



Jones Lang LaSalle Americas, Inc.,  
California Real Estate License #01223413

# 400

## MONTGOMERY

SAN FRANCISCO · CALIFORNIA

**HISTORIC CREATIVE OFFICE IN A PROMINENT NORTH  
FINANCIAL DISTRICT LOCATION**

# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor is pleased to present the opportunity to acquire 400 Montgomery Street (“400 Montgomery” or the “Property”), located in the heart of San Francisco’s North Financial District.

400 Montgomery is a 12-story creative office asset with ground floor retail that boasts newly renovated, high-end creative finishes throughout 80% of the office floors. Situated at the prominent intersection of California and Montgomery St, the Property receives excellent foot traffic while offering proximity to San Francisco’s primary transportation nodes.

**400 Montgomery offers investors the rare opportunity to acquire a historic, pride of ownership asset with extensive improvements in San Francisco’s iconic North Financial District.**





## ADDRESS

400 Montgomery Street  
San Francisco, CA



## NET RENTABLE AREA

86,551 SF (In-Place) /  
86,230 SF (BOMA)



## STORIES

12 Plus Lower Level



## DESIGN

Category I Architecturally  
Significant Building



## TYPICAL FLOOR PLATE

~7,200 SF



## YEAR BUILT/RENOVATED

1901 / 2016-2018



## APN

0239-009



## ASSET TYPE

Creative Office +  
Ground Floor Retail



## WALT

2.2 Years



## % LEASED

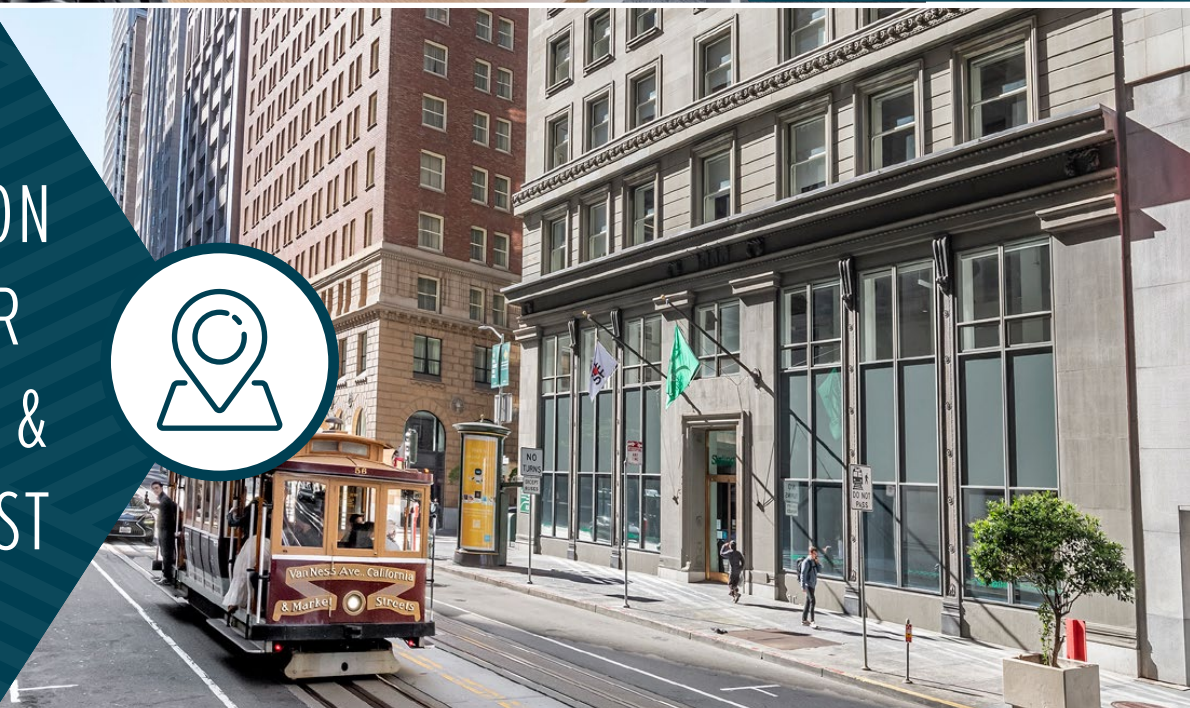
69%

# INVESTMENT HIGHLIGHTS

ATTRACTIVE  
BASIS FOR AN  
EXTENSIVELY  
REMODELED  
ASSET



ICONIC LOCATION  
ON THE CORNER  
OF CALIFORNIA &  
MONTGOMERY ST



SIGNIFICANT  
CAPITAL INVESTED  
IN EXCESS OF  
\$22.8M (\$264 PSF)  
FROM 2016+





INSTITUTIONALLY MAINTAINED WITH VERY LIMITED NEAR-TERM CAPITAL REQUIRED

IRREPLACEABLE HISTORIC ASSET WITH ONE OF A KIND FEATURES



IDEAL FLOOR PLATES CATERING TO THE MAJORITY OF TENANT DEMAND

# SAN FRANCISCO CBD SNAPSHOT

## UNION SQUARE

\$54.00 FSG Average Rent  
TIMs: 30,000 SF  
3.2M Total SF

## NORTH FINANCIAL DISTRICT

\$71.13 FSG Average Rent  
TIMs: 1,123,000 SF  
28.7M Total SF

**400**  
MONTGOMERY STREET

MARKET STREET



## SOUTH OF MARKET

\$75.02 FSG Average Rent  
TIMs: 417,000  
6.7M Total SF

## SF TRANSIT CENTER

## 2023 SAN FRANCISCO CBD LEASING ACTIVITY

Lease Size	<5,000 Square Feet	5,000-15,000 Square Feet	15,000+ Square Feet
Leasing Velocity (SF)	250,677	915,451	1,785,913
Leases Signed	81	104	57
TIMS (Total SF)	124,222	939,500	4,656,000

# POSITIVE SAN FRANCISCO FUNDAMENTALS

(Year-End Comparison - 2022 to 2023)

2023	41.8%	19.9K	11.2M	7.1M	5.7M
	↑ 14.2% % CHANGE	↑ 16.4% % CHANGE	↑ 3.0% % CHANGE	↑ 43.1% % CHANGE	↑ 58.3% % CHANGE
2022	36.6%	17.1K	10.9M	4.96M	3.6M
	Return-To-Office Rate (SF MSA)	BART Ridership (SF Exits)	Downtown Foot Traffic	SFO Deplanements	Office Tenants In Market



MARKET STREET

## SOUTH FINANCIAL DISTRICT

\$73.24 FSG Average Rent

TIMs: 2,605,000

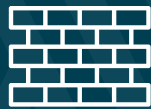
30.2M Total SF



## KEY PROPERTY HIGHLIGHTS



7K SF FLOOR PLATES  
OFFERING FULL FLOOR  
IDENTITY



HISTORIC ASSET WITH  
EXPOSED BRICK WALLS  
AND OPEN CEILINGS



EXCEPTIONAL  
CREATIVE OFFICE  
BUILD-OUTS



OPERABLE  
WINDOWS ON ALL  
FLOORS







HIGH  
FOOT-TRAFFIC CORNER  
LOCATION



SECURE BIKE  
STORAGE  
FACILITY



RECENTLY RENOVATED  
ELEVATORS  
AND LOBBY



80% OF OFFICE  
FLOORS CONVERTED  
TO CREATIVE FINISHES



PROXIMATE TO ALL  
MAJOR  
TRANSPORTATION NODES



ANNO DOMINI MDCCCC



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