



# Retail for lease

235 Montgomery St. | San Francisco





# The Financial District



The iconic Russ Building, constructed in 1927, is located in the heart of the North Financial District. The North Financial District is home to more than 21.5 million square feet of Class A office space, and the headquarters for numerous Fortune 100 companies. Serving this dense daytime population are world class restaurants including Leo's Oyster Bar, Michael Mina, Pabu, Perbacco, The Treasury and Wayfare Tavern. Public transportation stations Embarcadero and Montgomery carry over 300,000 employees to the area per day, flooding the streets around Montgomery Street from dawn to dusk.





# The Demographics



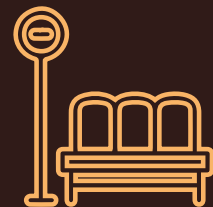
Walk Score  
**100**



Total #  
Businesses  
**21,536**



Daytime  
Population  
**321,130**



Montgomery BART  
exits per day  
**10,807**



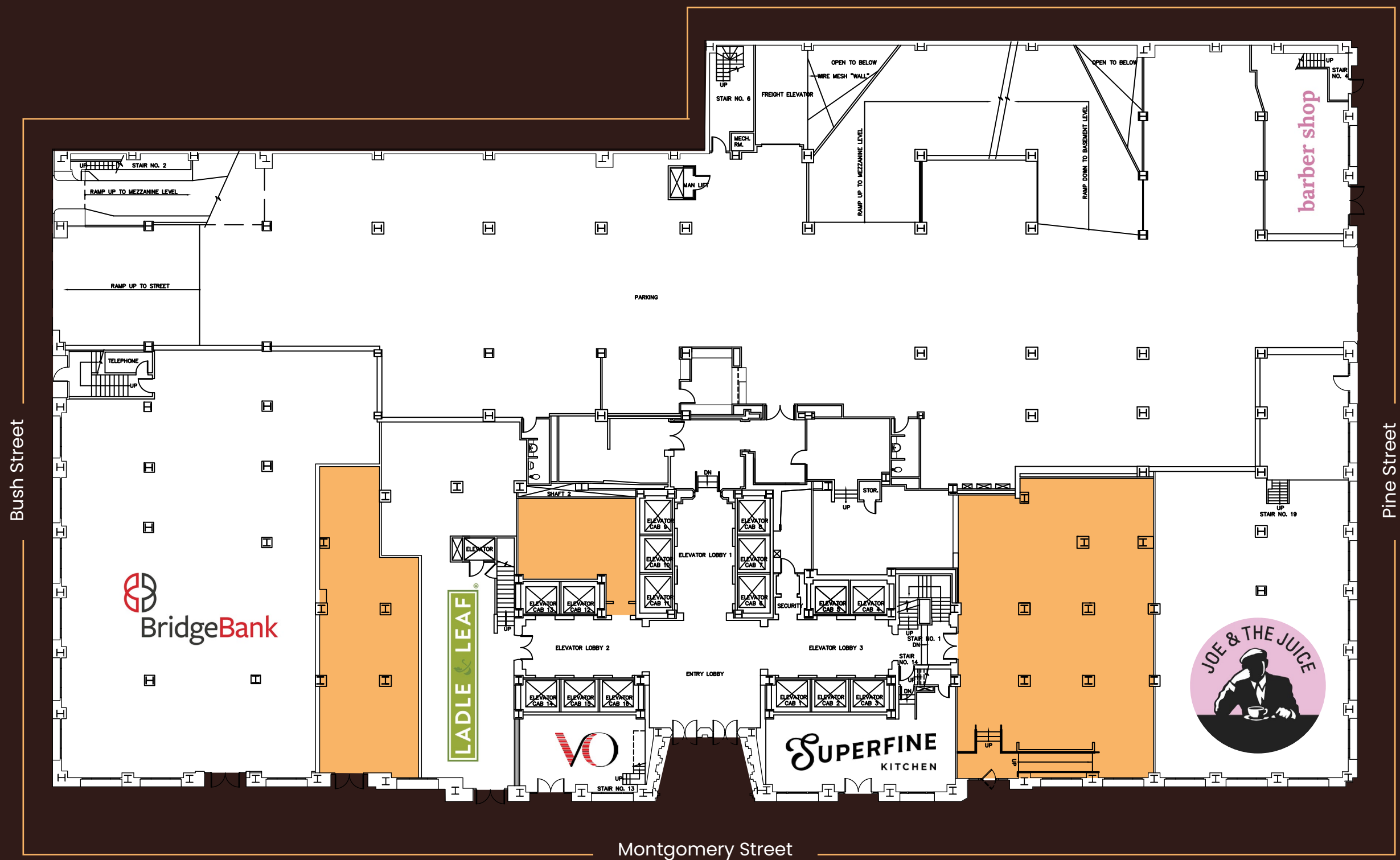
Class A office  
space  
**22.5M Sq Ft**



Consumer  
Spending  
**\$3.1B**



# The Property



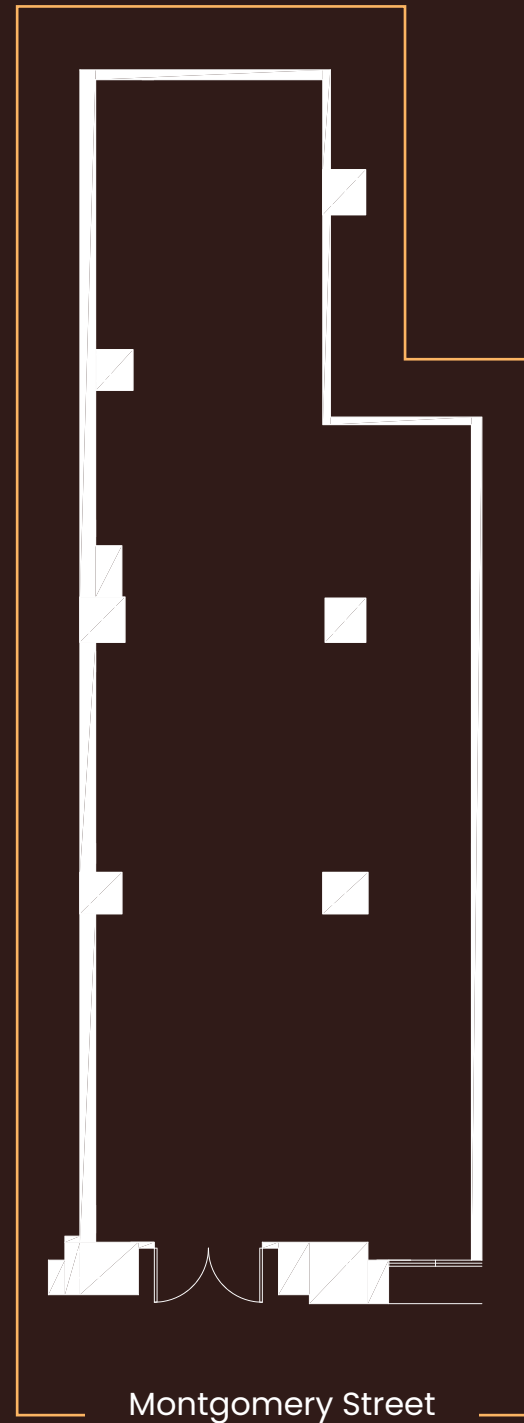


# The Space



**1,267 SF**  
**Suite 106**

- ★ Two blocks from BART station
- ★ Intersection of Montgomery & Bush St
- ★ Ideal for a non-cooking food concept



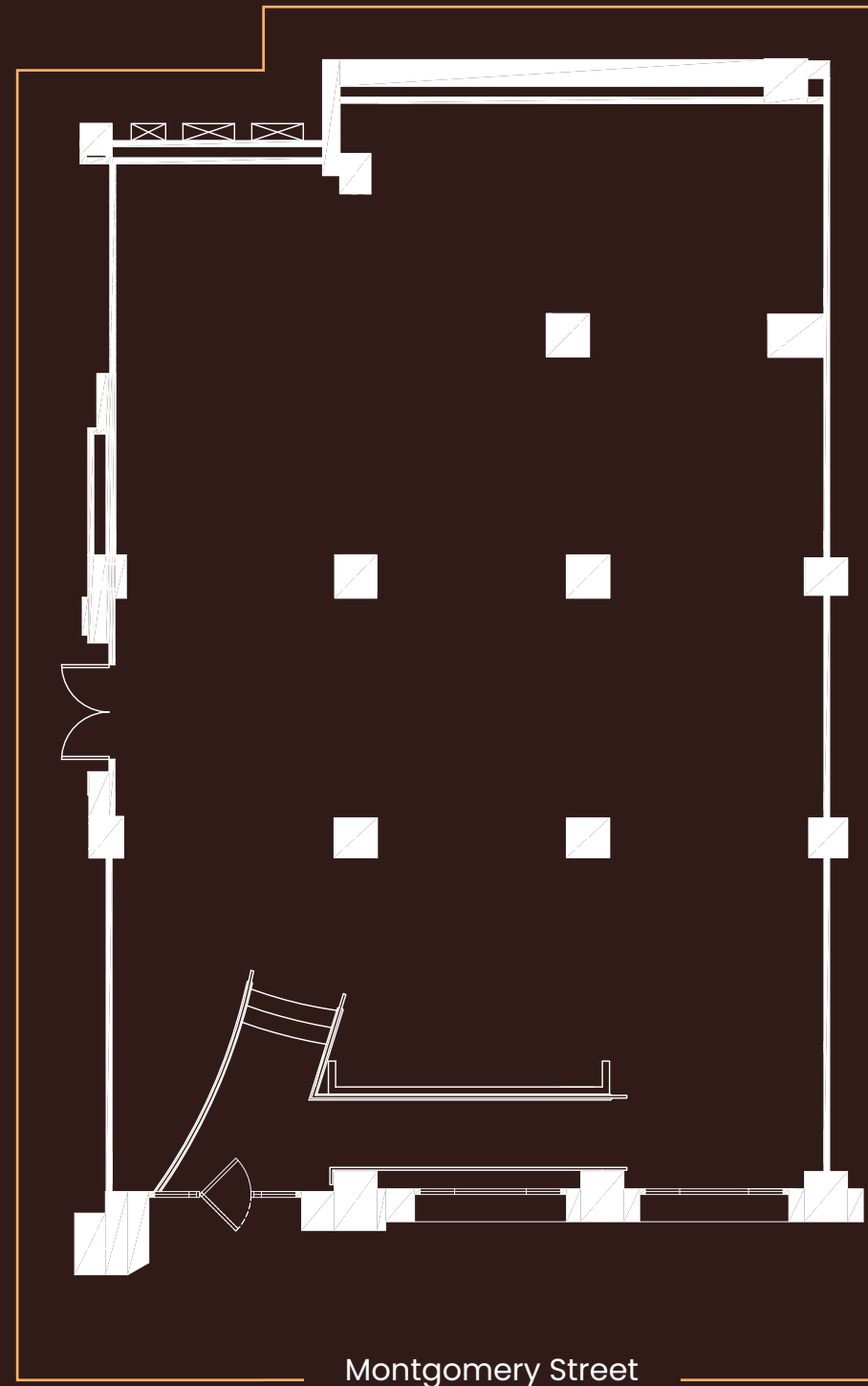


# The Space



**2,841 SF**  
**Suite 108**

- ★ High ceilings – 25'
- ★ Flexible demising
- ★ Three window bays offers strong street frontage presence
- ★ Flooded with natural light
- ★ Ideal for service retailer



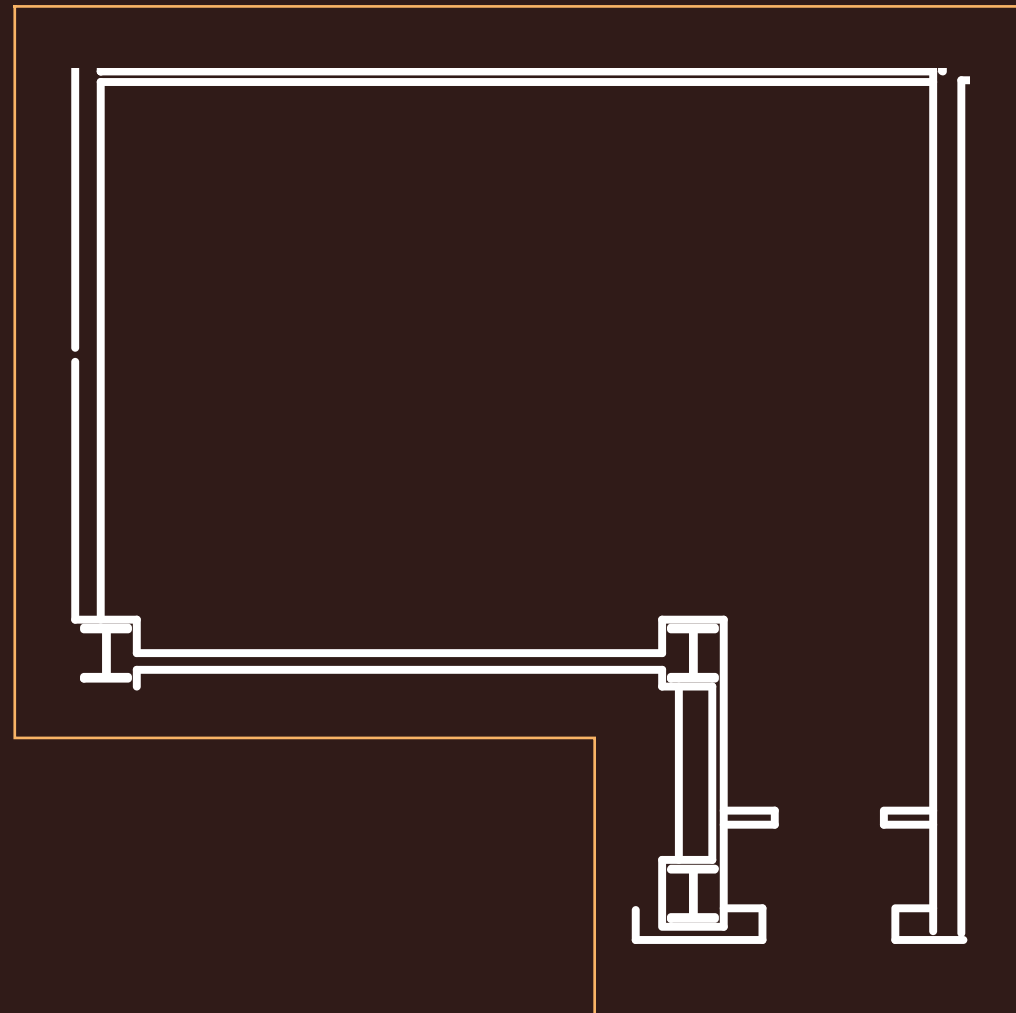


# The Space



**477 SF**  
**Suite 103**

- ★ Immediately adjacent to main lobby
- ★ Ideal for coffee/sundries







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