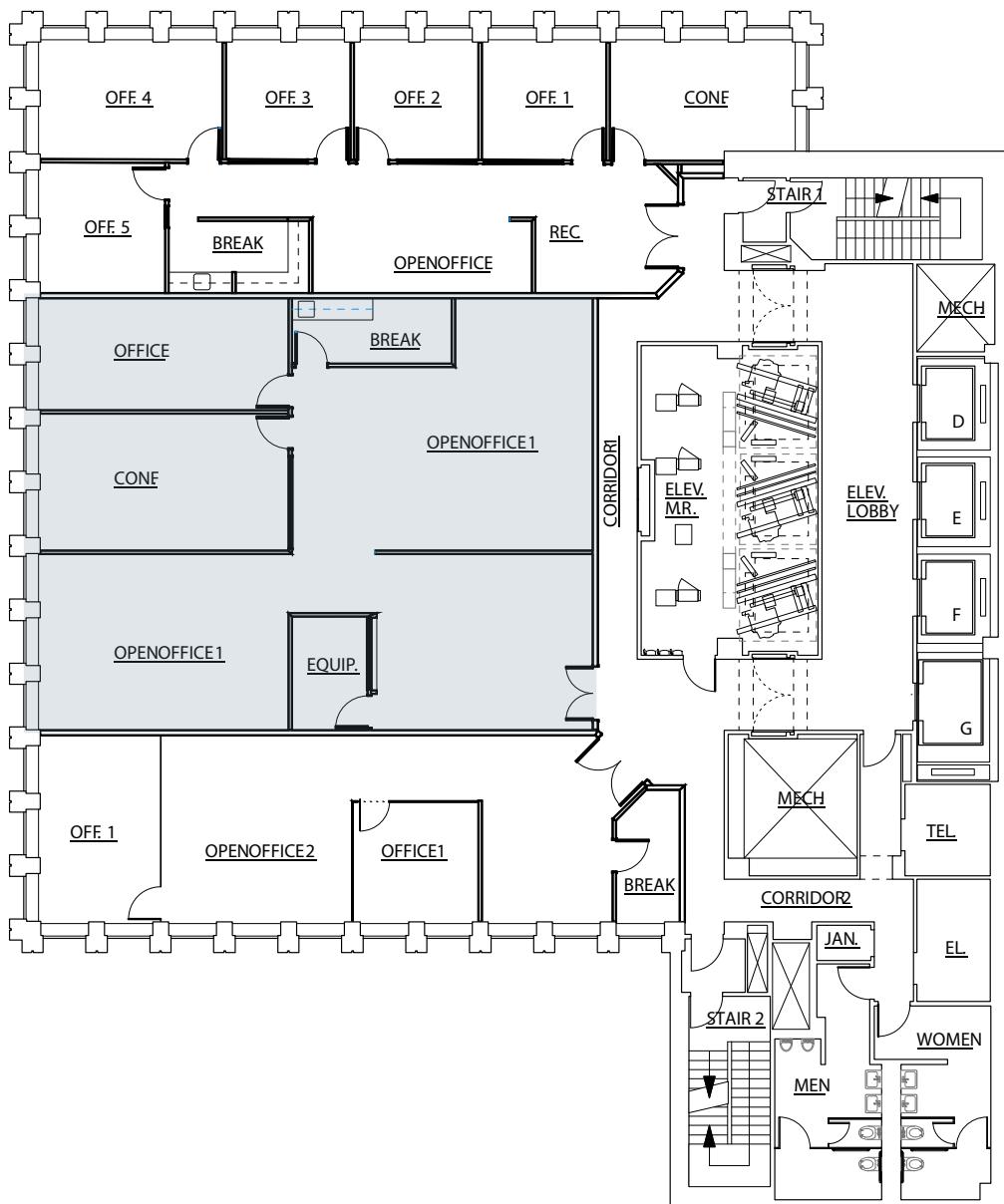
1 phone both

Open areas for workstations

Kitchenette

Western outlooks

REACH BEYOND



SUITE 1410 | 2,982 RSF

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MONTGOMERY

Available Now
Partial floor

Extensive southern
window-line

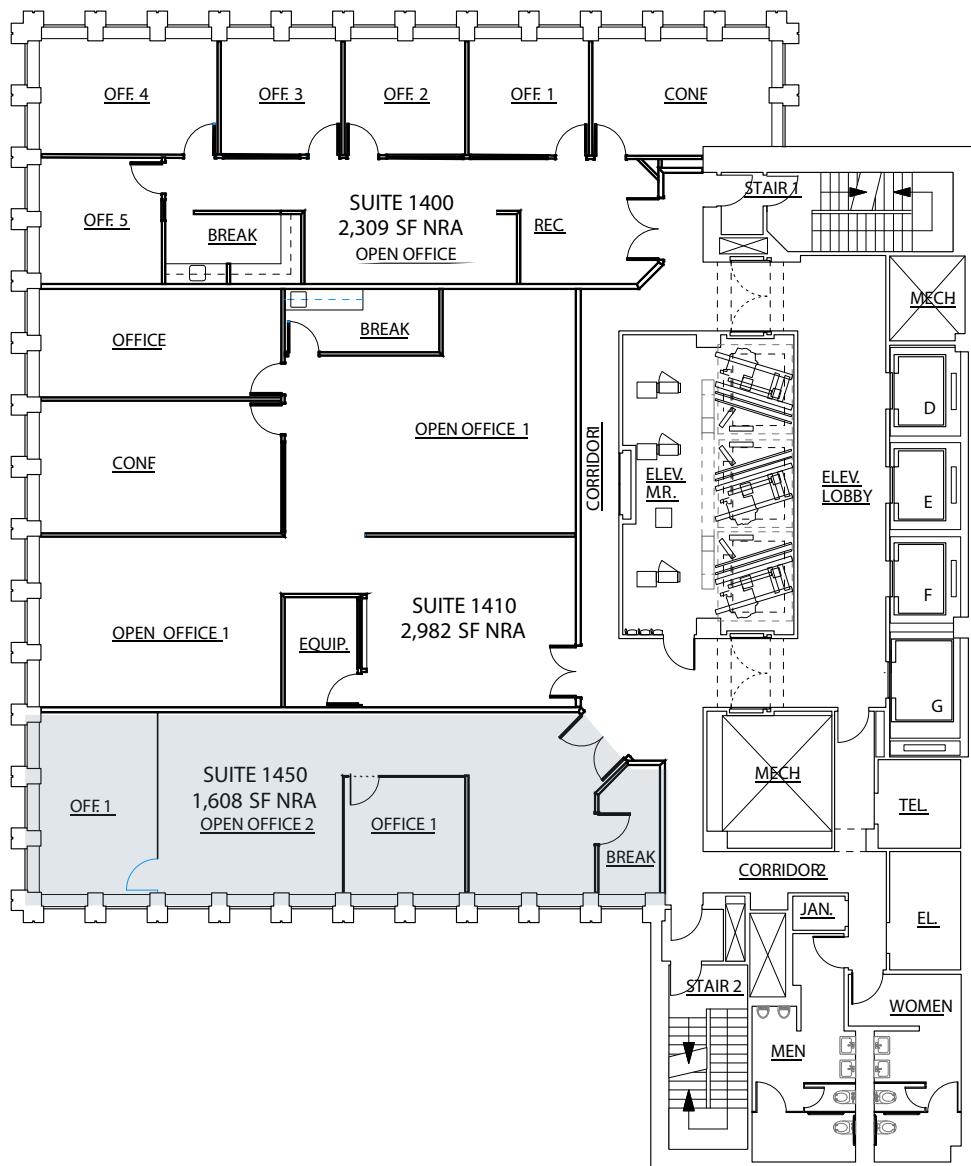
One conference room

One PO

Open work area

Kitchenette

REACH BEYOND



SUITE 1450 | 1,609 RSF

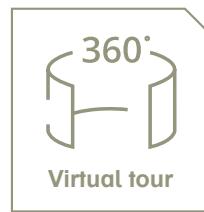
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MONTGOMERY

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



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SUITE 1500 | 7,262 RSF

456
MONTGOMERY

Available Now

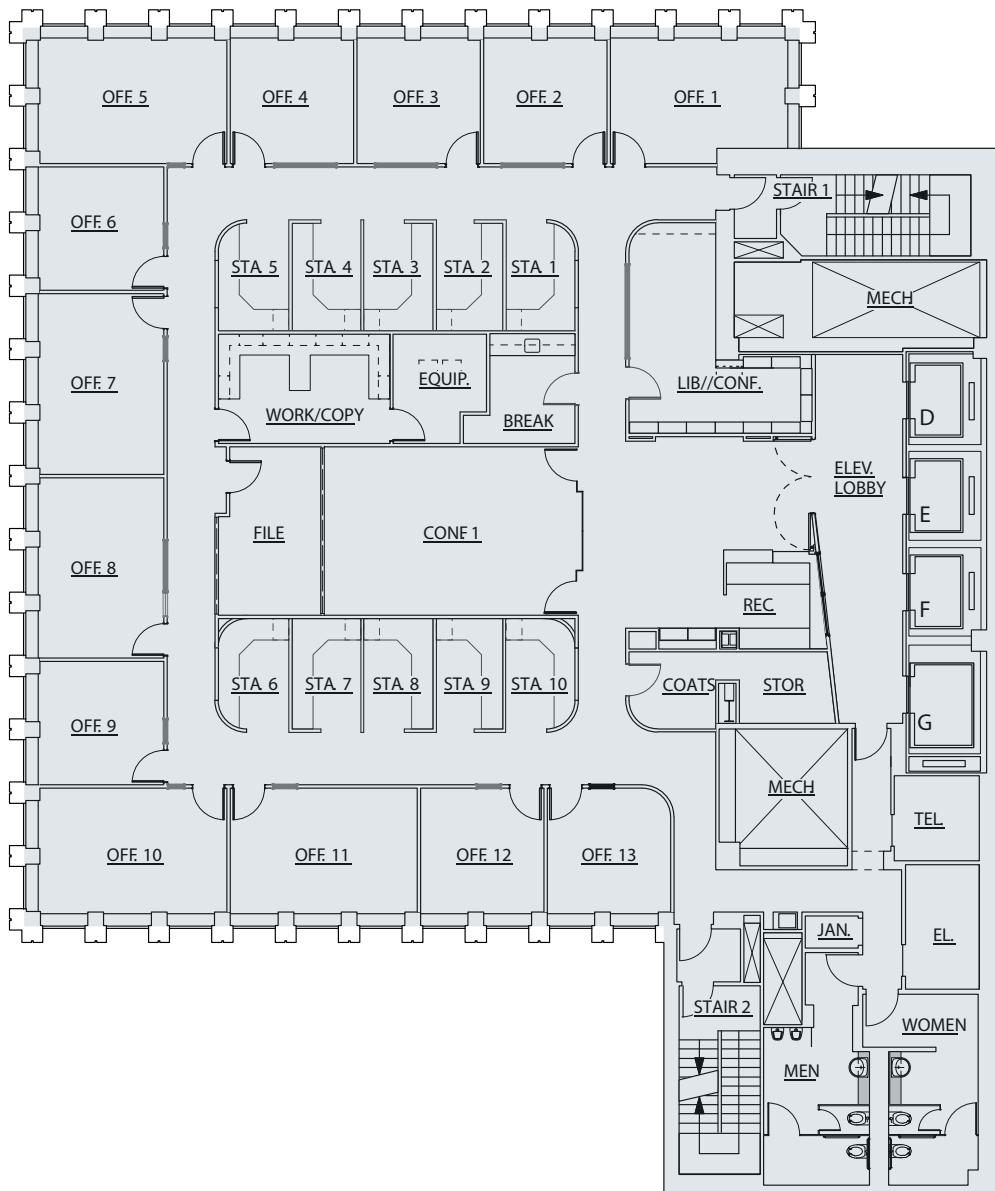
Full floor

Full floor elevator identity

Sweeping city and north bay views

13 perimeter private offices

Large conference and support areas

**SUITE 1800 | 7,256 RSF****456**
MONTGOMERY

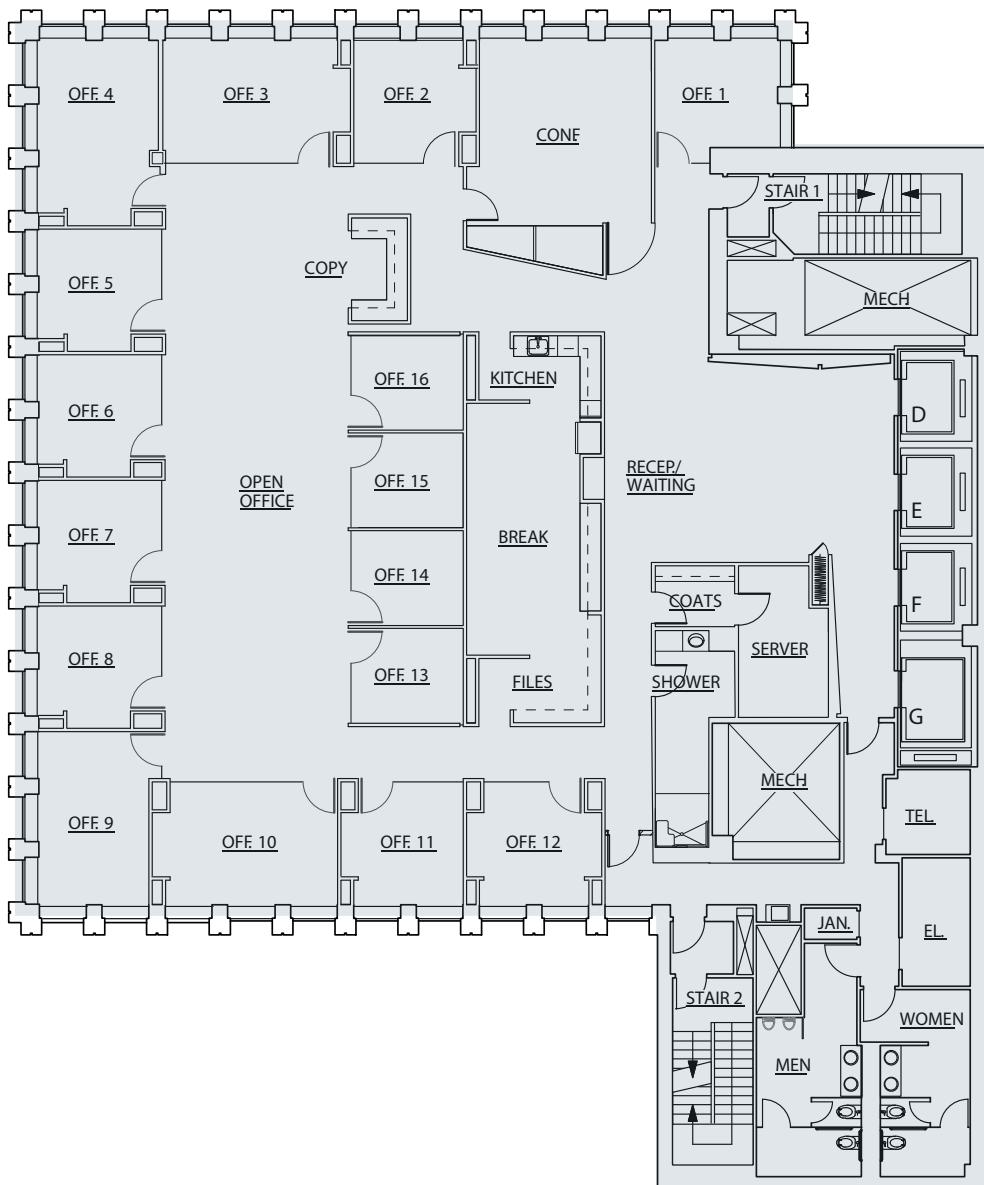
Available Now
Full floor

High end law firm view space

Full floor identity

16 Private offices and large conference room

REACH BEYOND



SUITE 1900 | 7,262 RSF

456
MONTGOMERY

Available Now

Full floor

Full floor law firm view space

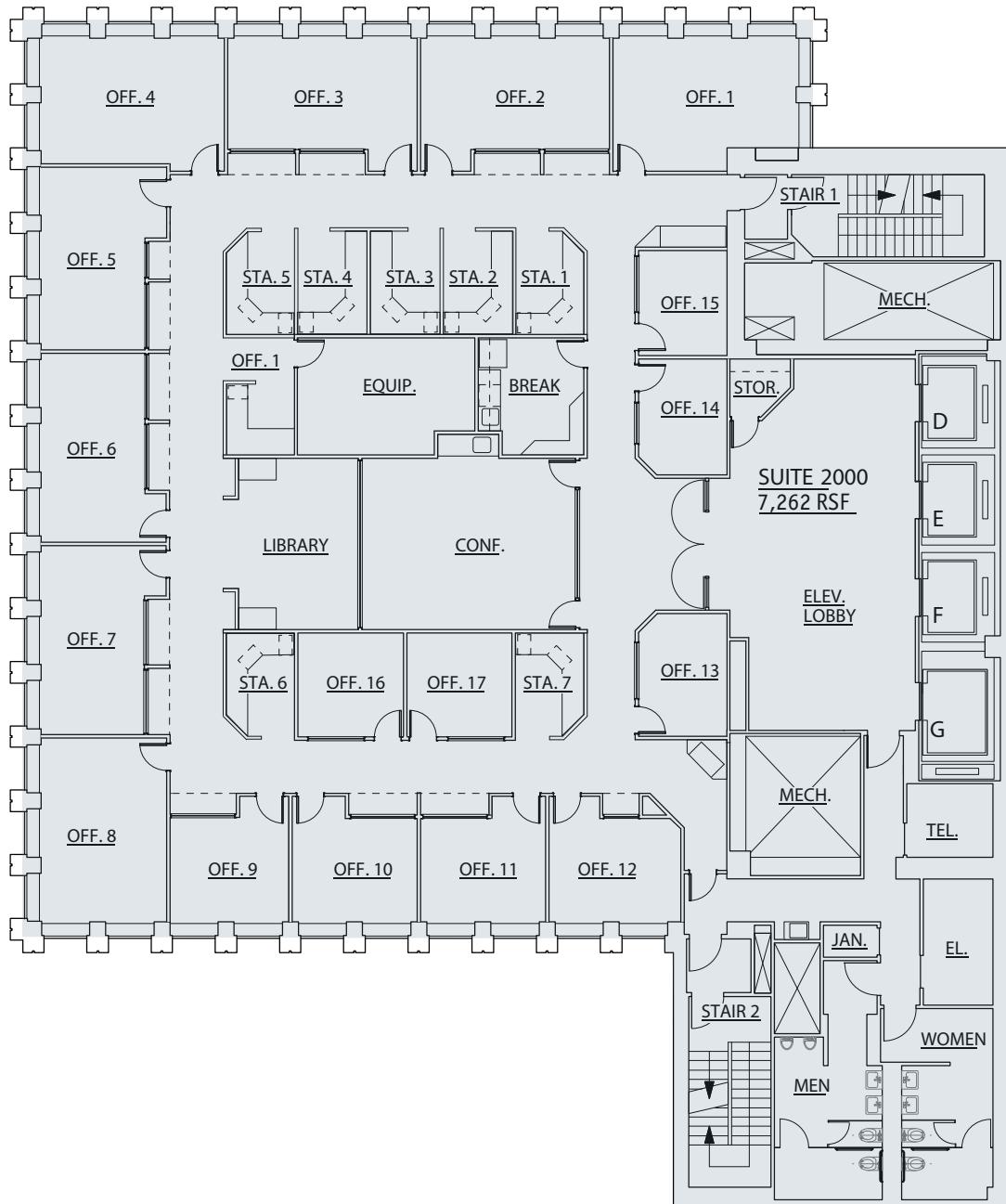
8 large window-line partner offices

Elevator identity, excellent outlooks

9 associate offices

Improvement allowance available

REACH BEYOND



SUITE 2000 | 7,229 RSF

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MONTGOMERY

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.



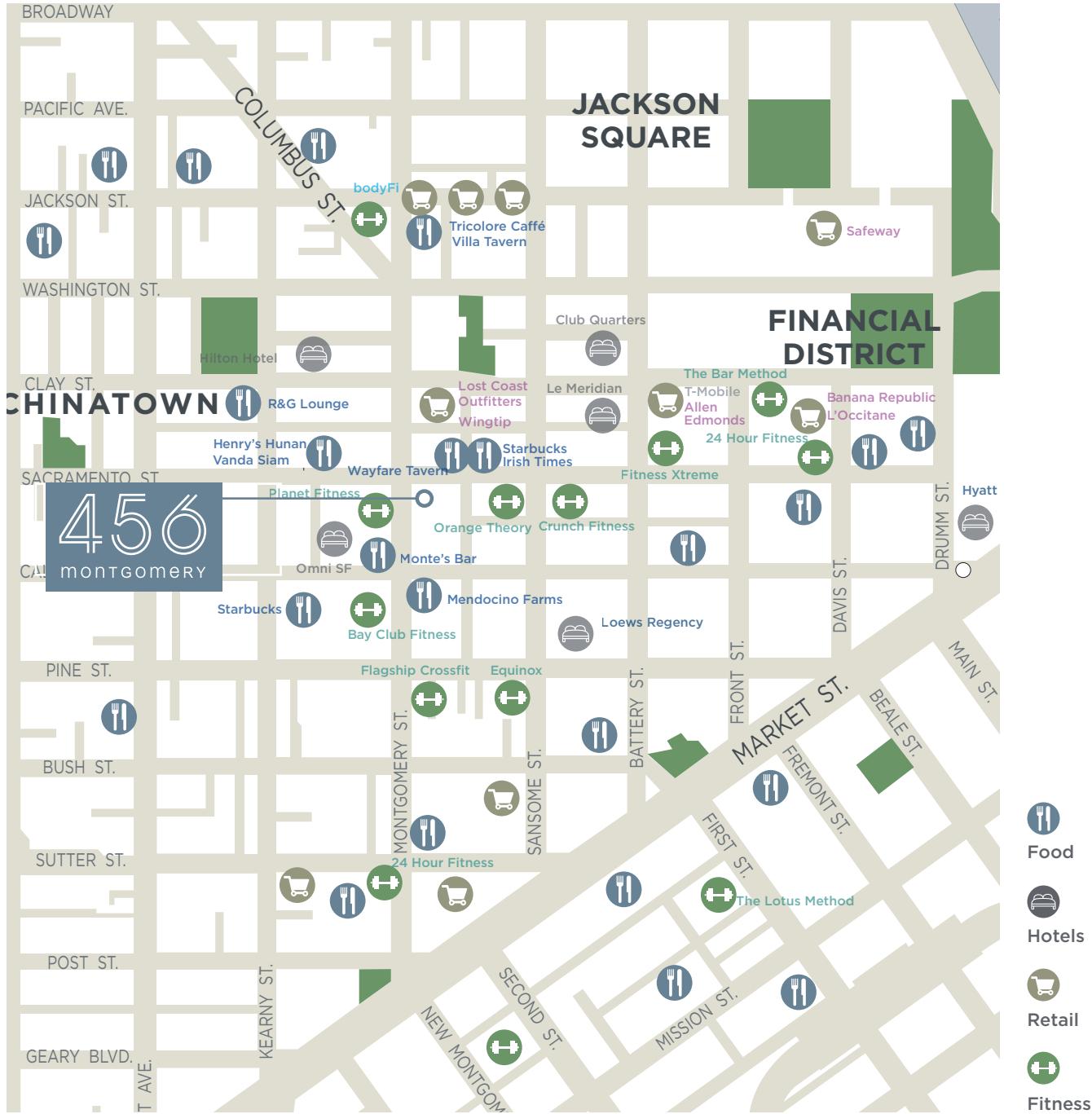
10
minute walk
to the Ferry
Terminal



13
minute walk to
the Salesforce
Transit Center



8
minute walk to BART



LOCATION AMENITIES

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MONTGOMERY

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