



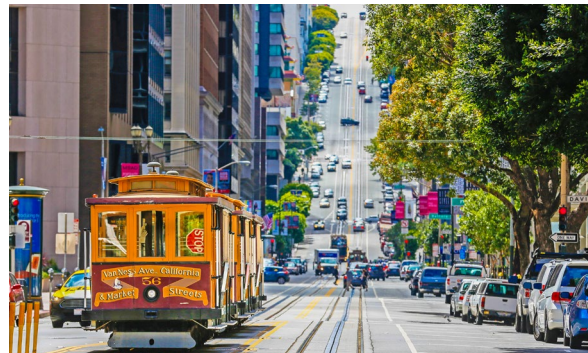
MONTGOMERY

Class A
high-rise
office building
located in the
downtown
Financial District
of San Francisco



The Financial District

Built in 1984 by Cahill Contractors, **101 Montgomery** is a Class A, 294,146 SF building located in the heart of San Francisco's North Financial District Surrounded by over 21.5 million Square Feet of Class A office and within 5 minutes walking time the Montgomery BART / Muni Station, the highest trafficked stop in the line with over 40,000 travelers per day. The building features stunning modern architecture and offers strong surrounding co-tenancy with retailers like Coffee Bar, La Fromagerie, Escape from NY Pizza, Illy Coffee, Barry's Bootcamp, and Target nearby.





Local amenities



Walk Score

100



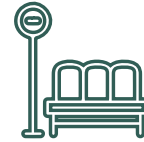
Total #
Businesses

13,239



Total #
Employees

152,553



Montgomery
BART exits
per day

45,091



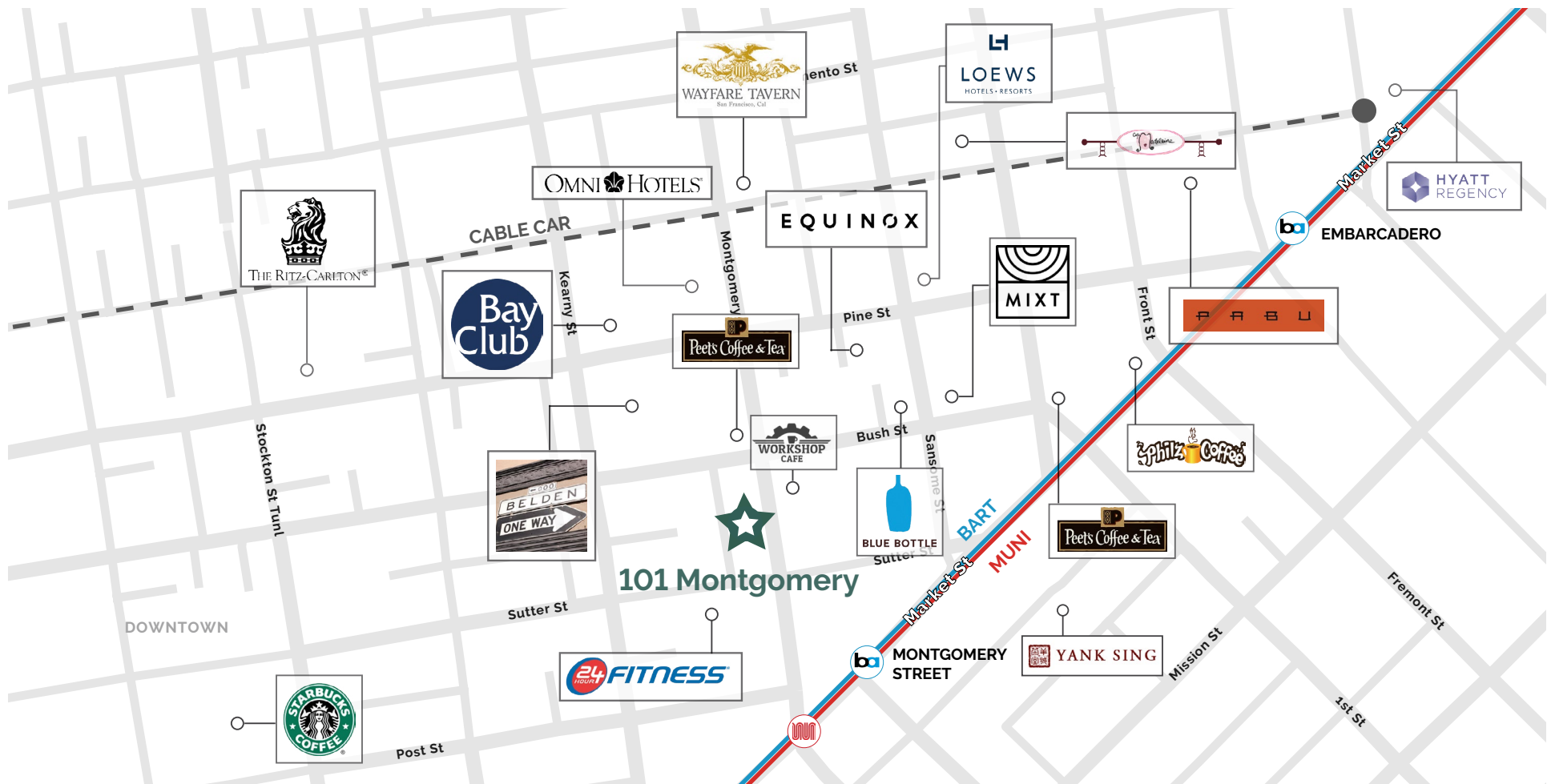
Class A office
space

20MM



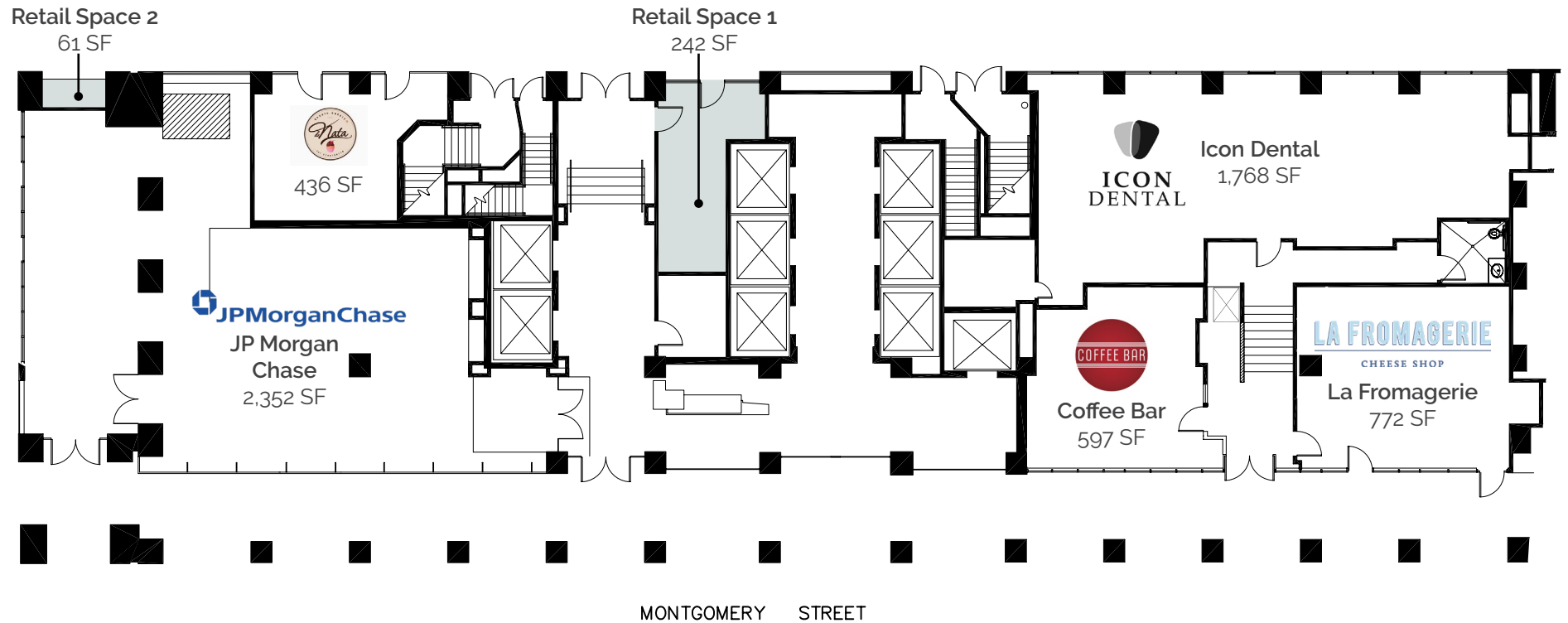
Consumer
Spending

\$2.3B





Available Space

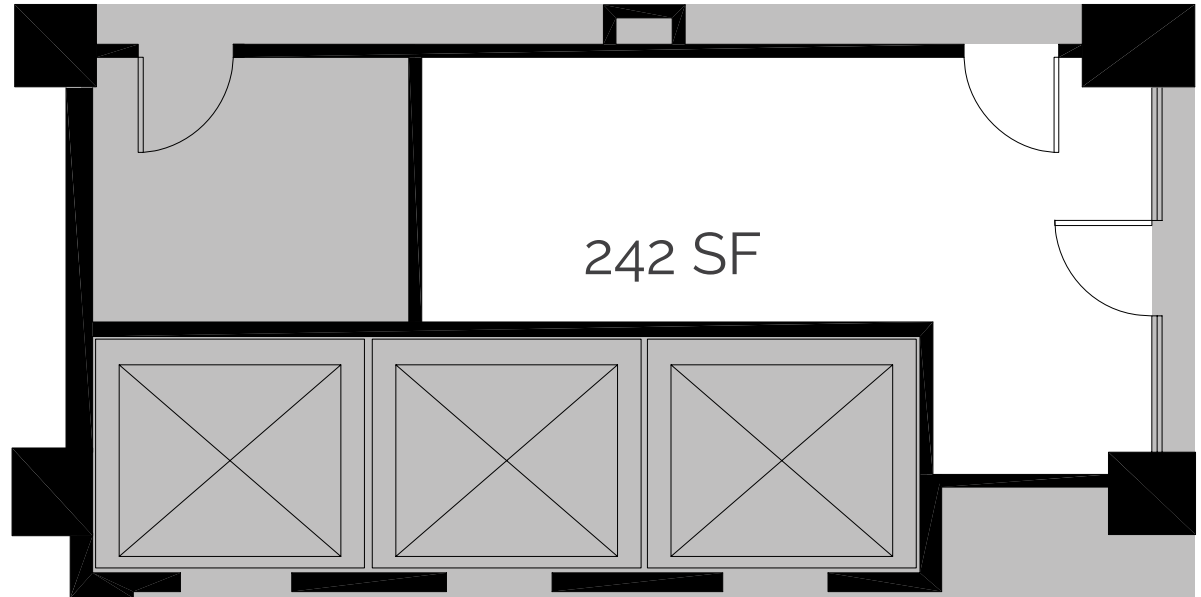




Available **Space**

Retail Space 1 Highlights

- Ideal for happy hour hotspot
- Trinity Alley is closing to street traffic starting May 2023
- Existing FF&E in place
- Opportunity to program large outdoor seating area

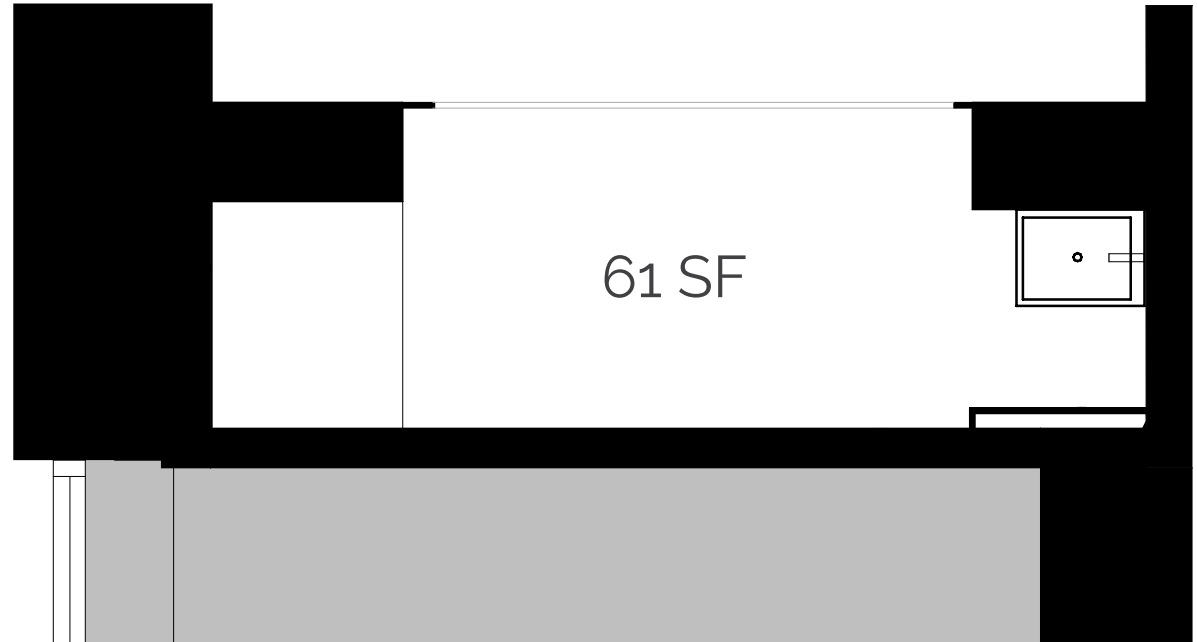




Available **Space**

Retail Space 2 Highlights

- Micro retail space with high identity frontage along Sutter Street
- Ideal uses include:
 - Juice Shop
 - Florist
 - Coffee





Leasing Team

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