

# 4 MONTGOMERY

SAN FRANCISCO, CA

**\$4/PSF FEES**

AT THE CENTER OF  
PLACE & SPACE

OFFICE FOR LEASE





# PROPERTY HIGHLIGHTS

Exciting upgrades are on the horizon at 417 Montgomery St. Featuring warm, inviting, flexible spaces with exposed concrete and abundant natural light, 417 Montgomery is the ideal choice for professional services and creative firms looking for a workplace that enhances collaboration and lifestyle.



Modernized elevators



10-story building



±8,700 SF floor plates



Potential ground-level outdoor amenity space



Strategic location at the crossroads of Financial District, Chinatown & Jackson Square



Contiguous floors available



Furnished/plug & play suites available

# AMENITIES

Situated between 555 California Street and the Transamerica Pyramid, 417 Montgomery sits in the heart of San Francisco. This prime location is a hub for abundant amenities, convenient transit options, and prestigious Fortune 500 Companies.

10

Minute walk to the Ferry Terminal







5

Minute walk to Bart, Muni and new Central Subway

100






Walk and Transit Score

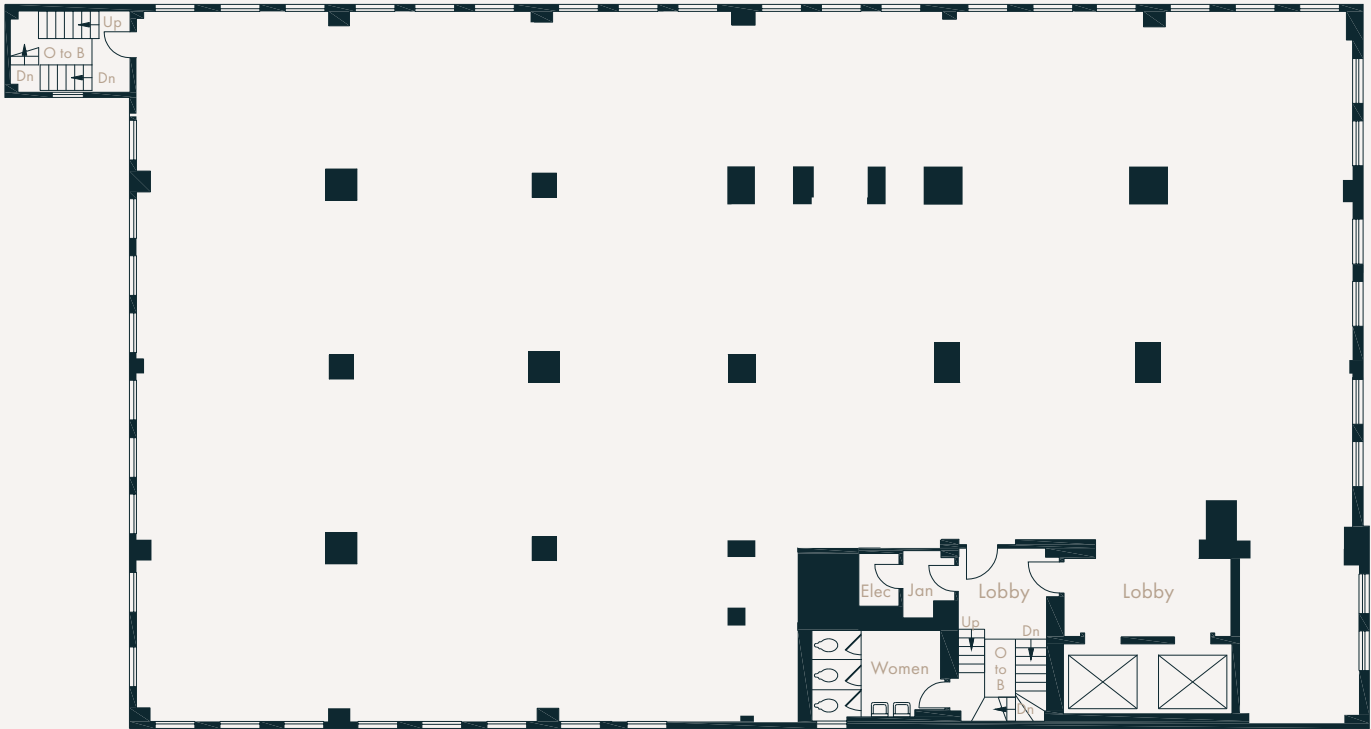


-  Food
-  Hotels
-  Retail
-  Fitness
-  Muni
-  Bart

# 10<sup>th</sup> FLOOR | ±8,719 SF

FLOOR PLAN

-  Dramatic top floor penthouse
-  Shell condition, ready for new custom TI's
-  16' soaring ceiling height
-  Sky lights and four sides of window line
-  Full floor identity



# 9<sup>th</sup> FLOOR | Suite 910 | ±3,722 SF (LEASE PENDING)

FLOOR PLAN



Newly renovated  
spec suite



New lighting and flooring



Perfect professional  
services suite



Full HVAC



New kitchen



# 9<sup>th</sup> FLOOR | Suite 900 | ±4,947 SF

FLOOR PLAN



Elevator Identity



High ceilings



Fully furnished



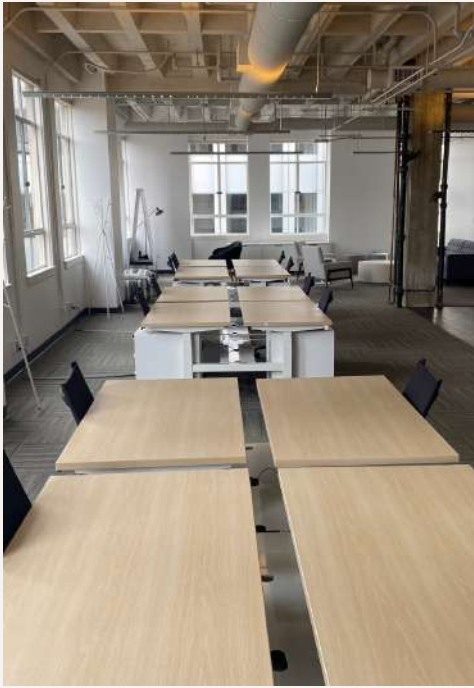
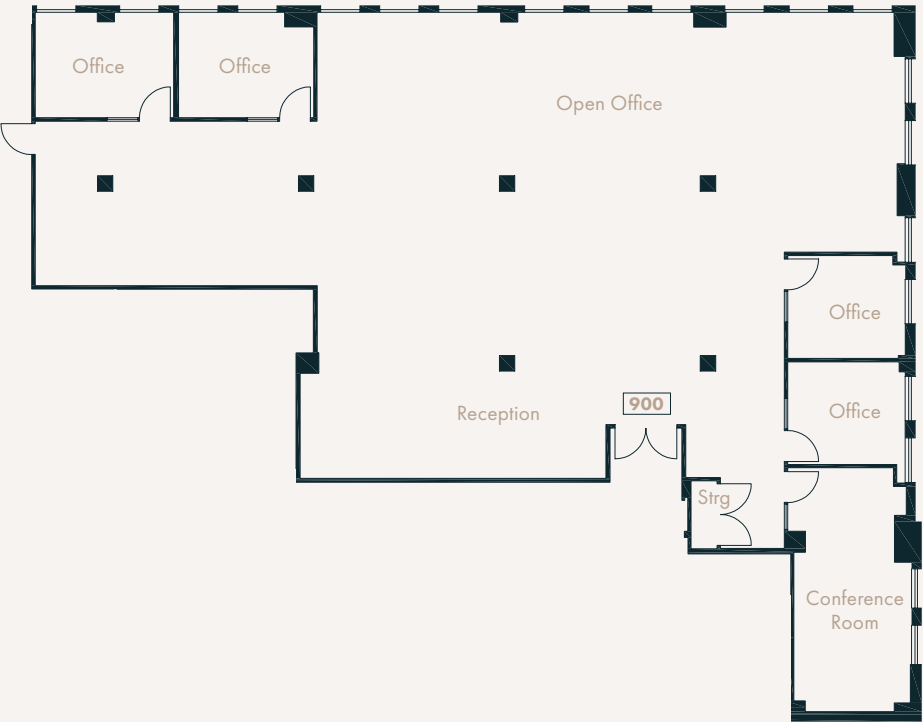
Abundant natural light



Plug and Play



Full HVAC





# 8<sup>th</sup> FLOOR | ±8,719 SF

FLOOR PLAN



Full floor identity



Four sides of natural light



New in-suite restroom



New lighting and new carpet



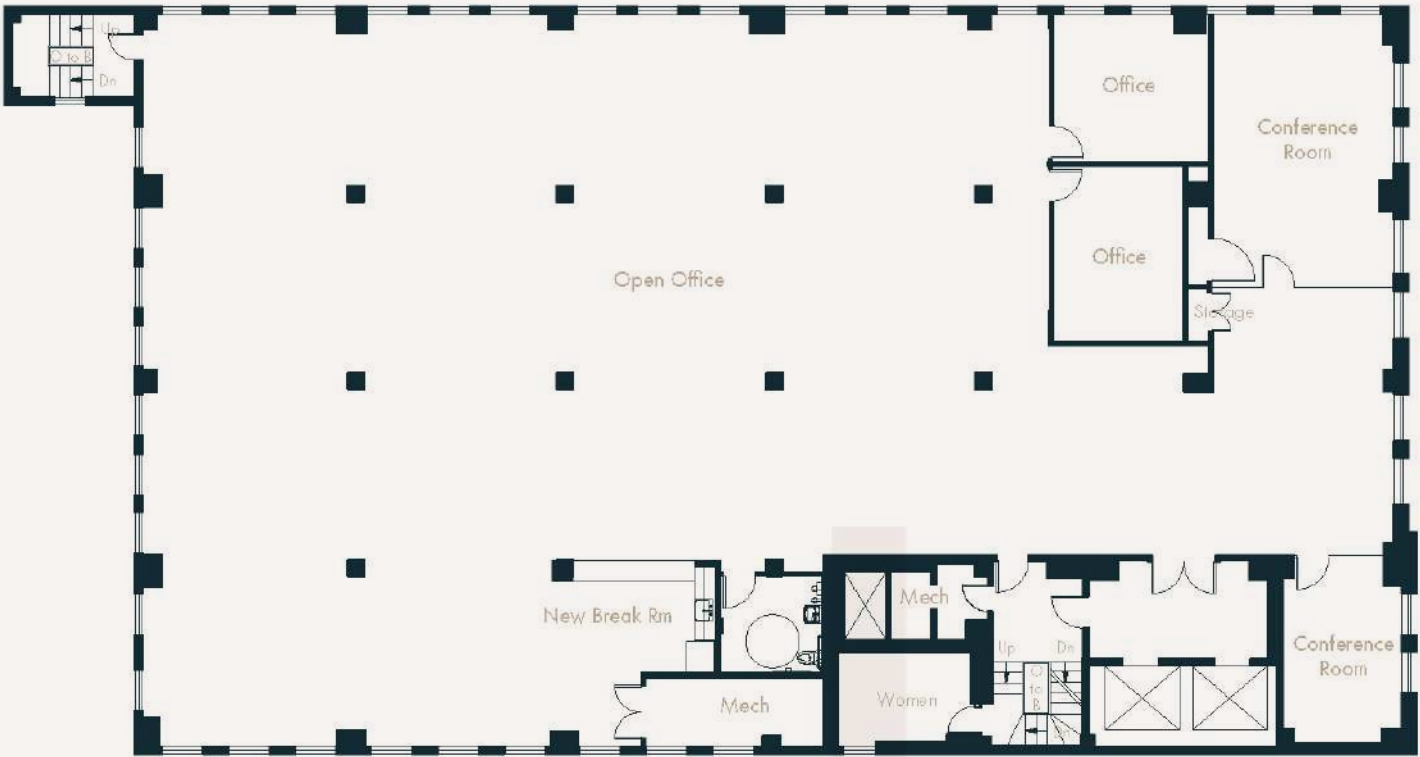
Mix of private office and open space



Full HVAC



Brand new kitchen



# 6<sup>th</sup> FLOOR | ±8,719 SF

FLOOR PLAN



Full floor identity



Full HVAC



Mix of private offices, conference rooms & open space





# 5<sup>th</sup> FLOOR | ±8,719 SF

FLOOR PLAN



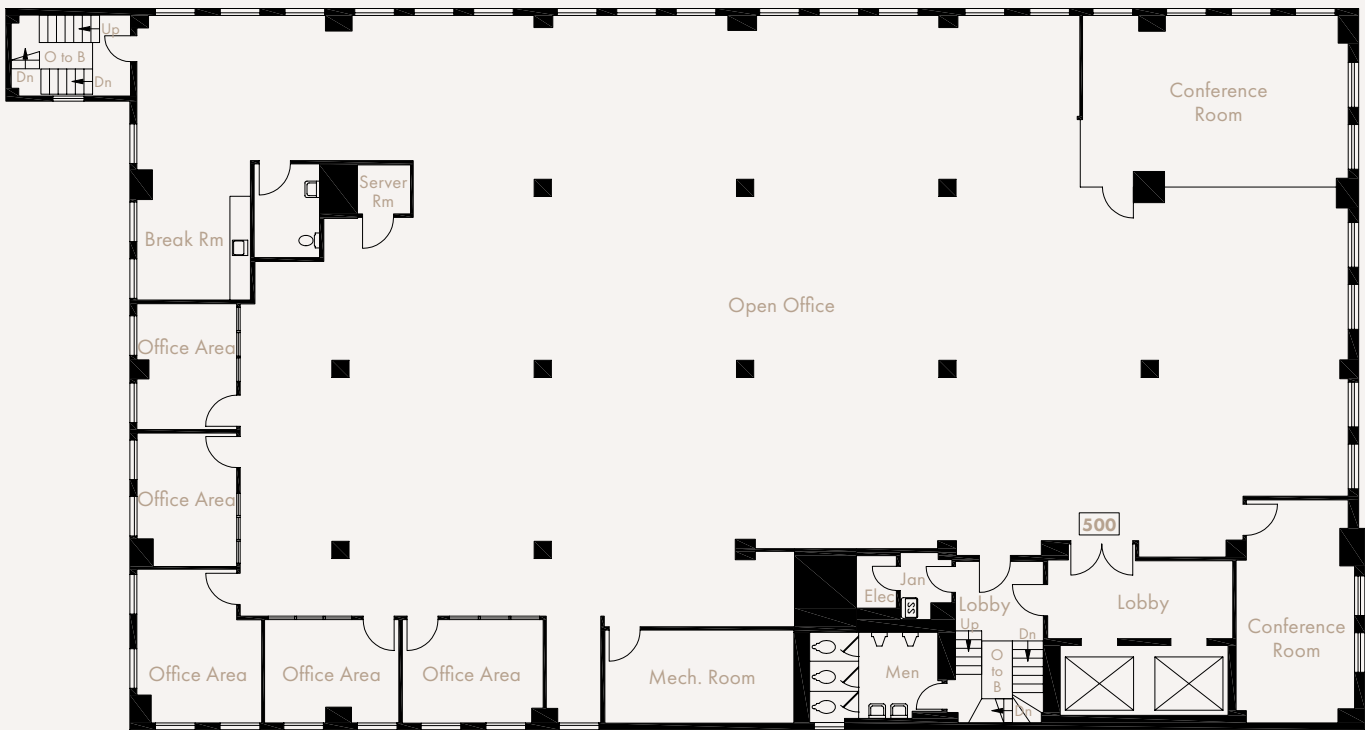
Full floor identity



Full HVAC



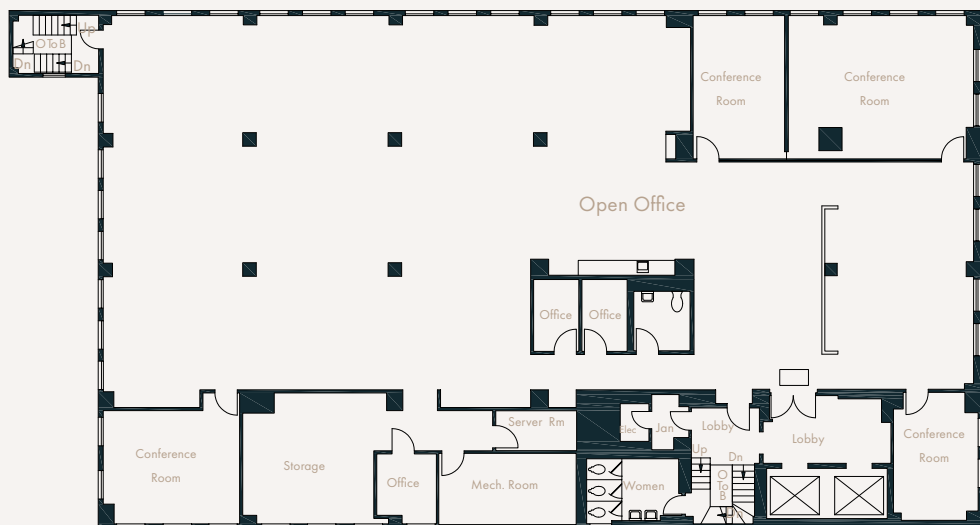
Mix of private offices, conference rooms & open space



# 4<sup>th</sup> FLOOR | ±8,719 SF



Available August 2025



FLOOR PLAN



# 3<sup>rd</sup> FLOOR | ±8,719 SF

FLOOR PLAN

-  Full floor identity
-  Mix of private offices, conference rooms & open space
-  Full HVAC
-  Polished concrete floors and exposed ceilings
-  ADA restroom in-suite
-  Mother's room

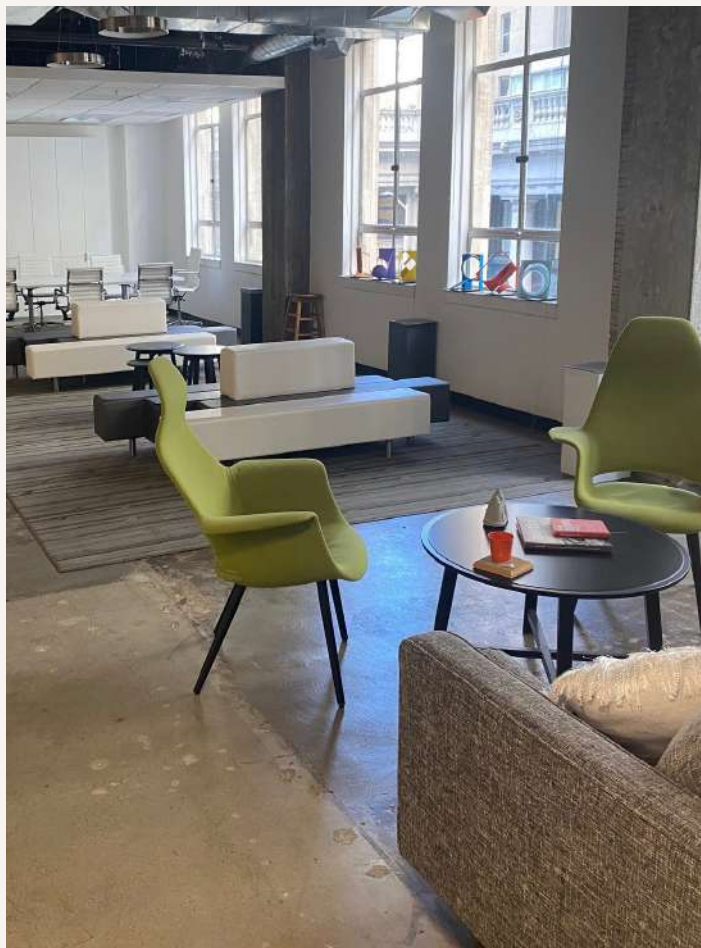
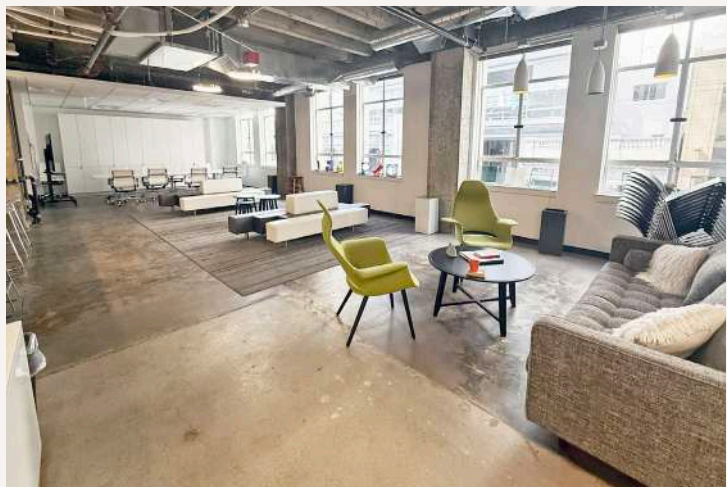
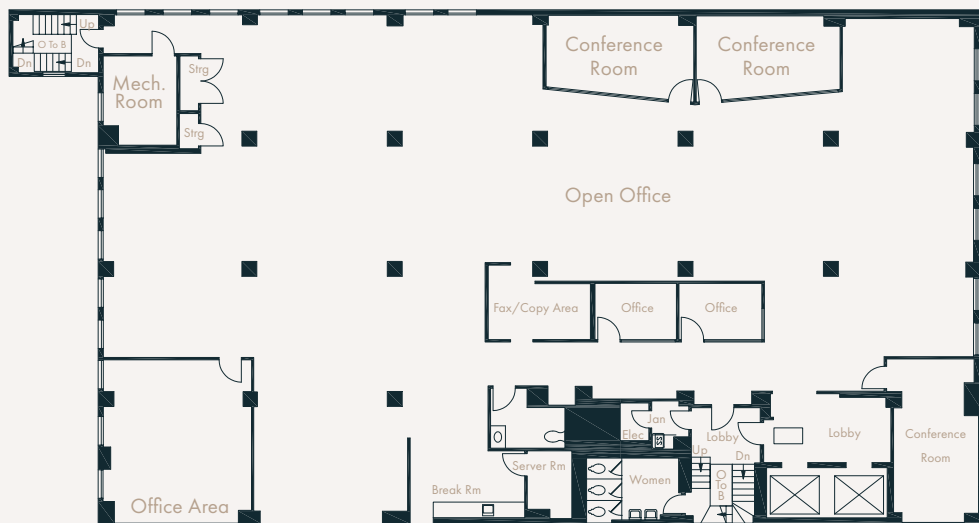




# 2<sup>nd</sup> FLOOR | ±8,719 SF



Available October 2025





# 41 MONTGOMERY

SAN FRANCISCO, CA

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