

14,414 SF OF CREATIVE, FURNISHED,  
SPEC SPACE AVAILABLE

# RIALTO

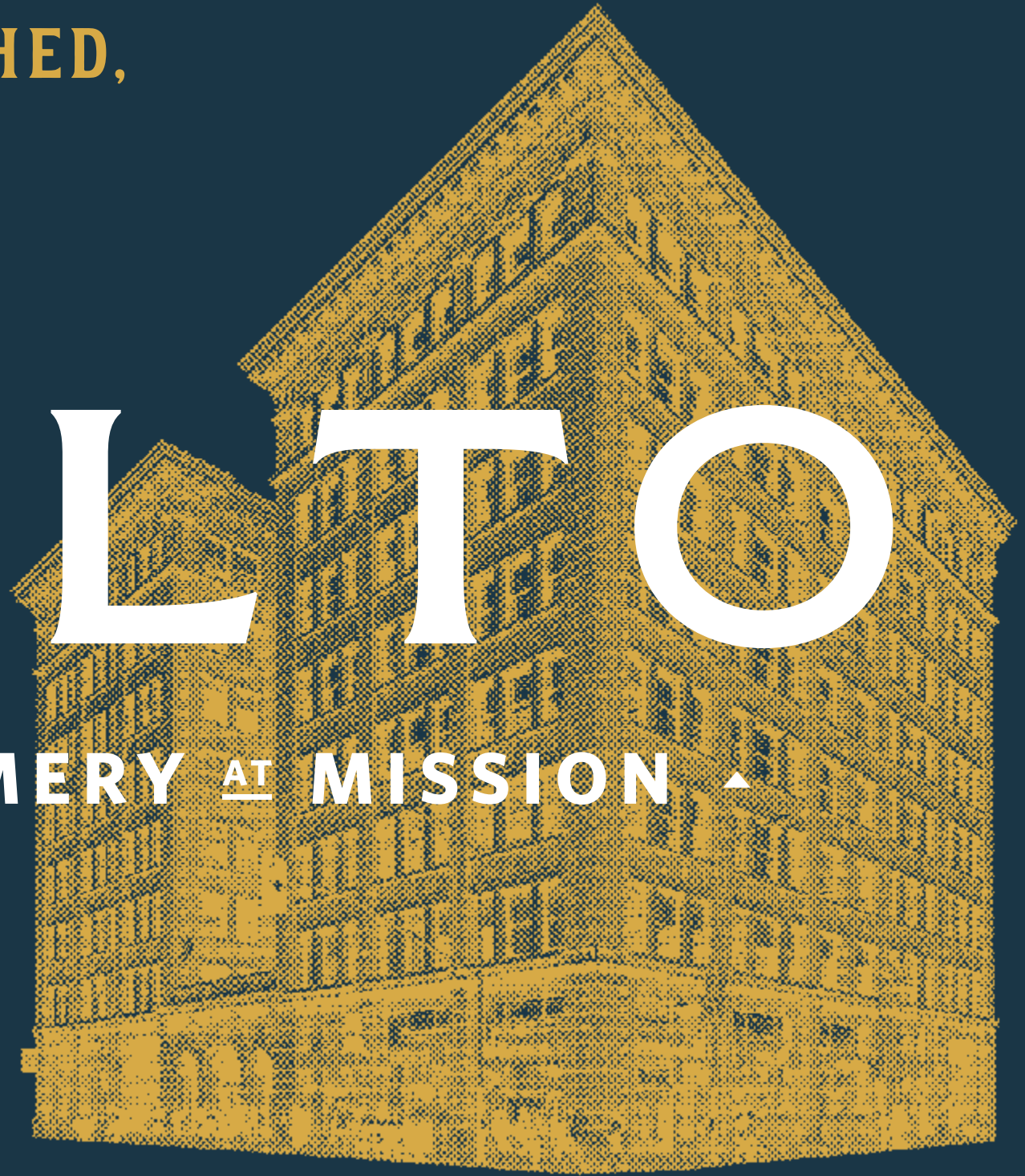
▲ NEW MONTGOMERY AT MISSION ▲

116 NEW MONTGOMERY, SAN FRANCISCO, CA



FOR LEASING INFORMATION, PLEASE CONTACT:

Matt Shewey | 415.395.7255 | [matt.shewey@am.jll.com](mailto:matt.shewey@am.jll.com) | Re Lic. 01445125  
Charlie Hanafin | 415.395.4951 | [charlie.hanafin@am.jll.com](mailto:charlie.hanafin@am.jll.com) | Re Lic. 01996121



# WHERE HISTORIC GRANDEUR MEETS THE CUTTING EDGE

The Rialto's prominent location on the corner of Mission and New Montgomery Streets, one of the most trafficked blocks in the South Financial district, allows for highly visible branding opportunities while co-locating among notable headquarters such as LinkedIn, Lending Club, Lime, Postmates, and Funding Circle. The building blends historic charm (restored architectural elements in the lobby, soaring ceiling heights with exposed ductwork, vintage brick walls and operable windows) with modern amenities for an urban campus (bike room with lockers and shower, and ground floor dining options).







# BE AT THE CENTER OF IT ALL

The Rialto gives immediate access to some of the best cultural, shopping, and dining options in the city, many within just a 5 minute walk:

- |                            |                    |                      |
|----------------------------|--------------------|----------------------|
| Union Square               | Slack              | Barcha               |
| Shopping District          | Facebook           | Per Diem             |
| Salesforce Tower & Park    | Crocker Galleria   | Local Edition        |
| Yerba Buena Gardens        | Blue Bottle Coffee | House of Shields     |
| Moscone Center             | SF MoMA            | The Bird             |
| Contemporary Jewish Museum | Mourad             | Sweetgreen           |
| LinkedIn                   | Novela             | Ippudo San Francisco |
|                            | Benu               | Press Club           |
|                            | Trace              |                      |

- ENTERTAINMENT
- SHOPPING
- DINING
- OFFICE

## TRANSPORTATION

- Two BART stations
- Multi muni lines
- Six parking garages nearby
- Transbay bus service at Salesforce Transit Center
- Storage for 20+ bikes onsite, plus repair station
- BayWheels docking station within one block



## INFRASTRUCTURE & ACCESS

- Basement storage
- Key card access and on-site security
- Upgraded building systems and common areas
- ~14,000 SF floorplates with connecting staircase



## HEALTH & WELLNESS

- Bike room with lockers and shower
- Crunch Fitness across the street
- Operable windows throughout
- Equinox 2 blocks away
- LEED Platinum building
- 1 block from expansive Salesforce Park



## FOOD & BEVERAGE

- The Bird
- Blue Bottle Coffee
- Sweetgreen
- Novela
- House of Shields
- Bluestone Lane
- Oren's Hummus
- Unos Dos Taco







▲

# 14,414 SF OF SPACE AVAILABLE



- 9<sup>TH</sup> FLOOR
- 8<sup>TH</sup> FLOOR
- 7<sup>TH</sup> FLOOR
- 6<sup>TH</sup> FLOOR
- 5<sup>TH</sup> FLOOR
- 4<sup>TH</sup> FLOOR
- 3<sup>RD</sup> FLOOR - 14,414 SF
- 2<sup>ND</sup> FLOOR
- 1<sup>ST</sup> FLOOR, BASEMENT  
& MEZZANINE





▲  
**3<sup>RD</sup> FLOOR**



**A FULLY FURNISHED,  
MOVE-IN READY OFFICE SPACE  
WITH AMPLE LIGHT &  
MULTIPLE BREAK OUT SPACES**

▼



FULLY FURNISHED

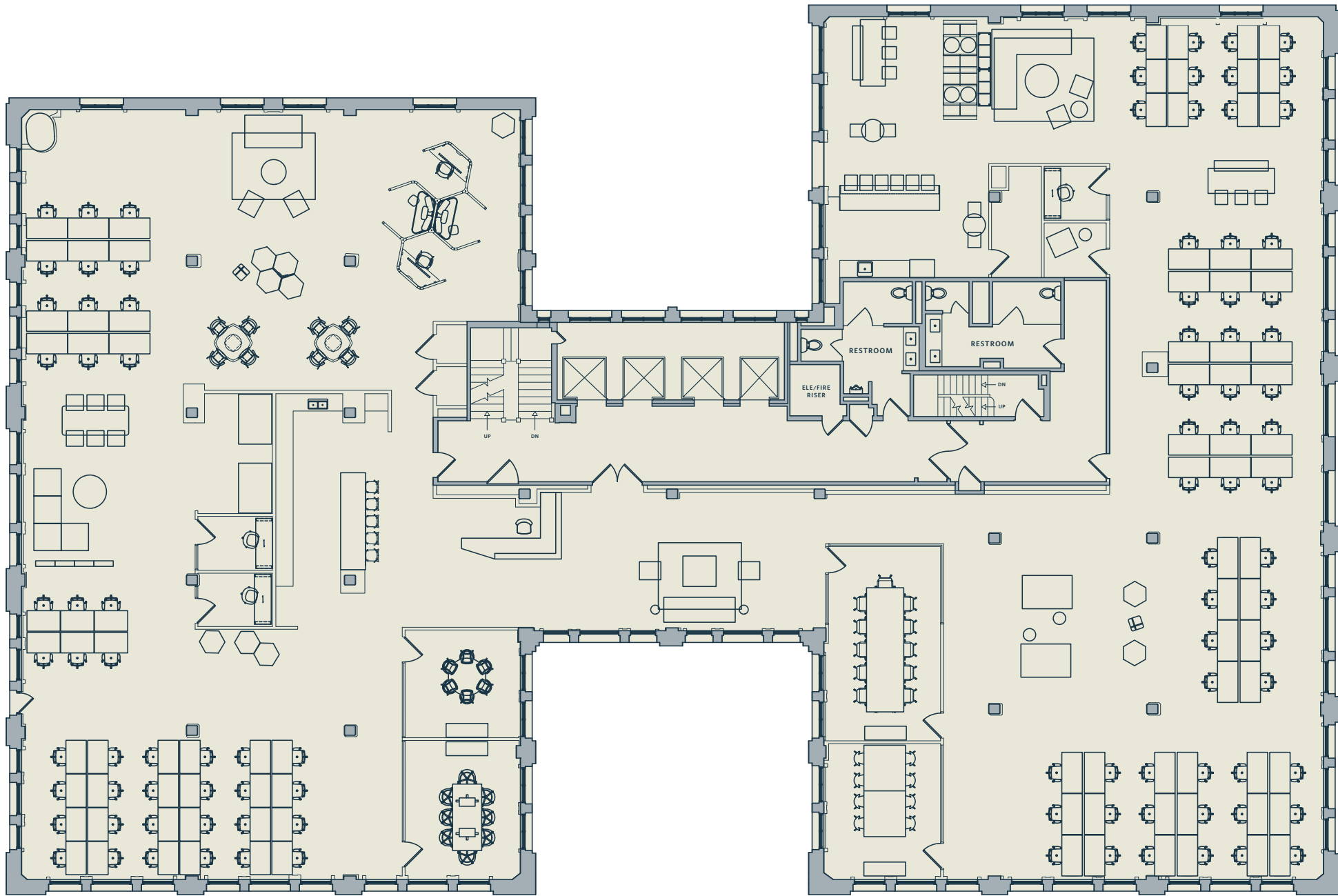
# 3<sup>RD</sup> FLOOR

## 14,414 RSF

AVAILABLE FALL 2025

### COUNTS

- 116 Workstations
- 4 Large Conference Rooms
- 3 Phone Rooms
- 1 Mother's Room equipped with a refrigerator
- 2 Kitchenettes
- 7 Collaboration Zones



MISSION STREET

NEW MONTGOMERY STREET

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\*Square footage is approximate based on a June 30, 2022 BOMA Method B Remeasurement and is subject to change.





FULLY FURNISHED

# 3<sup>RD</sup> FLOOR 14,414 RSF

AVAILABLE FALL 2025

## FEATURES

- Brand new full floor spec suite
- Fully furnished, move-in ready
- Operable windows
- Open floor plan
- Two large open kitchenettes with island



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# ABOUT JAMESTOWN

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding \$40 billion. As of March 31, 2025, Jamestown has assets under management of \$14.2 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Jamestown employs more than 600 people worldwide with 11 global offices, including headquarters in Atlanta and Cologne. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

For more information, visit [www.jamestownlp.com](http://www.jamestownlp.com)

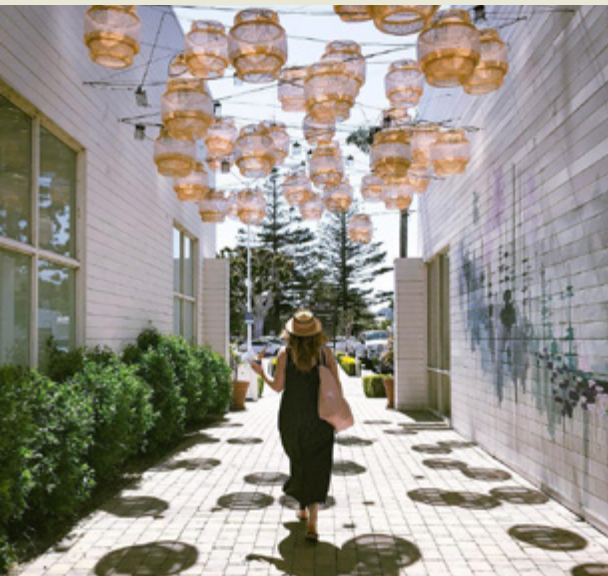




**ABOUT  
JAMESTOWN**



**ON A MISSION TO  
CREATE PLACES  
THAT INSPIRE**



**\$14.2 BILLION OF  
ASSETS UNDER  
MANAGEMENT AS OF  
MARCH 31, 2025**



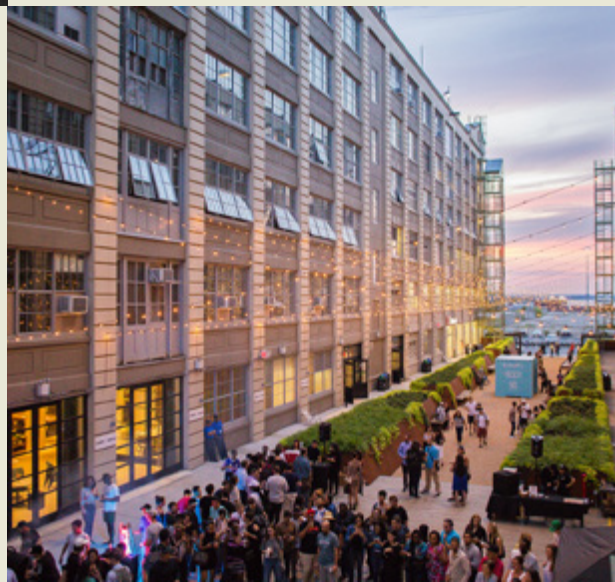
**OVER 40-YEAR  
TRACK RECORD**



**COMMUNITY- AND  
DESIGN-FOCUSED  
REAL ESTATE FIRM**



**TRANSFORMING  
SPACES INTO  
INNOVATION HUBS  
AND COMMUNITY  
CENTERS**



**VERTICALLY  
INTEGRATED  
APPROACH**



# SUSTAINABILITY AT RIALTO

Rialto is a LEED Platinum building committed to energy and water efficiency, waste reduction, and environmentally conscious practices and products. The building earned 2023's Energy Star Certification with an energy score of 96.

The building features:

- Operable windows
- Rooftop beehives



## JAMESTOWN GREEN

Jamestown Green integrates environmental, social, and governance (ESG) factors into operations at all Jamestown properties. Jamestown was honored as a Gold Level Green Lease Leader by the Institute for Market Transformation and the Department of Energy.

### JAMESTOWN GREEN GOALS

- **Use Resources Responsibly** – Minimize or reduce consumption of energy, water, and waste creation through active property management and by engaging our tenants in best practices
- **Enhance Our Communities** – Engage with employees, tenants, and other stakeholders to lead by example and be at the forefront of conversations at industry, government, and community levels
- **Create Healthy Spaces** – Create healthier spaces that benefit our building occupants and increase occupancy and retention

# IN GOOD COMPANY

## JAMESTOWN'S NOTABLE OCCUPANTS







RIALTO  
- NEW MONTGOMERY AT MISSION -

# SUMMARY OF OPPORTUNITY

14,414 SF FULL FLOOR CREATIVE SPEC SUITE AVAILABLE FALL 2025

- Newly renovated furnished space
- Exterior eye-level signage opportunity
- LEED Platinum building
- Corner presence on New Montgomery Street & Mission Street
- Easy access to MUNI & BART
- Neighborhood Headquarters:



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Vivian McDiarmid | 415.689.9343 | [vivian.mcdiarmid@jamestownlp.com](mailto:vivian.mcdiarmid@jamestownlp.com)