

March 21, 2023

Test Tour

San Francisco, CA



PREPARED BY

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Managing Director

Newmark

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PREPARED FOR

Mark Zuck

CEO

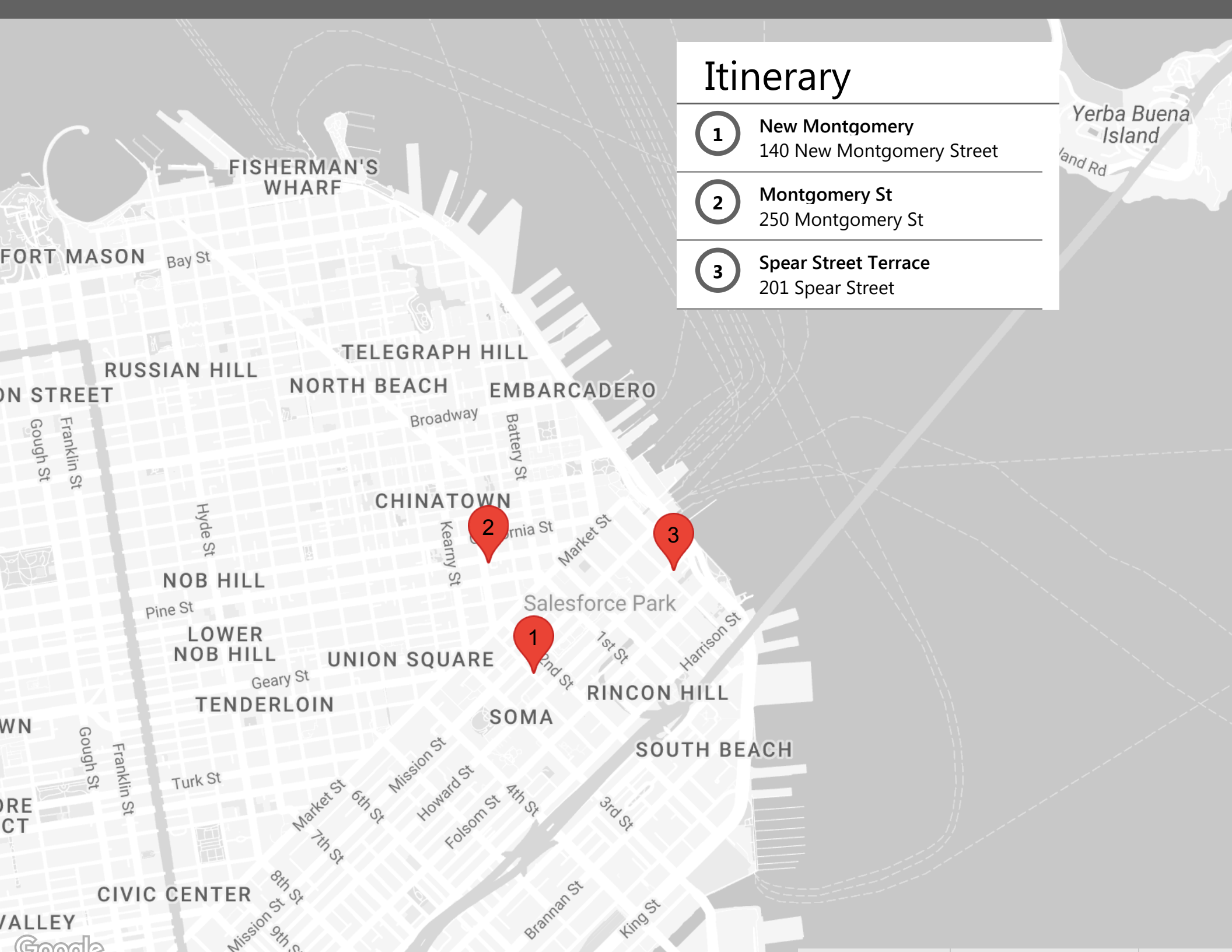
Facebook

(650) 853-1300

mark@facebook.com

Itinerary

- 1** New Montgomery
140 New Montgomery Street
- 2** Montgomery St
250 Montgomery St
- 3** Spear Street Terrace
201 Spear Street





Name	New Montgomery	Montgomery St	Spear Street Terrace
Location	140 New Montgomery Street, San Francisco , Floor 21	250 Montgomery St, San Francisco , Floor 8	201 Spear Street, San Francisco , Floor 10, Suite 1050
Building Size	286,177 SF	3,185 SF	247,855 SF
Building Class	Class A	Unclassified	Class A
Year Built	1925	1986	1985
Floors	26	17	18
Size	11,064 SF	7,683 SF	6,236 SF
Asking Rent	\$60 PSF/YR	\$85 PSF/YR	\$83 - 86 PSF/YR
Term	Thru January 31, 2021	Through Jan, 2023	Through Sept, 2022
Available Date	Feb 1, 2020	Now	60 Days
Lease Rate Type 0	-	Full Service	Full Service
Notes	Elevator lobby, reception, 3 conference rooms, open office, 16 offices, community area, wellness room, lounge, meeting room, hallway, and bathroom/shower ensuite	Former spec suite with creative finishes, large galley style kitchen, 6 conference rooms, furniture available.	Incredible views of the bay and Bay Bridge, creative build-out 2017, open ceiling, polished concrete floors, some furniture available.

① 10:15am

New Montgomery

140 New Montgomery Street

San Francisco, CA 94105

Floor 21

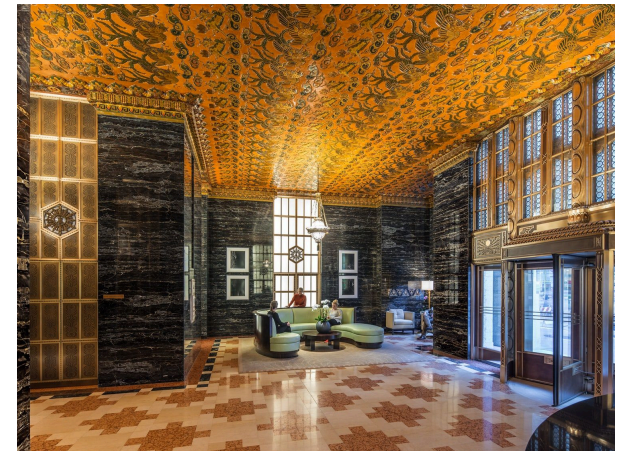
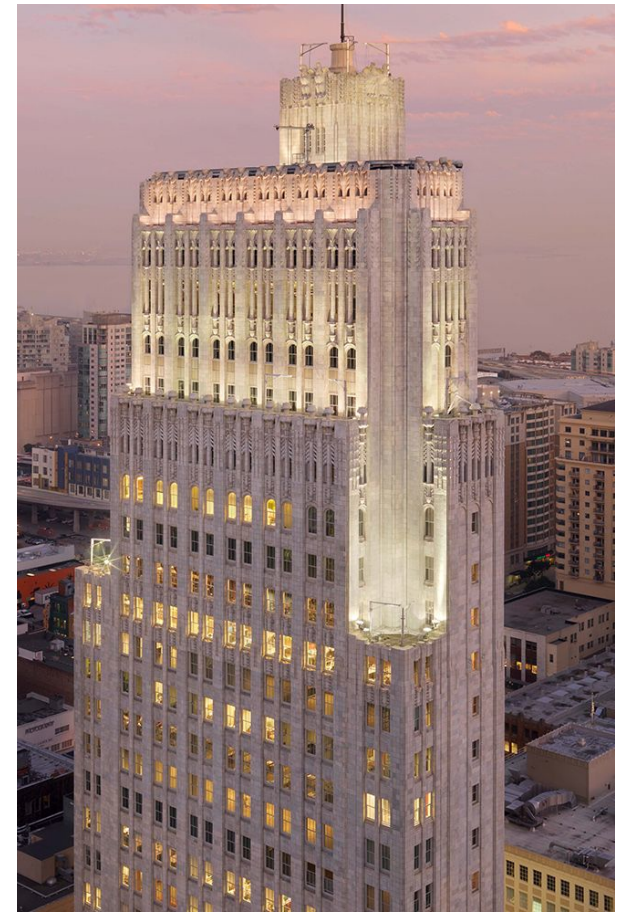
Space

Size (SF): 11,064
Asking Rent (PSF/YR): \$60
Term: Thru January 31, 2021
Available Date: Feb 1, 2020

Property

Building Size (SF): 286,177
Floors: 26
Year Built: 1925
Building Class: Class A

Elevator lobby, reception, 3 conference rooms, open office, 16 offices, community area, wellness room, lounge, meeting room, hallway, and bathroom/shower ensuite



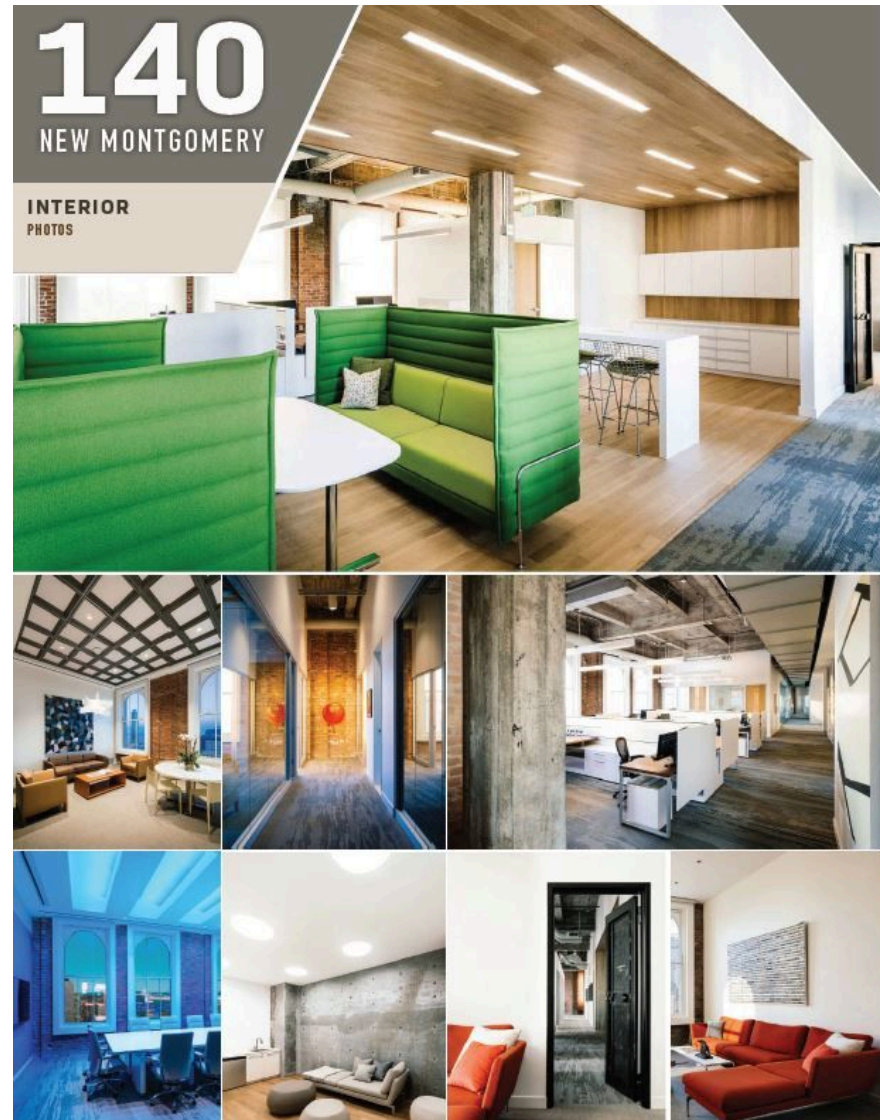
① New Montgomery

San Francisco, CA 94105



① New Montgomery







San Francisco, CA 94105



① New Montgomery

San Francisco, CA 94105

Transportation Options

 J	0.2 mi	 KT	0.2 mi	 L	0.2 mi
 M	0.2 mi	 N	0.2 mi	 S	0.2 mi
 E	0.2 mi	 F	0.2 mi	 Blue-W...	0.2 mi

Nationwide public transit data from Walk Score



Walker's Paradise

Walk Score

92



Rider's Paradise

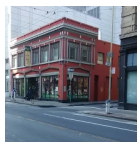
Transit Score

100

Top Spots Around



Museum of the Afr...
Tourist Attraction



California Historic...
Library



San Francisco Mus...
Art Gallery



California State Pa...
Tourist Attraction

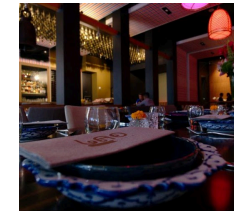
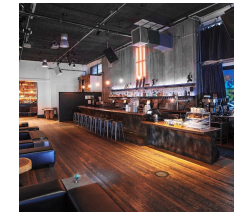


Yerba Buena Cent...
Art Gallery



Admission Day M...
Tourist Attraction

Nearby Photos



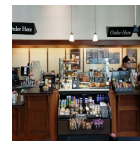
Nearby Businesses



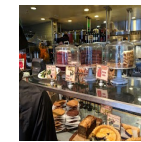
Cafe Madeleine
Cafe



Blick Art Materials
Point Of Interest



Peet's Coffee
Cafe



The Grove - Yerba ...
Cafe



Alexander Book C...
Book Store



Mixt
Meal Takeaway

② 11:15am

Montgomery St

250 Montgomery St

San Francisco, CA 94104

Floor 8

Space

Size (SF):	7,683
Asking Rent (PSF/YR):	\$85
Term:	Through Jan, 2023
Available Date:	Now
Asking Rent::	\$85.00
Lease Rate Type::	Full Service

Property

Building Size (SF):	3,185
Floors:	17
Year Built:	1986
Building Class:	Unclassified

Former spec suite with creative finishes, large galley style kitchen, 6 conference rooms, furniture available.






San Francisco, CA 94104



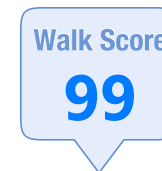
② Montgomery St

San Francisco, CA 94104

Transportation Options

 E	0.2 mi	 F	0.2 mi	 C	0.1 mi
 1AX	0.0 mi	 1BX	0.0 mi	 31AX	0.0 mi
 31BX	0.0 mi	 38AX	0.0 mi	 38BX	0.0 mi

Nationwide public transit data from Walk Score

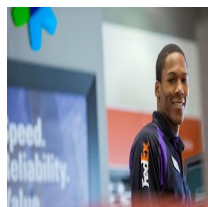


 Walker's Paradise

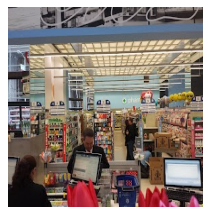


 Rider's Paradise

Nearby Businesses



FedEx Office Print ...
Point Of Interest



Walgreens
Drugstore



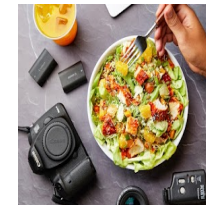
Cause UR Good
Clothing Store



The UPS Store
Finance



Recording Connect...
Home Goods Store



Mixt
Meal Takeaway

③ 11:50am

Spear Street Terrace

201 Spear Street

San Francisco, CA 94105

Floor 10, Suite 1050

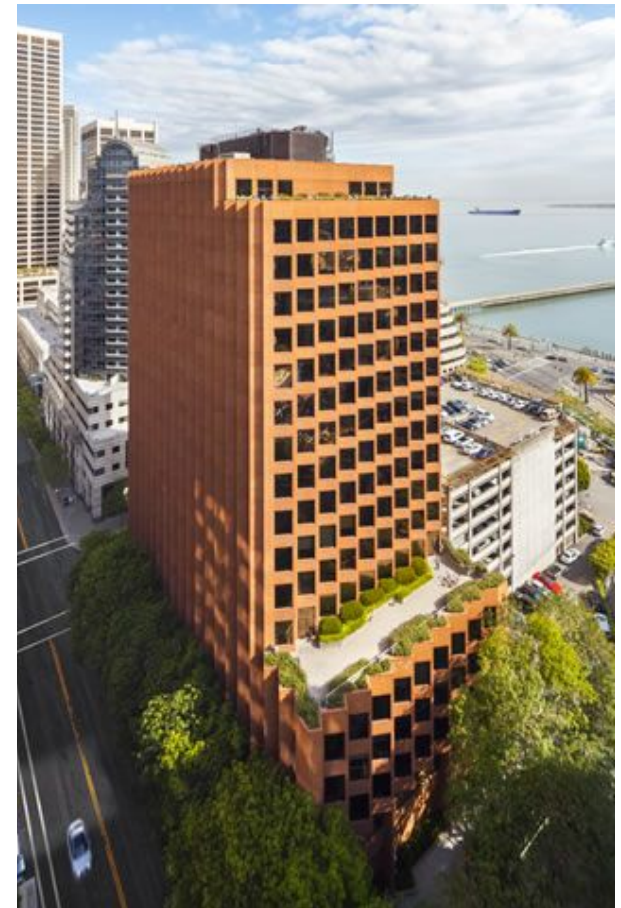
Space

Size (SF): 6,236
Asking Rent (PSF/YR): \$83 - 86
Term: Through Sept, 2022
Available Date: 60 Days
Asking Rent:: Mid \$80's
Lease Rate Type:: Full Service

Property

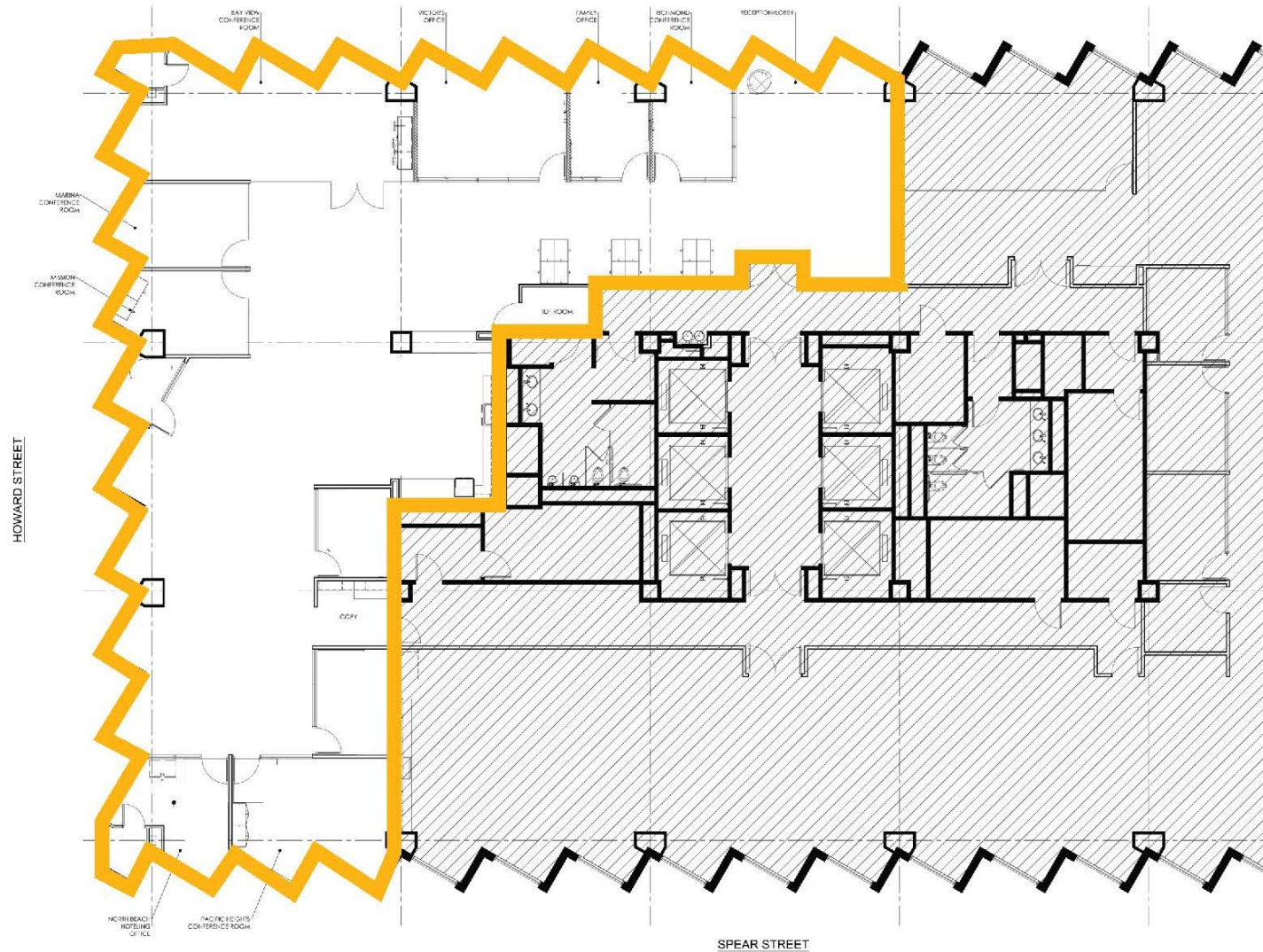
Building Size (SF): 247,855
Floors: 18
Year Built: 1985
Building Class: Class A

Incredible views of the bay and Bay Bridge, creative build-out 2017, open ceiling, polished concrete floors, some furniture available.



③ Spear Street Terrace










San Francisco, CA 94105



③ Spear Street Terrace

San Francisco, CA 94105

Transportation Options

 30X	0.0 mi	 N-OWL	0.1 mi	 82X	0.1 mi
 7	0.1 mi	 25	0.1 mi	 38	0.1 mi
 714	0.1 mi	 38R	0.1 mi	 701	0.1 mi

Nationwide public transit data from Walk Score

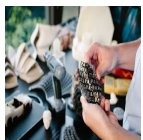


 Walker's Paradise

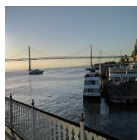


 Rider's Paradise

Top Spots Around



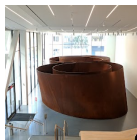
Autodesk Gallery
Art Gallery



Pier 3
Tourist Attraction



California State Pa...
Tourist Attraction



San Francisco Mus...
Art Gallery



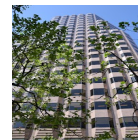
Yerba Buena Cent...
Art Gallery

Transamerica Pyra...
Tourist Attraction

Nearby Businesses



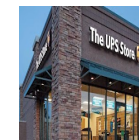
StubHub
Point Of Interest



Container Lines A...
Point Of Interest



Eco Systems Heati...
Home Goods Store



The UPS Store
Finance



Walgreens
Drugstore

We'll Install It
Electronics Store