



# 140

NEW MONTGOMERY STREET

## Brand New High-End Buildout Plug & play sublease

Term thru 9/30/2032  
12th Floor | 12,452 RSF  
Full floor opportunity

Discover what historic prestige  
has to offer





# Trophy Level Amenities



Full Security Team



Bike Storage



High End Interiors



Showers and Locker Room



Incredible City Views



Michelin Star Restaurant  
on-site



Large Outdoor Space

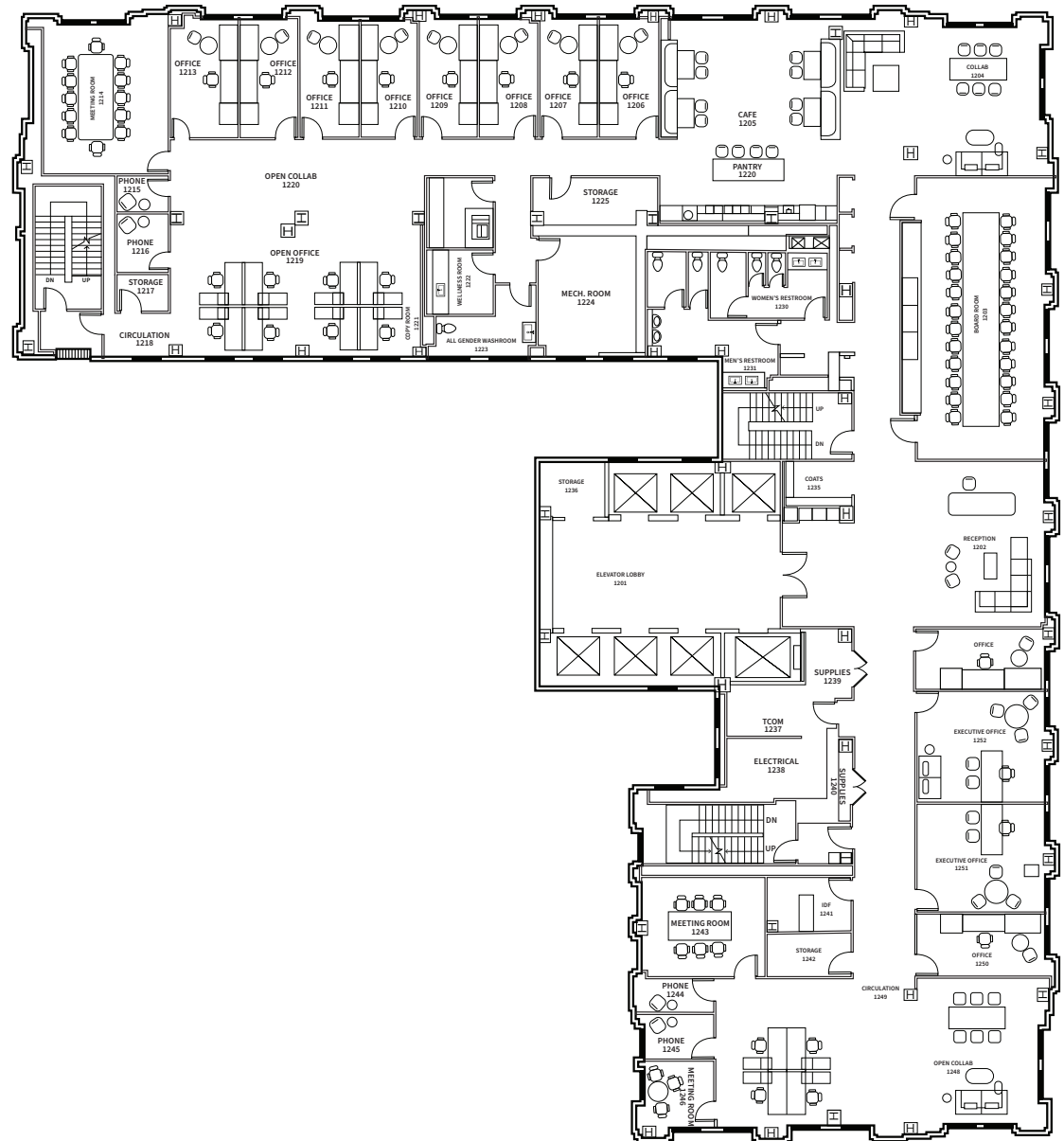


Valet Parking Garage



# Floor Plan

- Brand new high-end buildout
- Large open kitchen/break area
- 1 boardroom
- 1 large conference room
- 1 small meeting room
- 12 various sized private offices
- 5 phone rooms
- 12 workstations
- Formal reception
- IDF/IT closet
- Multiple storage closets
- Multiple open collaboration areas












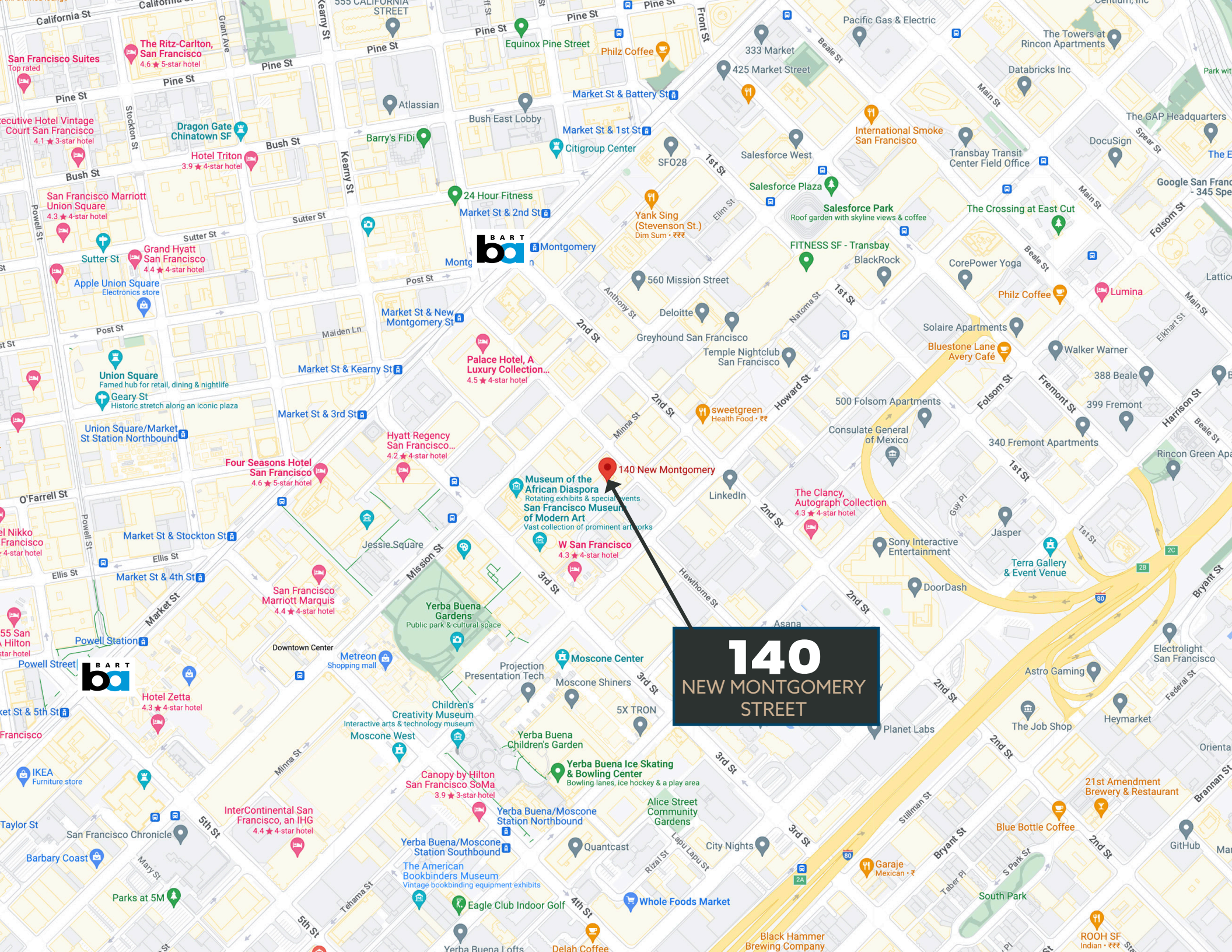


# Center of it all Location

No matter which  
way you turn

-  Restaurants
-  Hotels
-  Points of Interest
-  Offices
-  Recreation





**140**  
NEW MONTGOMERY  
STREET

Museum of the  
African Diaspora  
Rotating exhibits and special events  
San Francisco Museum of  
Modern Art  
Vast collection of prominent artworks

W San Francisco  
4.3 ★ 4-star hotel

Hyatt Regency  
San Francisco...  
4.2 ★ 4-star hotel

Four Seasons Hotel  
San Francisco  
4.6 ★ 5-star hotel

San Francisco  
Marriott Marquis  
4.4 ★ 4-star hotel

Hotel Zetta  
4.3 ★ 4-star hotel

InterContinental San  
Francisco, an IHG  
4.4 ★ 4-star hotel

Canopy by Hilton  
San Francisco SoMa  
3.9 ★ 3-star hotel

Yerba Buena/Moscone  
Station Northbound

The American  
Bookbinders Museum  
Vintage bookbinding equipment exhibits

Eagle Club Indoor Golf

Delah Coffee

Whole Foods Market

Black Hammer  
Brewing Company

ROOH SF  
Indian • ₹₹₹

21st Amendment  
Brewery & Restaurant

Blue Bottle Coffee

The Job Shop

Astro Gaming

Planet Labs

DoorDash

Sony Interactive  
Entertainment

The Clancy,  
Autograph Collection  
4.3 ★ 4-star hotel

LinkedIn

sweetgreen  
Health Food • ₹₹

Temple Nightclub  
San Francisco

560 Mission Street

Yank Sing  
(Stevenson St.)  
Dim Sum • ₹₹₹

FITNESS SF - Transbay

International Smoke  
San Francisco

Salesforce West

425 Market Street

Market St & 1st St

Market St & Battery St

Bush East Lobby

Barry's FiDi

Hotel Triton  
3.9 ★ 4-star hotel

The Ritz-Carlton,  
San Francisco  
4.6 ★ 5-star hotel

San Francisco Marriott  
Union Square  
4.3 ★ 4-star hotel

Grand Hyatt  
San Francisco  
4.4 ★ 4-star hotel

Apple Union Square  
Electronics store

Geary St  
Historic stretch along an iconic plaza

Union Square/Market  
St Station Northbound

Market St & 4th St

Market St & Stockton St

Market St & Kearny St

Union Square  
Famed hub for retail, dining & nightlife

Sutter St

San Francisco Suites  
Top rated

Executive Hotel Vintage  
Court San Francisco  
4.1 ★ 3-star hotel

Dragon Gate  
Chinatown SF

Pine St

California St

Grant Ave

San Francisco

Parks at 5M

Barbary Coast

San Francisco Chronicle

Taylor St

Market St & 5th St

Powell Street

55 San  
Hilton  
star hotel

San Francisco

Market St & 3rd St

Market St & 2nd St

Market St & 1st St

Market St & Battery St

Market St & Kearny St

Market St & Stockton St

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# 140

## NEW MONTGOMERY STREET

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